

# CITY OF HUXLEY

THURSDAY \*\* JUNE 20, 2019 \*\* CITY COUNCIL CHAMBERS\*\* 6:30 P.M.

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

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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 6:30 P.M. ON MONDAY THE 20TH DAY OF JUNE, 2019 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) May 20, 2019 – Meeting

3.0) PUBLIC HEARING: NONE

4.0) DISCUSSION AND RECOMMENATION ITEMS:

4.1) DISCUSSION AND POSSIBLE ACTION ON SETTING DATE FOR PUBLIC HEARING ON REZONING REQUEST FOR WESTVIEW.

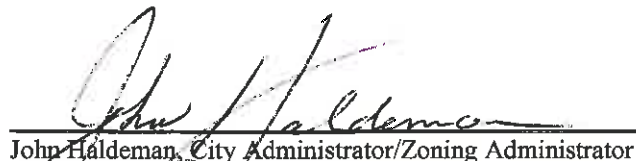
4.2) DISCUSSION AND POSSIBLE RECOMMENDATION TO COUNCIL ON AMENDING SITE PLAN FOR INNOVATIVE TECHNOLOGIES.

4.0) MISCELLANEOUS --- NEXT MEETING, JUNE 27, 2019  
PUBLIC HEARING – JULY 10, 2019

6.0) COMMENTS

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 Commission Minutes

Monday May 20, 2019

Council Chambers

5:00 P.M.

## 1.0) CALL TO ORDER AND ROLL CALL:

Chairman Roger Bierbaum called the P&Z Meeting to order at 5:05 PM. P&Z members present:

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

Staff present: John Haldeman-Zoning Administrator  
Amy Kaplan-Zoning Clerk  
Jeff Peterson – Public Works Director

Consultants present: Matt O’Hollearn---City Attorney  
Forrest Aldrich---City Engineer

Guests present: Shawna Murphy, John Murphy, Erin Ollendike, Roger Wheeler, Lisa Pitchford, Adam Walters, Lance Flathers, Alissa Dornink Hawes, Jill Riedemann, Wes James, Dean McLaughlin, Matthew Hawes, Dave Jensen

## COMMISSION AGENDA ITEMS:

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

2.1) **May 13, 2019 REGULAR MEETING** - Motion by Patterson and seconded by Mosher to approve minutes. Roll was taken. 4 AYE. 0 NAY.

### 3.0) PUBLIC HEARING: None

### 4.0) DISCUSSION AND RECOMMENDATION ITEMS:

#### 4.01) DISCUSSION AND POSSIBLE RECOMMENDATION ON WESTVIEW PRELIMINARY PLAT

Roger Wheeler and Erin Ollendike presented the updated Westview Heights Preliminary Plat and discussion took place. All cul-de-sacs were removed from the presented version of the plat.

There was considerable public concern regarding a second entrance into the development. Several members of the public expressed their concerns regarding the accuracy of the traffic study, the increase in traffic, delays, safety of children and the need for an additional entrance into the development. It was recommended that the

City purchase two lots across from 54615 310<sup>TH</sup> Lane to use as a potential second entrance off US Highway 69, if needed. It would become the City's responsibility to put in this intersection if necessary.

Roger Bierbaum read an email that was sent to the Commission by Jeff Murphy on Monday May 20<sup>th</sup> at 7:08 AM. The public reiterated Jeff's concerns regarding drainage; specifically, Jeff's property to the north and the current homes along the north side of Centennial. Forrest Aldrich indicated that he has reviewed the drainage plan and he approves it. He stated that there will be a significant decrease in water that will head to the north as the water is being redirected to the west to a detention pond. He also stated that the drainage issues the homes along the north side of Centennial experience will be corrected with the addition of swales as part of this development.

Forrest Aldrich, the City Engineer, had provided a letter individually addressing his concerns. The Commission went through each item and discussed.

Again, Roger Bierbaum noted that the Planning and Zoning Commission reviews Preliminary Plats and simply makes a recommendation to the City Council. While the Commission may desire certain things be included in the plat, they are only charged with making sure the plat complies with the requirements of the City Code for developments.

Motion by Patterson to recommend approval of the plat to City Council based on the following items:

- Recognize the valuable public input regarding:
  - A strong desire for a second access to US Highway 69 (intersection)
  - If a second entrance (intersection) onto US Highway 69 is not required by City Council, please consider purchasing 2 lots directly across from 54615 310<sup>th</sup> Lane for a potential additional access to US Highway 69 and integrate the purchase of the lots into the development agreement
- The city is to:
  - Investigate if the DOT would approve another intersection
- Acknowledge that:
  - Forrest Aldrich approves of the drainage plan redirecting the majority of the water from the north to the west detention pond.
- Prior to council, the following items need addressed:
  - #4- The water main extension on Centennial should be 12-inch diameter to match the existing water main size on Centennial
  - #6 With the extension of Ballard Drive north of Centennial drive, as requested by P&Z, mid-block sidewalks should not be required
  - #10 The need for street extension to the north plat boundary on the west side of the west end of 306<sup>th</sup> Lane is not needed with this plat but should be considered in future phases

- #11 Utilities should be extended to the north plat boundary as required by City Code. Forrest will determine if it is practical to extend sanitary sewer to the north plat boundary
- #15 An eight-inch water main at the lift station needs to be extended to the west plat boundary
- #16 The sanitary sewer at the lift station needs to be extended to the west plat boundary
- #23 Jeff Peterson will present to City Council regarding looping the water main from the Grace E Free Church to Ballard Drive through lot one. The Commission did not direct the developer to contact Grace E Free
- Zoning between Street A and US Highway 69, north side of Centennial and Street A needs to conform to R2-A zoning specifications. This area will need to be rezoned from R-2 to R-2A to allow patio homes
- The lots between Street A and US Highway 69 must be resized to meet the 40-foot minimum lot width required by R-2A zoning
- Additionally:
  - #22 The parks board is to design and find funding for park equipment and to pave the sidewalk into the park

Seconded by Wilson. 4 AYE. 0 NAY.

