

Prepared by/Return to: City of Nevada, 1209 6th Street, P.O. Box 530, Nevada, Iowa 50201

RESOLUTION NO. 083 (2025/2026)

**A RESOLUTION ACCEPTING MAJOR SUBDIVISION – CONSTRUCTION PLANS FOR
TIMBER RIDGE SUBDIVISION PLAT 2 – A PLAT WITHIN THE CITY’S TWO-MILE
CORPORATE LIMITS, STORY COUNTY, IOWA**

WHEREAS, there has been submitted to the City Council of the City of Nevada, Iowa, the Major Subdivision – Construction Plans for Timber Ridge Subdivision Plat 2, Story County, Iowa, within the City’s two-mile corporate limits of the City of Nevada, Iowa; and

WHEREAS, the Major Subdivision – Construction Plans for Timber Ridge Subdivision Plat 2 have been submitted to the Planning and Zoning Commission of the City of Nevada, Iowa, and they recommended approval of the Major Subdivision – Construction Plans for Timber Ridge Subdivision Plat 2, Nevada, Story County, Iowa, on the 4th day of May, 2026.

WHEREAS, the City Council of Nevada, Iowa is required to review the Plat of said subdivision pursuant to Iowa Code §354.8.

WHEREAS, the City Council of the City of Nevada, Iowa has considered the recommendations of the Planning and Zoning Commission and finds that it is advisable and in the best interests of the City of Nevada, Iowa, and of the citizens thereof that the Major Subdivision – Construction Plans for Timber Ridge Subdivision Plat 2 be accepted and approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEVADA, IOWA, that the Major Subdivision – Construction Plans for Timber Ridge Subdivision Plat 2, Story County, Iowa, and located within two miles of the corporate limits of the City of Nevada, Iowa, is hereby accepted and approved for and on behalf of the City of Nevada, Iowa.

IT IS FURTHER RESOLVED, that the Mayor and the City Clerk are hereby directed to certify a copy of this Resolution to be affixed to said Plat. The City Clerk is directed to forthwith release an original copy of all subdivision platting documents to the owner for recording with the Story County Recorder.

PASSED AND APPROVED THIS 11th day of May, 2026.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

DIVISION 7 - PAVEMENT & APPURTENANCES

PAVING	7.01	LF	SAWCUT PAVEMENT Per SUDAS 701. Item includes sawcutting of existing pavement for PCC approach connection.
PAVING	7.02	LF	REMOVAL OF WHITE EDGE PAINT Per SUDAS 702. Item includes the removal of the existing white edge paint line near the PCC approach connection.
PAVING	7.03	SY	PAVEMENT, PCC, 7-INCH Per SUDAS 703. Item includes paving of the roadway as shown on the drawings and details. No pavement incentives, but pavement defects or potholes shall be repaired. A minimum of 100 lbs of curing compound shall be applied to the surface. Handwork is allowed for bays and for areas approved by Owner. Surface curing and temperature protection covering are incidental. Sawcutting shall be conducted by a wet saw. The target air content shall be 8.0% from the pavement prior to drying. Contractor shall submit on the grade just prior to consolidation. Air content for non-machine placed paving shall be 7.0% plus or minus 1.5%. Air targets shall be as per current Iowa DOT specifications. Traffic control is incidental.
PAVING	7.04	SY	GRANULAR TIAL, 6-INCH, W/FRIBRIC Per SUDAS 704. Item includes 6-inch subgrade preparation, 1.5" outside the edge of 8-ft wide trail per SUDAS 5010. Granular material shall be Class A or Class B crushed limestone per 1059 specifications. Geotextile fabric shall be non-woven per SUDAS 2010.
PAVING	7.05	EA	SIGNAGE Per SUDAS 8040. Item includes street name signage (8 inch blank), stop sign (30" x 30"), and perforated square tube post and anchors.
EROSION	9.01	SY	SEEDING, FERTILIZING, & CURLEX CL BANNER - TYPE 2 Per SUDAS 9010. This item applies to the seed bed preparation, conventional seeding, fertilizing, and placement of Curlex Cl Banner as indicated on drawings, details, and as directed by the Owner. The seed mixture shall be urban seed mix Type 2. Curlex Cl Banner or approved equal shall be applied to the seed bed. The contractor shall observe that all disturbed areas were left in a prepared seedbed condition for watering and mowing. Item includes removal of a minimum of 21 days. Contractor shall submit on the grade just prior to consolidation. The target air content shall be 8.0% from the pavement prior to drying. Contractor shall submit on the grade just prior to consolidation. Air content for non-machine placed paving shall be 7.0% plus or minus 1.5%. Air targets shall be as per current Iowa DOT specifications. Traffic control is incidental.
EROSION	9.02	AC	SEEDING, FERTILIZING, & MULCHING - SUBDIVISION MIX Same as Item 9.01 except seed mix shall be United Seed Subdivision Mix or approved equivalent and conventional mulch.
EROSION	9.03	LF	SILT FENCE, INSTALL, MAINTAIN Per SUDAS 9030. The fence is per the Storm Water Pollution Prevention Plan (SWPPP). The Contractor shall maintain the silt fence until the Owner has accepted the project and the site has been seeded and fully established. Cleaning and removal of silt fence shall be considered incidental and shall be conducted as required by the SWPPP and as directed by the Engineer. Payment for this item is per LF of silt fence installed.
EROSION	9.04	LF	FILTER SOCKS Same as Item 9.03 except filter sock. The Engineer has provided the Contractor an estimated quantity in order to establish a unit price. Price as directed by the Engineer/Owner.
EROSION	9.05	EA	INLET PROTECTION Per SUDAS 9050 except inlet protection. Item includes the placement of silt fence or filter socks at each inlet for protection. Payment is per each inlet protection.
EROSION	9.06	LF	PROTECTION FENCE The item includes placement of protective fence around the work fields to protect the area from construction equipment. Protection fence can be constructed with 1" posts. Silt fence may be utilized as safety fence. 1" post spacing shall not exceed 8-ft. Fence and posts shall remain property of the Owner.
EROSION & UTILITY	9.07	SY	STABILIZED CONSTRUCTION EXIT Per SUDAS 9040. Item under this item shall include the installation of 50' feet long by 20-ft wide stabilized construction entrance.
EROSION & UTILITY	9.08	TON	RIPRAP, CLASS DVE Per SUDAS 9040. Item includes equipment, labor, and materials necessary for placement of rip rap as shown on the drawings and details. Furnishing and placement of undercutting Engineering fabric is included with this item. Final placement of rip rap shall be approved by the Engineer and shall be paid per ton placed as evidenced by truck tickets, 65% developed and wet wash.
EROSION & UTILITY	11.01	LS	MOBILIZATION, GRADING & UTILITY Per SUDAS 11020. Shall include mobilization and demobilization costs, services necessary for changing of construction that is not called out for measurement (incidental) and payment under other items of services, exploratory digging, etc. incidental.
PAVING	11.02	LS	MOBILIZATION, PAVING Same as Item 11.01
EROSION	11.03	LS	MOBILIZATION, EROSION Same as Item 11.01

