City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager MPW

FROM: Randall M. Krauel, Director of Public Works RMK

DATE: December 6, 2017

SUBJECT: Northridge Fourth Subdivision Phase Three
- Acceptance of Public Improvements
- Street Grade Ordinance

The Owner/Subdivider of the Northridge Fourth Subdivision Phase Three, Roman J. Steffes & Sons Construction, Inc., has completed the Public Improvements within the Subdivision. The public improvements include sanitary sewer and appurtenances, watermain and appurtenances and roadway paving as included in the Subdivision Public Improvement Construction Documents. The public improvements have been reviewed for acceptance and assumption of future maintenance and repair.

RECOMMENDATION: Mayor and City Council consideration and actions as follows:

1. Acceptance, by motion, of the public improvements in the Northridge Fourth Subdivision Phase Three for future maintenance and repair subject to the provisions of the maintenance bonds.

2. Passage and approval of the Ordinance establishing grades on 10th Street, Woodland Drive, Northridge Drive and Roman Road.

RMK:ds

attachment

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CARROLL, IOWA, BY AMENDING PROVISIONS PERTAINING TO STREET GRADES.

BE IT ENACTED by the City Council of the City of Carroll, Iowa:

SECTION 1. SECTION MODIFIED. Chapter 138, Section 02 (138.02) of the Code of Ordinances of the City of Carroll, Iowa, is amended by adding the following:

PURPOSE: The purpose of this Ordinance is to establish grades on 10th Street, Woodland Drive, Northridge Drive and Roman Road in the Northridge Fourth Subdivision Phase Three.

BENCHMARK: For the purpose of establishing and maintaining grades of the streets within the City of Carroll, Iowa, the following point with the following elevation is used to establish a datum plane.

BM-1: Sanitary sewer manhole lid, center of 10th Street and Bella Vista Drive intersection. N3491341, E4555472. Elevation 1294.60 Datum NAD 1983.

GRADES: The profile grade on the following streets within the City of Carroll, Iowa, are hereby established as follows:

Location (Station)	Centerline Elevation	Centerline Grade	Vertical Curve
10th STREET			
1+63.82(1)	1299.93	+5.366%	
1+70.00	1300.26	+5.366%	
2+50.00		+1.687%	160'
3+30.00	1305.90	+1.687%	
3+42.70(2)			
4+50.00	1307.92	+1.687%	
5+25.00		-0.509%	150'
6+00.00	1308.81	-0.509%	
9+08.02(3)	1307.24		

Notes:
1. Begin paving. Match Phase One.
2. Station Equation 205+37.90 Roman Road
3. End paving. Match Phase Two.

WOODLAND DRIVE

100+13.00(4)	1277.31	+0.549%
100+75.00	1277.65	+0.549%

101+75.00		+3.144%	200'
102+75.00	1281.34	+3.144%	
103+44.20[5]			
106+75.00	1293.92	+3.144%	
107+50.00		+1.170%	150'
108+25.00	1297.16	+1.170%	
110+50.00[6]	1299.79	+1.170%	

Notes:
4. Begin paving. Match Bella Vista Drive.
5. Station Equation 200+00.00 Roman Road
6. End paving. Station Equation 110+50.00 Northridge Drive

NORTHRIDGE DRIVE

110+50.00[7]	1299.79	+1.170%
113+85.00[8]	1303.71	

Notes:
7. Begin paving. Station Equation 110+50.00 Woodland Drive.
8. End paving. Match Phase Two.

ROMAN ROAD

200+00.00[9]			
200+14.00[10]	1283.29	+3.596%	
200+95.00	1286.20	+3.596%	
201+70.00		+5.909%	150'
202+45.00	1293.33	+5.909%	
203+15.00	1297.47	+5.909%	
203+90.00		+2.935%	150.00
204+65.00	1304.10	+2.935%	
205+23.90[11]	1305.83		
205+37.90[12]			

Notes:
9. Station Equation 103+44.20 Woodland Drive
10. Begin paving. Match Woodland Drive.
11. End paving. Match 10th Street.
12. Station Equation 3+42.70 10th Street.

GRADE LINES: The elevation given is the theoretical profile at the angle made by a change in rate of grade. The theoretical profile grade line is a straight line from a given point. In most cases, to eliminate a sharp break in grade changes, a vertical curve of given length is made a part of the grade line. The established grade line is along the given straight line to the given vertical curve, then along the given vertical curve to the next straight line.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and approved by the Carroll City Council this 11th day of December, 2017.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2017.

_____
Laura A. Schaefer, City Clerk