

Office Use Only		\$	
	<i>Date Filed</i>	<i>Fee</i>	<i>Application Number</i>



**JOHNSON COUNTY, IOWA**

**APPLICATION FOR: CONDITIONAL USE PERMIT**

Application is hereby made for approval of a (official use as listed in the Johnson County UDO, and *briefly* describe the proposed use [e.g. Home Industry for Antique shop, Special Events for Corn Maze, etc.):

MidAmerican Energy Company Substation which is a Public Service Utility Substation

Address of Location: TBD

Subdivision name and lot number (if applicable): Not subdivided yet

Current Zoning: R Parcel Number: 1026176002

**PLEASE PRINT OR TYPE**

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

See site plan attached

MidAmerican Energy Company

*Name of Owner*

*Name of Applicant (if different)*

PO Box 657 Des Moines, Iowa

*Applicant Street Address (including City, State, Zip)*

563-333-8890

Jon.Austin@midamerican.com

*Applicant Phone*

*Applicant Email*

*Applicant Signature*

See back page for Application Submittal Requirements and Checklist

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, or the day after the posted submission deadline.

**Initial each item below** to confirm that you are aware of the submittal requirements for an application to be considered complete.

See exhibit  
\_\_\_\_\_ A letter of intent explaining the proposed use including but not limited to the number of employees, parking facilities, days and hours of operation, estimate of maximum number of public expected on site an any one time, provisions for water and wastewater, type of equipment to be used, signage, etc.

X  
\_\_\_\_\_ A location map for the proposed site showing County roads serving the site as well as surrounding properties.

X  
\_\_\_\_\_ Three (3) copies of the required site plan identifying the access, any structure(s) for the proposed use, parking areas, signage location, and any Supplemental Conditions as required by Chapter 8:1.23.

on plan  
\_\_\_\_\_ The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.

X  
\_\_\_\_\_ Application Fee (\$250) is due at the time of submittal.

*For uses which are required by Chapter 8:1.23 to comply with Environmental Standards (found in Chapter 8:3), the application must include the following (if not required, write N/A):*

X  
\_\_\_\_\_ **Either** one (1) copy of the Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance **OR** an approved Sensitive Areas waiver.

X  
\_\_\_\_\_ **Either** one (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations **OR** an approved Stormwater Management waiver.

Pending  
\_\_\_\_\_ Official comment or waiver from any City located within two (2) miles of the proposed use.

- For applications located within two (2) miles of any city, the applicant must obtain official comment or waiver from the City Council (or the Council's duly authorized representative) before the Johnson County Board of Adjustment will hear the request.

X  
\_\_\_\_\_ Proof of application to the Johnson County Health Depart for a Public Health Zoning Application.

**(Optional) Electronic Submission Requirements** – If an electronic submission of a building site plan or other line work related to a Conditional Use Permit is being submitted, it should conform with the following:

\_\_\_\_\_ Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).

- Submission must be saved in AutoCAD 2007 or older format.
- Submissions must use Coordinate System: NAD\_1983\_StatePlane\_Iowa\_South\_FIPS\_1402\_Feet
- If applicable, submission should include existing structures (if any), property lines, road right-of-way lines, required setback lines, and requested setback lines.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.

## Statement of the Request

MidAmerican Energy Company is working to obtain necessary city and county approvals for an electric utility substation for the property described in the materials accompanying this application.

Iowa City Review. At this time MidAmerican Energy Company is actively engaged in working to obtain review of the proposal with the City of Iowa City. This application is being submitted to the County in furtherance of the City review and has been requested by the City.

Application filed now for Just City Purposes. The County need not put this matter on any County Zoning Board of Adjustment Agenda nor give any public notice be given for meetings. It is possible the site plan materials now submitted would be modified further as the City review process proceeds. MidAmerican Energy Company will request an approval meeting schedule with the County after it receives the necessary comment from Iowa City.

Details of Planned Operation. The proposed substation will not be regularly staffed by employees. No planned parking facilities are proposed and it is not a destination for the public. There will be no signage other than small proprietary and warning signs intended to keep the public outside the substation fence. These signs go on the fence and are not designed to be readable to people a great distance from the fence. The signage is not for advertising purposes. The purpose of the substation is to take electric power from the transmission lines in the area and reduce it to distribution line levels so the electric power is then able to be utilized for all customers.

Substation Termination. In the unlikely event that the proposed substation is taken out of service once established and it is still in the County, MidAmerican Energy Company will remove all the equipment and restore the land to level grade. It is highly likely the land will be brought into the City of Iowa City by annexation at some time after the substation is put in service.

**SURFACING NOTES**

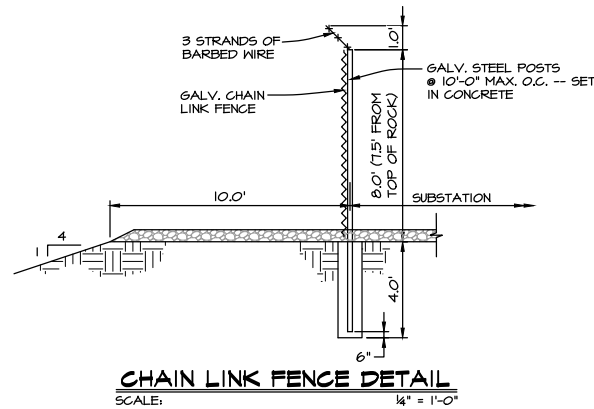
1. JUST PRIOR TO PLACING ROCK SURFACING AND PAVING, COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY TO A DEPTH OF ONE FOOT.
2. REMOVE & REPLACE SOIL AS REQUIRED IN AREAS OF CUT OR TRANSITIONS.
3. PROOF ROLL ALL SURFACING SUBGRADES IN THE PRESENCE OF A GEOTECHNICAL ENGINEER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REPAIRED PRIOR TO TESTING FOR DENSITY.
4. PROVIDE IN-PLACE FIELD DENSITY TESTS AS DIRECTED BY A GEOTECHNICAL ENGINEER. RECOMPACT & RETEST AREAS THAT FAIL DENSITY SPECS AT NO COST TO OWNER.
5. ALL ON-SITE SURFACING SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST M.E.C. SPECIFICATIONS.