DIVISION 9 - SITE WORK & LANDSCAPING

DIVISION	BOTTOM NO.	DESCRIPTION	UNIT	QUANTITIES	RECORD
EROSION & UTILITY	2.01	REMOVAL OF CURB/RET. 15-INCH, CMP AND FIELD TILE	LF	467	
EROSION & UTILITY	2.02	TOPSOIL STRIP, STOCKPILE & RESTRIP	CY	5,280	
EROSION & UTILITY	2.03	REMOVAL OF CLASS 10	CY	6,235	
EROSION & UTILITY	2.04	CONSTRUCTION TESTING	LS	1	
PAVING	2.05	SUBGRADE PREPARATION & FINE GRADING	SY	4,970	
PAVING	2.06	SUBGRADE TREATMENT, GEOTEXT. TYPE 1	SY	4,970	
PAVING	2.07	SPECIAL REINFORC. BENCH	SY	4,970	
PAVING	2.08	SHOULDERING, 5-FT. TOPSOIL	CY	300	
EROSION & UTILITY	3.01	TRENCH FOUNDATION (CONTINUED)	TON	50	
EROSION & UTILITY	3.02	REPLACEMENT OF UNSATURATED MATERIAL (CONTINUED)	CY	50	
EROSION & UTILITY	4.01	SUBURBAN CONNECTIONS	EA	2	
EROSION & UTILITY	4.02	SUBURBAN ENTRANCE 8-INCH	EA	1	
EROSION & UTILITY	4.03	SUBURBAN, TRENCHED, 8-INCH	LF	370	
EROSION & UTILITY	4.04	CUVERT, 18-INCH, RCP	LF	75	
EROSION & UTILITY	4.05	CUVERT, 24-INCH, RCP	LF	125	
EROSION & UTILITY	4.06	CUVERT, 30-INCH, RCP	LF	45	
EROSION & UTILITY	4.07	PIANOED BOX SECTION, 18-INCH, RCP	EA	4	
EROSION & UTILITY	4.08	PIANOED BOX SECTION, 24-INCH, RCP	EA	4	
EROSION & UTILITY	4.09	PIANOED BOX SECTION, 30-INCH, RCP	EA	2	
EROSION & UTILITY	4.10	FIELD TILE REPAIR (CONTINUED)	LF	300	
EROSION & UTILITY	5.01	WATER MAIN CONNECTION TO EXISTING 8-INCH, TAPPING STEVE	EA	1	
EROSION & UTILITY	5.02	WATER MAIN, 8-INCH, TRENCHED	LF	1,380	
EROSION & UTILITY	5.03	WATER WALK, 8-INCH	EA	4	
EROSION & UTILITY	5.04	FIRE HYDRANT ASSEMBLY	EA	4	
EROSION & UTILITY	5.05	WATER SERVICE, 1-INCH	LF	360	
EROSION & UTILITY	5.06	CURB STOP & BOX	EA	4	
EROSION & UTILITY	7.01	SAWCUT PAVEMENT	LF	94	
EROSION & UTILITY	7.02	REMOVAL OF WHITE EDGE PAINT	LF	94	
EROSION & UTILITY	7.03	PAVEMENT, PCC, 7-INCH	SY	4054	
EROSION & UTILITY	7.04	GRANULAR TIAL, 6-INCH, W/FRIBRIC	SY	315	
EROSION & UTILITY	7.05	SIGNAGE	EA	1	
EROSION	9.01	SEEDING, FERTILIZING, & CURLEX CL BANNER - TYPE 2	SY	1,000	
EROSION	9.02	SEEDING, FERTILIZING, & MULCHING - SUBDIVISION MIX	AC	6.0	
EROSION	9.03	SILT FENCE, INSTALL, MAINTAIN	LF	760	
EROSION	9.04	FILTER SOCKS	LF	420	
EROSION	9.05	INLET PROTECTION	EA	6	
EROSION	9.06	PROTECTION FENCE	LF	3,000	
EROSION & UTILITY	9.07	STABILIZED CONSTRUCTION EXIT	SY	111	
EROSION & UTILITY	9.08	RIPRAP, CLASS DVE	TON	70	
EROSION & UTILITY	11.01	MOBILIZATION, GRADING & UTILITY	LS	1	
EROSION & UTILITY	11.02	MOBILIZATION, PAVING	LS	1	
EROSION	11.03	MOBILIZATION, EROSION	LS	1	

