HUXLEY

PLANNING & ZONING COMMISSION ZOOM MEETING
Monday November 21, 2022
6:00 P.M.

Zoom Information:
Meeting ID: 838 1110 2123
Passcode: 50124
Dial In: 312-626-6799

AGENDA

1. Roll Call

2. Motion to approve the minutes from the September 26, 2022 Planning & Zoning Commission Meeting.

3. Public Comments (5-minutes limit for items not on this agenda)

4. Business Items
    a. Fjeldberg Church Site Plan
    b. 55703 Oak Bend Rd Subdivision (2-mile review)
    c. PUD Ordinance

5. Informational Items for Planning & Zoning Consideration/Input- None

6. Planning and Zoning Commission Comments
    a. Next meeting is December 19, 2022 via Zoom.

7. 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
September 26, 2022

Chairman Roger Bierbaum called the meeting to order at 6:02 P.M.

ROLL CALL: Bierbaum, Murphy, Patterson, Mosher, Frantz, Ebel, Schonhorst present. Welcome Doug Schonhorst to the Planning and Zoning Commission!

CITY STAFF PRESENT: Amy Kaplan – Zoning Clerk, Jolene Lettow, City Clerk.

CONSULTANTS PRESENT: None.

GUESTS PRESENT: Adam Schoeppner (Nilles Associates, Inc), Chris Gardner (120 South) and David Bentz (Bishop Engineering).

MINUTES APPROVAL: Motion by Frantz, second by Patterson to approve the minutes from the June 20, 2022 meeting. 7 Aye. 0 Nay. MCU.

PUBLIC COMMENTS: None.

PUBLIC HEARING:
120 South Voluntary Annexation- Motion by Mosher, second by Murphy to open the hearing at 6:04 PM. Adam Schoeppner provided a brief summary of the eighty-acre area. A question was asked if Rick Sheldahl's property (32491 US Highway 69) would be involved in the annexation. Kaplan indicated that she spoke to the City Attorney and at this time it was not in the City's interest to annex said property. Motion by Patterson, second by Frantz to close the hearing at 6:08 PM. Bierbaum, Murphy, Patterson, Mosher, Frantz, Ebel, Schonhorst voted yes. MCU.

120 South Rezoning from A-1 (agricultural district) to R-5 (planned unit development)- Motion by Murphy, second by Patterson to open the hearing at 6:12 PM. Adam Schoeppner provided a brief summary of the commercial, residential and senior living development plan proving the need for the R-5 zoning. Discussion was had regarding the type of residential housing as well as the age requirements of the senior living development. Motion by Ebel, second by Mosher to close the hearing at 6:24 PM. Bierbaum, Murphy, Patterson, Mosher, Frantz, Ebel, Schonhorst voted yes. MCU.

BUSINESS ITEMS:
Recommendation to Council on 120 South Voluntary Annexation- Motion by Bierbaum, second by Mosher to recommend approval of the voluntary annexation to City Council. It is noted that the Commission agrees that the Sheldahl property at 32491 US Highway 69 should not be annexed at this time after discussion with staff who reviewed with the City Attorney. Bierbaum, Murphy, Patterson, Mosher, Frantz, Ebel, Schonhorst voted yes. MCU.

Recommendation to Council on 120 South Rezoning Request-Discussion was had to determine if the rezoning request was in line with the City's Comprehensive Plan. It was determined that it is. It was noted that each project will have a site plan that will need to be approved. Motion by Ebel, second by Frantz to recommend approval of rezoning the area from A-1 to R-5 to City Council. Bierbaum, Murphy, Patterson, Mosher, Frantz, Ebel, Schonhorst voted yes. MCU.

Site Plan—Ballard Dental- David Bentz from Bishop Engineering provided a brief summary of the Ballard Dental addition. Kaplan noted that Ballard Dental received a variance from the Zoning Board of Adjustment reducing the setback requirement to 7.5 feet. Motion by Patterson, second by Ebel to recommend approval of the Ballard Dental Site Plan to City Council. Bierbaum, Murphy, Patterson, Mosher, Frantz, Ebel, Schonhorst voted yes. MCU.

Appointment of Vice Chair- It was noted that the existing Vice Chair, Mike Schonhorst, has resigned from the Commission and a new Vice Chair should be appointed. Motion by Mosher, second by Frantz to appoint Ebel as Vice Chair of the Planning and Zoning Commission. Bierbaum, Murphy, Patterson, Mosher, Frantz, Ebel, Schonhorst voted yes. MCU.

INFORMATIONAL ITEMS FOR PLANNING & ZONING CONSIDERATION/INPUT:
R1A discussion- Discussion will resume regarding R1A zoning once the new City Administrator is hired.

Council Action Update: Kaplan 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 the Council Chambers on October 17, 2022, if needed.
- Kevin Deaton thanked the commission for all of their work and extended his deepest appreciation.
- Mosher asked if the trail system will continue through 120 South. Plans indicate that it will.
- Bierbaum inquired about how much involvement the Commission will have in the development of 120 South. It was indicated that each site plan will go through Planning & Zoning before heading to Council.
- Mosher asked about the status of the search for a new City Administrator. Lettow indicated that the City has hired a consultant and will be meeting with them at the September 27th Council Meeting.

ADJOURNMENT: Motion – Patterson, second- Ebel to adjourn meeting at 6:51 P.M. 7 ayes, 0 nays. MCU.

_____
Amy Kaplan, Zoning Clerk

_____ _____
Roger Bierbaum, Chairman Date of Approval

Fjeldberg Church Site Plan

VEENSTRA & KIMM INC.
3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

November 18, 2022

Don Marner
Snyder & Associates
2727 SW Snyder Blvd.
P.O. Box 1159
Ankeny, IA 50021-0974

HUXLEY, IOWA
FJELDGBERG LUTHERAN CHURCH
REVISED SITE PLAN REVIEW

We have reviewed the Fjeldberg Lutheran Church revised site plan and find it acceptable.

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

VEENSTRA & KIMM, INC.

Forrest Aldrich

Forrest S. Aldrich

FSA:rsb
45229-080
cc: 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)

SITE PLANS
FOR
FJELDBERG LUTHERAN CHURCH
209 N 2ND AVE
CITY OF HUXLEY, STORY COUNTY, IOWA

OWNER / DEVELOPER

FJELDBERG LUTHERAN CHURCH
209 N 2ND AVE
HUXLEY, IA, 50124

N

NOT TO SCALE

VICINITY MAP

SHEET INDEX

Sheet Number	Sheet Title
C100	TITLE SHEET
C101	PROJECT INFORMATION
C102	EXISTING CONDITIONS PLAN
C200	DEMOLITION PLAN
C300	DIMENSION PLAN
C400	GRADING PLAN
C500	LANDSCAPE PLAN

CIVIL ENGINEER
Civil Design Group, P.C.
2727 SW Snyder Blvd
Ankeny, IA 50023
Phone: 515.964.0825
Fax: 515.964.0848

ELECTRICAL ENGINEER
Tom Green Engineering
1000 Dean St.
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4174 Hedge Ave
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10FOLD ARCHITECTURE + ENGINEERING

NOT FOR CONSTRUCTION

Fjeldberg Lutheran Church

Huxley, Iowa

PROJECT ISSUE DATE: 10/13/2023
PROJECT NUMBER:
REVISIONS: 01/2022

REV	DATE	DESCRIPTION

C100

LEGEND

FEATURES	FOUND	SET
Section Corner		
1/2" Rebar, Cap #11579 (Unless Otherwise Noted)		
ROW Marker		
ROW Rail		
Control Point		
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/8 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	x 1122	x 1225.25
Contour Elevation		
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	O	O
Fence (Silt)		
Tree Line		
Tree Stump		
Deciduous Tree \ Shrub		
Coniferous Tree \ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	W
Sanitary Sewer with Size	ST(*)	S
Duct Bank	DUCT(*)	DUCT
Test Hole Location for SUE w/ID		

(*) Denotes the survey quality service level for utilities

Sanitary Manhole		
Storm Sewer with Size	ST(*)	
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box		
Electric Transformer		
Traffic Sign		
Communication Pedestal		
Communication Manhole		
Communication Handhole		
Fiber Optic Manhole		
Fiber Optic Handhole		
Gas Valve		
Gas Manhole		
Gas Apparatus		
Fence Post or Guard Post		
Underground Storage Tank	UST	
Above Ground Storage Tank	AST	
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head		
Irrigation Control Valve	IRCV	IRCV

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH
QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

NOTES

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 9 (IA-AMES-DSM)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1 N=7599108.03 E=1653048.64 Z=1028.49
SET CUT "X" TOP CURB LOCATED AT SW QUADRANT EAST THIRD STREET AND NORTH SECOND AVE. AT NORTHERN EOR. (AS SHOWN ON SURVEY)

CP2 N=7599107.81 E=1653237.76 Z=1029.71
SET CUT "X" TOP CURB LOCATED AT SOUTH SIDE EAST THIRD STREET, +-125' EAST OF CENTERLINE NORTH MAIN AVE, +-8' NORTH OF POWER POLE WITH ATTACHED LIGHT. (AS SHOWN ON SURVEY)

CP3 N=7598921.86 E=1653010.75 Z=1031.55
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-10' EAST OF EAST EDGE ALLEY, +-100' WEST OF NORTH SECOND AVE, +- 80' SOUTH OF TRANSFORMER. (AS SHOWN ON SURVEY)

CP4 N=7598868.74 E=1653060.27 Z=1028.41
SET CUT "X" TOP CURB, LOCATED AT SE CORNER NORTH 2ND AVE AND NORTH CIRCLE DRIVE AT MID RADIUS. (AS SHOWN ON SURVEY)

CP5 N=7598963.97 E=1653048.54 Z=1028.69
SET CUT "X" TOP CURB, LOCATED EAST SIDE NORTH 2ND AVE +-123' SOUTH OF CENTERLINE EAST THIRD STREET AT NO PARKING SIGN. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500 ELEV=1029.52
NW UPPER FLANGE BOLT ON HYDRANT LOCATED AT NE QUADRANT NORTH 2ND AVE AND EAST 3RD STREET (AS SHOWN ON SURVEY)

BM501 ELEV=1031.11
SET CUT "X" SW CORNER TRANSFORMER PAD LOCATED AT SW CORNER CHURCH BUILDING, +-10' NORTH OF POWER POLE. (AS SHOWN ON SURVEY)

DATE OF SURVEY

AUGUST 25TH, 2021

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552104884.

G1-GAS MAIN OE1-OVERHEAD ELECTRIC UE1-UNDERGROUND ELECTRIC	ALLIANT ENERGY JERRY RASMUSSEN 515-230-3755 LOCATE IPL@ALLIANTENERGY.COM
CO2-COMMUNICATION	HUXLEY COMMUNICATIONS BRANT STRUMPFER 515-203-6718
W1-WATER MAIN S1- SANITARY SEWER	HUXLEY, CITY OF KEITH VITZTHUM 515-290-7512 PUBLICWORKS@HUXLEYIOWA.ORG
ST1-STORM SEWR SWPPP INSPECTIONS	HUXLEY, CITY OF MAT KAHLER 515-822-3600

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

PROPERTY DESCRIPTION

O T LOT 1 & N10' LOT 2 & E14' ADJ ALLEY BLK 6

PROPERTY ADDRESS

209 N 2ND AVE, HUXLEY, IA

ZONING

R-2 1 & 2 RESIDENTIAL DISTRICT

BULK REGULATIONS

MINIMUM FRONT YARD: 30'
MINIMUM SIDE YARD: 8'
MINIMUM REAR YARD: 25'
MAXIMUM HEIGHT: 35' (PRINCIPAL BUILDING), 20' (ACCESSORY BUILDING).