**ROCK NOTES**

1. THE SURFACE OF THE SUBSTATION YARD SHALL BE COVERED WITH 6" OF CRUSHED ROCK CONSISTING OF 4" OF BASE ROCK AND 2" OF SURFACE ROCK.
2. THE AREA 5 FEET INSIDE THE FENCE TO 10 FEET OUTSIDE THE FENCE SHALL BE COVERED WITH 6" OF BASE CRUSHED ROCK ONLY.
3. THE DRIVEWAY SHALL CONSIST OF 4" OF BASE ROCK WITH 3" OF SURFACE ROCK.
4. BASE ROCK SHALL BE CRUSHED LIMESTONE THAT SATISFIES IDOT SECTION 4122.02, MACADAM STONE BASE, GRADATION #13
5. SURFACE ROCK SHALL BE CRUSHED LIMESTONE THAT SATISFIES IDOT SECTION 4120, GRADATION #11.

**FENCE NOTES**

1. ALL FENCES SHALL BE BUILT IN ACCORDANCE WITH MIDAMERICAN ENERGY COMPANY'S SPECIFICATIONS AND DETAILS.
2. THE SECURITY FENCE SHALL BE 410 L.F., INCLUDING THE GATES, OF 8 FEET HIGH CHAIN LINK FABRIC AND 3 STRANDS OF BARBED WIRE.
3. THE DRIVEWAY GATES SHALL BE 30' WIDE SLIDING GATES.
4. SEE CHAIN LINK FENCE DETAIL BELOW.
5. SEE M.E.C. DWG C23-10 FOR FENCE PLAN.



**GENERAL NOTES**

1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
  - A. MIDAMERICAN ENERGY COMPANY (M.E.C.)
  - B. JOHNSON COUNTY PLANNING
  - C. CIVIL ENGINEERING CONSULTANTS, INC.
  - D. IOWA ONE-CALL
2. ALL CONSTRUCTION IN STREET RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE "IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS" (SUDAS).
3. ALL OTHER CONSTRUCTION SHALL BE IN ACCORDANCE WITH MIDAMERICAN ENERGY COMPANY'S SUBSTATION ENGINEERING CONTRACT DOCUMENTS.
4. ALL DIMENSIONS ARE TO PROPERTY LINES, FENCES AND TO THE CENTERLINES OF THE DRIVES.
5. SUBSTATION LAYOUT IS PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE.
6. THE LOCATION OF THE UTILITIES SHOWN ON THIS PLAN ARE FROM VERBAL LOCATIONS PROVIDED BY THE UTILITY COMPANIES. LOCATION OF UTILITIES SHOWN ARE APPROXIMATE AND MUST BE VERIFIED (1-800-292-8989).
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO FIELD LOCATE EXISTING UNDERGROUND UTILITIES.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL FEES REQUIRED.
9. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE UTILITY OWNER.
10. ALL DEBRIS SPILLED ON ADJOINING PROPERTIES & STREETS DURING CONSTRUCTION SHALL BE PICKED UP IN A TIMELY MANNER.

**SITE AREAS (IN SQUARE FEET)**

SUBSTATION PARCEL		
ROCKED SUBSTATION PAD	60,864	(24.8%)
GREEN SPACE	153,063	(62.4%)
R.A.P. DRIVE	31,195	(12.7%)
P.C.C. PAVEMENT	185	(0.1%)
<b>TOTAL SITE</b>	<b>245,307</b>	<b>(100.00%)</b>
	(5.63 AC)	

STREET PARCEL		
P.C.C. PAVEMENT	4,927	(58.3%)
GREEN SPACE	3,518	(41.7%)
<b>TOTAL</b>	<b>8,445</b>	<b>(100.0)</b>
	(0.19 AC)	

**HEIGHTS**

POWER DISTRIBUTION CENTER & METAL-GLAD EQUIP. 12'  
EQUIPMENT 16' TO 24' AVG.  
SHIELD MASTS & DEAD END TOWERS 50'

NOTE: SHIELD WIRES ARE USED AS LIGHTNING PROTECTION TO PREVENT DAMAGE TO THE SUBSTATION EQUIPMENT DURING THUNDERSTORMS. THE HEIGHT PROVIDES THE REQUIRED CLEARANCE TO THE EQUIPMENT.