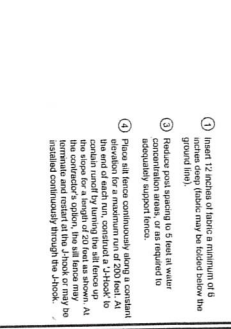
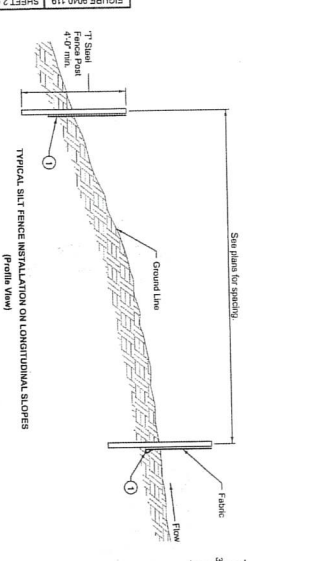
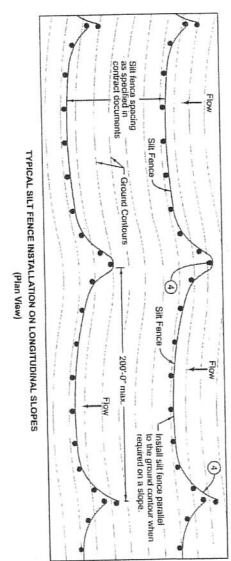
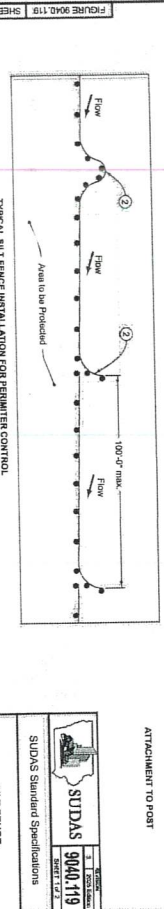
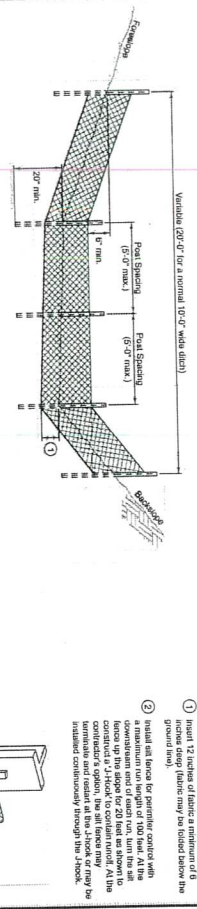
BID ITEM DESCRIPTIONS AND QUANTITIES

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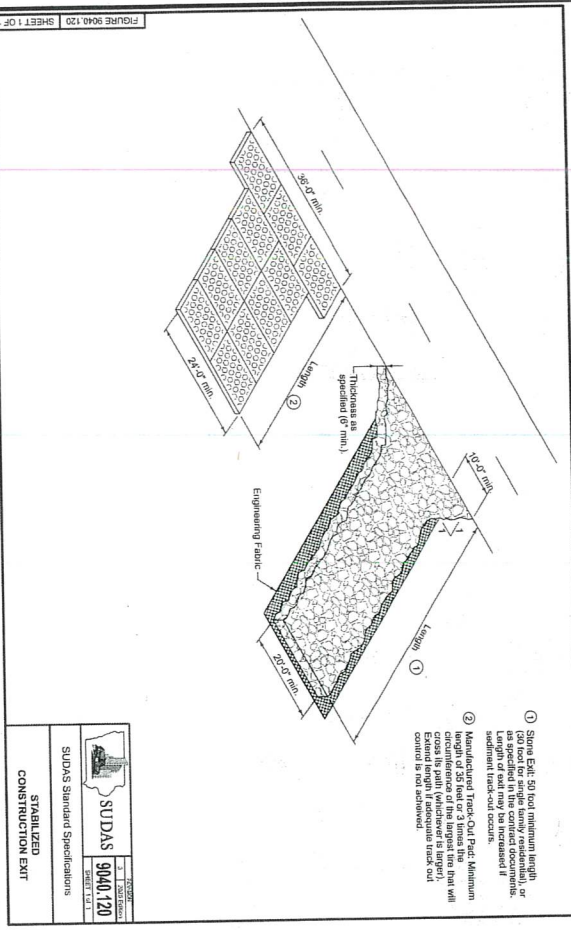
STRAND ASSOCIATES
SHEET 5 OF 5
G2.3

JOHNSON
7300.001
PROJECT MGR.
JOHN GADE, P.E.

TIMBER RIDGE SUBDIVISION - PLAT 2
NEVADA, IOWA



- 1 Spot Check 50 foot minimum length (20' long for single family residential) or as specified in the contract documents, sediment track-out occurs.
- 2 Manufactured Track-Out Pile. Minimum length of 35 feet or 3 times the circumference of the largest tire in haul will extend length if adequate track out control is not achieved.



