HUXLEY
HEART OF THE PRAIRIE

PLANNING & ZONING COMMISSION ZOOM MEETING
Tuesday February 21, 2023
12:00 P.M.

Zoom Information:
Meeting ID: 672 468 5877
Passcode: 50124
Dial In: 312-626-6799

AGENDA

1. Roll Call

2. Motion to approve the minutes from the January 16, 2023 Planning & Zoning Commission Meeting.

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

4. Business Items
    a. 120 South Master Plan

5. Informational Items for Planning & Zoning Consideration/Input
    a. Council Action Update
        i. Blue Sky Estates Final Plat--Passed
        ii. The Landing Final Plat--Tabled
        iii. 120 South Preliminary Plat—Passed

6. Planning and Zoning Commission Comments
    a. Next meeting is Monday March 20, 2023 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
January 16, 2023

Chairman Roger Bierbaum called the Zoom meeting to order at 6:01 P.M.

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

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

CONSULTANTS PRESENT: Forrest Aldrich, City Engineer

MINUTES APPROVAL: Motion by Murphy, second by Mosher to approve the minutes from the December 19, 2022 meeting. 5 Aye. 0 Nay. MCU.

Ebel entered the meeting 6:03 P.M

PUBLIC COMMENTS: None.

BUSINESS ITEMS:
Recommendation to Council on Blue Sky Estates Final Plat- Discussion took place on the Blue Sky Estates final plat. Aldrich noted that the developer would like to sell lots, however, the project is not complete and therefore the developer has provided a 1.5-million-dollar performance bond. Motion by Murphy, second by Ebel to recommend approval of the final plat to City Council contingent on the 1/12/23 letter provided by V&K. Bierbaum, Murphy, Ebel, Frantz, Mosher, Schonhorst voted yes. MCU.

Recommendation to Council on The Landing Final Plat—Discussion took place regarding the remaining requirements for the Landing final plat. Lettow requested the legal description of the entire property to move forward with the Urban Renewal amendment. Motion by Frantz, second by Mosher to recommend approval of the final plat to City Council contingent on the 1/12/23 letter provided by V&K. Bierbaum, Murphy, Ebel, Frantz, Mosher, Schonhorst voted yes. MCU.

Recommendation to Council on 120 South Preliminary Plat—Lengthy discussion took place regarding the preliminary plat. It was noted that to date, the annexation is not complete. Motion by Bierbaum, second by Ebel to recommend approval of the preliminary plat to City Council with the following six conditions:

1. Annexation must be complete.
2. Gardner and team are to meet with the Park Board to review trail locations and make a recommendation to City Council.
3. Green space has not been resolved by the developer. It is recognized that this will be determined as development is decided in the designated area and will be in the form of a land donation, cash donation or combination of both.
4. Developer is to comply with the DOT recommendations on the intersections at US Highway 69, Anthem Drive and Snyder Drive.
5. Planning & Zoning has concerns about the access to Lot 21 being a private easement access but has no recommendations.
6. Developer recognizes compliance to items provided by V&K in their 1/13/23 letter.

Bierbaum, Murphy, Ebel, Frantz, Mosher, Schonhorst voted yes. MCU.

INFORMATIONAL ITEMS FOR PLANNING & ZONING CONSIDERATION/INPUT:

- *Council Action Update:* Kaplan gave a re-cap of the action taken at the city council meetings on topics that were discussed at last month's Planning & Zoning meeting.

PLANNING AND ZONING COMMISSION COMMENTS:

- Next meeting will be on Tuesday February 21, 2023 via Zoom.
- Schonhorst thanked Amy and Jolene for all of the additional work that they have been required to do, outside of their job description, in the absence of a City Administrator. It is much appreciated. Mosher echoed Schonhorst's statements.
- Schonhorst strongly stated that the 2013 Comp Plan is ten years old, out of date, and decisions cannot be made without this. He highly encourages City Council to get an updated plan done.

ADJOURNMENT: Motion – Mosher, second- Frantz to adjourn meeting at 7:58 P.M. 6 ayes, 0 nays. MCU.

_____
Amy Kaplan, Zoning Clerk

_____
Roger Bierbaum, Chairman

_____
Date of Approval

120 South Master Plan

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

515.225.8000 // 800.241.8000
www.v-k.net

February 15, 2023

Amy Kaplan
City of Huxley
515 N. Main Avenue
Huxley, Iowa 50124

HUXLEY, IOWA
120 SOUTH
MASTER PLAN

We have reviewed the revised Master Plan for 120 South and find it acceptable.

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

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

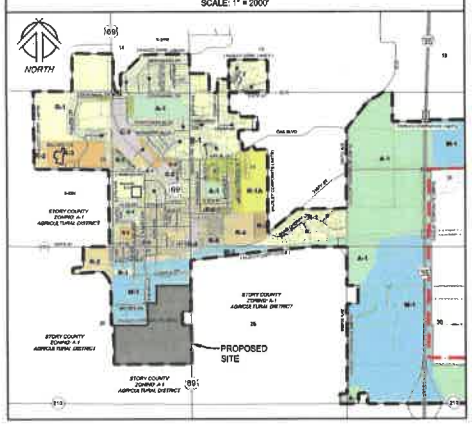
FSA:rsb
45229-079
cc: Chris Gardner (e-mail)
Adam Schoeppner, Niles Associates, Inc. (e-mail)
Jeff Peterson, City of Huxley (e-mail)
Keith Vitzthum, City of Huxley (e-mail)
Mat Kahler, City of Huxley (e-mail)
A.J. Stumpfer, City of Huxley (e-mail)
Jolene Lettow, City of Huxley (e-mail)

120 SOUTH

PLANNED UNIT DEVELOPMENT MASTER PLAN

VICINITY MAP

SCALE: 1" = 2000'



DEVELOPER

120 South LC
c/o Chris Gardner
506 E 1st Street
Huxley, Iowa 50124
Phone: (515) 401-8615

NOTES

1. Land Area: 118.84 acres
2. Proposed Zoning: Planned Unit Development District
3. All building and site signage is subject to approval by Architectural Review Board and City of Huxley

NARRATIVE

The 120 South project, to be known as Anthem, includes approximately 120 acres of Mixed-Use development on the south side of Huxley. The project is located on the west side of Highway 69 and ¼ mile north of Highway 210. Adjacent to the property to the west and north are the Huxley Development Corporation light-industrial plats and open farm field tie to the east and south. The uses in the project include commercial, light-industrial, multi-family residential, and a 55+ lifestyle residential project.

Proposed lots directly adjacent to the existing Huxley Development Corporation plats are planned to support uses consistent with the existing businesses in the area. Lot 1 at the northeast corner of the project is currently planned as a 55+ residential multi-tenant building with a wellness center attached. The multi-family area along the south side of Snyder drive includes stand alone and bi-attached townhomes that are also targeted towards the 55+ community. Commercial lots along Anthem Drive are planned for multi-tenant buildings with potential restaurant, retail, professional, and athletic facilities as tenants. Lot 9 at Anthem Drive and Highway 69 is conceptually designed as a convenience store. The southeast corner of the project includes upscale multi-story residential apartments that will be targeted towards young professionals. All lots within the development are required to comply with covenants and restrictions, which will include building material, color, and aesthetic approval by an Architectural Review Board.

Improvements along Highway 69 are being coordinated with the Iowa DOT as turn lanes and a traffic signal are expected at the intersection with Anthem Drive. Turn lanes are also expected to be installed at Snyder Drive. The improvements along Highway 69 will be phased as construction of the buildings and residences within the project is completed.