PARKING REQUIREMENTS

1 SPACE PER 80 SF OF PRINCIPAL AUDITORIUM, INCLUDING BALCONY.
2,930 SF / 80 = 37 SPACES REQUIRED.
EXISTING SITE PROVIDES 64 SPACES.

PROJECT INFORMATION GENERAL NOTES

A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM MAP INFORMATION, ONE-CALL UTILITY LOCATIONS AND/OR RECORDS OBTAINED. THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER OR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. WHERE UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY FURTHER CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY OR DAMAGE CAUSED BY SUCH WORK. THE CONTRACTOR SHALL MAKE REPAIRS TO ANY UTILITY DAMAGED TO THE UTILITY PROVIDERS SPECIFICATIONS.

C. CONSTRUCTION OF ALL SITE IMPROVEMENTS SHALL CONFORM TO THE 2022 STATE WIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SUDAS) AND THE CITY OF HUXLEY SUPPLEMENTAL SPECIFICATIONS TO SUDAS.

D. ALL DIMENSIONS ARE TO BUILDING FACE, BACK OF CURB OR TO PROPERTY LINE UNLESS OTHERWISE NOTED.

E. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES ON SITE (SIGNS, DRIVES, CURBS, SIDEWALKS, PLANT MATERIAL, LIGHTS, BUILDINGS, ETC.) NOT DESIGNATED FOR DEMOLITION DURING CONSTRUCTION. PROTECT EXISTING DRIVEWAYS AND STREET SURFACING UNLESS SPECIFICALLY NOTED OTHERWISE. REMOVE AND REPLACE ANY DAMAGED SURFACING WITHOUT ADDITIONAL COMPENSATION. SAW-CUT AND REMOVE EXISTING PAVEMENT AS NECESSARY FOR DAMAGED PAVEMENT REPLACEMENT.

F. EXERCISE EXTREME CARE WHEN PERFORMING ANY OF THE NECESSARY SAWCUTTING OPERATIONS FOR THE REMOVAL OF THE EXISTING PAVEMENT. PROTECT THE ADJACENT PAVEMENT, BUILDINGS AND UTILITIES UNLESS NOTED OTHERWISE. CONTRACTOR TO REPAIR ANY DAMAGES WITHOUT ADDITIONAL COMPENSATION. REMOVE THE EXISTING PAVEMENT AREAS TO THE NEAREST JOINT OR AS DIRECTED BY THE ENGINEER.

G. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED FOR PROJECT, INCLUDING BUT NOT LIMITED TO BUILDING PERMITS AND UTILITY PERMITS.

H. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL SERVICES (MUTCD).

I. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.

J. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON PROJECT SITE AND ANY OFF-SITE DEPOSIT AREA USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE AND LOCAL ORDINANCES. INSTALL SILTATION DEVICES TO PREVENT SEDIMENT FROM ENTERING DRAINAGE STRUCTURES AND/OR FACILITIES.

K. DO NOT RESTRICT DRAINAGE CHANNELS AND PROTECT ALL EXISTING DRAINAGE STRUCTURES UNLESS OTHERWISE NOTED. CONTRACTOR IS FULLY LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR THE HANDLING OF STORM WATER FLOW DURING CONSTRUCTION.

L. CONTRACTOR SHALL PROVIDE OFF-SITE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT AS APPROVED BY THE OWNER AND ENGINEER. NO PAYMENT FOR DISPOSAL FEES OR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO DISPOSAL SITES. DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. HAULING AND DISPOSAL OF EXCESS EXCAVATION IS INCIDENTAL TO EARTHWORK ACTIVITIES. ANY ADDITIONAL EXCAVATION REQUIRED FOR LIMITED RESHAPING OF ADJACENT AREAS TO PROVIDE FOR DRAINAGE IS CONSIDERED INCIDENTAL TO THE PROJECT.

M. THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN UNLESS OTHERWISE AUTHORIZED BY THE OWNER IN WRITING. CONTRACTOR TO COORDINATE SITE ACCESS, CONSTRUCTION STAGING, AND STORAGE OF MATERIALS AND EQUIPMENT ON THIS PROJECT SITE WITH OWNER.

N. CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS AND EQUIPMENT DURING NON-WORKING HOURS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK VEHICLES OR STORE EQUIPMENT AND MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY, UNLESS APPROVED IN WRITING PRIOR TO CONSTRUCTION ACTIVITIES.

O. ALL HOLES RESULTING FROM OPERATIONS OF THE CONTRACTOR, INCLUDING REMOVAL OF POSTS, UTILITY POLES, OR FOUNDATION STRUCTURES SHALL BE FILLED AND CONSOLIDATED TO FINISHED GRADE AS APPROVED BY THE ENGINEER TO PREVENT FUTURE SETTLEMENT. THE VOIDS SHALL BE FILLED AS SOON AS PRACTICAL, PREFERABLY THE DAY CREATED AND NO LATER THAN THE FOLLOWING DAY. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO OTHER BID ITEMS IN PROJECT.

P. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING DIRT AND DEBRIS DEPOSITED BY CONSTRUCTION ACTIVITY OFF STREETS, DRIVEWAYS, AND SIDEWALKS BY THE END OF THE WORK DAY.

Q. MATERIAL TESTING SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIALS REQUIRED FOR LABORATORY TESTS IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

R. ALL EXISTING UTILITY APPURTENANCES LOCATED WITHIN CONSTRUCTION LIMITS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.

S. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.

T. PROVIDE ORANGE CONSTRUCTION FENCE AND SIGNAGE AS NECESSARY FOR THE PROJECT. THIS INCLUDES TEMPORARILY CLOSING SIDEWALKS, AS PER CITY REQUIREMENTS.

U. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETED.

V. LENGTH OF UTILITIES SHOWN PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.

W. CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE OF THE PROPOSED WORK PRIOR TO BIDDING. CONTRACTOR TO REVIEW EXISTING CONDITIONS AND ALL WORK NECESSARY FOR COMPLETION OF THE PROPOSED CONSTRUCTION.

10FOLD™ ARCHITECTURE & ENGINEERING

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Fax: 515.964.2021

NOT FOR CONSTRUCTION

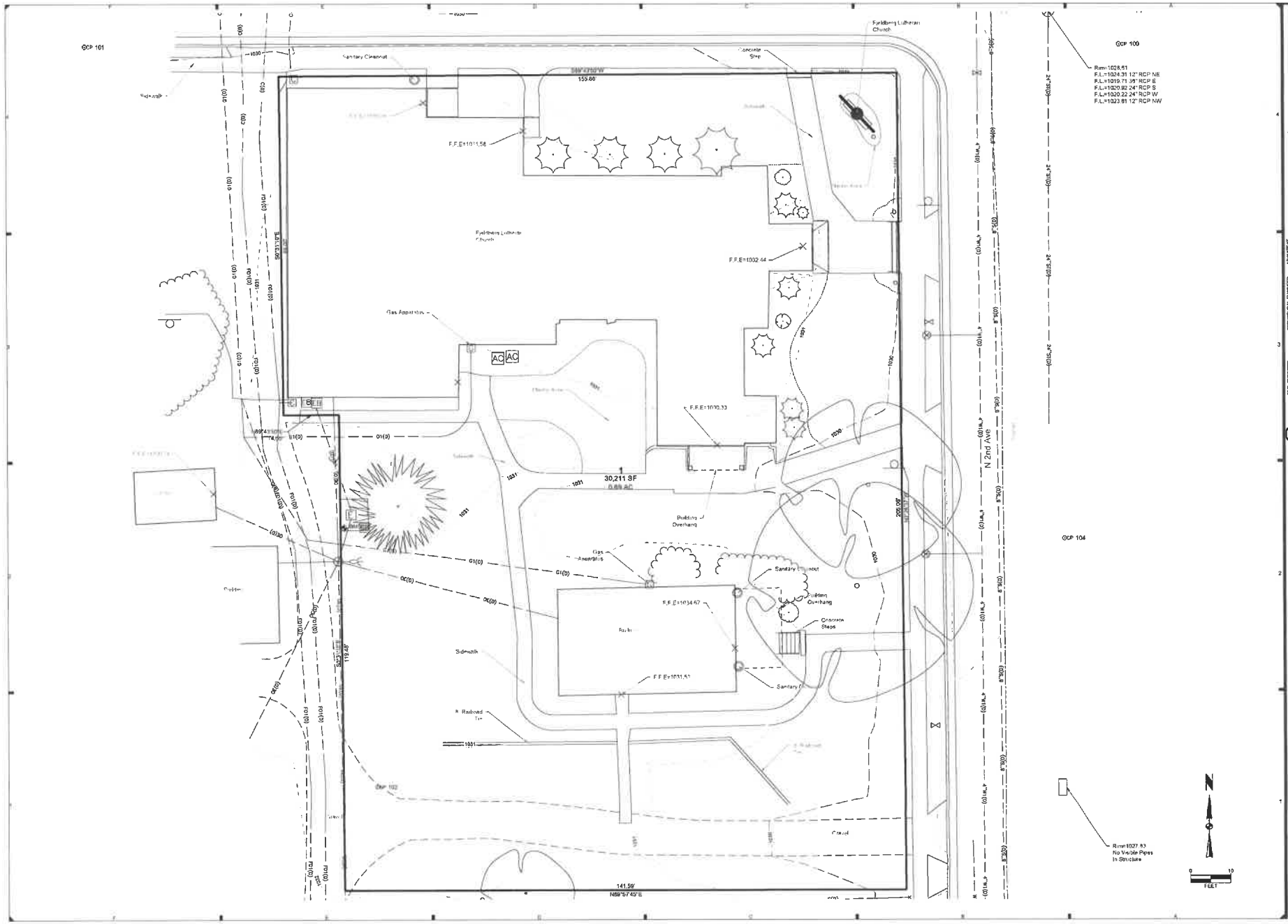
Fjeldberg Lutheran Church

Huxley, Iowa

PROJECT ISSUE DATE	10/12/2022
PROJECT NUMBER	
REVISIONS	42002

REV	DATE	DESCRIPTION

C101



10FOLD ARCHITECTURE + ENGINEERING

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Fax: (515) 243-7228

STRUCTURAL ENGINEER
ATS & D
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Phone: (515) 232-7202
Fax: (515) 232-7219

