

CITY OF HUXLEY

MONDAY ** JUNE 4, 2018 ** CITY HALL ** 6:00 P.M.

HUXLEY CITY COUNCIL CHAMBERS
A SESSION OF THE CITY OF HUXLEY'S
PLANNING AND ZONING COMMISSION

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF HUXLEY, IOWA, WILL MEET IN THE HUXLEY CITY COUNCIL CHAMBERS, 515 NORTH MAIN AVE., HUXLEY, IOWA, AT 6:00 P.M. ON MONDAY THE 4TH DAY OF JUNE, 2018 TO CONSIDER THE MATTERS ENUMERATED IN THE AGENDA BELOW:

1.0) ROLL CALL

COMMISSION AGENDA ITEMS:

2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:

2.1) January 29, 2018 – Meeting

3.0) PUBLIC HEARING: NONE

4.0) DISCUSSION AND RECOMMENATION ITEMS:

4.1) DISCUSSION AND POSSIBLE RECOMMENDATION ON FINAL PLAT FOR MEADOW LANE PLAT 3 EAST.

- PRESENTATION
- DISCUSSION
- RECOMMENDATION

4.2) DISCUSSION AND POSSIBLE RECOMMENDATION ON AMENDING SITE PLAN FOR INNOVATIVE TECHNOLOGIES.

- PRESENTATION
- DISCUSSION
- RECOMMENDATION

4.3) DISCUSSION OLD TOWN ZONING AND USES

4.4) DISCUSSION ON UPDATING COMP PLAN

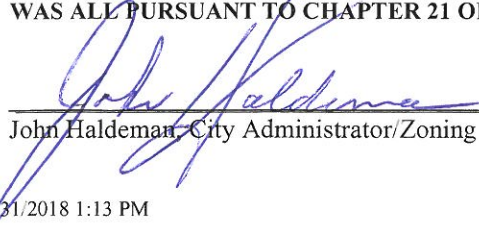
4.5) DISCUSSION ON SIGNAGE

5.0) MISCELLANEOUS

6.0) COMMENTS AND UPDATES

7.0) ADJOURNMENT

THIS NOTICE IS HEREBY GIVEN AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING SPECIFIED ABOVE. THIS WAS DONE BY ADVISING THE NEWS MEDIA WHO HAVE FILED A REQUEST FOR NOTICE AND BY POSTING THE NOTICE ON THE FRONT WINDOW IN THE LOBBY AREA IN CITY HALL THAT IS ACCESSIBLE TO THE PUBLIC. THIS WAS ALL PURSUANT TO CHAPTER 21 OF THE CODE OF IOWA.



John Haldeman, City Administrator/Zoning Administrator

PLANNING AND ZONING

NOTES



FOR
JUNE 4, 2018

Calendar of Upcoming Meetings of Interest;

JUNE 4, 2018 ... HUXLEY PLANNING AND ZONING MEETING 6:00 P.M.
JUNE 12, 2018 HUXLEY CITY COUNCIL MEETING ... 6:00 PM
JUNE 26, 2018 HUXLEY CITY COUNCIL MEETING 6:00 P.M.

COMMISSION ITEMS:

2.1) Minutes from the January 29, 2018 P&Z meeting are in your packet.

3.0) Public Hearing; NONE

4.0) DISCUSSION AND POSSIBLE ACTION

4.1) DISCUSSION AND POSSIBLE RECOMMENDATION ON FINAL PLAT FOR MEADOWLANE PLAT 3 EAST.

Planning and Zoning will be reviewing the plat and comments. Then forward a recommendation onto Council. This would be subject to the public infrastructure being completed and the Council voting on the plat.

- PRESENTATION
- DISCUSSION
- RECOMMENDATION

4.2) DISCUSSION AND POSSIBLE RECOMMENDATION ON AMENDING THE SITE PLAN FOR INNOVATIVE TECHNOLOGIES.

Planning and Zoning will be reviewing the amended site plan. Then forward a recommendation onto Council.

- PRESENTATION
- DISCUSSION
- RECOMMENDATION

The following items will be discussed at the meeting for the Commissions input.

- 4.3) DISCUSSION ON OLD TOWN ZONING AND USES
- 4.4) DISCUSSION ON UPDATING COMP PLAN
- 4.5) DISCUSSION ON SIGNAGE

5.0) Miscellaneous

6.0) Comments/Adjournment



Planning and Zoning Commission Minutes

Monday January 29, 2018
Huxley Council Chambers
7:00 P.M.

1.0) CALL TO ORDER AND ROLL CALL:

Acting Chairman Mike Schonhorst called the P&Z Meeting to order at 7:00 PM. P&Z members present:

Roger Bierbaum	<input type="checkbox"/>	Larry Wilson	<input checked="" type="checkbox"/>
Cheryl Patterson	<input checked="" type="checkbox"/>	Joe Scott	<input type="checkbox"/>
Mike Schonhorst	<input checked="" type="checkbox"/>	Nate Easter	<input checked="" type="checkbox"/>
Gordon Mosher	<input type="checkbox"/>		

Staff present: John Haldeman-Zoning Administrator
Amy Kaplan-Zoning Clerk

Consultants present: Amy Beattie-City Attorney
Forest Aldrich-City Engineer

Council members present: Dave Jensen, Rick Peterson

Guests present: Dan Novelli, Mark Lee, Matt Eller, Grant Tjernagel, Steve Quick, Duane Jensen, Scott Renaud

COMMISSION AGENDA ITEMS:

2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETING:

- 2.1) **NOVEMBER 13, 2017 REGULAR MEETING** - Motion by Easter and seconded by Wilson to approve minutes. Roll was taken. 4 AYE. 0 NAY

3.0) PUBLIC HEARING: None

4.0) DISCUSSION AND RECOMMENDATION ITEMS:

- 4.1) **DISCUSSION AND POSSIBLE RECOMMENDATION ON SITE PLAN FOR VILLAS @ 315 ON EAST FIRST STREET.** Discussion took place regarding each item in the letter dated January 26th, 2018 from Veenstra & Kimm. Motion by Easter and seconded by Wilson to recommend approval of this site plan to City Council pending each item on the letter has been completed/addressed to City Staff prior to the City Council meeting on February 13th. John and Forest are to report unresolved items to Council on the 13th. Please see attached for specifics. 4 AYE 0 NAY.
- 4.2) **DISCUSSION AND POSSIBLE RECOMMENDATION ON SITE PLAN FOR LOT 3, HUXLEY INDUSTRIAL PARK.** Discussion took place regarding each item in the letter dated January 26th, 2018 from Veenstra & Kimm. Motion by Easter and seconded by Patterson to recommend approval of this site plan to City Council on February 13th pending prior staff and engineer comments. 4 AYE 0 NAY.

5.0) MISCELLANEOUS: None

6.0) COMMENTS AND UPDATES:

- Schonhorst appreciates City Staff attempting to meet contractor's deadlines

7.0) ADJOURNMENT – Motion by Easter to adjourn at 8:56 PM, seconded by Patterson. 4 AYE. 0 NAY.



Amy Kaplan, Zoning Clerk

Mike Schonhorst, Acting Chairman

Date of Approval

1. (166.10.4) All water mains, including hydrants and hydrant leads, within the development are proposed to be public water mains. This does not include water services. Water services from the main to the residence will be private. Easements are to be shown on the final plat for the water mains. Easement documents will be prepared and submitted to the City and will stipulate the following:
 - a. The City will be responsible for the maintenance and repair of the water mains and hydrants.
 - b. The developer will be responsible for all replacement work beyond the water main including subgrade compaction and pavement replacement.

