Iowa
Fields of Opportunities

STATE OF IOWA

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
ROGER L. LANDE, DIRECTOR

June 23, 2011

Rob McDonald, City Engineer
City Hall
215 E. Washington St.
Washington, IA 52535

RE: Oakwood Village Subdivision
Wastewater Facility # 6-92-71-0-01

Dear Mr. McDonald:

I am writing in regard to the proposed Oakwood Village Subdivision and associated sewage collection system located in the southern end of the city, which we discussed on 6-15-2011.

As you are aware, in 2007, the city entered into a consent agreement (2007-WW-13-A1) with the DNR which outlined a schedule for constructing a new treatment plant. Condition 2 of Section V. states that until necessary construction is completed as described herein, Washington agrees to consult with the Department prior to connecting any new business or multifamily dwelling to the sanitary sewer system in order to determine whether sufficient capacity exists to handle the additional loading while maintaining compliance with applicable effluent standards.

I have reviewed the proposed plan. It appears the development will consist of 20 residential lots. We would not anticipate this project to contribute a significant increase in hydraulic or organic load to the wastewater treatment plant and we are approving the connection to the city system.

This letter only authorizes the city to approve the Sewage Treatment Agreement with the developer and is not permission to start construction. The owner is still responsible for obtaining a construction permit for the project from DNR's Wastewater Engineering Section in Des Moines prior to beginning installation of sewer lines.

If you have any questions, feel free to contact me at this office.

Sincerely,

FIELD SERVICES & COMPLIANCE BUREAU

Paul Brandt

Paul Brandt
Environmental Specialist Senior

J:/pbrandt/ww/wash0611-ltr

xc: Records Section, DNR, Des Moines
File - Washington Municipal

Environmental Services Division, Field Office #6, 1023 W. Madison, Washington, Iowa 52353-1623 Tel 319-653-2135 Fax 319-653-2856
WALLACE STATE OFFICE BUILDING / DES MOINES, IOWA 50319
515-281-5918 TDD 515-242-5967 FAX 515-281-6794 www.iowadnr.com

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M E M O

DATE: 6-23-2011

BY: Paul Brandt, FO#6 PFB

FACILITY: Washington WWTP

FACILITY NO. 6-92-71-0-01

OBSERVATIONS:

On Wednesday, 6-15-2011, Washington City Engineer Rob McDonald stopped in to discuss a proposed housing subdivision in the south end of town. Per the administrative order, the City is required to obtain departmental approval for any significant new connection to the collection system.

The new subdivision is known as Oakwood Village and is actually an extension of Timber Ridge subdivision which this office approved a couple years ago.

It is proposed to have 20 residential lots. So, at 2.5 people per household and 0.17 lb of BOD/person/day -

Organic Load: 20 houses x 2.5 x 0.17 = 8.5 lb. BOD/day
Hydraulic Load: 20 houses x 2.5 x 100 gal./person/day = 5000 gpd

This is not a significant load and I informed Mr. McDonald we would approve this connection.