**LIGHTING NOTES**

1. THE SITE LIGHTING SHALL CONSIST OF 550 WATT L.E.D. FLOOD LIGHTS MOUNTED AT A HEIGHT OF 24 FEET AND 12 WATT L.E.D. WALL MOUNTED SECURITY LIGHTS MOUNTED AT A HEIGHT OF 10 FEET.
2. FIXTURES SHALL BE DOWNWARD FACING AND SHIELDED TO ELIMINATE GLARE AND SPILLOVER ILLUMINATION.
3. FLOOD LIGHTS AT HEIGHT OF 25 FEET WILL ONLY BE USED WHEN NEEDED AND WILL NOT NORMALLY BE CONTROLLED BY PHOTOCELL.
4. SECURITY LIGHTS AT HEIGHT OF 10 FEET WILL BE PHOTOCELL CONTROLLED FOR SECURITY.
5. SECURITY LIGHTS SHALL MEET ORDINANCE REQUIREMENTS.
6. SECURITY LIGHT FIXTURES WILL BE WALL PACKS WITH A TOTAL CUTOFF UP TO 90 DEGREES.

**SEED MIXES**

RURAL GRASS SEED MIXTURE (% BY WEIGHT)	
LITTLE BLUESTEM	15%
BLUE GRAMA	10%
SIDEOATS GRAMA	25%
HARD FESCUE	25%
SHEEPS FESCUE	25%
	100%

**WETLAND/DETENTION SEED MIXTURE**

COMMON NAME	SCIENTIFIC NAME	PLS (PER AC)
ARROWHEAD	SAGITTARIA LATIFOLIA	4 OZ
BIG BLUESTEM	ANDROPOGON GERARDII	1 LB
BLUE JOINT GRASS	CALAMAGROSTIS	1 OZ
BLUE VERVAIN	VERBENA HASTATA	1 OZ
BONESET	EUPATORIUM PERFORIATUM	1 OZ
BROOM SEDGE	CAREX SCOPARIA	2 OZ
DARK GREEN BULRUSH	SCIRPUS ATROVIRENS	1 OZ
FOX SEDGE	CAREX VULPINOIDEA	4 OZ
NEW ENGLAND ASTER	SYMPHYOTRICHUM NOVAE-ANGLIAE	2 OZ
NODDING BUR MARIGOLD	BIDENS CERNUA	8 OZ
FORCYPINE SEDGE	CAREX HYSTERICINA	8 OZ
PRAIRIE CORDGRASS	SPARTINA PECTINATA	1 LB
RICE CUTGRASS	LEERSIA ORYZOIDES	4 OZ
SNEEZEWEED	HELIENIUM AUTUMNALE	2 OZ
SOFTSTEM BULRUSH	SCHOENOPLECTUS TABERNAEMONTANI	8 OZ
SPIKE RUSH	ELEOCHARIS PALUSTRIS	4 OZ
SWAMP MILKWEED	ASCLEPIAS INCARNATA	1 LB
SWITCHGRASS	PANICUM VIRSATUM	8 OZ
TUSsock SEDGE	CAREX STRICTA	2 OZ
VIRGINIA WILD-RYE	ELYMUS VIRGINICUS	5 LBS
WATER PLANTAIN	ALISMA PLANTAGO-AQUATICA	4 OZ

**UTILITIES**

NO UTILITIES ARE REQUIRED

**NOISE**

NO OUTSIDE HORNS, LOUDSPEAKERS, P.A. SYSTEMS, BUZZERS, WHISTLES, BELLS, ETC. WILL BE INSTALLED

**SIGNS**

THERE WILL BE NO SIGNS FOR THIS PROJECT OTHER THAN "WARNING" SIGNS MOUNTED ON THE SUBSTATION FENCE.

**OUTSIDE STORAGE**

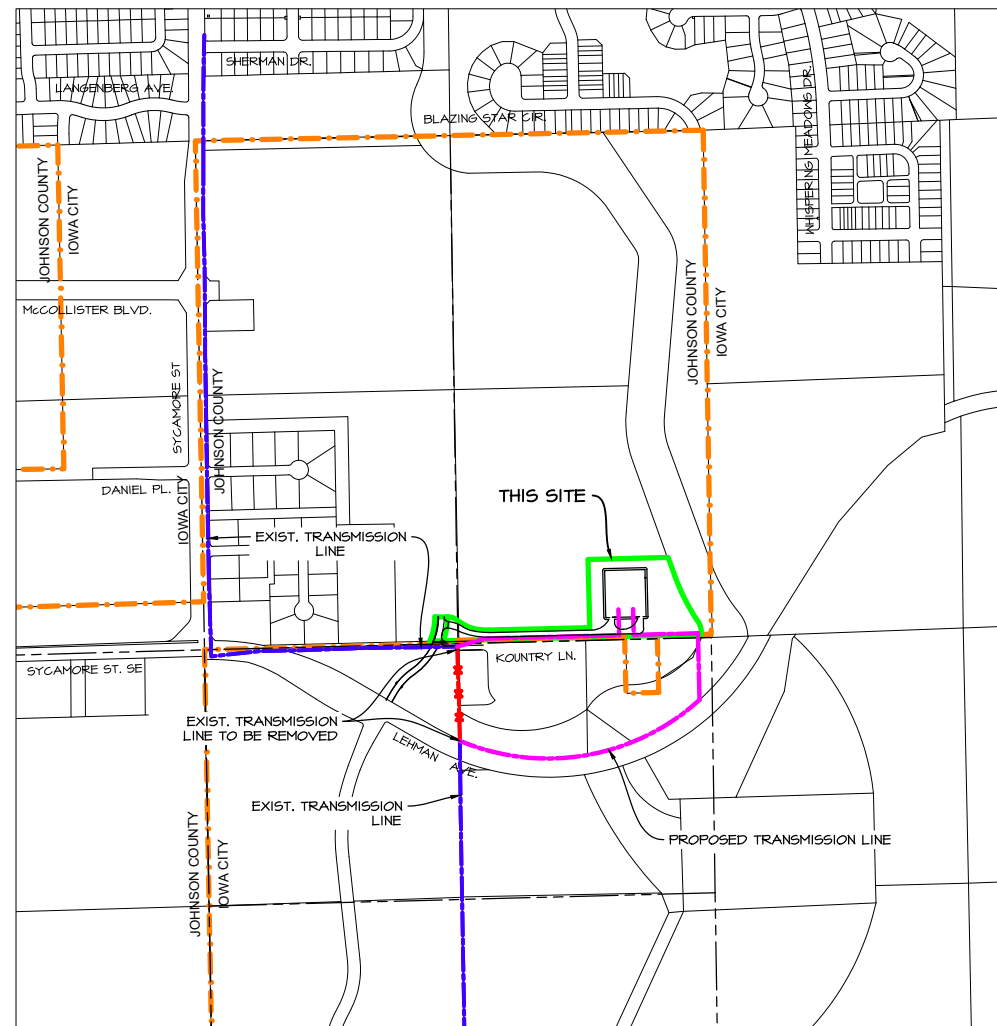
THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS, SUPPLIES OR EQUIPMENT ON THIS SITE.

