



**PLANNING & ZONING COMMISSION MEETING
HUXLEY CITY HALL COUNCIL CHAMBERS**

**MONDAY SEPTEMBER 26, 2022
6:00 P.M.**

AGENDA

1. Roll Call
2. Motion to approve the minutes from the June 20, 2022 Planning & Zoning Commission Meeting
3. Public Comments (5-minutes limit for items not on this agenda)
4. Public Hearing
 - a. 120 South Voluntary Annexation
 - i. Chair opens hearing
 - ii. Discussion
 - iii. Motion to close hearing
 - b. 120 South Rezoning from A-1 (agricultural district) to R-5 (planned unit development)
 - i. Chair opens hearing
 - ii. Discussion
 - iii. Motion to close hearing
5. Business Items
 - a) Recommendation to Council on 120 South Voluntary Annexation
 - b) Recommendation to Council on 120 South Rezoning Request
 - c) Site Plan—Ballard Dental
 - d) Appointment of Vice Chair
6. Informational Items for Planning & Zoning Consideration/Input
 - a. R1A discussion to continue once new City Administrator is hired
7. Planning and Zoning Commission Comments
 - a) Next meeting is October 17, 2022, if needed.
8. Adjournment

For more information on this and other agenda items, please call the City Clerk's Office at 515-597-2561 or visit the Clerk's Office, City Administration Building at 515 N. Main Ave. Agendas are available to the public at the City Clerk's Office on Friday morning preceding Monday's Planning & Zoning Commission meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email.

Huxley Planning & Zoning Commission Minutes

June 20, 2022

Chairman Roger Bierbaum called the meeting to order at 6:00 P.M.

ROLL CALL: Bierbaum, Murphy, Patterson, Mosher, Frantz present. Ebel and Schonhorst absent.

CITY STAFF PRESENT: Amy Kaplan – Zoning Clerk, Rita Conner- City Administrator.

CONSULTANTS PRESENT: None.

GUESTS PRESENT: Seth Sunderman (Bishop Engineering) and Chris Gardner (Bella Homes/Mr. Storage).

MINUTES APPROVAL: Motion by Patterson, second by Mosher to approve the minutes from the May 16, 2022 meeting. 5 Aye. 0 Nay. MCU.

PUBLIC COMMENTS: None.

BUSINESS ITEMS:

Ankeny Lawn & Landscape Site Plan: Motion by Bierbaum, second by Mosher to recommend approval of the site plan to City Council with the following stipulations:

- Elevations of permanent building must be received/reviewed by City Staff prior to the City Council meeting.
- City Council needs to address and agree to an acceptable timeline for the completion of the permanent building.

Mosher, Bierbaum, Patterson, Frantz, Murphy voted yes. Motion carried 5/0.

Fjord Plaza Plat 1 Preliminary Plat: Currently, the property at 506 East 1st St is divided into two lots. A 3.17 acre subdivision was submitted creating five lots of record. This will allow for the lots to be individually sold to other entities owned by Gardner. Motion by Mosher, second by Frantz to recommend approval of the Preliminary Plat to City Council. Mosher, Bierbaum, Patterson, Frantz, Murphy voted yes. Motion carried 5/0.

Fjord Plaza Plat 1 Final Plat: Motion by Patterson, second by Frantz to recommend approval of the Final Plat to City Council. Mosher, Bierbaum, Patterson, Frantz, Murphy voted yes. Motion carried 5/0.

INFORMATIONAL ITEMS FOR PLANNING & ZONING CONSIDERATION/INPUT:

Huxley Code of Ordinances Chapter 166.20 Street Standards and 166.21 Block and Lot Standards

<https://huxleyiowa.org/code-of-ordinances-huxley-code/> Discussion was had. Conner requests that the Commission is on the same page prior to being faced with the issue.

Development Concept-120 Acres, Vicinity of HWY 69 and South Main Avenue: Gardner discussed his ideas for the 120 acres. He requests the Commissions support and comments.

Huxley Comprehensive Plan-City Council: Council decided not to pursue a Comprehensive Plan update and therefore the 2013 Comprehensive Plan will continue to be used as the 2019 version was not adopted by City Council.

Council Action Update: Conner gave a re-cap of the action taken at the City Council Meetings on topics that were discussed at Planning & Zoning.