All other utilities within the development will be private including all sanitary and storm sewers. There needs to be a discussion on whether the City wants the water mains within the development to be public or private.

There are good arguments for this both ways. The private argument is there is precedence for this arrangement such as the mobile home park just to the west and the City does not have the expense of future maintenance costs. The public argument is that for better water quality it would be best to have the system looped (mobile home park has just one connection, Kading proposing three connections) and the City then has control over repairs to make sure the water supply is kept safe.

Planning & Zoning Commission would prefer that the main is looped and inspected by the City but wants Council to decide on if the water is public or private.

2. The developer is proposing to install a 10-foot wide trail on the east side of Deerwood Drive in lieu of a 5-foot wide sidewalk on the west side of Deerwood Drive. There are existing trees along the west property line next to the mobile home park that will make the installation of a sidewalk difficult in this area if the trees are to be protected.

Comp plan shows a trail. P&Z is ok with eliminating the 5ft sidewalk requirement on the west side of Deerwood Drive and making the east side a 10ft foot wide trail.

3. If a trail is installed on the east side of Deerwood Drive then there needs to be a discussion on how the trail is connected to the Heart of Iowa Trail spur located just to the west of the southwest corner of the site.

It is proposed that the trail on the east side of Deerwood extend to 1st street, however, the commission would like council to decide on what they foresee for that area in the future and how to connect to the existing trail. The commission indicated that a mid-block crossing is not as safe a crossing at an intersection.

4. The north end of Deerwood Drive connects differently than what is shown on the preliminary plat for Meadow Lane to the north. Possible changes to the Meadow Lane Preliminary Plat need to be discussed and determined.

It was decided that a new preliminary plat is needed when Meadow Lane Phase 4 is developed. Kading and Steve Quick will solve between themselves and provide a written agreement to the City before council on February 13th.

5. The storm sewer outlet at the northeast corner of the mobile home park and the storm sewer outlet from the north detention basin for the development will impact the preliminary plat for Meadow Lane. Possible changes to the Meadow Lane Preliminary Plat need to be discussed and determined.

It was decided that a new preliminary plat is needed when Meadow Lane Phase 4 is developed. Kading and Steve Quick will solve between themselves and provide a written agreement to the City before council on February 13th.

6. Subdivision Ordinance 165.05.44 requires parking spaces to be not less than 200 square feet. The proposed parking stalls are 9 feet by 18 feet or 162 square feet. A decision needs to be made on a variance for the smaller parking spaces.

No variance is needed as the proposed meets code. Some discussion is needed on the length of the parking spaces.

7. A traffic study needs to be provided and evaluated.

Planning & Zoning Commission agrees.

8. A lighting plan needs to be provided and evaluated.

Planning & Zoning Commission agrees.

9. Construction plans for Deerwood Drive need to be provided.

Planning & Zoning Commission agrees.

10. Subdivision Ordinance 165.24.4.C. requires a minimum 26-foot wide pavement for the interior private streets. Twenty-two foot (22-foot) wide streets are being proposed meeting Subdivision Ordinance 165.33.4 for private access drives. A determination needs to be made on the width of the interior pavement.

The proposed street width of 22 feet does not meet Huxley code of 26 feet. If the code did not specify 26 feet, the Planning & Zoning commission would not have a problem with the street width. Kading is indicating these are not streets or roadways. Huxley code states:

All interior private roadways shall be paved according to City standards for residential street pavement construction with a minimum pavement width of 26 feet, measured back to back of curb.

"Private roadway" means a paved access, private right-of-way which is for private usage and ingress and egress to a public street.

Discussion and a decision is needed.

11. Subdivision Ordinance 166.21.7 states that lots shall not have access onto an arterial street unless unavoidable. E. First Street is an arterial street. The site plan shows an access onto E. First Street in the southeast corner of the site. This access would be across from the existing east daycare driveway. A decision needs to be made on a variance for this access point.

It is recommended that the far east access from 1st Street is eliminated as it is in violation of Ordinance 166.21.7



VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

May 31, 2018

John Haldeman
City Administrator
City of Huxley
515 N. Main Avenue
Huxley, Iowa 50124

HUXLEY, IOWA
MEADOW LANE PLAT 3
FINAL PLAT

We have reviewed the final plat for Meadow Lane Plat 3 and find it acceptable.

If you have any questions or comments, please contact us at 225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in cursive script that reads "Forrest S. Aldrich".

Forrest S. Aldrich

FSA:dml

cc: Jeff Peterson, City of Huxley (e-mail)
Shane Devick, Civil Engineering Consultants, Inc. (e-mail)
Steve Quick (e-mail)



CITY OF HUXLEY

515 N. Main Ave., Huxley, Iowa 50124
(515) 597-2561 Fax: (515) 597-2570

www.huxleyiowa.org

Final Plat Application

Applicant address: PO Box 396 Huxley IA Phone 515-231-5895
Date submitted: 5/30/18 Planning & Zoning review date: June 4 2018
Original Property Owner Meadow Lane Inv. LLC Council review date: June 12 2018
Current Property Owner Meadow Lane Inv. LLC County Parcel Number: 1324185000
Property address: Meadow Lane Subdivision Phone 515-231-5895
Applicant: Steve Quick
Engineer/surveyor Civil Eng. Consultants Phone 515-276-4884
Electronic copy submitted: Yes ☒ No ☐ Date _____

Current zoning: R1-A
Section: 24 Township: 82 Range: 24 west Q/Q
Subdivision: Meadow Lane Plat 3 East Number of Lots: 25

Fees:

\$100 Application fee

\$50 per re-submission

Legal and Engineering fees reimbursed to the City of Huxley

The undersigned is/are the owner(s) of the described property on this application, located in the incorporated area of Huxley, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the City of Huxley and/or its representatives to conduct a site visit and photograph for the subject property.

This development is subject to and shall be required, as a condition of final development approval, to comply with all City of Huxley Ordinances, requirements and standards that are in effect at the time of final development approval.

Signed: Steve Quick Date: 5/30/18

Name of Plat:

Meadow Lane Plat 3 East

Proposed Use:

Single Family housing

**Final Plat Requirements: As required by Chapter 166.29 & 166.30 of the City of Huxley Code
as shown below.**

166.29 PERFORMANCE BOND OR IRREVOCABLE LETTER OF CREDIT. In lieu of the requirement that improvements be completed prior to the approval of a final plat, the subdivider may post a performance bond with the City or provide an irrevocable letter of credit to the City guaranteeing that improvements not completed shall be completed within a period of two years from the date of approval of such final plat, but such approval of the plat shall not constitute a final acceptance of any improvements to be constructed. The amount for the letter of credit shall be established by the City Administrator and the City Engineer. The amount will be no less than 150% of the bid cost/award. Improvements will be accepted only after their construction has been completed and approved by the City Engineer and the Public Works Director.