**5.0) MISCELLANEOUS:** None

**6.0) COMMENTS:** None

**7.0) ADJOURNMENT** – Motion by Mosher to adjourn at 7:11 PM, seconded by Patterson. 4 AYE. 0 NAY.

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Amy Kaplan, Zoning Clerk

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Roger Bierbaum, Chairman

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Date of Approval

**OWNER / APPLICANT:**

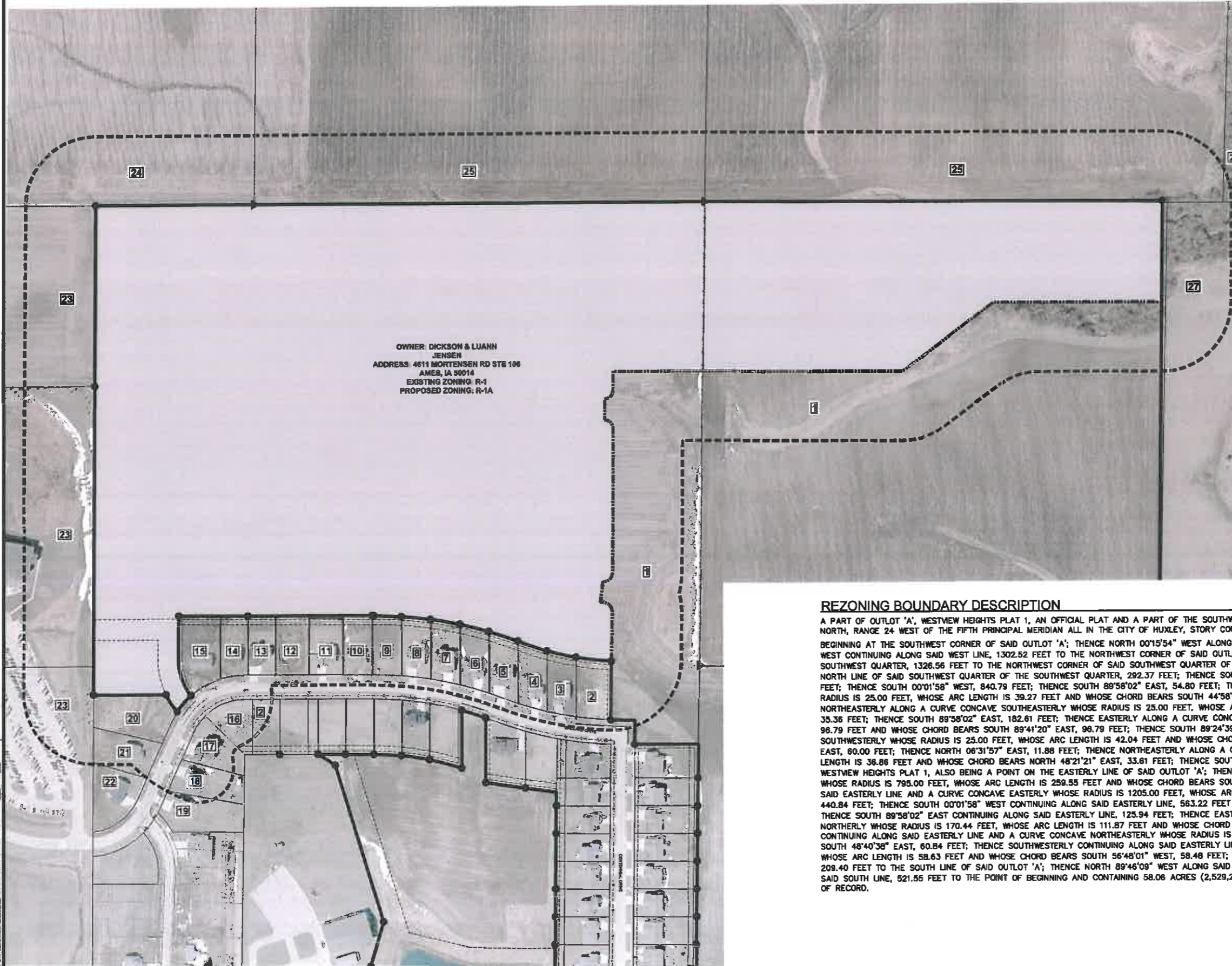
DICKSON & LUANN JENSEN  
 CONTACT: DICKSON JENSEN  
 4611 MORTENSEN ROAD, SUITE 106  
 AMES, IA 50014  
 PH: (515) 233-2752

**ENGINEER / SURVEYOR:**

CIVIL DESIGN ADVANTAGE, LLC  
 CONTACT: ERIN OLLENDIKE  
 3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: (515) 369-4400

**ZONING:**

EXISTING: R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT  
 PROPOSED: R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT

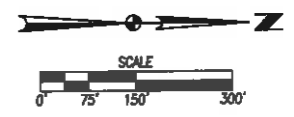


OWNER: DICKSON & LUANN JENSEN  
 ADDRESS: 4611 MORTENSEN RD STE 106  
 AMES, IA 50014  
 EXISTING ZONING: R-1  
 PROPOSED ZONING: R-1A