Stormwater runoff through the development has been designed to be handled in regional detention basins. Four wet bottom ponds are proposed along Highway 69 and a single detention basin is proposed on the south side of the project along Main Street. Sanitary sewer is planned to be extended from Campus Drive along the eastern side of the project with an additional sanitary sewer main extended south along Main Street to the project boundary. Water main along the public streets has been planned for and the improvements will include connecting loops between Anthem Drive and Snyder Drive from the existing water main in Campus Drive and Main Street.

BULK REGULATIONS

AREA 'A' - COMMERCIAL

Area 'A' is intended for 55 and older residential community and wellness center. Other uses consistent with C-1 are optional, subject to City and ARB approval.

Minimum Lot Area: 10,000 square feet
- Minimum Lot Width: multi-family units = 70 feet
- Minimum Front Yard Setback: 30 feet
- Minimum Side Yard Setback: 10 feet each side / for detached building, 5 feet each side
- Minimum Rear Yard Setback: 25 feet
- Maximum Height: principal building = 45 feet; accessory building = 20 feet

C-1 zoning shall apply to any items not covered within this PUD.

AREA 'C' - MULTI-FAMILY RESIDENTIAL

Area 'B' is designated as medium density residential with single-family and duplex residences.

DENSITY - 37 RESIDENTIAL UNITS ON 15.0 ACRES = 2.4 UNITS PER ACRE
- Minimum Lot Area: single family dwelling = 7,000 square feet; duplex = 12,000 square feet
- Minimum Lot Width: single family dwelling = 50 feet; duplex = 65 feet
- Minimum Front Yard Setback: 25 feet
- Minimum Side Yard Setback: 6 feet each side / for detached building, 5 feet each side
- Minimum Rear Yard Setback: 30 feet
- Maximum Height: principal building = 35 feet; accessory building = 20 feet

R-2 zoning shall apply to any items not covered within this PUD.

AREA E- GREEN SPACE

Area 'E' is intended meet the required dedicated green space for the residential areas in the development.

AREAS 'B', 'F', AND 'G' - COMMERCIAL

These general commercial areas are intended and designed to provide for general retail and service commercial uses, in an efficient and compact manner. Uses shall conform to C-2, subject to City and ARB approval.
- Minimum Lot Area: 8,000 square feet
- Minimum Lot Width: N/A
- Minimum Front Yard Setback: 8 feet
- Minimum Side Yard Setback: 0 feet
- Minimum Rear Yard Setback: 15 feet
- Maximum Height: principal building = 35 feet; accessory building = 20 feet

C-2 zoning shall apply to any items not covered within this PUD.

AREA 'H' - MULTI-FAMILY RESIDENTIAL

Area 'H' is intended for a medium to high density apartment community.

DENSITY - 330 APARTMENT UNITS ON 8.52 ACRES - 31.7 UNITS PER ACRE.
- Minimum Lot Area: multi-family units: 10,000 square feet plus 1,000 square feet for each dwelling unit over 2
- Minimum Lot Width: multi-family units = 70 feet
- Minimum Front Yard Setback: 30 feet
- Minimum Side Yard Setback: 10 feet each side / for detached building, 5 feet each side
- Minimum Rear Yard Setback: 25 feet
- Maximum Height: principal building = 45 feet; accessory building = 20 feet

R-3 zoning shall apply to any items not covered within this PUD.

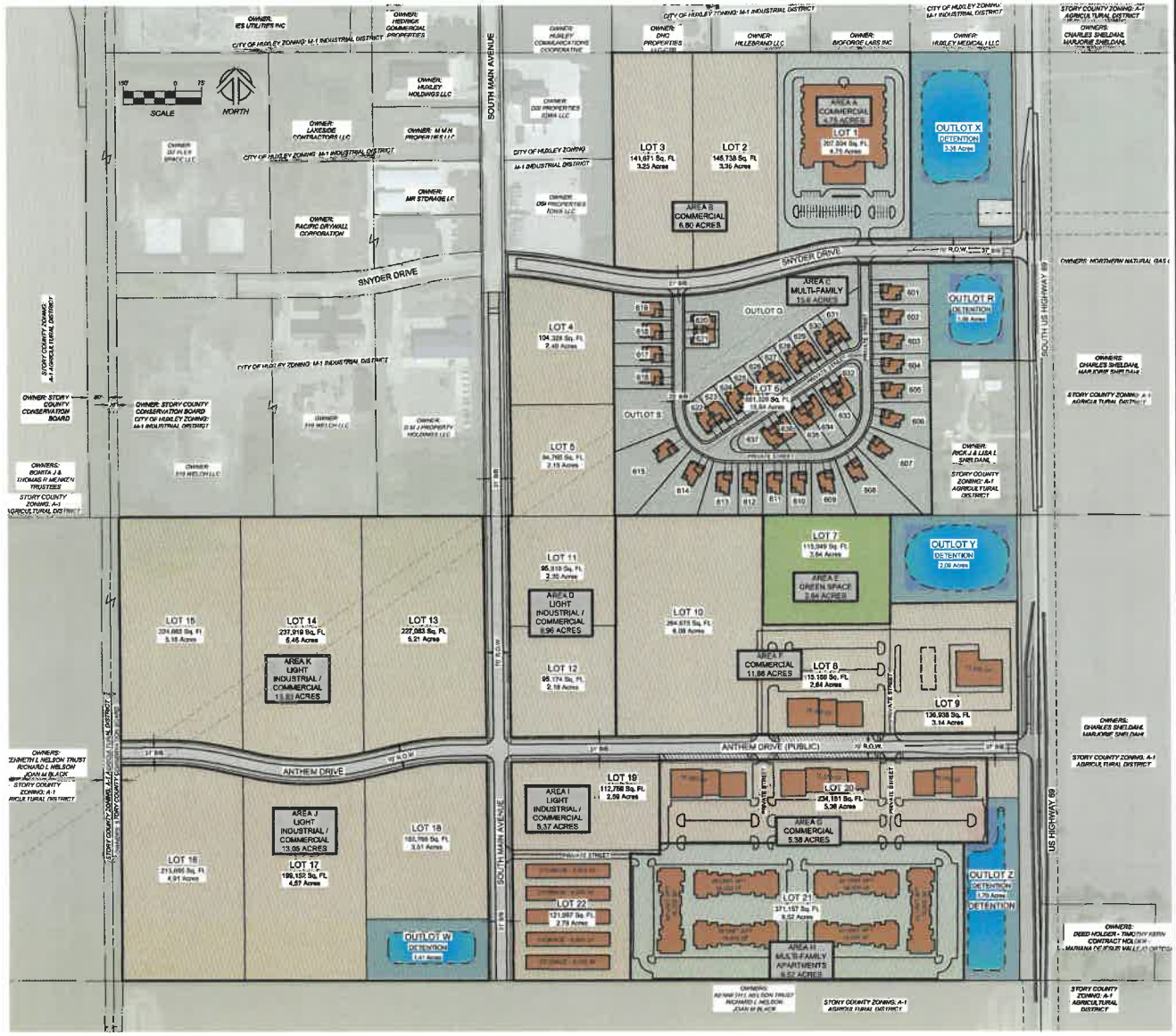
AREAS 'D', 'I', 'J', & 'K' - LIGHT INDUSTRIAL / COMMERCIAL

These areas are intended and designed to provide an expansion to the existing Light Industrial Park adjacent to the development on the north and west. Uses shall conform to M-1, subject to City and ARB approval.
- Minimum Lot Area: 8,000 square feet
- Minimum Lot Width: N/A
- Minimum Front Yard Setback: 25 feet
- Minimum Side Yard Setback: 15 feet
- Minimum Rear Yard Setback: 15 feet
- Maximum Height: principal building = 45 feet; accessory building = 30 feet

M-1 zoning shall apply to any items not covered within this PUD.