SUDAS
Standard Specifications
SHEET 1 OF 1
9040.120

STANDARD
CONSTRUCTION EXIT

SUDAS
Standard Specifications
SHEET 2 OF 2
9040.119

SILT FENCE

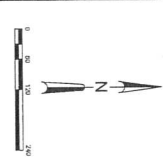
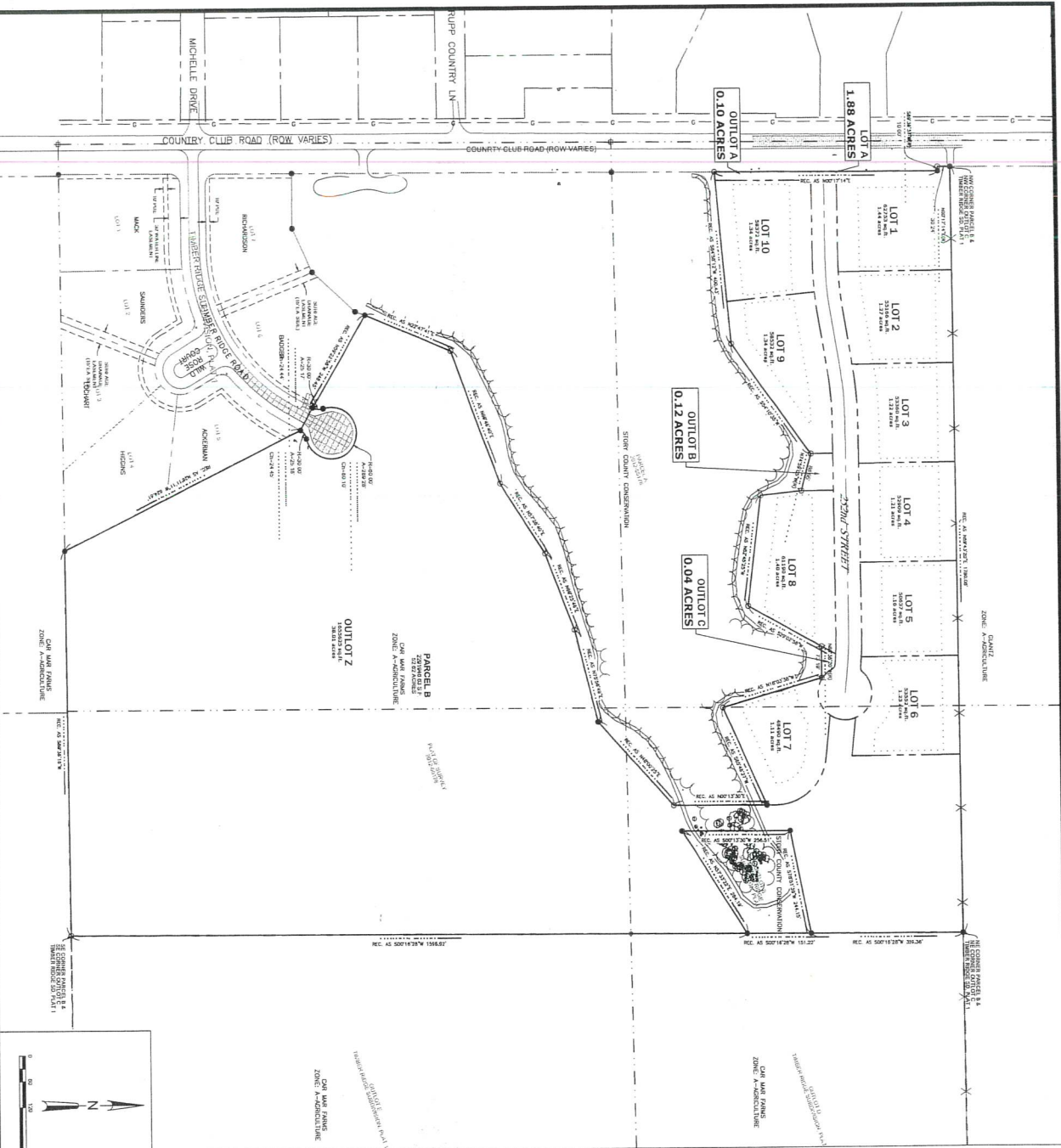
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TYPICAL DETAILS - 5

TIMBER RIDGE SUBDIVISION - PLAT 2
NEVADA, IOWA

STRAND
ASSOCIATES
SHEET
11
64.5

JOB NO.
PROJECT NAME
OWNER NAME, F.E.



SURVEY NOTES:

1. EACH RESIDENTIAL LOT IN THIS DEVELOPMENT WILL BE SERVED BY IOWA REGIONAL UTILITY ASSOCIATION FOR WATER SERVICE.
2. EACH RESIDENTIAL LOT IN THIS DEVELOPMENT WILL BE SERVED BY A PRIVATE SEPTIC SYSTEM, THE TYPE OF WHICH MUST BE DETERMINED AND APPROVED BY THE COUNTY SANITARIAN. PROPOSED SEPTIC FIELDS ARE SHOWN AND PROTECTED FROM CONSTRUCTION EQUIPMENT.
3. OUTLOT 2 IS RESERVED FOR FUTURE DEVELOPMENT BY STONY COUNTY FOR PUBLIC ACQUISITION OF WAW.
4. OUTLOT 2 IS RESERVED FOR FUTURE DEVELOPMENT BY STONY COUNTY FOR PUBLIC ACQUISITION OF WAW.
5. OUTLOTS A, B & C SHALL BE DEDICATED TO STONY COUNTY.
6. ALL NEW LOTS SHALL REQUIRE AN 8511 ADDRESS FOR INHABITED STRUCTURES, INCLUDING RESIDENCES AND BUSINESSES, TELECOMMUNICATION TOWER SITES, AND UTILITIES. 8511 ADDRESSES SHALL BE ASSIGNED AT THE REQUEST OF THE PROPERTY OWNER.

EASEMENT ABBREVIATIONS:

P.U.E. - PUBLIC UTILITY EASEMENT
 L.F.E. - EACH FIELD EASEMENT
 S.W.F.E. - SURFACE WATER FLOWAGE EASEMENT

DISTRICTS:

ZONE A - AGRICULTURAL-RESIDENTIAL
 SCHOOL - NEVADA COMMUNITY SCHOOL DISTRICT
 AMBULANCE - NEVADA EMS
 FIRE - NEVADA FIRE
 WATER - NEVADA WATER
 UTILITIES - IOWA REGIONAL UTILITY ASSOCIATION (WATER), ALLIANT ENERGY (GAS), CONSUMER ENERGY AND ALLIANT ENERGY (ELEC)

NO.	REVISIONS	DATE:

LOT LAYOUT

TIMBER RIDGE SUBDIVISION - PLAT 2

NEVADA, IOWA

JOB NO. 728.001

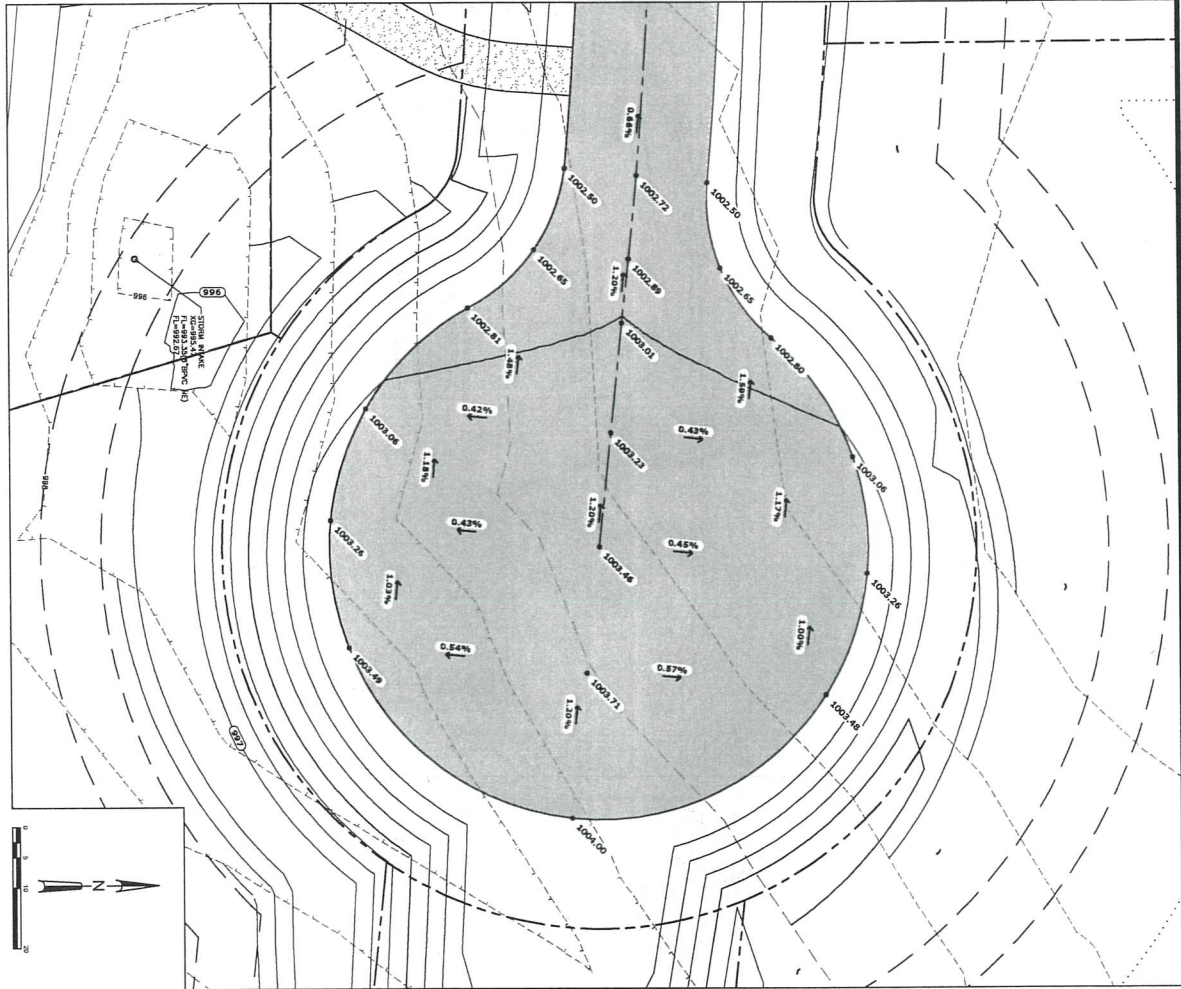
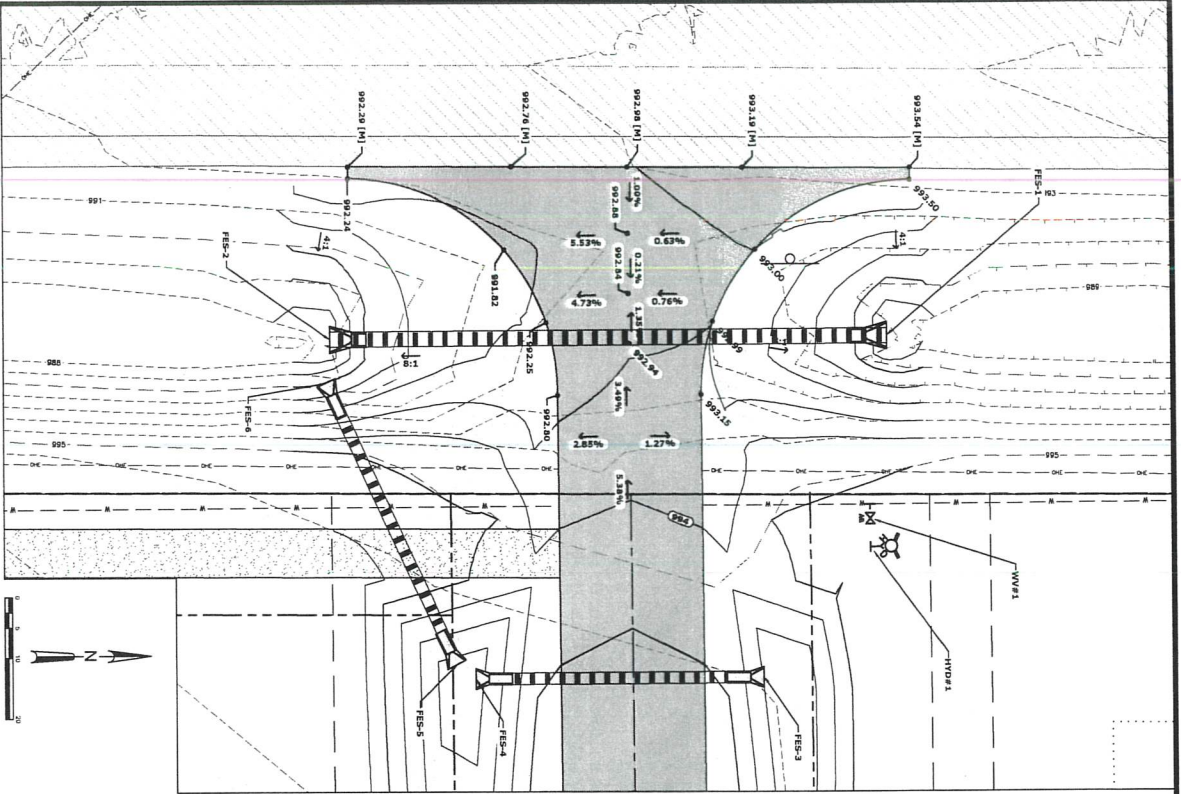
PROJECT MGR. JOHN GADIE, P.E.