PETITION FOR CHANGE IN ZONING CLASSIFICATION					
No.	Name of Property Owner	Mailing Address	Total Area of Property (SF)	Area in Rezoning (SF)	% of Total (SF)
1	Dickson & Luann Jensen	4611 Mortensen Rd Ste 106 Ames, IA 50014	5,667,591	255,362	17.42%
2	Homes by Advantage LLC	6250 Nw Beaver Dr # A6 Johnston, IA 50131	30,271	30,271	1.79%
3	Edward & Lisa Pritchard	1009 Ballard Dr Huxley, Iowa 50124	14,942	14,942	0.88%
4	Adam & Rebekah Walters	1005 Ballard Dr Huxley, Iowa 50124	15,719	15,719	0.93%
5	Matthew Hewes & Alissa Dornik	1001 Ballard Dr Huxley, Iowa 50124	15,961	15,961	0.94%
6	Jayme M Tuomela	937 Ballard Dr Huxley, Iowa 50124	15,355	15,355	0.91%
7	Scott & Jodi Baker	933 Ballard Drive Huxley, Iowa 50124	14,820	14,820	0.87%
8	Cody & Stephanie Sobota	929 Ballard Dr Huxley, Iowa 50124	14,484	14,484	0.85%
9	Jeffrey A & Annie J Cleveland	925 Ballard Dr Huxley, Iowa 50124	14,327	14,327	0.84%
10	Nicole Dearmoun	921 Ballard Dr Huxley, Iowa 50124	14,280	14,280	0.84%
11	Todd & Katie Nelson	917 Ballard Dr Huxley, Iowa 50124	16,830	16,830	0.99%
12	Dominic Noll	913 Ballard DR Huxley, Iowa 50124	16,320	16,320	0.96%
13	Wesley James	909 Ballard Dr Huxley, Iowa 50124	13,600	13,600	0.80%
14	John Samuel & Shawna Lynn Murphy	905 Ballard Dr Huxley, Iowa 50124	14,264	14,264	0.84%
15	John & Danielle Gibson	901 Ballard Dr Huxley, Iowa 50124	22,662	22,662	1.34%
16	Roger W & Linda L Hildreth	904 Ballard Dr Huxley, Iowa 50124	13,799	12,519	0.74%
17	Jeffery Lee & Michele M Begg	822 Ballard Dr Huxley, Iowa 50124	17,858	14,874	0.88%
18	Derek L & Caitlin M Jardon	818 Ballard Dr Huxley, Iowa 50124	18,777	14,018	0.83%
19	Jeremy & Lindsay Gustafson	814 Ballard Dr Huxley, Iowa 50124	24,791	1,535	0.09%
20	Jason R & Emily J Evers	811 Ballard Dr Huxley, Iowa 50124	22,960	22,960	1.35%
21	Brandon James & Amanda Pitts	819 Ballard Dr Huxley, Iowa 50124	19,156	17,220	1.02%
22	Deann & Mary L Metzger	815 Ballard Dr Huxley, Iowa 50124	20,902	50	0.00%
23	Ballard Community School District	509 N Main Ave Huxley, Iowa 50124	2,234,628	313,696	18.50%
24	Ruth Lee	31081 535th Ave Huxley, Iowa 50124	1,742,400	122,953	7.25%
25	Phillip C & Jane M Lee	20778 Poplar Ave Mason City, IA 50401	4,712,320	555,976	32.79%
26	Dennis W & Joelynn Hokei	30758 535th Ave Huxley, Iowa 50124	2,831,836	1,602	0.09%
27	Jeffrey K & Carin V Murphy	1605 NW Cedarwood Dr Ankeny, Iowa 50023	388,120	89,209	5.28%
TOTAL				1,695,809	100.00%

**REZONING BOUNDARY DESCRIPTION**

A PART OF OUTLOT 'A', WESTVIEW HEIGHTS PLAT 1, AN OFFICIAL PLAT AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN ALL IN THE CITY OF HUXLEY, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'A'; THENCE NORTH 00°15'54" WEST ALONG THE WEST LINE OF SAID OUTLOT 'A', 456.98 FEET; THENCE NORTH 00°12'24" WEST CONTINUING ALONG SAID WEST LINE, 1302.52 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'A'; THENCE NORTH 00°04'22" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1326.56 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°30'36" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 292.37 FEET; THENCE SOUTH 00°01'58" WEST, 487.05 FEET; THENCE SOUTH 36°53'39" EAST, 326.44 FEET; THENCE SOUTH 00°01'58" WEST, 840.79 FEET; THENCE SOUTH 89°58'02" EAST, 54.80 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS SOUTH 44°58'02" EAST, 35.36 FEET; THENCE SOUTH 89°58'02" EAST, 60.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 45°01'58" EAST, 35.36 FEET; THENCE SOUTH 89°58'02" EAST, 182.61 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 9965.00 FEET, WHOSE ARC LENGTH IS 96.79 FEET AND WHOSE CHORD BEARS SOUTH 89°41'20" EAST, 96.79 FEET; THENCE SOUTH 89°24'39" EAST, 137.53 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 42.04 FEET AND WHOSE CHORD BEARS SOUTH 41°14'03" EAST, 37.26 FEET; THENCE SOUTH 83°03'27" EAST, 60.00 FEET; THENCE NORTH 08°31'57" EAST, 11.88 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.86 FEET AND WHOSE CHORD BEARS NORTH 48°21'21" EAST, 33.61 FEET; THENCE SOUTH 89°24'39" EAST, 143.38 FEET TO THE NORTHWEST CORNER OF LOT 12, SAID WESTVIEW HEIGHTS PLAT 1, ALSO BEING A POINT ON THE EASTERLY LINE OF SAID OUTLOT 'A'; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 259.55 FEET AND WHOSE CHORD BEARS SOUTH 11°44'14" WEST, 258.40 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1205.00 FEET, WHOSE ARC LENGTH IS 443.34 FEET AND WHOSE CHORD BEARS SOUTH 10°33'00" WEST, 440.84 FEET; THENCE SOUTH 00°01'58" WEST CONTINUING ALONG SAID EASTERLY LINE, 563.22 FEET TO THE SOUTHWEST CORNER OF LOT 25, SAID WESTVIEW HEIGHTS PLAT 1; THENCE SOUTH 89°58'02" EAST CONTINUING ALONG SAID EASTERLY LINE, 125.94 FEET; THENCE EASTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 170.44 FEET, WHOSE ARC LENGTH IS 111.87 FEET AND WHOSE CHORD BEARS NORTH 71°13'45" EAST, 109.88 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 235.00 FEET, WHOSE ARC LENGTH IS 61.01 FEET AND WHOSE CHORD BEARS SOUTH 48°40'38" EAST, 60.84 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 230.44 FEET, WHOSE ARC LENGTH IS 58.63 FEET AND WHOSE CHORD BEARS SOUTH 56°48'01" WEST, 58.48 FEET; THENCE SOUTH 00°00'06" EAST CONTINUING ALONG SAID EASTERLY LINE, 209.40 FEET TO THE SOUTH LINE OF SAID OUTLOT 'A'; THENCE NORTH 89°46'09" WEST ALONG SAID SOUTH LINE, 889.74 FEET; THENCE NORTH 89°43'56" WEST CONTINUING ALONG SAID SOUTH LINE, 521.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.06 ACRES (2,529,216 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