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NOT FOR CONSTRUCTION

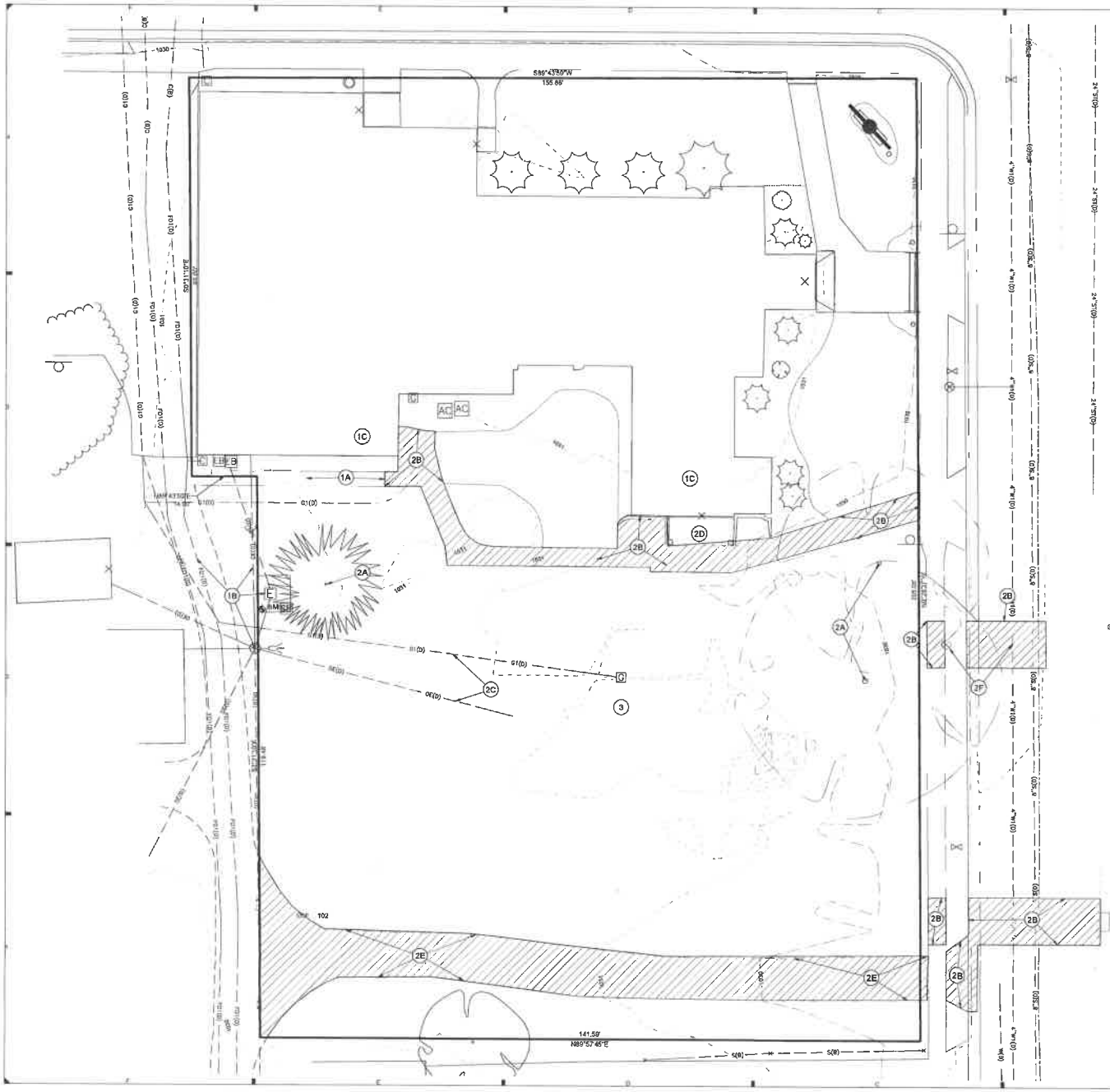
Fieldberg Lutheran Church

Huxley, Iowa

PROJECT ISSUE DATE 10/19/2022
PROJECT NUMBER
REVISIONS 6/2022

REV	DATE	DESCRIPTION

C102



DEMOLITION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES. PROTECT THE FOLLOWING
   A. PAVEMENTS TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMITS.
   B. PROTECT EXISTING UTILITIES. VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
   C. EXISTING BUILDING. SEE ARCHITECTURAL PLANS.
2. DEMOLITION, REMOVE THE FOLLOWING
   A. EXISTING TREE.
   B. EXISTING PAVEMENT.
   C. EXISTING GAS, ELECTRIC AND OTHER FRANCHISE SERVICES. COORDINATE REMOVALS WITH FRANCHISE UTILITIES.
   D. SEE ARCHITECTURAL PLANS FOR BUILDING DEMOLITION ITEMS.
   E. EXISTING GRAVEL DRIVE.
   F. CONTRACTOR TO REMOVE AND DISPOSE OF EXISTING WATER SERVICE AND CURB STOP. CONTRACTOR DISCONNECT WATER SERVICE AT MAIN.
   G. CONTRACTOR TO REMOVE AND DISPOSE OF EXISTING SANITARY SEWER SERVICE AT MAIN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SERVICE, AND IF NECESSARY, MODIFY PAVEMENT REMOVAL LIMITS.
3. OWNER TO REMOVE EXISTING BUILDING, SEE SHEET 102 FOR EXISTING

BUILDING TRANSFORMATION.

10FOLD ARCHITECTURE + ENGINEERING

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Snyder & Associates
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Ankeny, IA 50023
Phone: 515.964.2020
Fax: 515.964.1415

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Hall Byers Engineering
1310 Walnut St
Des Moines, IA 50309
Phone: 515.288.4070
Fax: 515.288.4072

STRUCTURAL ENGINEER
SFJ LLC
4701 Westown Parkway
West Des Moines, IA 50266
Phone: 515.226.0300
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ARCHITECT
10FOLD
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Phone: 515.221.1001
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NOT FOR CONSTRUCTION

Fjeldberg Lutheran Church

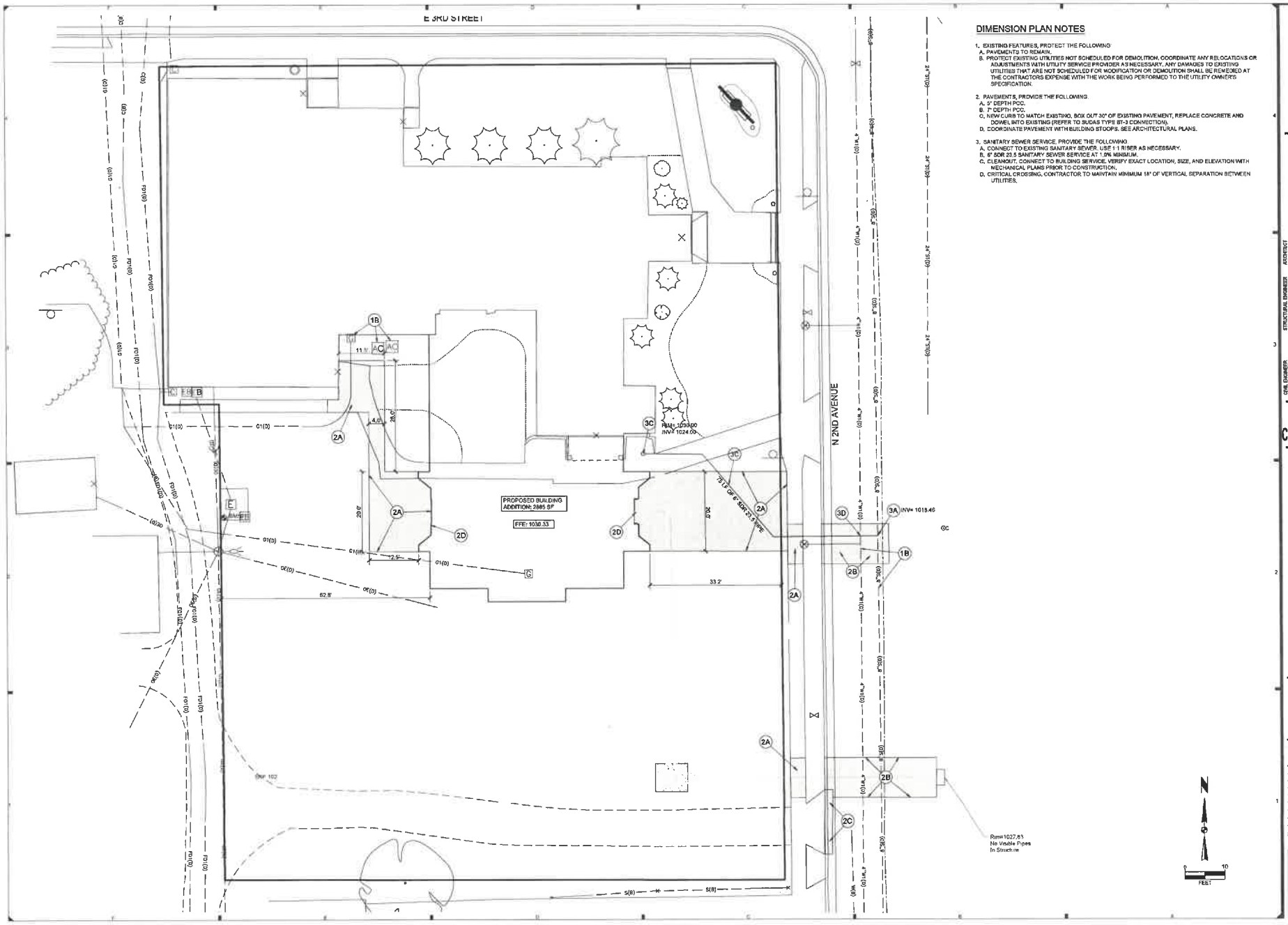
Huxley, Iowa

PROJECT ISSUE DATE 10/14/2022
PROJECT NUMBER
REVISIONS 01/2022

NO	DATE	DESCRIPTION

DEMOLITION PLAN

C200



DIMENSION PLAN NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING
   A. PAVEMENTS TO REMAIN.
   B. PROTECT EXISTING UTILITIES NOT SCHEDULED FOR DEMOLITION. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIED AT THE CONTRACTORS EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATION.

2. PAVEMENTS, PROVIDE THE FOLLOWING.
   A. 5" DEPTH PCC.
   B. 7" DEPTH PCC.
   C. NEW CURB TO MATCH EXISTING. SOX OUT 30" OF EXISTING PAVEMENT, REPLACE CONCRETE AND DOWEL INTO EXISTING (REFER TO SUDAS TYPE BT-3 CONNECTION).
   D. COORDINATE PAVEMENT WITH BUILDING STOOPS. SEE ARCHITECTURAL PLANS.

3. SANITARY SEWER SERVICE, PROVIDE THE FOLLOWING
   A. CONNECT TO EXISTING SANITARY SEWER. USE 1:1 RISER AS NECESSARY.
   B. 6" SDR 23.5 SANITARY SEWER SERVICE AT 1.0% MINIMUM.
   C. CLEANOUT. CONNECT TO BUILDING SERVICE. VERIFY EXACT LOCATION, SIZE, AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   D. CRITICAL CROSSING, CONTRACTOR TO MAINTAIN MINIMUM 18" OF VERTICAL SEPARATION BETWEEN UTILITIES.

