CITY OF HUXLEY

TUESDAY--- AUGUST 27, 2019, CITY COUNCIL CHAMBERS

AGENDA

CITY COUNCIL MEETING – 6:00 PM

PUBLIC NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF HUXLEY, IOWA, WILL MEET IN THE CITY COUNCIL CHAMBERS *515 N. MAIN AVE.*. HUXLEY, IOWA, FOR THEIR REGULAR COUNCIL MEETING AT 6:00 PM ON *TUESDAY THE 27TH DAY OF AUGUST, 2019 TO* DISCUSS THE MATTERS ENUMERATED IN THE AGENDA LISTED BELOW.

QUORUM PRESENT

1.00) COMMENTS FROM THE PUBLIC AND RECEIVING OF PETITIONS AND/OR WRITTEN COMMUNICATIONS TO THE CITY COUNCIL ON AGENDA AND NONAGENDA ITEMS.

2.00) PROCLAMATION(S): NONE

3.00) PUBLIC HEARING(S):

3.01) THE CITY COUNCIL OF THE CITY OF HUXLEY WILL HEAR PUBLIC INPUT REGARDING THE THE SALE OF PARCEL P, GROUND ADJACENT TO FAREWAY ON NORTH SIDE.

1.) Mayor Opens Hearing
2.) Discussion
3.) Motion to Close Hearing

3.02) THE CITY COUNCIL OF THE CITY OF HUXLEY WILL HEAR PUBLIC INPUT ON A PROPOSAL TO ENTER INTO A GENERAL OBLIGATION CORPORATE PURPOSE AND REFUNDING LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER.

1.) Mayor Opens Hearing
2.) Discussion
3.) Motion to Close Hearing

4.00) PRESENTATION(S): NONE

5.00) CONSENT AGENDA: ROLL CALL

ALL ITEMS LISTED WITHIN THIS SECTION ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OR ACTION ON THESE ITEMS UNLESS A COUNCIL MEMBER OR CITIZEN SO REQUESTS, IN WHICH EVENT, THE ITEM WILL BE REMOVED FROM THE GENERAL ORDER OF BUSINESS. AND CONSIDERED SEPARATELY.

5.01) TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:
AUGUST 13, 2019 -- Regular Council Meeting

5.02) TO APPROVE FINANCIAL REPORTS AND PAYMENT OF BILLS.

5.03) TO APPROVE BEER, WINE AND LIQUOR LICENSES, CIGARETTE PERMIT RENEWALS.

5.04) TO APPROVE **RESOLUTION NO. 19-114** TO RESET PUBLIC HEARING FOR SEPTEMBER 10TH AT 6 PM FOR REZONING REQUEST OF PARCEL OF GROUND OWNED BY KNACKMODES AT 602 NORTH MAIN AVENUE FROM C-1 TO C-2.

5.05 TO APPROVE THE APPOINTMENT OF MEGAN BRENDELAND TO THE HUXLEY FIRE AND RESCUE.

AGENDA ITEMS:

6.00) COMMUNITY BETTERMENT:

6.01) DISCUSSION AND POSSIBLE ACTION ON **2ND READING OF ORDINANCE # 501** TO APPROVE REZONING OF PROPERTY IN WESTVIEW FROM R-2 TO R-2A. **MOTION TO WAIVE 3RD READING**

6.02) DISCUSSION AND POSSIBLE ACTION ON **2ND READING OF ORDINANCE # 502** TO APPROVE THE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HUXLEY, IOWA, CHAPTER 166, SUBDIVISION REGULATIONS, MINIMUM IMPROVEMENTS. **MOTION TO WAIVE 3RD READING**

6.03) DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-115** TO APPROVE THE RESUBMISSION OF CONSTRUCTION PLANS FOR WESTVIEW HEIGHTS PLAT NO. 2 ELIMINATING GRANULAR SUBBASE AND SUBDRAIN.

6.04) DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-116** TO APPROVE THE CONSTRUCTION PLANS FOR WESTVIEW HEIGHTS PLAT NO. 3.

6.05) DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-117** TO APPROVE CONSTRUCTION REVIEW SERVICE CONTRACT FOR MEADOW LANE PLAT NO. 4.

6.06) DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-118** TO APPROVE THE ENGINEERING AGREEMENT FOR EAST 1ST STREET.

6.07) DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-119** TO APPROVE THE CONSTRUCTION PLANS FOR MEADOW LANE PLAT NO. 4.

6.08) DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-120** TO APPROVE THE RAIILWAY SIDEWALK PROJECT.

6.09) DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-121** TO AUTHORIZE THE MAYOR TO SIGN AGREEMENT FOR A SURFACE TRANSPORTATION BLOCK GRANT FOR THE EAST 1ST STREET PROJECT AND HAVE CITY CLERK RETURN TO IOWA DOT.

7.00) PUBLIC SAFETY: NONE

8.00) FINANCE:

8.01) DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO.19-122** DELETING PROPERTY FROM THE HUXLEY URBAN RENEWAL AREA.

8.02) DISCUSSION AND POSSIBLE ACTION ON **1ST READING OF ORDINANCE # 503** DELETING PROPERTY FROM THE TAX INCREMENT FINANCING DISTRICT FOR THE HUXLEY URBAN RENEWAL AREA OF THE CITY OF HUXLEY, IOWA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA **MOTION WAIVING 2ND AND 3RD READING.**

8.03) DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-123** SETTING DATE FOR PUBLIC HEARING ON DESIGNATION OF THE EXPANDED HUXLEY URBAN RENEWAL AREA AND ON URBAN RENEWAL PLAN AMENDMENT"

8.04) DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-124** SETTING DATE FOR A PUBLIC HEARING ON DESIGNATION OF THE WESTVIEW HEIGHTS URBAN RENEWAL AREA AND ON URBAN RENEWAL PLAN AND PROJECT.

8.05) DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-125** TAKING ADDITIONAL ACTION ON PROPOSAL TO ENTER INTO A GERERAL OBLIGATION CORPORATE PURPOSE AND REFUNDING LOAN AGREEMENT AND AUTHORIZING THE USE OF PRELIMINARY OFFICIAL STATEMENT IN CONNECTION THEREWITH.

9.00) LEISURE ACTIVITIES: NONE

10.00) ADMINISTRATIVE BUSINESS:

10.01) DISCUSSION AND POSSIBLE ACTION ON **RESOLUTION NO. 19-126** MAKING FINAL DETERMINATION ON THE SALE OF PARCEL "P" IN THE NW/4 OF NE/4 OF SECTION 23, TOWNSHIP 82, RANGE 24 AS SHOWN ON SLIDE 395, PAGE 1 IN HUXLEY, STORY COUNTY, IOWA AND AUTHORIZING THE EXECUTION OF PURCHASE AGREEMENT BY AND BETWEEN THE CITY OF HUXLEY AND M.R. PROPERTIES, L.C.

COMMENTS FROM STAFF, COUNCIL AND MAYOR.

ADJOURNMENT

POSSIBLE WORKSESSION:

THE CITY COUNCIL WILL MEET FOR AN INFORMAL WORKSESSION TO WORK ON ITEMS AND NOT TAKE ANY ACTION ON THOSE ITEMS DURING THE WORKSESSION.

DISCUSSION TOPICS;

THAT THE FOLLOWING TOPICS ARE SUGGESTED AND THEY DO NOT REFLECT ALL THE POSSIBLE ITEMS THAT COULD BE DISCUSSED OR NOT. THE LISTING BELOW DOES NOT NECESSARILY REFLECT THE ORDER IN WHICH THE ITEMS WILL BE DISCUSSED OR IF THEY WOULD BE DISCUSSED AT THIS MEETING.

NO ACTION WILL BE TAKEN ON ANY OF THE ITEMS AND THE LIST MAY CHANGE PRIOR TO OR AT THE MEETING. NO PARTICULAR ORDER AT THIS TIME

1.) FIREWORKS
2.) GAP GRANT
3.) CODE INSPECTION

4.) WORKSESSION LIST

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

John Haldeman, City Administrator

08/23/2019 1:45 PM

COMMUNICATIONS

August Board Meeting Highlights

The Board met last night at 6:00 PM. Jamie Rochleau of Story Construction provided an update on the construction at the middle school. We will start the year using the 3C's for physical education and the Safe Room for lunch service until those areas are finished and ready to be occupied. Thank you to the City of Huxley and the Council for assisting our students and staff in providing the space for these areas of our program until we can occupy those spaces!

This is a great opportunity to thank all of the employees who work so hard over the summer getting our schools ready for the return of students and staff. Special thanks go to our Buildings and Grounds team led by Doug Schroeder and our Head Custodians Brian Burton, Dan Warg, Lynn Kuecker, and Lee Eddy. We had construction in three of our four buildings this summer and 8th graders moving to the high school for a year. It was an exceptional three months and this group did a great job. Thanks again to everyone for stepping up!

We look forward to seeing everyone and hope you had a great summer! GO BOMBERS!

Ballard Board of Education

CONSENT AGENDA

Huxley City Council Minutes
Tuesday, August 13, 2019

These minutes are as recorded by the City Clerk and are subject to City Council approval at the next regular council meeting.

COUNCIL MEETING: The Huxley City Council met in a regular council meeting on the above date pursuant to rules of the council, notice posted at City Hall, posted on website and emailed to news media. Mayor Pro Tem Kuhn called the meeting to order at 6:01 pm.

COUNCIL MEMBERS PRESENT: Kuhn, Jensen, Roberts, Peterson; absent - Mulder

CITY STAFF PRESENT: John Haldeman-City Administrator, Jolene Lettow-City Clerk, Jeff Peterson – Public Works Director, Heather Denger – Parks and Recreation Director, Gerry Stoll – Police Chief, Cathy Van Maanen – Library Director, Todd Moomaw – Fire Chief, Rocky Smith – Parks Director

CONSULTANTS PRESENT: Amy Beattie – city attorney, Forrest Aldrich – city engineer

GUESTS PRESENT: Walter Lain, Carolyn Dallinger, Lynn Knecker, Kristina Brekke, Steve Quick, Roger Wheeler, Andrew Gogerty, Alissa Zugay, Bruno Zugay, Kevin Deaton, Adam Walters, Katie Nelson, Todd Petersen, Dustin Ingram, Kelly Moomaw, Ryan Vincent, Dennis Primmer, Scott Wilson, Scott Renaud

COMMENTS FROM PUBLIC:

- Dustin Ingram, Ames Economic Development Commission, expressed concerns from Huxley Development Commission with council changing street standards in future developments. Stated costs could increase lot prices; cause issues with rebate agreements.
- Carolyn Dallinger expressed concerns with the debris that is on the property adjacent to the cemetery. Family plots are next to the neighboring property. Council to discuss as future work session item.
- Kristina Brekke asked council to bring fireworks issue to agenda. Council stated item could be placed on future work session agenda.
- Adam Walters and Kate Nelson spoke to council about block party request on Ballard Drive.

PUBLIC HEARING:

Mayor Pro Tem opened public hearing at 6:25pm to hear the rezoning request of certain property owned by Dickson and LuAnn Jensen from single family and duplex residential (R-2) to patio homes residential district (R-2A) classification after annexation into the City of Huxley, Iowa. There being no comments there was a motion by Peterson and a second by Jensen to close hearing at 6:26pm. 4 ayes.

PRESENTATION: Northland Securities Financial Plan rescheduled to September 10th meeting.

CONSENT AGENDA:

MOTION- Peterson, Second – Jensen to approve all agenda items listed excluding 5.08 Block Party Request.

- July 23, 2019 Regular Council Meeting
- Financial Reports and Payment of Bills
- Resolution No. 19-100 to Set a Public Hearing Date and Time for Rezoning Request of Parcel of Ground Owned by Knackmodes at North Main Avenue from C-1 to C-2
- Street Closings for Prairiefest
- Resolution No. 19-101 to Fix a Date for a Public Hearing to Consider Sale of Parcel P, Ground Adjacent to Fareway on North Side
- Appointments of Elijah Ingram and Travis Hoover to the Huxley Fire Department
- Appointment of Megan Brendeland to the Library Board

Roll Call: Jensen, Kuhn, Roberts, Peterson voted yes. Motion carried.

8-27-19 Council Claims

	A	B	C
1	**VENDOR NAME**	**DESCRIPTION**	**GROSS AMOUNT**
2	ACTIVE911, INC.	ANNUAL RENEWAL	$ 390.00
3	ALEX PAUL	REIMBURSEMENT FOR BATTERIES	$ 17.10
4	ARNOLD MOTOR SUPPLY	OIL AND TRANSMISSION FLUID	$ 328.96
5	AUTOMATIC SYSTEMS CO.	TROUBLESHOOT PUMPS	$ 462.30
6	BUD'S AUTO REPAIR INC	AUTO MAINT. ON PD VEHICLE	$ 1,149.97
7	CARDMEMBER SERVICE	SEE ATTACHED	$ 4,566.15
8	CASEYS BUSINESS MASTERCARD	GASOLINE	$ 1,433.29
9	CENTRAL IOWA LAWN & LANDSC	MOWER REPAIR	$ 170.00
10	CHILD WELFARE RESEARCH AND	PARK RENTAL REFUND	$ 25.00
11	COMPASS MINERALS AMERICA	COARSE ROCK SALT	$ 3,526.55
12	COMPUTER RESOURCE SPECIALI	OFFSITE BACKUP WORK	$ 3,989.85
13	CONSUMERS ENERGY	GAS AND ELECTRIC	$ 8,412.47
14	DEMCO	BOOK COVERING	$ 187.61
15	DOLLAR GENERAL-REGIONS 410	OFFICE SUPPLIES	$ 175.05
16	DOORS INC.	MASTER KEYS FOR PD AND SAFEROOM	$ 92.57
17	GALLS, LLC- DBA CARPENTER	AMBULANCE UNIFORMS	$ 195.96
18	HAWKINS, INC.	WATER TREATMENT CHEMICALS	$ 2,666.90
19	HOKEL MACHINE SUPPLY	FIRE EXTINGUISHER INSPECTION	$ 124.36
20	INTEGRATED PRINT SOLUTIONS	FALL BROCHURES	$ 149.00
21	INTERNAL REVENUE SERVICE	PAYROLL TAXES	$ 13,676.97
22	INTERSTATE BATTERIES	CABLE ENDS, THERMANELS, BATTERY	$ 85.12
23	IOWA DOT	FLOOR WAX, STRIPPER, TRASH BAGS, TP	$ 241.50
24	KEYSTONE LABORATORIES	MONTHLY WATER & WW SAMPLING	$ 1,131.60
25	LAW ENFORCEMENT SYSTEMS IN	IOWA CITATION TICKETS	$ 166.00
26	LIBERTY READY MIX	CONCRETE	$ 4,031.00
27	LINDA BETSINGER MCCANN	SPEAKER AND BOOKS	$ 175.00
28	MARCO, INC.	PD COPIER CONTRACT	$ 166.94
29	MARTIN MARIETTA MATERIALS	ROAD STONE	$ 742.35
30	MARY GREELEY MEDICAL CENTE	EMT-B CLASS- GLOEDE	$ 1,350.00
31	MID-IOWA OCCUPATIONAL TEST	RANDOM DRUG TESTING	$ 160.00
32	MID-IOWA SOLID WASTE EQUIP	FEE TO SHIP CAMERA PART	$ 25.51
33	MIDWEST UNDERGROUND SUPPLY	RING O-MATIC VAC SYSTEM	$ 42,900.00
34	MISCELLANEOUS VENDOR	UTILITY DEPOSIT REFUNDS	$ 134.02
35	MUNICIPAL SUPPLY	BALL VALVES, COUPLINGS, FLAGS	$ 379.60
36	NEW CENTURY FS INC	UNLEADED & DIESEL FUEL	$ 4,364.21
37	OVERDRIVE, INC.	E-BOOK CONTENT FEE	$ 736.55
38	OXEN TECHNOLOGY	REMOTE LABOR IT WORK	$ 33.75
39	PCC AN AMBULANCE BILLING S	JULY AMBULANCE BILLING	$ 151.33
40	PEPSI-COLA	VENDING PRODUCT	$ 441.72
41	PK SAFETY SUPPLY	OXYGEN SENSOR	$ 120.00
42	PLUMB SUPPLY COMPANY - AM	BRASS NIPPLES & PARTS FOR 3C'S	$ 214.13
43	POSTMASTER	BULK POSTAGE	$ 374.96
44	PREMIER OFFICE EQUIPMENT I	LIBRARY PRINTERS	$ 104.46
45	REDWOOD BUILDERS, LLC	BUILDING PERMIT DEPOSIT REFUND	$ 1,000.00
46	SPRINGER PROFESSIONAL HOME	MONTHLY PEST CONTROL	$ 42.00
47	STATE LIBRARY OF IOWA	DATABASE SUBSCRIPTIONS	$ 285.02
48	SYNCB/AMAZON	BOOKS AND DVDS	$ 191.93

8-27-19 Council Claims

	A	B	C
49	TASC	FLEX BENEFIT PLANS	$ 558.28
50	THE CLEAN MACHINE OF IOWA,	LIBRARY CARPET CLEANING	$ 1,475.00
51	THE SHERWIN-WILLIAMS CO.	WHITE & YELLOW STREET PAINT	$ 1,346.90
52	U.S. BANK EQUIPMENT FINANC	LIBRARY COPIER LEASE	$ 100.28
53	VAN-WALL EQUIPMENT INC.	SEALS FOR TRACTOR STEERING	$ 68.93
54	VERIZON WIRELESS	PD, ADMIN, & PW CELL PHONES	$ 371.77
55	WILLCO INC.	TUBE FOR FLOROX PUMP	$ 100.00
56	ZIEGLER INC	FILTERS FOR BACKHOE	$ 361.60
57	ZIMCO SUPPLY CO.	SURE GUARD	$ 160.00
58	Payroll Expense		$ 59,776.63
59	**GRAND TOTAL**		**$ 165,808.15**
60			
61			
62		**FUND TOTALS**	
63	001 GENERAL FUND	15,506.25	
64	002 LIBRARY	4,465.51	
65	003 RECREATION	3,204.55	
66	004 FIRE AND RESCUE	610.04	
67	014 AMBULANCE	1,714.00	
68	110 ROAD USE TAX	10,582.94	
69	600 WATER UTILITY	15,134.35	
70	610 SEWER UTILITY	54,813.88	
71	01 PAYROLL EXPENSE	59,776.63	
72	**GRAND TOTAL**	**165,808.15**	
73			
74			
75	**Cardmember Services (Visa)**		
76	Admin	amazon prime, concrete blocks, toner cartridge, printer, cable for printer, stamp	$ 766.97
77	Library	fareway, postage, playing with murder.com, sam's club purchase, chichen shed	$ 274.24
78	Parks	mesh banners, vb net, park signage, havens grip, cable, backpack fertilizer sprayer	$ 855.13
79	Streets	earplugs, fuel pump,	$ 41.53
80	FD	water, printer paper, background checks	$ 94.38
81	Parks and Rec	pf race supplies, paint, fans, bands for group exercise, ice cream, fly swatter, pickleballs, target purchase	$ 623.64
82	WW	portable ac, offsite computer equipment, outlet adapters & extenders, battery tester, phone charger, cable, adapter, belts, netgear 5 port switch, calibration gas	$ 1,395.95
83	PD	qualification targets	$ 68.04
84	Water	sanitary & water maps, bollards, netgear 5 port switch	$ 446.27
85	**Total**		**$ 4,566.15**

Utility Report

July	2019					
	Water Service:	Sewer Service:	Water Consumption (gallons):	Amount Billed (Water):	Sewer Consumption (gallons):	Amount Billed (Sewer):
Commercial	87	85	2,972,500	$15,505.10	816,500	$6,115.42
Schools	4	3	123,200	$650.11	98,800	$527.50
Rural	67	6	470,500	$4,737.59	38,100	$486.75
No Charge	20	14	1,536,700	$0.00	1,343,400	$0.00
Residential	1,576	1,568	6,475,270	$57,395.16	6,163,570	$67,114.12
Second Meter	134	N/A	2,125,900	$12,156.27	0	$0.00
Master Meters	12	N/A	446,700	$0.00	0	$0.00
Wells	2	N/A	15,802,000	$0.00	0	$0.00
TOTAL:	1,902	1,676	29,952,770	$90,444.23	8,460,370	$74,243.79

	Water:	Sewer:	
Total Billed Consumption (gallons):	12,167,370	7,116,970	TOTAL:
Total Billed:	$90,444.23	$74,243.79	$164,688.02

July	2018					
	Water Service:	Sewer Service:	Water Consumption (gallons):	Amount Billed (Water):	Sewer Consumption (gallons):	Amount Billed (Sewer):
Commercial	84	83	1,325,500	$7,310.66	635,400	$5,168.37
Schools	4	3	148,100	$727.65	148,100	$734.05
Rural	67	6	430,900	$4,284.88	34,500	$455.47
No Charge	20	14	1,706,500	$0.00	1,424,000	$0.00
Residential	1,495	1,488	6,187,393	$52,959.57	6,043,993	$63,802.15
Second Meter	132	N/A	2,258,700	$10,447.75	0	$0.00
Master Meters	12	N/A	415,500	$0.00	0	$0.00
Wells	2	N/A	14,383,000	$0.00	0	$0.00
TOTAL:	1,816	1,594	26,855,593	$75,730.51	8,285,993	$70,160.04

	Water:	Sewer:	
Total Billed Consumption (gallons):	10,350,593	6,861,993	TOTAL:
Total Billed:	$75,730.51	$70,160.04	$145,890.55

Key:

Schools:	Bus Barn, Middle School, Athletic Field, High School
Rural:	includes Deer Creek and East First Street (across from water plant)
No Charge:	City Hall, Fire Station, city flushing, Nord Kalsem, Trinity Methodist Church, master meters, bike trail, etc.
Master Meters:	Deer Creek & 11 rural

Prepared by John Haldeman, City Administrator for Huxley, Iowa, for the City Council Meeting on the 27th day of August, 2019

RESOLUTION NO. 19-114

A RESOLUTION PROVIDING FOR NOTICE OF PUBLIC HEARING ON THE REZONING OF CERTAIN PROPERTY OWNED BY KNACKMODE DEVELOPMENT INC FROM OFFICE DISTRICT (C-1) OFFICE DISTRICT COMMERCIAL TO (C-2) GENERAL COMMERCIAL IN THE CITY OF HUXLEY, IOWA

WHEREAS, the City of Huxley, Iowa has received a request for the rezoning of a certain piece of real estate at 602 North Main Ave. legally described as Lot 1 Lynwood Park Plat No. 3 in the town of Huxley, Story County, Iowa from **(C-1) OFFICE DISTRICT COMMERCIAL TO (C-2) GENERAL COMMERCIAL IN THE CITY OF HUXLEY, IOWA**

WHEREAS, the City Council of the City of Huxley, Iowa, deems it necessary to hold public hearing on the proposed rezoning of the following property at 602 North Main Ave.

Legally described as; Lot one (1) Lynwood Park Plat No. 3 in the town of Huxley, Story county, Iowa

From C-1 District – Neighborhood Commercial District To C-2 District General Commercial District

LAYMAN'S DESCRIPTION:

Property in Story County, Iowa lying at the intersection of North Main Avenue and US Highway 69.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huxley, Iowa, as follows:

1. A public hearing shall be held at 6:00 p.m. on September 10, 2019 in the Council Chambers, at 515 North Main Avenue, Huxley, Iowa, on the question of rezoning the above-described property from C-1 to C-2 zoning classification, as specifically described above.

2. The City Clerk is hereby authorized and directed to give all the proper notices of such hearing at the time and in the manner required by law.

PASSED, ADOPTED AND APPROVED this ___ day of September, 2019.

Roll Call	**Aye**	**Nay**	**Absent**
Dave Jensen	___	___	___
Dave Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-114** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____th day of September, 2019.

Craig D. Henry, Mayor

ATTEST:

Jolene R. Lettow, City Clerk

Huxley Fire and Rescue

104 Railway
Huxley, Iowa 50124

22 August 2019

Council:

Please consider the approval of Megan Brendeland for membership to the Huxley Fire Department. She's comes from a Firefighting family (her Father and Grandfather) and will be a great asset to the department.

Todd Moomaw
Fire Chief

COMMUNITY BETTERMENT

Prepared by Anmy Beattie (City Attorney) and Reformatted by John Haldeman, City Administrator for the Huxley City Council meeting to be held on the 27th day of August, 2019.

ORDINANCE NO. 501

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF HUXLEY, IOWA, BY REZONING PROPERTY OWNED BY DICKSON AND LUANNE JENSEN, WESTVIEW HEIGHTS, FROM SINGLE FAMILY AND DUPLEX RESIDENTIAL (R-2) TO PATIO HOMES RESIDENTIAL DISTRICT CLASSIFICATION (R-2A).

WHEREAS, on the 10th day of July, 2019, the Planning and Zoning Commission of the City of Huxley, Iowa, recommended to the City Council that the below described property be considered for rezoning from R-2 (Single Family and Duplex Residential) to R-2A (Patio Homes Residential District); and

WHEREAS, on the 13th day of August, 2019, after due notice and hearing as provided by law, the City Council now deems it reasonable and appropriate to rezone said property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUXLEY, IOWA:

Section 1: That the Municipal Code of the City of Huxley, Iowa, be and it is hereby amended by rezoning from the present, R-2 (Single Family and Duplex Residential) to R-2A (Patio Homes Residential District) for the following described real property:

R-2A ZONING

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF HUXLEY, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, WESTVIEW HEIGHTS PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°18'39" WEST ALONG THE NORTH LINE OF SAID WESTVIEW HEIGHTS PLAT 1, A DISTANCE OF 198.12 FEET; THENCE NORTH 00°36'21" EAST, 152.23 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 10030.00 FEET, WHOSE ARC LENGTH IS 100.32 FEET AND WHOSE CHORD BEARS NORTH 00°19'09" EAST, 100.32 FEET; THENCE NORTH 00°01'58" EAST, 674.14 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 105.00 FEET, WHOSE ARC LENGTH IS 15.61 FEET AND WHOSE CHORD BEARS NORTH 04°13'35" WEST, 15.60 FEET; THENCE SOUTH 89°58'02" EAST, 197.41 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 69; THENCE SOUTH 00°02'35" WEST ALONG SAID WEST RIGHT OF WAY LINE, 944.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.25 ACRES (185,278 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

Publication Date: _____

*Record Of Vote of Ordinance No. 501*_____

First Reading _____ (Date)

Roll Call	Aye	Nay	Absent
Dave Jensen	___	___	___
Dave Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

Second Reading _____ (Date)

Roll Call	Aye	Nay	Absent
Dave Jensen	___	___	___
Dave Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

Third Reading _____ (Date)

Roll Call	Aye	Nay	Absent
Dave Jensen	___	___	___
Dave Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

STATE OF IOWA
COUNTY OF STORY SS:
CITY OF HUXLEY

I, the undersigned, City Clerk of the City of Huxley, Iowa, do hereby certify that the attached is a true, correct and complete copy of all the records of the City Council of the City relating to the adoption of an ordinance entitled "Ordinance No. 501. An Ordinance Amending Chapter 165 of the Huxley Municipal Code of Iowa.

WITNESS MY HAND this ___ day of _____, 2019.

_____
Jolene Lettow, City Clerk

Prepared by Anmy Beattie (City Attorney) and Reformatted by John Haldeman, City Administrator for the Huxley City Council meeting to be held on the 27th day of August, 2019.

ORDINANCE NO. 502

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HUXLEY, IOWA, CHAPTER 166, SUBDIVISION REGULATIONS, MINIMUM IMPROVEMENTS

Be It Ordained By The City Council Of The City Of Huxley, Iowa:

Section 1. The Code of Ordinances of the City of Huxley, Iowa, is hereby amended in Section 166.10, Minimum Improvements, by deleting the stricken language as follows:

166.10 MINIMUM IMPROVEMENTS. The improvements set forth in this section shall be considered the minimum improvements necessary to protect the public health, safety and welfare.

1. Streets. The subdivider of land being subdivided shall provide the grading of the entire street right-of-way, alley or public place and provide appropriate PCC paving, including curb and gutter on all streets to the plat boundary. All streets or alleys shall be of such width and shall be so constructed as to meet the standards of the City. Under some circumstances the City may require, as a condition for approval of the plat, dedication and improvement of a street having a width greater than outlined in Section 166.20 of this chapter or a thickness greater than that outlined in the design standards to meet the needs of the platted area, but necessary to complete the City street system as it relates to both the area being platted and other areas. ~~In such event, the City will pay the subdivider the difference in cost of improving the wider and/or thicker street and the street width and/or thickness reasonable to meet the foreseeable needs of the subdivision taken alone.~~ The streets shall, upon final observation, approval and acceptance by the City, become the property of the City. The developer may be responsible for all or a portion of the cost of paving of adjoining unpaved street.

2. Sanitary Sewer System. The subdivider of the land being platted shall make adequate provision for the disposal of sanitary sewage from the platted area with due regard being given to present or reasonably foreseeable needs. There shall be constructed, at the subdivider's expense, a sanitary sewer system including all necessary pumping stations, pumping equipment, manholes and all other necessary or desirable appurtenances to provide for the discharge of sanitary sewage from all lots or parcels of land within the platted area to a connection with the City's sanitary sewers. Mains shall be extended to plat boundary where extension will be needed. The sanitary sewer system shall be constructed in accordance with the current City standards and at the sewer grades approved by the City. Under some circumstances the City may require, as a condition of approval of the plat, installation of a sanitary sewer that is larger than necessary to complete the City sanitary sewer system as it relates to both the area being platted and other areas. ~~In such event, the City will pay the subdivider the difference in cost of pipe and installation between the larger sewer and the diameter of sewer reasonable to meet the foreseeable needs of the area.~~ The above-mentioned facilities for the collection and disposal of sanitary sewage from the platted area shall, upon final observation, approval and acceptance by the City, become the property of the City.

3. Storm Sewer System. The subdivider of land being platted shall install and construct a storm sewer system adequate to serve the area, including anticipated extension of use to serve additional areas. Mains shall be extended to plat boundary where extension will be needed. The storm sewer system shall be

constructed in accordance with the current City standards and at sewer grades approved by the City. Under some circumstances the City may require, as a condition of approval of the plat, installation of a storm sewer system that is larger than necessary to meet the needs of the platted area, but necessary to complete the City storm sewer system as it relates to both the area being platted and other areas. ~~In such event, the City will pay the subdivider the difference in cost of pipe and installation between the larger sewer and the diameter of sewer reasonable to meet the foreseeable needs of the area.~~ The sewers shall, upon final observation, approval and acceptance by the City, become the property of the City. In the storm sewer design phase, consideration shall be given to alternatives and principles of storm water management, or the provisions of a storm water management plan if such plan has been adopted by the City.

4. Water Main System. The subdivider of land being platted shall install and construct a water main system to adequately serve all lots or parcels of land within the platted area, with due regard to the present and reasonably foreseeable needs of the entire area, and shall connect the same to the City's existing water mains. Mains shall be extended to plat boundary where extension will be needed. The water mains and appurtenances system shall be constructed in accordance with the current City standards. All water lines shall be at least eight inches in diameter and looped as may be required by the City. Under some circumstances the City may require, as a condition for approval of the plat, installation of a water main that is larger than necessary to complete the City water distribution system as it relates to both the area being platted and other areas. ~~In such event the City will pay the subdivider the difference in cost of pipe and installation between the larger water main and the diameter of water main reasonable to meet the foreseeable needs of the area.~~ The water mains shall, upon final observation, approval and acceptance by the City, become the property of the City.

5. Sidewalks. The developer of land shall install sidewalks to current City standards (SUDAS) with a minimum width of five (5) feet at his or her expense where the fronts, rears or sides of lots front an existing or platted street adjacent to or within the proposed plat as well as within parks and open spaces as directed by the City. The sidewalk shall be extended to the part or open space boundary through the developable subdivided areas to a proposed or existing street right-of-way as directed by the City. Each individual lot developer contained within the subdivision plat shall install all other sidewalks within the subdivision as required by this Code of Ordinances. As a condition for approval of the plat, installation of a sidewalk wider than five (5) feet may be necessary to complete the City Trails system as it relates to both the area being platted and other areas. ~~In such event the City will pay the sub-divider or developer the cost of the additional sidewalk width above the required five-foot minimum.~~ The sidewalk shall, upon final observation, approval and acceptance by the City, become the property of the City. All work shall be completed prior to the issuance of any certificate of occupancy. All sidewalks on vacant lots in a subdivision shall be installed within eight (8) years of final plat approval.