166.30 FINAL PLAT REQUIREMENTS. The subdivider shall, within one year from the date of approval of the preliminary plat, unless such time period has been extended, prepare and file with the City Clerk 20 copies of the final plat and required attachments, as set forth in this chapter. Except for a final plat for a minor subdivision as set forth in this chapter, no final plat shall be considered by the Council until and unless a preliminary plat for the area included in the proposed final plat has been approved and has not expired and become void as set forth in this chapter. The final plat shall be drawn at a scale of one inch equals 100 feet or larger. Sheet size shall be at least 22 inches by 34 inches and shall be of a size acceptable to the County Auditor. In addition, the subdivider shall submit to the City one copy that is 11 inches by 17 inches which is reproducible. If more than one sheet is used, each sheet shall clearly show the number of the sheet, the total number of sheets included in the plat and match lines indicating where other sheets adjoin. The final plat shall be clearly marked "final plat" and shall show the following:

1. The name of the subdivision.
2. Name and address of the owner and subdivider.
3. Scale and a graphic bar scale, north arrow and date on each sheet.
4. All monuments to be of record.
5. Sufficient survey data to positively describe the bounds of every lot, block, street, easement or other areas shown on the plat, as well as the outer boundaries of the subdivided land.
6. All required distance, bearing, curve and other survey data.
7. All adjoining properties shall be identified, and where such adjoining properties are a part of a recorded subdivision, the name of that subdivision shall be shown. If the subdivision platted is a resubdivision of a part or the whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made. Resubdivisions shall be labeled as such in a subtitle following the name of the subdivision wherever the name appears on the plat.

8. Street names and clear designation of public alleys.
9. Block and lot numbers.
10. Accurate dimensions for any property to be dedicated or reserved for public use, and the purpose for which such property is dedicated or reserved for public use.
11. The purpose of any easement shown on the plat shall be confined to only those easements pertaining to public utilities including gas, power, telephone, cable television, water, sewer, easements for ingress and egress and such drainage easements as are deemed necessary for the orderly development of the land encompassed within the plat.
12. All interior excepted parcels, clearly indicated and labeled "not a part of this plat."
13. A strip of land shall not be reserved by the subdivider unless the land is of sufficient size and shape to be of some practical use or service as determined by the Council.
14. The minimum unadjusted acceptable error of closure for all subdivision boundaries shall be 1:10,000 and shall be 1:5,000 for any individual lot.
15. A statement by a registered land surveyor that the plat was prepared by the surveyor or under the surveyor's direct personal supervision, signed and dated by the surveyor and bearing the surveyor's Iowa registration number or seal, and a scaled certificate of the accuracy of the plat by the registered land surveyor who drew the plat.

166.31 FINAL PLAT ATTACHMENTS. The following shall be attached to and accompany any final plat and be fully executed:

1. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.
2. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.
3. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the *Code of Iowa*.
4. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the *Code of Iowa* may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.
5. The encumbrance bond, if any.
6. A statement of restriction of all types that run with the land.
7. A certificate by the City Engineer that all required improvements have been satisfactorily completed in accordance with the construction plans as approved and in substantial compliance with the approved preliminary plat. Prior to such certification, "as built" plans for all improvements shall have been provided to the City Engineer. In lieu thereof, the subdivider shall provide a written agreement for the completion of public improvements together with a performance bond or irrevocable letter of credit guaranteeing completion in a form approved by the City Attorney.
8. Where the improvements have been installed, a resolution accepting and approving such improvements, along with the maintenance bond required by this chapter.

9. If private streets or other private improvements have been approved, an agreement in the form of a covenant running with the land, in a form approved by the City Attorney, providing for the construction or reconstruction of any improvements to meet City standards, and the assessment of all costs to the property owners in the event of annexation and dedication and acceptance shall be required.
10. A resolution and certificate for approval by the Council and for signatures of the Mayor and Clerk.
11. The applicable fee, if any, due upon Council approval.
12. An electronic version of the final plat and as-builts shall be submitted. The version and type of electronic copy shall be determined by the City Engineer at the time of submission.
13. Written easement document covering all easements as required in Section 166.11.
14. The subdivider shall provide an agreement for the installation of sidewalks stating the time and who is responsible for installation.
15. The Permittee shall submit three copies of the record drawings prepared by the Permittee's engineer in accordance with the Code of Iowa and one digital copy of said drawings in Arc View, MicroStation, AutoCad or other approved format. Such drawings shall show the "as-built" grading and shall include spot elevations along the flowline of drainage swales and ditches at each property line along with a note and signature on the as-built drawings stating the drainage ditches and/or swales were constructed to the designed depth and width and that said ditches and/or swales are located within the overland flowage easements shown on the Final Plat. Such drawings shall be public record and shall be made available for public review and use of the information shown. Provided, however, the City does not warrant or guarantee the accuracy of such drawings and nothing in this section is intended nor shall it be construed or interpreted to create any such warranty.

166.32 PROCEDURE FOR REVIEW OF FINAL PLAT. The following procedures shall govern the review of final plats:

1. The City Clerk, upon receipt of 20 copies of the final plat shall file one copy in the records of the City, shall retain one copy for public inspection and shall forward the remaining copies to the Zoning Administrator. Sheet size shall be at least 22 inches by 34 inches. In addition, at least one 11-inch by 17-inch submittal that is reproducible shall be filed with the City.
2. The Zoning Administrator shall provide copies of the plat to the City Engineer and such other persons as are necessary to review the plat and shall schedule the plat for review by the City Council.
3. The Zoning Administrator, Public Works Director and the City Engineer shall examine the plat as to its compliance with the ordinances and standards of the City and its conformance with the preliminary plat and shall set forth their findings in writing. A copy of the findings shall be provided to the subdivider and the Planning and Zoning Commission for review prior to review by the Council. The Commission shall then review the plat and shall forward a written recommendation thereon to the Council within 45 days of the filing of the plat with the Clerk. If the recommendation is to disapprove the plat or to require modification of the plat, the reasons therefor shall be set forth in writing and a copy of the recommendation shall be provided to the subdivider. Five copies of the corrected plat shall be due within 30 days of Council action.
4. Upon receipt of the plat and written reports thereon, the Council shall review the plat and attachments thereto. If the plat is found to conform to the ordinances and standards of the City and the comprehensive plan and other adopted plans, all as of the date of approval of the preliminary plat and is found to substantially conform to the preliminary plat, the Council shall approve the plat, and shall cause its approval to be entered on the plat as required by law.
5. Action on the final plat by the Council shall be taken within 60 days of the date of filing of the plat with the Clerk, unless such time period is extended by agreement between the subdivider and the City. If the action is to disapprove the plat, the reasons therefor shall be set forth in the official records of the Council and such decision shall be provided to the subdivider.

MEADOW LANE INVESTMENTS, L.L.C., P.O. BOX 396, HUXLEY, IA 50124

OWNER/APPLICANT
MEADOW LANE INVESTMENTS, L.L.C.
P.O. BOX 396
HUXLEY, IA 50124
(515)231-5895

ZONING
EXISTING: R-1A
PROPOSED: R-1A

BULK REQUIREMENTS

R-1A MINIMUM REQUIREMENTS
AREA - 7000 S.F.
WIDTH - 50' MIN. (③ SETBACK LINE)
FRONT YARD SETBACK - 30'
SIDE YARD SETBACK - 8'
REAR YARD SETBACK - 25'

PROFESSIONAL LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, UNIT 12
DES MOINES, IOWA 50322
PHONE: 515-276-4884