10FOLD ARCHITECTURE + ENGINEERING

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Phone 515 267 1007
Fax 515 267 1008

ARCHITECT:
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1111 Office Park Road
West Des Moines, IA 50265
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ELECTRICAL ENGINEER:
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Phone 515 288 3875
Fax 515 288 4013

MECHANICAL ENGINEER:
Eclipse Engineering
1100 Brown St
Des Moines, IA 50265
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Fax 515 288 4013

NOT FOR CONSTRUCTION

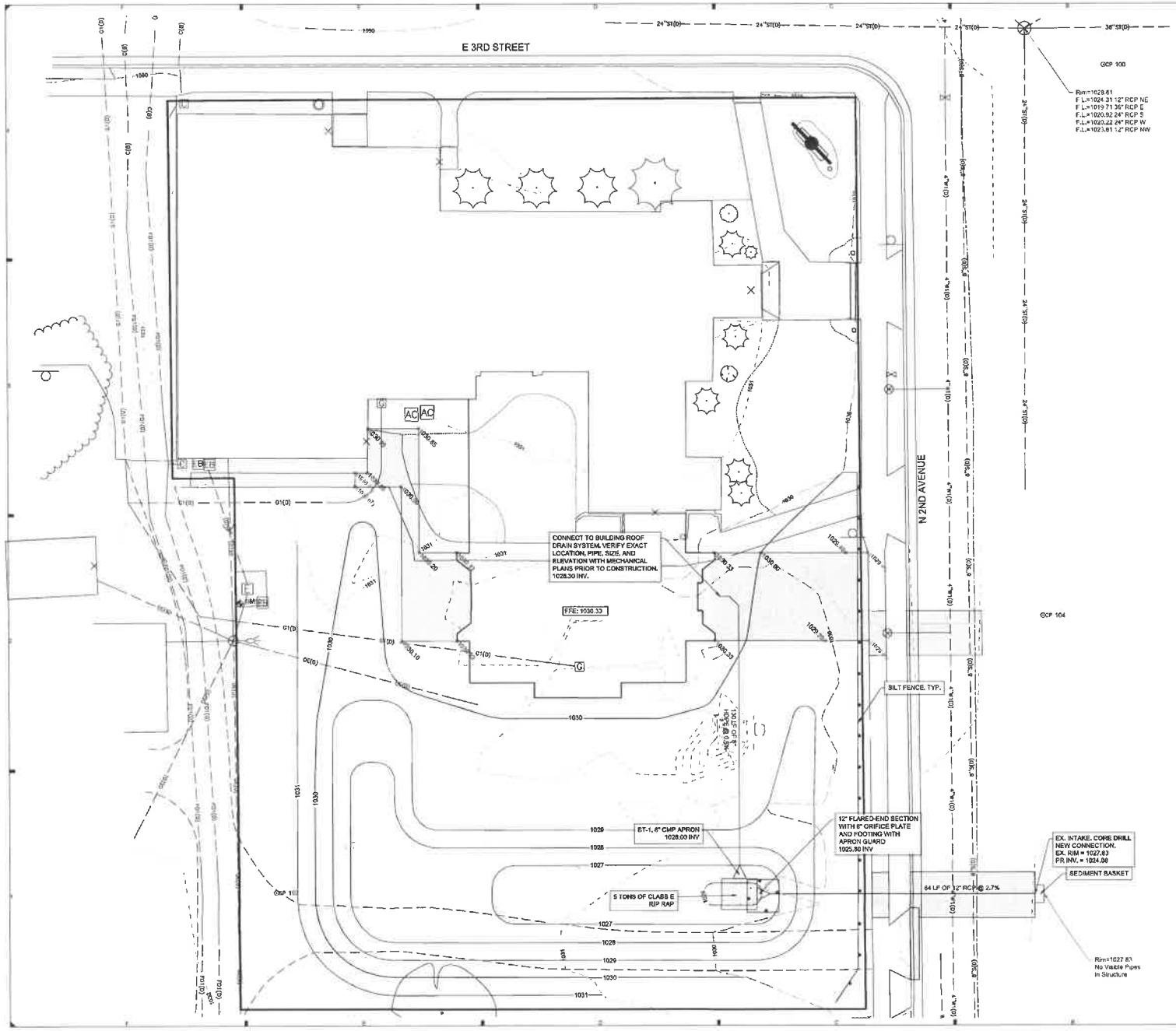
Fieldberg Lutheran Church

Huxley, Iowa

PROJECT ISSUE DATE 06/10/2022
PROJECT NUMBER
REVISIONS 6/2022

REV	DATE	DESCRIPTION

C300



GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL. SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. CONTRACTOR SHALL PROVIDE TESTING REPORTS TO OWNER, ENGINEER AND CITY OF URBANDALE DURING GRADING OPERATIONS.
6. PROVIDE BELOW GRADE INLET PROTECTION IN EXISTING INTAKES ALONG N 2ND AVENUE AND 3RD STREET, ADJACENT TO SITE.
7. CRITICAL CROSSING. CONTRACTOR TO PROVIDE A MINIMUM OF 18" OF SEPARATION BETWEEN UTILITIES. VERIFY ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

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STRUCTURAL ENGINEER
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Fax: 515.288.4212

CIVIL ENGINEER
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Fax: 515.276.1208

ELECTRICAL ENGINEER
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Fax: 515.288.4212

NOT FOR CONSTRUCTION

Fieldberg Lutheran Church

Huxley, Iowa

PROJECT ISSUE DATE 00/00/0000
PROJECT NUMBER
REVISIONS 00/00/0000

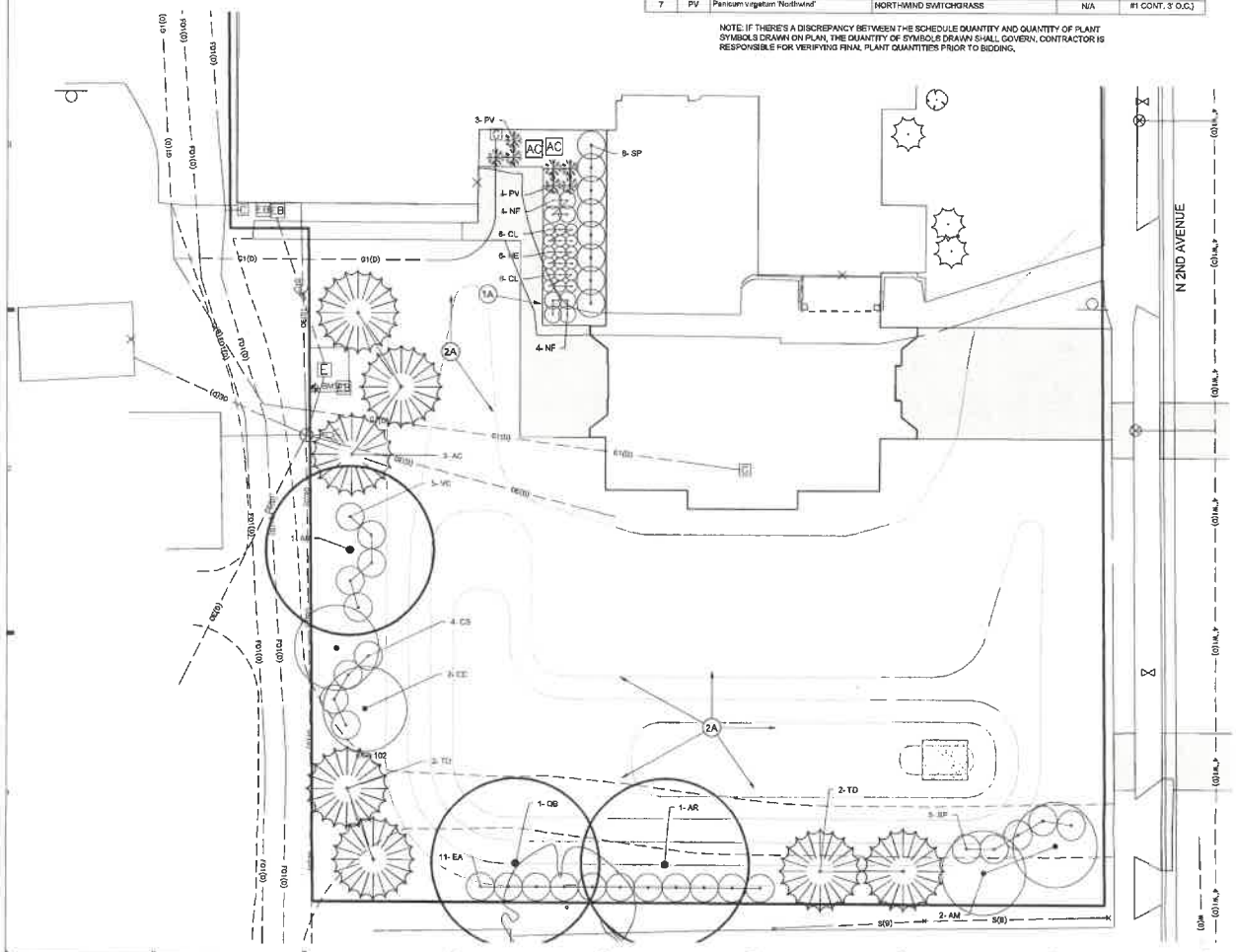
REV	DATE	DESCRIPTION

C400

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
CANOPY TREES					
2	AR	Acer rubrum	RED MAPLE	1 ½" CAL.	B&B
1	QB	Quercus bicolor	SWAMP WHITE OAK	1 ½" CAL.	B&B
CONIFEROUS TREES					
3	AC	Abies concolor	WHITE FIR	6' HT.	B&B
4	TD	Taxodium distichum	BALD CYPRESS	6' HT.	B&B
ORNAMENTAL TREES					
2	AM	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B, MULTI-STEM
2	CC	Cercis canadensis	EASTERN REDBUD	1 ½" CAL.	B&B, MULTI-STEM
SHRUBS					
4	CS	Cornus sericea 'Flaviramea'	YELLOW TWIG DOGWOOD	24" Ht.	#5 CONT.,(5' O.C.)
11	EA	Euonymus alatus 'Compactus'	DWARF BURNING BUSH	24" Ht.	#5 CONT. (4' O.C.)
13	SP	Syringa 'Penda' BLOOMERANG	BLOOMERANG LILAC	24" Ht.	#5 CONT. (4' O.C.)
5	VC	Viburnum carlesii	KOREANSPICE VIBURNUM 'SPICE BABY'	24" Ht.	#5 CONT. (4' O.C.)
ORNAMENTAL GRASSES/ PERNNIALS					
12	CL	Coreopsis lanceolata	LANCELEAF COREOPSIS	N/A	#1 CONT. (1.5' O.C.)
6	HE	Hemerocallis x 'Rosy Returns'	DAYLILY 'ROSY RETURNS'	N/A	#1 CONT. (1.5' O.C.)
8	NF	Nepeta x faassenii 'Walkers Low'	WALKER'S LOW CATMINT	N/A	#1 CONT. (2' O.C.)
7	PV	Panicum virgatum 'Northwind'	NORTHWIND SWITCHGRASS	N/A	#1 CONT. 3' O.C.)

