

LETTING DATE
 DEC 17, 2024
 PCC SIDEWALK/TRAIL
 STPN-009-1(055)--2J-60



PLANS OF PROPOSED IMPROVEMENT ON THE
PRIMARY ROAD SYSTEM
LYON COUNTY
PCC SIDEWALK/TRAIL

IN LARCHWOOD (ADA - DISTRICT 3)

SCALES: As Noted

Refer to the Proposal Form for list of applicable specifications.

Value Engineering Saves. Refer to Article 1105.14 of the Specifications.



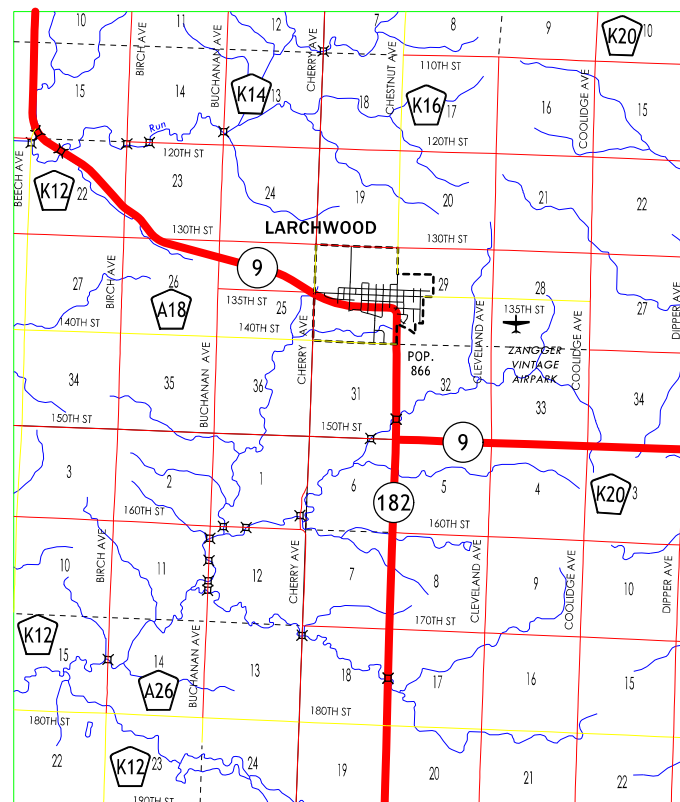
REVISIONS

TOTAL
40

PROJECT IDENTIFICATION NUMBER	23-60-009-040
PROJECT NUMBER	STPN-009-1(055)--2J-60
R.O.W. PROJECT NUMBER	STPN-009-1(056)-2J-60

INDEX OF SHEETS

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* A.2	Location Map Sheet
B Sheets	Typical Cross Sections and Details
B.1	Typical Cross Sections and Details
G Sheets	Survey Sheets
* G.1	Survey Information
H Sheets	Right-of-Way Sheets
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J Sheets	Traffic Control and Staging Sheets
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J.2	Staging Notes
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* S.1	Sidewalk Legend & Symbol Information Sheet
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For Project Location Map
Refer to Sheet No. A.02