6. Street Lighting. The subdivider of land being platted shall, at his or her expense, provide for street lighting. The subdivider shall coordinate with the necessary agencies to provide such lighting and shall submit to the City, for review and approval, a plan consistent with the current edition of the *Iowa Statewide Urban Design Standards for Public Improvements*, as amended by the City. The street lighting shall, upon final observation, approval and acceptance by the City, become the responsibility of the City.

7. Electrical/Telecommunication Service. The subdivider of land being platted shall, at his or her expense, provide for underground electrical/telecommunication service to the land being platted and each of its parcels contained therein. The subdivider shall coordinate with the necessary agencies to provide such service in accordance with the controlling agencies' regulations and requirements.

8. Street Signs and Traffic Signalization. The subdivider of land being platted shall, at his or her expense, provide for signage and installation of permanent street and traffic control signs consistent with the City's standards. In the event the land being platted directly results in the need for traffic signalization, the proportion of traffic directly attributed to the proposed subdivision and contributing to the need of such signalization may be included in the subdivision plat at the subdivider's expense. The portion of the traffic contributing to the need for traffic signalization as a result of existing conditions prior to the proposed subdivision shall be at the City's expense. The traffic signalization shall, upon final observation, approval and acceptance by the City, become the property of the City.

9. Fire Hydrants. The subdivider of land being platted shall install and connect to the waterworks system fire hydrants as required by the Council. Fire hydrants shall be located in accordance with current City standards. In no instance shall a hydrant be located farther than 300 feet from any structure. The type of fire hydrant shall be determined by the Public Works Director.

10. Subsurface Drainage. The subdivider of land shall install a collector storm sewer line designed to carry water from residential sump pumps to a public storm sewer system or other acceptable drainageway in accordance with City standards and to take into consideration volume of flows, soil conditions, etc. The storm sewer lines running within the street right-of-way shall be owned by the City. The lines running from a residence and connecting to the City storm sewer system shall be privately owned.

11. Studies. The subdivider and/or developer of land shall be responsible for improvements or studies that the County Engineer deems necessary because of the impact of their development on the surrounding area.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

Publication Date: _____

Record Of Vote of Ordinance No. 502

First Reading _____ (Date)

Roll Call	Aye	Nay	Absent
Dave Jensen	___	___	___
Dave Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

Second Reading _____ (Date)

Roll Call	Aye	Nay	Absent
Dave Jensen	___	___	___
Dave Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

Third Reading _____ (Date)

Roll Call	Aye	Nay	Absent
Dave Jensen	___	___	___
Dave Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

STATE OF IOWA
COUNTY OF STORY
CITY OF HUXLEY

SS:

I, the undersigned, City Clerk of the City of Huxley, Iowa, do hereby certify that the attached is a true, correct and complete copy of all the records of the City Council of the City relating to the adoption of an ordinance entitled "Ordinance No. 502. An Ordinance Amending Chapter 166 of the Huxley Municipal Code of Iowa.

WITNESS MY HAND this ___ day of _____, 2019.

_____
Jolene Lettow, City Clerk

Prepared by John Haldeman, City Administrator, for the City Council meeting to be held on the 27th day of August, 2019.

RESOLUTION NO. 19-115

RESOLUTION APPROVING CONSTRUCTION PLANS RESUBMITTED FOR THE WESTVIEW HEIGHTS SUBDIVISION PLAT #2, TO THE CITY OF HUXLEY, IOWA ELIMINATING GRANULAR SUBBASE AND SUBDRAIN.

WHEREAS, the Construction Plans for the Westview Heights Subdivision Plat #2 have been resubmitted for review by Public Works and the City's Engineer; and

WHEREAS, the resubmission was due to the striking the use of granular subbase and subdrain on residential streets within the subdivision; and

WHEREAS, the review has taken place and the recommendations have been submitted to the developer.

BE IT RESOLVED, THEREFORE, that the Construction Plans for the Westview Heights Subdivision Plat #2 has been recommended for approval, subject to the conditions (if any) as set forth below and in the attached document;

1.
2.

Roll Call	**Aye**	**Nay**	**Absent**
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this _____ day of August, 2019

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-115** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____ day of August, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

VEENSTRA & KIMM, INC.
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

August 21, 2019

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

HUXLEY, IOWA
WESTVIEW HEIGHTS PLAT 2
CONSTRUCTION PLANS

We have reviewed the revised construction plans for Westview Heights Plat 2 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:dml
45229-041
cc: Jeff Peterson, City of Huxley (e-mail)
Roger Wheeler (e-mail)
Erin Ollendike, Civil Design Advantage (e-mail)

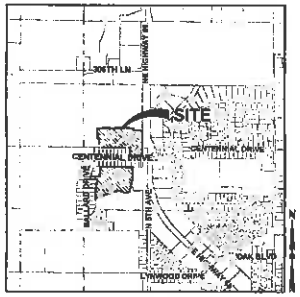
CONSTRUCTION PLANS FOR:

WESTVIEW HEIGHTS PLAT 2

HUXLEY, IOWA

VICINITY MAP

NOT TO SCALE



HUXLEY, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2–3	TYPICAL SECTIONS AND DETAILS
4	QUANTITIES, REFERENCE NOTES AND GENERAL NOTES
5	HYDRANT COVERAGE PLAN
6–10	GRADING PLAN
11–14	EROSION & SEDIMENT CONTROL PLAN
15–21	STORM & SANITARY SEWER PLAN AND PROFILE
22–26	WATERMAIN PLAN AND PROFILE
27	INTERSECTION DETAILS

GENERAL LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY — R/W —
- BUILDING SETBACK
- PERMANENT EASEMENT — P/E —
- TEMPORARY EASEMENT — T/E —
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- WATER CURB STOP
- STORM SEWER STRUCTURE NO. ST-10
- STORM SEWER PIPE NO. L-10
- SANITARY SEWER STRUCTURE NO. S-10
- SANITARY SEWER PIPE NO. P-10
- SANITARY SEWER
- SANITARY SERVICE — S — S — S —
- STORM SEWER
- STORM SERVICE — ST — ST —
- WATERMAIN WITH SIZE — 8"W —
- WATER SERVICE — W — W —
- SAWCUT (FULL DEPTH)
- SILT FENCE
- USE AS CONSTRUCTED (UAC)
- MINIMUM PROTECTION ELEVATION MPE

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER WITH SIZE
- STORM SEWER WITH SIZE
- WATER MAIN WITH SIZE

OWNER / APPLICANT

HARVESTER LAND HOLDINGS LC
CONTACT: DICKSON JENSEN
4311 MORTENSEN ROAD, SUITE 108
AMES, IA 50014
PH: (515) 233-2752

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410
CONTACT: ERIN OLLENDIKE
EMAIL: ERINO@CDA-ENG.COM

ZONING

R-2: SINGLE FAMILY AND DUPLEX RESIDENTIAL DISTRICT

DATE OF SURVEY

DECEMBER 21, 2018

DEVELOPMENT SCHEDULE

PHASE 1 – 2019
PHASE 2 – 2020

BENCHMARKS

BM #1
ARROW ON HYDRANT SOUTHEAST CORNER OF CENTENNIAL DRIVE AND US HIGHWAY 69.
ELEVATION=1002.97

BM #2
BURY BOLT ON HYDRANT SOUTHEAST CORNER OF CENTENNIAL DRIVE AND BALLARD DRIVE.
ELEVATION=1003.25

BM #3
BURY BOLT ON HYDRANT LOCATED IN THE NORTHWEST CORNER OF BALLARD DRIVE AND BELLA VISTA COURT.
ELEVATION=1022.55

BULK REGULATIONS

SETBACKS
FRONT YARD: 30'
SIDE YARD: 8' ATTACHED, 5' DETACHED
REAR YARD: 25'

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

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

SUBMITTAL DATES

FIRST SUBMITTAL:	06/26/2019
SECOND SUBMITTAL:	07/18/2019
FINAL SUBMITTAL:	08/02/2019
REVISED FINAL SUBMITTAL:	08/20/2019

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF HUXLEY GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2019 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

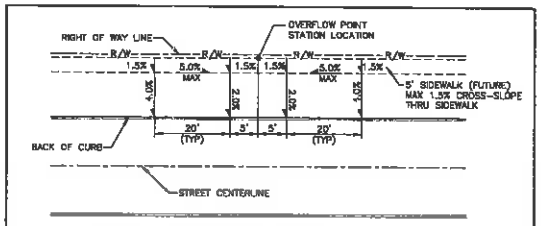
PROJECT NO. 1812.653

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA

ERIN K. OLLENDIKE, P.E. — DATE

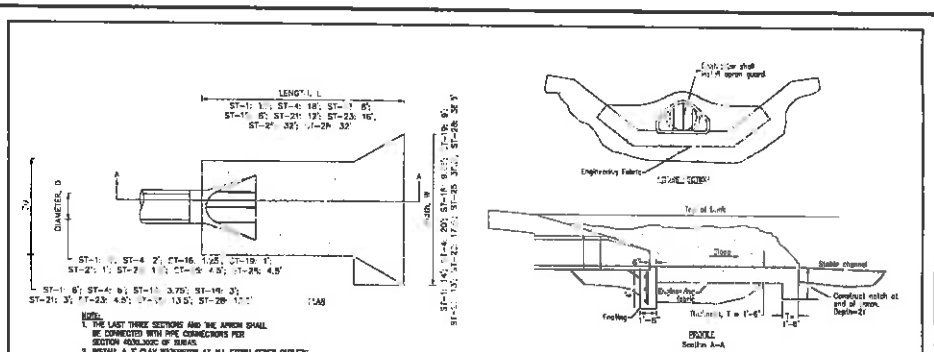
ERIN K. OLLENDIKE — 16926 — PROFESSIONAL ENGINEER

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-27



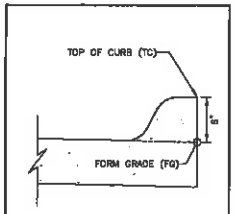
TYPICAL DEPRESSED SIDEWALK GRADING AT STORM WATER OVERFLOW POINTS

NOT TO SCALE



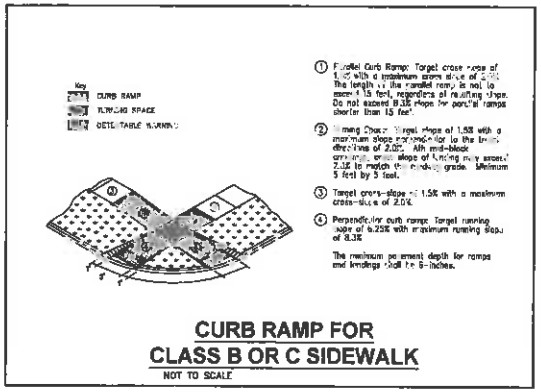
ROCK APRON FOR PIPE OUTLET

NOT TO SCALE



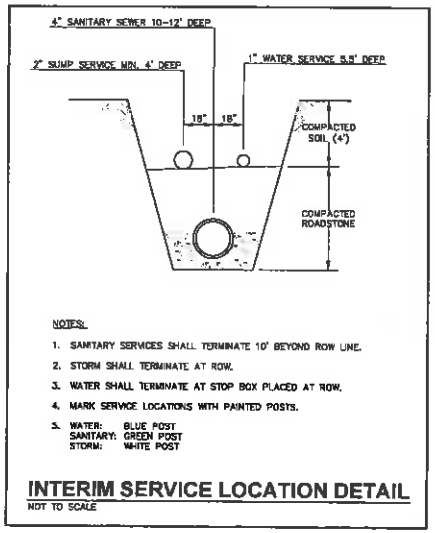
INTEGRAL 6" STANDARD CURB SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



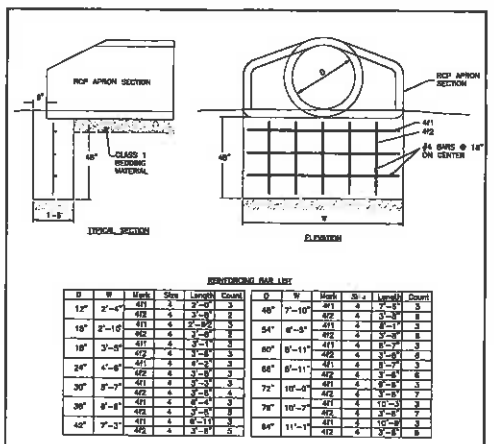
CURB RAMP FOR CLASS B OR C SIDEWALK

NOT TO SCALE



INTERIM SERVICE LOCATION DETAIL

NOT TO SCALE

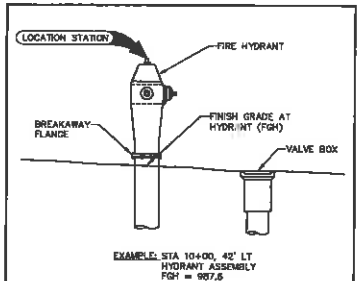


D	W	Mark	Size	Length	Count
12"	2'-4"	#5	4	3'-0"	3
		#6	4	3'-0"	3
18"	2'-10"	#5	4	3'-6"	3
		#6	4	3'-6"	3
18"	3'-0"	#5	4	3'-11"	3
		#6	4	3'-11"	3
24"	4'-8"	#5	4	4'-3"	3
		#6	4	4'-3"	3
30"	5'-7"	#5	4	4'-8"	4
		#6	4	4'-8"	4
36"	6'-8"	#5	4	5'-4"	3
		#6	4	5'-4"	3
42"	7'-3"	#5	4	5'-11"	3
		#6	4	5'-11"	3

D	W	Mark	Size	Length	Count
48"	7'-10"	#5	4	6'-6"	3
		#6	4	6'-6"	3
54"	8'-9"	#5	4	7'-1"	3
		#6	4	7'-1"	3
60"	9'-11"	#5	4	7'-9"	3
		#6	4	7'-9"	3
66"	9'-11"	#5	4	8'-3"	3
		#6	4	8'-3"	3
72"	10'-0"	#5	4	8'-9"	4
		#6	4	8'-9"	4
78"	10'-7"	#5	4	9'-3"	3
		#6	4	9'-3"	3
84"	11'-1"	#5	4	9'-8"	3
		#6	4	9'-8"	3

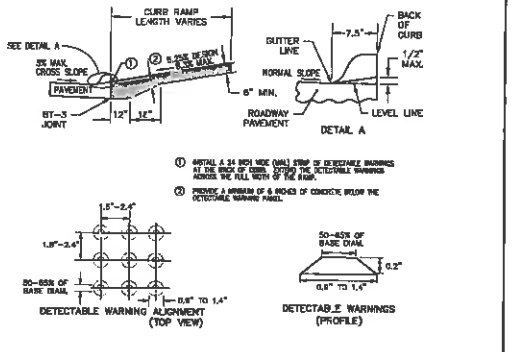
RCP APRON FOOTING DETAIL

NOT TO SCALE



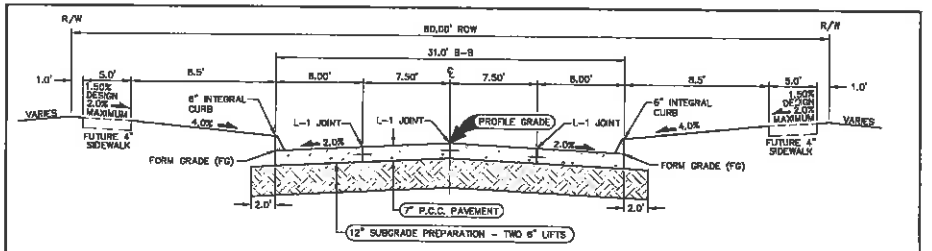
HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



DETECTABLE WARNING STRIP DETAIL

NOT TO SCALE



31' B/B P.C.C. ROADWAY WITH 60' R.O.W.

NOT TO SCALE — STREET A AND STREET B

NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
2. MAXIMUM C JOINT SPACING IS 15'.

2405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO E: GHUWM

CIVIL DESIGN ADVANTAGE

WESTVIEW HEIGHTS PLAT 2

TYPICAL SECTIONS AND DETAILS

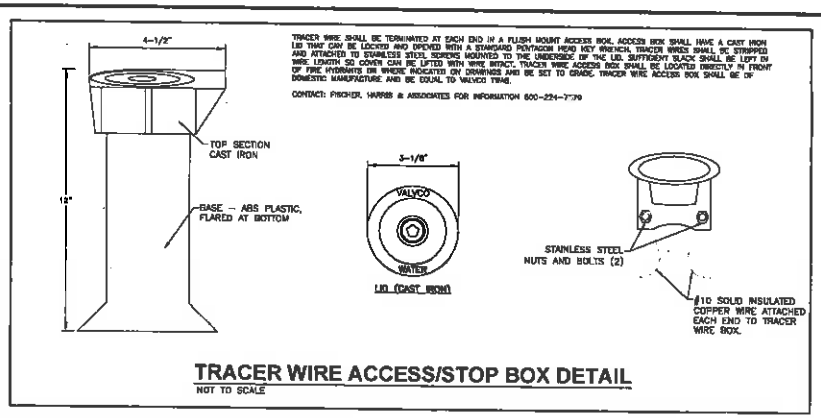
HUXLEY, IOWA

DATE	REVISIONS
	REVISED PER CITY COMMENTS
	FINAL SUBMITTAL
	REVISED SUBMITTAL
	PRELIMINARY SUBMITTAL

REC'D JOHNS

2/27

1812.653

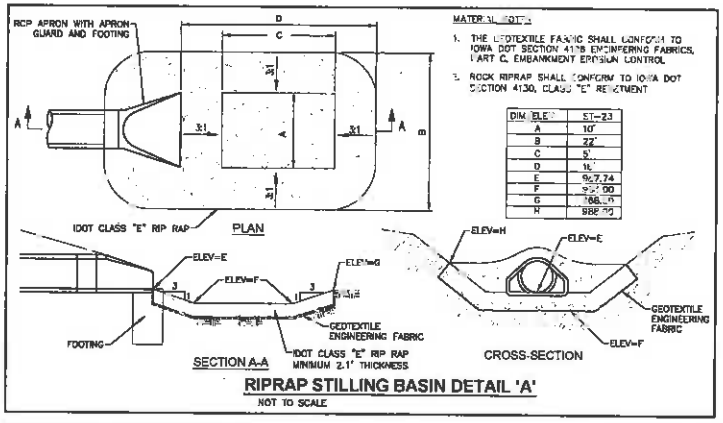


TRACER WIRE SHALL BE TERMINATED AT EACH END IN A FLUSH MOUNT ACCESS BOX. ACCESS BOX SHALL HAVE A CAST IRON LID THAT CAN BE LOCKED AND PROVIDED WITH A STANDARD PENTAGON HEAD KEY WRENCH. TRACER WIRES SHALL BE STRIPPED AND ATTACHED TO STAINLESS STEEL SCREWS MOUNTED TO THE UNDERSIDE OF THE LID. SUFFICIENT SLACK SHALL BE LEFT ON WIRE LENGTH SO COVER CAN BE LIFTED WITH WIRE INTACT. TRACER WIRE ACCESS BOX SHALL BE LOCATED DIRECTLY IN FRONT OF FIRE HYDRANTS OR WHERE INDICATED ON DRAWINGS AND BE SET TO GRADE. TRACER WIRE ACCESS BOX SHALL BE OF DOMESTIC MANUFACTURE AND BE EQUAL TO VALVCO TWB.

CONTACT: PIRCHER, HARRIS & ASSOCIATES FOR INFORMATION 800-224-7799

TRACER WIRE ACCESS/STOP BOX DETAIL

NOT TO SCALE



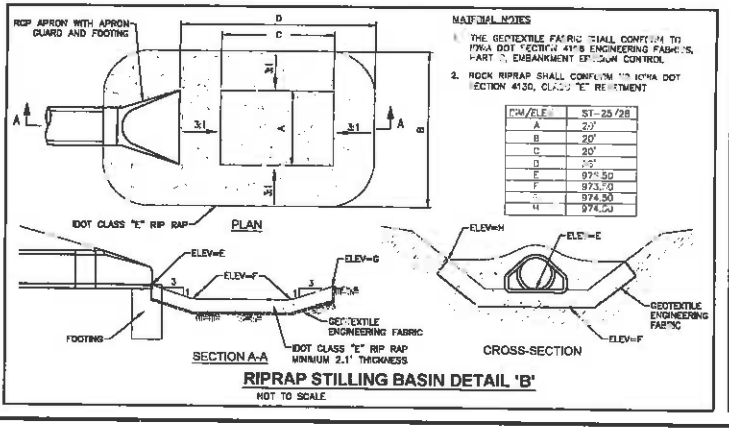
MATERIAL NOTES:

1. THE GEOTEXTILE FABRIC SHALL CONFORM TO IOWA DOT SECTION 4196 ENGINEERING FABRICS, PART C, EMBANKMENT EROSION CONTROL
2. ROCK RIPRAP SHALL CONFORM TO IOWA DOT SECTION 4130, CLASS "E" REQUIREMENT

DIM./ELEV.	ST-23
A	10'
B	22'
C	5'
D	16'
E	967.74
F	957.00
G	966.74
H	956.00

RIPRAP STILLING BASIN DETAIL 'A'

NOT TO SCALE



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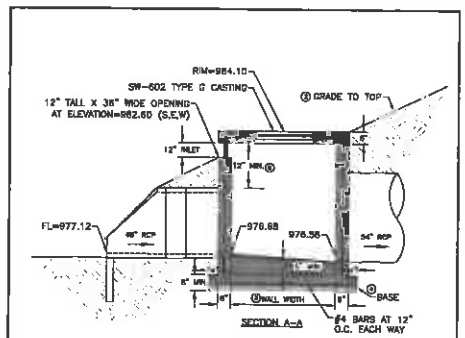
2. ROCK RIPRAP SHALL CONFORM TO IOWA DOT SECTION 4130, CLASS "E" REQUIREMENT

DIM./ELEV.	ST-25/28
A	20'
B	20'
C	20'
D	16'
E	975.50
F	973.70
G	974.50
H	974.50

RIPRAP STILLING BASIN DETAIL 'B'

NOT TO SCALE



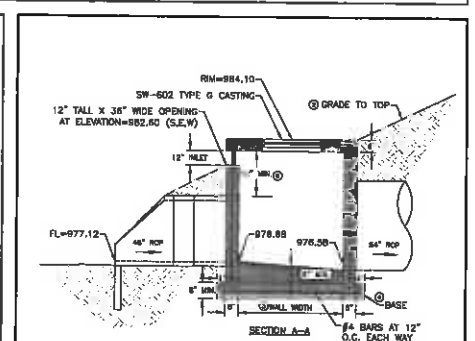
STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

1. CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 6 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS. CONSTRUCT 3 INLET OPENINGS 12" TALL AND 36" WIDE.
2. GRADE TO INLET ELEVATION ON OPEN SIDES. GRADE TO TOP ELEVATION ON CLOSED SIDES.
3. WALL WIDTHS VARY WITH PIPE DIA. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 38 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
4. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
5. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
6. 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.
7. CORNER PIER REQUIRED BETWEEN OPENINGS OF TWO ADJACENT WALLS. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 15-INCH #4 BAR IN PIER.

4' x 6' SW-513 INTAKE (ST-29)

NOT TO SCALE



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4' x 6' SW-513 INTAKE (ST-26)

NOT TO SCALE

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

NO.	DATE
1	06/28/19
FINAL SUBMITTAL	06/05/19
SECOND SUBMITTAL	02/18/19
FIRST SUBMITTAL	10/31/18

CIVIL DESIGN ADVANTAGE

WESTVIEW HEIGHTS PLAT 2

TYPICAL SECTIONS AND DETAILS

HUXLEY, IOWA

3/27

1812.653

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	COMBINED CLEARING AND GRUBBING	LS	1
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	5,732
5	SANITARY SEWER GRAVITY MAIN, PVC, 12 IN. DIA.	LF	1,451
6	SANITARY SEWER SERVICE STUB, PVC, 4 IN. DIA.	EA	31
7	COMBINATION SUBDRAIN, 6" PERFORATED PVC	LF	1,885
8	FOOTING DRAIN COLLECTOR, 8" PVC	LF	626
9	STORM SEWER, TRENCHED, 12" RCP	LF	78
10	STORM SEWER, TRENCHED, 15" RCP	LF	735
11	STORM SEWER, TRENCHED, 18" RCP	LF	332
12	STORM SEWER, TRENCHED, 24" RCP	LF	120
13	STORM SEWER, TRENCHED, 48" RCP	LF	30
14	STORM SEWER, TRENCHED, 54" RCP	LF	130
15	STORM SEWER SERVICE STUB, PVC, 3" DIA	EA	29
16	STORM SEWER, 12" RCP APRON	EA	4
17	STORM SEWER, 15" RCP APRON	EA	2
18	STORM SEWER, 18" RCP APRON	EA	4
19	STORM SEWER, 24" RCP APRON	EA	2
20	STORM SEWER, 48" RCP APRON	EA	2
21	STORM SEWER, 54" RCP APRON	EA	2
22	FOOTING FOR CONCRETE PIPE APRON, RCP, 12 IN. DIA.	EA	4
23	FOOTING FOR CONCRETE PIPE APRON, RCP, 15 IN. DIA.	EA	1
24	FOOTING FOR CONCRETE PIPE APRON, RCP, 18 IN. DIA.	EA	4
25	FOOTING FOR CONCRETE PIPE APRON, RCP, 24 IN. DIA.	EA	2
26	FOOTING FOR CONCRETE PIPE APRON, RCP, 48 IN. DIA.	EA	2
27	FOOTING FOR CONCRETE PIPE APRON, RCP, 54 IN. DIA.	EA	2
28	PIPE APRON GUARD	EA	16
29	WATER MAIN, TRENCHED, 8" DIA	LF	1,425
30	WATER SERVICE STUB, 1" DIA.	EA	31
31	VALVE, 8" DIA.	EA	5
32	FIRE HYDRANT ASSEMBLY	EA	5
33	TEMPORARY BLOWOFF FIRE HYDRANT	EA	2
34	MANHOLE TYPE SW-301, 48 IN. DIA.	EA	5
35	MANHOLE TYPE SW-401, 48 IN. DIA.	EA	6
36	INTAKE TYPE SW-501	EA	1
37	INTAKE TYPE SW-503	EA	1
38	INTAKE TYPE SW-505	EA	2
39	INTAKE TYPE SW-506	EA	2
40	INTAKE TYPE SW-513	EA	2
41	PAVEMENT, PCC, 7 IN.	SY	4,817
42	PAVEMENT, SIDEWALK, 4" P.C.C.	SY	33
43	PAVEMENT, SIDEWALK RAMPS, 8" P.C.C.	SY	45
44	DETECTABLE WARNING PANELS	SF	65
45	TRAFFIC CONTROL	LS	1
46	ROAD CLOSURE SIGN - URBAN, SI-182	EA	10
47	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	AC	88.83
48	EROSION AND SEDIMENT CONTROL	LS	1
49	RIP RAP, CLASS "E"	TON	125
50	TEMPORARY TURNAROUND	SY	1,166
51	STILLING BASIN, CLASS 'E' RIP RAP	EA	2
52	STORM SEWER CLEANOUT	EA	5
53	MAILBOX PAD	EA	4

ESTIMATE REFERENCE INFORMATION

DATA LISTED BELOW IS FOR INFORMATIONAL PURPOSE ONLY AND SHALL NOT CONSTITUTE A BASIS FOR ANY EXTRA WORK ORDERS.

ITEM NO.	DESCRIPTION
	THE 2018 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS OTHERWISE NOTED. ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS.
1	CLEAR AND GRUB ALL AREAS AFFECTED BY GRADING OPERATIONS. THE CONTRACTOR SHALL FIELD VERIFY CLEARING AND GRUBBING NEEDS PRIOR TO BIDDING. INCLUDES REMOVAL OF ANY EXISTING FIELD FENCE. ALL MATERIAL THAT IS REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS.
2	STRIP, SALVAGE AND SPREAD TOPSOIL. RESPREAD TOPSOIL WITHIN THE RIGHT OF WAY, ON BACKSLOPES AND IN DEVELOPED AREAS A MINIMUM OF 4 INCHES THICK. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
3	EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAYMENT FOR OVER-HAUL SHALL BE ALLOWED.
4	REFER TO SHEET 2 FOR TYPICAL SECTION DETAILS FOR LOCATIONS AND THICKNESS.
5-6	REFER TO FIG. 3010.101 - TRENCH BEDDING AND BACKFILL ZONES AND FIG. 3010.103 - FLEXIBLE GRAVITY PIPE TRENCH BEDDING FOR BEDDING AND BACKFILL DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. SANITARY SEWER SHALL BE PVC TRUSS PIPE. CLEAN AND TELEVISE SANITARY SEWER PRIOR TO PAVING AND PROVIDE TELEVISING REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVISING SHALL BE CONSIDERED INCIDENTAL. MANDREL TESTING NOT REQUIRED. CONTRACTOR SHALL CONTACT CITY REPRESENTATIVES TO COORDINATE TRACER WIRE ACCESS BOX LOCATIONS. TRACER WIRE NEEDS TO BE PROVIDED ALONG SANITARY SEWER. THE TRACER WIRE IS TO BE TERMINATED IN A BOX LOCATED BEHIND THE CURB ACROSS FROM THE MANHOLE. REFER TO SHEET 3 TRACER WIRE ACCESS/STOP BOX DETAIL. CONNECTION TO EXISTING SANITARY SEWER SHALL BE CONSIDERED INCIDENTAL.
7-21	REFER TO FIG. 3010.101 THRU 3010.103 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. WRAP ALL STORM SEWER PIPE JOINTS WITH ENGINEERING FABRIC. STORM SEWER PIPE LENGTHS IN THE PLAN AND PROFILE SHEETS INCLUDE THE LENGTH OF THE APRON. STORM SEWER TO HAVE GASKETED JOINTS FOR ONE SECTION OF PIPE AT CRITICAL CROSSINGS WHERE THE WATER MAIN CROSSES BELOW THE STORM SEWER. GASKETED JOINTS SHALL MEET ASTM C443. CLEAN AND TELEVISE STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVISING REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVISING SHALL BE CONSIDERED INCIDENTAL. CONTRACTOR SHALL CONTACT CITY REPRESENTATIVES TO COORDINATE TRACER WIRE ACCESS BOX LOCATIONS. TRACER WIRE SHALL BE PROVIDED ALONG STORM SEWER MAINS.
7	REFER TO FIG. 4040.231 (CASE B, TYPE 1).
8	FOOTING DRAIN COLLECTOR PIPES SHALL BE SDR 35 PVC. REFER TO FIG. 4040.231 (CASE E, TYPE 2).
9, 13, 30	REFER TO SHEET 2 FOR TYPICAL SERVICE STUB DETAIL.
15	STORM SEWER SERVICES SHALL BE PVC SCHEDULE 40. STORM SEWER SERVICES SHALL BE EXTENDED WITH AN ELBOW TO FINISH GRADE AND CAPPED.
16-21	THE LAST THREE SECTIONS AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS PER SECTION 4030 3.02C.
22-27	REFER TO FIG. 4030.221 - RCP APRON SECTION FOOTING DETAIL FOR FOOTING CONSTRUCTION DETAILS.
28	REFER TO FIG. 4030.225 - METAL PIPE APRONS AND APRON GUARDS FOR CONSTRUCTION DETAILS.
29	REFER TO FIG. 3010.101 AND 3010.104 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 5010.101 FOR THRUST BLOCK DETAILS. PROVIDE POLYETHYLENE ENCASEMENT PER SECTION 5010 3.05. REFER TO FIG. 5010.102 FOR TRACER WIRE DETAILS. ALL FITTINGS, THRUST BLOCKS, POLYETHYLENE ENCASEMENT AND TRACER SYSTEM SHALL BE CONSIDERED INCIDENTAL. WATER MAIN SHALL HAVE A MINIMUM OF 5.50' OF COVER FROM THE TOP OF THE PIPE. PIPE MATERIAL TO BE AWWA C900 SDR 18. CONTRACTOR RESPONSIBLE FOR DISINFECTION AND TESTING. CONTRACTOR SHALL CONTACT CITY REPRESENTATIVES TO COORDINATE TRACER WIRE ACCESS BOX LOCATIONS. TRACER WIRE SHALL BE PROVIDED ALONG ALL WATER MAIN AND HYDRANT LEGS. WRAP AND TAPE ALL DUCTILE IRON FITTINGS AND VALVES.
30	REFER TO FIG. 5010.901 - MINIMUM CLEARANCE BETWEEN WATER SERVICE AND STRUCTURE. INCLUDES WATER SERVICE, CORPORATION VALVE, AND STOP BOXES. WATER SERVICE SHALL BE TYPE K COPPER. NO COUPLINGS ALLOWED ON SERVICE LINES. STOP BOXES SHALL BE ARCH TYPE WITH STAINLESS STEEL RODS. ALL CURB STOPS SHALL BE ONE-PIECE WITH NO EXTENSIONS.