NOTE: IF THERE'S A DISCREPANCY BETWEEN THE SCHEDULE QUANTITY AND QUANTITY OF PLANT SYMBOLS DRAWN ON PLAN, THE QUANTITY OF SYMBOLS DRAWN SHALL GOVERN. CONTRACTOR IS RESPONSIBLE FOR VERIFYING FINAL PLANT QUANTITIES PRIOR TO BIDDING.


N 2ND AVENUE
3- PV
AC
AC
8- SP
1- PV
4- NF
8- CL
6- HE
11- CL
1A
4- NF
2A
3- AC
5- VC
4- CS
4- EE
2A
2- TD
1- QB
1- AR
11- EA
2- TD
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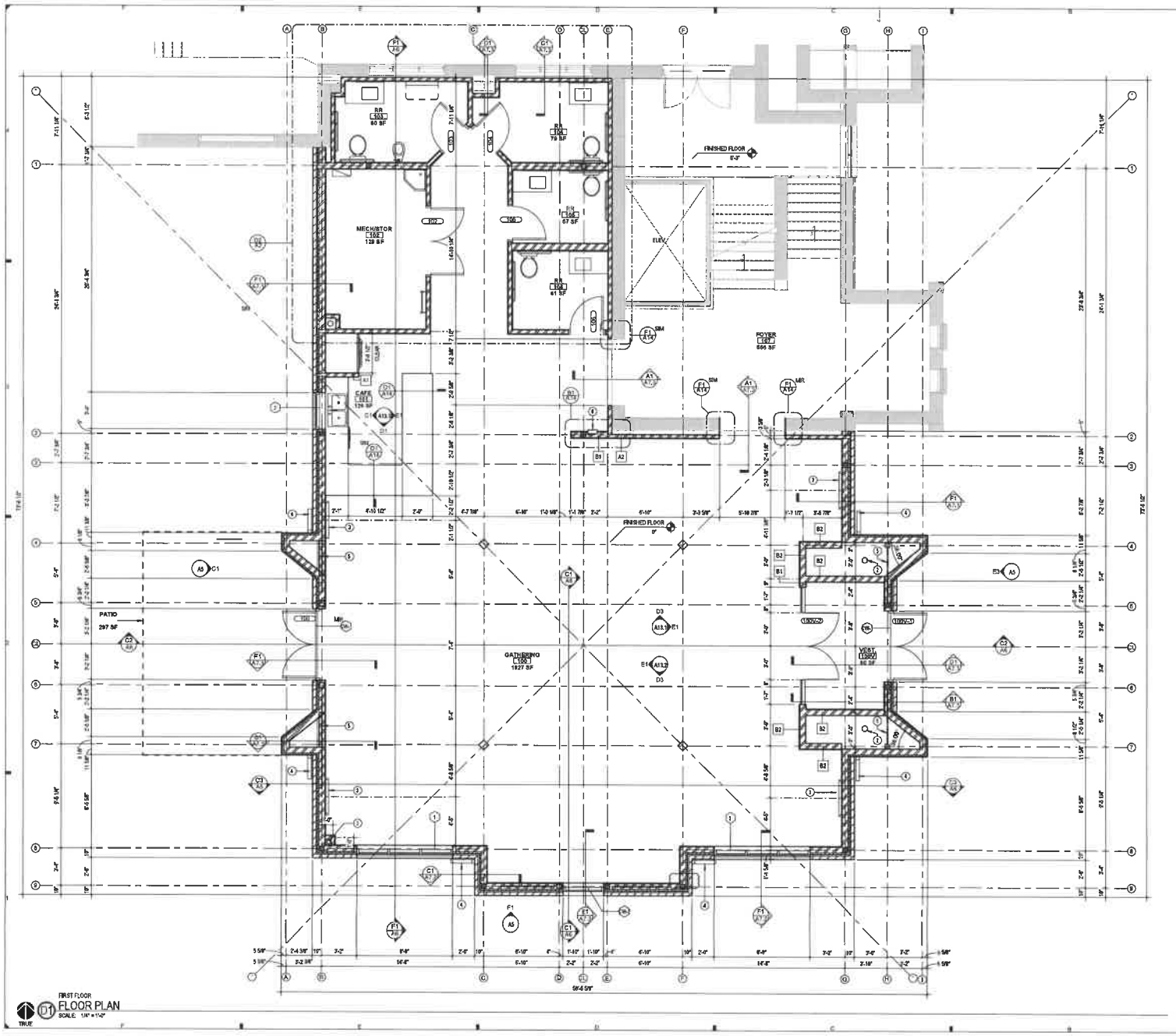
2- AM
S(9)
S(8)
G1(D)
G1(D)
G1(D



FIRST FLOOR
FLOOR PLAN
SCALE: 1/4" = 1'-0"

TRUE

FLOOR PLAN NOTES

1 INFILL EXISTING WINDOW OPENINGS
2 ROOF DRAIN
3 TV BY OWNER
4 DOWNSPOUT
5
6 FIRE EXTINGUISHER CABINET

NOTES - PLAN - GENERAL

A ALL INTERIOR DIMENSIONS OF MASONRY WALLS & FURRING WALLS ARE TO THE FACE OF THE WALL UNLESS NOTED OTHERWISE. ALL INTERIOR DIMENSIONS OF METAL STUD WALLS ARE TO THE CENTERLINE OF THE WALL UNLESS NOTED OTHERWISE.

B EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF WALL, UNLESS NOTED OTHERWISE.

C FIELD VERIFY ALL EXISTING DIMENSIONS, SITE CONDITIONS, AND BUILDING CONDITIONS PRIOR TO SUBMITTING A BID AND BEFORE COMMENCEMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED PRIOR TO BID OPENING AS WELL AS PRIOR TO COMMENCEMENT OF WORK.

D PROVIDE WOOD BLOCKING WITHIN METAL STUD FRAMED WALLS OR BULKHEADS BEHIND ALL WALL MOUNTED EQUIPMENT, FIXTURES, ETC. VERIFY FINAL LOCATIONS OF BLOCKING WITH APPROPRIATE TRADES PRIOR TO INSTALLATION.

E ALL WORK REPRESENTED ON ALL SHEETS CONTAINED WITHIN THIS SET OF DRAWINGS SHALL BE COORDINATED WITH ALL APPROPRIATE TRADES PRIOR TO THE COMMENCEMENT OF ANY WORK.

F SEE WALL TYPES FOR WHERE ALL INTERIOR WALLS EXTEND TO UNDERSIDE OF METAL/CONCRETE DECK. FILL ALL VOIDS BETWEEN TOP OF WALLS AND DECK OR STRUCTURE WITH FIRE SAFE INSULATION AT FIRE RATED WALLS. SEE WALL TYPES AND LIFE SAFETY PLAN FOR FIRE RATED WALL LOCATIONS.

G GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE SIZES OF ALL CHASES, PLENUMS, ETC WITH APPROPRIATE TRADES PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES UPON DISCOVERY PRIOR TO COMMENCEMENT OF WORK.

H DEMOLISH AND/OR REMOVE ALL COMPONENTS AS NOTED ON THE DRAWINGS AND AS NECESSARY TO ACHIEVE NEW WORK IF NOT EXPLICITLY SHOWN AS DEMOLISHED. PATCH AND REPAIR ADJACENT SURFACES TO ACCOMMODATE NEW WORK. MAINTAIN ADJACENT SURFACES TO ORIGINAL CONDITIONS.

I REPAIR & RESTORE TO ORIGINAL CONDITION ANY EXISTING ITEMS DAMAGED DURING DEMOLITION OR CONSTRUCTION NOT INTENDED TO BE RENOVATED OR REVISED FOR THIS PROJECT.

J ALL DATA CABLES TO BE MAINTAINED UNLESS NOTED AND ANY CHANGES TO BE COORDINATED WITH OWNER PRIOR TO WORK.

K PROVIDE FLOOR, WALL, AND SURFACE PROTECTION AS NECESSARY TO PROTECT AND MAINTAIN ANY SURFACE, NEW OR EXISTING, THAT WILL REMAIN EXPOSED AT COMPLETION OF WORK, OR HAVE ANY OTHER NEGATIVE EFFECTS TOWARDS NEW OR EXISTING BUILDING ELEMENTS, TYPE OF PROTECTION AT THE DISCRETION OF CONTRACTOR. CONTRACTOR TO PROVIDE ADEQUATE PROTECTION.

L COORDINATE LOCATION AND SPACING OF WALL MOUNTED ACCESSORIES INCLUDING MARKERBOARDS, TACKBOARD, AV DISPLAY W/ OWNER PRIOR TO INSTALLATION.

M REFER TO MEP FOR THE INSTALLATION OF NEW AND SALVAGED CEILING ITEMS AND ACCESSORIES INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, HVAC, LIFE SAFETY DEVICES, SECURITY AND TECHNOLOGICAL ITEMS.

N ANY EXISTING WALL SURFACE TO REMAIN AND SCHEDULED TO BE FINISHED AS PART OF THE WORK SHALL HAVE ALL SURFACE BLEMISHES CORRECTED/FILLED/MADE SMOOTH AND CONSISTENT PRIOR TO NEW FINISHES.

1FOLD™ ARCHITECTURE + ENGINEERING

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STRUCTURAL ENGINEER
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CIVIL ENGINEER
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Oklahoma City, OK 73132
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NOT FOR CONSTRUCTION

Fjeldberg Lutheran Church Addition

209 N 2nd Ave
Huxley, Iowa, 50124

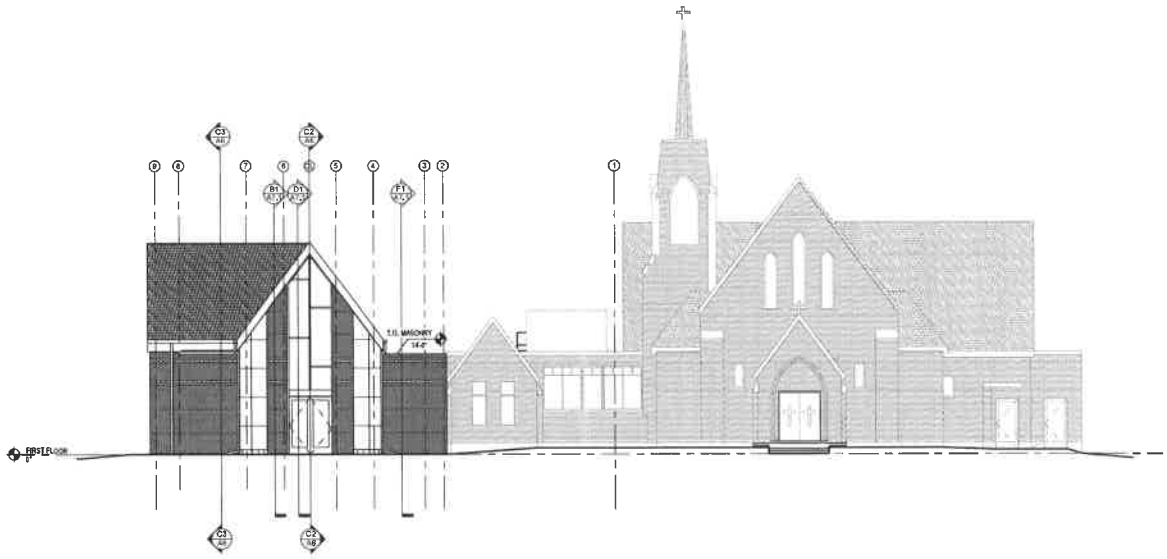
PROJECT ISSUE DATE: December 5, 2022
PROJECT NUMBER: 22010
RE 100246: 69002