1ST SUBMITTAL: \_\_\_\_\_

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO

EI: JWM

**WESTVIEW HEIGHTS**  
**REZONING MAP**

HUXLEY, IOWA

1812.653

PETITION FOR CHANGE IN ZONING CLASSIFICATION					
	Name of Property Owner	Mailing Address	Total Area of Property (SF)	Area In Rezoning (SF)	% of Total (SF)
1	Dickson & Luann Jensen	4611 Mortensen Rd Ste 106 Ames, IA 50014	1,687,199	295,362	86.90%
2	William & Colleen Hurd	54615 310th Ln Huxley, IA 50124	90,605	5,834	1.72%
3	Lawrence Roden	54524 310th Ln Huxley, IA 50124	59,111	5,473	1.61%
4	Charlene Mullin	30934 US Hwy 69 Huxley, IA 50124	45,738	5,155	1.52%
5	Wade & Stephanie Mullin	30934 N US Hwy 69 Huxley, IA 50124	66,211	7,537	2.22%
6	Volodimir & Stacy Polewik	31018 N US Hwy 69 Huxley, IA 50124	38,768	1,037	0.31%
7	Javier Molina	412 W Centennial Dr Huxley, IA 50124	17,610	15,829	4.66%
8	Tyler Jones	416 W Centennial Dr Huxley, IA 50124	14,579	3,659	1.08%
	TOTAL		339,886	239,886	100.00%

**OWNER / APPLICANT:**

DICKSON & LUANN JENSEN  
CONTACT: DICKSON JENSEN  
4611 MORTENSEN ROAD, SUITE 106  
AMES, IA 50014  
PH: (515) 233-2752

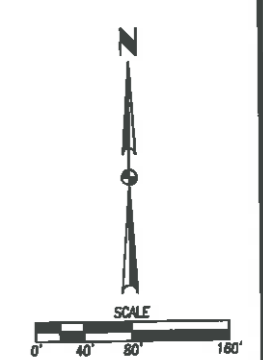
**ENGINEER / SURVEYOR:**

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: ERIN OLLENDIKE  
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: (515) 369-4400

**ZONING:**

EXISTING: R-2: SINGLE-FAMILY AND DUPLEX RESIDENTIAL DISTRICT

PROPOSED: R-2A: PATIO HOMES RESIDENTIAL DISTRICT



**REZONING BOUNDARY DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF HUXLEY, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, WESTVIEW HEIGHTS PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°18'39" WEST ALONG THE NORTH LINE OF SAID WESTVIEW HEIGHTS PLAT 1, A DISTANCE OF 198.12 FEET; THENCE NORTH 00°36'21" EAST, 152.23 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 100.30 FEET, WHOSE ARC LENGTH IS 100.32 FEET AND WHOSE CHORD BEARS NORTH 00°19'09" EAST, 100.32 FEET; THENCE NORTH 00°01'58" EAST, 674.14 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 105.00 FEET, WHOSE ARC LENGTH IS 15.61 FEET AND WHOSE CHORD BEARS NORTH 04°13'35" WEST, 15.60 FEET; THENCE SOUTH 89°58'02" EAST, 197.41 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 69; THENCE SOUTH 00°02'35" WEST ALONG SAID WEST RIGHT OF WAY LINE, 944.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.25 ACRES (185,278 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

FILE: H:\2015\HUXLEY\HUXLEY\REZONING\RESUBMIT\RESUBMIT\_04-10-15.DWG; DRAWN BY: ERIN OLLENDIKE; DATE PLOTTED: 6/27/2015 8:07 PM; PLOT DATE: 6/27/15; PLOTTED BY: ERIN OLLENDIKE

DATE	REVISIONS
06/27/15	2ND SUBMITTAL
04/24/15	1ST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	EI: JWM
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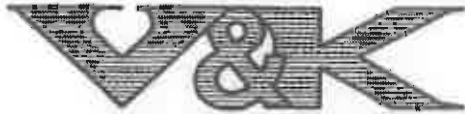
CIVIL DESIGN ADVANTAGE  
ENGINEER: EKO

WESTVIEW HEIGHTS  
REZONING MAP

1812.653



**VEENSTRA & KIMM, INC.**

9000 Mainstrwn Parkway • West Des Moines, Iowa 50266-1320

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

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June 12, 2019

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.