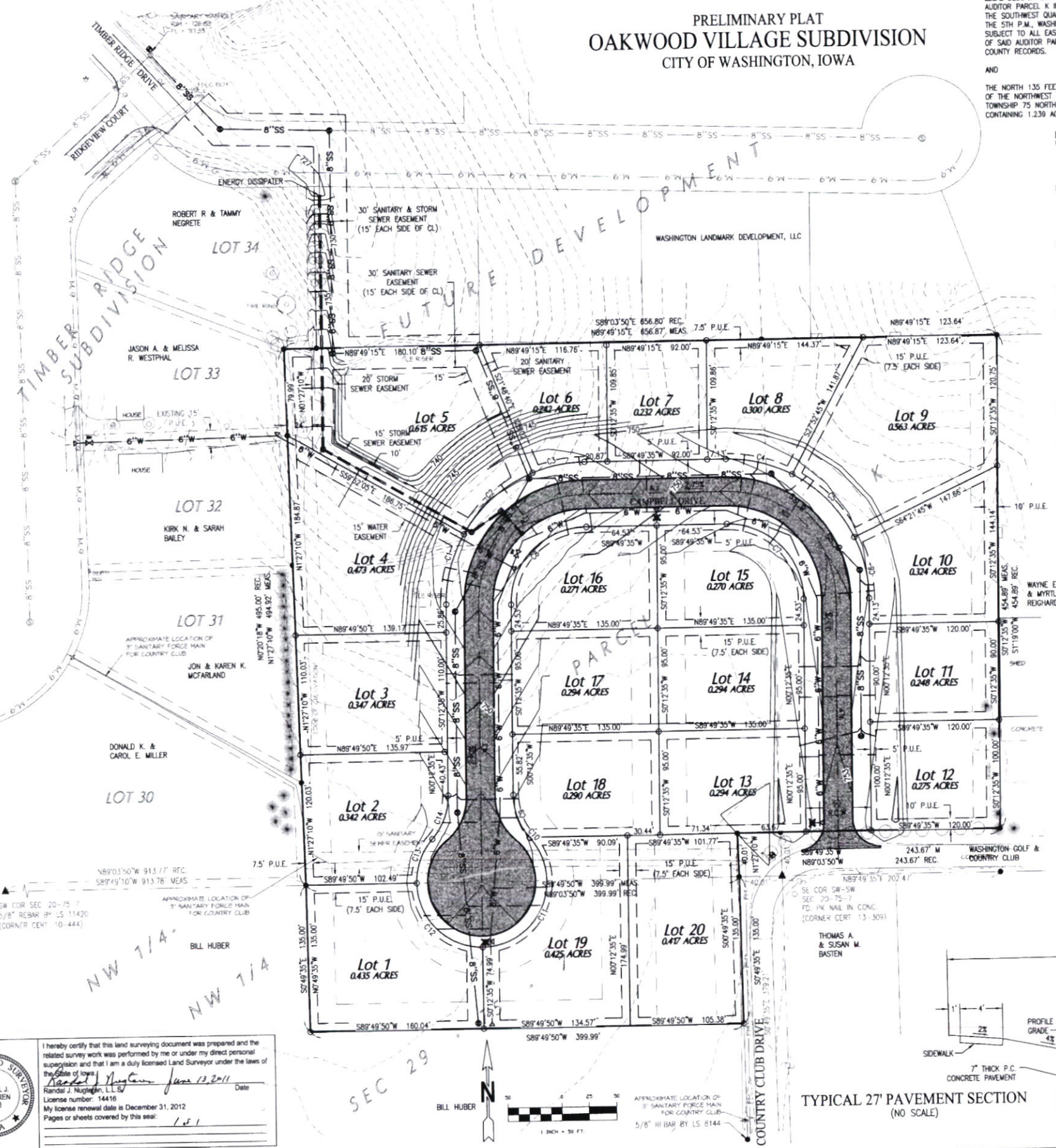
History of connections this office has approved thus far:

Timber Ridge Subdivision (noted above) 18 houses
the goat milk transfer station <1 lb. per day BOD
Wiley Subdivision (Pizza Ranch)

J:\FO6\SHARED\pbrandt\ww\wash0611-mmo

XC: Records Section, DNR, Des Moines

PRELIMINARY PLAT
OAKWOOD VILLAGE SUBDIVISION
CITY OF WASHINGTON, IOWA



LEGAL DESCRIPTION:
AUDITOR PARCEL K IN LOT 1 OF THE AUDITORS SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 75 NORTH, RANGE 7 WEST OF THE 5TH P.M., WASHINGTON COUNTY, IOWA, CONTAINING 7.157 ACRES AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD ACCORDING TO THE PLAT OF SAID AUDITOR PARCEL K RECORDED IN PLAT BOOK 20 AT PAGE 232, WASHINGTON COUNTY RECORDS.

AND

THE NORTH 135 FEET OF THE EAST 440 FEET, EXCEPT THE EAST 40 FEET THEREOF, OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 75 NORTH, RANGE 7 WEST OF THE 5TH P.M. WASHINGTON COUNTY, IOWA, CONTAINING 1.239 ACRES.