REV	DATE	DESCRIPTION
1	Date 1	Revision 1

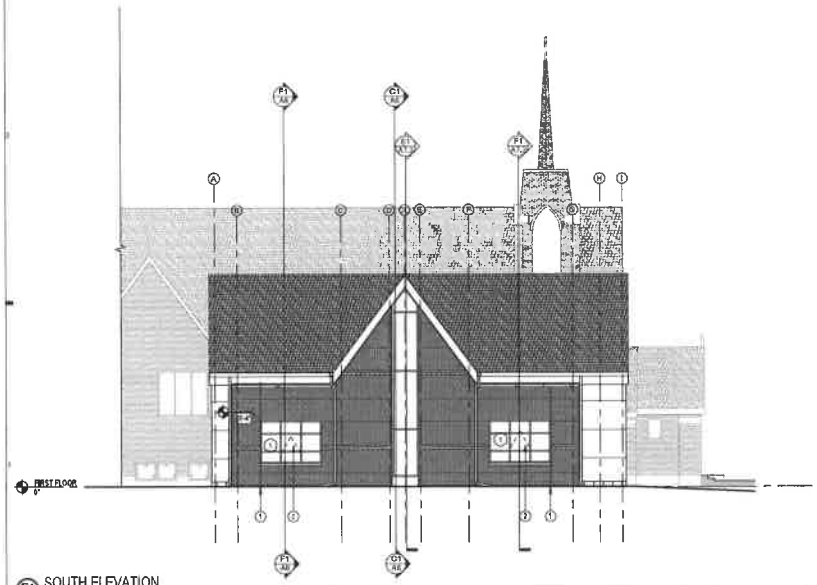
BIDDING DOCUMENTS

FIRST FLOOR PLAN

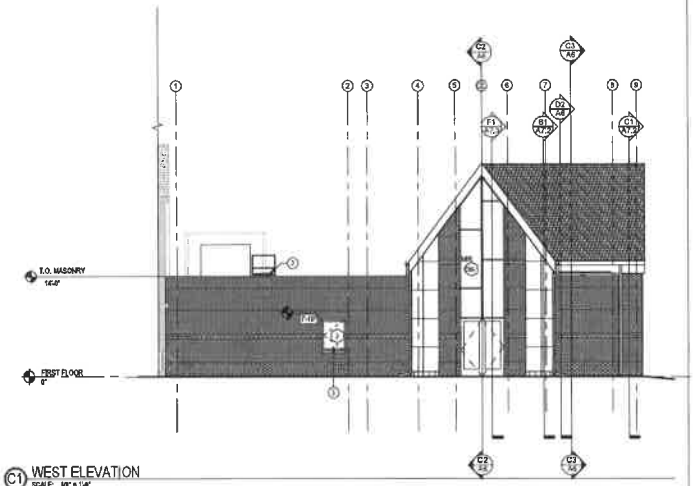
A1



E3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



F1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

1 CONTROL JOINT
2 OPERABLE AWNING
3

10FOLD ARCHITECTURE + ENGINEERING

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NOT FOR CONSTRUCTION

Fjeldberg Lutheran Church Addition

209 N 2nd Ave
Huxley, Iowa, 50124

PROJECT ISSUE DATE: December 5, 2013
PROJECT NUMBER: 2374
RE-ISSUE: 03/13

REV	DATE	DESCRIPTION

BIDDING DOCUMENTS

A5

55703 Oak Bend Rd Subdivision (2-mile review)

Story County Planning and Development received a subdivision application for 55703 Oak Bend Road, Huxley, which is within two miles of city limits. The proposed subdivision would be creating just one additional lot for a dwelling, with access taken from an easement over an existing driveway.

Subdivision plat was sent to Forrest Aldrich, City Engineer with Veenstra & Kim for review. Forrest's comments are as follows:

> For this plat the purpose is to split a parcel for another residence and there are no public improvements proposed. So no comments on the plat. Good to go from V&K's perspective.

OAK BEND PLAT 1

FINAL PLAT

INDEX LEGEND

COUNTY: STORY COUNTY, IOWA

LOCATION: SECTION 24 - TWP 82 NORTH - RGE 25 WEST: NE 1/4: LOT 2

PROPRIETOR: DALLAS C LARSON A
PAMELA J LARSON
55703 OAK BEND RD
HUXLEY IA 50124-8075

DEVELOPER & REQUESTED BY: TYLER LOWY
55703 OAK BEND ROAD
HUXLEY, IOWA 50124

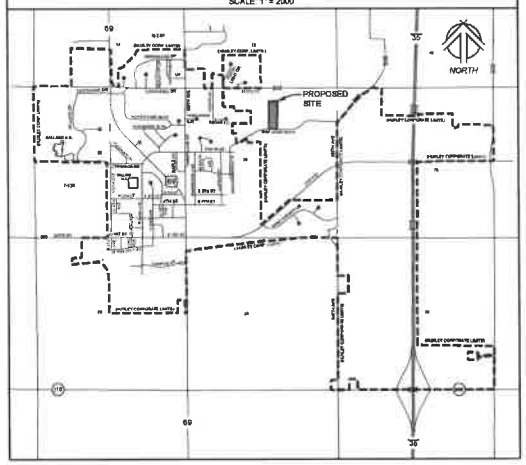
SURVEYOR: ADAM D. SCHOEPPNER, PLS #26306

SURVEY COMPANY: MILLES ASSOCIATES, INC.

RETURN TO: ADAM D. SCHOEPPNER
MILLES ASSOCIATES, INC.
1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023
PHONE (515) 965-0123

VICINITY MAP

SCALE 1" = 2000'



LEGEND

▲	Found section corner monument unless otherwise noted
●	Found monument 1/2" IR unless otherwise noted
○	Set monument 5/8" IR with blue cap #26306 unless otherwise noted
	Set mag nail in pavement
IR	Round iron rebar (outside diameter)
IP	Round iron pipe (outside diameter)
1234	Address
PCC	Portland cement concrete
ACC	Asphaltic cement concrete
FL	Pipe flowline elevation
x 906.0'	Spot elevation
RCP	Reinforced concrete pipe
CMP	Corrugated metal pipe
PCP	Corrugated plastic pipe
PVC	Polyvinyl chloride pipe
CIP	Cast iron pipe
TRANS	Electric transformer on pole
DROP	Electric drop on pole
P.U.E	Public Utility Easement
	Subject boundary line
	Proposed boundary line
	Existing property line
	Proposed easement line
	Existing easement line
X	Barbed wire fence line
o	Chain-link fence line
E	Wood fence line
	Retaining wall
SS	Sanitary sewer & size
ST	Storm sewer and size
W	Water main and size
	Gas main & size
OHE	Overhead electric & wires
OHC	Overhead communication
UGE	Underground electric
TV	Underground television
UTC	Underground communication
800'	Contour elevation
	Basis bearing
	Edge of water
	Edge of tree dripline

	Sanitary sewer manhole
	Cleanout
	Storm sewer manhole
	Storm sewer intake
	Storm sewer culvert
	Flared end section
	Water hydrant
	Water valve
	Water service shut-off
	Water main manhole
	Monitoring well
	Yard hydrant
	Well
	Gas meter
	Gas valve
	Air conditioning unit
	Electric manhole
	Electric meter
	Electric pedestal
	Electric transformer
	Utility hand hole
	Utility pole
	Light pole
	Utility pole with light
	Light pole with double arm
	Light pole with single arm
	Ground light
	Traffic signal
	Traffic signal with light
	Traffic manhole
	Communication pedestal
	Telephone booth
	TV pedestal
	Billboard sign
	Street sign
	Basketball hoop
	Bollard (typical)
	Down spout
	Handicap parking stall
	Tree stump
	Deciduous tree and trunk diameter
	Coniferous tree and trunk diameter

ZONING

Zoning: A-1 District - Agricultural District, Single Family Dwelling, LESA exception

Bulk Regulations:

- Front Yard Setback - 50 feet
- Rear Yard Setback - 40 feet
- Side Yard Setback - 10 feet
- Flag Yard Setback - 20 feet
- Minimum Lot Area - 1 acre
- Minimum Lot Width - 100 feet

GENERAL NOTES

1. The south line of Lot 2 of the Northeast Quarter of Section 24, Township 82 North, Range 24 West of the 5th P.M., is assumed to bear North 89 degrees 40 minutes 45 seconds West.
2. The site lies within Zone X with areas of minimal flood hazard, as shown on the Flood Insurance Rate Map Community Panel Number 19169 C0290 F, with an effective date of January 15, 2021.
3. Zoning: A-1 District
4. Primary Class: Residential
5. Taxing District: Palestine Township / Ballard Community School District
6. School District: Ballard Community School District
7. All new lots shall require a 911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area including open-air, outdoor activities. 911 addresses shall be assigned by Story County at the request of the property owner.

LEGAL DESCRIPTION

Lot 2 of the Northeast Quarter of Section 24, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa; EXCEPT the North 448.95 feet of said Lot 2.

Containing 6.75 acres more or less.

Said parcel is subject to all easements and restrictions.