STRAND ASSOCIATES

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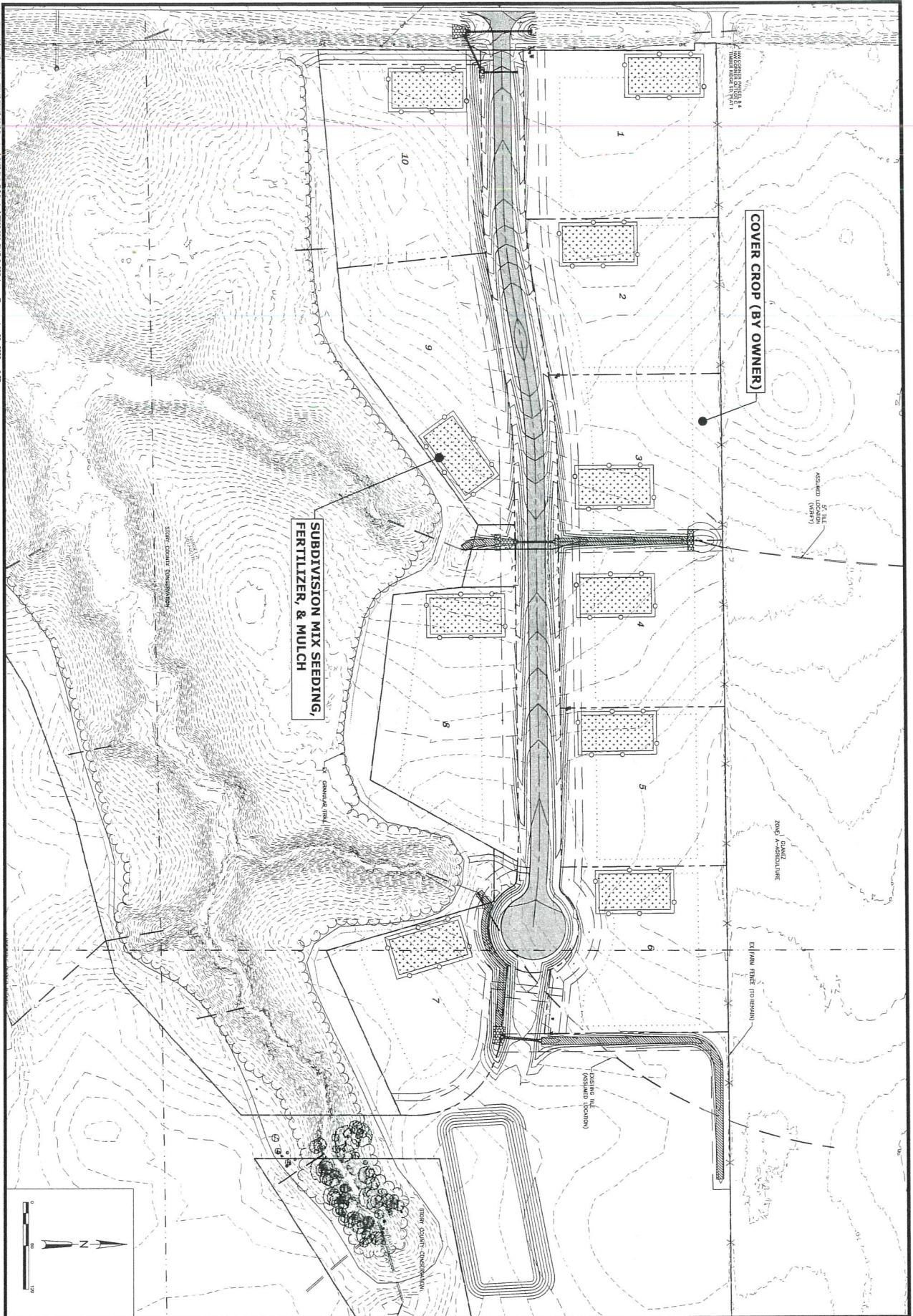
1 GRADING DETAIL VIEW
COUNTRY CLUB RD AND 35TH ST INTERSECTION



2 GRADING DETAIL VIEW
35TH ST CURBLINE

	JOB NO.	738801	PROJECT MGR.	JOHN GABLE, P.E.	
	SHEET	18	C3.2		
GRADING DETAIL VIEWS					
TIMBER RIDGE SUBDIVISION - PLAT 2 NEVADA, IOWA					
NO.	REVISIONS	DATE:			

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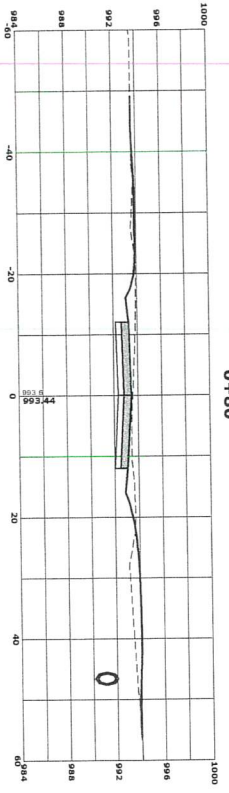
JOB NO.
 7308.001
PROJECT MGR.
 JOHN GADE, P.E.