PLANNING AND ZONING COMMISSION COMMENTS:

- Next meeting will be in person and on Zoom on Monday July 18th in the Huxley City Council Chambers.
- R1A discussion will be continued. Conner will reach out to the City of Ankeny to discuss.
- Conner will send the top 5 City Council goals to the Commission for review.

ADJOURNMENT: Motion – Patterson, second-Mosher to adjourn meeting at 7:48 P.M. 5 ayes, 0 nays. MCU.

Amy Kaplan, Zoning Clerk

Roger Bierbaum, Chairman

Date of Approval

120 South Voluntary Annexation

**APPLICATION FOR VOLUNTARY ANNEXATION
TO THE CITY OF HUXLEY, IOWA**

To: The City of Huxley, Iowa

THE UNDERSIGNED, JAN ROSE FARM, INC., an Iowa corporation, Owner of all of the property legally described in Exhibit "A" attached hereto and by this reference made a part hereof, respectfully request that the property identified in Exhibit "A" (containing eighty acres, more or less), and as depicted on the attached Exhibit "B", said property being located in Story County, Iowa (hereafter "Subject Property") be annexed and become a part of the City of Huxley, Iowa.

Owner: Jan Rose Farm, Inc.

Dated: August 23, 2022

By: Janet Schuessler

Owner: Janet Schuessler
It: President

Dated: _____

By: _____

NOTICE OF PUBLIC HEARING ON ANNEXATION OF PROPERTY OWNED BY JAN ROSE FARM, INC.

TO: ALL CITIZENS AND RESIDENTS OF THE CITY OF HUXLEY, IOWA, AND TO ALL OTHER PERSONS WHO MAY BE ENTITLED TO NOTICE OF ANNEXATION UNDER THE PROVISIONS OF IOWA CODE SECTION 368.7.

YOU ARE HEREBY NOTIFIED that, Jan Rose Farm, Inc., an Iowa corporation, titleholder of a tract of land, legally described as follows:

LEGAL DESCRIPTION:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA; EXCEPT THE WEST 25 FEET OF SAID NORTH HALF AND EXCEPT THE NORTH 1.23 FEET OF THE EAST 303.3 FEET OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, AS SHOWN ON THE WARRANTY DEED RECORDED IN BOOK 294 PAGE 216.

CONTAINING APPROXIMATELY 80.17 ACRES, INCLUDING 1.83 OF ROAD RIGHT-OF-WAY EASEMENT.

SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

has requested Annexation of said tract to the City.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that a hearing before City Council on the above described Annexation has been set to commence on the 11th day of October, 2022, at 6:00 P.M. in the City Council Chambers, City Hall, 515 N Main Avenue, Huxley, Iowa 50124, at which time and place any person wishing to speak for or against said Annexation will be given the opportunity to be heard.