ESTIMATE REFERENCE INFORMATION

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ITEM NO.	DESCRIPTION
32	REFER TO FIG. 5020.201 - FIRE HYDRANT DETAIL FOR FIRE HYDRANT CONSTRUCTION DETAILS. INCLUDES ANCHORING TEE, ANCHORING ELBOW, GATE VALVE, VALVE BOX, ANCHORING PIPE, ANCHORING COUPLING, ELBOWS, FIRE HYDRANT AND TRACER SYSTEMS. HYDRANTS TO BE CLOW MEDALLION OR WATEROUS PACER WITH STORZ NOZZLE ON PUMPER FITTING.
34	REFER TO FIG. 6010.301 FOR SW-301 SANITARY SEWER MANHOLE CONSTRUCTION DETAILS. REFER TO FIG. 6010.601 - CASTINGS FOR SANITARY SEWER MANHOLES FOR CASTING DETAILS. TYPE "A" TWO-PIECE CASTINGS REQUIRED SINCE MANHOLES ARE NOT PLACED IN PAVEMENT ALONG WITH EXTERNAL CHIMNEY SEALS. RUBBER PLUGS ARE TO BE INSTALLED IN MANHOLE CASTING LIFT HOLES AND COVERED WITH NON-SHRINK GROUT. A MAXIMUM OF 12" OF ADJUSTMENT RINGS ARE ALLOWED FOR NEW CONSTRUCTION.
35	REFER TO FIG. 6010.401 FOR SW-401 CIRCULAR STORM SEWER MANHOLE CONSTRUCTION DETAILS. INSTALL MANHOLE CONE SECTION AND RING/COVER CASTING SUCH THAT SEPARATION IS MAINTAINED BETWEEN MANHOLE COVERS AND PAVED AREAS (BACK OF CURB, SIDEWALK PAVEMENT, SIDEWALK APPROACHES/RAMPS).
36	REFER TO FIG. 6010.501 - SINGLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
37	REFER TO FIG. 6010.503 - SINGLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
38	REFER TO FIG. 6010.505 - DOUBLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
39	REFER TO FIG. 6010.506 - DOUBLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
40	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS.
41	REFER TO FIG. 7010.101 - FOR JOINT DETAILS. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS OF ALL FUTURE SIDEWALKS. REFER TO INTERSECTION SHEETS FOR JOINTING. TYPICAL 'C' AND 'CD' JOINT SPACING IS 15 FEET. SLIP FORM PAVER SHALL BE USED FOR ALL STREET PAVEMENT. ALL JOINTS SHALL BE SEALED. COARSE AGGREGATE FOR P.C.C. PAVEMENT SHALL BE CLASS 3 DURABILITY. PAVEMENT SMOOTHNESS SHALL MEET THE REQUIREMENTS OUTLINED IN SECTION 7010, PART 3.08C1 OF THE SUDAS STANDARD SPECIFICATIONS (7010, 3.08C2 IS ALSO ALLOWED). PAVEMENT THICKNESS SHALL MEET THE REQUIREMENTS OF SECTION 7010, PART 3.08B PAVEMENT THICKNESS OF THE SUDAS STANDARD SPECIFICATIONS. NO ADDITIONAL COMPENSATION FOR PAVEMENT THICKNESS.
42	REFER TO SHEETS 10 AND 27 FOR LOCATION AND CONSTRUCTION DETAILS.
43	ACCESSIBLE CURB RAMPS UP TO AND INCLUDING TURNING SPACE SHALL BE 6-INCHES THICK.
44	REFER TO SHEET 2 FOR DETECTABLE WARNING STRIP DETAIL. DETECTABLE WARNING PANELS ON THE 8' SIDEWALKS ALONG NW REINHART DRIVE ARE TO HAVE CAST IRON DOMES.
45	ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT THE END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED.
46	REFER TO IOWA DOT STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS. ITEM INCLUDES: THE INSTALLATION OF 5 NEW DELINEATOR POSTS WITH SIGN PANELS AT EACH DEAD END STREET.
47	SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS ONCE THEY ARE AT FINAL GRADE WITH TYPE 4 - URBAN TEMPORARY EROSION CONTROL MIXTURE.
48	REFER TO SHEETS 11-14 FOR SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR DETAILS.
49	INSTALL ENGINEERING FABRIC UNDER ALL RIP RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL. REFER TO SHEET 2 FOR DETAILS.
50	TEMPORARY TURNAROUND SHALL BE PAVED IF PHASE 2 CONSTRUCTION HAS NOT STARTED BY THE TIME THE FINAL PLAT FOR PHASE 1 IS ACCEPTED BY CITY COUNCIL. REFER TO SHEET 5 FOR LOCATION OF TEMPORARY TURNAROUND.
51	REFER TO DETAIL ON SHEETS 3 AND 7 FOR LOCATION AND CONSTRUCTION DETAILS.
52	REFER TO FIG. 4040.232 - SUBDRAIN CLEANOUTS FOR CONSTRUCTION DETAILS.

GENERAL NOTES

1. WHERE PUBLIC 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 CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

   THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.

   UTILITY CONTACTS:

   CABLE/PHONE/INTERNET
   HUXLEY COMMUNICATIONS
   BRANT STUMPFER
   102 N MAIN AVE PO BOX 38
   HUXLEY, IA 50124
   (515) 597-2899

   GAS/ELECTRIC
   ALLIANT ENERGY
   JOE LOONAIR JR
   1284 XE PLACE
   AMES, IA 50014
   (515) 268-3435

   WATER/SEWER/STORM
   CITY OF HUXLEY
   KEITH WITZMAN
   515 N MAIN AVENUE
   HUXLEY, IA 50124
   (515) 597-2256

   CABLE/INTERNET
   MEDIACOM OF AMES
   TIM ADREON
   225 S. DAYTON AVENUE
   AMES, IA 50010
   (515) 233-2318

   ELECTRIC
   CIPCO
   1400 IA-13
   CEDAR RAPIDS, IA 52403
   (319) 398-8071

2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
   A. CITY OF HUXLEY
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF HUXLEY AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING HIS EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT.
6. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
7. THE CONTRACTOR MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY, TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. THIS WILL BE INCIDENTAL TO THE 910 ITEM TRAFFIC CONTROL.
8. SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PROFILES SHOWN ON THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTION DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.
9. TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.
9. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS.
10. PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATION AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.
11. THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
12. CIVIL DESIGN ADVANTAGE WILL PROVIDE ALL CONSTRUCTION STAKING ON THIS PROJECT. NOTIFY CHARLIE MCGLOTHLEN (515-369-4433) A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION STAKES ARE REQUIRED.
13. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES REQUIRED ON THE STORM WATER POLLUTION PREVENTION PLAN.
14. ALL DISTURBED WETLANDS SHOWN ON THE PLANS HAVE BEEN PERMITTED AND MITIGATED OFF SITE. THE CONTRACTOR SHALL NOT DISTURB ANY WETLANDS OUTSIDE OF THE IMPACTED WETLANDS SHOWN ON THE PLANS. PROTECT UNDISTURBED WETLANDS WITH ORANGE PLASTIC SAFETY FENCE.
15. IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
16. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. ALL TRAFFIC CONTROL SHALL COMPLY WITH MUTCD AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
17. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
18. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
19. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
20. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS-BUILTS INCLUDING LOCATION, TYPE OF TILE, & TILE ELEVATION.
21. PRIOR TO ANY WORK AT THIS SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
22. CONTRACTOR SHALL COMPLY WITH ALL PROWAG A.D.A. REQUIREMENTS FOR ACCESSIBLE SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME DETECTABLE WARNINGS.
23. CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
24. ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
25. ALL MANHOLE THREE PIECE CASTINGS ARE NOT TO BE SIGNED OUT IN THE PAVEMENT.
26. THE GRADING OF THE DETENTION FACILITY AND INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN THE SIZE OF IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/INSTALLED AS SOON AS PRACTICAL.

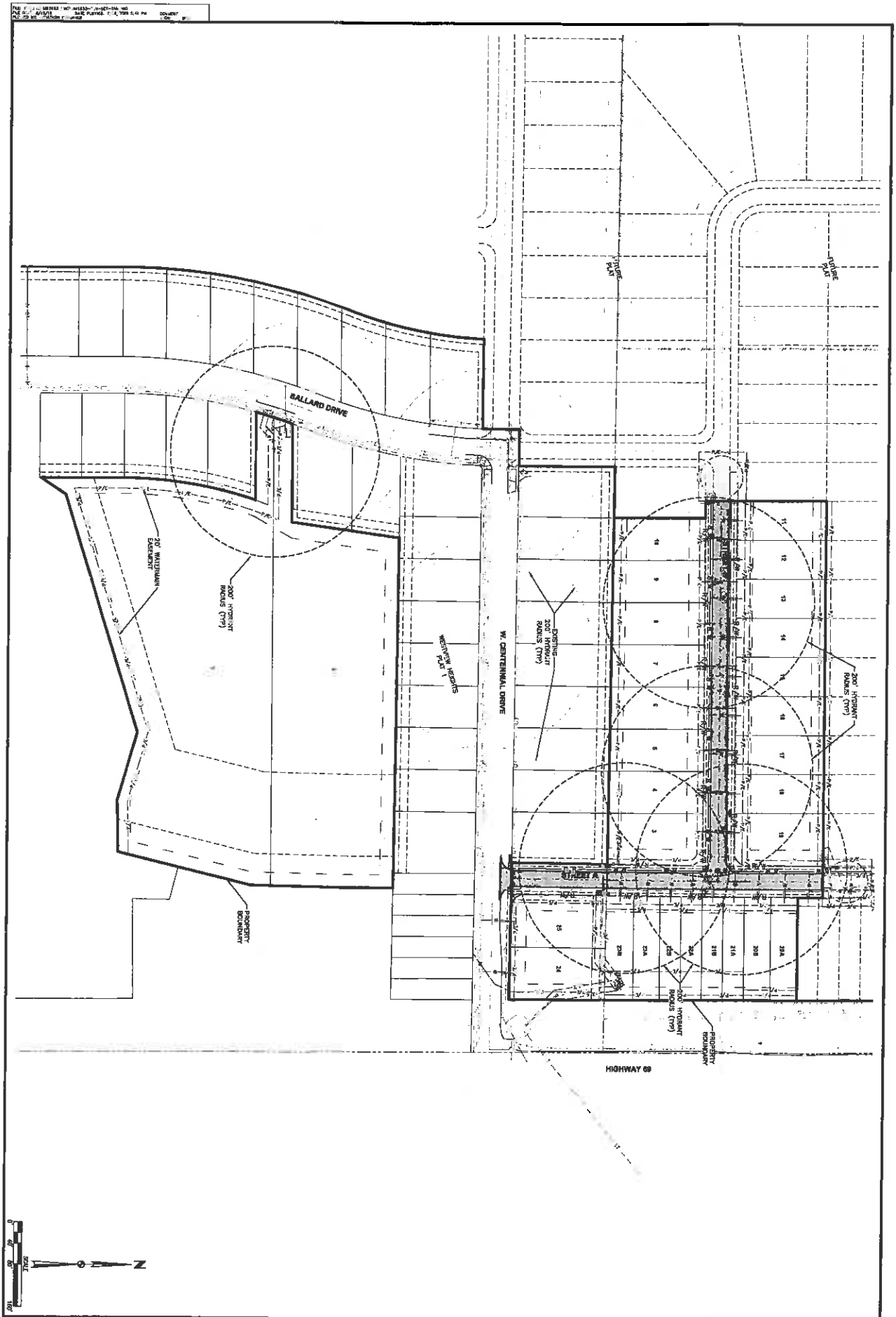
DATE	REVISIONS
06.27.19	RE-ISSUED FINAL SUBMITTAL
05.28.19	FINAL SUBMITTAL
07.14.18	REVISED PRELIMINARY SUBMITTAL
07.09.18	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | BY: GH/WM
CIVIL DESIGN ADVANTAGE

WESTVIEW HEIGHTS PLAT 2
QUANTITIES, REFERENCE NOTES AND GENERAL NOTES

HUXLEY, IOWA

1812.053



5/27

WESTVIEW HEIGHTS PLAT 2

HYDRANT COVERAGE PLAN

HUXLEY, IOWA

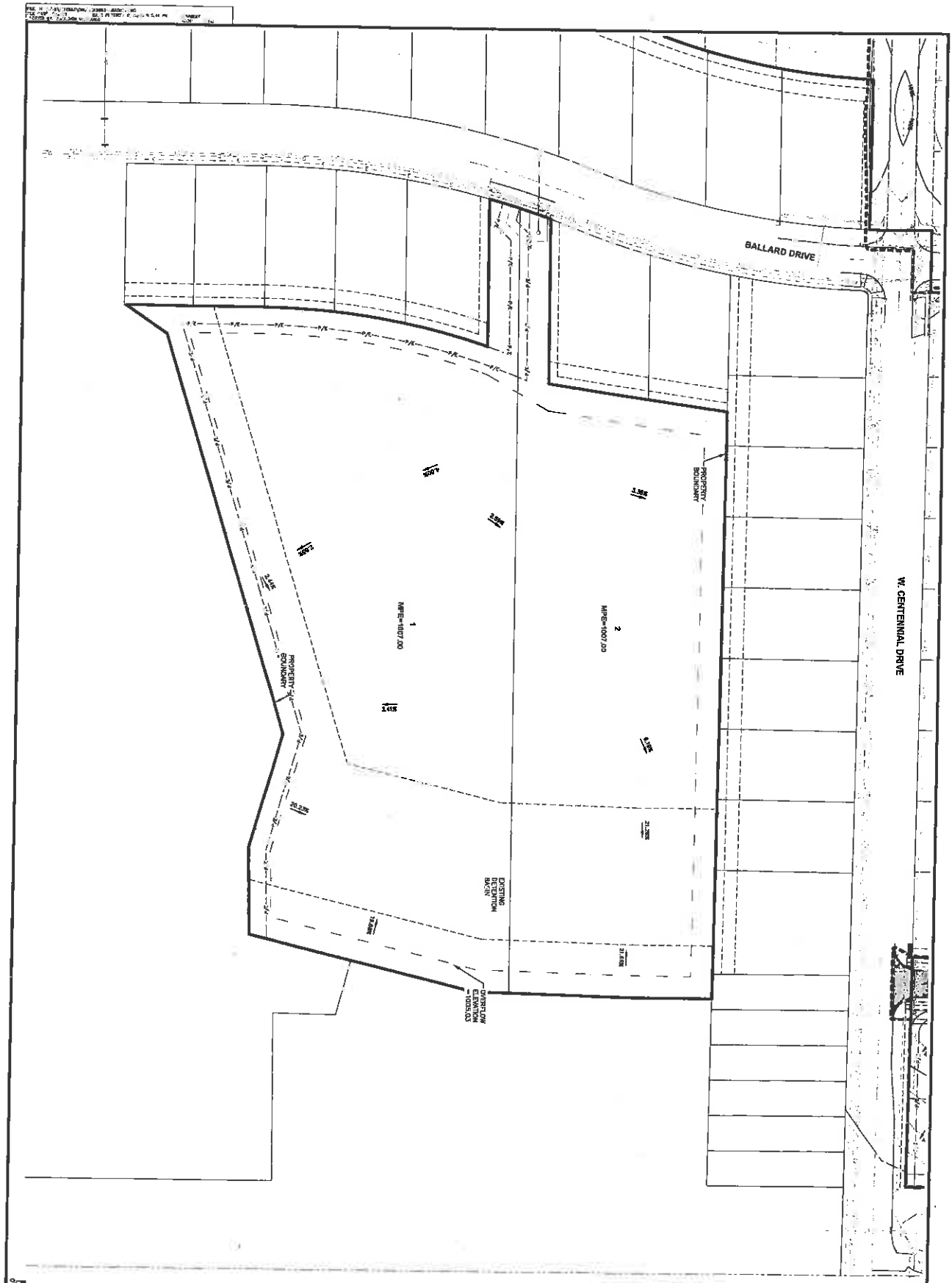
1812.653

CIVIL DESIGN ADVANTAGE

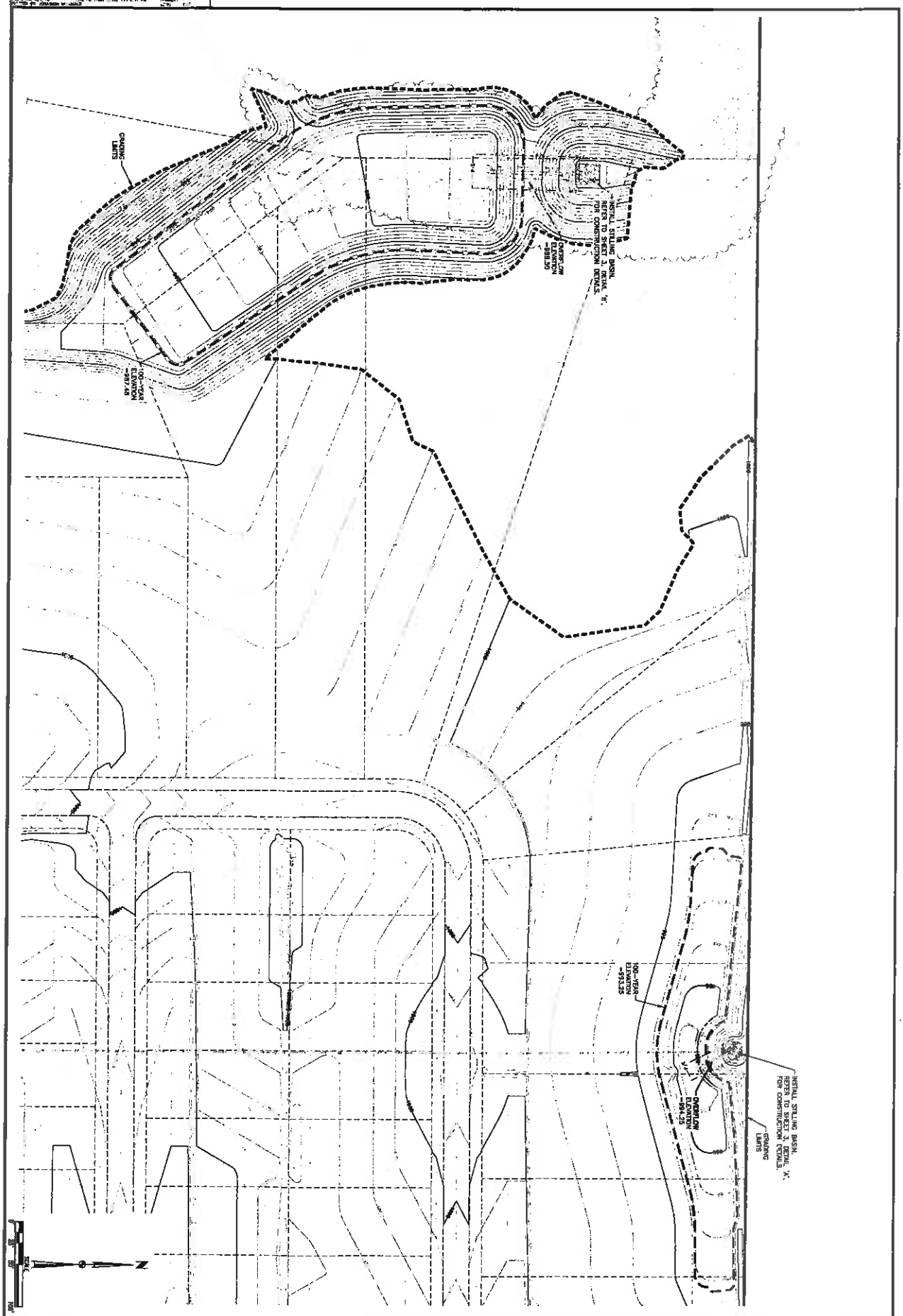
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO | EI: GHJ/WM

REVISION	DATE
REVISED FINAL SUBMITTAL	08/2015
FINAL SUBMITTAL	06/2015
SECOND SUBMITTAL	03.18.15
FIRST SUBMITTAL	02/2015



9/27	**WESTVIEW HEIGHTS PLAT 2** **GRADING PLAN** HUXLEY, IOWA	CIVIL DESIGN ADVANTAGE	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410 ENGINEER: EKO | EI: GHJJWM	REVISIONS / DATE REVISED FINAL SUBMITTAL FINAL SUBMITTAL DESIGN/3 SUBMITTAL PRELIMINARY SUBMITTAL



WESTVIEW HEIGHTS PLAT 2

GRADING PLAN

HUXLEY, IOWA

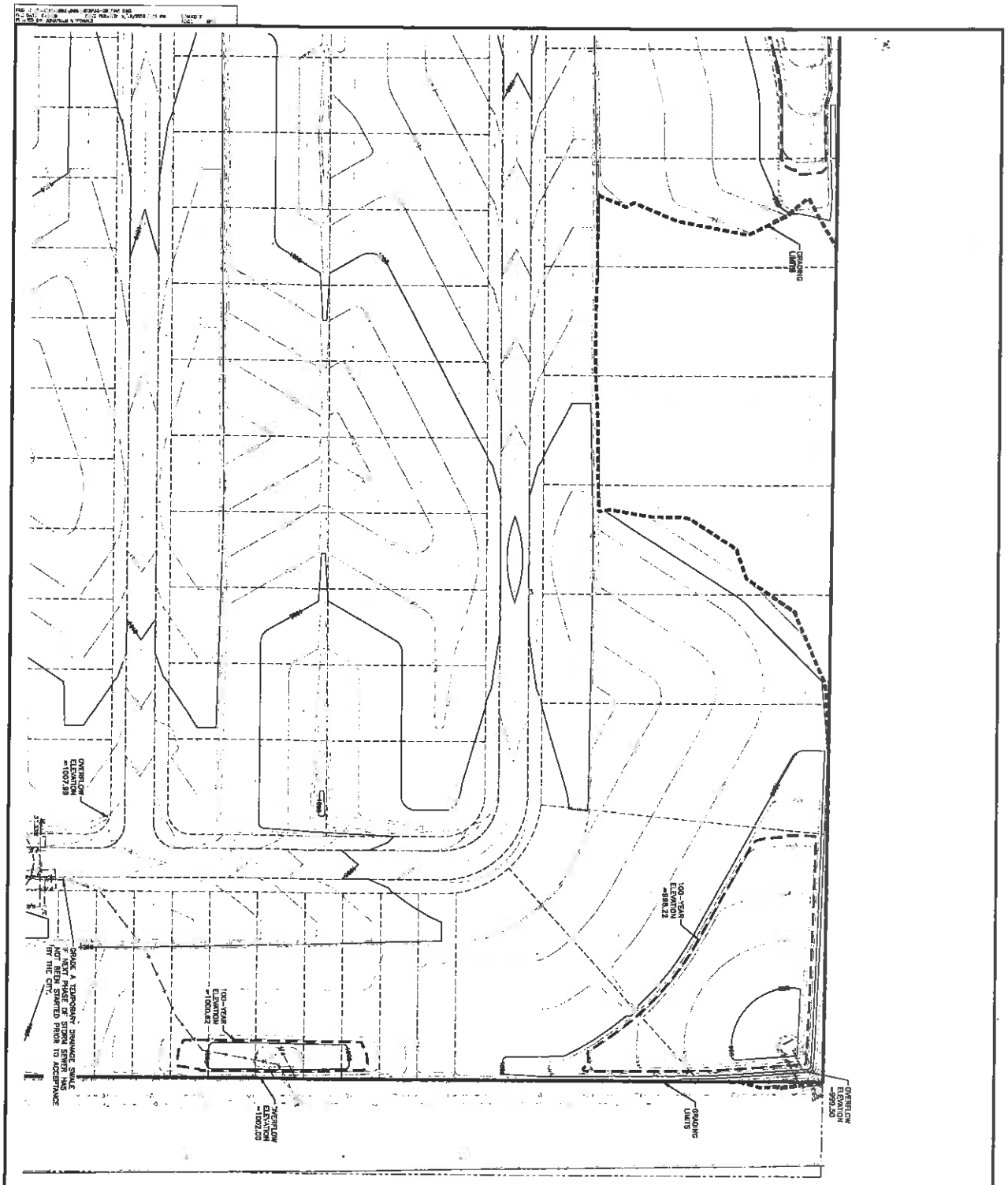
CIVIL DESIGN ADVANTAGE

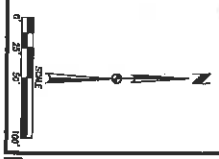
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-1410

ENGINEER: EKO | EI: GH/JWM

REVISIONS	DATE
REVISED FINAL SUBMITTAL	08/20/18
FINAL SUBMITTAL	04/09/18
SECOND SUBMITTAL	01/19/18
FIRST SUBMITTAL	12/20/17

7/27





1812.453

8 / 27

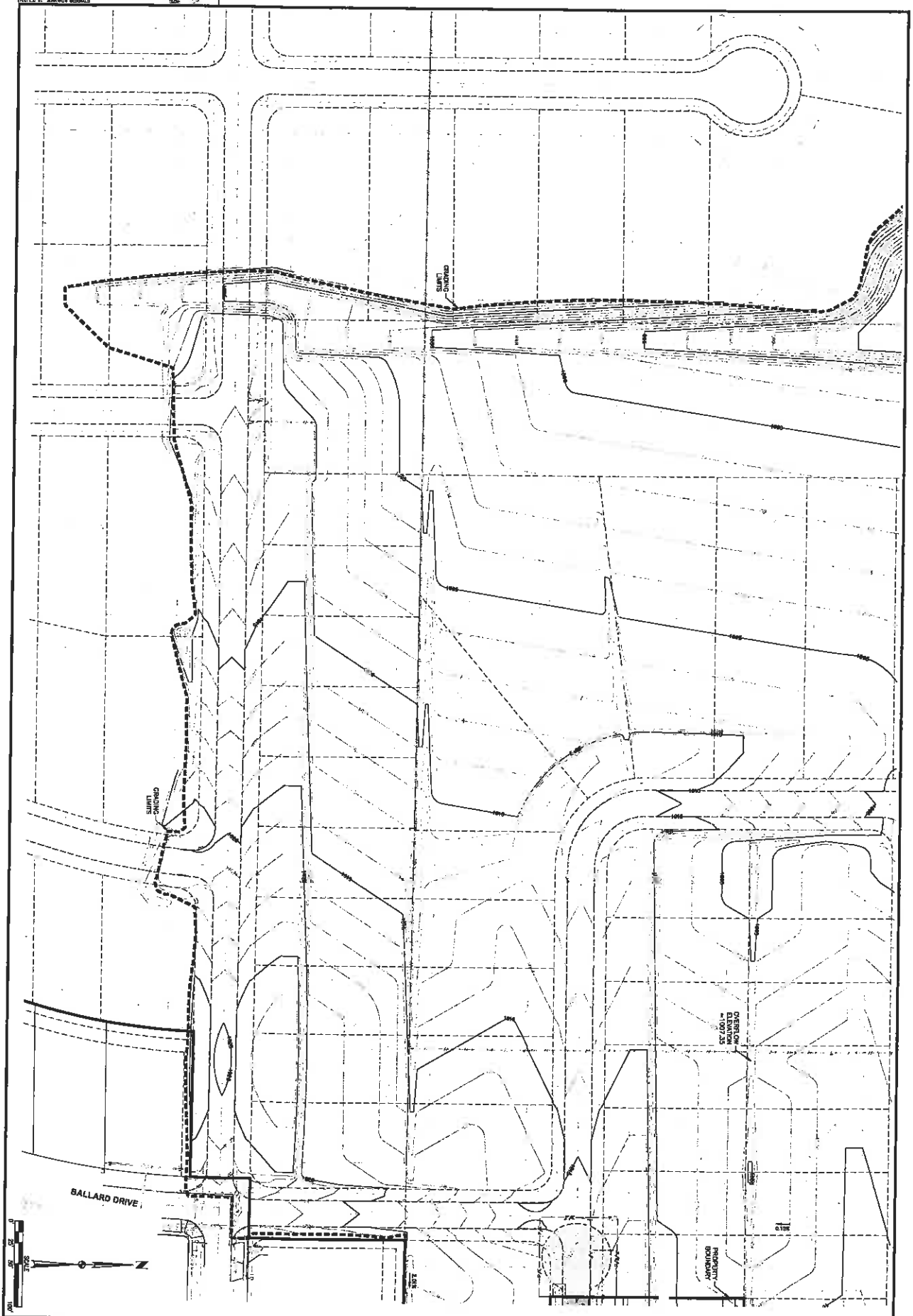
WESTVIEW HEIGHTS PLAT 2

GRADING PLAN

HUXLEY, IOWA

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

REVISIONS	DATE
REVISED FINAL SUBMITTAL	09/22/17
FINAL SUBMITTAL	08/18/17
SECOND SUBMITTAL	07/18/17
FIRST SUBMITTAL	06/15/17



WESTVIEW HEIGHTS PLAT 2

GRADING PLAN

HUXLEY, IOWA

1512.653

9/27

CIVIL DESIGN ADVANTAGE

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

ENGINEER: EJO | EI: GHJ/WM

REVISION	DATE
REVISED FINAL SUBMITTAL	09/20/16
FINAL SUBMITTAL	04/20/16
SECOND SUBMITTAL	01/11/16
FIRST SUBMITTAL	09/11/15

WESTVIEW HEIGHTS PLAT 2

GRADING PLAN

10/27

HUXLEY, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: EKO | EI: GH/JWM

REVISIONS	DATE
FINAL SUBMITTAL	01/18/19
REVISED FINAL SUBMITTAL	01/27/19
FINAL SUBMITTAL	09/17/18
85% PD SUBMITTAL	01/18/18
FIRST SUBMITTAL	11/01/17

DETAIL 'A'
SCALE: 1" = 10'

DETAIL 'B'
SCALE: 1" = 10'

DETAIL 'C'
SCALE: 1" = 10'

HIGHWAY 69

STREET A

W. CENTENNIAL DRIVE

BALLARD DRIVE

PROPERTY BOUNDARY

GRADING LIMITS

OVERFLOW ELEVATION = 1002.75

100-YEAR ELEVATION = 1002.22

OVERFLOW ELEVATION = 1007.33

OVERFLOW ELEVATION = 1007.59

REFER TO DETAIL 'A'

REFER TO DETAIL 'B'

REFER TO DETAIL 'C'

PROVIDE A TEMPORARY DRAINAGE SWALE AT LOT 20A UNTIL PROPOSED STORM SEWER IS INSTALLED. NO BUILDING PERMITS SHALL BE ISSUED FOR LOT 20A UNTIL THE SWALE IS CONSTRUCTED AND ACCEPTED BY THE CITY.