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SE1/4 NW1/4 OF SECTION 24, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M. AND OUTLOT 'W' OF MEADOW LANE PLAT 2 EAST, AN OFFICIAL PLAT RECORDED IN INSTRUMENT 2016-00013138 AT THE STORY COUNTY RECORDER'S OFFICE, ALL IN THE CITY OF HUXLEY, STORY COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID OUTLOT 'W'; THENCE S00°06'53"W, 671.44 FEET ALONG THE EAST LINE OF SAID OUTLOT 'W'; SAID EAST LINE ALSO BEING THE EAST LINE OF SAID SE1/4 NW1/4, TO THE CENTER OF SAID SECTION 24; THENCE S00°06'06"W, 1326.44 FEET ALONG SAID EAST LINE OF OUTLOT 'W'; SAID EAST LINE ALSO BEING THE EAST LINE OF THE SW1/4 OF SAID SECTION 24, TO SE CORNER OF THE NE1/4 SW1/4 OF SAID SECTION 24; THENCE S00°07'25"W, 166.98 FEET ALONG SAID EAST LINE OF OUTLOT 'W' AND SAID EAST LINE OF THE SW1/4 OF THE NE CORNER OF PARCEL 'A' OF OUTLOT 'W'; AN OFFICIAL PARCEL RECORDED IN INSTRUMENT NUMBER 2017-12843 AT THE STORY COUNTY RECORDER'S OFFICE; THENCE N84°44'20"W, 507.32 FEET ALONG THE NORTH LINE OF SAID PARCEL 'A' OF OUTLOT 'W' TO THE NW CORNER OF SAID PARCEL 'A' OF OUTLOT 'W'; THENCE S00°18'34"E, 60.00 FEET ALONG THE WEST LINE OF SAID PARCEL 'A' OF OUTLOT 'W' TO THE SE CORNER OF THE NORTH 24.5 FEET OF PARCEL 3, A PARCEL RECORDED IN BOOK 198, PAGE 178 AT THE STORY COUNTY RECORDER'S OFFICE, SAID SE CORNER ALSO BEING ON THE SOUTH LINE OF SAID OUTLOT 'W'; THENCE N84°44'20"W, 358.05 FEET ALONG SAID SOUTH LINE TO THE SE CORNER OF LOT 164 OF SAID MEADOW LANE PLAT 2 EAST; THENCE N00°17'53"E, 209.22 FEET ALONG THE WEST LINE OF SAID OUTLOT 'W' TO THE NE CORNER OF LOT 164 OF SAID MEADOW LANE PLAT 2 EAST; THENCE N16°40'15"W, 60.00 FEET ALONG SAID WEST LINE TO THE NE CORNER OF LOT 'B' OF SAID MEADOW LANE PLAT 2 EAST; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND A CHORD BEARING S70°54'44"W, AN ARC LENGTH OF 26.88 FEET ALONG SAID WEST LINE, SAID WEST LINE ALSO BEING THE NORTH LINE OF SAID LOT 'B' AND THE NORTH RIGHT-OF-WAY LINE OF E. 4th STREET AS IT IS PRESENTLY ESTABLISHED, TO THE SE CORNER OF LOT 22 OF SAID MEADOW LANE PLAT 2 EAST; THENCE N21°29'12"W, 62.50 FEET ALONG THE WEST LINE OF SAID OUTLOT 'W' TO THE NE CORNER OF SAID LOT 22; THENCE N00°04'36"E, 630.45 FEET ALONG SAID WEST LINE OF OUTLOT 'W' TO THE NE CORNER OF LOT 12 OF MEADOW LANE EAST PLAT 1, AN OFFICIAL PLAT RECORDED IN INSTRUMENT NUMBER 2005-00013561 AT THE STORY COUNTY RECORDER'S OFFICE; THENCE N14°23'14"E, 60.00 FEET ALONG SAID WEST LINE OF OUTLOT 'W' TO THE NE CORNER OF LOT 'C' OF SAID MEADOW LANE EAST PLAT 1; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1970.00 FEET AND A CHORD BEARING N75°21'14"W, AN ARC LENGTH OF 15.35 FEET ALONG SAID WEST LINE OF OUTLOT 'W'; SAID WEST LINE ALSO BEING THE NORTH LINE OF SAID LOT 'C' AND THE NORTH RIGHT-OF-WAY LINE OF MEADOW LANE AS IT IS PRESENTLY ESTABLISHED, TO THE SE CORNER OF LOT 13 OF SAID MEADOW LANE EAST PLAT 1; THENCE N00°04'53"E, 714.23 FEET ALONG SAID WEST LINE OF OUTLOT 'W' TO THE NE CORNER OF LOT 22 OF SAID MEADOW LANE EAST PLAT 1; THENCE N01°24'51"E, 60.00 FEET ALONG SAID WEST LINE TO THE NE CORNER OF LOT 'A' OF SAID MEADOW LANE EAST PLAT 1; THENCE N88°41'54"W, 137.19 FEET ALONG SAID WEST LINE, SAID WEST LINE ALSO BEING THE NORTH LINE OF SAID LOT 'A' AND THE NORTH RIGHT-OF-WAY LINE OF OAK BOULEVARD AS IT IS PRESENTLY ESTABLISHED, TO A POINT; THENCE S89°56'02"W, 224.74 FEET ALONG SAID WEST LINE AND SAID NORTH RIGHT-OF-WAY LINE TO THE NW CORNER OF SAID OUTLOT 'W'; THENCE N58°43'41"E, 564.84 FEET ALONG THE NORTH LINE OF SAID OUTLOT 'W' TO A POINT; THENCE N84°08'56"E, 65.17 FEET ALONG SAID NORTH LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OAK BEND ROAD AS IT IS PRESENTLY ESTABLISHED; THENCE N58°43'41"E, 323.55 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT; THENCE S00°51'04"E, 163.83 FEET TO A POINT ON THE NORTH LINE OF SAID OUTLOT 'W'; THENCE N84°08'56"E, 470.25 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 47.71 ACRES MORE OR LESS

LAND AREA

2,080,831 SQUARE FEET
47.77 ACRES

PURPOSE OF SURVEY:

THIS FINAL PLAT IS BEING PREPARED TO CREATE TWENTY SIX (26) SINGLE FAMILY LOTS, PUBLIC STREET LOTS AND AN OUTLOT FOR FUTURE RESIDENTIAL DEVELOPMENT.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS FINAL PLAT ARE BASED ON THE WEST LINE OF NW $\frac{1}{4}$, SE $\frac{1}{4}$, OF SECTION 24, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5th P.M., HAVING A BEARING OF 500°06'06"N.