**BENCH MARK**

ELEVATIONS SHOWN ON THIS PLAN ARE BASED THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO NAVD88.

**PARKING**

THE AREA INSIDE THE FENCE IS AVAILABLE FOR SERVICE VEHICLES.



VICINITY SKETCH

1" = 500' (22x34)  
1" = 1,000' (11x17)

**PRELIMINARY FOR REVIEW ONLY**  
**12-16-2021**



Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 . Fax: 515.276.7084 . mail@ceclae.com

**DRAWING INDEX**

SHEET NO.	DESCRIPTION
C21-40	SITE NOTES & DETAILS
C21-41	SITE PLAN, LAYOUT & ROCK
C24-10	GRADING & DRAINAGE PLAN
C24-40	SEEDING PLAN

**OWNERS**

MAUREEN GATENS, ANDREW J. BOCKENSTEDT,  
DEBRA S. LEHMAN & TIMOTHY J. LEHMAN  
4715 CANTERBURY CT  
IOWA CITY, IA 52245

**PROSPECTIVE OWNER / APPLICANT:**

MIDAMERICAN ENERGY COMPANY  
P.O. BOX 651  
DES MOINES, IOWA 50306-0651  
(563)333-8388

**SITE ADDRESS**

NOT ASSIGNED

**LEGAL DESCRIPTION**

BEGINNING AT THE SW CORNER OF PARCEL 5B OF THE NE 1/4 OF SECTION 26, T-79N, R-6W OF THE 5TH P.M., JOHNSON COUNTY, IOWA, THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL 5B ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF N13°25'04"N, AN ARC LENGTH OF 70.96 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG SAID WEST LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1100.00 FEET, A CHORD BEARING OF N26°44'14"N, AN ARC LENGTH OF 265.96 FEET TO A POINT OF TANGENCY; THENCE N19°53'45"W, 102.72 FEET ALONG SAID WEST LINE TO A POINT; THENCE S88°35'54"W, 417.14 FEET TO A POINT; THENCE S01°24'01"E, 355.00 FEET TO A POINT; THENCE S88°35'58"W, 825.00 FEET TO A POINT; THENCE S01°24'01"E, 50.00 FEET TO A POINT ON THE NORTH LINE OF THE VACATED KOUNTRY LANE; THENCE N88°35'59"E, 1403.08 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5.57 ACRES, MORE OR LESS.

**ZONING**

R - RESIDENTIAL (MIN. 1/4 AC/LOT)

**PROPOSED LAND USE**

PUBLIC SERVICE, UTILITY SUBSTATION

**FIRM MAP DESIGNATION**

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD MAP NO. 19103C0310E  
MAP EFFECTIVE FEBRUARY 16, 2007

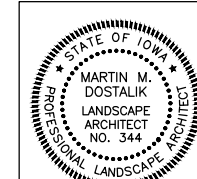
**LEGEND**

- PROPERTY BOUNDARY
- ADJACENT LOT LINES
- PROPOSED TRANSMISSION LINES
- EXISTING TRANSMISSION LINES
- CORPORATE LIMITS
- BUILDING SETBACK / EASEMENT LINE
- SILT FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXIST. WATER MAIN
- OVER HEAD WIRES
- EXIST. STORM SEWER/CULVERT w/ F.E.S.
- PROPOSED STORM SEWER w/ F.E.S.
- EXIST. GAS MAIN
- EXIST. UNDERGROUND ELECTRIC
- NATURAL GAS LIQUIDS PIPELINE
- FOUND SECTION CORNER
- FOUND CORNER AS NOTED
- PROPOSED PROPERTY CORNER -- 5/8" I.R. w/ ORANGE CAP #12265 UNLESS NOTED OTHERWISE
- I.R. IRON ROD
- G.P. GAS PIPE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- B.S.L. BUILDING SETBACK LINE
- ADDRESS
- WATER METER PIT
- 12W SECURITY LIGHT -- PHOTOCELL CONTROLLED
- 550W FLOOD LIGHT -- SWITCH CONTROLLED

**NOTE:**

NOTES & DETAILS SHOWN ON ONE DRAWING APPLY TO ALL DRAWINGS INSOFAR AS THEY MAY DIFFER.