PRELIMINARY PLANS

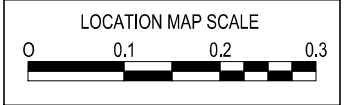
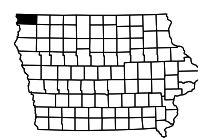
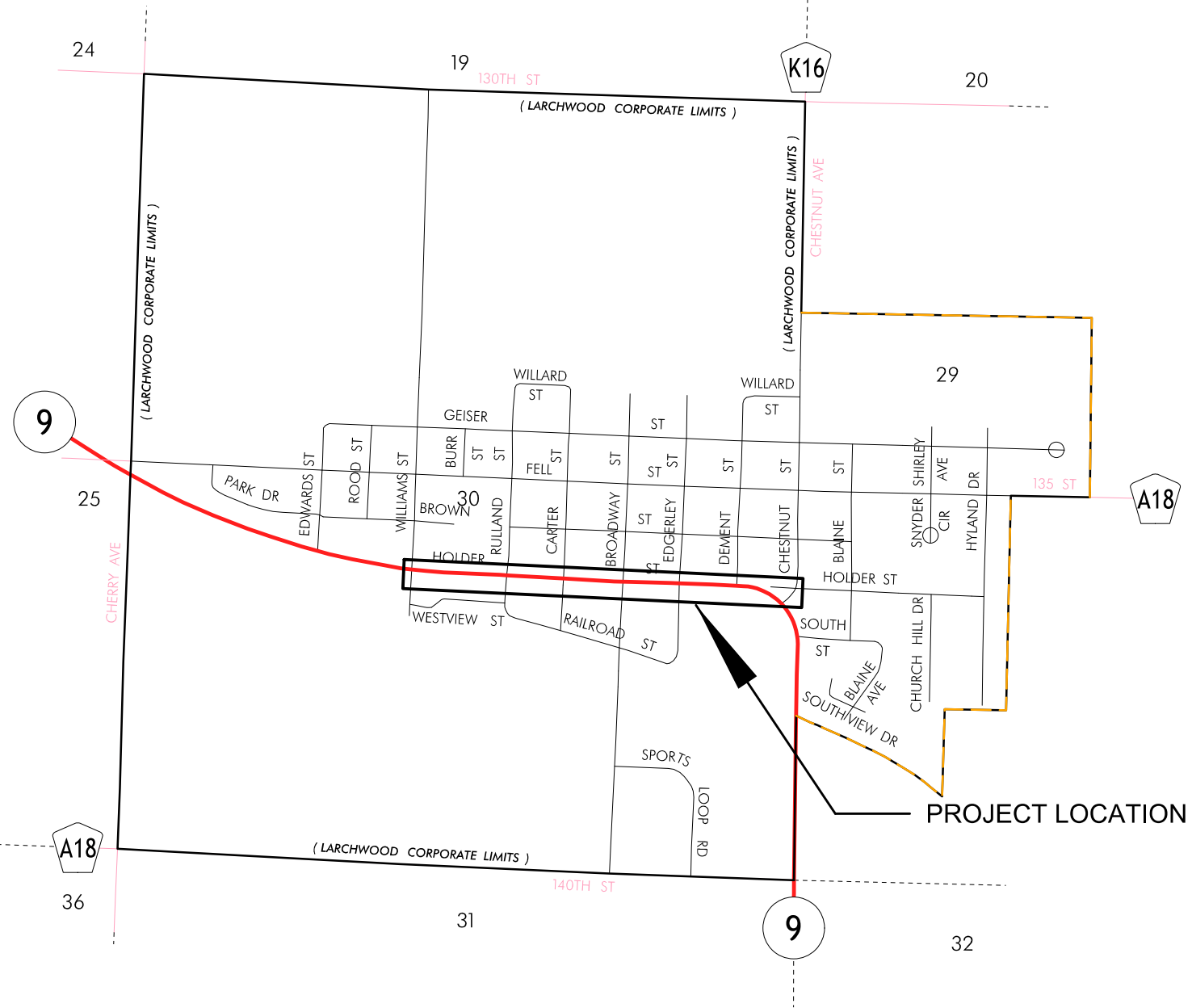
Subject to change by final design.

D5 PLAN - Date: 12/22/2023

LYON COUNTY

R-48W R-47W

T-100N



Parcel No.: N/A
 Parcel ID: 390000005500000
 Title Holder: Norman, Trent A
 Property Address: 915 Williams Street
 Larchwood, IA 51241
 Temporary Easement: N/A

Approximate Existing
 Right-of-Way

Holder St (IA 9)

Williams St

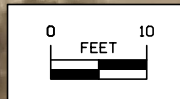
Williams St

Approximate Existing
 Right-of-Way

Parcel No.: N/A
 Parcel ID: 390000038001000
 Title Holder: Security Savings Banks
 Property Address: 430 Holder Street
 Larchwood, IA 51241
 Temporary Easement: N/A