GREENSPACE DEDICATION

PROPOSED RESIDENTIAL USE	INDIVIDUALS PER LIVING UNIT	NUMBER OF PROPOSED UNITS	TOTAL INDIVIDUALS	REQUIRED OPEN SPACE (5 ACRES / 1000 INDIVIDUALS)	
SINGLE FAMILY ATTACHED	1.954	18	35.17	0.18	Acres
SINGLE FAMILY DETATCHED	2.98	19	56.62	0.28	Acres
MULTI-FAMILY	1.615	270	436.05	2.18	Acres
			Total	2.64	Acres



DEVELOPMENT PHASING PLAN

PHASE 1 - ALL PUBLIC UTILITIES & STREET PAVEMENT: SPRING 2023 - FALL 2023
PHASE 2 - LOTS 1, 8, 9, 20, & 21 SITE PLANNING & BUILDING CONSTRUCTION: FALL 2023 - SPRING 2025
PHASE 3 - ALL REMAINING LOTS SITE PLANNING AND BUILDING CONSTRUCTION - SPRING 2024-2030

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2556
(515) 965-0123 phone - (515) 965-3327 fax
Civil Engineering - Land Surveying
Landscape Architecture
NILES ASSOCIATES

REVISIONS
1 10/12/2023 - REVISIONS PER CITY REVIEW COMMENTS
2 11/07/2023 - REVISIONS PER CITY COMMENTS
3 12/07/2023 - REVISIONS PER CITY COMMENTS
4
5
6
7
8

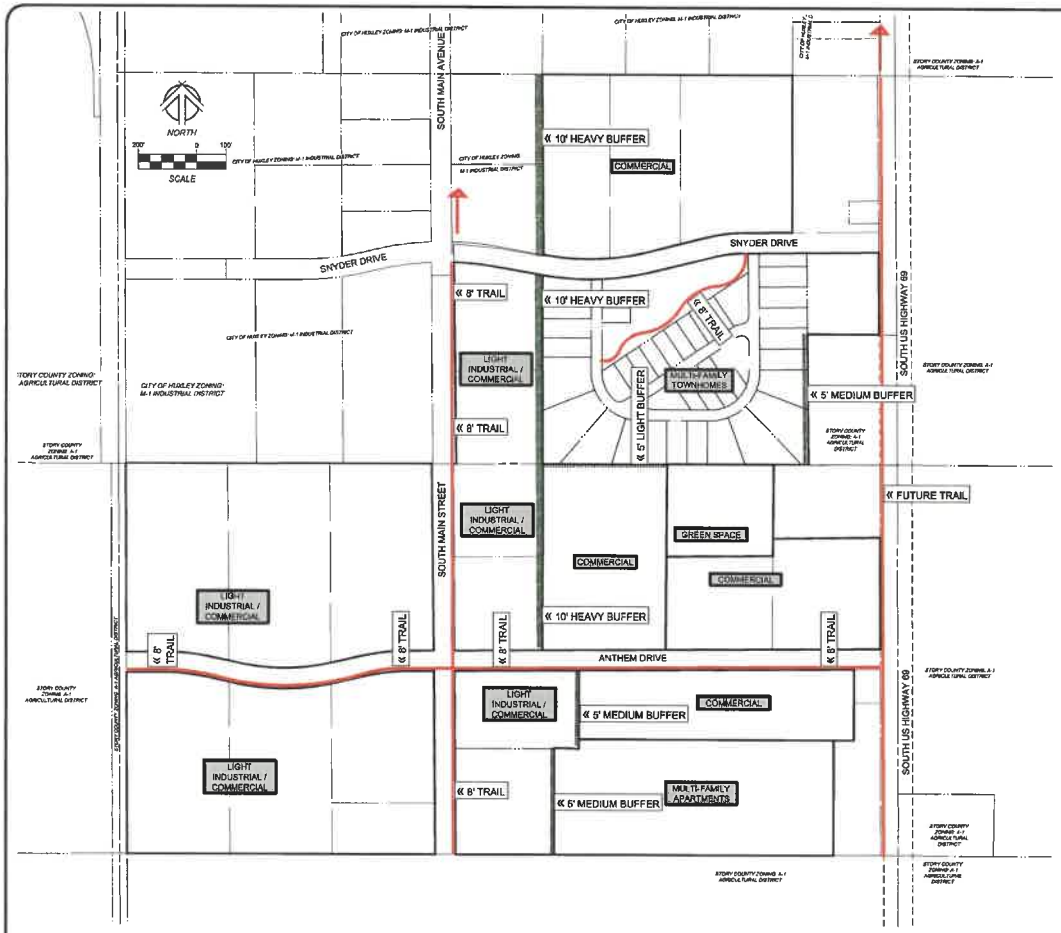
NOTICE: NILES ASSOCIATES, INC. NOTICE THAT ANY AND ALL REPRODUCTIONS OF THESE PLANS, DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS PREPARED BY NILES ASSOCIATES, INC. MUST CONTAIN THE ORIGINAL WATERMARK, LEGEND, OR OTHER SUCH LANGUAGE PLACED THEREON BY NILES ASSOCIATES, INC. TO BE VALID AND ENFORCEABLE. ANY REPRODUCTIONS OF THESE PLANS, DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS, HOWEVER OBTAINED, WHICH DO NOT CONTAIN THE ORIGINAL WATERMARK, LEGEND, OR OTHER SUCH LANGUAGE ARE NOT VALID AND ENFORCEABLE.

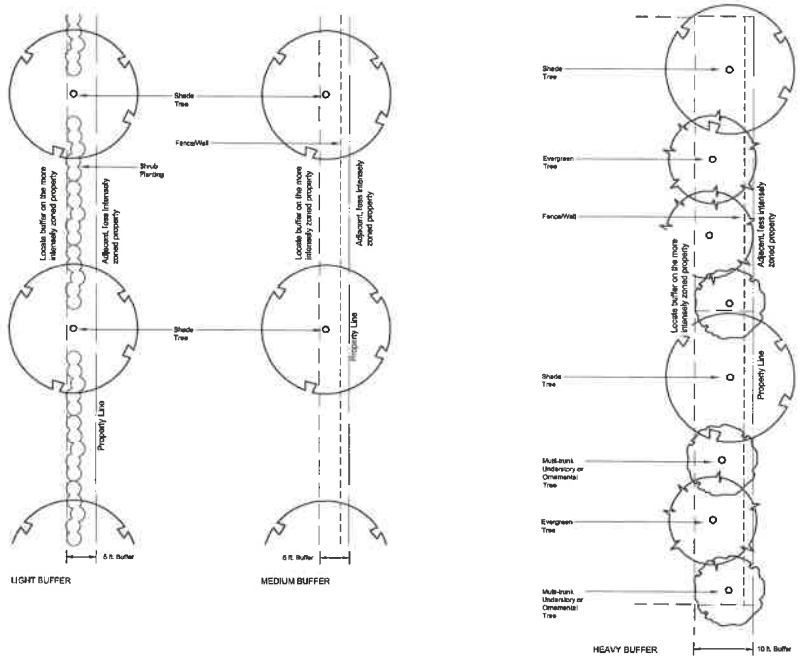
PROJECT NAME: 120 SOUTH MASTERPLAN
HUXLEY, IOWA

SUBTOPIC: MASTERPLAN - OVERALL

NAS NO.	22059
DATE	02/14/2023
DRAWN BY	ADS
CHECKED BY	JPH
SHEET SIZE	24" X 36"
SHEET TITLE	MP-1
SHEET NO.	1/8

V:\NAS 2017\Projects 2017\17059\Dwg\Master Plan\17059-MP-PUD.dwg





LANDSCAPE BUFFER REQUIREMENTS

HEAVY BUFFER

A. Application. The heavy buffer is required for all light industrial uses abutting anyresidential uses.
B. Buffer Depth and Location. The buffer shall be located along the lot line, a minimum of 10 feet in depth, measured from the lot line. The buffer may be interrupted to allow for the perpendicular crossing of driveways and walkways.
C. Hedge, Fence, or Wall. A continuous fence, wall, or hedge is required along the length of the buffer, as follows:
   A continuous hedge of 80% opacity within one year of installation, or a fence constructed of materials approved by the ARB
D. Buffer Landscape. Two shade trees and an equal mix of a minimum of six ornamental or understory trees and evergreen trees are required for every 100 linear feet of buffer. Multi-trunk trees are encouraged.