**CERTIFICATIONS**



I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

BY: MARTIN M. DOSTALIK, IOWA REG. NO. 344  
DATE: \_\_\_\_\_  
PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_  
AS NOTED IN DRAWING INDEX

Q:\E-FILES\8000\LE8314\_C3D Drawings\Construction Plans\LE8314\_Notes & Details.dwg, 12/16/2021 11:23:20 AM, mdostalik, 1:2

REV	DATE	DFTR	APP	DESCRIPTION	REV	DATE	DFTR	APP	DESCRIPTION
01					05				
02					04				
03					03				
04					02				
05					01				



**CONFIDENTIAL:**  
THIS DOCUMENT SHALL BE MAINTAINED CONFIDENTIALLY AS CRITICAL ENERGY INFRASTRUCTURE INFORMATION AND IS AVAILABLE TO MIDAMERICAN ENERGY COMPANY EMPLOYEES, BUT NOT TO MIDAMERICAN ENERGY COMPANY EMPLOYEES WORKING IN THE UNREGULATED RETAIL SERVICES DIVISION. PRIOR WRITTEN AUTHORIZATION IS REQUIRED FOR ACCESS BY ANY OTHER PERSON.

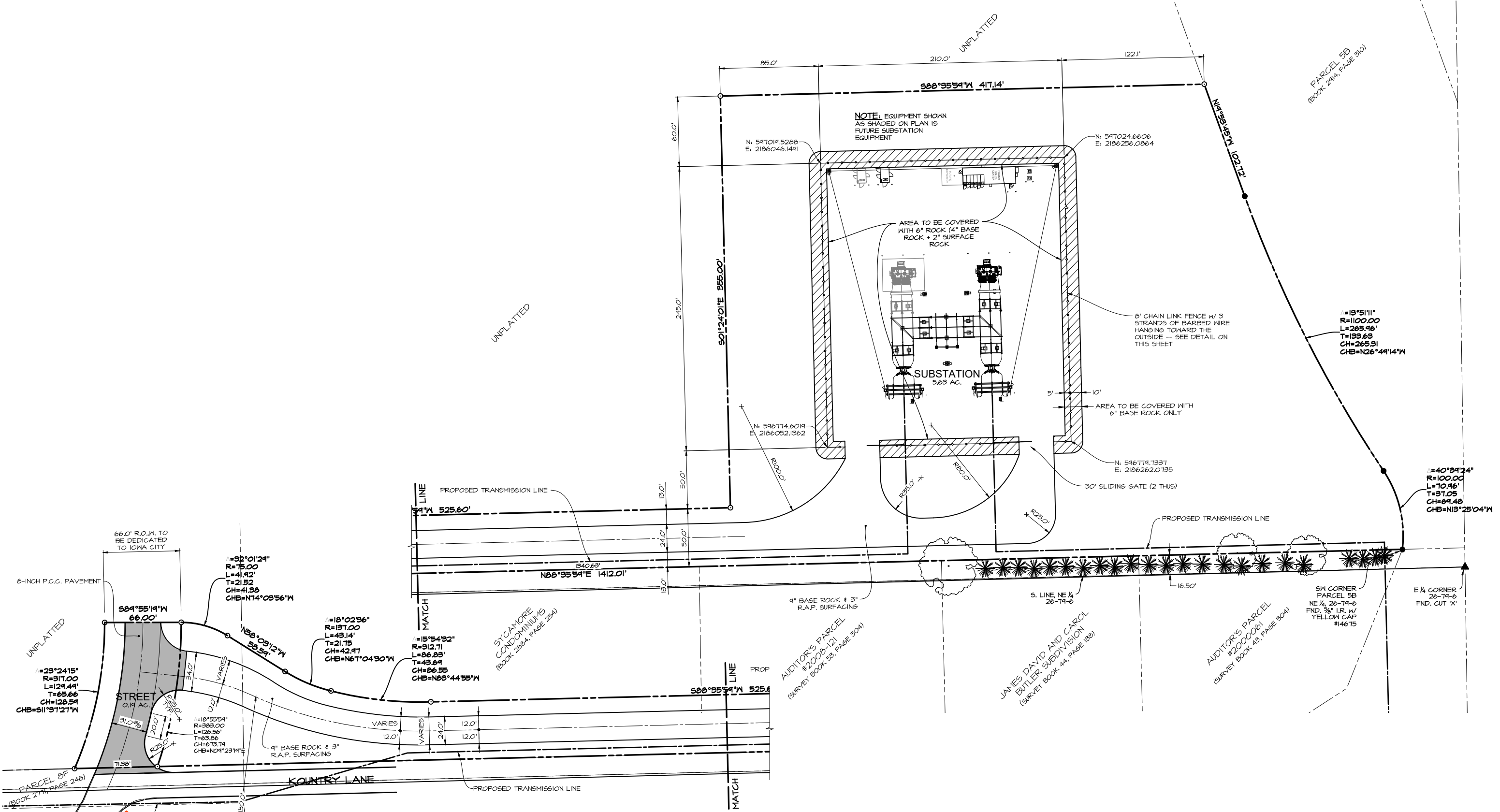


DATE: 12-16-2021  
DESIGNED: MMD  
DRAWN: MMD  
APPROVED: JWA  
SCALE:

KOUNTRY LANE SUBSTATION  
JOHNSON COUNTY, IOWA  
SITE  
NOTES & DETAILS

IKL  
C21-40

Q:\E-FILES\8000\IE8314\_C3D Drawings\Construction Plans\IE8314 Site Layout.dwg, 12/16/2021 11:23:22 AM, mdostalik, 1:2