- △ Proposed Right of Way
- △ Existing Right of Way
- △ Existing and Proposed Right of Way
- △ Easement and Existing Right of Way
- Borrow
- Easement (Temporary)
- Easement
- X Excess
- Property Line
- A/C Access Control

RIGHT OF WAY LEGEND



Right of Way Design Information	
THIS SHEET INCLUDED FOR INFORMATION ONLY	
ROW Team:	HR Green / JCG Land Services
ROW #:	STPN-009-1(056)--2J-60
Plan Date:	December 22, 2023
Color Legend:	
	Property Lines
	Temporary Easement
	Permanent Acquisition

Parcel No.: LAR-001
 Parcel ID: 390000005610000
 Title Holder: Lyon Sioux Rural Water Systems
 Owner Address: PO Box 309
 Rock Rapids, IA 51246
 Temporary Easement: 800.0 SF

Parcel No.: LAR-002
 Parcel ID: 390000005600000
 Title Holder: Larchwood, City of
 Owner Address: PO Box 216
 Larchwood, IA 51241
 Temporary Easement: 500.0 SF

Lyon Sioux Rural Water Systems

Larchwood, City of

TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 800.0 SF

TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 500.0 SF

Approximate Existing
 Right-of-Way

Approximate Existing
 Right-of-Way

Holder St (IA 9)

Approximate Existing
 Right-of-Way

Parcel No.: N/A
 Parcel ID: 390000030700000
 Title Holder: Larchwood Properties LLC
 Property Address: 800 Holder Street
 Larchwood, IA 51241
 Temporary Easement: N/A

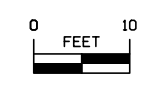
Parcel No.: N/A
 Parcel ID: 390000030600000
 Title Holder: Roemen, Nathan D
 Property Address: 802 Holder Street
 Larchwood, IA 51241
 Temporary Easement: N/A

Parcel No.: N/A
 Parcel ID: 390000030500000
 Title Holder: Dewit, Bradley K
 Property Address: 804 Holder Street
 Larchwood, IA 51241
 Temporary Easement: N/A