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

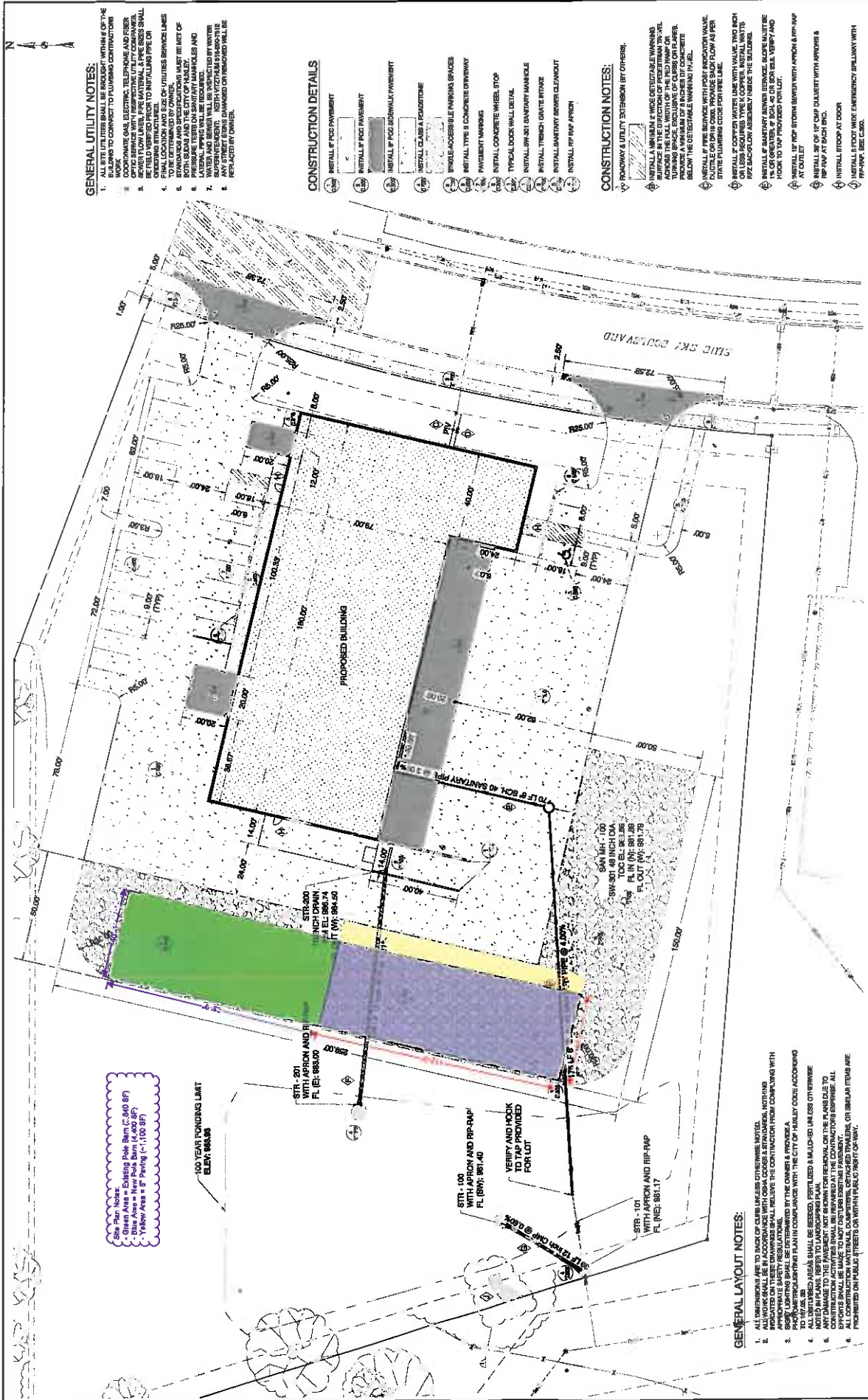
VEENSTRA & KIMM, INC.

A handwritten signature in black ink that reads "Forrest S. Aidrich".

Forrest S. Aidrich

FSA:dml  
45229-017

cc: Jeff Peterson, City of Huxley (e-mail)  
Luke Wall, Innovative Technologies (e-mail)



**GENERAL UTILITY NOTES:**

1. ALL UTILITY LINES SHALL BE INSTALLED WITHIN 4' OF THE BUILDING TO CONFORM TO PLUMBING CONTRACTORS ASSOCIATION (PCA) STANDARDS.
2. COORDINATE GAS, ELECTRIC, TELEPHONE AND FIBER OPTIC SERVICE WITH RESPECTIVE UTILITY COMPANIES.
3. ALL UTILITY LINES SHALL BE INSTALLED WITHIN 4' OF THE BUILDING TO CONFORM TO PLUMBING CONTRACTORS ASSOCIATION (PCA) STANDARDS.
4. ALL UTILITY LINES SHALL BE INSTALLED WITHIN 4' OF THE BUILDING TO CONFORM TO PLUMBING CONTRACTORS ASSOCIATION (PCA) STANDARDS.
5. DIMENSIONS AND SPECIFICATIONS MUST BE MET BY THE CONTRACTOR.
6. PRESSURE TESTS ON SANITARY MAINS AND WATER MAINS SHALL BE CONDUCTED BY WATER SUPPLY DEPARTMENT. TEST HYDROSTATICALLY TO THE DESIGN PRESSURE. WATER MAINS ON TRUNKED MAINS WILL BE INSTALLED BY OWNER.
7. WATER MAINS SHALL BE INSTALLED BY OWNER.
8. PRESSURE TESTS ON SANITARY MAINS AND WATER MAINS SHALL BE CONDUCTED BY WATER SUPPLY DEPARTMENT. TEST HYDROSTATICALLY TO THE DESIGN PRESSURE. WATER MAINS ON TRUNKED MAINS WILL BE INSTALLED BY OWNER.