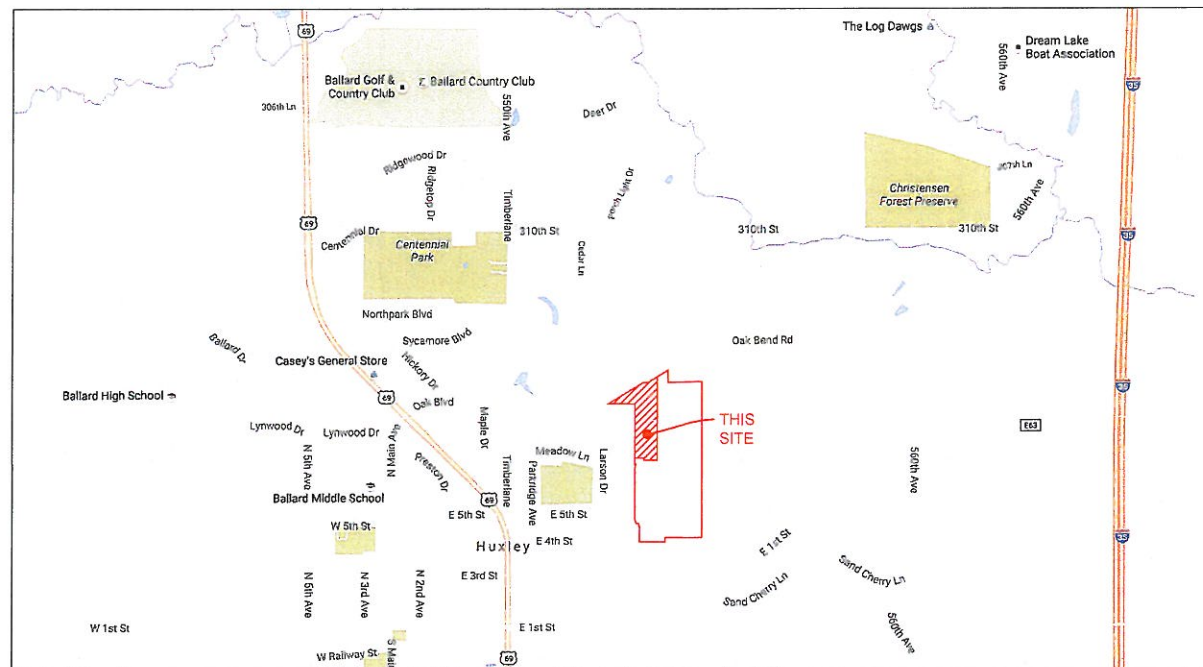
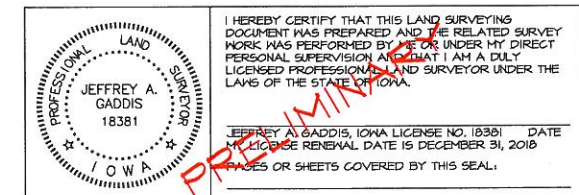
NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
3. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
4. ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS UNLESS LABELED AS PROPOSED.
5. ANY EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
6. THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER.
7. LOTS 'A', 'B', 'C', & 'D' ARE TO BE DEEDED TO THE CITY OF HUXLEY FOR PUBLIC RIGHT-OF-WAY.
8. LOT 'E' TO BE DEEDED TO THE CITY OF HUXLEY. THE PURPOSE OF LOT 'E' IS TO TRANSFER GROUND THAT HAS SEVERAL EASEMENTS AND TO SIMPLIFY LOT 165.

LEGEND

=====	PLAT BOUNDARY
-----	LOT LINES
-----	SECTION LINES
-----	CENTERLINE
▲	SECTION CORNER
●	FOUND CORNER
O	SET CORNER W/ 5/8" I.R. W/BUE CAP #18381
I.R.	IRON ROD
I.P.	IRON PIPE
D.	DEEDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
1234	ADDRESS
B.S.L.	BUILDING SETBACK LINE

CERTIFICATION



NO SCALE
VICINITY SKETCH

FEMA FLOOD ZONE

ZONE 'X' ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY MAP NUMBER 19169C0290E WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2008.
 ** FEMA FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE **
 (SEE FEMA FLOOD MAPS SERVICE CENTER FOR CURRENT MAPS)

Civil Engineering Consultants, Inc.

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

THE

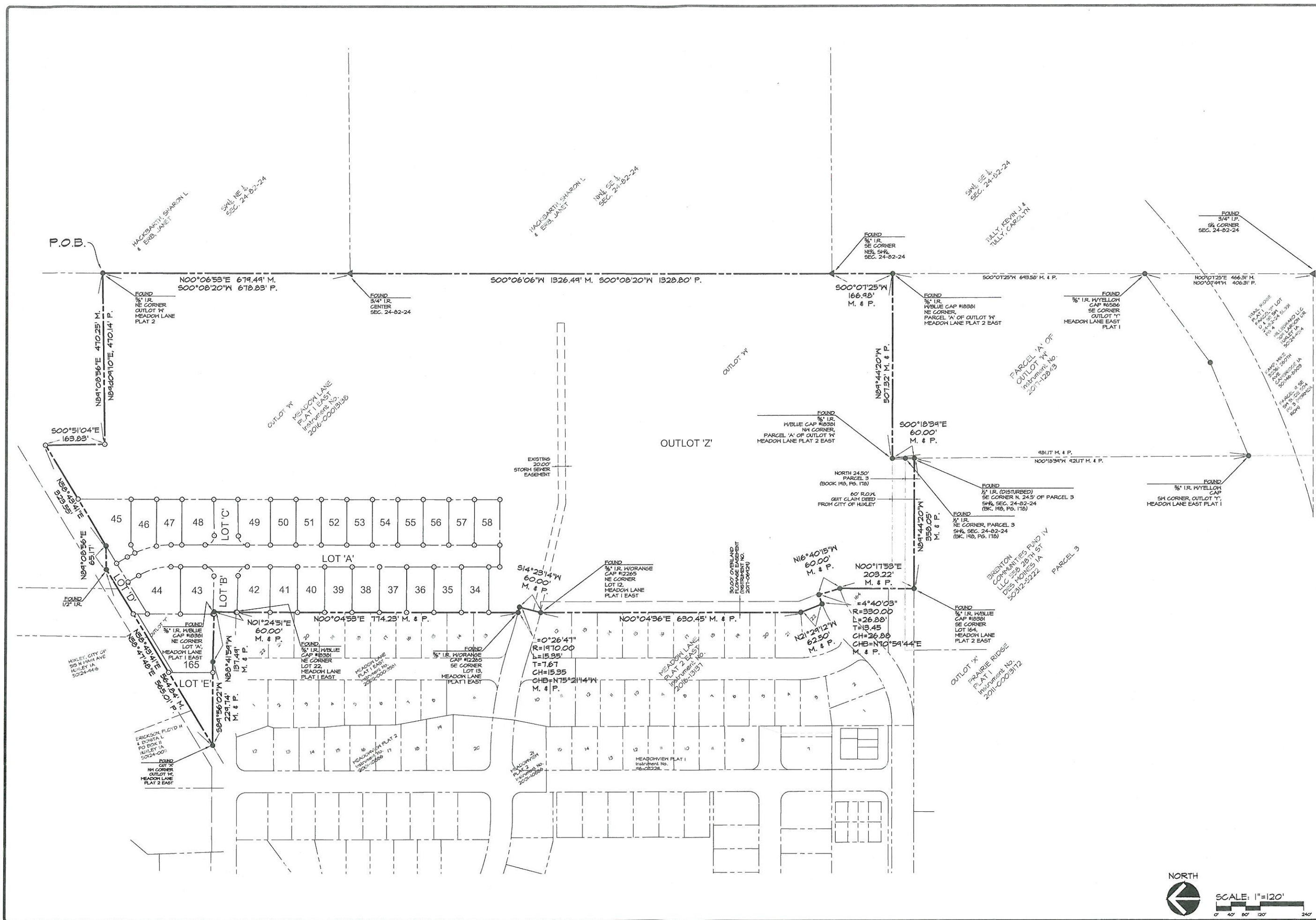
DATE:	APRIL 30, 2018	REVISED:	COMMENTS
		1	05-25-2018
		2	
		3	
		4	
DATE OF SURVEY:	5.D	5	
DESIGNED BY:			
DRAWN BY:	MEH	6	

MEADOW LANE PLAT 3 EAST
HUXLEY, IOWA

1995-1996

SHEET
01
OF 03

E-7123



SCALE: 1"=120'