MEDIUM BUFFER

A. Application The medium buffer is required for all commercial uses abutting residential uses.
B. Buffer Depth and Location. The buffer shall be located along the lot line, a minimum of 5 feet in depth, measured from the lot line. The buffer may be interrupted to allow for the perpendicular crossing of driveways and walkways.
C. Hedge, Fence, or Wall. A continuous fence, wall, or hedge is required along the length of the buffer, as follows:
   A continuous hedge of 80% opacity within one year of installation, or a fence constructed of materials approved by the ARB
D. Buffer Landscape. One shade tree for every 40 linear feet of buffer.

LIGHT BUFFER

A. Application. The light buffer is required for civic properties abutting residential uses.
B. Buffer Depth and Location. The buffer shall be located along the lot line, a minimum of 5 feet in depth, measured from the lot line. The buffer may be interrupted to allow for the perpendicular crossing of driveways and walkways.
C. Buffer Landscape. One shade tree for every 40 linear feet of buffer is required. A continuous shrub planting is required, consisting of a single row of shrubs with a minimum mature width of 24 inches each, spaced no more than 36 inches on center, and height maintained no more than 48 inches within one year of installation.

1923 SW MACARTHUR ROAD
ANKENY, IOWA, 50023-9565
(515) 965-5122 phone • (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture
NILES ASSOCIATES

REVISIONS:
1. (01/27/2023) - REVISIONS PER CITY REVIEW COMMENTS
2. (02/14/2023) - REVISIONS PER CITY COMMENTS
3. (03/14/2023) - REVISIONS PER CITY COMMENTS
4.
5.
6.
7.

NOTICE: NILES ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ALL MODIFICATIONS AND/OR UNAUTHORIZED USE OF THESE PLANS, DRAWINGS AND DOCUMENTS. THE ENGINEER IS NOT RESPONSIBLE FOR THE CONSTRUCTION SAFETY METHODS OR PROCEDURES, NOR FOR THE SAFETY OF PERSONS OR PROPERTY ON OR ADJACENT TO THE PROJECT SITE. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PERMANENT CONSTRUCTION. CONTRACTORS, SUBCONTRACTORS, VENDORS AND SUPPLIERS ARE RESPONSIBLE FOR THEIR OWN SAFETY.

PROJECT NAME:
120 SOUTH MASTERPLAN
HUDLEY, IOWA

DESCRIPTION:
TRAIL AND LANDSCAPE BUFFER DETAILS

N.I. NO:	22059
DATE	03/14/2023
DRAWN BY:	ADS
CHECKED BY	JPH
SHEET SIZE:	24" X 36"
SHEET TYPE	MP-2
SHEET NO:	2/6

V:\NAS 2017\Projects 2017\22059\dwg\Master Plan\22059-MP-Landscape.dwg

120 SOUTH

MASTER PLAN

NOTES

1. Land Area: 118.84 acres
2. Proposed Zoning: R-5 Planned Unit Development District
3. South Main Avenue and Future Street are classified as minor arterials and are to be constructed with a minimum 6-inch thick modified granular subbase with subdrains.
4. Street Lots A,B,C, and D are to be dedicated to the City of Huxley for right-of-way purposes.

SUBJECT PROPERTY LEGAL DESCRIPTION

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 218; 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 218; 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 218; thence North 89 degrees 58 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 1326.68 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 2635.44feet, 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 58 minutes 24 seconds East, along said south line of HUXLEY DEVELOPMENT CORPORATION PLAT 3, a distance of 1118.46 feet, to the east line of Outlot A, said HUXLEY DEVELOPMENT CORPORATION PLAT 3; thence North 00 degrees 45 minutes 48 seconds West, along said east line of Outlot A, HUXLEY DEVELOPMENT CORPORATION PLAT 3, a distance of 749.66 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 1206.00 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 a Slide 181 Page 06 with the Story County Recorder's Office.

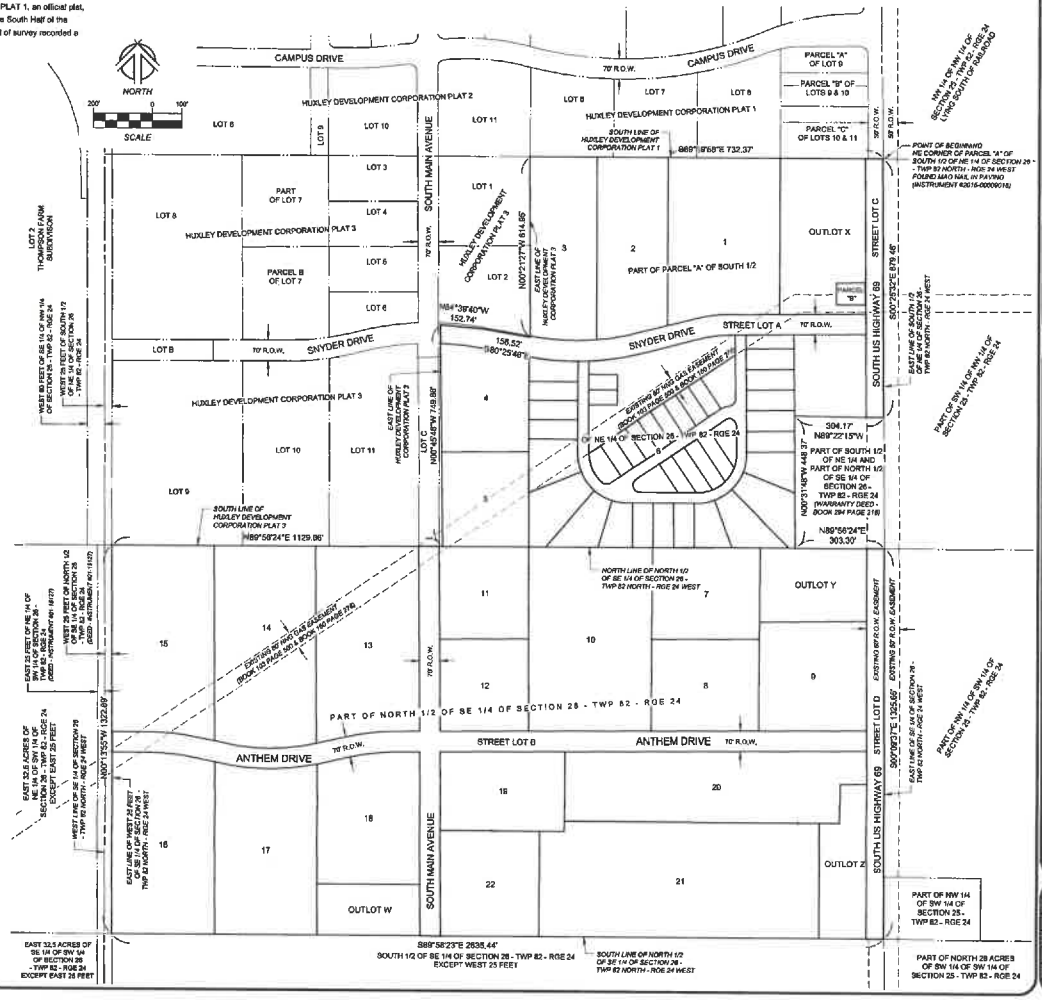
Containing approximately 118.84 acres, including 3.04 acres of road right-of-way easement.