Submitted by: Amy Kaplan, Zoning Clerk



DEVELOPER

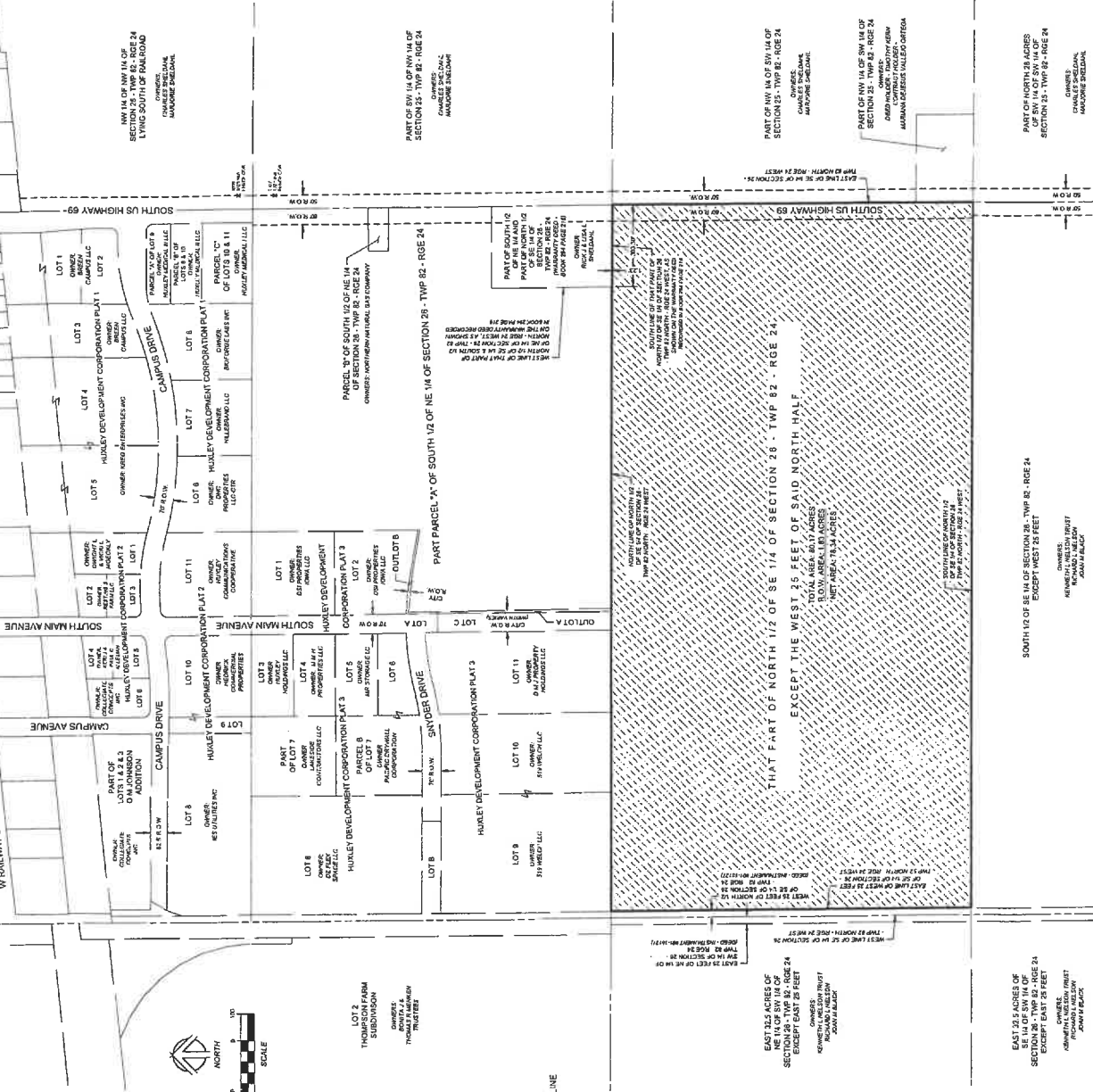
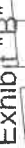
120 SOUTH LLC
c/o CHRIS GARDNER
506 E 1ST STREET
HUXLEY, IOWA 50124
PHONE: (515) 401-8615

LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, EXCEPT THE WEST 25 FEET OF SAID NORTH HALF AND EXCEPT THE NORTH 1.23 FEET OF THE EAST 303.3 FEET OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, AS SHOWN ON THE WARRANTY DEED RECORDED IN BOOK 254 PAGE 216,

CONTAINING APPROXIMATELY 80.17 ACRES, INCLUDING 1.83 OF ROAD RIGHT-OF-WAY EASEMENT.

SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.



EAST 32.5 ACRES OF
SE 1/4 OF SW 1/4 OF
SECTION 26 - TWP 62 - RGE
EXCEPT EAST 25 FEET

SOUTH 1/2 OF SE 1/4 OF SECTION 28 - TWP 82 - RGE 24

EAST 32.5 ACRES OF
NE 1/4 OF SW 1/4 OF
SECTION 26 - TWP 92 - RGE :
EXCEPT EAST 25 FEET

THAT PART OF NORTH 1/2 OF SE 1/4 OF SECTION 28 - TWP 82 - RGE 24 -
EXCEPT THE WEST 25 FEET OF SAID NORTH HALF

OWNER:

PART OF NW 1/4 OF SW 1/4 OF
SECTION 25 - TWP 82 - RGE 2
OWNER:
DEED HOLDER - TWO THY KEVIN
CONTRACT HOLDER -

PART OF NORTH 28 ACRES
OF SW 1/4 OF SW 1/4 OF
SECTION 25 - TWP 82 - RGE 24

1250 SW STATE STREET, SUITE A
MCKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Lead Supervisor

NILES ASSOCIATES

PERMISSIONS:

[illegible]

OLUNTARY ANNEXATION TO THE CITY OF HUXLEY, IOWA
NORTH HALF OF SE 14 OF SECTION 28, TWP 22, - R2E 24 HUXLEY, STORY COUNTY, IOWA

MANUFACT. NO.	22059
DATE	06/12/22
LABORER	T.M.
CHORD	ADJ.
SPRINT	22" X 34"
NO.	ANX-1
DATE	1/1



120

**South
Rezoning**

CITY OF HUXLEY
515-597-2561

REC#: 00155077 9/07/2022 2:26 PM
OPER: AK TERM: 003
REF#: 4147G

H U X L E Y

TRAN: 0.4760 P&Z/ENG/SITE PLAN FE
120 SOUTH REZONING
P&Z/ENG/SITE PLAN F 200.00CR

Petition for Rezoning

TENDERED: 200.00 CREDIT CARD
APPLIED: 200.00-
CHANGE: 0.00

Property Owner: Jan Rose Farm, Inc

Property Address:

Property Zoning: A-1

Requested Zoning: R-5

Legal Description: Attached

Please provide a detailed explanation of why this change is being requested:

The request is to rezone the existing land from A-1 to R-5 Planned Unit Development to incorporate commercial, residential, and light industrial uses consistent with the 120 acre masterplan for the area.

Additional Notices: Signs. Any person who requests a land use plan amendment or rezoning of property shall cause to be erected at all the street frontages of the property a notification sign, stating a notification message as prescribed by City staff, and intended to inform the public of the proposed change and the time and place of the hearing on said change. Notification signage will be black letters on a white sign board and will be installed in accordance with the following minimum stand:

Speed Limit:	Lettering:	Number of Signs on Each Street Frontage:	Minimum:
20-35 MPH	3 Inches	One per 300'	2' x 2'
36 MPH & Greater	6 Inches	One per 1,000'	4' x 8'

Such signs shall be erected no less than seven days before the hearing before the Plan and Zoning Commission and shall remain in place until the final hearing before the City Council. It shall be the responsibility of the property owner to ensure that the signs are erected and maintained to be visible from the street rights-of-way in accordance with the provisions of this section. The failure on the part of the property owner to erect and maintain the signs may be considered by the Commission and Council, along with all other facts and circumstances, in determining whether the request for rezoning shall be granted. The property owner shall remove the signage within seven days of the date of the final action on the rezoning or land use plan amendment by the City Council. Any person who removes a sign erected by the property owner, without the property owner's consent, shall be guilty of a misdemeanor. (Subsection 165.44(8) by Ord. 393 - Dec. 08 Supp.)

I understand that there are no guarantees of passage of this request by the Planning & Zoning Commission or by the City Council. If the request is not granted the fee for variance is nonrefundable. All neighboring property owners within 200 feet will be notified of this variance request, plus a notice will be published in a local newspaper.

See attached sections from the City of Huxley Code of Ordinances.

Signed: Janet Schuessler Date: August 31, 2022
By: Janet Schuessler, President

Please attach:

- List of all property owners and addresses as required by code section 165.44(2).
- Petition for amendment to zoning map fee: \$200

Office Use Only:

Date Submitted: _____

Board Review Date: _____

Council Review Date: _____

Date Hearing Advertised: _____

Decision of the Commission & Council:



September 14, 2022

Re: Rezoning of 120 South

Dear Property Owner:

Enclosed you will find material concerning the rezoning of 120 South.

Your attendance is welcome at the following hearings in the Huxley City Council Chambers located at 515 N Main Ave:

- Monday September 26, 2022 at 6 PM—Planning and Zoning Commission (informal hearing)
- Tuesday October 11, 2022 at 6 PM—City Council (formal hearing)

Should you have any questions, please call 515-597-2561 ext 202.