- CONSTRUCTION DETAILS:**
- 1. INSTALL 1" PCD FAVENHANT
  - 2. INSTALL 1" PCD FAVENHANT
  - 3. INSTALL 1" PCD BIRDAULT FAVENHANT
  - 4. INSTALL CLASS A CALSTONE
  - 5. PROVIDE ACCESSIBLE PARKING SPACES
  - 6. INSTALL TYPE 3 CONCRETE DRIVEWAY
  - 7. PROVIDE WALKWAYS
  - 8. INSTALL CONCRETE WHEEL STOP
  - 9. TYPICAL DOOR WALL DETAIL
  - 10. INSTALL SW-301 SANITARY MANHOLE
  - 11. INSTALL TRENCH GRATE ABOVE
  - 12. INSTALL SANITARY SEWER CLEANOUT
  - 13. INSTALL 1" PCD FAVENHANT

**CONSTRUCTION NOTES:**

1. RAILROAD UTILITY EXTENSION (IF OTHERS)
2. INSTALL A MINIMUM 1" WIDE DETECTABLE WARNING STRIP ALONG THE FULL WIDTH OF THE RED WARP OR TURNING SPACE EXCEPT FOR CURBS OR RAILERS. DETECTABLE WARNING STRIP SHALL BE INSTALLED BELOW THE DETECTABLE WARNING PANEL.
3. INSTALL IF FIRE SERVICE WITH POLE RECOVERY VALVE FLUCTUATE OR DRIP CODE, PROVIDE BACKFLOW AS PER STATE PLUMBING CODE FOR THE LINE.
4. INSTALL 1" CORNER WATER LINE WITH VALVE AND 1/2" IPS BACKFLOW ASSEMBLY MADE IN THE BUILDING.
5. INSTALL 1" SANITARY SEWER SERVICE VALVE SERVICE VALVE 1% OR GREATER, 8" DIA. AND 10' DIA. SERVICE VALVE AND HOOK TO TOP PROVIDED FOR FLOT.
6. INSTALL 1" TOP STORM SEWER WITH 1/2" IPS AND 1" PCD AT CLEANOUT
7. INSTALL 3/4" OF 1" CPVC CLEANOUT WITH APPROX 8" PER 4" AT EACH END.
8. INSTALL 1" TOP WIDE EMERGENCY SALLYWAY WITH 1" PCD AND 1" DIA.

100 YEAR FLOODING LIMIT  
ELEV. 883.30

Blue Area = Existing Pole Barn (6,400 SF)  
Blue Area = New Pole Barn (6,400 SF)  
Yellow Area = 5' Paving (-1,100 SF)

**GENERAL LAYOUT NOTES:**

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. DIMENSIONS ON THESE DRAWINGS SHALL BELIEVE THE CONTRACTOR FROM CONSULTING WITH THE CITY OF HOULEY.
3. PHOTOGRAPHIC SURVEY SHALL BE PROVIDED BY THE OWNER & PROVIDED TO THE CONTRACTOR.
4. ALL UNPAVED AREAS SHALL BE SEEDING, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
5. ALL DIMENSIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED.

PROJECT NO. 8801		DATE: 12-17-23	
SHEET NO. 1		DATE: 06-04-24	
CADD		DATE: 06-04-24	
<b>INNOVATIVE TECHNOLOGIES</b>			
HUXLEY, IOWA			
<b>LAYOUT &amp; UTILITY PLAN</b>			
NO.	REV.	DATE	BY
1	1	12-17-23	MM
EMERGENCY SALLYWAY			
SCALE: 1" = 20'			
DESIGNED: MM			
CHECKED: MM			
DATE: 06-04-24			
DRAWN: MM			
DATE: 06-04-24			
PROJECT: 8801			
PROJECT LOCATION: 1000 S. 10th St, Huxley, IA			
PROJECT DESCRIPTION: 100 Year Flooding Limit			
PROJECT CONTACT: 515-281-1111			





**HUXLEY**  
CITY OF THE HUXLEY

**Site Plan/Landscape Plan Application**

Date submitted: 6/19/2019

Board review date: \_\_\_\_\_

Property Owner: 3D PARTNERS LLC County Parcel Number: \_\_\_\_\_

Property Address: 1545 BLUE SKY BLVD.

Property zoning: M1

Legal description: INNOVATIVE TECHNOLOGIES

Site plan prepared by: CLAPSADDLE - GARBER ASSOCIATES INC.

Address: 1523 S. BELL AVE. SUITE 101 AMES IA

Site plan review - \$100/reimburse City for any cost (legal and engineering) and \$50 for amendments to the original site plan.

I understand that the City of Huxley requires a site plan prior to issuance of any building permits within any zoning districts except R-1 and R-2. The site plan must include the 36 points as noted on the checklist and it must be presented at least 15 days prior to the Planning and Zoning scheduled meeting. Ten copies are required to be submitted and will be subject to City Engineer review at the expense of the developer. I hereby understand these conditions and agree to comply with all City of Huxley Code requirements.