Subject to easements, covenants and restrictions of record.

LEGEND

Existing / Proposed	
IR	Round iron rebar
IP	Round iron pipe
PCC	Portland cement concrete
ACC	Asphaltic cement concrete
FL	Pipe flowline elevation
RCP	Reinforced concrete pipe
CMP	Corrugated metal pipe
CPP	Corrugated plastic pipe
PVC	Polyvinyl chloride pipe
CIP	Cast iron pipe
B.E.	Buffer easement
P.U.E.	Public utility easement
S.W.F.E.	Surface Water Flowage easement
S.T.M.F.E.	Storm Water Maintenance Facility Easement & Agreement
M.E.C	MidAmerican Energy Company Underground Electric Easement
G.E.	Gas easement
I.E.E.	Ingress / Egress easement
L.B.E.	Landscape buffer easement
R.T.E.	Recreational trail easement
S.S.E.	Sanitary sewer easement
S.T.S.E.	Storm sewer easement
S.W.E	Sidewalk easement
W.E.	Water main easement
B/B	Back of curb to back of curb
	Subject boundary line
	Section line
	Proposed boundary line
	Existing boundary line
	Future boundary line
	Proposed easement line
	Existing easement line
	Setback line
	Edge of delineated wetland line
	Zoning boundary line
	Barbed wire fence line
	Chain-link fence line
	Edge of water
SW	Straw Wattle
SF	Silt fence
SS	Sanitary sewer & size
ST	Storm sewer and size
W	Water main and size
G	Gas main & size
OHE	Overhead electric & wires
OHC	Overhead communication
UGE	Underground electric
TV	Underground television
UGC	Underground communication
900'	Contour elevation
	Special Flood Hazard Area Zone AE Floodway line
	Special Flood Hazard Area Zone AE line
	Other Areas of Flood Hazard Zone X - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile

Existing / Proposed	
	Found section corner monument, as noted
	Found monument 1/2" IR, unless otherwise noted
	Found monument 1/2" IR with yellow cap #17161, unless otherwise noted
	Set monument 5/8" IR with blue cap #26396, unless otherwise noted
123H / 123A	Address
+900.0' / +900.0'	Spot elevation
	Sanitary sewer manhole
	Cleanout
	Storm sewer manhole
	Storm sewer intake
	Storm sewer beehive
	Flared end section
	Fire Hydrant Assembly
	Water valve
WSO / WSO	Water service shut-off
	Water main manhole
	Monitoring well
YH / YH	Yard hydrant
GW / GW	Well
GM / GM	Gas meter
GV / GV	Gas valve
	Air conditioning unit
	Electric manhole
EM / EM	Electric meter
	Electric pedestal
TR / TR	Electric transformer
HH / HH	Utility hand hole
	Utility pole
	Utility pole with light
	Light pole
	Guy wire
	Traffic signal
	Traffic signal with light
TM / TM	Traffic manhole
	Communication pedestal
TB / TB	Telephone booth
TV / TV	TV pedestal
	Billboard sign
	Street sign
DS / DS	Down spout
	Tree shrub
	Deciduous tree and trunk diameter
	Coniferous tree and trunk diameter



1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3222 fax
Civil Engineering - Land Surveying
Landscape Architecture
NILES ASSOCIATES

REVISIONS:
1 - 03/14/2023 - REVISIONS PER CITY REVIEW COMMENTS
2 - 05/17/2023 - REVISIONS PER CITY COMMENTS
3 - 06/14/2023 - REVISIONS PER CITY COMMENTS
4 -
5 -
6 -
7 -

THESE PLANS AND/OR DATA ARE INTENDED FOR THE USE OF THE PARTIES TO WHOM THEY ARE ADDRESSED. THE REPRODUCTION OR DISTRIBUTION OF THESE PLANS AND/OR DATA TO OTHER THAN THE INTENDED PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF NILES ASSOCIATES, INC. THE INFORMATION CONTAINED HEREIN WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF THE PERSONS WHOSE SEALS APPEAR ON THIS DOCUMENT.