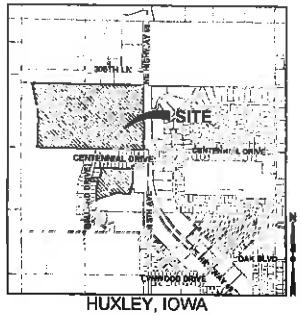
20A MPE=1003.75
20B MPE=1003.75
21A MPE=1003.75
21B MPE=1003.75
22A MPE=1003.75
22B MPE=1003.75
23A MPE=1003.75
23B MPE=1003.75
24 MPE=1003.75
25 MPE=1003.75
1 MPE=1008.50
2 MPE=1008.50
3 MPE=1008.50
4 MPE=1008.50
5 MPE=1008.50
6
7
8
9
10
11 MPE=1008.50
12
13
14
15
16 MPE=1008.00
17 MPE=1008.00
18 MPE=1008.00
19 MPE=1008.00

N

WESTVIEW HEIGHTS PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP
NOT TO SCALE



NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

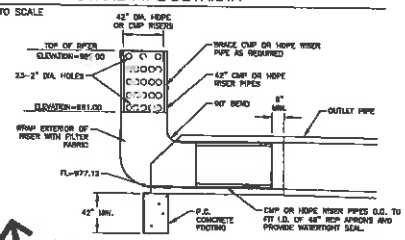
STABILIZATION QUANTITIES

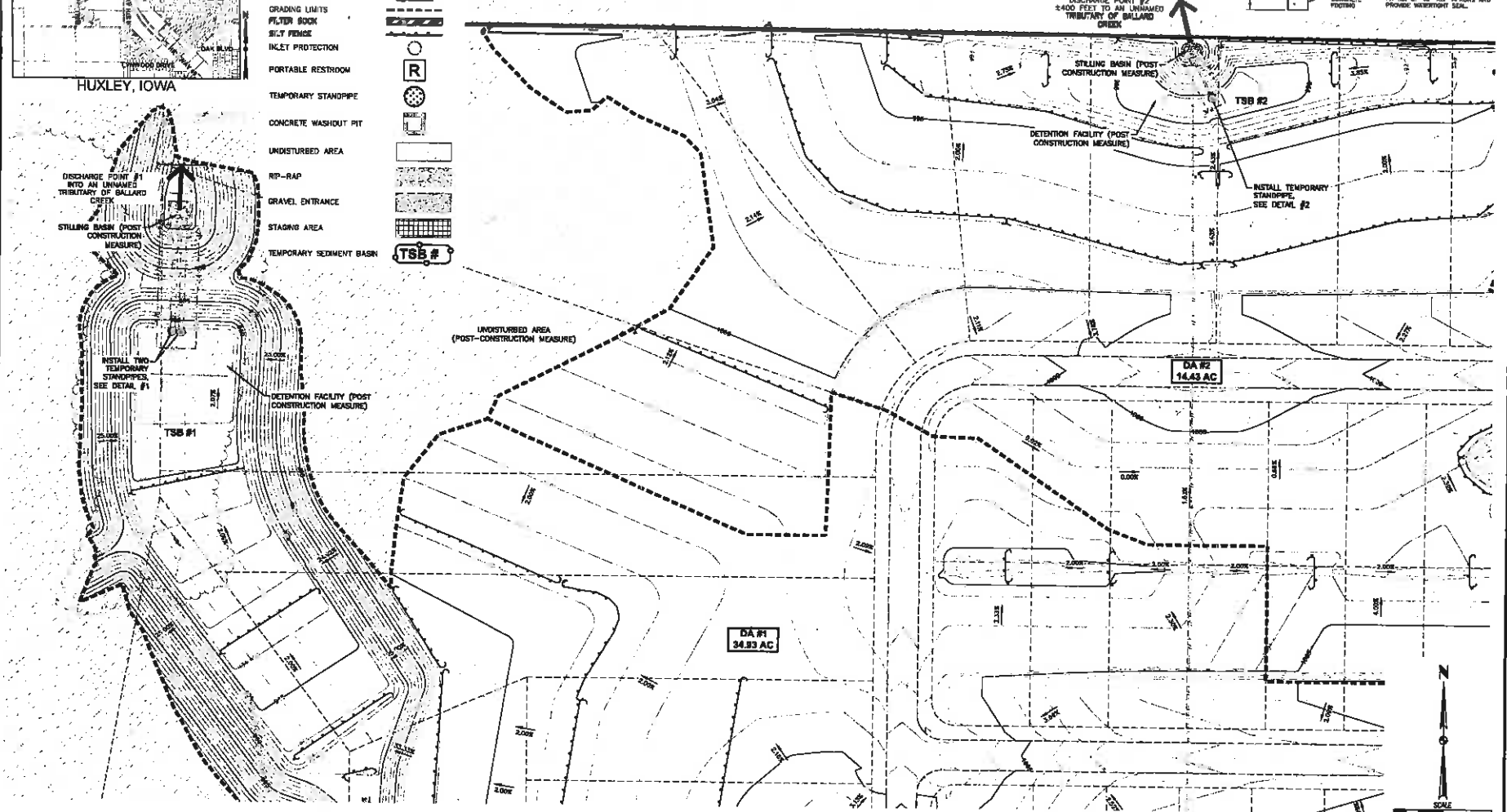
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	18,472
2	BIOLOG CHECKS	LF	3,977
3	FILTER SOCKS	LF	256
4	SEEDING, FERTILIZING, AND MULCHING	AC	88.83
5	INLET PROTECTION DEVICES	EA	8
6	CONCRETE WASHOUT PIT	EA	1
7	10" CMP OR HDPE TEMPORARY STANDPIPE	EA	1
8	18" CMP OR HDPE TEMPORARY STANDPIPE	EA	1
9	42" CMP OR HDPE TEMPORARY STANDPIPE	EA	2

SWPPP LEGEND

- DRAINAGE ARROW
- GRADING LIMITS
- FILTER SOCK
- SILT FENCE
- INLET PROTECTION
- PORTABLE RESTROOM (R)
- TEMPORARY STANDPIPE
- CONCRETE WASHOUT PIT
- UNDISTURBED AREA
- RIP-RAP
- GRAVEL ENTRANCE
- STAGING AREA
- TEMPORARY SEDIMENT BASIN (TSB #)

TEMPORARY STAND PIPE DETAIL #1
NOT TO SCALE



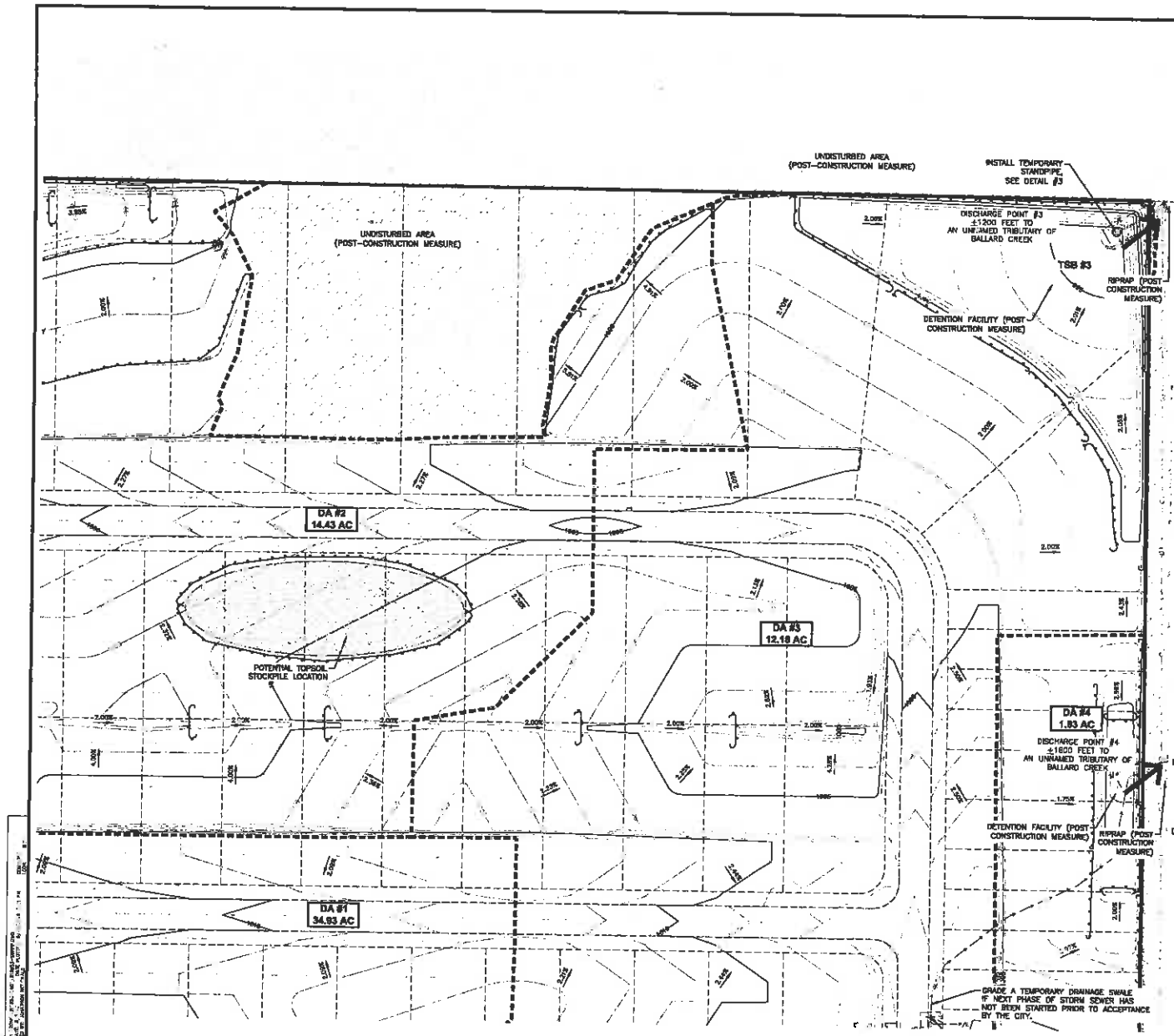


3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO EI: CHUWM
CIVIL DESIGN ADVANTAGE

DATE	
PRELIMINARY	09/03/15
P.E. / SED FINAL SUBMITTAL	09/30/15
FINAL SUBMITTAL	10/21/15
RECORD MYLAR	11/27/15
FIRST SUBMITTAL	09/30/15

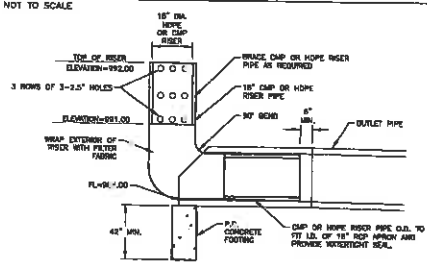
WESTVIEW HEIGHTS PLAT 2
EROSION AND SEDIMENT CONTROL PLAN
HUXLEY, IOWA

11/27
1915.015



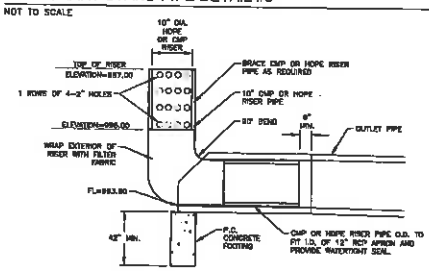
TEMPORARY STAND PIPE DETAIL #2

NOT TO SCALE



TEMPORARY STAND PIPE DETAIL #3

NOT TO SCALE



DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF BALLARD CREEK	
TOTAL AREA DISTURBED TO DISCHARGE POINT	34.93 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3800 CU FT)	125,748 CU FT
VOLUME PROVIDED IN FILTER SOCK (120 LF @ 2.0 CU FT/LF OF SOCK)	240 CU FT
VOLUME PROVIDED IN SILT FENCE (4,144 LF @ 10.0 CU FT/LF OF FENCE)	41,440 CU FT
VOLUME PROVIDED IN DITCH CHECK (1,536 LF @ 15.0 CU FT/LF)	23,040 CU FT
VOLUME PROVIDED IN TSS #1	72,530 CU FT
TOTAL VOLUME PROVIDED	137,250 CU FT
DISCHARGE POINT #2 TO AN UNNAMED TRIBUTARY OF BALLARD CREEK ±400 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	14.43 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3800 CU FT)	51,948 CU FT
VOLUME PROVIDED IN SILT FENCE (3,371 LF @ 10.0 CU FT/LF OF FENCE)	33,710 CU FT
VOLUME PROVIDED IN DITCH CHECK (518 LF @ 15.0 CU FT/LF)	7,770 CU FT
VOLUME PROVIDED IN TSS #2	31,366 CU FT
TOTAL VOLUME PROVIDED	72,855 CU FT
DISCHARGE POINT #3 TO AN UNNAMED TRIBUTARY OF BALLARD CREEK ±1,200 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	12.18 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3800 CU FT)	43,946 CU FT
VOLUME PROVIDED IN SILT FENCE (1,686 LF @ 10.0 CU FT/LF OF FENCE)	16,860 CU FT
VOLUME PROVIDED IN DITCH CHECK (330 LF @ 15.0 CU FT/LF)	4,950 CU FT
VOLUME PROVIDED IN TSS #3	29,622 CU FT
TOTAL VOLUME PROVIDED	83,432 CU FT
DISCHARGE POINT #4 TO AN UNNAMED TRIBUTARY OF BALLARD CREEK ±1,600 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	1.83 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3800 CU FT)	6,598 CU FT
VOLUME PROVIDED IN SILT FENCE (639 LF @ 10.0 CU FT/LF OF FENCE)	6,390 CU FT
VOLUME PROVIDED IN DITCH CHECK (239 LF @ 15.0 CU FT/LF)	3,585 CU FT
TOTAL VOLUME PROVIDED	9,975 CU FT
DISCHARGE POINT #5 TO AN UNNAMED TRIBUTARY OF BALLARD CREEK ±4500 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	7.39 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3800 CU FT)	28,604 CU FT
VOLUME PROVIDED IN FILTER SOCK (90 LF @ 2.0 CU FT/LF OF SOCK)	180 CU FT
VOLUME PROVIDED IN SILT FENCE (332 LF @ 10.0 CU FT/LF OF FENCE)	3,320 CU FT
VOLUME PROVIDED IN DITCH CHECK (1,334 LF @ 15.0 CU FT/LF)	20,010 CU FT
TOTAL VOLUME PROVIDED	29,795 CU FT

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

DATE	DESCRIPTION
08 30 19	RE-ISSD FINAL SUBMITTAL
07 26 19	FINAL SUBMITTAL
06 28 19	SCOC 4 SET SUBMITTAL
06 14 19	FP SET SUBMITTAL

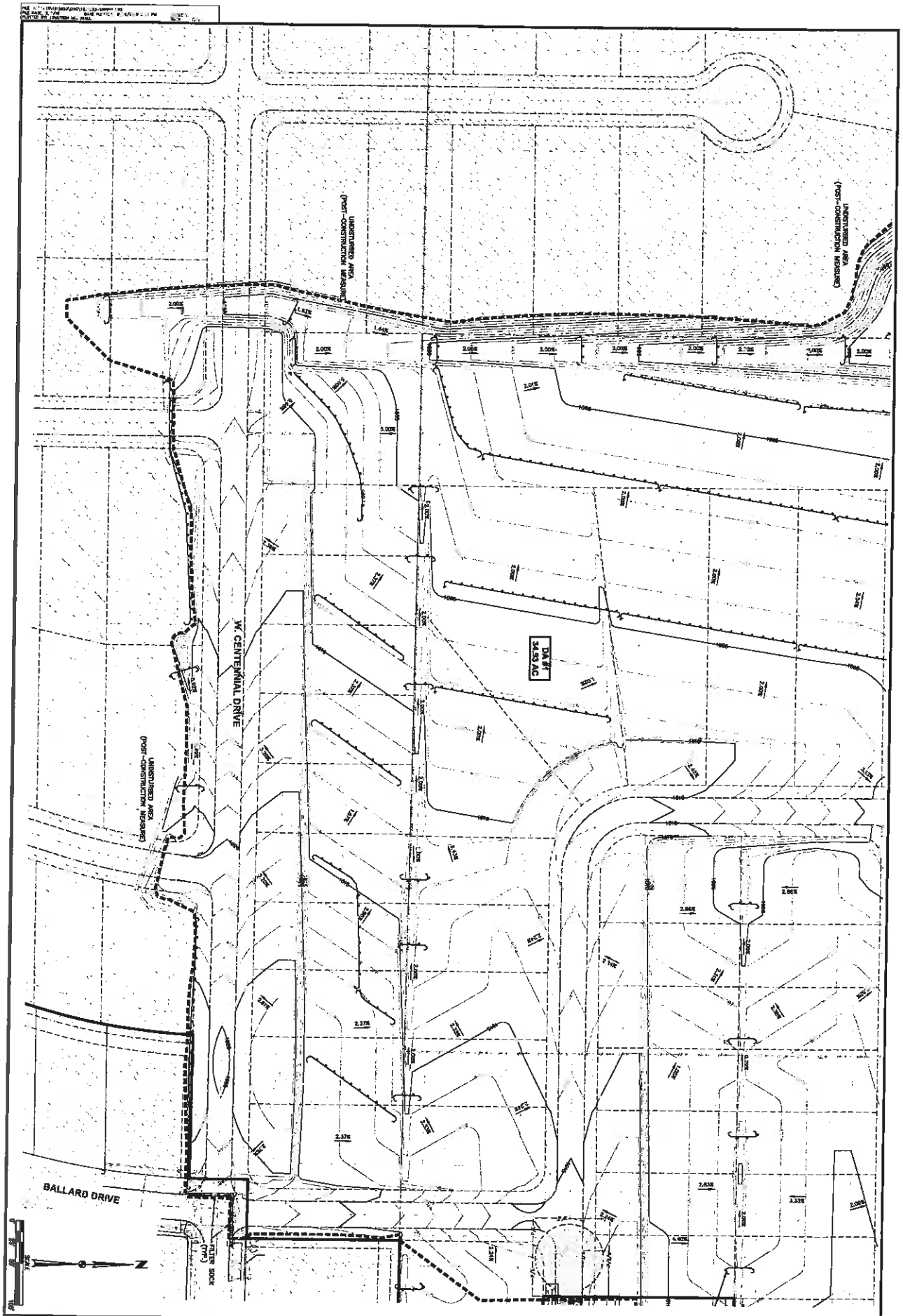
WESTVIEW HEIGHTS PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

HUXLEY, IOWA

12/27

1812.853



13/27

WESTVIEW HEIGHTS PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

HUXLEY, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: EKO | EI: GHJWM

ISSUED	DATE
RE-ISSUED FINAL SUBMITTAL	09/26/19
FINAL SUBMITTAL	09/20/19
SECOND SUBMITTAL	07/16/19
FIRST SUBMITTAL	06/7/19

WESTVIEW HEIGHTS PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

HUXLEY, IOWA

14/27

CIVIL DESIGN ADVANTAGE

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

ENGINEER: ERIC GHILARDI

DATE	REVISIONS
	REVISED FINAL SUBMITTAL
	FINAL PLAN SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL

DISCHARGE POINT #3
1,400 FEET TO
AN UNNAMED TRIBUTARY OF
BALLARD CREEK

UNDISTURBED AREA
(POST-CONSTRUCTION MEASURE)

DETENTION FACILITY (POST
CONSTRUCTION MEASURE)

RIPRAP (POST
CONSTRUCTION MEASURE)

GRADE A TEMPORARY DRAINAGE SWALE
IF STORM SEWER HAS
NOT BEEN ACCEPTED PRIOR TO ACCEPTANCE
BY THE CITY.

RIPRAP (POST
CONSTRUCTION MEASURE)

DA #4
1.83 AC

DA #5
7.39 AC

DA #3
12.18 AC

DA #1
34.93 AC

SILT FENCE
(TYP.)

INLET PROTECTION
(TYP.)

CONCRETE
WASH PIT

FILTER
SOCK
(TYP.)

PROPOSED STAGING AREA
(VERIFY EXACT LOCATION
WITH CONTRACTOR)

GRAVEL CONSTRUCTION EXIT
3" CRUSHED STONE
50' MINIMUM WIDTH
& 150' MINIMUM LENGTH

UNDISTURBED AREA
(POST-CONSTRUCTION MEASURE)

W. CENTENNIAL DRIVE

BALLARD DRIVE

20A
20B
21A
21B
22A
22B
23A
23B
24
25
1
2
3
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19

Prepared by John Haldeman, City Administrator, for the City Council meeting to be held on the 27th day of August, 2019.

RESOLUTION NO. 19-116

RESOLUTION APPROVING CONSTRUCTION PLANS FOR WESTVIEW HEIGHTS PLAT #3, TO THE CITY OF HUXLEY, IOWA.

WHEREAS, the Construction Plans for the Westview Heights Plat #3 has been submitted for review by Public Works and the City's Engineer; and

WHEREAS, the review has taken place and the recommendations have been submitted to the developer.

BE IT RESOLVED, THEREFORE, that the Construction Plans for the Westview Heights Plat #3 has been recommended for approval, subject to the conditions (if any) as set forth below and in the attached document;

1.
2.

Roll Call	**Aye**	**Nay**	**Absent**
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this _____ day of August, 2019

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-116** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____ day of August, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

VEENSTRA & KIMM, INC.
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

August 23, 2019

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

HUXLEY, IOWA
WESTVIEW HEIGHTS PLAT 3
CONSTRUCTION PLANS

We have reviewed the construction plans for Westview Heights Plat 3 and find them acceptable.

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

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

FSA:dml
45229-044
cc: Jeff Peterson, City of Huxley (e-mail)
Erin Ollendike, Civil Design Advantage (e-mail)

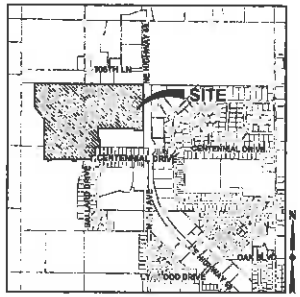
CONSTRUCTION PLANS FOR:

WESTVIEW HEIGHTS PLAT 3

HUXLEY, IOWA

VICINITY MAP

NOT TO SCALE



HUXLEY, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2–4	TYPICAL SECTIONS AND DETAILS
5	QUANTITIES, REFERENCE NOTES AND GENERAL NOTES
6	HYDRANT COVERAGE PLAN
7–9	GRADING PLAN
10–12	EROSION & SEDIMENT CONTROL PLAN
13–35	STORM & SANITARY SEWER PLAN AND PROFILE
36–52	WATERMAIN PLAN AND PROFILE
53–55	INTERSECTION DETAILS

GENERAL LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- WATER CURB STOP
- STORM SEWER STRUCTURE NO. (ST-10)
- STORM SEWER PIPE NO. (L-10)
- SANITARY SEWER STRUCTURE NO. (S-10)
- SANITARY SEWER PIPE NO. (P-10)
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SERVICE
- WATERMAIN WITH SIZE
- WATER SERVICE
- SAWCUT (FULL DEPTH)
- SILT FENCE
- USE AS CONSTRUCTED (UAC)
- MINIMUM PROTECTION ELEVATION MPE

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER WITH SIZE
- STORM SEWER WITH SIZE
- WATER MAIN WITH SIZE

OWNER / APPLICANT

HARVESTER LAND HOLDINGS LC
CONTACT: DICKSON JENSEN
4811 MORTENSEN ROAD, SUITE 108
AMES, IA 50014
PH: (515) 233-2752

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400
FX: (515) 369-4410
CONTACT: ERIN OLLENDIKE
EMAIL: ERIN@CDA-ENG.COM

ZONING

R-2: SINGLE FAMILY AND DUPLEX RESIDENTIAL DISTRICT

DATE OF SURVEY

DECEMBER 21, 2018

BENCHMARKS

BM #1
ARROW ON HYDRANT @ SE CORNER OF HWY 69 & CENTENNIAL.
ELEVATION=1002.87

BM #2
BURY BOLT ON HYDRANT @ SE CORNER OF CENTENNIAL & BALLARD DRIVE.
ELEVATION=1003.25

BM #3
BURY BOLT ON HYDRANT @ NW CORNER OF BALLARD DRIVE & BELLA VISTA COURT.
ELEVATION=1022.55

BULK REGULATIONS

SETBACKS
FRONT YARD: 30'
SIDE YARD: 8' ATTACHED, 5' DETACHED
REAR YARD: 25'

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

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

SUBMITTAL DATES

FIRST SUBMITTAL: 08/07/2019
SECOND SUBMITTAL: 08/20/2019

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2019 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

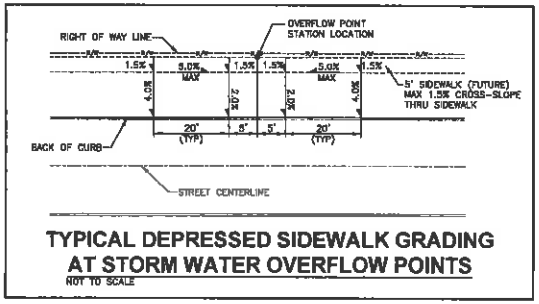
PROJECT NO. 1906.296

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY NOT FOR CONSTRUCTION

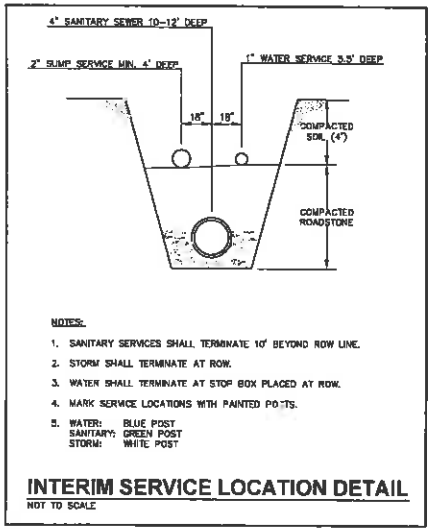
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-55



TYPICAL DEPRESSED SIDEWALK GRADING AT STORM WATER OVERFLOW POINTS

NOT TO SCALE

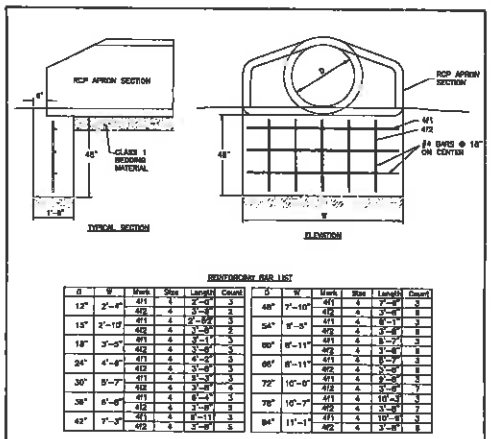


NOTES:

1. SANITARY SERVICES SHALL TERMINATE 10' BEYOND ROW LINE.
2. STORM SHALL TERMINATE AT ROW.
3. WATER SHALL TERMINATE AT STOP BOX PLACED AT ROW.
4. MARK SERVICE LOCATIONS WITH PAINTED POSTS.
5. WATER: BLUE POST
   SANITARY: GREEN POST
   STORM: WHITE POST

INTERIM SERVICE LOCATION DETAIL

NOT TO SCALE



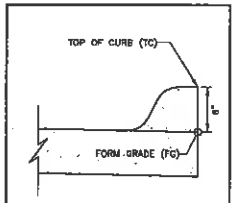
REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-6"	401	4	3'-4"	3
		402	4	3'-4"	3
15"	2'-10"	401	4	3'-8"	3
		402	4	3'-8"	3
18"	3'-3"	401	4	4'-1"	3
		402	4	4'-1"	3
24"	4'-6"	401	4	4'-9"	3
		402	4	4'-9"	3
30"	5'-7"	401	4	5'-5"	3
		402	4	5'-5"	4
36"	6'-8"	401	4	6'-1"	3
		402	4	6'-1"	5
42"	7'-3"	401	4	6'-11"	3
		402	4	6'-9"	5

D	W	Mark	Size	Length	Count
48"	7'-10"	401	4	7'-4"	3
		402	4	7'-4"	6
54"	8'-5"	401	4	8'-1"	3
		402	4	8'-1"	6
60"	8'-11"	401	4	8'-7"	3
		402	4	8'-7"	6
66"	9'-11"	401	4	9'-5"	3
		402	4	9'-5"	6
72"	10'-5"	401	4	9'-11"	3
		402	4	9'-11"	7
78"	10'-7"	401	4	10'-2"	3
		402	4	9'-8"	7
84"	11'-1"	401	4	10'-8"	3
		402	4	9'-8"	8

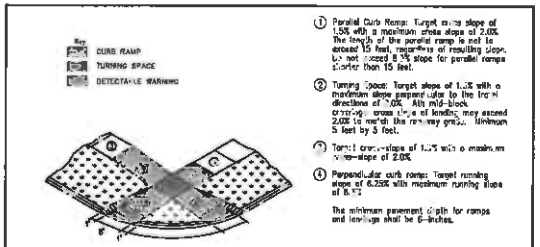
RCP APRON FOOTING DETAIL

NOT TO SCALE



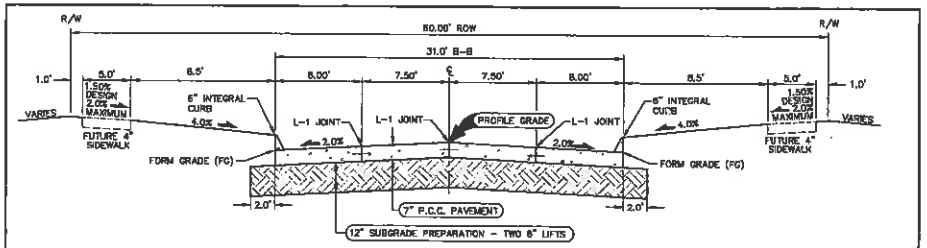
INTEGRAL 6" STANDARD CURB SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



CURB RAMP FOR CLASS B OR C SIDEWALK

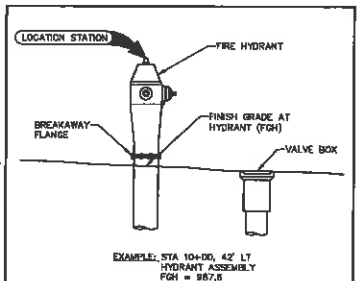
NOT TO SCALE



31' B/B P.C.C. ROADWAY WITH 60' R.O.W.

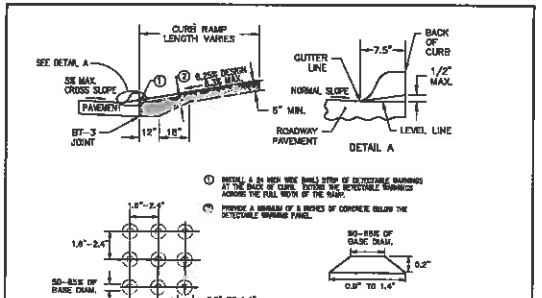
NOT TO SCALE STREET A, STREET B, STREET C, STREET D, STREET E, STREET F, STREET G, AND BALLARD DRIVE

NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
2. MAXIMUM C JOINT SPACING IS 15'.



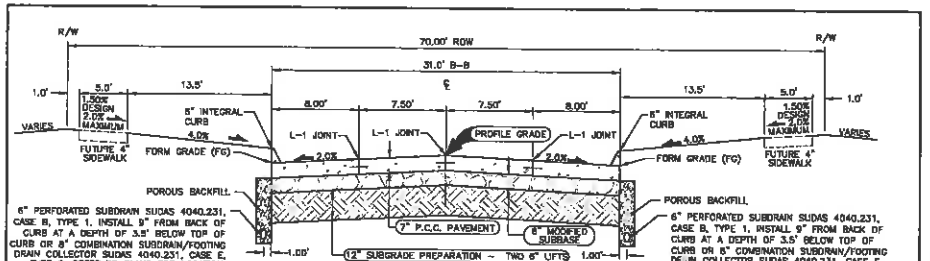
HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



DETECTABLE WARNING STRIP DETAIL

NOT TO SCALE



6" PERFORATED SUBDRAIN SUDAS 4040.231, CASE B, TYPE 1. INSTALL 9" FROM BACK OF CURB AT A DEPTH OF 3.5' BELOW TOP OF CURB OR 8" COMBINATION SUBDRAIN/FOOTING DRAIN COLLECTOR SUDAS 4040.231, CASE E, TYPE 2. REFER TO PLANS FOR LOCATION.

6" PERFORATED SUBDRAIN SUDAS 4040.231, CASE B, TYPE 1. INSTALL 9" FROM BACK OF CURB AT A DEPTH OF 3.5' BELOW TOP OF CURB OR 8" COMBINATION SUBDRAIN/FOOTING DRAIN COLLECTOR SUDAS 4040.231, CASE E, TYPE 2. REFER TO PLANS FOR LOCATION.

NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
2. MAXIMUM C JOINT SPACING IS 15'.

31' B/B P.C.C. ROADWAY WITH 70' R.O.W.