RESTORATION PLAN

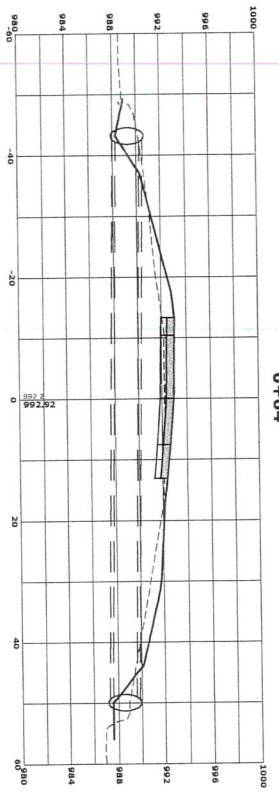
 TIMBER RIDGE SUBDIVISION - PLAT 2
 NEVADA, IOWA

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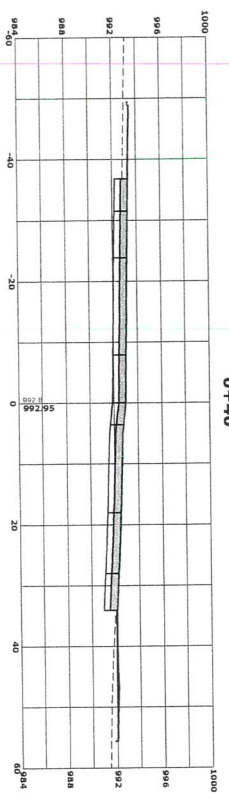
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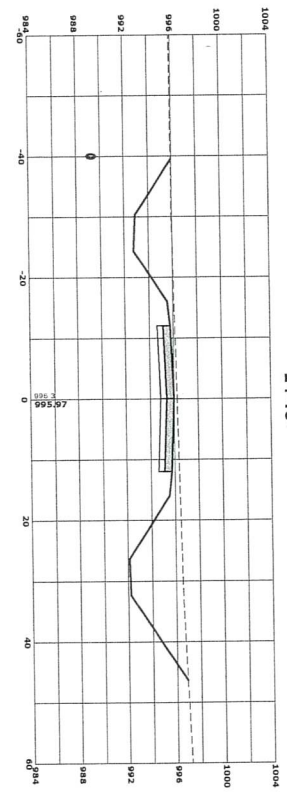
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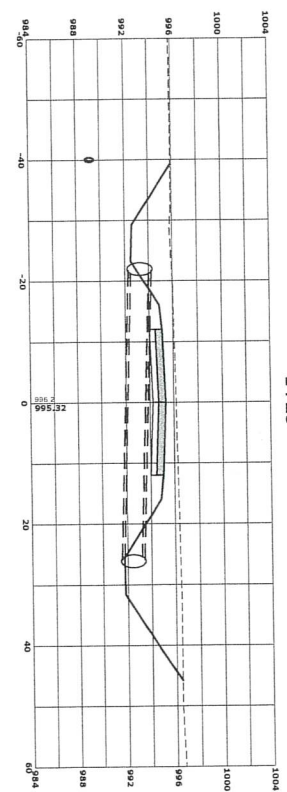
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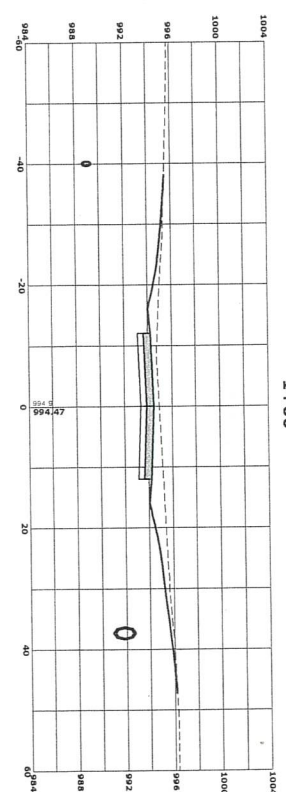
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1+20