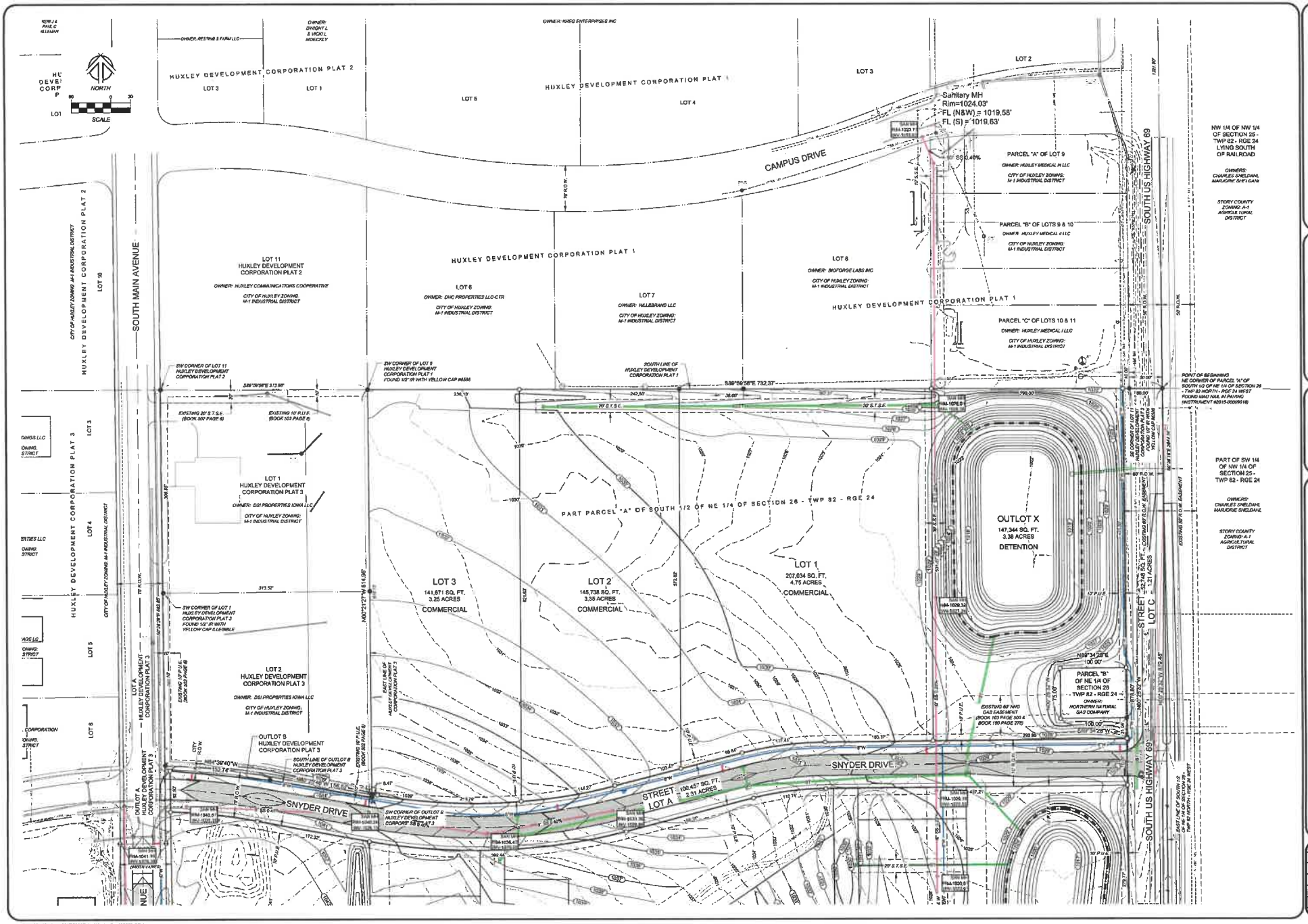
120 SOUTH MASTERPLAN
huxley, iowa

MASTERPLAN

PROJECT NAME
DESCRIPTION

NILES NO.	22059
DATE	02/14/2023
DRAWN BY	ADS
CHECKED BY	JPN
SHEET SIZE	24" X 36"
SHEET TITLE	MP-3
SHEET NO.	3 / 6

V:\NAI 2017\Projects 2017\2059\New\Master Plan\2059-PP-MP.dwg



NILES ASSOCIATES
1203 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

REVISIONS:
1 (10/10/2023) - REVISIONS PER CITY REVIEW COMMENTS
2 (11/14/2023) - REVISIONS PER CITY COMMENTS
3 (12/14/2023) - REVISIONS PER CITY COMMENTS
4
5
6

NOTICE: THIS DRAWING AND ALL INFORMATION, IDEAS, DESIGNS, AND PLANS CONTAINED HEREIN ARE THE PROPERTY OF NILES ASSOCIATES, INC. (NA) AND SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN PERMISSION OF NA. ALL RIGHTS ARE RESERVED. NA RETAINS OWNERSHIP, INCLUDING COPYRIGHT, OF ALL DOCUMENTS, INCLUDING DRAWINGS, SPECIFICATIONS, REPORTS, ESTIMATES, ETC. PREPARED BY NA.

120 SOUTH MASTERPLAN

HUXLEY, IOWA

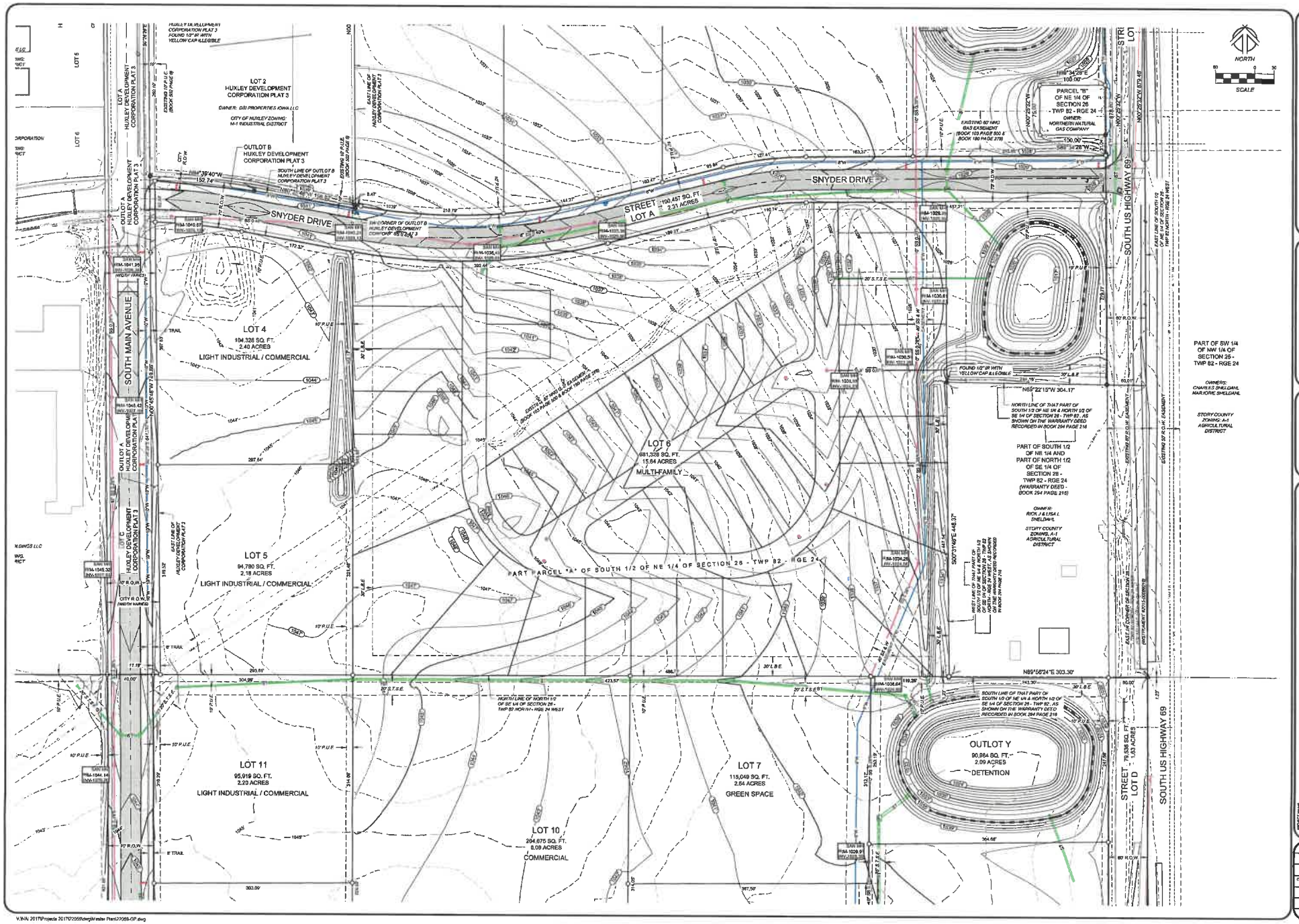
MASTERPLAN

PROJECT NAME

CONTRACTOR

NA NO.	22059
DATE	02/14/2023
DRAWN BY	ADS
CHECKED BY	JPH
SHEET SIZE	24"X36"
SHEET TITLE	MP-4
SHEET NO.	4/8

V:\NA\ 2017\Projects 2017\22059\dwg\Master Plan\22059-GP.dwg



1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2055
(515) 965-5123 phone - (515) 965-3222 fax
Civil Engineering - Land Surveying
Landscape Architecture
NILES & ASSOCIATES