NOT TO SCALE WEST CENTENNIAL DRIVE

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

NO.	REVISION	DATE

DESIGNED: GHJ/EKO
DRAWN: GHJ/EKO
CHECKED: EKO

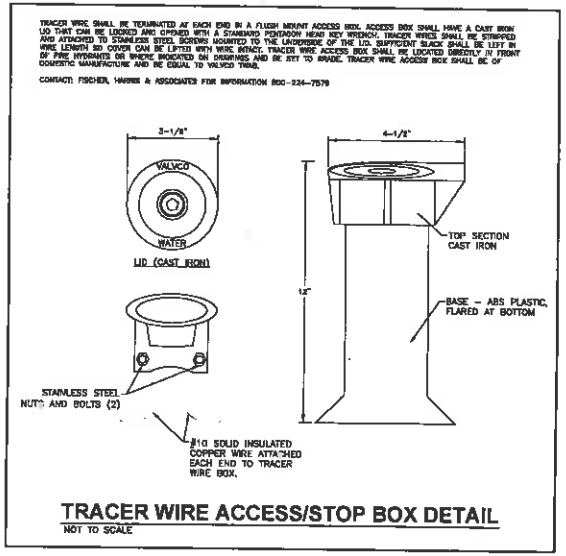
WESTVIEW HEIGHTS PLAT 3

TYPICAL SECTIONS AND DETAILS

HUXLEY, IOWA

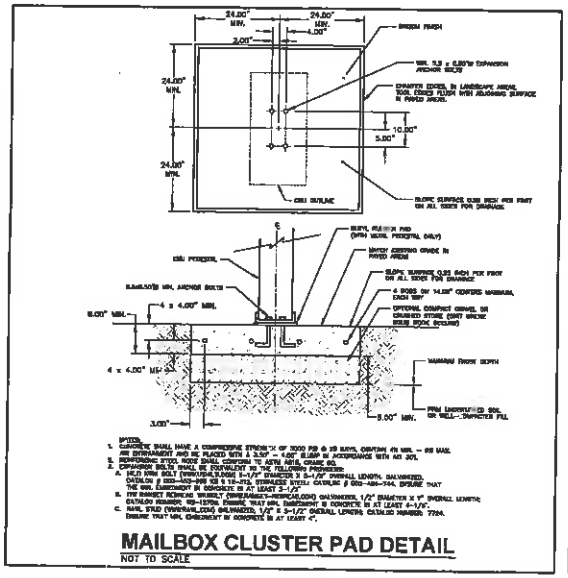
2/55

1906.296



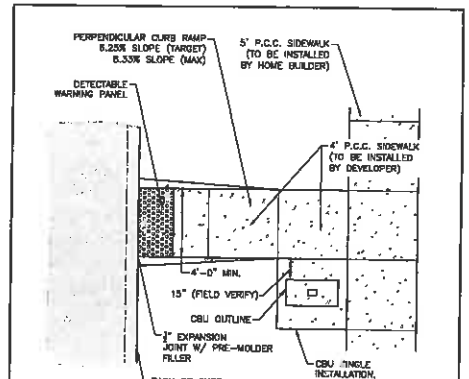
TRACER WIRE ACCESS/STOP BOX DETAIL

NOT TO SCALE



MAILBOX CLUSTER PAD DETAIL

NOT TO SCALE

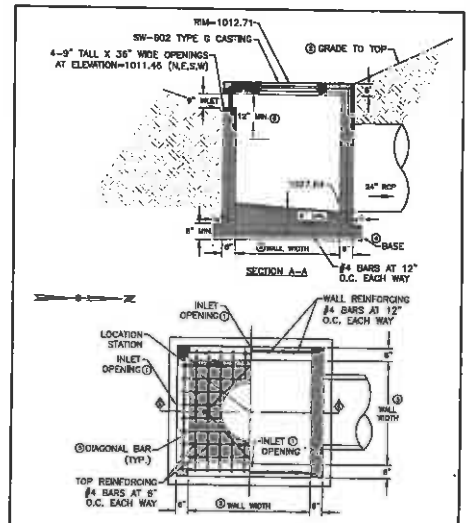


INSTALLATION NOTE:

1. MAILBOX PADS TO BE INSTALLED WITH THE PLAT IMPROVEMENTS.
2. CLUSTER MAILBOX TO BE LOCATED ON THE NO PARKING/STREET LIGHT SIDE OF STREET.
3. DO NOT LOCATE AT INTERSECTION.
4. LOCATE NEAR SHARED PROPERTY LINE PER APPROVED PLAN.
5. DETERMINE SIDEWALK SIDE OF MAILBOX PAD ELEVATION ASSUMING CONSTANT 4% SLOPE FROM BACK OF CURB TO SIDEWALK SIDE OF MAILBOX PAD, RESULTING SLOPE FROM BACK OF CURB TO STREET SIDE OF MAILBOX PAD WILL BE GREATER THAN 4% FOR EXAMPLE, FOR A 28' WIDE PAVEMENT WITH A 60' WIDE R.O.W. AND A 2% MAILBOX PAD CROSS SLOPE, THE RESULTING SLOPE FROM THE BACK OF CURB TO THE STREET SIDE OF MAILBOX PAD IS 8.2%

MAILBOX PAD DETAIL

NOT TO SCALE



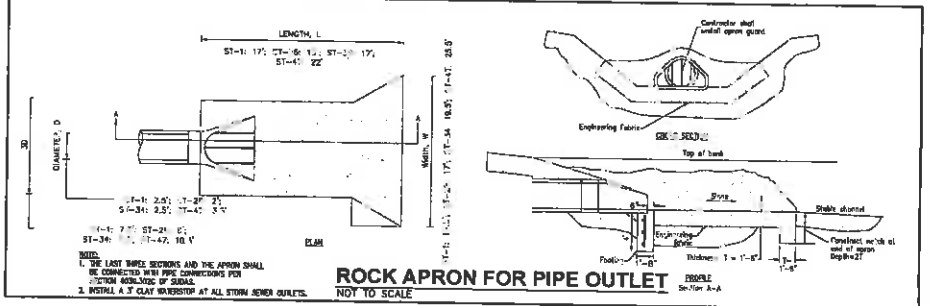
STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENING(S) AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

1. CONSTRUCT INLET OPENINGS WITH 15-INCH #6 EPOXY-COATED BARS AT 9 INCHES ON CENTER, EXTEND BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS. CONSTRUCT 4 INLET OPENINGS 9" TALL AND 36" WIDE.
2. GRADE TO INLET ELEVATION ON OPEN SIDES. GRADE TO TOP ELEVATION ON CLOSED SIDES.
3. WALL WIDTHS VARY WITH PIPE DIA. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
4. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
5. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
6. 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.
7. CORNER PIER REQUIRED BETWEEN OPENINGS OF TWO ADJACENT WALLS. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 15-INCH #4 BAR IN PIER.

4' x 4' SW-513 INTAKE (ST-57)

NOT TO SCALE



NOTE:

1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4020.10(3)c OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET

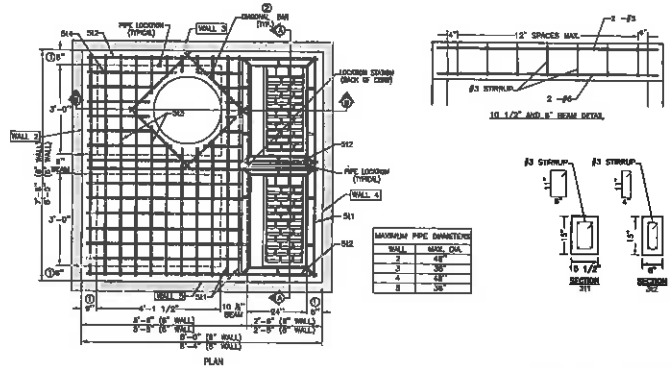
NOT TO SCALE

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

REVISION:	DATE
SECOND SUBMITTAL	08/22/17
FIRST SUBMITTAL	05/31/17

WESTVIEW HEIGHTS PLAT 3

DETAILS



MAXIMUM PIPE DIAMETERS	
WALL	MAX. DIA.
2	48"
3	36"
4	48"
5	36"

REINFORCING BAR LIST

MARK	SIZE	LOCATION	SHAPE	COUNT 8" WALL	COUNT 6" WALL	LENGTH 8" WALL	LENGTH 6" WALL	SPACING 8" WALL	SPACING 6" WALL
301	3	TOP		7	7	3'-2" ±	3'-2" ±	12"	12"
302	3	TOP		6	6	2'-10" ±	2'-10" ±	10 3/8"	10 3/8"
311	5	BASE		8	8	7'-10"	6'-3"	12 3/8"	12 3/8"
312	5	BASE		8	8	6'-3"	6'-3"	12 3/8"	12 3/8"
4x1	5	WALLS		30	30	WALL HEIGHT VARIES 4'-1"		12"	12"
4x2	4	WALLS		VARIES	VARIES	7'-8"	5'-10"	12"	12"
4x3	4	WALLS		VARIES	VARIES	7'-8"	7'-8"	12"	12"
321	5	TOP		4	4	7'-1"	7'-8"	SEE DETAILED DETAIL	
322	5	TOP		6	6	7'-1"	5'-10"	SEE DETAILED DETAIL	
323	5	TOP		18	18	7'-1"	7'-10"	6 3/8"	6 3/8"
324	5	TOP		24	24	5'-2"	5'-2"	5 3/8"	6"
331	6	TOP		2	2	7'-1"	7'-10"	SEE DETAILED DETAIL	
332	6	TOP		2	2	7'-1"	5'-2"	SEE DETAILED DETAIL	

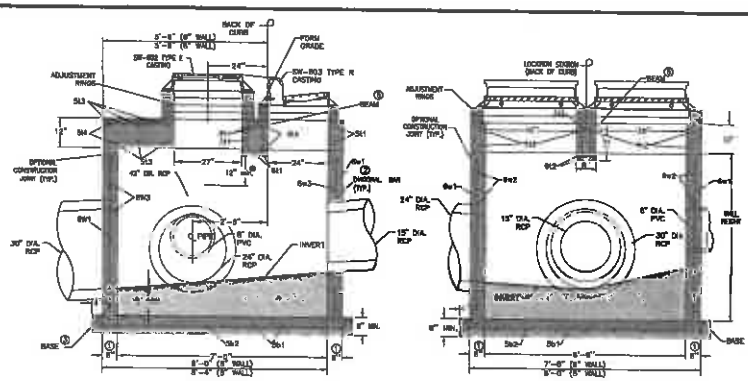
① USE 8" WALL OPTION FOR INTAKE DEPTHS GREATER THAN 7'-0" AND LESS THAN 10'-0".

② INSTALL FOUR #4 DIAGONAL BARS AT MANHOLE OPENING AND AT ALL PIPE OPENINGS.

③ CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.

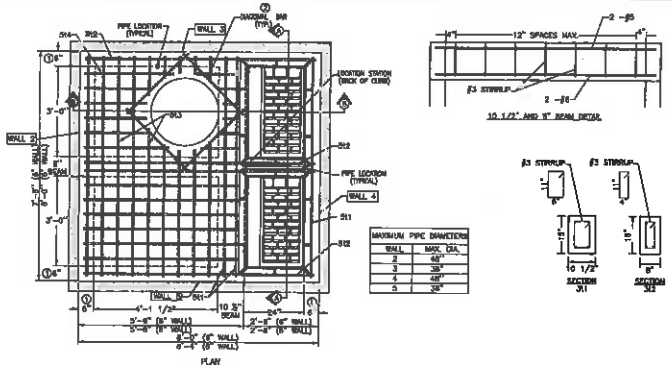
④ 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.

⑤ CONSTRUCT 8"X15" AND 10 3/8"X15" P.C. CONCRETE BEAMS INTEGRAL WITH 12" P.C. CONCRETE FLAT TOP.



SW-506 MODIFIED DOUBLE GRATE INTAKE WITH MANHOLE (ST-4)

NOT TO SCALE



MAXIMUM PIPE DIAMETERS	
WALL	MAX. DIA.
2	48"
3	36"
4	48"
5	36"

REINFORCING BAR LIST

MARK	SIZE	LOCATION	SHAPE	COUNT 8" WALL	COUNT 6" WALL	LENGTH 8" WALL	LENGTH 6" WALL	SPACING 8" WALL	SPACING 6" WALL
301	3	TOP		7	7	3'-2" ±	3'-2" ±	12"	12"
302	3	TOP		6	6	2'-10" ±	2'-10" ±	10 3/8"	10 3/8"
311	5	BASE		8	8	7'-10"	6'-3"	12 3/8"	12 3/8"
312	5	BASE		8	8	6'-3"	6'-3"	12 3/8"	12 3/8"
4x1	5	WALLS		30	30	WALL HEIGHT VARIES 4'-1"		12"	12"
4x2	4	WALLS		VARIES	VARIES	7'-8"	5'-10"	12"	12"
4x3	4	WALLS		VARIES	VARIES	7'-8"	7'-8"	12"	12"
321	5	TOP		4	4	7'-1"	7'-8"	SEE DETAILED DETAIL	
322	5	TOP		6	6	7'-1"	5'-10"	SEE DETAILED DETAIL	
323	5	TOP		18	18	7'-1"	7'-10"	6 3/8"	6 3/8"
324	5	TOP		24	24	5'-2"	5'-2"	5 3/8"	6"
331	6	TOP		2	2	7'-1"	7'-10"	SEE DETAILED DETAIL	
332	6	TOP		2	2	7'-1"	5'-2"	SEE DETAILED DETAIL	

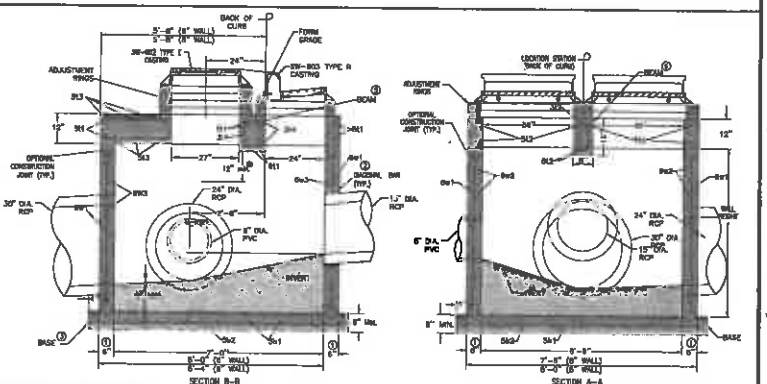
① USE 8" WALL OPTION FOR INTAKE DEPTHS GREATER THAN 7'-0" AND LESS THAN 10'-0".

② INSTALL FOUR #4 DIAGONAL BARS AT MANHOLE OPENING AND AT ALL PIPE OPENINGS.

③ CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.

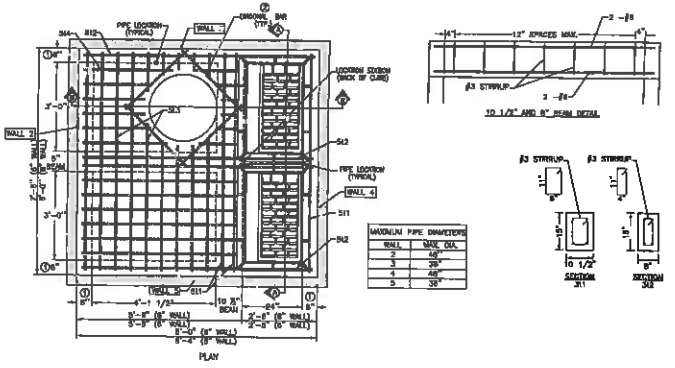
④ 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.

⑤ CONSTRUCT 8"X15" AND 10 3/8"X15" P.C. CONCRETE BEAMS INTEGRAL WITH 12" P.C. CONCRETE FLAT TOP.



SW-506 MODIFIED DOUBLE GRATE INTAKE WITH MANHOLE (ST-35)

NOT TO SCALE



MAXIMUM PIPE DIAMETERS	
WALL	MAX. DIA.
2	48"
3	36"
4	48"
5	36"

REINFORCING BAR LIST

MARK	SIZE	LOCATION	SHAPE	COUNT 8" WALL	COUNT 6" WALL	LENGTH 8" WALL	LENGTH 6" WALL	SPACING 8" WALL	SPACING 6" WALL
301	3	TOP		7	7	3'-2" ±	3'-2" ±	12"	12"
302	3	TOP		6	6	2'-10" ±	2'-10" ±	10 3/8"	10 3/8"
311	5	BASE		8	8	7'-10"	6'-3"	12 3/8"	12 3/8"
312	5	BASE		8	8	6'-3"	6'-3"	12 3/8"	12 3/8"
4x1	5	WALLS		30	30	WALL HEIGHT VARIES 4'-1"		12"	12"
4x2	4	WALLS		VARIES	VARIES	7'-8"	5'-10"	12"	12"
4x3	4	WALLS		VARIES	VARIES	7'-8"	7'-8"	12"	12"
321	5	TOP		4	4	7'-1"	7'-8"	SEE DETAILED DETAIL	
322	5	TOP		6	6	7'-1"	5'-10"	SEE DETAILED DETAIL	
323	5	TOP		18	18	7'-1"	7'-10"	6 3/8"	6 3/8"
324	5	TOP		24	24	5'-2"	5'-2"	5 3/8"	6"
331	6	TOP		2	2	7'-1"	7'-10"	SEE DETAILED DETAIL	
332	6	TOP		2	2	7'-1"	5'-2"	SEE DETAILED DETAIL	

① USE 8" WALL OPTION FOR INTAKE DEPTHS GREATER THAN 7'-0" AND LESS THAN 10'-0".

② INSTALL FOUR #4 DIAGONAL BARS AT MANHOLE OPENING AND AT ALL PIPE OPENINGS.

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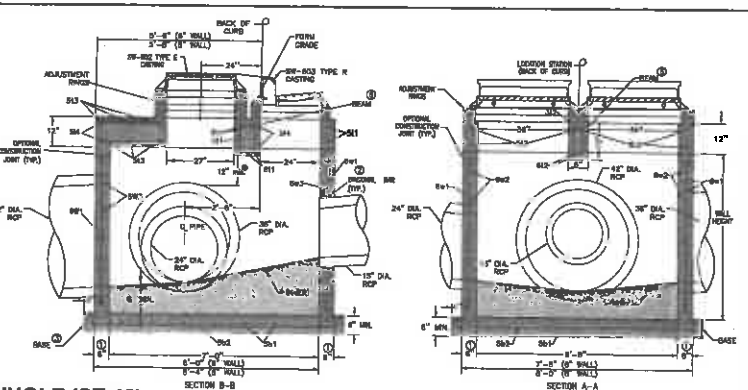
④ 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.

⑤ CONSTRUCT 8"X15" AND 10 3/8"X15" P.C. CONCRETE BEAMS INTEGRAL WITH 12" P.C. CONCRETE FLAT TOP.



SW-506 MODIFIED DOUBLE GRATE INTAKE WITH MANHOLE (ST-48)

NOT TO SCALE

DATE	
RE-SUBMITTAL	07/30/19
SECOND SUBMITTAL	08/27/19

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | BY: GHV/WM

CIVIL DESIGN ADVANTAGE

HUXLEY, IOWA

WESTVIEW HEIGHTS PLAT 3

DETAILS

1805.226

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	COMBINED CLEARING AND GRUBBING	LS	1
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	23,508
5	SANITARY SEWER GRAVITY MAIN, 8 IN. DIA.	LF	4,778
6	SANITARY SEWER GRAVITY MAIN, 12 IN. DIA.	LF	1,555
7	SANITARY SEWER SERVICE STUB, 4 IN. DIA.	EA	102
8	SUBDRAIN, 6" PERFORATED PVC	LF	1,826
9	COMBINATION SUBDRAIN/FOOTING DRAIN COLLECTOR, 8" PVC	LF	2,523
10	STORM SEWER, TRENCHED, 15" RCP	LF	1,406
11	STORM SEWER, TRENCHED, 18" RCP	LF	1,791
12	STORM SEWER, TRENCHED, 24" RCP	LF	1,072
13	STORM SEWER, TRENCHED, 30" RCP	LF	1,051
14	STORM SEWER, TRENCHED, 36" RCP	LF	89
15	STORM SEWER, TRENCHED, 42" RCP	LF	50
16	STORM SEWER STUB, 2.00" DIA	EA	102
17	STORM SEWER, 15" RCP APRON	EA	3
18	STORM SEWER, 18" RCP APRON	EA	3
19	STORM SEWER, 30" RCP APRON	EA	2
20	STORM SEWER, 42" RCP APRON	EA	1
21	FOOTING FOR CONCRETE PIPE APRON, RCP, 15 IN. DIA.	EA	3
22	FOOTING FOR CONCRETE PIPE APRON, RCP, 18 IN. DIA.	EA	3
23	FOOTING FOR CONCRETE PIPE APRON, RCP, 30 IN. DIA.	EA	2
24	FOOTING FOR CONCRETE PIPE APRON, RCP, 42 IN. DIA.	EA	1
25	PIPE APRON GUARD	EA	9
26	WATER MAIN, TRENCHED, 8" DIA	LF	5,784
27	WATER SERVICE STUB, 1" DIA.	EA	102
28	WATER SERVICE STUB, 6" DIA.	LF	55
29	VALVE, 6" DIA.	EA	1
30	VALVE, 8" DIA.	EA	20
31	FIRE HYDRANT ASSEMBLY	EA	15
32	TEMPORARY BLOWOFF FIRE HYDRANT	EA	1
33	RELOCATED TEMPORARY BLOWOFF FIRE HYDRANT	EA	2
34	MANHOLE TYPE SW-301, 48 IN. DIA.	EA	24
35	MANHOLE TYPE SW-401, 48 IN. DIA.	EA	7
36	MANHOLE TYPE SW-401, 60 IN. DIA.	EA	5
37	MANHOLE TYPE SW-401, 72 IN. DIA.	EA	2
38	INTAKE TYPE SW-501	EA	8
39	INTAKE TYPE SW-503	EA	8
40	INTAKE TYPE SW-505	EA	8
41	INTAKE TYPE SW-506	EA	8
42	INTAKE TYPE SW-506 MODIFIED	EA	3
43	INTAKE TYPE SW-512, 24 IN. DIA. INTAKE	EA	1
44	INTAKE TYPE SW-513	EA	1
45	PAVEMENT, PCC, 7 IN.	SY	20,839
46	PAVEMENT, SIDEWALK, 4" P.C.C.	SY	36
47	PAVEMENT, SIDEWALK RAMPS, 8" P.C.C.	SY	228
48	DETECTABLE WARNING PANELS	SF	348
49	TRAFFIC CONTROL	LS	1
50	ROAD CLOSURE SIGN – URBAN, SI-152 (RELOCATED)	EA	15
51	ROAD CLOSURE SIGN – URBAN, SI-152 (REMOVE)	EA	4
52	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	AC	36.88
53	EROSION AND SEDIMENT CONTROL	LS	1
54	RIP RAP, CLASS "E"	TON	90
55	MAILBOX PAD	EA	10
56	STORM SEWER CLEANOUT, TYPE A-1	EA	6

GENERAL NOTES

1. WHERE PUBLIC 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 CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

   THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.

   UTILITY CONTACTS:

   CABLE/PHONE/INTERNET
   HUXLEY COMMUNICATIONS
   BRANT STUMPFER
   102 N MAIN AVE PO BOX 38
   HUXLEY, IA 50124
   (515) 597-2699

   GAS/ELECTRIC
   ALLIANT ENERGY
   JACOB CLARK
   1284 3E PLACE
   AMES, IA 50014
   (515) 268-3412

   WATER/SEWER/STORM
   CITY OF HUXLEY
   KEITH WITZMAN
   515 N MAIN AVENUE
   HUXLEY, IA 50124
   (515) 597-2256

   CABLE/INTERNET
   MEDIACOM OF AMES
   TIM ADREON
   225 S. DAYTON AVENUE
   AMES, IA 50010
   (515) 233-2318

   ELECTRIC
   CIPCO
   1400 IA-13
   CEDAR RAPIDS, IA 52403
   (319) 366-8011

   ELECTRIC
   CONSUMERS ENERGY
   KEVIN PETERSON
   2074 240TH STREET
   MARSHALLTOWN, IOWA 50158
   641-752-1593

2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
   A. CITY OF HUXLEY
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE

3. THE CONTRACTOR SHALL NOTIFY THE CITY OF HUXLEY AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING HIS EQUIPMENT ON THE PAVEMENT OR SIDEWALK.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT. INCLUDING STAGING OF CONSTRUCTION DETAILS.

6. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.

7. THE CONTRACTOR MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY, TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. THIS WILL BE INCIDENTAL TO THE 810 ITEM TRAFFIC CONTROL.

8. SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PROFILES SHOWN ON THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTION DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.

9. TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.

10. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS.

11. PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATION AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.

12. THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.

13. CIVIL DESIGN ADVANTAGE WILL PROVIDE ALL CONSTRUCTION STAKING ON THIS PROJECT. NOTIFY CHARLIE MCGLOTHLEN (515-368-4433) A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION STAKES ARE REQUIRED.

14. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES REQUIRED ON THE STORM WATER POLLUTION PREVENTION PLAN.

ESTIMATE REFERENCE INFORMATION

DATA LISTED BELOW IS FOR INFORMATIONAL PURPOSE ONLY AND SHALL NOT CONSTITUTE A BASIS FOR ANY EXTRA WORK ORDERS.

ITEM NO.	DESCRIPTION
	THE 2019 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS OTHERWISE NOTED. ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS.
1	CLEAR AND GRUB ALL AREAS AFFECTED BY GRADING OPERATIONS. THE CONTRACTOR SHALL FIELD VERIFY CLEARING AND GRUBBING NEEDS PRIOR TO BIDDING. INCLUDES REMOVAL OF ANY EXISTING FIELD FENCE. ALL MATERIAL THAT IS REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS.
2	STRIP, SALVAGE AND SPREAD TOPSOIL. RESPREAD TOPSOIL WITHIN THE RIGHT OF WAY, ON BACKSLOPES AND IN DEVELOPED AREAS A MINIMUM OF 4 INCHES THICK. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
3	EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAYMENT FOR OVERHAUL SHALL BE ALLOWED.
4	REFER TO SHEET 2 FOR TYPICAL SECTION DETAILS FOR LOCATIONS AND THICKNESS.
5–7	REFER TO FIG. 3010.101 – TRENCH BEDDING AND BACKFILL ZONES AND FIG. 3010.103 – FLEXIBLE GRAVITY PIPE TRENCH BEDDING FOR BEDDING AND BACKFILL DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. SANITARY SEWER SHALL BE PVC TRUSS PIPE. CLEAN AND TELEVISE SANITARY SEWER PRIOR TO PAVING AND PROVIDE TELEVISING REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVISING SHALL BE CONSIDERED INCIDENTAL. CONTRACTOR SHALL CONTACT CITY REPRESENTATIVES TO COORDINATE TRACER WIRE ACCESS BOX LOCATIONS. TRACER WIRE NEEDS TO BE PROVIDED ALONG SANITARY SEWER. THE TRACER WIRE IS TO BE TERMINATED IN A BOX LOCATED BEHIND THE CURB ACROSS FROM THE MANHOLE. REFER TO SHEET 3 TRACER WIRE ACCESS/STOP BOX DETAIL. CONNECTION TO EXISTING SANITARY SEWER SHALL BE CONSIDERED INCIDENTAL.
8–21	REFER TO FIG. 3010.101 THRU 3010.103 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. WRAP ALL STORM SEWER PIPE JOINTS WITH ENGINEERING FABRIC. STORM SEWER PIPE LENGTHS IN THE PLAN AND PROFILE SHEETS INCLUDE THE LENGTH OF THE APRON. STORM SEWER TO HAVE GASKETED JOINTS FOR ONE SECTION OF PIPE AT CRITICAL CROSSINGS WHERE THE WATER MAIN CROSSES BELOW THE STORM SEWER. GASKETED JOINTS SHALL MEET ASTM C443. CLEAN AND TELEVISE STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVISING REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVISING SHALL BE CONSIDERED INCIDENTAL. CONTRACTOR SHALL CONTACT CITY REPRESENTATIVES TO COORDINATE TRACER WIRE ACCESS BOX LOCATIONS. TRACER WIRE SHALL BE PROVIDED ALONG STORM SEWER MAINS.
9	COMBINATION SUBDRAIN/FOOTING DRAIN COLLECTOR PIPES SHALL BE SDR 35 PVC OR CORRUGATED EXTERIOR AND SMOOTH INTERIOR HDPE PIPE. REFER TO FIG. 4040.231 (CASE E, TYPE 2).
7, 18, 27	REFER TO SHEET 2 FOR TYPICAL SERVICE STUB DETAIL.
18	STORM SEWER SERVICES SHALL BE PVC SCHEDULE 40. STORM SEWER SERVICES SHALL BE EXTENDED WITH AN ELBOW TO FINISH GRADE AND CAPPED.
17–20	THE LAST THREE SECTIONS AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS PER SECTION 4030 3.02C.
21–24	REFER TO FIG. 4030.221 – RCP APRON SECTION FOOTING DETAIL FOR FOOTING CONSTRUCTION DETAILS.
25	REFER TO FIG. 4030.225 – METAL PIPE APRONS AND APRON GUARDS FOR CONSTRUCTION DETAILS.
26	REFER TO FIG. 3010.101 AND 3010.104 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 5010.101 FOR THRUST BLOCK DETAILS. PROVIDE POLYETHYLENE ENCASEMENT PER SECTION 5010 3.05. REFER TO FIG. 5010.102 FOR TRACER WIRE DETAILS. ALL FITTINGS, THRUST BLOCKS, POLYETHYLENE ENCASEMENT AND TRACER SYSTEM SHALL BE CONSIDERED INCIDENTAL. WATER MAIN SHALL HAVE A MINIMUM OF 5.50' OF COVER FROM THE TOP OF THE PIPE. PIPE MATERIAL TO BE AWWA C900 SDR 18. CONTRACTOR RESPONSIBLE FOR DISINFECTION AND TESTING. CONTRACTOR SHALL CONTACT CITY REPRESENTATIVES TO COORDINATE TRACER WIRE ACCESS BOX LOCATIONS. TRACER WIRE SHALL BE PROVIDED ALONG ALL WATER MAIN AND HYDRANT LEGS, WRAP AND TAPE ALL DUCTILE IRON FITTINGS AND VALVES.
27–28	REFER TO FIG. 5010.201 – MINIMUM CLEARANCE BETWEEN WATER SERVICE AND STRUCTURE. INCLUDES WATER SERVICE, CORPORATION VALVE, AND STOP BOXES. WATER SERVICE SHALL BE TYPE K COPPER. NO COUPLINGS ALLOWED ON SERVICE LINES. STOP BOXES SHALL BE ARCH TYPE WITH STAINLESS STEEL RODS. ALL CURB STOPS SHALL BE ONE-PIECE WITH NO EXTENSIONS. FLARED FITTINGS ON CORPORATIONS AND CURB STOPS.
31	REFER TO FIG. 5020.201 – FIRE HYDRANT DETAIL FOR FIRE HYDRANT CONSTRUCTION DETAILS. INCLUDES ANCHORING TEE, ANCHORING ELBOW, GATE VALVE, VALVE BOX, ANCHORING PIPE, ANCHORING COUPLING, ELBOWS, FIRE HYDRANT AND TRACER SYSTEMS. HYDRANTS TO BE CLOW MEDALLION OR WATEROUS PACER WITH STORZ NOZZLE ON PUMPER FITTING.
34	REFER TO FIG. 6010.301 FOR SW-301 SANITARY SEWER MANHOLE CONSTRUCTION DETAILS. REFER TO FIG. 6010.601 – CASTING: FOR SANITARY SEWER MANHOLES FOR CASTING DETAILS. TYPE "A" TWO-PIECE CASTINGS REQUIRED SINCE MANHOLES ARE NOT PLACED IN PAVEMENT ALONG WITH EXTERNAL CHIMNEY SEALS. RUBBER PLUGS ARE TO BE INSTALLED IN MANHOLE CASTING LIFT HOLES AND COVERED WITH NON-SHRINK GROUT. A MAXIMUM OF 12" OF ADJUSTMENT RINGS ARE ALLOWED FOR NEW CONSTRUCTION.

ESTIMATE REFERENCE INFORMATION

DATA LISTED BELOW IS FOR INFORMATIONAL PURPOSE ONLY AND SHALL NOT CONSTITUTE A BASIS FOR ANY EXTRA WORK ORDERS.