Signed: *John W. [Signature]*

Date: 6/19/2019

\*\*\*\*\*

(City use only)

Date of P&Z Meeting: \_\_\_\_\_

City Council Meeting date: \_\_\_\_\_

Fee Check Number: \_\_\_\_\_

Receipt number \_\_\_\_\_

Decision of the board:

Decision of the council:

# CITY OF HUXLEY

515 N. Main Ave.  
Huxley, IA 50124  
PHONE: 515.597.2561

# BUILDING PERMIT APPLICATION

**IMPORTANT!** Work Authorized By This Permit Must Begin Within 6 Months of Permit Approval Date  
Complete ALL Information Requested and Include **SITE PLAN & BUILDING PLAN**

	NAME	ADDRESS	PHONE NUMBER
OWNER	3D Partners LLC	1545 Blue Sky Blvd. Huxley	515-597-3848
CONTRACTOR	No General Contractor		
ARCHITECT			
PLUMBING			
MECHANICAL			
ELECTRICAL	NAI Electrical	2730 Ford St. Ames, IA	515-202-8808
Primary Contact #	Luke Well	1545 Blue Sky Blvd Huxley	515-208-5135
Secondary Contact #	Nick Skow	1545 Blue Sky Blvd Huxley	515-597-3848

Legal Description of Property Innovative Technologies

Zoning M1

Building Address 1545 Blue Sky Blvd. Huxley, IA

Description of Work Adding on to the south end of the to existing pole barn for additional storage

Basement Finish (SF) 0 Deck (SF, Covered/Uncovered) 0

Estimated Cost of Work\* \$142,000 Size (SF) 4,480

\*The final determination of value for calculating the permit fee will be made by the building official.

CONSTRUCTION FEES / PERMITS	FEE
BUILDING PERMIT	
ELECTRICAL PERMIT (IF NEEDED)	
PLUMBING PERMIT (IF NEEDED)	
HEATING PERMIT (IF NEEDED)	
MANUFACTURED HOMES	\$200
OTHER	

UTILITY CONNECTION FEES / PERMITS	FEE
WATER CONNECTION FEE	\$700
WATER METER w/HARDWARE (3/4" hook up)	\$250
IRRIGATION METER (3/4" hook up)	\$275
WATER TAPPING FEE	\$200
SEWER CONNECTION FEE	\$430
SEWER TAPPING FEE	\$250
STREET OPENING	\$25
POOL ADMINISTRATIVE FEE	
ADMINISTRATIVE FEE	\$25
DEPOSIT	\$1,000

FOR INSPECTIONS CONTACT: **SAFE BUILDING @ 515-333-4161**

The owner of this building and the undersigned agree to conform to all applicable laws of the City of Huxley and the State of Iowa.

Signature of Applicant Luke Well Address 1545 Blue Sky Blvd. Application Date 6/4/2019

**DO NOT WRITE IN SPACE BELOW - FOR OFFICE USE ONLY**

Approved By \_\_\_\_\_ Valuation \_\_\_\_\_ Approval Date \_\_\_\_\_

# SITE PLAN

Number of Buildings Now on Lot \_\_\_\_\_ Use of Buildings Now on Lot \_\_\_\_\_

Proposed Use for New Improvement \_\_\_\_\_

SEE SITE PLAN ATTACHED. ENGINEERED SHOP DRAWINGS FOR BUILDING  
WILL FOLLOW APPROVAL OF SITE PLAN AND PERMIT.

Site Plan Key:  
 - Green Area = Existing Pole Barn (3,840 SF)  
 - Blue Area = New Pole Barn (1,200 SF)  
 - Yellow Area = Pavement (1,180 SF)

100 YEAR FLOODING LIMIT  
 ELEV: 861.00

STR - 801  
 WITH APPROX AND RP-PP  
 FL. (E): 861.00

STR-800  
 LAUNCH DRAIN  
 IN EL. 860.74  
 7 DIA. 860.00

STR - 100  
 WITH APPROX AND RP-PP  
 FL. (E): 861.40

VERIFY AND MARK  
 TO TAP PROVIDED  
 FOR LOT

STR - 101  
 WITH APPROX AND RP-PP  
 FL. (E): 861.17

STR 801 - 100  
 84'-0" X 145'-0" BLDG DIA.  
 TOD EL: 868.00  
 FL. (E) 861.20  
 FLOOR (E): 861.20

**GENERAL LAYOUT NOTES:**

1. ALL DIMENSIONS ARE TO MATCH OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ORDINANCES & REGULATIONS NOTING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPLICABLE SAFETY REGULATIONS.
3. ALL UTILITIES SHALL BE DETERMINED BY THE OWNER'S PROVIDED SURVEYING INFORMATION. PLAN IS CONSIDERED TRUE TO THE CITY OF HUXLEY CODES ACCORDING TO THE PLAN.
4. ALL UTILITIES SHALL BE SHOWN, PERFORMED & MAINTAINED UNLESS OTHERWISE NOTED ON PLANS. REPORT TO LANDSCAPE PLAN.
5. ANY DAMAGE TO THE PAVEMENT NOT SHOWN FOR REMOVAL ON THE PLANS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR. OWNER, ALL WORKERS SHALL BE MADE TO KEEP CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER AREAS AND PRESENTED ON PUBLIC STREETS OR OTHER PUBLIC RIGHTS-OF-WAY.

**GENERAL UTILITY NOTES:**

1. ALL NEW UTILITIES SHALL BE INSTALLED WITHIN 5' OF THE BUILDING TO CONNECT TO EXISTING UTILITIES.
2. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY UTILITIES WITH PROTECTIVE UTILITY COVERS SHALL BE FIELD-INSPECTED PRIOR TO INSTALLATION OF NEW UTILITIES.
3. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY UTILITIES WITH PROTECTIVE UTILITY COVERS SHALL BE FIELD-INSPECTED PRIOR TO INSTALLATION OF NEW UTILITIES.
4. SMALL LOCATION AND SIZE OF UTILITIES SHALL BE TO BE COVERED BY OWNER.
5. STANDARDS AND SPECIFICATIONS SHALL BE SET BY THE CITY OF HUXLEY AND THE CITY OF HUXLEY.
6. PROTECTIVE TRENCH ON EXISTING SIDEWALKS AND EXISTING DRIVEWAYS SHALL BE REPAIRED.
7. WATER AND SEWER SHALL BE INSPECTED BY WATER SUPPLY DEPARTMENT. WITH RECEPTION IN ADVANCE.
8. ANY STREET SIGN DAMAGED OR REMOVED SHALL BE REPLACED BY OWNER.