UNPLATTED

UNPLATTED

PARCEL 5B  
(BOOK 2814, PAGE 310)

NOTE: EQUIPMENT SHOWN AS SHADED ON PLAN IS FUTURE SUBSTATION EQUIPMENT

AREA TO BE COVERED WITH 6" ROCK (4" BASE ROCK + 2" SURFACE ROCK)

8' CHAIN LINK FENCE w/ 3 STRANDS OF BARBED WIRE HANGING TOWARD THE OUTSIDE -- SEE DETAIL ON THIS SHEET

AREA TO BE COVERED WITH 6" BASE ROCK ONLY

30' SLIDING GATE (2 THUS)

$\Delta=40^{\circ}34'24''$   
R=100.00  
L=10.46'  
T=31.05  
CH=64.48  
CHB=N13^{\circ}25'04''W

$\Delta=13^{\circ}51'11''$   
R=100.00  
L=265.46'  
T=133.63  
CH=265.31  
CHB=N26^{\circ}49'14''W

$\Delta=32^{\circ}01'24''$   
R=75.00  
L=41.42'  
T=21.52  
CH=41.38  
CHB=N74^{\circ}03'56''W

$\Delta=18^{\circ}02'36''$   
R=137.00  
L=43.14'  
T=21.75  
CH=42.97  
CHB=N67^{\circ}04'30''W

$\Delta=15^{\circ}54'32''$   
R=312.71  
L=86.83'  
T=43.69  
CH=86.55  
CHB=N83^{\circ}44'55''W

$\Delta=18^{\circ}55'54''$   
R=303.00  
L=126.56'  
T=63.86  
CH=63.79  
CHB=N04^{\circ}23'14''E

$\Delta=23^{\circ}24'15''$   
R=317.00  
L=124.44'  
T=65.66  
CH=128.54  
CHB=S11^{\circ}37'27''W

NOTE: SEE SHEET C21-40 FOR NOTES & DETAILS

NOTES & DETAILS SHOWN ON ONE DRAWING APPLY TO ALL DRAWINGS INsofar AS THEY MAY APPLY.

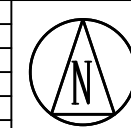


**CEC**  
Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12 - Des Moines, Iowa 50322  
515.276.4884 - Fax: 515.276.7084 - mail@ceclac.com

**PRELIMINARY FOR REVIEW ONLY**  
12-16-2021

REV	DATE	DFTR	APP	DESCRIPTION	REV	DATE	DFTR	APP	DESCRIPTION
10					05				
09					04				
08					03				
07					02				
06					01				



**CONFIDENTIAL:**  
THIS DOCUMENT SHALL BE MAINTAINED CONFIDENTIALLY AS CRITICAL ENERGY INFRASTRUCTURE INFORMATION AND IS AVAILABLE TO MIDAMERICAN ENERGY COMPANY EMPLOYEES, BUT NOT TO MIDAMERICAN ENERGY COMPANY EMPLOYEES WORKING IN THE UNREGULATED RETAIL SERVICES DIVISION. PRIOR WRITTEN AUTHORIZATION IS REQUIRED FOR ACCESS BY ANY OTHER PERSON.



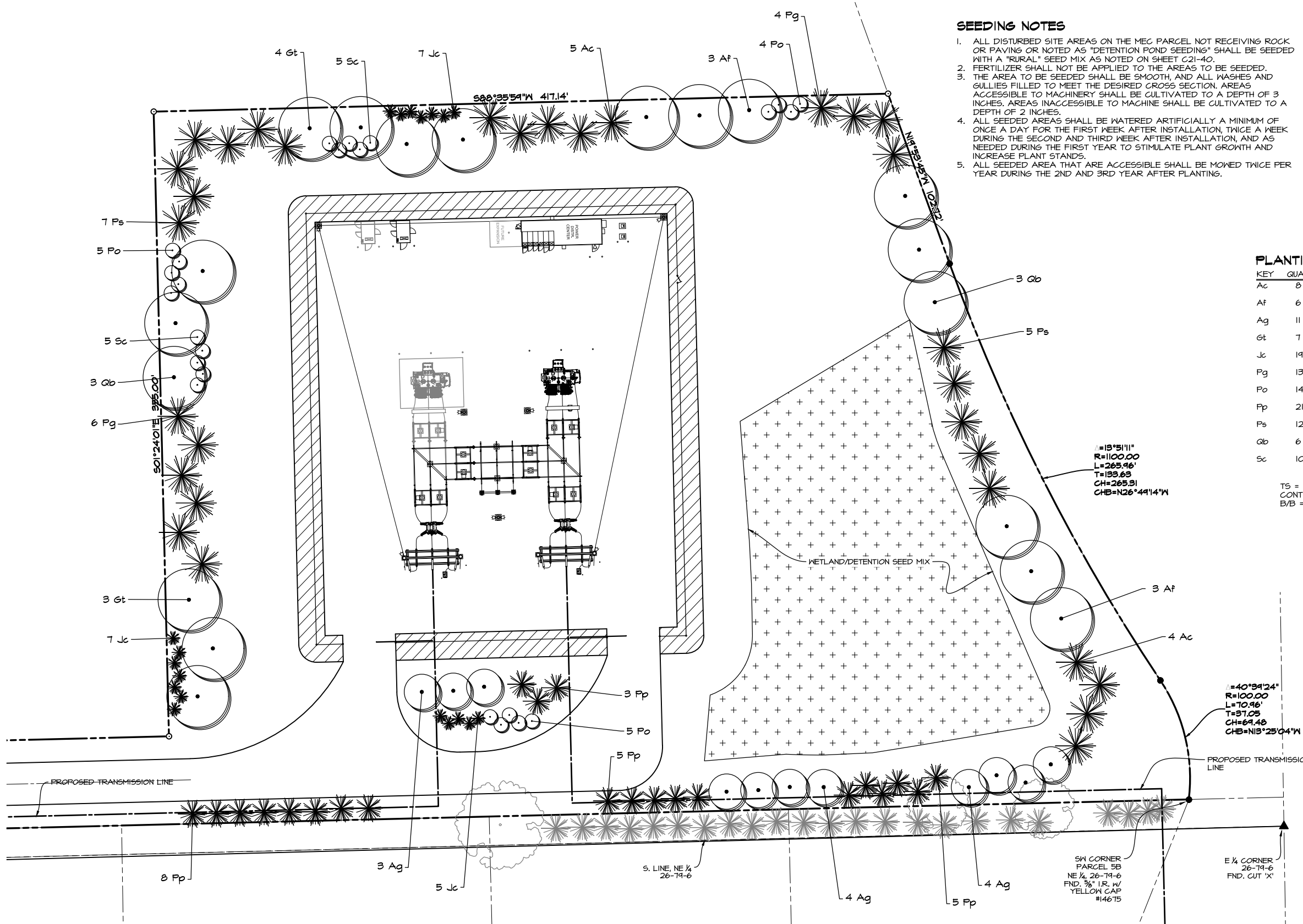
DATE: 12-16-2021  
DESIGNED: MMD  
DRAWN: MMD  
APPROVED: JWA  
SCALE: 1" = 40'