MISCELLANEOUS INFORMATION

OWNER:
DONALD J. & MARLENE C. VOGEL
108 S. 12TH AVE.
WASHINGTON, IOWA 52353

DEVELOPER:
VOGEL CONSTRUCTION
C/O MATTHEW J. & TIMOTHY J. VOGEL
1340 RIDGEVIEW COURT
WASHINGTON, IOWA 52353

ENGINEER & SURVEYOR:
GARDEN & ASSOCIATES, LTD
P.O. BOX 451
OSKALOOSA, IOWA 52577

ZONING:
R-2

BUILDING SETBACKS: R2
FRONT YARD 25 FEET
SIDE YARD
1 – 1½ STORY MINIMUM 6 FEET TOTAL 14 FEET
2 STORY MINIMUM 8 FEET TOTAL 18 FEET
REAR YARD 25 FEET
MINIMUM WIDTH 65 FEET
MINIMUM AREA 6500 SF SINGLE FAMILY
5000 SF PER FAMILY FOR MULTIPLE

DUPLEX	MIN. WIDTH	MIN. SIDE YARD
ONE PARCEL	90'	6' EXT./0' INT.
TWO PARCEL	45'	6' EXT./0' INT.

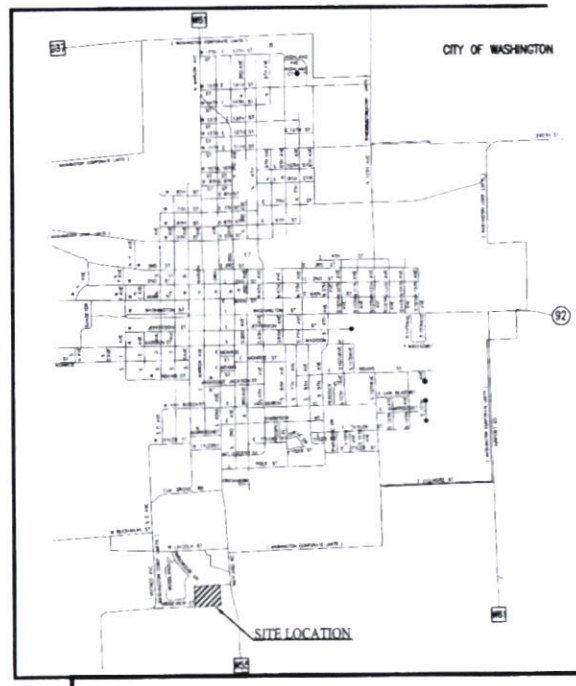
P.U.E. = PERMANENT UTILITY EASEMENT

ALL PUBLIC EASEMENTS SHALL BE DEDICATED TO THE CITY OF WASHINGTON, IOWA. NO STRUCTURES OR RETAINING WALLS SHALL BE CONSTRUCTED IN SAID EASEMENT WAYS.

SIDEWALKS ARE NOT SHOWN, BUT WILL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS.

TOTAL AREA OF SUBDIVISION: 8.396 ACRES

VICINITY MAP
NO SCALE



GENERAL SYMBOLS LEGEND

● = PROPERTY CORNER FOUND	○ = LUMINAIRE
▲ = SECTION CORNER FOUND	▯ = TRANSFORMER
–800– = EXISTING GROUND CONTOUR LINE	= SIGN
= EXISTING WATER LINE (SIZE VARIES)	= MAILBOX
= EXISTING FIRE HYDRANT	= FLAGPOLE
= EXISTING WATER VALVE	= TREE OR SHRUB
= EXISTING WATER SERVICE SHUTOFF	= STUMP
= EXISTING WATER METER PIT	= FIELD FENCELINE
= WATER METER	= CHAIN LINK FENCELINE
= EXISTING SANITARY SEWER ACCESS	= WOOD FENCELINE
= EXISTING SANITARY SEWER MAIN (SIZE VARIES)	= SILT FENCE
= OVERHEAD ELECTRIC LINE	= BENCHMARK OR ELEVATION MARKER
= UNDERGROUND ELECTRIC LINE	○ = PROPERTY CORNER SET
= FIBEROPTIC LINE	△ = SECTION CORNER SET
= TELEPHONE PEDESTAL	= PROPOSED WATER MAIN (SIZE VARIES)
= TELEPHONE LINE	= PROPOSED FIRE HYDRANT
= TELEVISION PEDESTAL	= PROPOSED WATER VALVE
= TELEVISION LINE	= PROPOSED WATER SHUTOFF
= GAS METER	= PROPOSED SANITARY SEWER MANHOLE
= GAS VALVE	= PROPOSED SANITARY SEWER MAIN (SIZE VARIES)
= EXISTING GAS LINE	= PROPOSED STORM SEWER ACCESS
= UTILITY POLE	= PROPOSED STORM SEWER MAIN
= GUY WIRE	–800– = PROPOSED GROUND CONTOUR LINE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHD BRG	DELTA
C1	67.89'	130.0'	67.13'	S15°10'10"W	29°55'32"
C2	86.34'	130.0'	84.76'	S49°09'35"W	38°03'17"
C3	49.10'	130.0'	48.81'	S79°00'30"W	21°38'33"
C4	63.79'	130.0'	63.15'	N76°07'10"W	28°06'57"
C5	82.91'	130.0'	81.51'	N43°47'20"W	36°32'37"
C6	58.38'	130.0'	57.89'	N12°39'10"W	25°43'52"
C7	110.43'	70.0'	99.33'	N44°58'55"W	90°23'04"
C8	111.38'	70.0'	100.00'	N45°01'05"E	91°09'57"
C9	42.56'	60.0'	754.20'	S20°06'45"E	40°38'45"
C10	0.80'	60.0'	0.95'	S40°49'00"E	0°45'50"
C11	137.61'	60.0'	761.46'	N24°30'20"E	131°24'35"
C12	93.85'	60.0'	84.57'	S44°58'45"E	89°37'12"
C13	43.76'	60.0'	42.80'	S20°43'30"W	41°47'23"
C14	43.36'	60.0'	42.43'	N20°54'55"E	41°24'35"