ITEM NO.	DESCRIPTION
35–37	REFER TO FIG. 6010.401 FOR SW-401 CIRCULAR STORM SEWER MANHOLE CONSTRUCTION DETAILS. INSTALL MANHOLE CONE SECTION AND RING/COVER CASTING SUCH THAT SEPARATION IS MAINTAINED BETWEEN MANHOLE COVERS AND PAVED AREAS (BACK OF CURB, SIDEWALK PAVEMENT, SIDEWALK APPROACHES/RAMPS).
38	REFER TO FIG. 6010.501 – SINGLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
39	REFER TO FIG. 6010.503 – SINGLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
40	REFER TO FIG. 6010.505 – DOUBLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
41	REFER TO FIG. 6010.506 – DOUBLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
42	REFER TO SHEET 4 FOR CONSTRUCTION DETAILS.
44	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS.
45	REFER TO FIG. 7010.101 – FOR JOINT DETAILS. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS OF ALL FUTURE SIDEWALKS. REFER TO INTERSECTION SHEETS FOR JOINTING. TYPICAL 'C' AND 'CD' JOINT SPACING IS 10 FEET. SLIP FORM PAVER SHALL BE USED FOR ALL STREET PAVEMENT. ALL JOINTS SHALL BE SEALED. COARSE AGGREGATE FOR P.C.C. PAVEMENT SHALL BE CLASS 3 DURABILITY. PAVEMENT SMOOTHNESS SHALL MEET THE REQUIREMENTS OUTLINED IN SECTION 7010, PART 3.08C1 OF THE SUDAS STANDARD SPECIFICATIONS (7010, 3.08C2 IS ALSO ALLOWED). PAVEMENT THICKNESS SHALL MEET THE REQUIREMENTS OF SECTION 7010, PART 3.08D PAVEMENT THICKNESS OF THE SUDAS STANDARD SPECIFICATIONS. NO ADDITIONAL COMPENSATION FOR PAVEMENT THICKNESS.
46	REFER TO SHEETS X AND X FOR CONSTRUCTION DETAILS AND LOCATIONS.
47	ACCESSIBLE CURB RAMPS UP TO AND INCLUDING TURNING SPACE SHALL BE 8-INCHES THICK.
48	REFER TO SHEET 2 FOR DETECTABLE WARNING STRIP DETAIL. DETECTABLE WARNING PANELS ON THE 8' SIDEWALKS ALONG NW REINHART DRIVE ARE TO HAVE CAST IRON DOMES.
49	ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT THE END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED.
50–51	REFER TO IOWA DOT STANDARD ROAD PLAN SI-152 FOR CONSTRUCTION DETAILS. ITEM INCLUDES THE RELOCATION OF 5 DELINEATOR POSTS WITH SIGN PANELS AT EACH DEAD END STREET.
52	SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS ONCE THEY ARE AT FINAL GRADE WITH TYPE 4 – URBAN TEMPORARY EROSION CONTROL MIXTURE.
53	REFER TO SHEETS 10–12 FOR SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR DETAILS.
54	INSTALL ENGINEERING FABRIC UNDER ALL RIP RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL. REFER TO SHEET 3 FOR DETAILS.
55	REFER TO SHEETS X FOR CONSTRUCTION DETAILS. MAILBOX PADS ARE LOCATED BETWEEN LOTS 10/11, 20/21, 27/28, 34/35, 74/75, AND 97/98.
56	STORM SEWER CLEANOUTS TO BE TYPE A-1. REFER TO FIG. 4040.232 FOR CONSTRUCTION DETAILS.

15. IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.

16. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. ALL TRAFFIC CONTROL SHALL COMPLY WITH MUTCD AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.

17. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.

18. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.

19. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.

20. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS-BUILTS INCLUDING LOCATION, TYPE OF TILE, & TILE ELEVATION.

21. PRIOR TO ANY WORK AT THIS SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

22. CONTRACTOR SHALL COMPLY WITH ALL PROWAG A.D.A. REQUIREMENTS FOR ACCESSIBLE SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME DETECTABLE WARNINGS.

23. CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.

24. ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.

25. ALL MANHOLE THREE PIECE CASTINGS ARE NOT TO BE BOXED OUT IN THE PAVEMENT.

26. THE GRADING OF THE DETENTION FACILITY AND INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN THE SIZE OF IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED VIEWS SHALL BE GRADED/INSTALLED AS SOON AS PRACTICAL.

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

NO.	DATE	DESCRIPTION

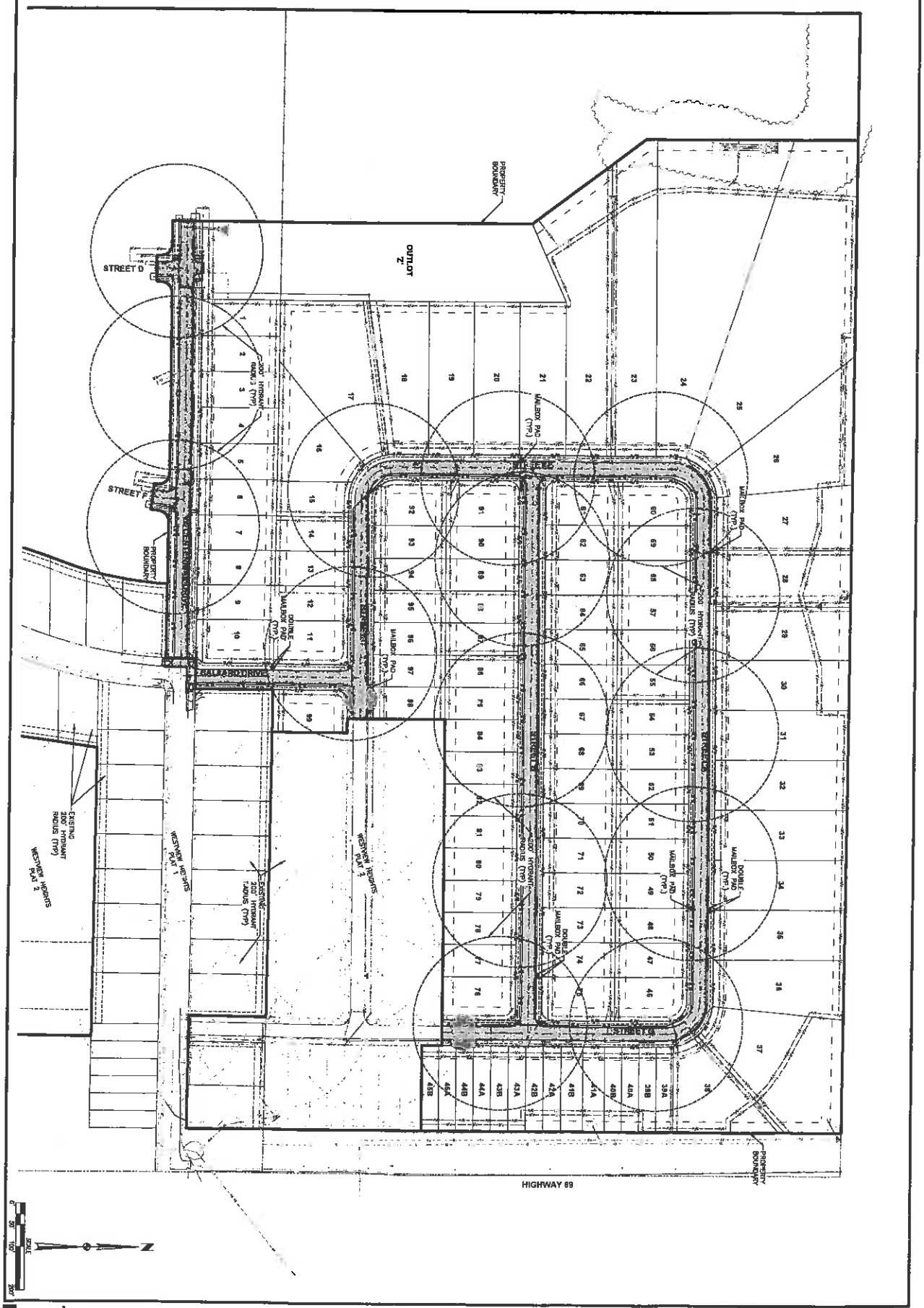
DESIGNED: EKO
DRAWN: GHJ/MW
CHECKED: EKO
PLOT DATE: 4/7/21

WESTVIEW HEIGHTS PLAT 3
QUANTITIES, REFERENCE NOTES AND GENERAL NOTES

HUXLEY, IOWA

5/55

1905-288



WESTVIEW HEIGHTS PLAT 3

HYDRANT COVERAGE PLAN

HUXLEY, IOWA

6/55

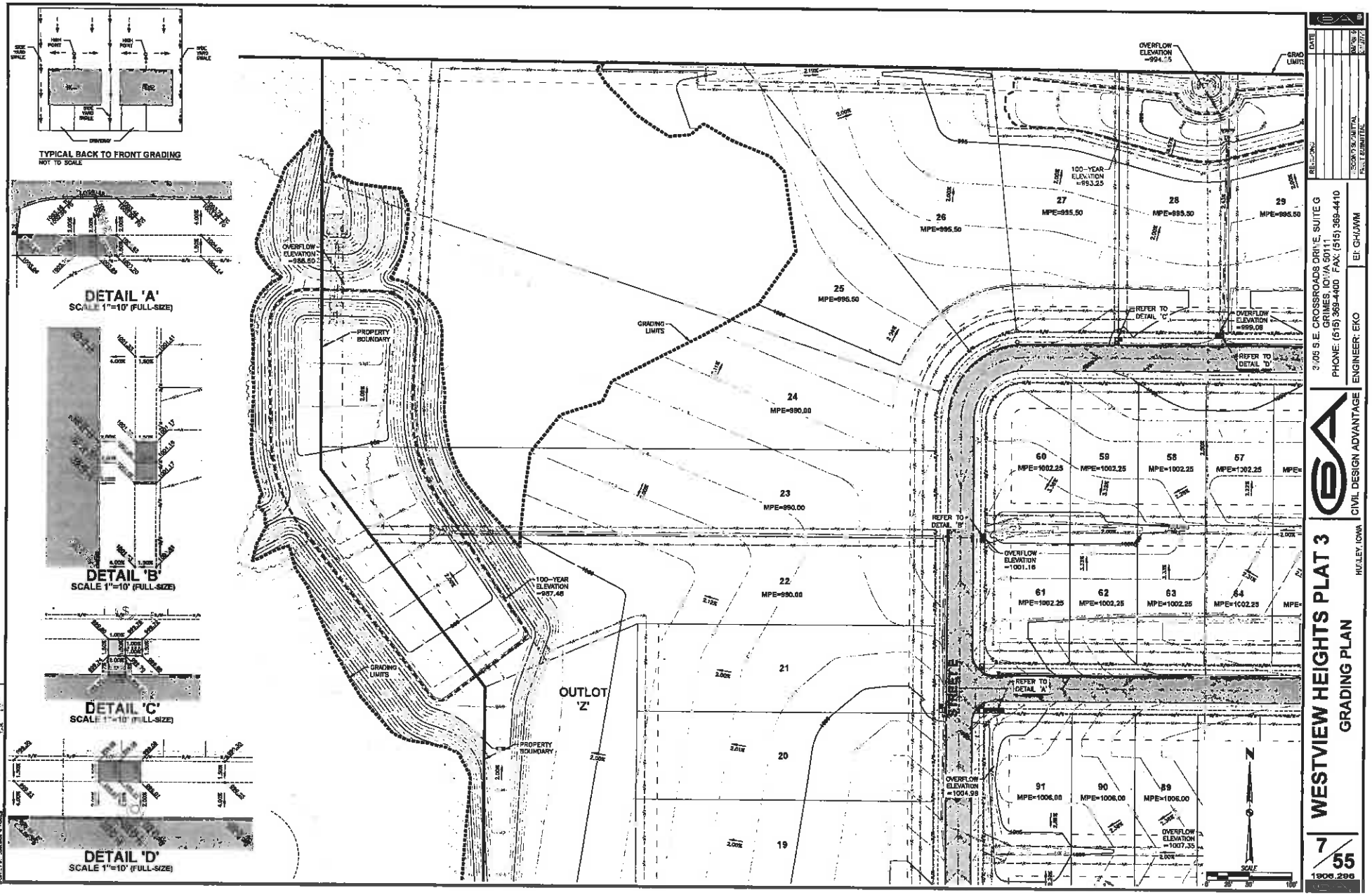
1906.226

CIVIL DESIGN ADVANTAGE

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

ENGINEER: EKO | EI: GH/JWM

REVISIONS	DATE
SECOND SUBMITTAL	7/3/2019
FIRST SUBMITTAL	04/07/19



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

WESTVIEW HEIGHTS PLAT 3

GRADING PLAN

7/55

1906.296

WESTVIEW HEIGHTS PLAT 3

GRADING PLAN

8/55

1908.286

CIVIL DESIGN ADVANTAGE

HUXLEY, IOWA

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4100 FAX: (515) 369-4410

ENGINEER: EKO | EI: GHJ/WM

DETAIL 'E'
SCALE 1"=10' (FULL-SIZE)

DETAIL 'F'
SCALE 1"=10' (FULL-SIZE)

DETAIL 'G'
SCALE 1"=10' (FULL-SIZE)

DETAIL 'H'
SCALE 1"=10' (FULL-SIZE)

STREET A

STREET B

STREET G

GRADING LIMITS

PROPERTY BOUNDARY

OVERFLOW ELEVATION =1003.59

OVERFLOW ELEVATION =1003.21

OVERFLOW ELEVATION =1000.00

100-YEAR ELEVATION =998.22

100-YEAR ELEVATION =1000.62

HIGH POINT =1007.45

HIGH POINT =1012.98

REFER TO DETAIL 'E'

REFER TO DETAIL 'F'

REFER TO DETAIL 'G'

REFER TO DETAIL 'H'

SCALE 0 25 50 100'

N

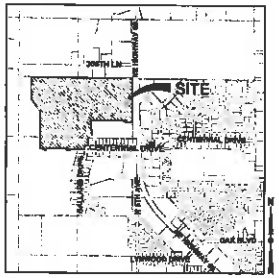
WESTVIEW HEIGHTS PLAT 3
GRADING PLAN
9/55
1906.296
HUXLEY, IOWA
CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
EI: GHJWM
DATE
File Name
PRELIMINARY NOT FINAL
PRE FINAL SUBMITTAL
DETAIL "I"
SCALE 1"=10' (FULL SIZE)
STREET C
STREET E
STREET F
STREET D
OUTLOT "Z"
SAILARS DRIVE
PROPERTY BOUNDARY
GRADING LIMITS
OVERFLOW ELEVATION =1007.35
OVERFLOW ELEVATION =1011.70
OVERFLOW ELEVATION =1004.95

WESTVIEW HEIGHTS PLAT 3

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



HUXLEY, IOWA

NOTES:

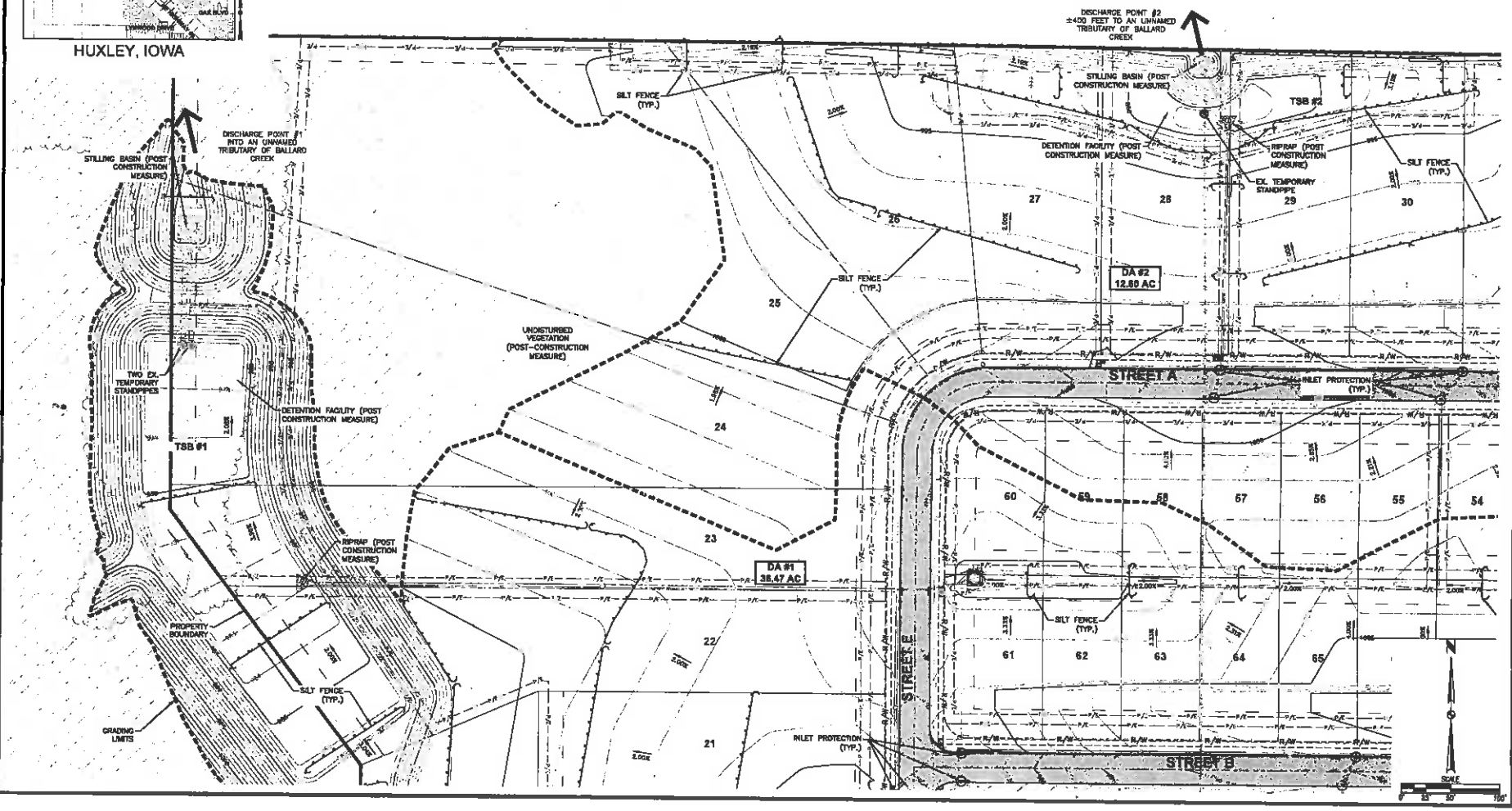
1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	6,907
2	DITCH CHECKS	LF	3,393
3	FILTER SOCKS	LF	145
4	SEEDING, FERTILIZING, AND MULCHING	AC	58.98
5	INLET PROTECTION DEVICES	EA	21
6	CONCRETE WASHOUT PIT	EA	1

SWPPP LEGEND

DRAINAGE ARROW X.XX %
GRADING LIMITS
FILTER SOCK
SILT FENCE
INLET PROTECTION
PORTABLE RESTROOM R
TEMPORARY STANDPIPE
CONCRETE WASHOUT PIT
UNDISTURBED AREA
RIP-RAP
GRAVEL ENTRANCE
STAGING AREA
TEMPORARY SEDIMENT BASIN TSB #



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

WESTVIEW HEIGHTS PLAT 3
EROSION AND SEDIMENT CONTROL PLAN
HUXLEY, IOWA

10/55

1909.295

WESTVIEW HEIGHTS PLAT 3
EROSION AND SEDIMENT CONTROL PLAN
HUXLEY, IOWA
11/55
CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
EK: GH/JVM
DATE
REVISIONS
FIRST SUBMITTAL
DISCHARGE POINT SUMMARY
DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF BALLARD CREEK
TOTAL AREA DISTURBED TO DISCHARGE POINT 26.47 ACRES
STORAGE VOLUME REQUIRED (@ OF ACRE*3600 CU FT) 134,292 CU FT
VOLUME PROVIDED IN FILTER SOCK (140 LF @ 2.0 CU FT/LF OF SOCK) 280 CU FT
VOLUME PROVIDED IN SILT FENCE (4,997 LF @ 10.0 CU FT/LF OF FENCE) 49,970 CU FT
VOLUME PROVIDED IN DITCH CHECK (2,231 LF @ 15.0 CU FT/LF) 33,465 CU FT
VOLUME PROVIDED IN TSB #3 72,538 CU FT
TOTAL VOLUME PROVIDED 142,953 CU FT
DISCHARGE POINT #2 TO AN UNNAMED TRIBUTARY OF BALLARD CREEK 4,600 LF
TOTAL AREA DISTURBED TO DISCHARGE POINT 12.60 ACRES
STORAGE VOLUME REQUIRED (@ OF ACRE*3600 CU FT) 45,360 CU FT
VOLUME PROVIDED IN SILT FENCE (2,105 LF @ 10.0 CU FT/LF OF FENCE) 21,050 CU FT
VOLUME PROVIDED IN DITCH CHECK (377 LF @ 15.0 CU FT/LF) 5,655 CU FT
VOLUME PROVIDED IN TSB #2 31,436 CU FT
TOTAL VOLUME PROVIDED 58,091 CU FT
DISCHARGE POINT #3 TO AN UNNAMED TRIBUTARY OF BALLARD CREEK 3,200 LF
TOTAL AREA DISTURBED TO DISCHARGE POINT 10.46 ACRES
STORAGE VOLUME REQUIRED (@ OF ACRE*3600 CU FT) 37,656 CU FT
VOLUME PROVIDED IN SILT FENCE (1,239 LF @ 10.0 CU FT/LF OF FENCE) 12,690 CU FT
VOLUME PROVIDED IN DITCH CHECK (490 LF @ 15.0 CU FT/LF) 7,350 CU FT
VOLUME PROVIDED IN TSB #3 34,922 CU FT
TOTAL VOLUME PROVIDED 54,962 CU FT
DISCHARGE POINT #4 TO AN UNNAMED TRIBUTARY OF BALLARD CREEK 1,400 LF
TOTAL AREA DISTURBED TO DISCHARGE POINT 1.81 ACRES
STORAGE VOLUME REQUIRED (@ OF ACRE*3600 CU FT) 6,516 CU FT
VOLUME PROVIDED IN SILT FENCE (342 LF @ 10.0 CU FT/LF OF FENCE) 3,420 CU FT
VOLUME PROVIDED IN DITCH CHECK (275 LF @ 15.0 CU FT/LF) 4,125 CU FT
TOTAL VOLUME PROVIDED 7,545 CU FT
DA #1 35.47 AC
DA #2 12.60 AC
DA #3 10.46 AC
DA #4 1.81 AC
STREET A
STREET B
STREET C
STREET D
SILT FENCE (TYP.)
INLET PROTECTION (TYP.)
DETENTION FACILITY (POST CONSTRUCTION MEASURE)
UNDISTURBED AREA
UNDISTURBED VEGETATION (POST-CONSTRUCTION MEASURE)
POTENTIAL TOPSOIL STOCKPILE LOCATION
TSB #3
TSB #2
DISCHARGE POINT #3 ±3200 FEET TO AN UNNAMED TRIBUTARY OF BALLARD CREEK
DISCHARGE POINT #4 UNNAMED TRIBUTARY OF BALLARD CREEK
RIPRAP (POST CONSTRUCTION MEASURE)
EX. TEMPORARY STOCKPILE
SCALE
0
25
50
100

WESTVIEW HEIGHTS PLAT 3

EROSION AND SEDIMENT CONTROL PLAN

HUXLEY, IOWA

12/55

CIVIL DESIGN ADVANTAGE

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

ENGINEER: EXO

EI: CH;JWM

DATE	RE ISSUE
06.2019	90% SUBMITTAL
07.19	FINAL SUBMITTAL

STREET E

STREET C

STREET F

STREET D

OUTLOT Z

DA #1
38.47 AC.

DALLAS DRIVE

WESTVIEW HEIGHTS PLAT 1

WESTVIEW HEIGHTS PLAT 2

PROPERTY BOUNDARY

GRADING LIMITS

UNDISTURBED AREA

SILT FENCE (TYP.)

FILTER SOCK (TYP.)

INLET PROTECTION (TYP.)

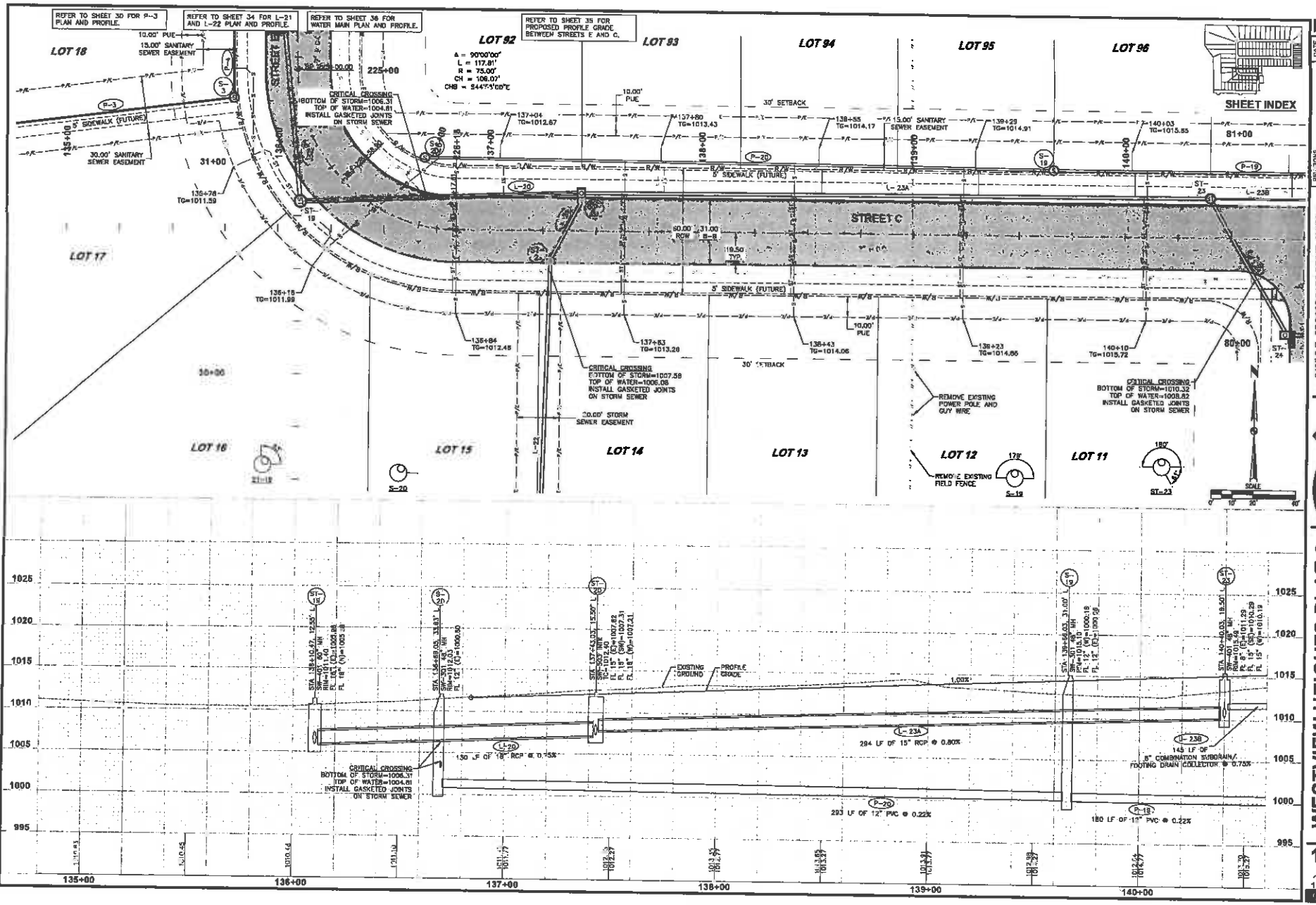
CONCRETE WASH PIT

PROPOSED STAGING AREA (VERIFY EXACT LOCATION WITH CONTRACTOR)

GRAVEL CONSTRUCTION ENT. 6" CRUSHED STONE 8' MINIMUM WIDTH & 150' MINIMUM LENGTH

RIPRAP (POST CONSTRUCTION MEASURE)

SCALE 1" = 30'



REV. DATE

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

ENGINEER: EKO

Er GHJWM

CIVIL DESIGN ADVANTAGE

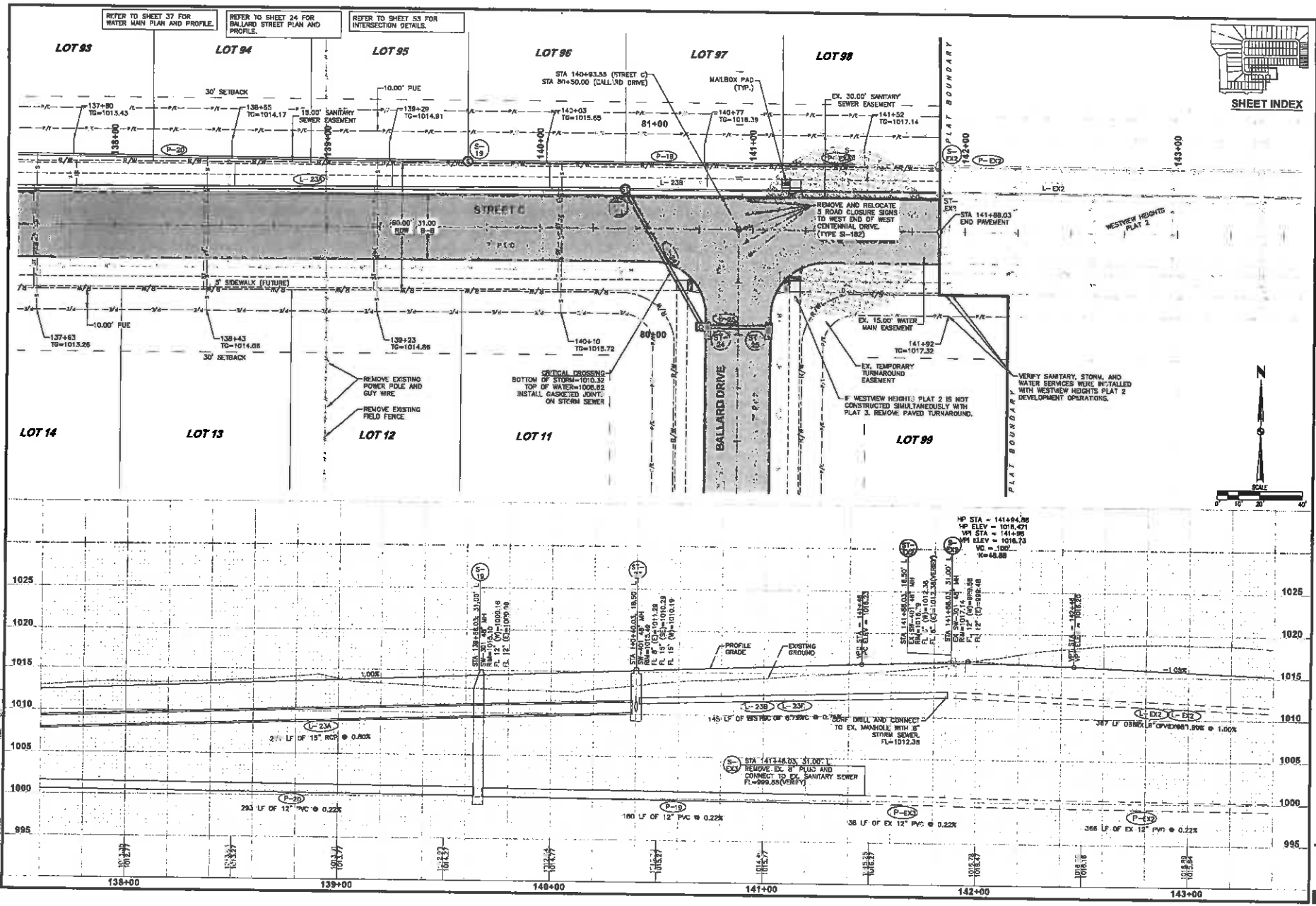
WESTVIEW HEIGHTS PLAT 3

STORM & SANITARY SEWER PLAN AND PROFILE

HUXLEY, IOWA

13/55

1906.298



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

CIVIL DESIGN ADVANTAGE

ENGINEER: EKO

DESIGNED: EKO
DRAWN: GHJ/WM
CHECKED: EKO

REVISIONS	DATE
SECOND SUBMITTAL	05/2018
FIRST SUBMITTAL	02/2018

WESTVIEW HEIGHTS PLAT 3

STORM & SANITARY SEWER PLAN AND PROFILE

HUXLEY, IOWA

14/55

1906.295

Prepared by John Haldeman, City Administrator for the meeting of the City Council to be held on the 27th day of August, 2019.

RESOLUTION NO. 19-117

RESOLUTION APPROVING THE CONSTRUCTION REVIEW FOR THE MEADOW LANE PLAT 4 EAST SUBDIVISION ENGINEERING SERVICES

WHEREAS, Meadow Lane Plat 4 East has been submitted and reviewed; and

WHEREAS. V&K has submitted a proposal for Construction Review; and

WHEREAS. this proposal is being submitted to the City Council for review and approval.

FURTHERMORE, the Huxley City Council authorizes the Mayor to sign agreement as per attached. Copy of signed agreement to remain with resolution.

Section 1. All resolutions or parts thereof which are in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this ___ day of August, 2019.

Roll Call	**Aye**	**Nay**	**Absent**
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-117** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____ day of August, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

VEENSTRA & KIMM, INC.
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

August 21, 2019

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

CITY OF HUXLEY, IOWA
CONSTRUCTION REVIEW
MEADOW LANE PLAT 4 SUBDIVISION
ENGINEERING SERVICES

This letter contract sets forth our understanding of engineering services for construction review of the Meadow Lane Plat 4 Subdivision in Huxley, Iowa.