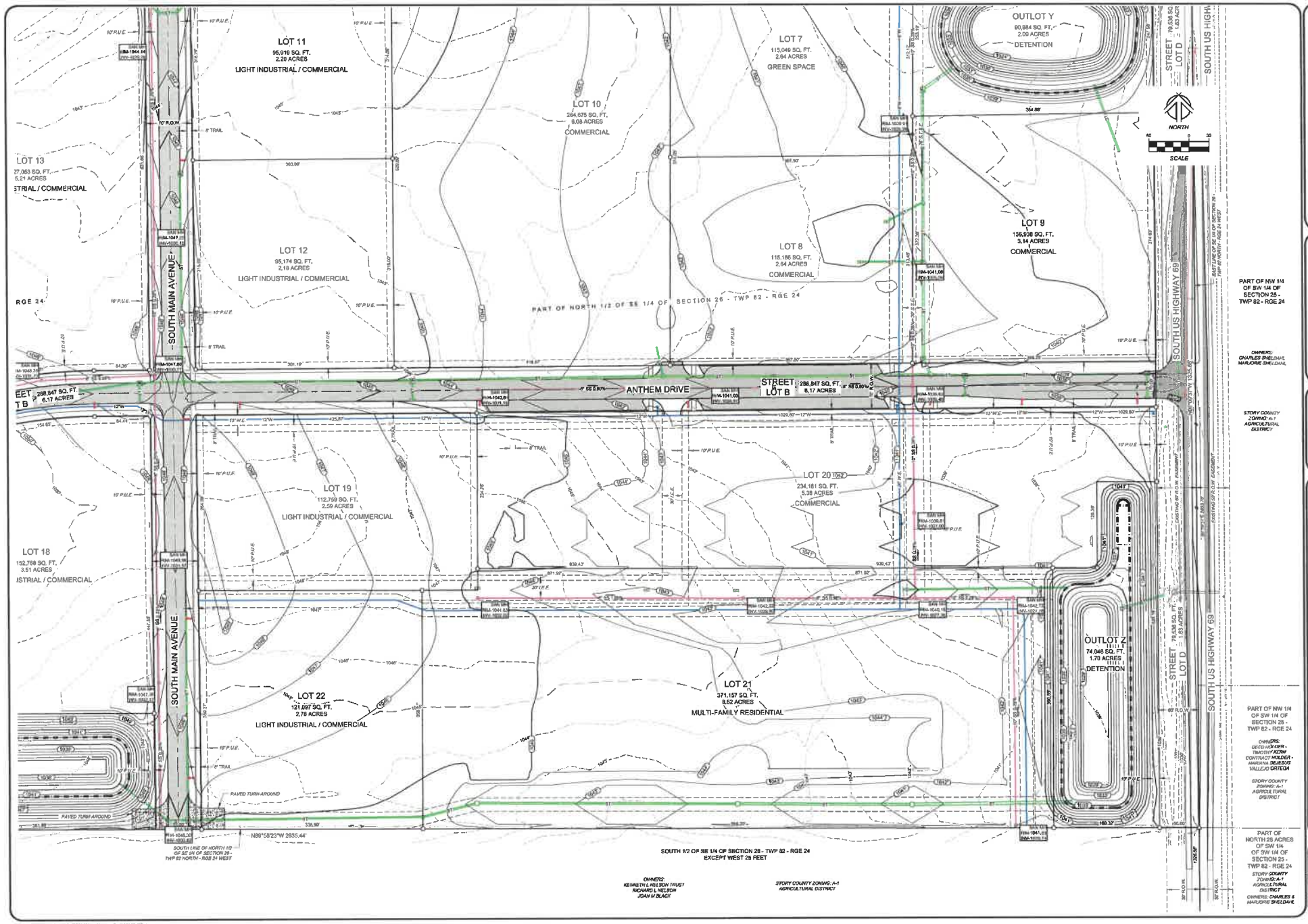
REVISIONS
1 (01/27/2023 - REVISIONS PER CITY REVIEW COMMENTS
2 (02/10/2023 - REVISIONS PER CITY COMMENTS
3 (03/14/2023 - REVISIONS PER CITY COMMENTS
4
5
6

NILES, NILES ASSOCIATES, INC. WARNS THAT THE ATTACHED DOCUMENT IS PROVIDED AS AN ACCEPTABLE FORMAT FOR THE TRANSFER OF INFORMATION. THE TRANSFERRED FILE MAY CONTAIN ERRORS, OMISSIONS, OR CORRUPTIONS. THE USER ASSUMES THE RISK OF THE INFORMATION. NILES & ASSOCIATES, INC. DOES NOT ASSUME ANY RESPONSIBILITY OR CONTROL OVER THE USE OF THE DOCUMENT.

PROJECT NAME: 120 SOUTH MASTERPLAN
HUXLEY, IOWA
DESCRIPTION: MASTERPLAN

JOB NO.	22059
DATE	02/14/2023
DRAWN BY	ADS
CHECKED BY	JPN
SHEET SIZE	24" X 36"
SHEET TITLE	MP-5
SHEET NO.	5/6

V:\NAs 2017\Projects 2017\2059\dwg\Master Plan\22059-GP.dwg



NILES ASSOCIATES
1933 SW MAGAZINE ROAD
AMES, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

REVISIONS
1 (01/30/23) - REVISIONS PER CITY REVIEW COMMENTS
2 (02/14/23) - REVISIONS PER CITY COMMENTS
3 (12/30/23) - REVISIONS PER CITY COMMENTS
4
5
6
7

NOTICE: NILES ASSOCIATES, INC. ASSUMES NO FISCAL RESPONSIBILITY AND LIABILITY FOR ANY REVISIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF NILES ASSOCIATES, INC. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COMPLIANCE WITH ORDINANCES, NORMS OR REGULATIONS WHICH THE ENGINEER HAS NOT BEEN ADVISED OF IN WRITING.

120 SOUTH MASTERPLAN

HUDLEY, IOWA

MASTERPLAN

PROJECT NO. 22059

DATE 02/14/2023

DRAWN BY ADS

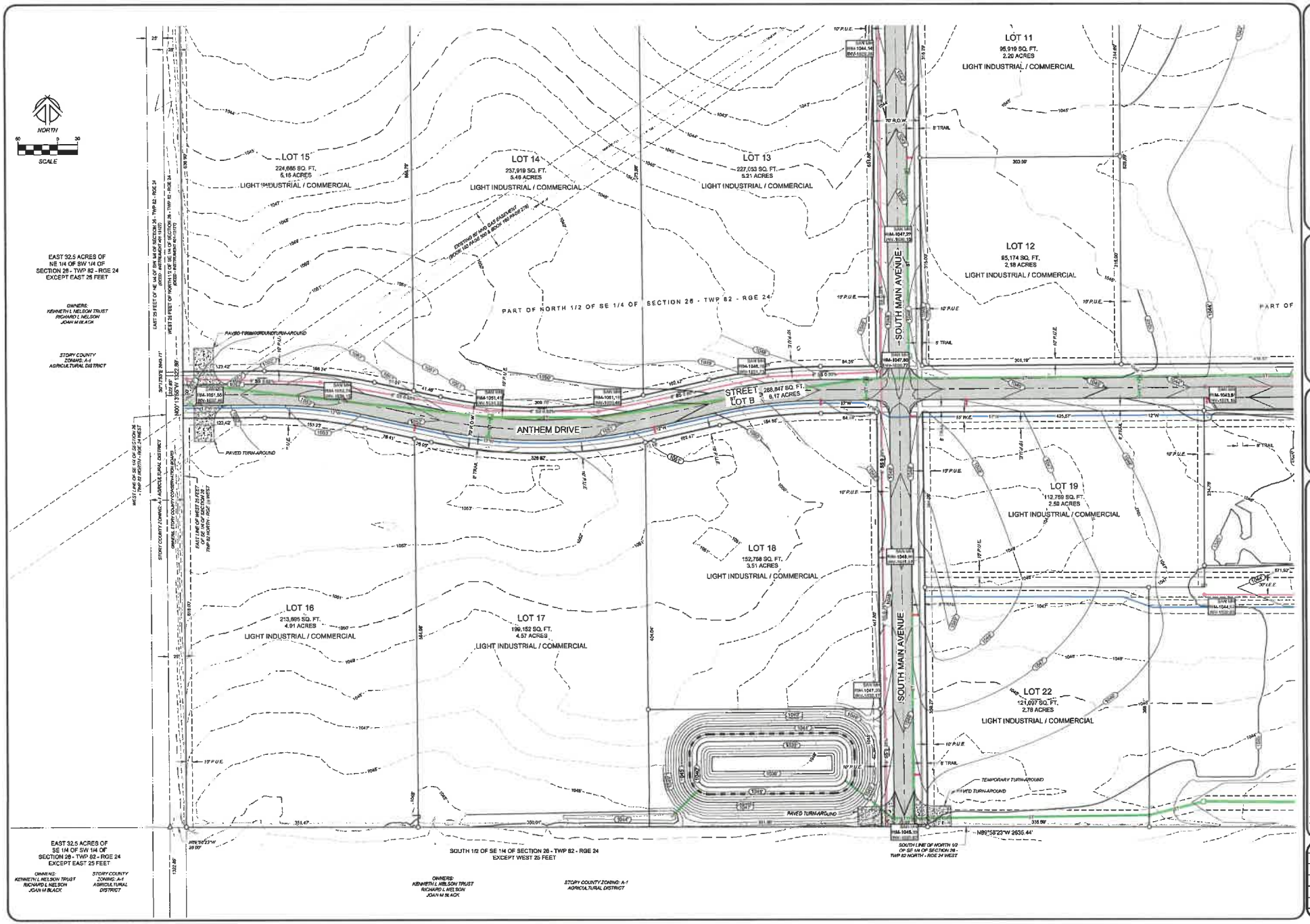
CHECKED BY JPH

SHEET SIZE 24" X 36"