CURVE TABLE – ALIGNMENTS					
CURVE	LENGTH	RADIUS	CHORD	CHD BRG	DELTA
AC1	156.41'	100.0'	140.95'	S45°01'05"W	89°36'56"
AC2	157.75'	100.0'	141.89'	N44°58'55"W	90°23'02"

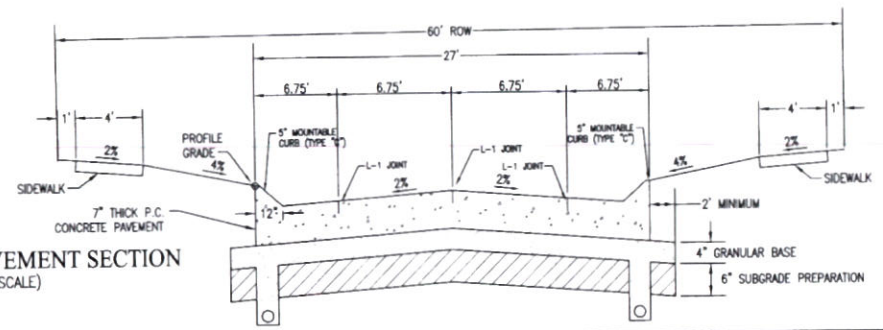
LINE TABLE – ALIGNMENTS		
LINE	LENGTH	BEARING
AL1	214.33'	S0°12'35"W
AL2	130.00'	S89°49'35"W
AL3	300.67'	S0°12'35"W

BM = 754.03 RIM OF SANITARY SEWER MANHOLE ON NORTH SIDE OF INTERSECTION OF TIMBER RIDGE DRIVE AND RIDGEVIEW COURT

BM = 754.03 SPIKE IN UTILITY POLE LOCATED 20'± NORTHWEST OF THE SOUTHEAST CORNER SOUTWEST-SOUTHWEST

DATUM BASED ON WASHINGTON COUNTY, IOWA GPS CONTROL MONUMENT #96-010 ELEVATION 713.53 (NAVD 1988)

ELECTRIC & GAS SERVICE TO BE PROVIDED BY ALLIANT ENERGY



TYPICAL 27' PAVEMENT SECTION
(NO SCALE)

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Randal J. Nugteren, L.S. — Date: June 13, 2011
License number: 14416
My license renewal date is December 31, 2012
Pages or sheets covered by this seal: 1 of 1

LICENSED LAND SURVEYOR — RANDAL J. NUGTEREN 14416 — IOWA

REVISIONS		
REVISION NO.	DATE	DESCRIPTION

FLD. BK.: 228	SCALE: 1"=50'	
DATE: 6/3/11	DRN.: TRH	APP.: RJN

GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS
OSKALOOSA, IOWA 641-672-2526

OAKWOOD VILLAGE SUBDIVISION
SOUTH 1/2-SW 1/4 SEC. 20-75-7 AND NW 1/4-NW 1/4 SEC. 29-75-7
CITY OF WASHINGTON, IOWA

PRELIMINARY PLAT

PROJECT NO.: 7007068
DRAWING NO.:
SHEET 1 OF 1