**KOUNTRY LANE SUBSTATION**  
JOHNSON COUNTY, IOWA  
  
SITE  
LAYOUT & ROCK PLAN

IKL  
C21-41



Q:\E-FILES\8000\18314\_C3D Drawings\Construction Plans\18314\_Landscape.dwg, 12/16/2021 11:23:46 AM, mdostalk, 1:2



**SEEDING NOTES**

1. ALL DISTURBED SITE AREAS ON THE MEC PARCEL NOT RECEIVING ROCK OR PAVING OR NOTED AS "DETENTION POND SEEDING" SHALL BE SEEDED WITH A "RURAL" SEED MIX AS NOTED ON SHEET C21-40.
2. FERTILIZER SHALL NOT BE APPLIED TO THE AREAS TO BE SEEDED.
3. THE AREA TO BE SEEDED SHALL BE SMOOTH, AND ALL WASHES AND GULLIES FILLED TO MEET THE DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO A DEPTH OF 3 INCHES. AREAS INACCESSIBLE TO MACHINE SHALL BE CULTIVATED TO A DEPTH OF 2 INCHES.
4. ALL SEEDED AREAS SHALL BE WATERED ARTIFICIALLY A MINIMUM OF ONCE A DAY FOR THE FIRST WEEK AFTER INSTALLATION, TWICE A WEEK DURING THE SECOND AND THIRD WEEK AFTER INSTALLATION, AND AS NEEDED DURING THE FIRST YEAR TO STIMULATE PLANT GROWTH AND INCREASE PLANT STANDS.
5. ALL SEEDED AREA THAT ARE ACCESSIBLE SHALL BE MOWED TWICE PER YEAR DURING THE 2ND AND 3RD YEAR AFTER PLANTING.

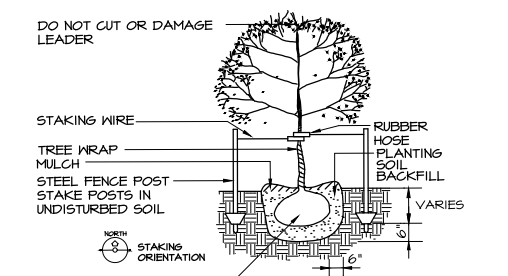
**PLANTING NOTES**

1. ALL SITEWORK, SEEDING, SODDING AND LANDSCAPING IN THE STREET R.O.W. SHALL BE IN ACCORDANCE WITH THE "URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS."
2. ALL ON-SITE SEEDING, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH MIDAMERICAN ENERGY COMPANY'S CONTRACT SPECIFICATIONS.
3. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
4. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE OWNER'S REPRESENTATIVE.
5. ALL TREES AND SHRUBS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
6. UNLESS NOTED OTHERWISE, ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' INSIDE THE PROPERTY LINE AND CONIFEROUS TREES AT LEAST 10' INSIDE THE PROPERTY LINE.
7. ALL DISTURBED AREAS SHALL BE SEEDED AS NOTED ON THE LANDSCAPING PLAN.
8. ALL PLANT MATERIAL SHALL COMPLY WITH THE STANDARDS OF "AMERICAN STANDARD FOR NURSERY STOCK".
9. THE LOCATION OF THE UTILITIES SHOWN ON THIS PLAN ARE FROM VERBAL LOCATIONS PROVIDED BY THE UTILITY COMPANIES. LOCATION OF UTILITIES SHOWN ARE APPROXIMATE AND MUST BE VERIFIED (1-800-292-8989).
10. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL FEES REQUIRED.