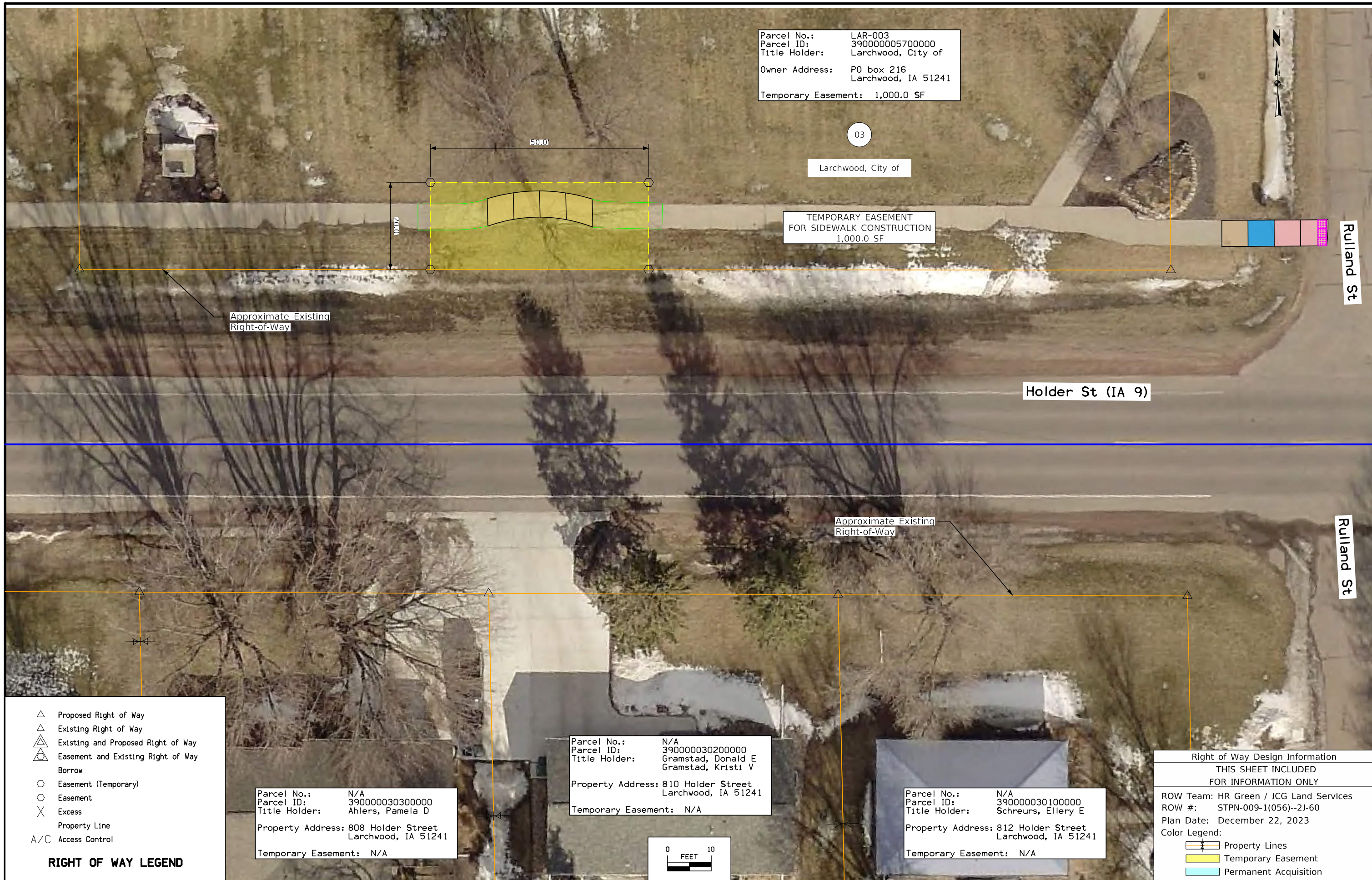
Parcel No.: N/A
 Parcel ID: 390000030400000
 Title Holder: Mullinix, Sarah
 Property Address: 806 Holder Street
 Larchwood, IA 51241
 Temporary Easement: N/A

- △ Proposed Right of Way
- △ Existing Right of Way
- △ Existing and Proposed Right of Way
- △ Easement and Existing Right of Way
- Borrow
- Easement (Temporary)
- Easement
- X Excess
- Property Line
- A/C Access Control

RIGHT OF WAY LEGEND



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Plan Date:	December 22, 2023
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	Permanent Acquisition



Parcel No.: LAR-003
 Parcel ID: 390000005700000
 Title Holder: Larchwood, City of
 Owner Address: PO box 216
 Larchwood, IA 51241
 Temporary Easement: 1,000.0 SF

03
 Larchwood, City of

TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 1,000.0 SF

Approximate Existing
 Right-of-Way

Holder St (IA 9)

Rulland St

Rulland St

Approximate Existing
 Right-of-Way

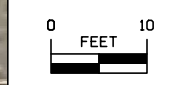
RIGHT OF WAY LEGEND

- △ Proposed Right of Way
- △ Existing Right of Way
- △ Existing and Proposed Right of Way
- △ Easement and Existing Right of Way
- Borrow
- Easement (Temporary)
- Easement
- X Excess
- Property Line
- A/C Access Control

Parcel No.: N/A
 Parcel ID: 390000030300000
 Title Holder: Ahlers, Pamela D
 Property Address: 808 Holder Street
 Larchwood, IA 51241
 Temporary Easement: N/A

Parcel No.: N/A
 Parcel ID: 390000030200000
 Title Holder: Gramstad, Donald E
 Gramstad, Kristi V
 Property Address: 810 Holder Street
 Larchwood, IA 51241
 Temporary Easement: N/A

Parcel No.: N/A
 Parcel ID: 390000030100000
 Title Holder: Schreurs, Ellery E
 Property Address: 812 Holder Street
 Larchwood, IA 51241
 Temporary Easement: N/A