SHEET TITLE MP-8

SHEET NO. 6 / 8

V:\NIA\ 2017\Projects 2017\27059\dwg\Master Plan\27059-GP.dwg



1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2558
(515) 965-0123 phone - (515) 965-3323 fax
Civil Engineering - Land Surveying
Landscape Architecture
NILES ASSOCIATES

REVISIONS
1 (01/13/2023 - REVISIONS PER CITY REVIEW COMMENTS
2 (02/07/2023 - REVISIONS PER CITY COMMENTS
3 (02/14/2023 - REVISIONS PER CITY COMMENTS
4
5
6
7
8

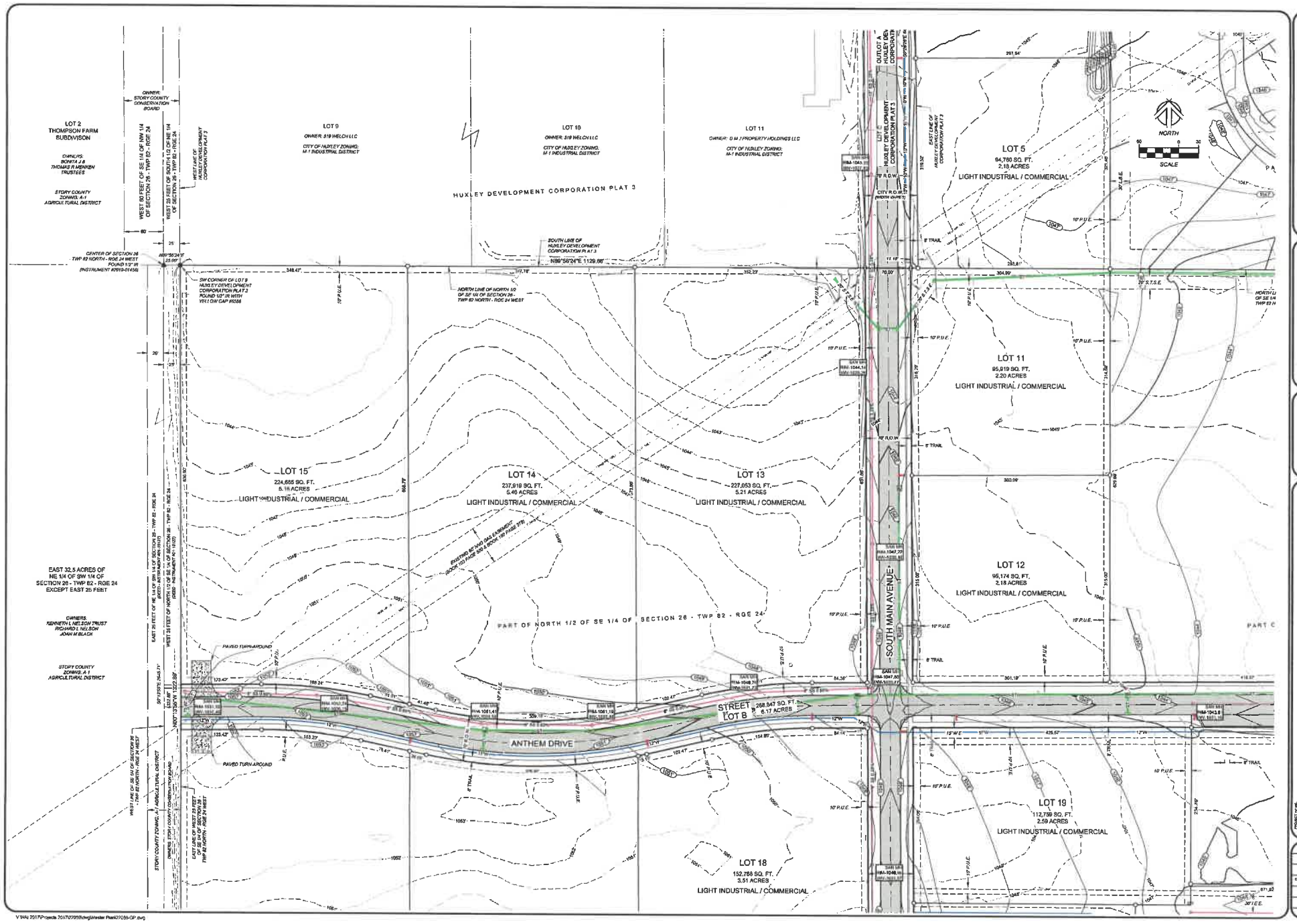
NOTICE: NILES ASSOCIATES, INC. WARNS THAT THIS PLAN, REPRODUCED OR PRINTED FROM THIS FILE, MAY NOT BE THE SAME AS THE PLAN SEALED BY THE ENGINEER. THE ENGINEER TELLS YOU THIS BECAUSE ELECTRONIC FILES CAN BE CORRUPTED, CHANGED, INCORRECTLY PRINTED, AND/OR CHANGED WITHOUT NOTICE. NILES ASSOCIATES, INC. DISCLAIMS ALL RESPONSIBILITY FOR THE ACCURACY OF THE PRINTED PLAN.

PROJECT TITLE
120 SOUTH MASTERPLAN
MONKEY, IOWA

DESCRIPTION
MASTERPLAN

NIA NO.	22059
DATE	02/14/2023
DRAWN BY	ADS
CHECKED BY	JPH
SHEET SIZE	24" X 36"
SHEET TITLE	MP-7
SHEET NO.	7 / 8

V:\NAI 2017\Projects 2017\22059\dwg\Master Plan\22059-GP.dwg



V:\HAL 2017\Projects 2017\22059\dwg\Master Plan\22059-GP.dwg

NILLES ASSOCIATES
1203 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3323 fax
Civil Engineering - Land Surveying
Landscape Architecture

REVISIONS:
1. 01/17/2023 - REVISIONS PER CITY REVIEW COMMENTS
2. 02/07/2023 - REVISIONS PER CITY COMMENTS
3. 03/14/2023 - REVISIONS PER CITY COMMENTS
4.
5.
6.
7.
8.

NOTICE: NILLES ASSOCIATES, INC. IS NOT AN ABSTRACTOR, TITLE COMPANY OR TITLE PROFESSIONAL AND WILL RELY SOLELY ON THE TITLE COMMITMENT PROVIDED BY THE PROPERTY OWNER OR THEIR AGENT FOR INFORMATION REGARDING EASEMENTS, RESTRICTIONS, OR OTHER MATTERS AFFECTING TITLE TO THE PROPERTY. NILLES ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH ARE ASSERTED TO EXIST DUE TO THIS.

PROJECT NAME:
120 SOUTH MASTERPLAN
HUXLEY, IOWA

DESCRIPTION:
MASTERPLAN

NA NO.	22059
DATE	02/14/2023
DRAWN BY	ADS
CHECKED BY	JPN
SHEET SIZE	24" X 36"
SHEET TITLE	MP-8
SHEET NO.	8 / 8