Sincerely,

Amy Kaplan
Zoning Clerk

Enc:

Notice
Maps

**NOTICE OF PUBLIC HEARING OF THE HUXLEY CITY COUNCIL OF CERTAIN PROPERTY OWNED BY
JAN ROSE FARM INC FROM AGRICULTURAL DISTRICT (A-1) TO PLANNED UNIT DEVELOPMENT
DISTRICT (R-5) CLASSIFICATION IN THE CITY OF HUXLEY, IOWA**

TO: ALL CITIZENS AND RESIDENTS OF THE CITY OF HUXLEY, IOWA, AND TO ALL OTHER PERSONS WHO MAY BE ENTITLED TO NOTICE OF A PUBLIC HEARING ON THE REZONING OF PROPERTY IN THE CITY OF HUXLEY, IOWA.

YOU ARE HEREBY NOTIFIED that the City Council is considering the rezoning of certain property in the City of Huxley, Iowa;

602 North Main Ave. Legally described as; That part of Parcel "A" of the South Half of the Northeast Quarter of Section 26, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, as shown on the plat of survey recorded as Slide 181 Page 06 with the Story County Recorder's Office; AND that part of the North Half of the Southeast Quarter of said Section 26, and being more particularly described as follows:

Beginning at the Northeast corner of said Parcel "A"; thence South 00 degrees 25 minutes 32 seconds East, along the east line of said South Half of the Northeast Quarter of Section 26, a distance of 879.46 feet, to the north line of that part of said South Half of the Northeast Quarter and said North Half of the Southeast Quarter of Section 26 as described on the Warranty Deed recorded in Book 294 Page 216; thence North 89 degrees 22 minutes 15 seconds West, along said north line of that part of the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 26 as described on the Warranty Deed recorded in Book 294 Page 216, a distance of 304.17 feet, to the west line of that part of said South Half of the Northeast Quarter and said North Half of the Southeast Quarter of Section 26 as described on the Warranty Deed recorded in Book 294 Page 216; thence South 00 degrees 31 minutes 48 seconds East, along said west line of that part of the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 26 as described on the Warranty Deed recorded in Book 294 Page 216, a distance of 448.37 feet, to the south line of that part of said South Half of the Northeast Quarter and said North Half of the Southeast Quarter of Section 26 as described on the Warranty Deed recorded in Book 294 Page 216; thence North 89 degrees 56 minutes 24 seconds East, along said south line of that part of the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 26 as described on the Warranty Deed recorded in Book 294 Page 216, a distance of 303.30 feet, to the east line of said Southeast Quarter of Section 26; thence South 00 degrees 09 minutes 37 seconds East, along said east line of the Southeast Quarter of Section 26, a distance of 1325.65 feet, to the south line of said North Half of the Southeast Quarter of Section 26; thence North 89 degrees 58 minutes 23 seconds West, along said south line of the North Half of the Southeast Quarter of Section 26, a distance of 2635.44 feet, to the east line of the West 25 feet of said Southeast Quarter of Section 26; thence North 00 degrees 13 minutes 55 seconds West, along said east line of the West 25 feet of the Southeast Quarter of Section 26, a distance of 1322.89 feet, to the south line of HUXLEY DEVELOPMENT CORPORATION PLAT 3, an official plat, located in the City of Huxley, Story County, Iowa; thence North 89 degrees 56 minutes 24 seconds East, along said south line of HUXLEY DEVELOPMENT CORPORATION PLAT 3, a distance of 1118.48 feet, to the east line of Outlot A, said HUXLEY DEVELOPMENT CORPORATION PLAT 3; thence North 00 degrees 45 minutes 46 seconds West, along said east line of Outlot A, HUXLEY DEVELOPMENT CORPORATION PLAT 3, a distance of 749.86 feet, to the south line of Outlot B, said HUXLEY DEVELOPMENT CORPORATION PLAT 3; thence South 84 degrees 39 minutes 40 seconds East, continuing along said south line of Outlot B, a distance of 152.74 feet; thence South 80 degrees 25 minutes 46 seconds East, along said south line of Outlot B, a distance of 156.52 feet, to the east line of said HUXLEY DEVELOPMENT CORPORATION PLAT 3; thence North 00 degrees 21 minutes 27 seconds West, along said east line of HUXLEY DEVELOPMENT CORPORATION PLAT 3, a distance of 614.95 feet, to the south line of HUXLEY DEVELOPMENT CORPORATION PLAT 1, an official plat, located in the City of Huxley, Story County, Iowa; thence South 89 degrees 59 minutes 58 seconds East, along said south line of HUXLEY DEVELOPMENT CORPORATION PLAT 1, a distance of 1205.00 feet, to said east line of the South Half of the Northeast Quarter of Section 26 and the Point of Beginning; EXCEPT Parcel "B" of the South

Half of the Northeast Quarter of Section 26, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, as shown on the plat of survey recorded as Slide 181 Page 06 with the Story County Recorder's Office.