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	Permanent Acquisition

Parcel No.: N/A
 Parcel ID: 391000016400000
 Title Holder: Gilbertson, Craig
 Gilbertson, Laura
 Property Address: Hiway 9
 Larchwood, IA 51241
 Temporary Easement: N/A

Parcel No.: N/A
 Parcel ID: 391000016800000
 Title Holder: Snyders Properties, LLC
 Property Address: 907 Carter Street
 Larchwood, IA 51241
 Temporary Easement: N/A

Approximate Existing
 Right-of-Way

Holder St (IA 9)

Approximate Existing
 Right-of-Way

Parcel No.: N/A
 Parcel ID: 391000022700000
 Title Holder: Cooperative Energy Company
 Owner Address: 1708 Pierce Avenue
 PO Box 254
 Sibley, IA 51249
 Temporary Easement: N/A

Parcel No.: N/A
 Parcel ID: 391000023000000
 Title Holder: Cooperative Energy Company
 Property Address: 836 Holder Street
 Larchwood, IA 51241
 Temporary Easement: N/A

Rulland St

Rulland St

- △ Proposed Right of Way
- △ Existing Right of Way
- △ Existing and Proposed Right of Way
- △ Easement and Existing Right of Way
- Borrow
- Easement (Temporary)
- Easement
- × Excess
- Property Line
- A/C Access Control

RIGHT OF WAY LEGEND

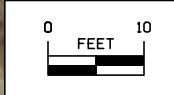
Right of Way Design Information

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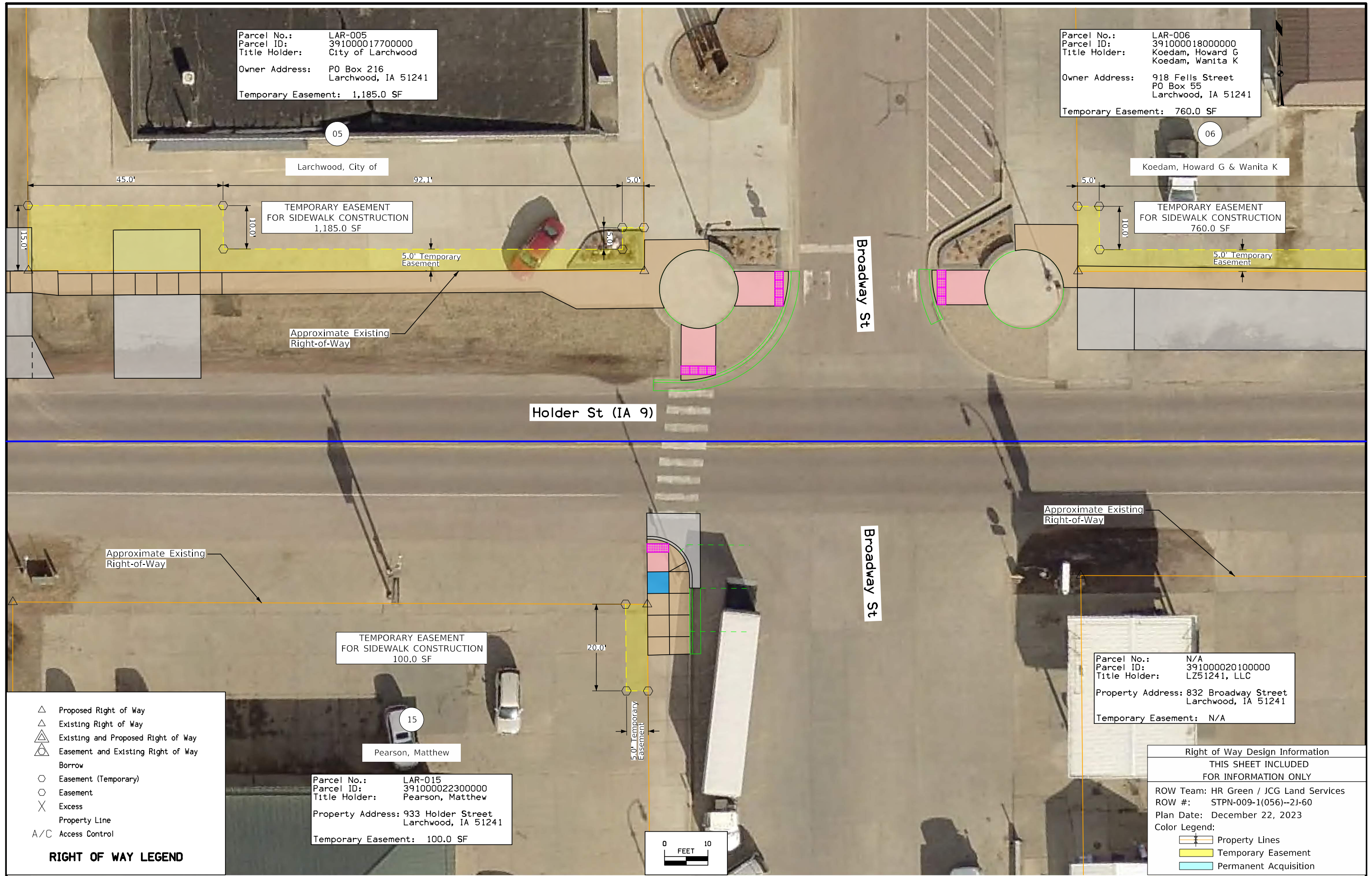
ROW Team: HR Green / JCG Land Services
 ROW #: STPN-009-1(056)--2J-60
 Plan Date: December 22, 2023