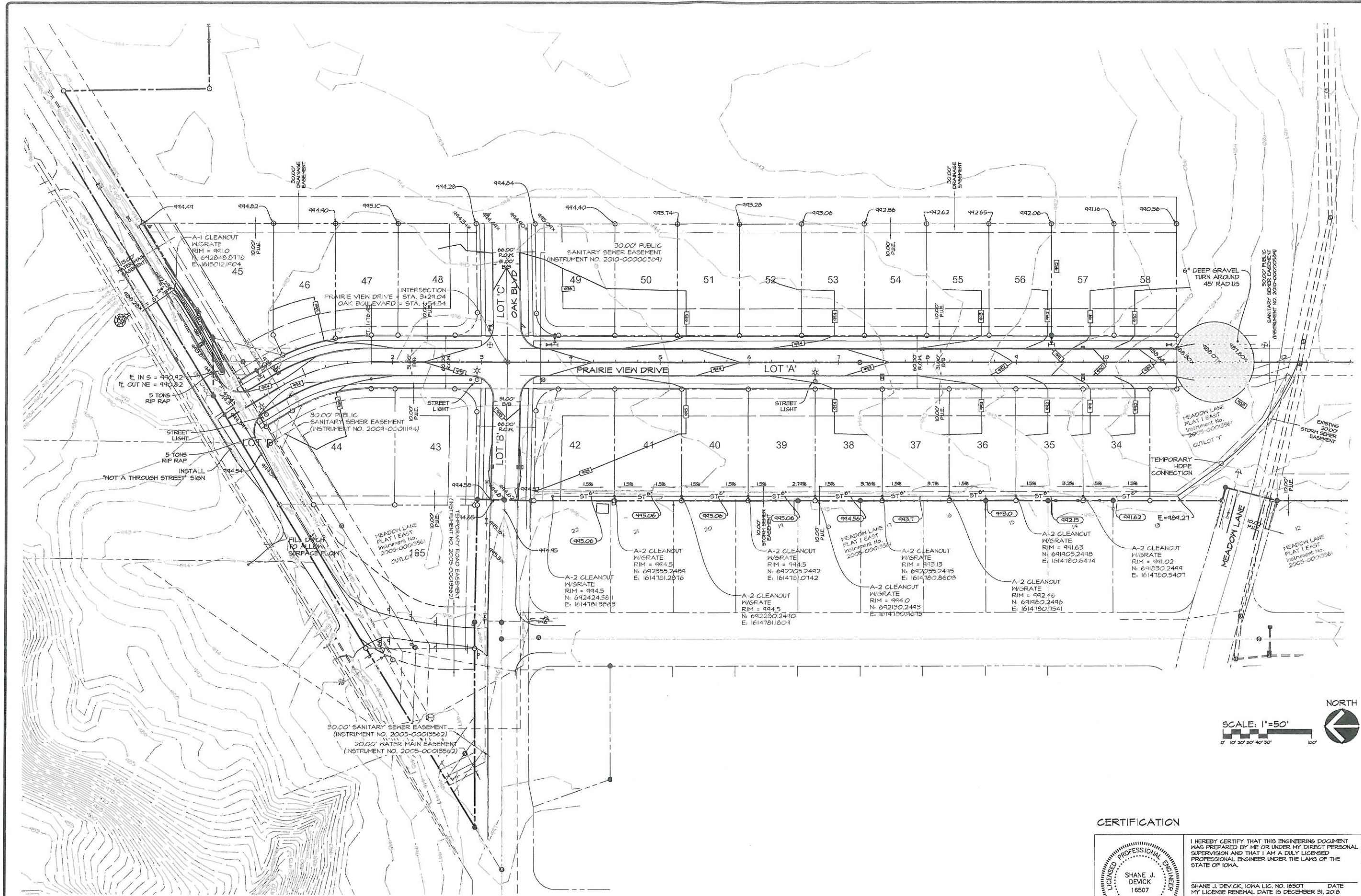
MEADOW LANE PLAT 3 EAST
HUXLEY, IOWA
FINAL PLAT

SHEET
02
OF 03
E-TT23

DATE:	APRIL 30, 2016	REVISIONS	COMMENTS
		1	05-23-2016
		2	
		3	
		4	
DATE OF SURVEY:		5	
DESIGNED BY:	SJD	6	
DRAWN BY:	MEH		



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



CERTIFICATION

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.	
	SHANE J. DEVICK, IOWA LIC. NO. 16507	DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
	PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY	

CEC Civil Engineering Consultants, Inc. 2400 86th Street, Unit 12, Des Moines, Iowa 50322 515.276.4884 Fax: 515.276.7084 mail@cecinc.com		DATE:	MAY 23, 2018	REVISIONS	COMMENTS
		DATE OF SURVEY:		1	
MEADOW LAKE PLAT 3 EAST HUXLEY, IOWA BACKYARD DRAINAGE ELEVATIONS AND SLOPES		DESIGNED BY:	SJD	2	
		DRAWN BY:	MEH	3	
				4	
				5	
				6	
SHEET 01 OF 01		E-TT23			



VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

May 31, 2018

John Haldeman
City Administrator
City of Huxley
515 N. Main Avenue
Huxley, Iowa 50124

HUXLEY, IOWA
INNOVATIVE TECHNOLOGIES SITE
POLE BARN ADDITION
SITE PLAN

We have reviewed the pole barn addition to the Innovative Technologies Site and find it acceptable with the following items that need to be discussed with the P&Z commission.

1. One parking stall needs to be added. On the site plan this is proposed to be added along the north side of the existing building. This location needs to be confirmed by the developer.
2. The floor of the pole building and the perimeter of the building highlighted in yellow will be paved with concrete pavement. We have no objections to this concept but this plan should be confirmed by P&Z.

If you have any questions or comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in cursive script that reads "Forrest S. Aldrich".

Forrest S. Aldrich

FSA:dml
45229-017

cc: Nate Easter, Easter & Associates (e-mail)
Jeff Peterson, City of Huxley (e-mail)
Luke Well, Woodruff Construction (e-mail)
Mindy Bryngelson, Clapsaddle-Garber Associates (e-mail)

West Des Moines, IA • Coralville, IA • Mason City, IA • Sioux City, IA • Moline, IL • Springfield, IL • Liberty, MO

GENERAL UTILITY NOTES:

1. ALL SITE UTILITIES SHALL BE BROUGHT WITHIN 5' OF THE BUILDING TO CONNECT TO PLUMBING CONTRACTORS WORK.
2. COORDINATE GAS, ELECTRIC, TELEPHONE AND FIBER OPTIC LINES TO THE BUILDING.
3. ALL SANITARY SERVICE LINES SHALL BE FIELD VERIFIED PRIOR TO INSTALLING PIPE OR FITTINGS.
4. FINAL LOCATION AND SIZE OF UTILITIES SERVICE LINES SHALL BE DETERMINED BY THE CITY OF HALEY.
5. STANDARDS AND SPECIFICATIONS MUST BE MET OF THE CITY OF HALEY.
6. BOTH SUDAS AND THE CITY OF HALEY.
7. WATER AND SEWER WILL BE INSPECTED BY WATER AND SEWER DEPARTMENT.
8. ANY STREET SIGNS DAMAGED OR REMOVED WILL BE REPLACED BY OWNER.