SCOPE OF SERVICES

We understand the engineering services are to include the following:

1. The project construction will be reviewed in the field at approximately near full time. Construction review will include utilities and street pavement that will be accepted by the City of Huxley as public improvements, including water mains, storm sewers, sanitary sewers and public street pavement. The construction review will not include construction staking.

2. Other services Veenstra & Kimm, Inc. will provide for the project include:

   a. Coordinating and attending a preconstruction meeting.

   b. Reviewing shop drawings submitted.

   c. Review construction testing results performed by others for pavement subgrade compaction, structural and pavement concrete strength, and percent air and slump testing.

   d. Make site visits as necessary and answer questions during construction.

e. Prepare punch list of clean-up items remaining on the project.

f. Make a final review after construction is complete to determine that the construction is substantially in compliance with the plans and specifications.

3. A letter will be provided certifying that the work observed by Veenstra & Kimm, Inc. has been completed in accordance with the plans and specifications, and a recommendation made for acceptance of the work by the City Council. A copy of the letter will be provided to the developer and the developer's engineer.

4. The scope of services includes pavement, pavement subgrade, water main, storm sewer, sanitary sewer, and the detention basin outlet structure.

ENGINEERING COSTS

The estimated costs for the above engineering services are summarized as follows:

1. The fee for construction review services under this Agreement shall be on the basis of $74/hour of the Engineers' personnel actually engaged in the performance of the services.

2. The fees for construction review services shall be paid monthly based on the statement of services submitted to the City. Payment for services during construction shall be due and payable upon receipt of the statement of services.

3. Mileage will not be billed separately and is included in the hourly rate for construction review services.

4. The maximum not to exceed fee is based on the level and hours of review for each component of the subdivision as shown in Exhibit A.

   Review time amounts that exceed the total hours shown in Exhibit A shall have the remainder of the time covered with City staff or provided with no coverage.

5. The fee for general services during construction for shop drawing review, preconstruction meeting services, final review, and construction coordination shall be on the basis of the standard hourly fees of the Engineer's personnel actually engaged in the performance of the services, plus direct out of pocket expenses.

6. The fee for construction review services shall not exceed the amount of $74 per hour multiplied by 500 hours as shown in Exhibit A for a total not to exceed fee of Thirty-seven Thousand Dollars ($37,000) without the consent of the City Council.

7. The fee for general services during construction shall not exceed the amount of Three Thousand Eight Hundred Dollars ($3,800) without the consent of the City Council.

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

This letter may be made a contract by affixing the proper date and signatures in the spaces below and returning one copy to us.

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

0-03
Attachment

Accepted this _____ day of _____, 2019.

CITY OF HUXLEY, IOWA

By _____
Mayor

ATTEST:

By _____
City Clerk

Exhibit A – Estimated Full Time Review

Description	Approximate Level of Review	Hours
Water Main	Full Time	50
Storm Sewer	Full Time	100
Sanitary Sewer	Full Time	10
Sanitary Sewer and Storm Sewer Services	Full Time	70
Testing	Full Time	20
Storm and Sanitary Sewer Video Review	Full Time	10
Pavement Subgrade and Earthwork	Full Time	100
Pavement	Full Time	90
Surface Restoration	Full Time	30
Clean-up/Punch List	Full Time	20
	Total	500 Hours

Prepared by John Haldeman, City Administrator for the meeting of the City Council to be held on the 27th day of August, 2019.

RESOLUTION NO. 19-118

RESOLUTION APPROVING THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT FOR THE DESIGN AND CONSTRUCTION ADMINISTRATION FOR THE EAST 1ST STREET RECONSTRUCTION – PHASE 1

WHEREAS, there has been a grant applied for to reconstruct East First Street and the grant was awarded;

WHEREAS. V&K has submitted a proposal for Design and Construction Administration services for this Project; and

WHEREAS. this proposal is being submitted to the City Council for review and approval.

FURTHERMORE, the Huxley City Council authorizes the Mayor to sign agreement as per attached. Copy of signed agreement to remain with resolution.

Section 1. All resolutions or parts thereof which are in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this ___ day of August, 2019.

Roll Call	**Aye**	**Nay**	**Absent**
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-118** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____ day of August, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

VEENSTRA & KIMM, INC.
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

August 21, 2019

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

CITY OF HUXLEY, IOWA
DESIGN AND CONSTRUCTION ADMINISTRATION
EAST 1ST STREET RECONSTRUCTION – PHASE 1
PROFESSIONAL ENGINEERING SERVICES AGREEMENT

Enclosed are two copies of the proposed engineering services agreement for the East 1st Street Reconstruction – Phase 1 project. If the agreement is acceptable to the City of Huxley, please arrange for execution of each document. Return one executed document to our office.

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

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

FSA:dml
0-03
Enclosures

AGREEMENT

DESIGN AND CONSTRUCTION ADMINISTRATION
EAST 1ST STREET RECONSTRUCTION – PHASE I
CITY OF HUXLEY, IOWA

THIS AGREEMENT, made and entered into this _____ day of _____, 2019, by and between the **CITY OF HUXLEY, IOWA**, hereinafter referred to as the **City**, party of the first part, and **VEENSTRA & KIMM, INC.**, a corporation organized and existing under the laws of the State of Iowa, with principal office in West Des Moines, Iowa, party of the second part, hereinafter referred to as the **Engineers**,

WITNESSETH: THAT WHEREAS, the City received Federal funding through the Surface Transportation Block Grant (STBG) program for improvements to East 1st Street with said improvements referred to as the **"Project"** or **"East 1st Street Reconstruction – Phase I"**, and

WHEREAS, the City desires to retain the Engineers to perform Design and Construction Administration services for the Project, and

NOW, THEREFORE, it is hereby agreed by and between the parties hereto that the City does retain the Engineers for professional services as set forth herein for the Project. The Agreement is subject to the following terms, conditions and stipulations, to wit:

1. **SCOPE OF PROJECT**. The improvements included in the Project are summarized as follows:

    a. The reconstruction of East 1st Street starting at a point approximately 250 feet east of the intersection of East 1st Street and Parkridge Avenue and extending to a point 650 feet to the east; includes removal and replacement of the roadway, storm sewers and driveways. It is anticipated that the new/replacement Portland cement concrete street will be 7 inches thick, 31 feet wide, be installed on a modified subbase and have subdrains.

2. **DESIGN SURVEYS**. The Engineers shall prepare their drawings from field topographic surveys. Field surveys will include those surveys necessary for the preparation of plans, specifications and easements.

3. **DESIGN CONFERENCES**. The Engineers shall attend such design conferences with the City as may be necessary to make decisions as to the details of design of the Project.

4. **PLANS AND SPECIFICATIONS.** The Engineers shall prepare such detailed plans and specifications as are reasonably necessary and desirable for construction of the Project. The plans and specifications shall set forth all details required for construction of the improvements. The specifications will indicate the quality requirements of the City and the governmental agencies as to the standards for workmanship. The Project will include on bid letting, with plans prepared for an Iowa Department of Transportation (IDOT) state bid letting.

5. **ESTIMATE OF COST.** The Engineers shall prepare an estimate of cost for the construction contract to construct the improvements. The estimate of cost shall be based on the Engineers' best knowledge at the time of preparation of the estimate of cost. The Engineers shall not be responsible if the construction contract awarded for the Project varies from the Engineers' estimate of cost.

6. **EASEMENTS.** It is understood and agreed that easements will not be required of the Engineers as a part of the Scope of Project on this Project.

7. **ADVERTISEMENT FOR BIDS.** Advertisements for bids shall be done by the IDOT.

8. **GENERAL SERVICES DURING CONSTRUCTION.** The general services portion of the construction management services shall include the following:

   a. Arrange for and attend a preconstruction conference to be attended by the successful bidder, his subcontractors, members of government agencies, utility representatives and representatives of the City.

   b. Consult with and advise the City on problems that arise during construction.

   c. Process and certify payment estimates of the contractor to the City.

   d. Consult with and advise the City, and prepare routine change orders as required.

   e. Coordinate work of testing laboratories.

   f. Assist in the interpretation of plans and specifications.

   g. Review shop drawings and data of manufacturers.

   h. Process and certify payment estimates of the contractor to the IDOT.

   i. Process material certifications to the IDOT.

   j. Review subcontractor list with the IDOT for prequalification.

k. Organize and participate in material and final IDOT audits.

l. Complete and file weekly working day reports.

m. Issue non-compliance statements as needed.

n. Prepare and file plan quantity agreements.

o. Prepare daily log reports, erosion control forms and weekly quantity summaries.

p. Prepare and submit Davis Bacon Wage interview forms.

q. Provide the City with plans showing the final as-built construction.

9. **RESIDENT REVIEW.** Resident review service is understood to include the detailed observation and review of work of the Contractors and materials to determine compliance with the plans and specifications. Resident review services are offered on an hourly basis and will be required on a nearly continuous basis.

10. **RESPONSIBILITY OF THE CITY.** Unless stated otherwise, the City shall furnish the following information: permission for access to private property to perform work.

11. **COMPLETION.** The Engineers shall complete the work outlined in this Agreement within a time mutually agreed upon by the City Administrator and Engineers.

12. **COMPENSATION.** The City shall compensate the Engineers for the services performed by the payment of fees determined as follows:

    a. For the scope of services set forth in **1. SCOPE OF PROJECT** through **7. ADVERTISEMENT FOR BIDS**, the fee will be the lump sum amount of Twenty-seven Thousand Dollars ($27,000).

    b. For the scope of services set forth in **8. GENERAL SERVICES DURING CONSTRUCTION** through **9. RESIDENT REVIEW**, the total fee shall be based on the standard hourly fees for the time the Engineers' personnel are actually engaged in the performance of the work, plus direct out-of-pocket costs incurred by personnel who are actually engaged in the work. Based on the providing of not more than 120 hours of resident review, the total fee for general services during construction and resident review services shall not exceed the sum of Twenty-four Thousand Dollars ($24,000).

13. **METHOD OF PAYMENT.** The Engineers shall submit monthly invoices for the actual costs for Project services completed to the end of the invoice period. The monthly invoices of the Engineers shall show the total fees due, the amounts paid to date and the balance of the amount of the contract.

    Invoices shall be due and payable upon receipt and shall be paid by the City within thirty (30) days of the date of receipt of an approvable invoice.

14. **TERMINATION OF AGREEMENT.** The City may terminate this Agreement for the convenience of the City upon seven (7) days written notice to the Engineers. In the event of termination for the convenience of the City, the Engineers shall be paid proportionately for the work and services performed to the date of termination.

15. **INDEMNIFICATION.** The Engineers shall and hereby agree to hold and save the City harmless from any and all claims, settlements, and judgments, to include all reasonable investigative fees, attorneys' fees, suit and court costs for personal injury, property damage, and/or death arising out of the Engineers' or any of its agents', servants', and employees' errors, omissions, or negligent acts for services under this Agreement, and for all injury and/or death to any and all of the Engineers' personnel, agents, servants, and employees occurring under the Workers' Compensation Act of the State of Iowa.

16. **INSURANCE.** The Engineers shall furnish the City with certificates of insurance by insurance companies licensed to do business in the State of Iowa, upon which the City of Huxley is endorsed as an additional named insured, in the following limits. It must be clearly disclosed on the face of the certificates that the coverage is on an occurrence basis.

General Liability*	$1,000,000/2,000,000
Automobile Liability	1,000,000
Excess Liability (Umbrella)*	8,000,000/8,000,000
Workers' Compensation, Statutory Benefits Coverage B	1,000,000
Professional Liability**,***	2,000,000/2,000,000

* Occurrence/Aggregate
**The Owner is not to be named as an additional insured
***Claims made basis

17. **MODIFICATIONS TO AGREEMENT.** This Agreement may be modified upon written agreement by the City and the Engineers. In the event that any additional services are required of the Engineers that are over and above those described in this Agreement, the services shall not be done without express prior written agreement between the City and the Engineers. The scope of additional services, and fees to be charged, shall be specified in any such written authorization. Additional services to be provided by the Engineers after completion of the work set forth under this Agreement may include general services during construction, resident review, start-up services, preparation of an instruction and/or operation and maintenance manual, supervision of operation or other services that may be mutually agreed upon by the City and Engineers.

18. **LEGAL SERVICES.** The City shall provide the services of an attorney experienced in legal matters pertaining to this type of project. The Engineers shall cooperate with said attorney and shall comply with his requirements as to form of contract documents and procedures relative to them.

19. **SERVICES NOT INCLUDED.** Services not included under this Agreement include the following:

    a. Archaeological investigation services.

    b. Environmental assessment services.

    c. Property acquisition services.

    d. Geotechnical services and investigation including soil borings.

    e. Construction testing services.

    f. Services associated with arbitration or litigation arising out of or in conjunction with the construction contract awarded by the City of Huxley for construction of the Project.

    g. Services required for the evaluation of and determination to accept defective work by Contractor including required re-design services.

    h. Assistance in connection with bid protests, rebidding or renegotiating contracts for construction, materials, equipment, or services, only so long as the original work is reasonably consistent with the Owner's program or other instruction.

    i. Providing assistance in resolving any Hazardous Environmental Condition in compliance with current Laws and Regulations.

    j. Construction staking. Construction staking will be provided by the Contractor.

20. **CONTRACT PROVISIONS.** The following provisions are incorporated in and made a part of this Agreement:

a. The Engineers shall comply with Executive Order 11246 of September 24, 1965 entitled "Equal Employment Opportunity", as amended by Executive Order 11375 of October 13, 1967 and as supplemented in the Department of Labor Regulations (41 CFR Chapter 60).

b. The Engineers shall comply with the Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor Regulations (29 CFR Part 3).

c. The Engineers shall comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330), as supplemented by Department of Labor Regulations (29 CFR Part 5).

d. The Engineers shall retain all required records for three (3) years after final payment and all other pending matters are closed.

21. **REMEDIES.** In the event the Engineers violates or breaches the terms of this Agreement the City may terminate the contract for cause as provided in **14. TERMINATION OF AGREEMENT** above. The City may seek any additional remedies available to it at law or in contract.

22. **SUSPENSION.**

a. The Owner agrees that the Engineer is not responsible for damages arising directly or indirectly from any delays for causes beyond the Engineer's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; failure of any government agency to act in a timely manner; failure of performance by the Owner; or discovery of any hazardous substances or differing site conditions. In addition, if the delays resulting from any such causes increase the cost or time required by the Engineer to perform its services in an orderly and efficient manner, the Engineer shall be entitled to a reasonable adjustment in schedule and compensation.

b. If Engineer's services are extended by Contractor's actions or inactions for more than the scheduled final construction completion, as defined in the Contract Documents, through no fault of the Engineer, the Engineer will be entitled to equitable and agreeable adjustment of rates and amounts of compensation provided in this Agreement.

23. **BETTERMENT**. When a Change Order is necessitated by an act or omission of Engineer or an error in the design of the Project, responsibility for such act, omission, or error shall be determined in good faith by Owner and Engineer. To the extent that such act, omission, or error arose out of the lack of quality professional services provided by Engineer or of the lack of professional quality deliverables prepared by Engineer, Owner shall be entitled to an amount equal to the difference between the actual cost of the change work and the estimated cost of the change work (less added value to the Owner) if there had been no such act, omission, or error. Engineer shall pay such sum to Owner.

24. **ASSIGNMENT**. This Agreement and each and every portion thereof shall be binding upon the successors and assigns of the parties hereto. The Engineers shall not assign any interest in this Agreement and shall not transfer any interest in the same without prior written consent of the City.

25. **COMPLETENESS OF CONTRACT**. This document contains all terms and conditions of this Agreement. Any alterations shall be invalid unless made in writing, signed by both parties and incorporated as an amendment to this Agreement.

The undersigned do hereby covenant and state this Agreement is executed in duplicate as though each were an original and there are no oral agreements that have not been reduced to writing in this instrument.

It is further covenanted and stated there are no other considerations or monies contingent upon or resulting from the execution of this Agreement nor have any of the above been implied by or for any party to this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names on the date first written above.

CITY OF HUXLEY, IOWA

By_____
Mayor

ATTEST:

By_____
City Clerk

VEENSTRA & KIMM, INC.

By Forrest Aldrich
Forrest S. Aldrich

ATTEST:

By Debora M. Luke

HOURLY RATES BY EMPLOYEE CLASSIFICATION
(Effective July 2019)

Management I	$175.00
Management II	172.00
Process Engineer	196.00
Engineer I-A	176.00
Engineer I-B	165.00
Engineer I-C	157.00
Engineer I-D	150.00
Engineer II-A	143.00
Engineer II-B	132.00
Engineer III-A	125.00
Engineer III-B	120.00
Engineer III-C	117.00
Engineer IV	113.00
Engineer V	105.00
Engineer VI	102.00
Engineer VII	94.00
Engineer VIII	90.00
Engineer IX	84.00
Engineer X	76.00
Engineer XI	69.00
Engineer XII	63.00
Design Technician I	100.00
Architect	100.00
Planner I	111.00
Planner II	75.00
Planner III	69.00
Drafter IA	99.00
Drafter IB	92.00
Drafter II	86.00
Drafter III	81.00
Drafter IV	75.00
Drafter V	63.00
Drafter VI	60.00
Drafter VII	47.00
Clerical I	91.00
Clerical II	63.00
Clerical III	55.00
Clerical IV	48.00
Clerical V	38.00
Construction Manager	170.00
Surveyor I	120.00
Surveyor II	99.00
Technician I	88.00
Technician II	81.00
Technician III	74.00

Technician IV	72.00
Technician V	65.00
Technician VI	60.00
Technician VII	51.00
Technician VIII	45.00
Technician IX	37.00
Building Inspector I	167.00
Building Inspector I-A	111.00
Building Inspector II	86.00
Building Inspector III	63.00
Robotics	30.00/Hour
GPS	30.00/Hour
Leica Total Station	20.00/Hour
Total Station Robotics	15.00/Hour
Tablet	45.00/Hour
Fluoroscope	50.00/Hour
4-Wheeler	45.00/Hour
Mileage	.58¢/Mile

Prepared by John Haldeman, City Administrator, for the City Council meeting to be held on the 27th day of August, 2019.

RESOLUTION NO. 19-119

RESOLUTION APPROVING CONSTRUCTION PLANS FOR MEADOW LANE PLAT #4 EAST, TO THE CITY OF HUXLEY, IOWA.

WHEREAS, the Construction Plans for the Meadow Lane Plat #4 East has been submitted for review by Public Works and the City's Engineer; and

WHEREAS, the review has taken place and the recommendations have been submitted to the developer.

BE IT RESOLVED, THEREFORE, that the Construction Plans for the Meadow Lane Plat #4 East has been recommended for approval, subject to the conditions (if any) as set forth below and in the attached document;

1.
2.

Roll Call	**Aye**	**Nay**	**Absent**
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this _____day of August, 2019

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-119** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____day of August, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

VEENSTRA & KIMM, INC.
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

August 23, 2019

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

HUXLEY, IOWA
MEADOW LANE PLAT 4 EAST
CONSTRUCTION PLANS

We have reviewed the construction plans for Meadow Lane Plat 4 East and find them acceptable with the following comment:

1. Show the location of mailbox pads and provide details for construction.

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

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

FSA:dml
45229-045
cc: Jeff Peterson, City of Huxley
Steve Quick
Eric Cannon, Snyder & Associates, Inc.

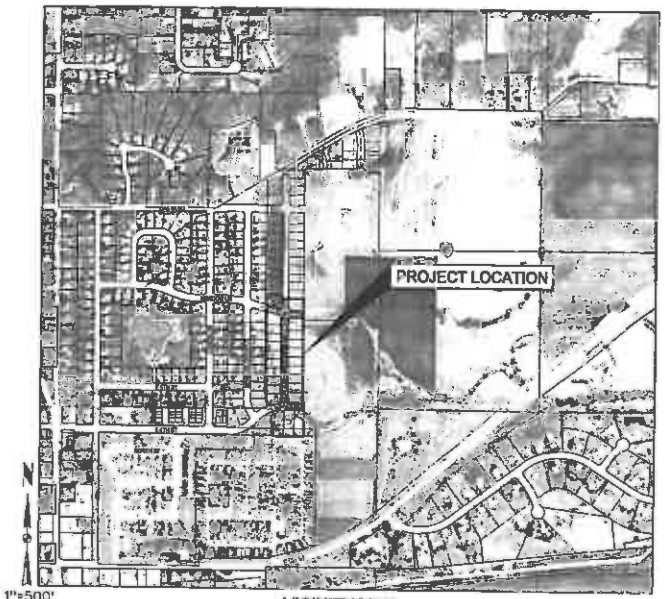
CONSTRUCTION PLANS

FOR

MEADOW LANE PLAT 4 EAST

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

CITY OF HUXLEY, STORY COUNTY, IOWA



VICINITY MAP

OWNER/DEVELOPER
MEADOW LANE INVESTMENTS, LLC
P.O. BOX 398
HUXLEY, IA 50124
(515) 231-5895
STEVE QUICK
quick@huxcomm.net

INDEX OF SHEETS

1. TITLE SHEET
2. PROJECT INFORMATION
3. OVERALL SITE LAYOUT
4. GRADING AND EROSION CONTROL PLAN
5. HYDRANT COVERAGE PLAN
6-8. SANITARY SEWER AND WATER MAIN PLAN AND PROFILE
9-11. PAVEMENT AND STORM SEWER PLAN AND PROFILE
12. INTERSECTION DETAILS

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Eric D. Cannon, P.E. Date

License Number 19954

My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	08/27/19	JWH

Engineer: KMM | Checked By: EDC | Scale: 1" = 500'
Technician: JWH | Date: 8/19/19 | Field Bk: Pgs
Project No: 117.1112 | Sheet 1 of 12

MEADOW LANE PLAT 4 EAST
HUXLEY, IA
TITLE SHEET

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.1112
Sheet 1 of 12

LEGEND

Features	Existing	Proposed
Spot Elevation	93.7	93.0
Contour Elevation	93	93
Fence (Barbed, Field, Hog)		
Fence (Chain Link)		
Fence (Wood)		
Fence (Vy)		
Tree Line		
Tree Stump		
Deciduous Tree \ Shrub		
Coniferous Tree \ Shrub		
Communication	C(E)	C
Buried Communication	OC(E)	OC
Fiber Optic	FO(E)	FO
Underground Electric	UE(E)	E
Overhead Electric	OE(E)	OE
Gas Main with Size	4" GM	4" G
High Pressure Gas Main with Size	4" HPG	4" HPG
Water Main with Size	8" W	8" W
Sanitary Sewer with Size	8" S	8" S
Duct Bank		
Test Hole Location for SUE w/ID		

(e) Denotes the survey quality service level for utilities

Sanitary Manhole	12" ST	12" ST
Storm Sewer with Size		
Storm Manhole		
Single Storm Sewer Inlet		
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 Appurtenance		
Fence Post or Guard Post		
Underground Storage Tank		
Above Ground Storage Tank		
Sign		
Satellite Dish		
Mailbox		
Soil Boring		

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Cap "XXXX"	●	○
Other (Otherwise Noted)		
PUW Marker	PUW	
ROW Marker	ROW	
ControlPoint	CP	
Bench Mark	BM	
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		
1/4 1/4 Section Line		
Easement Line		

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 RECOLLECTION(S.

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.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551902052.

W-WATER S-SANITARY SEWER	CITY OF HUXLEY KEITH WITTHUM 515-290-7512 publicworks@huxleyiowa.org
E-ELECTRIC G-GAS	ALLIANT ENERGY JACOB CLARK 319-268-3412 locate_tpl@alliantenergy.com
CI-COMMUNICATION	HUXLEY COMMUNICATIONS COOP TERRY FERGUSON 515-597-2281 terry@huxleycommunications.net
CLEAR PER MAP	CONSUMERS ENERGY JIM KODD 641-754-1842 jkdd@consumerenergy.coop
CLEAR PER EMAIL	MEDIACOM COMMUNICATIONS TIM ADREON 515-233-2318 tadreon@mediacomcc.com

CONTROL POINTS

IOWA STATE PLANE SOUTH COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) (ARTH DERIVED - US SURVEY FEET

CP1 N=7598565.96 E=18533787.29 ELEV=884.57
CUT "X" ON BACK OF CURB BEHIND WEST DOUBLE INTAKE AT THE NORTH END OF DEERWOOD DRIVE, SOUTH SIDE OF SITE.

CP2 N=7599777.47 E=18533371.11 ELEV=1000.95
CUT "X" ON BACK OF CURB BEHIND NORTH INTAKE AT THE EAST END OF E. 4TH STREET, SOUTHWEST SIDE OF SITE.

CP3 N=7600585.64 E=18533332.91 ELEV=990.65
CUT "X" ON SOUTH BACK OF CURB AT THE EAST END OF MEADOW LANE, WEST SIDE OF SITE.

CP4 N=7601446.35 E=18533608.05 ELEV=985.66
CUT "X" ON NORTH BACK OF CURB AT THE EAST END OF OAK BOULEVARD, NORTHWEST SIDE OF SITE.

CP5 N=7601848.77 E=18533641.74 ELEV=995.89
CUT "X" ON SOUTH BACK OF CURB AT THE EAST END OF OAK BEND ROAD CONCRETE, NORTH SIDE OF SITE.

CP6 N=7602181.49 E=18534292.85 ELEV=994.15
1/2" REBAR WITH RED CAP 5' SOUTH OF TELEPHONE PEDESTAL, NORTHEAST CORNER OF SITE.

CP7 N=7601931.36 E=18534277.87 ELEV=989.39
1/2" REBAR WITH RED CAP 15' SOUTH OF FENCE BRACE POST, EAST SIDE OF SITE.

GENERAL NOTES

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO CURRENT SUDAS STANDARD SPECIFICATIONS AND THE CITY OF HUXLEY SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORT.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE AND INCLUDE FLARED END SECTIONS.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER AND CITY OF HUXLEY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF LAYOUT. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION.
10. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTANENCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THIS PROJECT.

BULK REGULATIONS

FRONT YARD SETBACK = 30 FEET
REAR YARD SETBACK = 25 FEET
SIDE YARD SETBACK
TOTAL SIDE YARD = 16 FEET
MINIMUM ON ONE SIDE = 8 FEET

ZONING

EXISTING= R-1A RESIDENTIAL

SURVEYOR

SNYDER AND ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IA 50023

NOTES:

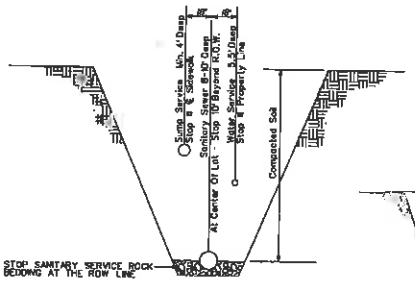
1. LOTS 10-13, MAY REQUIRE PRIVATE INDIVIDUAL EJECTOR PUMPS FOR BASEMENT SEWER SERVICE.
2. BACKYARD SWALES NEED TO BE INSTALLED AT A MIN. SLOPE OF 1.52 AND AT A TARGET SLOPE OF 2.0% IF THIS SLOPE CANNOT BE OBTAINED, A DRAIN TILE WITH SURFACE INTAKES CAN BE INSTALLED.
3. THE PROPOSED STORM WATER DETENTION POND IS TEMPORARY IN NATURE TO ONLY PROVIDE STORM WATER MANAGEMENT FOR THE LIMITS OF THE CURRENT PRELIMINARY PLAT AND WILL NEED TO BE ANALYZED WITH THE FUTURE DEVELOPMENT TO THE EAST TO ALLOW FOR THE EXISTING 48" STORM SEWER TO ELIMINATE THE STANDING WATER WITHIN THE SYSTEM. THE INTERSECTION OF MEADOW LANE AND COUNTRYSIDE DRIVE WILL NOT BE ALLOWED TO BE CONSTRUCTED UNTIL THE DESIGN OF THE ULTIMATE STORM WATER MANAGEMENT BASIN HAS BEEN COMPLETED.

BENCHMARKS

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

BM1 N=7599788 E=18533385 ELEV=1002.25
ARROW ON HYDRANT NORTHEAST OF INTAKE AT THE EAST END OF E. 4TH STREET, SOUTHWEST SIDE OF SITE.

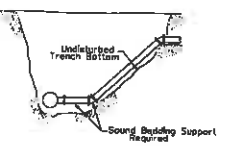
BM2 N=7601825 E=18533842 ELEV=997.56
ARROW ON HYDRANT ON THE SOUTH SIDE OF OAK BEND ROAD, NORTH SIDE OF SITE.



PAINT CURB GREEN FOR BOTH SANITARY AND SUMP SERVICES, AND BLUE FOR WATER SERVICE.