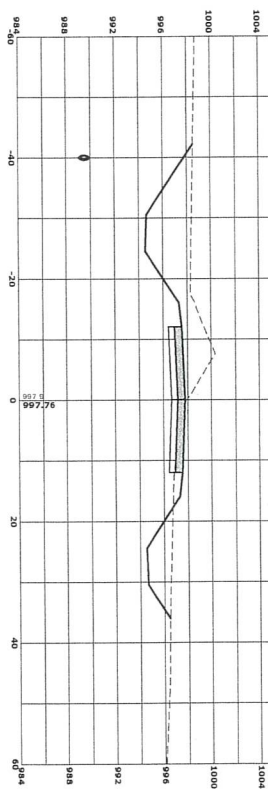
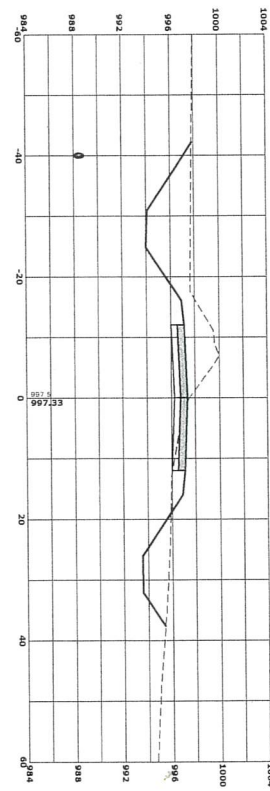
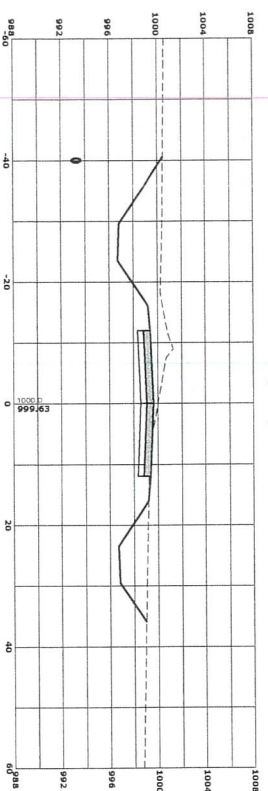
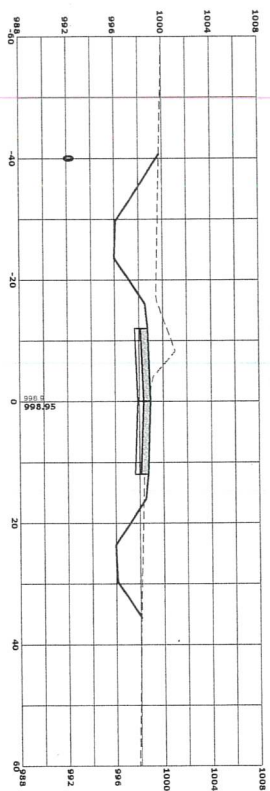
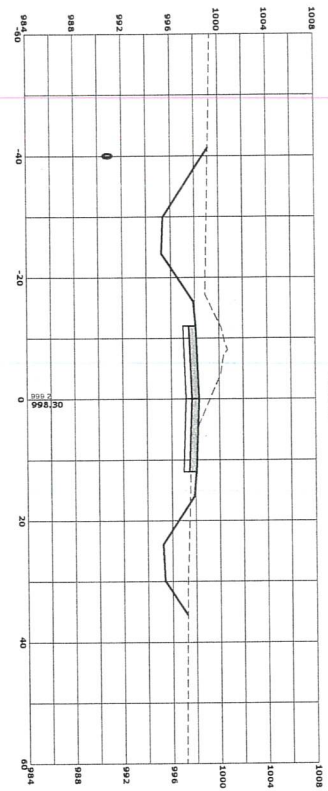
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252ND STREET CROSS SECTIONS - 1

TIMBER RIDGE SUBDIVISION - PLAT 2
NEVADA, IOWA

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ASSOCIATES
 JOB NO. 7388.001
 PROJECT MGR. JOHN GABE, P.E.
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252ND STREET CROSS SECTIONS - 6

TIMBER RIDGE SUBDIVISION - PLAT 2
NEVADA, IOWA

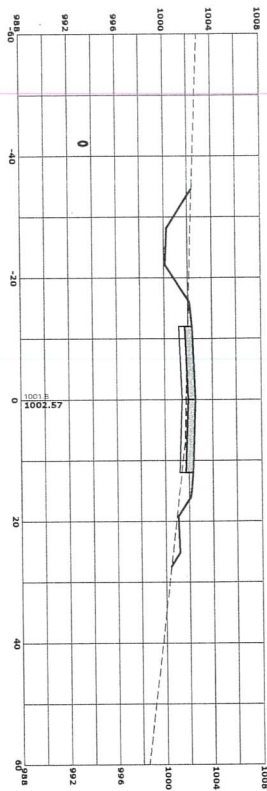
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JOB NO.
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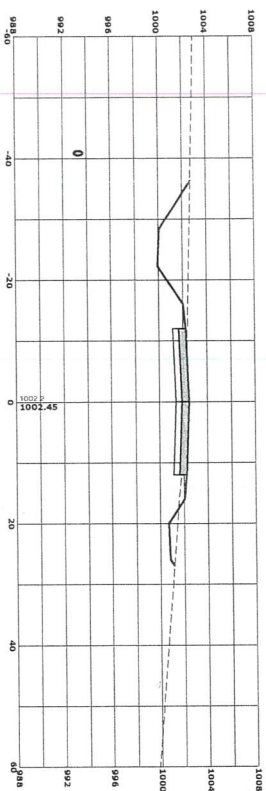
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JOHN QUINN, P.E.

STRAND ASSOCIATES

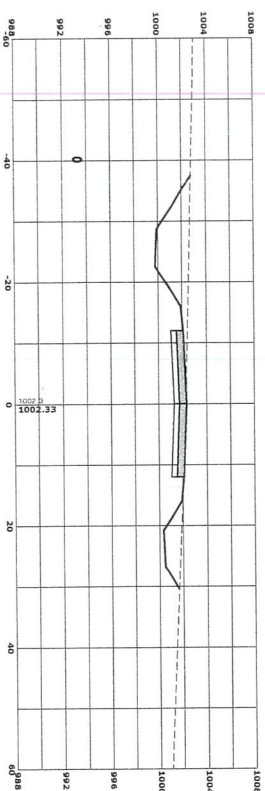
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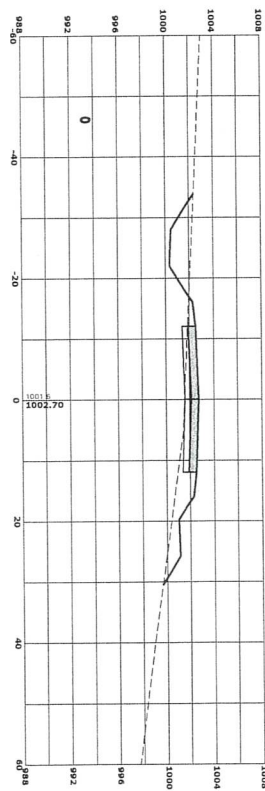
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252ND STREET CROSS SECTIONS - 11

TIMBER RIDGE SUBDIVISION - PLAT 2
NEVADA, IOWA

NO.	REVISIONS	DATE:

JOB NO.
7308.001
PROJECT MGR.
JOHN GADE, P.E.

STRAND ASSOCIATES

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