Containing approximately 118.64 acres, including 3.04 acres of road right-of-way easement.

Subject to easements, covenants and restrictions of record.

From Agricultural District (A-1) to Planned Unit Development District (R-5) Classification.

LAYMAN'S DESCRIPTION:

Property in Story County, Iowa lying south of Campus Dr and Snyder Dr and West of US Highway 69.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that a hearing to consider rezoning in light of the requested rezoning has been set to commence in the City Council Chambers located at 515 N Main Avenue in the City of Huxley Iowa at which time and place any person wishing to speak for or against said rezoning will be given the opportunity to be heard:

City Council (formal hearing): October 11, 2022 at 6 p.m.

Kevin Deaton, Mayor

Final examination of this layout is the customer's responsibility.

Please review for the items below:

- Spelling •Grammar •Colors
- Punctuation •Numbers •Layout
- Quantities •Dimensions

PLEASE NOTE: Colors viewed on a monitor or printed proof are only a representation. Please provide a Pantone (PMS) color number to match.

96.00"

Rezoning Notice

**120 South- From A-1 (Agricultural District)
to R-5 (Planned Unit Development)**

**Planning & Zoning Informal Hearing
Monday September 26, 2022 at 6 PM**

**City Council Formal Hearing
Tuesday October 11, 2022 at 6 PM**

**Huxley Council Chambers
515 N Main Ave Huxley Iowa 50124**

48.00"

Date 00/00/22	Project Name Customer	Customer Approval	Date	Landowner Approval	Date
Drawn By AB	Address Address	Your signature or approval via email acknowledges that you have reviewed this proof for accuracy and have found it to be correct. Production will begin once any required deposits or payments have been made. A signature on this proof may also be requested.		 515-635-1001 alex@signcraftsign.com 710 N Ankeny Blvd Ankeny, IA 50023	
Revision # 1	City/State Location				

Ballard Dental Site Plan



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

August 16, 2022

Mike Hembd
Bishop Engineering Co.
3501 104th Street
Urbandale, Iowa 50322

mhembd@bishopengr.com
(E-Mail Only)

HUXLEY, IOWA
BALLARD DENTAL ASSOCIATES
408 CAMPUS DRIVE
SITE PLAN REVIEW

We have reviewed the site plan for Ballard Dental Associates and offer the following comment:

1. Label contacts for inspections and utilities as follows:

Water and Sewer, Keith Vitzthum, City of Huxley, 515-290-7512
Gas and Electric, Jeremy Rassmussen, Alliant Energy, 515-268-3412
Stormwater and SWPPP, Mat Kahler, City of Huxley, 515-822-3800

Engineer's response: Added to sheet 2.1

2. Developer's / Owner's engineer will need to sign off on the project with a written statement that all construction plans and as-builts were completed to the engineer's design, and City supplemental and SUDAS standards before a final C.O. is issued.

Engineer's response: Noted

3. Weekly SWPPP inspections are to be sent to Mat Kahler by e-mail to streetsupt@huxleyiowa.org.

Engineer's response: Noted

4. Provide information on where the downspouts will be drained.

Engineer's response: Downspouts will splash on grade and the locations are added to the site plan.

Mike Hembd
August 16, 2022
Page 2

5. Provide exterior building addition elevations.

Engineer's response: Building elevations to be provided prior to P&Z Meeting.

6. Provide calculations showing a minimum of 20% greenspace on the site.

Engineer's response: Green space calculation added.

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

VEENSTRA & KIMM, INC.