CERTIFICATION

LICENSED PROFESSIONAL LAND SURVEYOR ADAM D. SCHOEPPNER 26306 IOWA

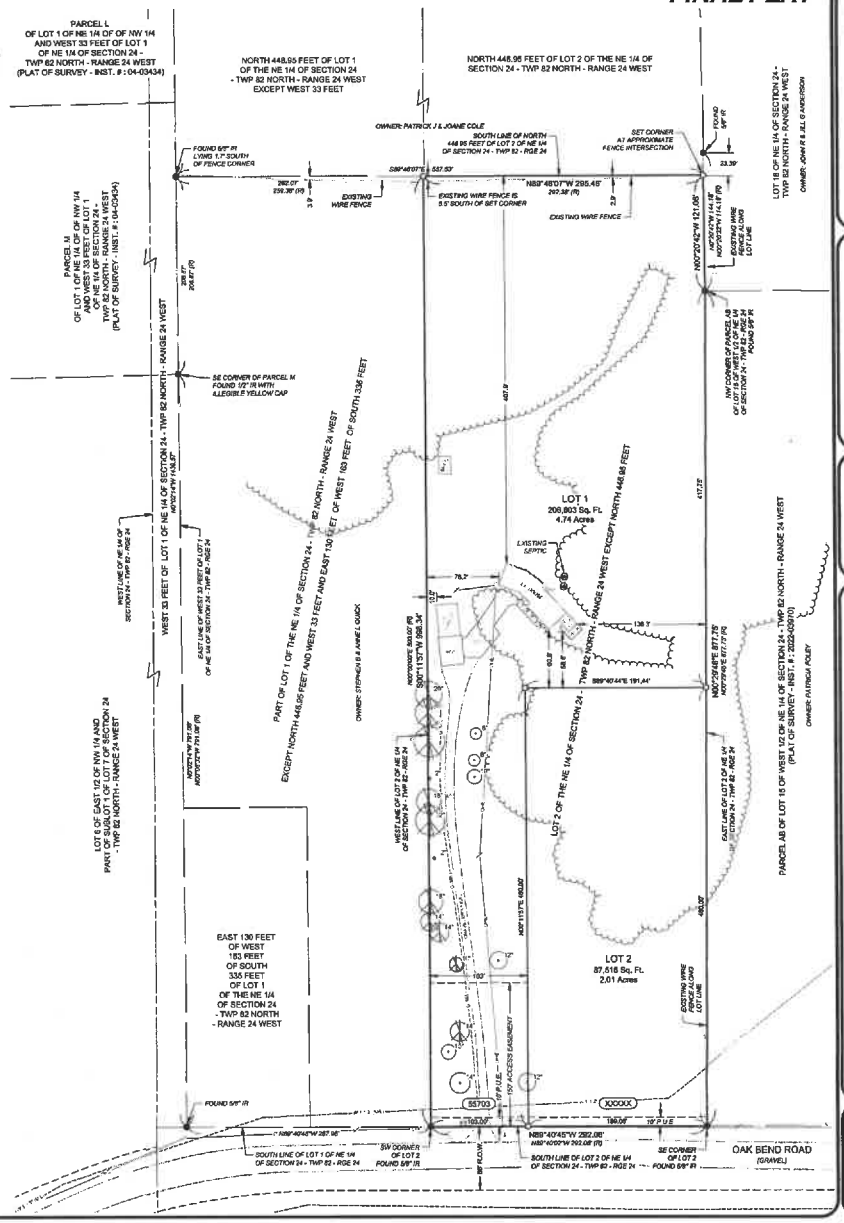
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature

Name: Adam D. Schoeppner, P.L.S. No. 26306 Date

My license renewal date is December 31, 2023 Date of survey: 05/16/22

Pages or sheets covered by this seal: This sheet only



1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

REVISIONS:

NOTICE: MILLES ASSOCIATES, INC. MAKES NO PROPOSAL TO PROVIDE ANY PROJECT INFORMATION IN ELECTRONIC FORMAT. ANY ELECTRONIC FILE PROVIDED IS SUBJECT TO CHANGE WITHOUT NOTICE. THE RECIPIENT ASSUMES ALL RISK FOR THE ACCURACY AND COMPATIBILITY OF THE ELECTRONIC FILE. THE RECIPIENT AGREES TO INDEMNIFY AND HOLD MILLES ASSOCIATES, INC. HARMLESS FROM ANY AND ALL LIABILITY.

PROJECT NAME: OAK BEND PLAT 1
55703 OAK BEND ROAD HUXLEY, STORY COUNTY, IOWA

DESCRIPTION: FINAL PLAT

FILE NO.	22109
DATE	07/05/22
DRAWN BY	TJH
CHECKED BY	ADS
PLOT SIZE	24" X 36"
SHEET TITLE	FP-1
SHEET NO.	1 / 1

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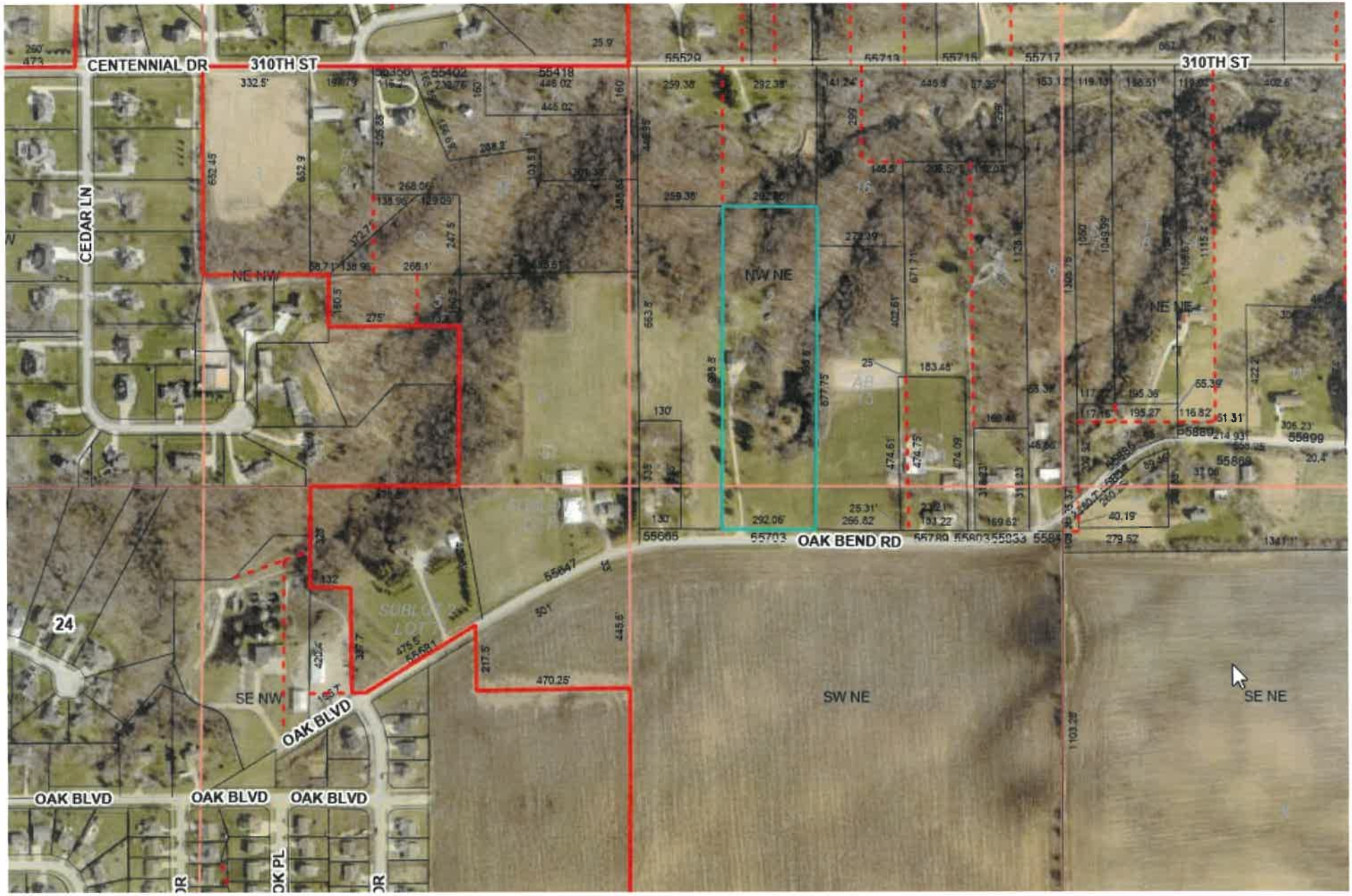
CENTENNIAL DR
310TH ST
310TH ST
CEDAR LN
NE NW
NW NE
NE NE
OAK BEND RD
24
SE NW
OAK BLVD
OAK BLVD
OAK BLVD
OAK BLVD
SW NE
SE NE

292.08'
998.8'
998.8'
877.75'
292.06'
OAK BEND RD
55703

PUD Ordinance

It was discovered during the rezoning of 120 South, that Huxley's PUD ordinance only allows for residential development. The ordinance revision up for review and recommendation was drafted by our City Attorney, Amy Beatie, using Pleasant Hill's ordinance as a model. She thought it was very clear in both what is expected and in the process that is set out in it. This revision will allow for residential, commercial, and limited industrial development.

ORDINANCE NO. _____

AN ORDINANCE REVISING R-5 DISTRICT – PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS

BE IT ENACTED by the City Council of Huxley, Iowa:

SECTION ONE: The Code of Ordinances of the City Huxley, Chapter 165.26 shall be and is hereby amended by repealing the stricken language as follows:

~~**165.26 R-5 District – Planned Unit Development District.** The R-5 District is intended and designed to provide a means for the development of large tracts of land on a unit basis, allowing greater flexibility and diversification of land uses and building locations than the conventional single lot method provided in other sections of this chapter. It is the intent of this section that the basic principles of good land use planning including an orderly and graded relationship between various types of uses be maintained and that the sound zoning standards as set forth in this chapter concerning population density, adequate light and air, recreation and open space, and building coverage be preserved. The R-5 District is subject to the following regulations:~~

~~1. The owner or owners of any tract of land in an R district may submit to the Council a petition requesting a change to the R-5 zoning district classification. The petition shall be accompanied by a proposed plan for the use and development of the entire tract of land. The proposed development plan shall be referred to the Commission for study and report. The Commission shall review the conformity of the proposed development with the standards of the Comprehensive Plan, and with recognized principles of civic design, land use planning and landscape architecture. The Commission may approve the plan as submitted, or, before approval, may require that the applicant modify, alter, adjust, or amend the plan as the Commission deems necessary to the end that it preserves the intent and purpose of the Comprehensive Plan and this chapter and to promote public health, safety, morals, and general welfare. The development plan as approved by the Commission shall then be reported to the Council; whereupon the Council may approve or disapprove said plan as reported or may require such changes thereto as it deems necessary to effectuate the intent and purpose of the Comprehensive Plan and this chapter.~~

~~2. The final development plan shall be accompanied by the following required documents:~~

~~A. If the proposed development includes common land which will not be dedicated to the City and the proposed development will not be held in single ownership, proposed bylaws of a homeowners' association fully defining the functions, responsibilities and operating procedures of the association. The proposed bylaws shall include but not be limited to provisions:~~

~~(1) Automatically extending membership in the association to all owners of dwelling units within the development;~~

~~(2) Limiting the uses of the common property to those permitted by the final development;~~

~~(3) Granting to each owner of a dwelling unit within the development the right to the use and enjoyment of the common property;~~

~~(4) Placing the responsibility for operation and maintenance of the common property in the association;~~

~~(5) Giving every owner of a dwelling unit voting rights in the association; and~~

~~(6) If the development will combine rental and for sale dwelling units, stating the relationship between the renters and the homeowners' association and the rights renters shall have to the use of the common land.~~

~~B. Performance bond which shall insure to the City that the dedicated public streets, utilities and other common development facilities shall be completed by the developer within the time specified on the final development plan.~~

~~C. Covenant to run with the land, in favor of the City and all persons having a proprietary interest in any portion of the development premises, that the owner of the land or successors in interest will maintain all interior streets, parking areas, sidewalks, common land, parks and plantings which have not been dedicated to the City in compliance with the City ordinances.~~

~~D. Any additional agreements required by the Council at the time of preliminary plan approval.~~