Color Legend:

- Property Lines
- Temporary Easement
- Permanent Acquisition







RIGHT OF WAY LEGEND

△	Proposed Right of Way
△	Existing Right of Way
△	Existing and Proposed Right of Way
△	Easement and Existing Right of Way
	Borrow
○	Easement (Temporary)
○	Easement
X	Excess
—	Property Line
A/C	Access Control

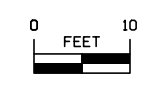
Right of Way Design Information

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ROW Team: HR Green / JCG Land Services
 ROW #: STPN-009-1(056)--2J-60
 Plan Date: December 22, 2023

Color Legend:

—	Property Lines
—	Temporary Easement
—	Permanent Acquisition



Parcel No.: LAR-006
 Parcel ID: 391000018000000
 Title Holder: Koedam, Howard G
 Koedam, Wanita K
 Owner Address: 918 Fells Street
 PO Box 55
 Larchwood, IA 51241
 Temporary Easement: 760.0 SF

Parcel No.: LAR-007
 Parcel ID: 391000018400000
 Title Holder: Larch Building Rentals, LTD
 Owner Address: PO Box 67
 Larchwood, IA 51241
 Temporary Easement: 275.0 SF

06
 Koedam, Howard G & Wanita K

07
 Larch Building Rentals, LTD

TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 760.0 SF

TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 275.0 SF

5.0' Temporary Easement

5.0' Temporary Easement

Approximate Existing Right-of-Way

Holder St (IA 9)

Edgerly St

Approximate Existing Right-of-Way

Parcel No.: N/A
 Parcel ID: 391000020000000
 Title Holder: Snyders Properties LLC
 Owner Address: 1018 Holder Street
 PO Box 92
 Larchwood, IA 51241
 Temporary Easement: N/A

TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 75.0 SF

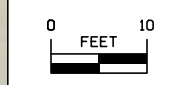
16
 Beyer, Michelle Kay

Parcel No.: N/A
 Parcel ID: 391000020500000
 Title Holder: JMAR Inc
 Security Financial Agency Inc
 Owner Address: 914 Holder Street
 PO Box 157
 Larchwood, IA 51241
 Temporary Easement: N/A

Parcel No.: LAR-016
 Parcel ID: 391000020510000
 Title Holder: Beyer, Michelle Kay
 Property Address: 835 Edgerley Street
 PO Box 81
 Larchwood, IA 51241
 Temporary Easement: 75.0 SF

- △ Proposed Right of Way
- △ Existing Right of Way
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RIGHT OF WAY LEGEND