**CONSTRUCTION DETAILS:**

- 1. INSTALL 4" POLYMER
- 2. INSTALL 4" POLYMER
- 3. INSTALL 4" POLYMER
- 4. INSTALL 4" POLYMER
- 5. INSTALL 4" POLYMER
- 6. INSTALL 4" POLYMER
- 7. INSTALL 4" POLYMER
- 8. INSTALL 4" POLYMER
- 9. INSTALL 4" POLYMER
- 10. INSTALL 4" POLYMER
- 11. INSTALL 4" POLYMER
- 12. INSTALL 4" POLYMER
- 13. INSTALL 4" POLYMER
- 14. INSTALL 4" POLYMER
- 15. INSTALL 4" POLYMER
- 16. INSTALL 4" POLYMER
- 17. INSTALL 4" POLYMER
- 18. INSTALL 4" POLYMER
- 19. INSTALL 4" POLYMER
- 20. INSTALL 4" POLYMER

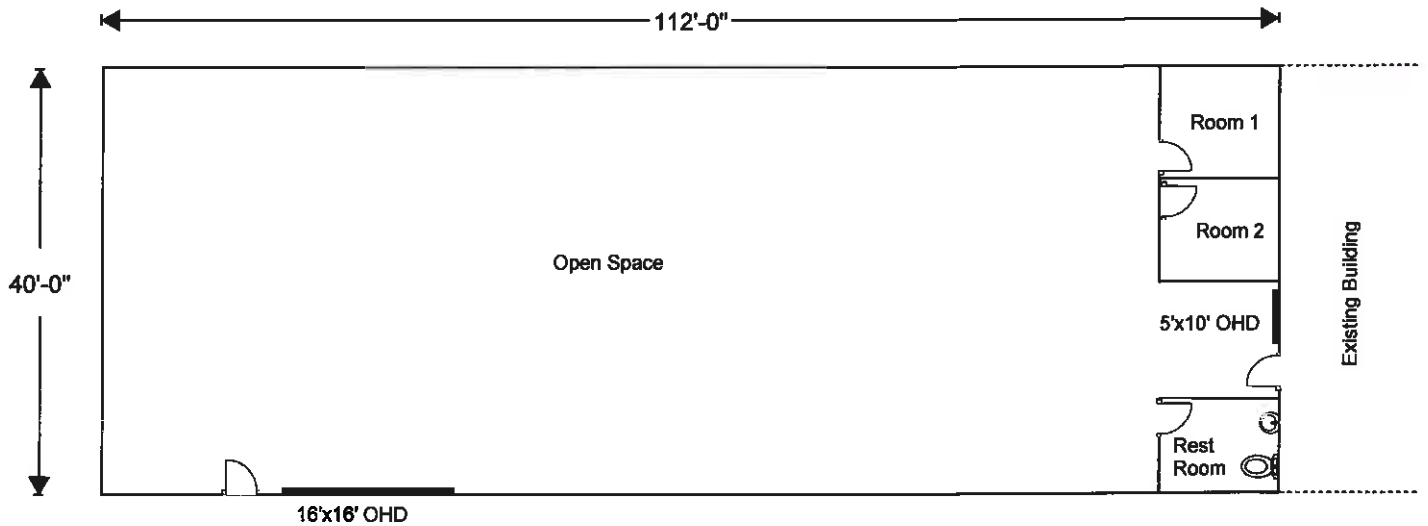
**CONSTRUCTION NOTES:**

- 1. ROADWAY & UTILITY INTERSECTION (SEE OTHERS)
- 2. INSTALL APPROXIMATE 6" DEPTH DETAILLED CURBING SURFACE IN THE CENTER OF PAVED DRIVEWAY. EXCEED THE FULL WIDTH OF THE DRIVEWAY. TYPICAL SPACING: 12" ON CENTER. PROVIDE A MINIMUM OF 6" THICKNESS OF CONCRETE BELOW THE DETAILLED INTERSECTION.
- 3. INSTALL 4" POLYMER WITH POST REDUCER W/RE. EXISTING OR NEW. PROVIDE 12" MIN. FLOW AS PER STATE PLUMBING CODE FOR FIVE LBS.
- 4. INSTALL 4" COPPER WATER LINE WITH W/RE. TWO INCH OR LARGER. PROVIDE 12" MIN. FLOW AS PER STATE PLUMBING CODE FOR FIVE LBS.
- 5. INSTALL 4" BATTERY OPERATED SERVICE. SLOPE MUST BE TO OR SERVICE. 6" DIA. OR LARGER. VERIFY AND MARK TO TAP PROVIDED FOR LOT.
- 6. INSTALL 4" 12" RETURN BROWN WITH APPROX 4" 12" DIA. AT ENTRY.
- 7. INSTALL 4" 12" DIA. CLEAR WITH APPROX 4" 12" DIA. AT ENTRY.
- 8. INSTALL 4" 12" DIA. CLEAR WITH APPROX 4" 12" DIA. AT ENTRY.

<p>SCALE: 1" = 40'</p>	<p>DATE: 10/20/23</p> <p>PROJECT: HUXLEY, IOWA</p>	<p>INNOVATIVE TECHNOLOGIES HUXLEY, IOWA</p>	<p>LAYOUT &amp; UTILITY PLAN</p>
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## Innovative Technologies - Pole Barn Addition

North →



Description: The new pole barn addition will be identical construction to the existing and will attach to the south sidewall of the building. The eaves will be 18'-0" and have the same roof pitch, siding, trims, etc. Interior floor will be 6" of 4,000 psi concrete. All walls and roof will be fully insulated.