CONSTRUCTION DETAILS:

- C-300 INSTALL 8" PCC PAVEMENT
- C-300 INSTALL 4" PCC PAVEMENT
- C-300 INSTALL 5" PCC SIDEWALK PAVEMENT
- C-300 INSTALL CLASS A ROADSTONE
- C-300 SINGLE ACCESSIBLE PARKING SPACES
- C-300 INSTALL TYPE B CONCRETE DRIVEWAY
- C-300 PAVEMENT MARKING
- C-300 INSTALL CONCRETE WHEEL STOP
- C-300 TYPICAL DOCK WALL DETAIL
- C-300 INSTALL 24"X30" SANITARY MANHOLE
- C-300 INSTALL TRENCH GRADE INTAKE
- C-300 INSTALL SANITARY SEWER CLEANOUT
- C-300 INSTALL 18" RPP RPP APRON

CONSTRUCTION NOTES:

- A. ROADWAY & UTILITY EXTENSION BY OTHERS.
- B. INSTALL A MINIMUM 2" WIDE DETECTABLE WARNING SURFACE AT THE END OF THE DETECTABLE WARNING SURFACE EXCLUSIVE OF CURBS OR PARKING SPACES. DETECTABLE WARNING SURFACES SHALL BE INSTALLED BELOW THE DETECTABLE WARNING PANEL.
- C. INSTALL 2" FIRE SERVICES WITH POST INDICATOR VALVE DUCTILE OR 24" INCH. PROVIDE BACKFLOW AS PER STATE PLUMBING CODE FOR FIRE LINE.
- D. INSTALL 2" COPPER WATER LINE WITH VALVE. TWO INCH RPP WATER SERVICE SHALL BE INSTALLED WITH RPP BACKFLOW ASSEMBLY UNDER THE BUILDING.
- E. INSTALL 6" SANITARY SERVICE BRANCH. SERVICE MUST BE 1" OR GREATER. 8" SCH. 40 OR 30" S.S. VERIFY AND HOOK TO TAP PROVIDED FOR LOT.
- F. INSTALL 12" RPP STORM SEWER WITH APRON & RPP RPP AT OUTLET
- G. INSTALL 20" OF 12" CAP CURBLET WITH APRONS & RPP-APR AT EACH END.
- H. INSTALL STOOP AT DOOR

GENERAL LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING SHALL BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.
3. SIGHT TRIANGULATION SHALL BE DETERMINED BY THE OWNER & PROVIDE A SIGHT TRIANGULATION PLAN IN COMPLIANCE WITH THE CITY OF HALEY CODE ACCORDING TO 107.05.18.
4. ALL DISTURBED AREAS SHALL BE SEED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED.
5. CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. ALL DAMAGE TO THE PAVEMENT NOT SHOWN FOR REMOVAL ON THE PLANS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. ALL ALL CONSTRUCTION MATERIALS, DAMPERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

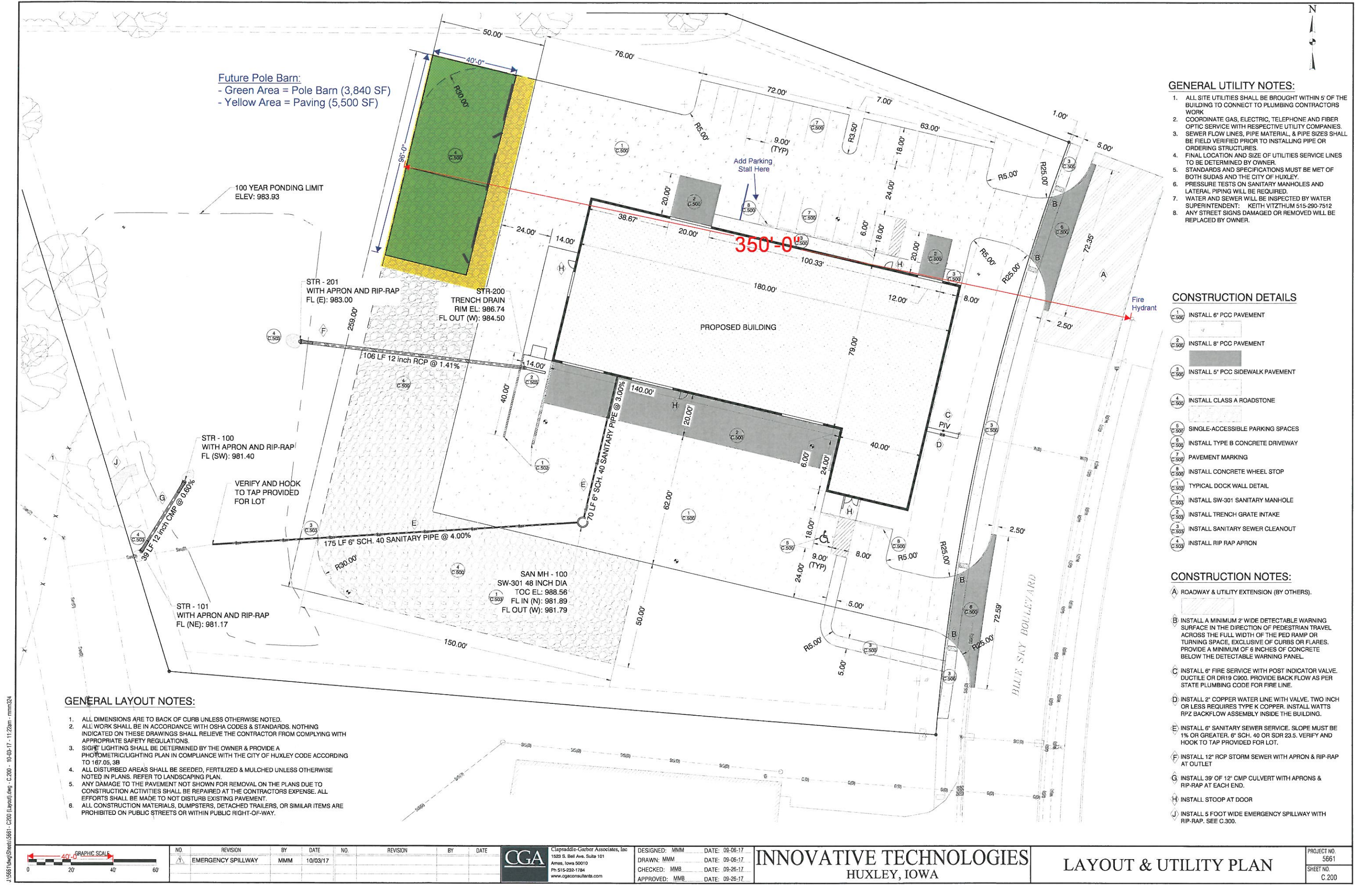
1. ALL SITE UTILITIES SHALL BE BROUGHT WITHIN 5' OF THE BUILDING TO CONNECT TO PLUMBING CONTRACTORS WORK.
2. ALL MOUNT GAS, ELECTRIC, TELEPHONE AND FIBER OPTIC SERVICE WITH RESPECTIVE UTILITY COMPANIES.
3. SEWER FLOW LINE, PIPE MATERIAL, & PIPE SIZE SHALL BE FIELD VERIFIED PRIOR TO INSTALLING PIPE OR CHASE/STRUCTURES.
4. CHASE/STRUCTURES FOR UTILITIES SERVICE LINES TO BE DETERMINED BY OWNER.
5. STANDARDS AND SPECIFICATIONS MUST BE MET OF BOTH SLUAGS AND THE CITY OF HOUSTON.
6. ALL UTILITIES SHALL BE INSTALLED IN TRENCHES AND LATERAL PIPING WILL BE REQUIRED.
7. WATER AND SEWER WILL BE INSPECTED BY WATER SUPERINTENDENT: KATH WATKINS 510-260-7812
8. ALL UTILITIES SHALL BE INSPECTED BY THE CITY OF HOUSTON AS REQUIRED BY OWNER.