~~E. A final plat shall be submitted with each stage of the final development plan. The plat shall show building lines, lots and/or blocks, common land, streets, easements and other applicable items required by Chapter 166 of this Code of Ordinances. Following approval of the final plat by the Commission and Council, the plat shall be recorded with the County Auditor and Recorder.~~

~~3. The final development plan and required documents shall be reviewed by the Commission for compliance with R-5 standards and substantial compliance with the preliminary plan. The Commission's recommendations and report on the final development plan shall be referred to the Council for final approval. The final development plan and final plat shall be approved by the Council before any building permit is issued.~~

~~4. Permitted principal and accessory land uses, lot area, yard and height requirements shall be as set out below, which shall prevail over conflicting requirements of this chapter or Chapter 166 of this Code of Ordinances.~~

~~A. Buildings shall be used only for residential purposes; occupant garages, occupant storage space and similar accessory uses; noncommercial recreational facilities; and community activities.~~

~~B. The minimum lot and yard requirements of the zoning districts in which the development is located shall not apply, except that minimum yards specified in the district shall be provided around the boundaries of the development. The Council may require~~

~~open space or screenings be located along all or a portion of the development boundaries in accordance with the design standards of this chapter applicable to site plan review. The height requirements of the zoning district in which the development is located shall apply. No structure shall be situated so that it shades or will shade an adjacent residence in a significant way, or interferes significantly in the uses of solar devices.~~

~~C. All public streets, water mains, sanitary sewer and storm sewer facilities shall comply with appropriate ordinances and specifications of the City.~~

~~D. "Common land," as used in this section, refers to land retained in private ownership for the use of the residents of the development, or to land dedicated to the general public.~~

~~E. Any land gained within the development because of the reduction in lot sizes below minimum title requirements shall be placed in common land to be dedicated to the City or retained in private ownership to be managed by a homeowners' association~~

~~F. The requirements of this chapter relating to off-street parking and loading shall apply to all R-5 Districts.~~

~~5. The maximum number of dwelling units permitted in an R-5 District shall be determined by dividing the net development area by the minimum lot area per dwelling unit required by the zoning district or districts in which the area is located. In the R-2 District, the one-family dwelling requirement shall apply. Net development area shall be determined by subtracting the area set aside for churches and schools, if any, and deducting the area actually proposed for streets from the gross development area. The area of land set aside for common land, open space, or recreation shall be included in determining the number of dwelling units permitted.~~

~~6. The Council may make the approval of the development plan contingent upon the completion of construction and improvements within a reasonable period of time; provided, however, in the determination of such period, the Council shall consider the scope and magnitude of the development project and any schedule of construction and improvements submitted by the developer. Failure to complete all construction and improvements within the said period of time shall be deemed sufficient cause for the Council to rezone the unimproved property to the classification effective at the time of original submission of the development plan, unless an extension is recommended by the Commission and approved by the Council for due cause shown. Any proposed change in the development plan after approval by the Council shall be resubmitted and considered in the same manner as the original proposal. "Unimproved" property means all property situated within a stage or stages of the final development plan upon which the installation of improvements has not been commenced.~~

~~7. In no event shall the installation of any improvements be commenced in the second or subsequent stages of the final development plan until such time as ninety percent of all construction and improvements have been completed in any prior stage of such plan.~~

And by adopting the underlined language as follows:

165.26 R-5 District – Planned Unit Development District. The PUD zoning district is intended to provide for the development or redevelopment of land under the control and in accordance with an approved Master Plan. The development guidelines and standards in which land uses, transportation elements, building densities, arrangements, and types are set out in a unified plan, thus providing greater flexibility of land use, transfer of development rights, and building locations than other zoning districts may permit.

The PUD District is intended to maximize benefits from the use of open spaces, maximize aesthetics, encourage certain architectural standards for buildings, and permit mixed uses and diversity of bulk regulations without endangering the health, safety, welfare, and land value of surrounding and internal properties. A PUD may consist of a mix of land uses of residential, commercial, and limited industrial, provided such PUD is compatible with the Comprehensive Plan of the City. It is not the sole intent of PUD zoning to be utilized to reduce or provide relief from an existing zoning regulation or requirement.

1. Minimum Size and Density. A PUD shall consist of at least five (5) acres and the building unit density of the land developed shall not be in excess of the density set forth in the Comprehensive Plan Future Land Use Map and Zoning Ordinances of the City.

2. Pre-Submittal Meeting Required. Prior to submittal a PUD rezoning application to the City, the developer/property owner shall request a meeting with the Zoning Administrator to review the proposed PUD and PUD submittal requirements.

3. Application Required. The owner or developer, with consent of the owner, requesting rezoning to PUD, shall submit a completed PUD zoning application form, a non-refundable fee (as established by resolution of the City Council), electronic and folded paper copies of the proposed PUD master plan, and any other information and materials as determined and required by the Zoning Administrator for review by the City and distribution to the Planning and Zoning Commission.

4. Master Plan Requirements. As part of a proposed PUD rezoning, the property owner or developer shall prepare a master plan for the proposed PUD that shall be a scaled drawing not less than 24 inches by 36 inches at a minimum scale of 1 inch = 50 feet and shall show generalized overall plan for development of the proposed PUD area and the following information:

A. A vicinity map of a scale of 1 = 500 to show site boundaries and the zoning of adjacent properties within 1,000 feet.

B. Dimensions, legal descriptions, acreage, existing zoning, land use, and ownership of the area of the proposed PUD; and existing zoning, land use and ownership of contiguous properties within 250 feet.

C. PUD boundary, development phasing plan, and all existing and proposed property lines, street rights-of-way lines, easements, and proposed PUD building and parking lot setbacks.

D. Delineation of each "phase" proposed with their land uses and bulk regulations identified.

E. Existing topography and conceptual storm water management and drainage.

F. Existing and proposed streets, driveways, parking areas and other paved areas and anticipated including parking requirements.

G. Existing and proposed locations pedestrian ways, trails, parks, recreation areas, open space, buffers, parking areas, schools, and anticipated traffic generation.

H. Proposed lot locations for all uses, and conceptual building locations and functions for all multiple-family residential and nonresidential uses.

I. Existing and proposed buildings, uses, square footages, and number of dwelling units and density calculations.

J. Area and number of dwelling units, and anticipated floor area of nonresidential buildings by "phase."

K. Existing tree masses, water channels, drainage ways, flood hazard areas, and other topographic or environmentally important characteristics.

L. Proposed privately owned common areas and public ownership areas, including open space, parkland, and school sites.

M. Locations of existing or proposed municipal utilities to serve the PUD and adjoining properties, including sanitary sewer, storm sewer, and water.

N. Other required storm water management facilities and requirements.

O. Dimensions of all street right-of-way and paving widths, including all proposed easements.

P. Staging schedule of development, including anticipated year each phase of development is to be implemented.

Q. Landscape areas proposed as part of PUD, to include location of shrubs, trees and earth berms.

R. Delineation of the traffic impacts that would result from the project and how they can be mitigated.

S. Details for any requirements for Parkland Dedication and compliance with any parks master plan.

T. Conceptual building elevations including exterior building materials and colors.

U. Freestanding signage locations and concept plans.

5. Rules, Regulations and Guidelines for Land Use and Performance. In conjunction with the submittal of a Master Plan illustrating the location of each development "phase," there shall be

prepared rules, regulations and guidelines for the development of the PUD, and such matters shall be part of the consideration by the Planning and Zoning Commission and the City Council and incorporated within the ordinance providing for the rezoning of the property to a PUD.

The rules, regulations and guidelines shall set forth the permitted land use, bulk regulations, transfer of development rights within the area of the PUD, height requirements, open space and landscaping requirements, architectural standards, sign regulations, buffer requirements, off-street parking and loading requirements, and other performance standards as required by the City for each phase designated within the Master Plan.

6. Process for City Review of Master Plan of Planned Unit Development. The City Administrator with assistance from other City staff including the City engineer shall review the submitted Master Plan, may discuss any suggestions or provide additional information to the Developer, and shall file a report together with the applicant's proposal to the Planning and Zoning Commission. The owner shall submit a number of copies of the Master Plan, as determined by the Zoning Administrator, for distribution to the Planning and Zoning Commission.

A. The Planning and Zoning Commission, after receipt of the report from the Community Development Department and receipt of the Master Plan, shall consider the presentation and give special attention to the following:

(1) Compatibility with Comprehensive Plan.

(2) Land Use and density.

(3) Building types, functions, architecture, buffers, and arrangements.

(4) Provision and use of open space and landscaping.

(5) Access to and from the site, and traffic circulation.

(6) General relationship to surrounding area.

B. The Planning and Zoning Commission may hold a public hearing, giving notice as provided by law for a rezoning. The Planning and Zoning Commission may approve or disapprove the PUD Master Plan and associated development rules, regulations, and guidelines as submitted, or may require the developer to modify, alter, adjust or amend the proposed Master Plan and associated rules, regulations, and guidelines, in order to preserve the intent and purpose of the Zoning Ordinance and the Comprehensive Plan of the City.

C. Before any report is forwarded to the City Council by the Planning and Zoning Commission pertaining to an application submitted for a PUD, said Commission shall determine if such proposal is in compliance with the Comprehensive Plan.

D. After a complete review by the Planning and Zoning Commission, a written recommendation and report giving reasons as to their actions shall be filed with the City

Council. The owner shall submit an additional number of copies of the Master Plan, as determined by the Zoning Administrator, for distribution to the City Council.

E. Within a period of sixty (60) days after the City Council has received a report from the Planning and Zoning Commission, together with the proposed Master Plan and rules, regulations, associated development and guidelines of the PUD development, the City Council may approve or disapprove the Master Plan.

7. Recording of Master Plan and Associated Rules, Regulations, and Guidelines. The ordinance providing for the rezoning of the property to the PUD Zoning District and the associated Master Plan, Rules, Regulations, and Guidelines as approved by the City Council shall be recorded at the Office of the Story County Recorder and shall be binding on the property owners, their heirs, successors, or assigns. No phase of the PUD shall be started until all documents have been recorded.

8. Modifications. Any proposed modifications in the approved PUD shall first be reviewed by the Planning and Zoning Commission. Said proposed modification along with a report from the Commission shall then be forwarded to the City Council with appropriate recommendations. The City Council shall then take such appropriate action on the proposed modification and their decision shall be final. No modification may be considered that is more than a ten percent (10%) increase in density or change of uses of the site without a public hearing as required for a rezoning. A public hearing may be held by the City Council on any modification. All modifications and adjustments shall be recorded at the Office of the Story County Recorder.

9. Platting and Development. Prior to development within the PUD, applications for Preliminary and Final Plats, Site Plans, and Building Permits that are in conformance with the provisions of the PUD shall be submit for review in accordance with the City's regulations. At the applicant's own risk, Preliminary Plats, Final Plats, and Sites Plans may be submitted and reviewed concurrently with the PUD rezoning application.

SECTION TWO: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

SECTION THREE: Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION FOUR: Effective Date. This ordinance shall become effective as of the date of its approval by the City Council of Huxley, Iowa.

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Kevin Deaton, Mayor

ATTEST:

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Jolene Lettow, City Clerk