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	Permanent Acquisition

Parcel No.: LAR-008
 Parcel ID: 391000018800000
 Title Holder: Wordekemper, Jacob
 Wordekemper, Haley
 Property Address: 916 Edgerley Street
 PO Box 328
 Larchwood, IA 51241
 Temporary Easement: 900.0 SF

Parcel No.: LAR-009
 Parcel ID: 391000019000000
 Title Holder: Schaff, Darwin D
 Schaff, Mary Ann
 Property Address: 1133 Holder Street
 PO Box 212
 Larchwood, IA 51241
 Temporary Easement: 625.0 SF

Wordekemper, Jacob & Haley

Schaff, Darwin D & Mary Ann

TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 900.0 SF

TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 625.0 SF

Approximate Existing
 Right-of-Way

Holder St (IA 9)

Approximate Existing
 Right-of-Way

TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 475.0 SF

Tri-State Rentals LLC

Parcel No.: LAR-017
 Parcel ID: 391000021000000
 Title Holder: Tri-State Rentals LLC
 Attn: Darin Porter
 Property Address: 1106 Holder Street
 Larchwood, IA 51241
 Temporary Easement: 475.0 SF

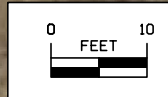
- △ Proposed Right of Way
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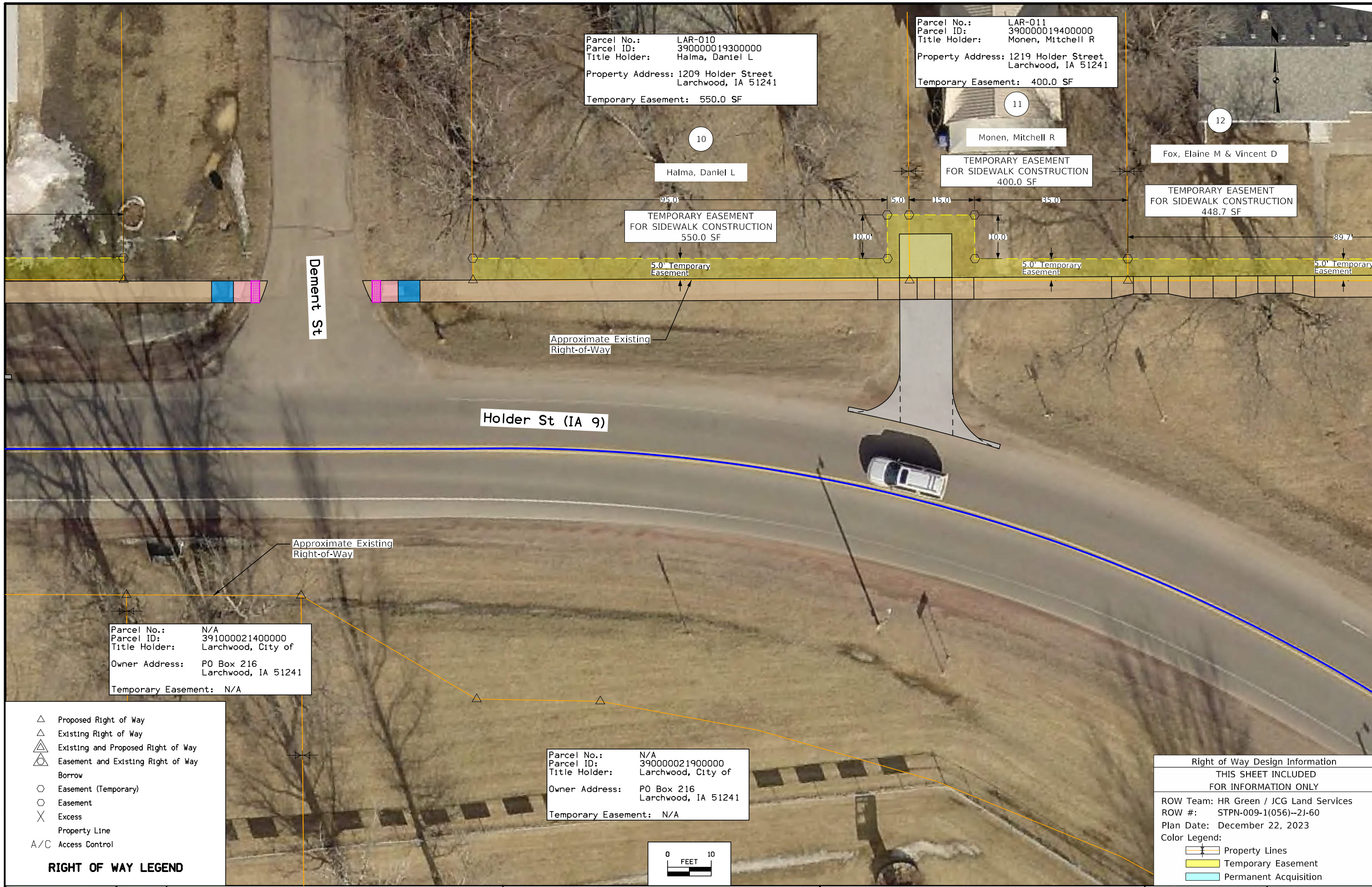
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 Plan Date: December 22, 2023