C-005	INSTALL 6" PCC PAVEMENT
C-006	INSTALL 6" PCC PAVEMENT
C-007	INSTALL 6" PCC PAVEMENT
C-008	INSTALL 5" PCC BORNWALL PAVEMENT
C-009	INSTALL CLASS 4 ROADSTONE
C-010	SINGLE ACCESSIBLE PARKING SPACES
C-011	INSTALL TYPE B CONCRETE DRIVEWAY
C-012	PAVEMENT MARKINGS
C-013	INSTALL CONCRETE WHEEL STOP
C-014	TYPICAL DOCK WALL DETAIL
C-015	INSTALL 59X31" SANITARY MANHOLE
C-016	INSTALL TRENCH GRATE INRADE
C-017	INSTALL SANITARY SEWER CLEANDOUT
C-018	INSTALL RIP RAP APRON

[illegible]

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTING INDICATED ON THESE DRAWINGS SHALL REFLECT THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES.
3. A SHORT LIGHTING SHALL BE COMPLETED BY THE OWNER & PROVIDE A PHOTOGRAPHIC LIGHTING PLAN IN COMPLIANCE WITH THE CITY OF HALEY CODE ACCORDING TO 16.04.05.18
4. ALL NOTES AND REVISIONS SHALL BE SEQUENTIAL, IDENTIFIED & MATCHED UNLESS OTHERWISE NOTED IN PLAN.
5. ANY DAMAGE TO THE PAVEMENT NOT SHOWN FOR REMOVAL ON THE PLANS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS OR SHALL BE PROHIBITED ON PUBLIC STREET OR WITHIN PUBLIC RIGHT-OF-WAY.

		CGA Consulting Group Associates, Inc. 10232 E. 84th Ave., Suite 101 Overland Park, KS 66203 Phone: 913.241.3300 Fax: 913.241.3302 www.cgaonline.com		DESIGNED: JMM DATE: 09-06-17 DRAWN: JMM DATE: 09-06-17 CHECKED: JMM DATE: 09-26-17 APPROVED: JMM DATE: 09-26-17		INNOVATIVE TECHNOLOGIES HUXLEY, IOWA		LAYOUT & UTILITY PLAN		PROJECT NO. HUXLEY SHEET NO. C-200	
--	--	--	--	--	--	--	--	----------------------------------	--	---	--



Future Pole Barn:
- Green Area = Pole Barn (3,840 SF)
- Yellow Area = Paving (5,500 SF)

100 YEAR PONDING LIMIT
ELEV: 983.93

STR - 201
WITH APRON AND RIP-RAP
FL (E): 983.00

STR-200
TRENCH DRAIN
RIM EL: 986.74
FL OUT (W): 984.50

STR - 100
WITH APRON AND RIP-RAP
FL (SW): 981.40

VERIFY AND HOOK
TO TAP PROVIDED
FOR LOT

STR - 101
WITH APRON AND RIP-RAP
FL (NE): 981.17

SAN MH - 100
SW-301 48 INCH DIA
TOC EL: 988.56
FL IN (N): 981.89
FL OUT (W): 981.79

GENERAL LAYOUT NOTES:

- 1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
- 3. SIGN LIGHTING SHALL BE DETERMINED BY THE OWNER & PROVIDE A PHOTOMETRIC/LIGHTING PLAN IN COMPLIANCE WITH THE CITY OF HUXLEY CODE ACCORDING TO 167.05, 3B
- 4. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
- 5. ANY DAMAGE TO THE PAVEMENT NOT SHOWN FOR REMOVAL ON THE PLANS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT.
- 6. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

GENERAL UTILITY NOTES:

- 1. ALL SITE UTILITIES SHALL BE BROUGHT WITHIN 5' OF THE BUILDING TO CONNECT TO PLUMBING CONTRACTORS WORK
- 2. COORDINATE GAS, ELECTRIC, TELEPHONE AND FIBER OPTIC SERVICE WITH RESPECTIVE UTILITY COMPANIES.
- 3. SEWER FLOW LINES, PIPE MATERIAL, & PIPE SIZES SHALL BE FIELD VERIFIED PRIOR TO INSTALLING PIPE OR ORDERING STRUCTURES.
- 4. FINAL LOCATION AND SIZE OF UTILITIES SERVICE LINES TO BE DETERMINED BY OWNER.
- 5. STANDARDS AND SPECIFICATIONS MUST BE MET OF BOTH SUDAS AND THE CITY OF HUXLEY.
- 6. PRESSURE TESTS ON SANITARY MANHOLES AND LATERAL PIPING WILL BE REQUIRED.
- 7. WATER AND SEWER WILL BE INSPECTED BY WATER SUPERINTENDENT: KETH VITZTHUM 515-290-7512
- 8. ANY STREET SIGNS DAMAGED OR REMOVED WILL BE REPLACED BY OWNER.

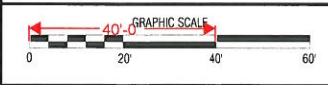
CONSTRUCTION DETAILS

- 1. INSTALL 6" PCC PAVEMENT
- 2. INSTALL 8" PCC PAVEMENT
- 3. INSTALL 5" PCC SIDEWALK PAVEMENT
- 4. INSTALL CLASS A ROADSTONE
- 5. SINGLE-ACCESSIBLE PARKING SPACES
- 6. INSTALL TYPE B CONCRETE DRIVEWAY
- 7. PAVEMENT MARKING
- 8. INSTALL CONCRETE WHEEL STOP
- 9. TYPICAL DOCK WALL DETAIL
- 10. INSTALL SW-301 SANITARY MANHOLE
- 11. INSTALL TRENCH GRATE INTAKE
- 12. INSTALL SANITARY SEWER CLEANOUT
- 13. INSTALL RIP RAP APRON

CONSTRUCTION NOTES:

- A. ROADWAY & UTILITY EXTENSION (BY OTHERS).
- B. INSTALL A MINIMUM 2' WIDE DETECTABLE WARNING SURFACE IN THE DIRECTION OF PEDESTRIAN TRAVEL ACROSS THE FULL WIDTH OF THE PED RAMP OR TURNING SPACE, EXCLUSIVE OF CURBS OR FLARES. PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.
- C. INSTALL 6" FIRE SERVICE WITH POST INDICATOR VALVE. DUCTILE OR DR19 C900. PROVIDE BACK FLOW AS PER STATE PLUMBING CODE FOR FIRE LINE.
- D. INSTALL 2" COPPER WATER LINE WITH VALVE. TWO INCH OR LESS REQUIRES TYPE K COPPER. INSTALL WATTS RPZ BACKFLOW ASSEMBLY INSIDE THE BUILDING.
- E. INSTALL 6" SANITARY SEWER SERVICE. SLOPE MUST BE 1% OR GREATER. 6" SCH. 40 OR SDR 23.5. VERIFY AND HOOK TO TAP PROVIDED FOR LOT.
- F. INSTALL 12" RCP STORM SEWER WITH APRON & RIP-RAP AT OUTLET
- G. INSTALL 39" OF 12" CMP CULVERT WITH APRONS & RIP-RAP AT EACH END.
- H. INSTALL STOOP AT DOOR
- J. INSTALL 5 FOOT WIDE EMERGENCY SPILLWAY WITH RIP-RAP. SEE C.300.

J:\5661\Drawings\5661 - C200 (Layout).dwg - C200 - 10-03-17 - 11:22am - mmm24



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	EMERGENCY SPILLWAY	MMM	10/03/17				

CGA
Clappadillo-Garber Associates, Inc.
1523 S. Bell Ave. Suite 101
Ames, Iowa 50010
Ph 515-232-1784
www.cgaconsultants.com

DESIGNED: MMM DATE: 09-06-17
DRAWN: MMM DATE: 09-06-17
CHECKED: MMB DATE: 09-26-17
APPROVED: MMB DATE: 09-26-17

INNOVATIVE TECHNOLOGIES
HUXLEY, IOWA

LAYOUT & UTILITY PLAN

PROJECT NO.
5661
SHEET NO.
C.200