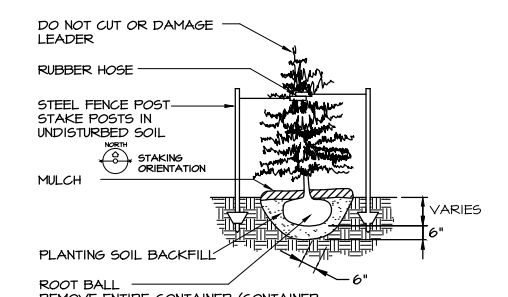
**PLANTING SCHEDULE**

KEY	QUANT.	BOTANICAL/Common NAME	INSTALLED SIZE	MATURE SIZE (HEIGHT x WIDTH)	COMMENTS
Ac	8	Abies concolor White Fir	6' HEIGHT	60' x 20'	B/B or TS
Af	6	Acer x freemanii 'Jeffersred' Autumn Blaze Maple	2 1/2" Ø	60' x 40'	B/B or TS
Ag	11	Amelanchier x grandiflora Autumn Brilliance Serviceberry	6' HEIGHT	20' x 20'	B/B or TS / CLUMP
Gt	7	Gleditsia triacanthos 'Shademaster' Shademaster Honeylocust	2 1/2" Ø	60' x 35'	B/B or TS
Jc	19	Juniperus chinensis 'Mint Julep' Mint Julep Juniper	18" HEIGHT	6' x 6'	CONT.
Pg	13	Picea glauca densata Black Hills Spruce	6' HEIGHT	40' x 30'	B/B or TS
Po	14	Physocarpus opulifolius 'Monlo' Diabolo Ninebark	2 GAL.	8' x 8'	CONT.
Pp	21	Picea pungens 'Fat Albert' Fat Albert Spruce	6' HEIGHT	15' x 10'	B/B or TS
Ps	12	Pinus strobus Eastern White Pine	6' HEIGHT	50' x 30'	B/B or TS
Qb	6	Quercus bicolor Swamp White Oak	2 1/2" Ø	60' x 50'	B/B or TS
Sc	10	Sambucus canadensis Elderberry	24" HEIGHT	10' x 10'	CONT.

TS = TREE SPADE  
CONT. = CONTAINER GROWN  
B/B = BALLED & BURLAPPED



**DECIDUOUS TREE PLANTING AND STAKING DETAIL**  
NO SCALE

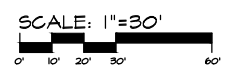


**EVERGREEN TREE PLANTING AND STAKING DETAIL**  
NO SCALE



Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 · Fax: 515.276.7084 · mail@ceclac.com

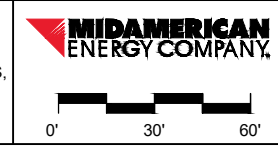


**PRELIMINARY FOR REVIEW ONLY**  
**12-16-2021**

REV	DATE	DFTR	APP	DESCRIPTION	REV	DATE	DFTR	APP	DESCRIPTION
10					05				
09					04				
08					03				
07					02				
06					01				

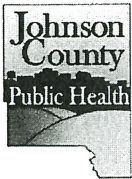


**CONFIDENTIAL:**  
THIS DOCUMENT SHALL BE MAINTAINED CONFIDENTIALLY AS CRITICAL ENERGY INFRASTRUCTURE INFORMATION AND IS AVAILABLE TO MIDAMERICAN ENERGY COMPANY EMPLOYEES, BUT NOT TO MIDAMERICAN ENERGY COMPANY EMPLOYEES WORKING IN THE UNREGULATED RETAIL SERVICES DIVISION. PRIOR WRITTEN AUTHORIZATION IS REQUIRED FOR ACCESS BY ANY OTHER PERSON.



DATE: 12-16-2021  
DESIGNED: MMD  
DRAWN: MMD  
APPROVED: JWA  
SCALE: 1" = 30'

KOUNTRY LANE SUBSTATION JOHNSON COUNTY, IOWA	IKL C24-40
SITE LANDSCAPE & SEEDING	



FOR OFFICE USE ONLY:  
**ZONING NUMBER:** \_\_\_\_\_

Johnson County Public Health  
855 S. Dubuque Street Suite 217 \* Iowa City, Iowa 52240 \* 319/356-6040 \* Fax: 319/356-6044

## Johnson County Public Health Zoning Application

Applicant Name: <b>MidAmerican Energy Company</b>		Phone Number: ( 563 ) 333-8890	
Address: <b>P.O. Box 657</b>		City: <b>Des Moines</b>	State: Zip: <b>IA 50309</b>

**NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS.**

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input type="checkbox"/> Zoning reclassification from _____ to _____	\$75.00 Application Fee
<input type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Preliminary plat using private onsite/centralized waste water systems	\$50.00 + \$20.00 per Lot Application Fee*
<input checked="" type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee

**\*Outlots Exempt**

Application Fee \$25 \_\_\_\_\_ + Lot Fee (if applicable)  
 (Number of lots \_\_\_\_\_ Minus Number of Outlots = \_\_\_\_\_ x \$20.00 Fee Per Lot)  
 = Enclosed Fee \_\_\_\_\_

**PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:**

**JOHNSON COUNTY PUBLIC HEALTH  
855 S. DUBUQUE STREET SUITE 217  
IOWA CITY, IA 52240**

**The application and fee must be received by the department NO LESS THAN 24 HOURS prior to the Johnson County Zoning commission public hearing and/or the Johnson County Zoning Board of Adjustment.**

No refund shall be made of any required fee accompanying a required application once filed with the administrative officer.

MidAmerican Energy Company

**Signature of Applicant:** By: Jon Austin Date: 12/21/21  
 Jon Austin, PE