Forrest S. Aldrich

FSA:rsb
45229-078

cc: Rita Conner, City of Huxley (e-mail)
Jeff Peterson, City of Huxley (e-mail)
Keith Vitzthum, City of Huxley (e-mail)
Mat Kahler, City of Huxley (e-mail)
AJ Strumpfer, City of Huxley (e-mail)
Amy Kaplan, City of Huxley (e-mail)
Seth Sunderman, Bishop Engineering Co. (e-mail)
Godwin Agbleze, Bishop Engineering Co. (e-mail)



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

August 31, 2022

Mike Hembd
Bishop Engineering Co.
3501 104th Street
Urbandale, Iowa 50322

mhembd@bishopengr.com
(E-Mail Only)

HUXLEY, IOWA
BALLARD DENTAL ASSOCIATES
408 CAMPUS DRIVE
REVISED SITE PLAN REVIEW

We have reviewed the revised site plan for Ballard Dental Associates and find it acceptable.

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

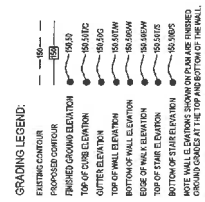
VEENSTRA & KIMM, INC.

A handwritten signature in blue ink that reads "Forrest Aldrich".

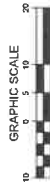
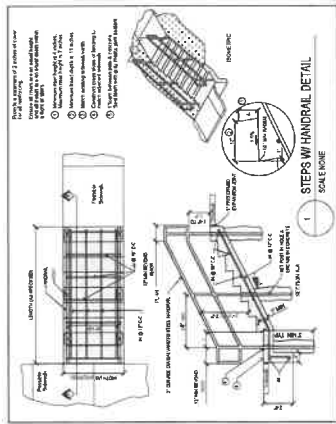
Forrest S. Aldrich

FSA:rsb
45229-078

cc: Jeff Peterson, City of Huxley (e-mail)
Keith Vitzthum, City of Huxley (e-mail)
Mat Kahler, City of Huxley (e-mail)
AJ Strumpfner, City of Huxley (e-mail)
Amy Kaplan, City of Huxley (e-mail)
Seth Sunderman, Bishop Engineering Co. (e-mail)
Godwin Agbleze, Bishop Engineering Co. (e-mail)



PRELIMINARY - NOT FOR CONSTRUCTION



GENERAL NOTES:

1. CONTRACTOR TO COORDINATE ALL UTILITY DISCONNECTIONS AND RELOCATIONS WITH UTILITY PROVIDER.
2. CONTRACTOR TO VERIFY UTILITY DEPTHS AND LOCATIONS.

UTILITY NOTE:

1. SANITARY AND WATER FOR ADDITION SERVED FROM EXISTING BUILDING
2. CONTRACTS FOR INSPECTIONS AND UTILITIES ARE AS FOLLOWS
WATER AND SEWER: KEITH VITZTHUM, CITY OF HUXLEY, (615) 280-7512
GAS AND ELECTRIC: JEREMY RASSAUSSER, ALLIANT ENERGY, (315) 268-3412
STORMWATER & SWAMP: MAT VAHER, CITY OF HUXLEY, (515) 321-1000

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP OF SOIL ON ALL DISTURBED AREAS.
2. RESPIRE TOPSOIL TO A MINIMUM DEPTH OF 7 CM AL GREEN RAIN PATTERN AREAS. BARPOT TOWERS, AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. TOPSOIL SHALL BE FRIED AT ALL LOCATIONS TO COVER A MINIMUM 20% IN EZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRAMED LOAM CAPABLE OF SUSTAINING PLANT GROWTH.
5. TOPSOIL SHALL BE OBTAINED FROM A SOURCE THAT HAS BEEN PROVEN TO BE FREE FROM CONTAMINATION BY HEAVY METALS, PESTICIDES, OR OTHER HAZARDOUS SUBSTANCES.
6. LUMPS, ROCKS, TWIGS, WEEDS, STONES LARGER THAN 5 CM MUST BE REMOVED FROM FOREIGN MATTER. ACTIVITY RANGE (PH) OF 4.5 TO 7.0.
7. PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL

GRADING LEGEND:

- 160 —
H
PROPOSED CONTOUR
FINISHED GROUND ELEVATION
TOP OF CURB ELEVATION
OUTLET ELEVATION
BOTTOM OF WALL ELEVATION
BOTTOM OF FLOOR ELEVATION
EDGE OF WALK ELEVATION
TOP OF STAIR ELEVATION
BOTTOM OF TIEUP ELEVATION
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHES.
GROUND GRADIENTS AT THE TOP AND BOTTOM OF THE WALL.