- Color Legend:
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 - Temporary Easement
 - Permanent Acquisition





Parcel No.: LAR-010
 Parcel ID: 390000019300000
 Title Holder: Halma, Daniel L
 Property Address: 1209 Holder Street
 Larchwood, IA 51241
 Temporary Easement: 550.0 SF

Parcel No.: LAR-011
 Parcel ID: 390000019400000
 Title Holder: Monen, Mitchell R
 Property Address: 1219 Holder Street
 Larchwood, IA 51241
 Temporary Easement: 400.0 SF

TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 550.0 SF

TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 400.0 SF

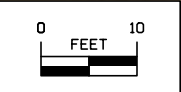
TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 448.7 SF

Parcel No.: N/A
 Parcel ID: 391000021400000
 Title Holder: Larchwood, City of
 Owner Address: PO Box 216
 Larchwood, IA 51241
 Temporary Easement: N/A

Parcel No.: N/A
 Parcel ID: 390000021900000
 Title Holder: Larchwood, City of
 Owner Address: PO Box 216
 Larchwood, IA 51241
 Temporary Easement: N/A

- △ Proposed Right of Way
- △ Existing Right of Way
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	Permanent Acquisition

Parcel No.: LAR-012
 Parcel ID: 390000019900000
 Title Holder: Fox, Elaine M
 Fox, Vincent D
 Property Address: 1231 Holder Street
 PO Box 212
 Larchwood, IA 51241
 Temporary Easement: 448.7 SF

Parcel No.: LAR-013
 Parcel ID: 390000019800000
 Title Holder: Hettinga, Amy Sue
 Property Address: 1237 Holder Street
 Larchwood, IA 51241
 Temporary Easement: 448.7 SF

Parcel No.: LAR-014
 Parcel ID: 390000024600000
 Title Holder: Eiesland, Donald J
 Eiesland, Nancy K
 Property Address: 1309 Holder Street
 Larchwood, IA 51241
 Temporary Easement: 25.0 SF

14

Eiesland, Donald J & Nancy K

TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 25.0 SF

5.0'

5.0'

12

Fox, Elaine M & Vincent D

TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 448.7 SF

13

Hettinga, Amy Sue

TEMPORARY EASEMENT
 FOR SIDEWALK CONSTRUCTION
 448.7 SF

89.7'

89.7'

5.0' Temporary Easement

5.0' Temporary Easement

Approximate Existing Right-of-Way

Holder St

Chestnut Ave

Parcel No.: N/A
 Parcel ID: 390000025800000
 Title Holder: Medema, Brett A
 Medema, Candice
 Owner Address: 1310 Holder Street
 Larchwood, IA 51241
 Temporary Easement: N/A

Approximate Existing Right-of-Way

- △ Proposed Right of Way
- △ Existing Right of Way
- △ Existing and Proposed Right of Way
- △ Easement and Existing Right of Way
- Borrow
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RIGHT OF WAY LEGEND

Holder St (IA 9)



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