PLACE ONE 6 FT. STEEL POST BURIED 3 FT. AT WATER CURB BOX

INTERIM SERVICE LOCATION DETAIL



c1 SLOPING LATERAL TRENCH-ANY DEPTH (Slope at 1:1 or Flatter)

RISER DETAIL

WATER MAIN QUANTITIES	
8" PVC MAIN	1220 LF
8" VALVE	5 EA
HYDRANT ASSEMBLY	1 EA
RELOCATED HYDRANT ASSEMBLY	1 EA
TEMPORARY BLOWOFF HYDRANT	2 EA
CONNECT TO EXISTING	3 EA
1" COPPER WATER SERVICE	24 EA

SANITARY SEWER QUANTITIES	
8" MAIN	987 LF
MANHOLE SW-303	1 EA
MANHOLE SW-301	1 EA
CONNECT TO EXISTING	1 EA
ADJUST EXISTING MANHOLE RIM TO GRADE	3 EA
4" NEW SEWER SERVICE W/ WYE LOTS 1-2, 20-24	7 EA
4" SERVICE FROM EXISTING WYE LOTS 3-19	17 EA

STORM SEWER QUANTITIES	
SW-501 INTAKE	2 EA
SW-503 INTAKE	2 EA
SW-505 INTAKE	2 EA
SW-506 INTAKE	2 EA
A-7 CLEANOUT WITH FLAT GRATE	1 EA
24" NYLOPLAST DRAIN BASIN WITH FLAT GRATE	2 EA
MANHOLES SW-401(48")	3 EA
ADJUST MANHOLE TO GRADE	2 EA
8" SUMPLINE, SDR 35 PVC	277 LF
6" PERFORATED SUBDRAIN	154 LF
STORM SEWER CLEANOUT TYPE A-1	2 EA
12" HDPE	50 LF
15" RCP	691 LF
15" FES W FOOTING	1 EA
18" RCP	111 LF
18" RCP SALVAGE AND REINSTALL	80 LF
24" RCP	265 LF
24" RES W FOOTING	1 EA
RIP RAP CLASS "C"	70 TONS
2" SUMP SERVICE, SCH 40 PVC	24 EA

PAVEMENT QUANTITIES	
7" PCC	4390 SY
12" SUBGRADE PREP	3629 SY
6" PCC SIDEWALK RAMPS	896 SF
CAST IRON DETECTABLE WARNINGS	130 SF
4" PCC SIDEWALKS	125 SF
SEEDING	14 AC
SILT FENCE	3000 LF
END OF STREET MARKERS	10 EA

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) UNDER PERMIT THE IOWA CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH, SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IOWA AS DESIGNATED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING BUT NOT LIMITED TO THE NOTICE OF INTENT, PROOF OF PUBLICATION, DISCHARGE AUTHORIZATION LETTER, CONSTRUCTION SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED AT THE REQUEST OF THE AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES GENERAL PERMIT NO. 2 IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE NPDES GENERAL PERMIT COVERAGE. ALL BMPS AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND IMPLEMENT. ADDITIONAL BMPS FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF A REGISTERED PERMIT AND, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NO URBAN BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS, INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, SEDIMENTATION BASINS, DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER. CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD OR AS REQUIRED BY EROSION CONTROL DEVICE WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE RESULTS OF THE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS ALLOW. INSTALL DIVERSION DIKES AND OUTLET CONTROL, PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
   h. RESPREAD A MINIMUM OF 4 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOIL) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
   i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEEDING, PERMANENT SEEDING OR EQUIVALENT STABILIZATION AS SOON AS POSSIBLE UPON COMPLETION OF FINAL GRADING OPERATIONS. TEMPORARILY STABILIZATION DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION ACTIVITIES CEASE FOR MORE THAN 14 CONSECUTIVE DAYS ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP UNLESS NOTED OTHERWISE. STAGING AREAS SHOULD CONTAIN THE EXISTING AND TRAILERS, TIMELINE, VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

1	REVISED AS PER CITY COMMENTS	09/23/19 MW
	REVISION	DATE BY

Manager: Engineer: KMM | Checker: EDC | Scale: 1"=1' | Plot Date: 9/19/19 | Plot By: Pgr | Technician: JWM | Date: 8/19/19

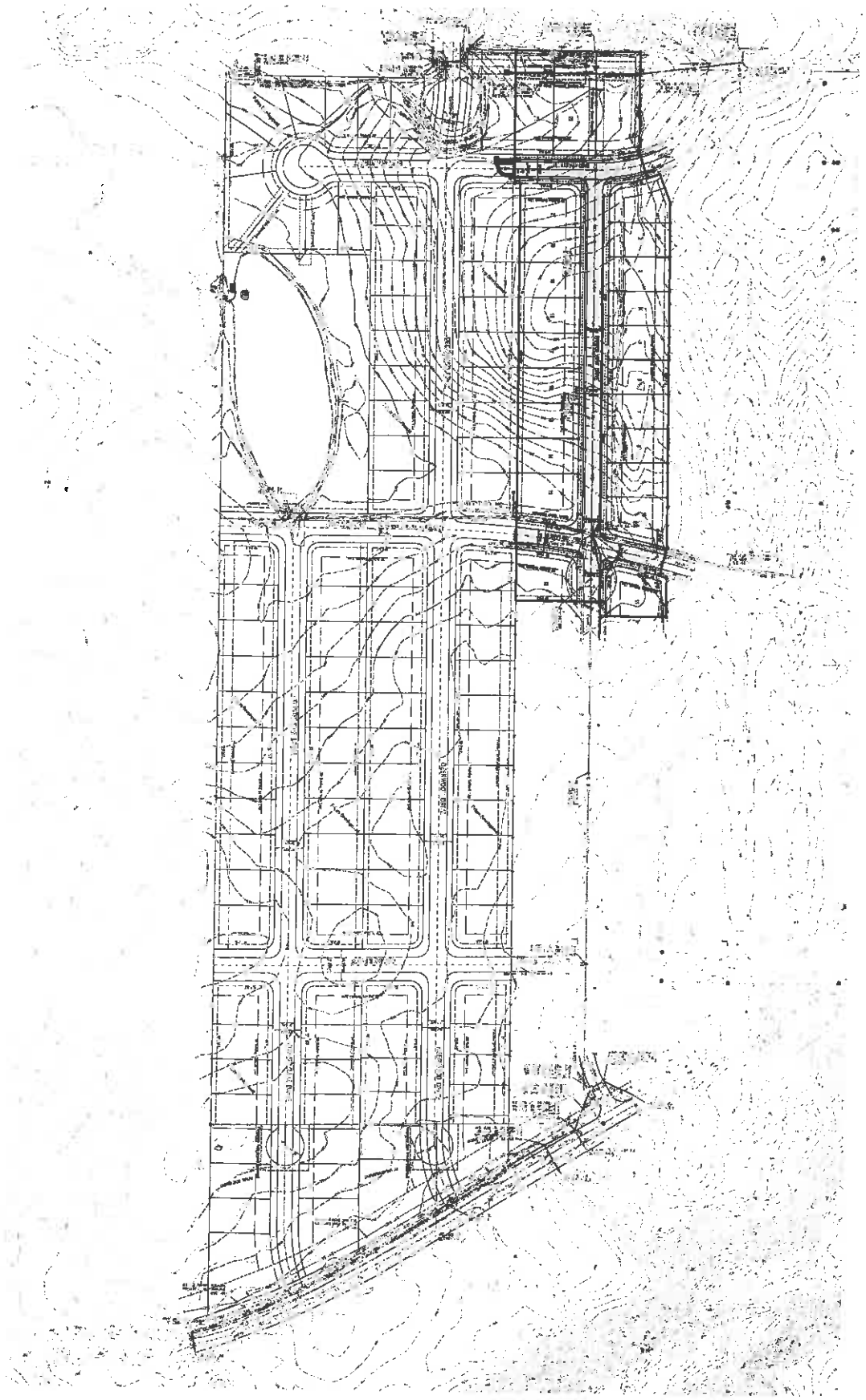
Project No: 117.1112 | Sheet 2 of 12

MEADOW LANE PLAT 4 EAST
PROJECT INFORMATION
HUXLEY, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.1112
Sheet 2 of 12



Sheet 3 of 12

Project No: 117.1112

SNYDER & ASSOCIATES

MEADOW LANE PLAT 4 EAST

OVERALL SITE LAYOUT

HUXLEY, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

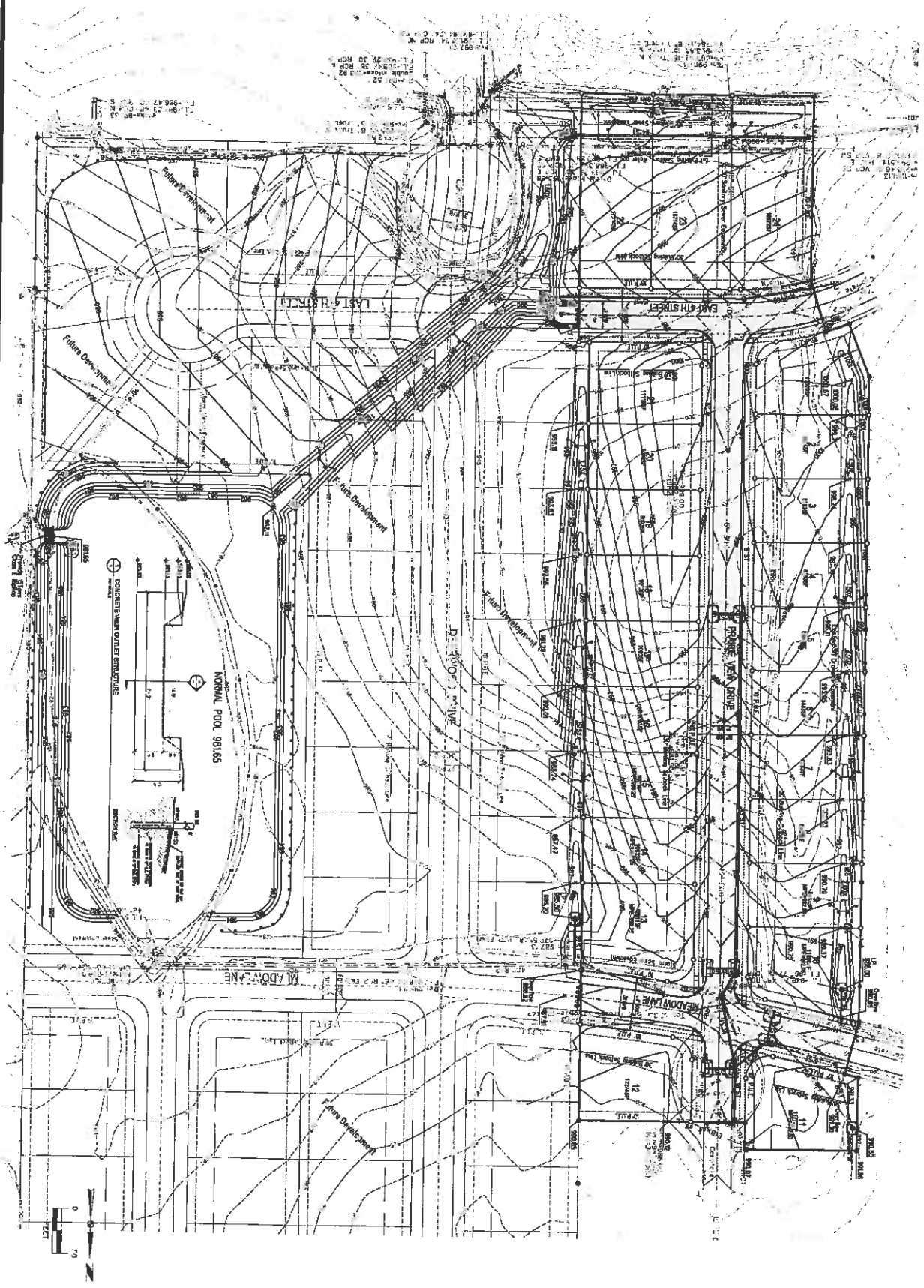
MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	08/22/19	JWM

Engineer: KMM | Checked By: EDC | Scale: 1" = 100'

Technician: JWM | Date: 8/19/19 | Field Bk: | Pg:

Project No: 117.1112

Sheet 3 of 12



MEADOW LANE PLAT 4 EAST

GRADING AND EROSION CONTROL PLAN

HUXLEY, IA

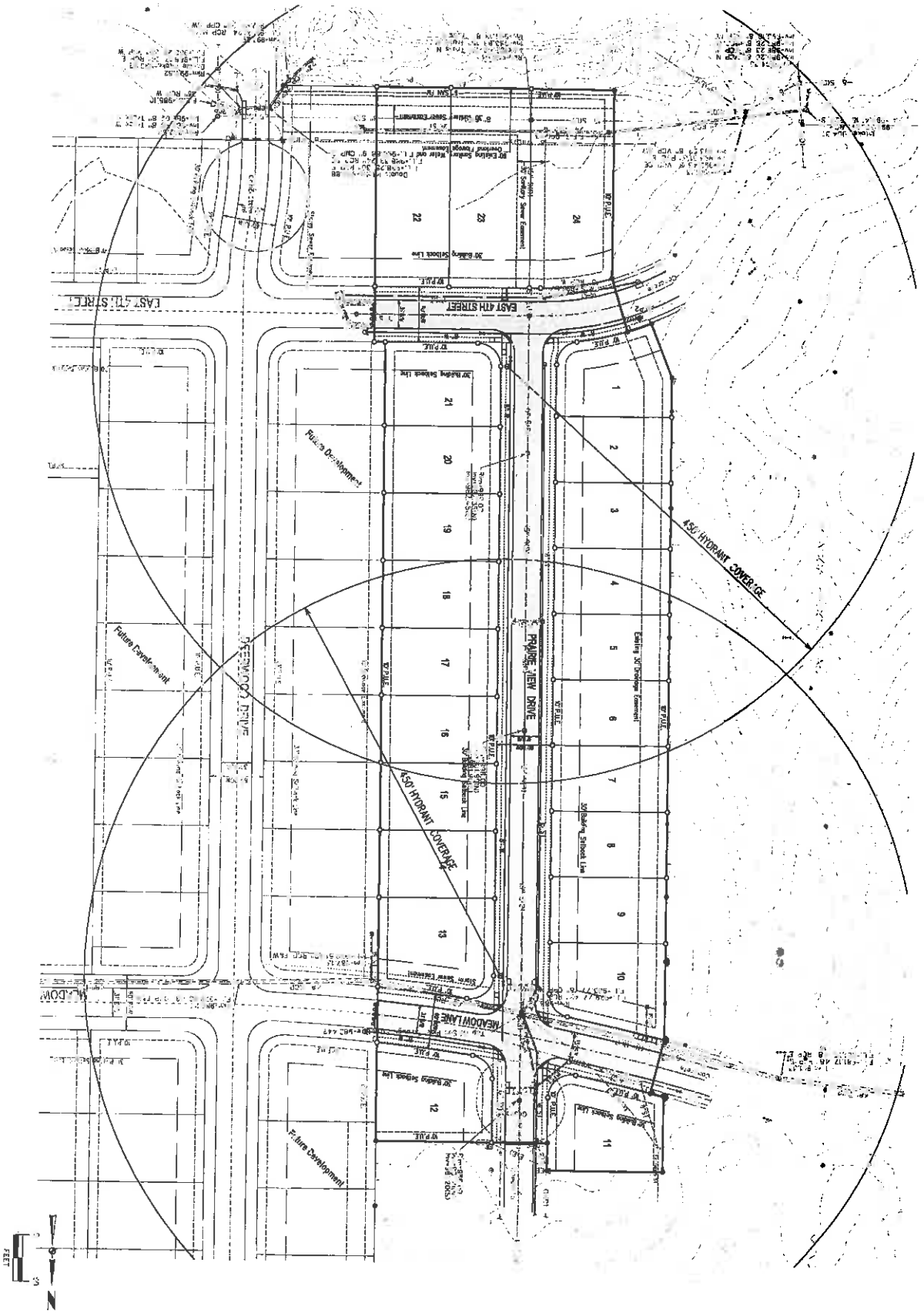
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

1	REVISED AS PER CITY COMMENTS	08/23/19	JWM
NO.	REVISION	DATE	BY

Engineer: KMM | Checked By: EDC | Scale: 1"=50'
Technician: JWM | Date: 8/19/19 | Field Bk: | Pgs:

Project No: 117.1112 | Sheet 4 of 12

Project No: 117.1112
Sheet 4 of 12



MEADOW LANE PLAT 4 EAST

HYDRANT COVERAGE PLAN

HUXLEY, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	08/23/19	JWM

Engineer: KMM | Checked By: EDC | Scale: 1" = 50'
Technician: JWM | Date: 8/19/19 | Field Bk: Pg:

Project No: 117.1112 | Sheet 5 of 12

Project No: 117.1112
Sheet 5 of 12

MEADOW LANE PLAT 4 EAST

SANITARY SEWER AND WATER MAIN PLAN AND PROFILE

HUXLEY, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 / www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.1112

Sheet 6 of 12

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	08/22/19	JWM

Designed: KMM | Checked By: EDC | Scale: 1"=50'
Technician: JWM | Date: 8/19/19 | Plot Date: PE

Project No: 117.1112

Sheet 6 of 12

NOTES:

WATER

1. PIPE MATERIAL TO BE AWWA C900 DR 18, CONTRACTOR RESPONSIBLE FOR DISINFECTION AND TESTING. CONTRACTOR SHALL COORDINATE WITH CITY FOR WATER SERVICE TAPS AND METER PITS. WIRE ACCESS BOX LOCATIONS. TRACER WIRE SHALL BE PROVIDED ALONG ALL WATER MAIN AND HYDRANT LEADS. WRAP AND TAPE ALL DUCTILE IRON FITTINGS AND VALVES.
2. WATER SERVICE SHALL BE TYPE K COPPER, NO COUPLINGS ALLOWED ON SERVICE LINES. STOP BOXES SHALL BE ERICH STYLE WITH 1" LOOP HANDLE AND CURB STOPS SHALL BE FORD B44-444W-FOG WITH EXTENDED SHANK. FLARED FITTINGS ON CORP-ORATION AND CURB STOPS. INSTALL METAL POST AT END OF SERVICE.
3. HYDRANTS TO BE CLOW MEDALLION OR WATEROUS PACER WITH STORZ NOZZLE ON PUMPER FITTING.
4. ADJUST VALVES TO FINISHED GRADE WITHOUT USING TOP HATS.
5. WRAP AND TAPE ALL METAL FITTINGS AND VALVES.

WASTEWATER

1. PVC TRUSS PIPE TO BE USED FOR SANITARY SEWER.
2. TRACER WIRE NEEDS TO BE PROVIDED ALONG THE SANITARY SEWER. THE TRACER WIRE IS TO BE TERMINATED IN A BOX LOCATED BEHIND THE CURB ACROSS FROM THE MANHOLE.
3. MANHOLE CASTINGS ARE TO HAVE RUBBER SLEEVE INTERNAL CHIMNEY SEALS.
4. RUBBER PLUGS ARE TO BE INSTALLED IN MANHOLE CASTING LIFT HOLES AND COVERED WITH NON-SHRINK GROUT.
5. ADJUSTING RING HEIGHT SHALL NOT EXCEED 24 INCHES.
6. INSTALL GRANULAR BEDDING FOR SERVICES 6 INCHES ABOVE PIPE.
7. DO NOT BOX OUT THREEPIECE MANHOLE CASTINGS IN THE PAVEMENT.
8. EXISTING SANITARY MANHOLES SHOWN PER ORIGINAL DESIGN DRAWINGS NOT FIELD SURVEY.
9. CONTRACTOR TO EXPOSE AND VERIFY LOCATION RIM ELEVATIONS MAY REQUIRE ADJUSTMENT.
10. EXISTING SERVICE WYES ON LOTS 3-18. CONTRACTOR TO EXPOSE AND VERIFY LOCATION AND EXTEND 6" PVC TO RIGHT OF WAY.
11. CONTRACTOR TO REPLACE CASTINGS ON EXISTING MANHOLES WITH TYPE "B" CASTINGS
12. LOTS 6-13 MAY NEED SANITARY SEWER GRINDER PUMPS OR ONLY FIRST FLOOR SANITARY SEWER SERVICE. CONTRACTOR AND HOME BUILDER TO VERIFY.
13. ALL SANITARY SEWERS ARE TO BE CLEANED AND TELEVISED WITH A REPORT AND VIDEO DELIVERED TO THE CITY.
14. NEW SEWER SERVICE TO BE PROVIDED TO LOTS 1-2, 20-24 FROM EXISTING SANITARY SEWER.
15. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SUDAS/CITY OF HUXLEY STANDARD SPECIFICATIONS.
16. MANHOLE CASTINGS ARE TO BE TYPE B THREE PIECE CASTINGS.

GENERAL

1. ALL HYDRANTS, VALVES, MANHOLES, INTAKES, CURB STOPS AND SUMP PUMP LATERALS ARE TO BE SURVEYED WITH GPS COORDINATES AND SHOWN ON THE ASBUILT PLANS.
2. ALL STORM SEWERS, WATER MAINS, HYDRANTS, VALVES, MANHOLES, INTAKES, CURB STOPS, SUMP PUMP LATERALS, SANITARY SEWERS, AND BACK OF CURB LINES ARE TO BE PROVIDED TO THE CITY ELECTRONICALLY IN CADD FORMAT.
3. DELIVER ALL REMOVED CASTINGS AND HYDRANTS TO THE CITY MAINTENANCE FACILITY AT 801 OAK BOULEVARD.
4. TERMINATE ALL TRACER WIRES INTO FLUSH MOUNTED TRACER WIRE BOX. VALVCO MODEL TWA7.

MEADOW LANE PLAT 4 EAST

SANITARY SEWER AND WATER MAIN PLAN AND PROFILE

MUXLEY, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
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SNYDER & ASSOCIATES

Project No: 117.1112

Sheet 7 of 12

NUMBER	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	08/13/19	JWV

Designed: JWV | Drawn: | Checked By: ECC | Scale: 1"=50' | Date: 8/19/19 | Pgs:

Project No: 117.1112 | Sheet 7 of 12

MEADOW LANE PLAT 4 EAST

SANITARY SEWER AND WATER MAIN PLAN AND PROFILE

HUXLEY, IA

SNYDER & ASSOCIATES, INC.
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SNYDER & ASSOCIATES

Project No: 117.1112

Sheet 8 of 12

MARK	REVISION	DATE	BY
1	PER REV AS PER CITY COMMENTS	09/23/19	JWH

Engineer: KMW | Checked By: EOC | Scale: 1"= 50'
Technician: JWH | Date: 8/19/19 | Plot Date: Plot

Project No: 117.1112

Sheet 8 of 12

NOTES:

1. EXISTING SANITARY MANHOLES SHOWN PER ORIGINAL DESIGN DRAWINGS NOT FIELD SURVEY. MAY REQUIRE ADJUSTMENT.
2. CONTRACTOR TO EXPOSE AND VERIFY LOCATION, RIM ELEVATIONS
3. EXISTING SERVICE WYES ON LOTS 1-19, CONTRACTOR TO EXPOSE AND VERIFY LOCATION AND EXTEND 4" PVC TO 10' INSIDE LOT.
4. CONTRACTOR TO REPLACE CASTINGS ON EXISTING MANHOLES WITH TYPE "B" CASTINGS
5. LOTS 10-13 MAY NEED SANITARY SEWER GRINDER PUMPS DR ONLY FIRST FLOOR SANITARY SEWER SERVICE. CONTRACTOR AND HOME BUILDER TO VERIFY.
6. ALL SANITARY SEWERS ARE TO BE CLEANED AND TELEVISED WITH A REPORT AND VIDEO DELIVERED TO THE CITY.
7. NEW SEWER SERVICE TO BE PROVIDED TO LOTS 1-2, 20-24 FROM EXISTING SANITARY SEWER.
8. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SUDAS/CITY OF HUXLEY STANDARD SPECIFICATIONS.
9. MANHOLE CASTINGS ARE TO BE TYPE B THREE PIECE CASTINGS.

MEADOW LANE PLAT 4 EAST

PAVEMENT AND STORM SEWER PLAN AND PROFILE

HUXLEY, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.1112

Sheet 9 of 12

Mark	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	08/23/19	JWM

Engineer: KMM | Checked by: EOC | Scale: 1"=30'

Technician: JWM | Date: 8/19/19 | Field Bk: | Pg:

Project No: 117.1112

Sheet 9 of 12

1,005
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6+00
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5+00
4+50
4+00
3+50
3+00
2+50
2+00
1+50
1+00
Proposed Grade & Top of Curb
Existing Grade & Top of Curb
Proposed Grade & Flow
Existing Grade & Flow

MEADOW LANE PLAT 4 EAST

PAVEMENT AND STORM SEWER PLAN AND PROFILE

HUXLEY, IA

SNYDER & ASSOCIATES, INC.

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ANKENY, IOWA 50023
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SNYDER & ASSOCIATES

Project No: 117.1112

Sheet 10 of 12

Designed: KMM	Checked By: EOC	Scale: 1"= 60'
Drawn By: JWM	Date: 8/19/19	Plot Date:

Project No: 117.1112

Sheet 10 of 12

NO.	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	02/24/20	JWM

MEADOW LANE PLAT 4 EAST

PAVEMENT AND STORM SEWER PLAN AND PROFILE

HUXLEY, IA

SNYDER & ASSOCIATES, INC.
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ANKENY, IOWA 50023
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SNYDER & ASSOCIATES

Project No: 117.1112

Sheet 11 of 12

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	08/23/19	JLHM

Designed: KMM | Checked By: EDC | Scale: 1"=50' | Drawn By: JWM | Date: 8/19/19 | Plot Date:

Project No: 117.1112

Sheet 11 of 12

NOTES:

STORM SEWER

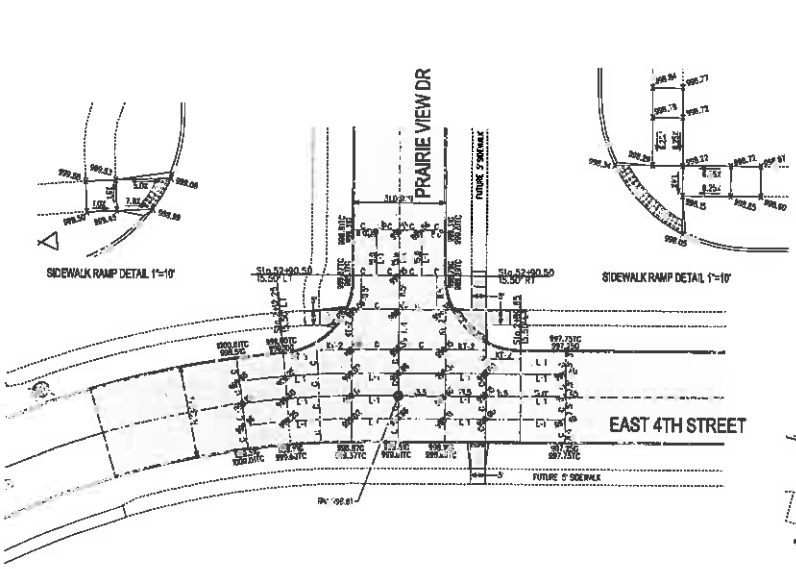
1. FOOTING DRAIN COLLECTOR PIPES ARE TO BE 6INCH DIAMETER SDR 35 P.V.C.
2. SUMP PUMP SERVICES ARE TO BE 2INCH DIAMETER PVC SCHEDULE 40.
3. TIE-IN TO THE EXISTING STORM MANHOLE CASTING WITH A THREE-PIECE CASTING AND DO NOT BOX OUT THE CASTING IN THE PAVEMENT.
4. INSTALL TRACER WIRE IN STORM SEWER MAINS. INSTALL TRACER WIRE BOXES BEHIND INTAKES, MANHOLES AND AT THE END OF LINES.
5. EXTEND SERVICES 10 FEET INTO LOT WITH ELBOW TO 3 FEET ABOVE TOP OF GROUND AND CAP. INSTALL METAL POST NEXT TO VERTICAL SERVICE PIPE.
6. CLEAN AND TELEVISE STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVISING REPORT TO CITY IN HARD COPY AND DISC FORMAT.
7. THE LAST THREE PIPE SECTIONS AND APRON SHALL BE TIED WITH PIPE CONNECTORS AT ALL STORM SEWER OUTLETS.
8. STORM SEWER JOINTS SHALL BE WRAPPED EXCEPT AT WATER MAIN CROSSINGS THE JOINTS SHALL BE COATED.
9. PROVIDE A-2 CLEANOUTS WITH GRATE FOR S1-15.

PAVEMENT

1. SLIP FORM PAVER SHALL BE USED FOR ALL STREET PAVEMENT.
2. ALL JOINTS SHALL BE SEALED. COARSE AGGREGATE FOR P.C.C. PAVEMENT SHALL BE CLASS 3, DURABILITY TWO, FINE AGGREGATE SHALL MEET THE REQUIREMENTS OUTLINED IN SECTION 4110.02 OF THE SUDAS STANDARD SPECIFICATIONS. PCC PAVING SHALL BE STAMPED WITH A 4" SQUARE PATTERN. THICKNESS OF PCC PAVEMENT SHALL BE 6" FOR RESIDENTIAL STREETS AND 7" FOR COLLECTOR STREETS AS SHOWN ON THE SUDAS STANDARD SPECIFICATIONS. NO ADDITIONAL COMPENSATION FOR PAVEMENT THICKNESS.
3. MANHOLES WITH THREEPIECE CASTINGS ARE NOT TO BE BOXED OUT.
4. PROVIDE HT JOINT AT THE END OF EACH STREET.
5. RAMPS ARE TO BE INSTALLED BY THE DEVELOPER AS A PART OF THE CONSTRUCTION PLANS.

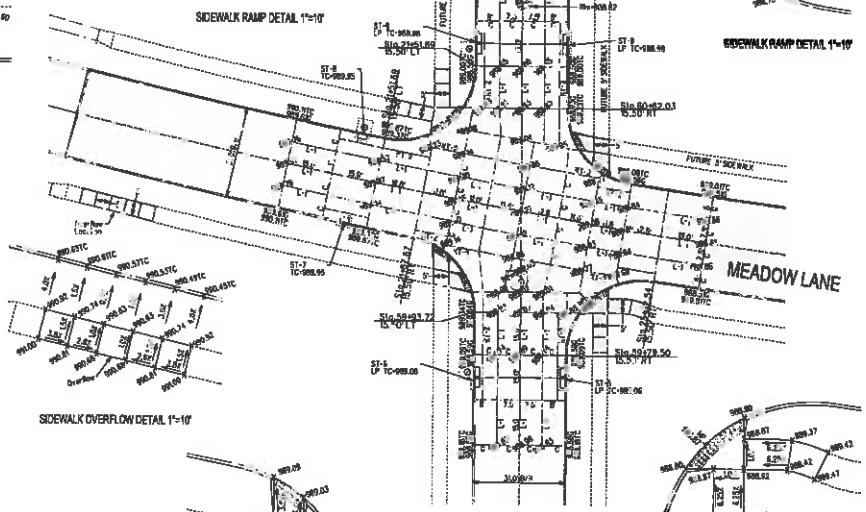
GENERAL

1. ALL HYDRANTS, VALVES, MANHOLES, INTAKES, CURB STOPS AND SUMP PUMP LATERALS ARE TO BE SURVEYED WITH GPS COORDINATES AND SHOWN ON THE ASBUILT PLANS.
2. ALL STORM SEWERS, WATER MAINS, HYDRANTS, VALVES, MANHOLES, INTAKES, CURB STOPS, SUMP PUMP LATERALS, STREET CENTERLINE AND BACK OF CURB LINES ARE TO BE PROVIDED TO THE CITY ELECTRONICALLY IN CAD FORMAT.
3. DELIVER ALL REMOVED CASTINGS AND HYDRANTS TO THE CITY MAINTENANCE FACILITY AT 601 OAK BOULEVARD.
4. TERMINATE ALL TRACER WIRES INTO FLUSH MOUNTED TRACER WIRE BOX, VALVCO MODEL TWAB.



SIDEWALK RAMP DETAIL 1"=10'

SIDEWALK RAMP DETAIL 1"=10'



SIDEWALK RAMP DETAIL 1"=10'

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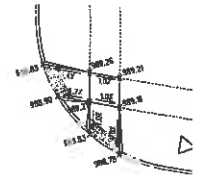
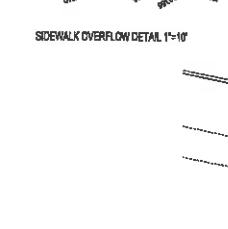
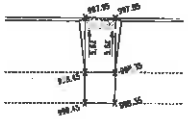


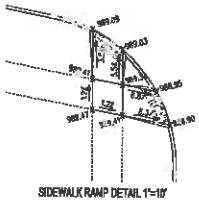
SIDEWALK OVERFLOW DETAIL 1"=10'



SIDEWALK RAMP DETAIL 1"=10'



SIDEWALK RAMP DETAIL 1"=10'



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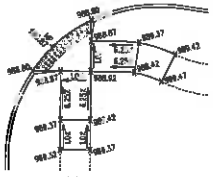
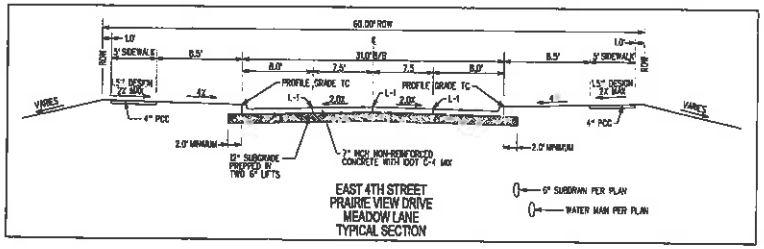
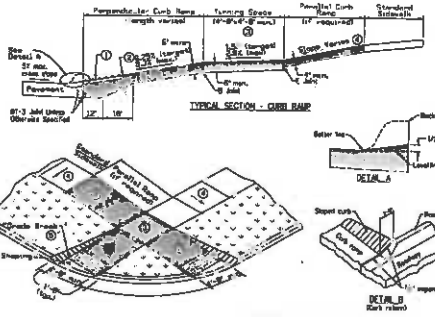






MARK	REVISION	DATE	BY
1	REVISED -> PER CITY COMMENTS	08/23.19	JWH

Designer: JWH | Drawn: KNM | Checked by: EDC | Date: 8/19/19 | Scale: 1"=20' | Field Bk.: Pg.

Project No: 117.1112 | Sheet 12 of 12

MEADOW LANE PLAT 4 EAST

INTERSECTION AND MISCELLANEOUS DETAILS

HUXLEY, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.1112

Sheet 12 of 12

Prepared by John Haldeman, City Administrator, for the City Council meeting to be held on the 27th day of August, 2019.

RESOLUTION NO. 19-120

RESOLUTION APPROVING PROJECT FOR INSTALLING SIDEWALK ALONG RAILWAY STREET HUXLEY, IOWA

WHEREAS, in order to encourage property owners to fill in the sidewalk gaps in their neighborhood; and

WHEREAS, the pedestrian traffic and vehicle traffic also increasing with the usage.

BE IT RESOLVED, THEREFORE, that the Director of the Public Works has submitted a proposal to have a sidewalks installed along Railway Street in front of City property and for the safety of those individuals walking in this area and the City Council agrees with the plan to have this sidewalk installed and directs Mayor to sign said contract submitted by Cockerham Concrete, Inc. for $14,612.00.

Roll Call	**Aye**	**Nay**	**Absent**
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this _____day of August, 2019

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-120** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____day of August, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

N 3RD AVE
W 1ST ST
W 1ST ST
E 1ST ST
E 1ST ST
N 2ND AVE
S 3RD AVE
S MAIN AVE
S 2ND AVE
E RAILWAY ST
W RAILWAY ST
S MAIN AVE
NE NE

COCKERHAM CONCRETE INC.

P.O. BOX. 21
HUXLEY IA. 50124

Estimate

Number E139

Date 8/13/2019

BILL TO
CITY OF HUXLEY

JOB SITE
RAILROAD

PO Number

Terms

Description	Amount
600 FEET OF 5 FOOT WIDE SIDEWALK	
ONE CURB CUT	
2X4 FORMING MATERIAL APPROACH AREAS 2X6 FORMING MATERIALS	$13,850.00
REBAR OPTION	$762.00

Total $14,612.00

20. **CONTRACT PROVISIONS.** The following provisions are incorporated in and made a part of this Agreement:

a. The Engineers shall comply with Executive Order 11246 of September 24, 1965 entitled "Equal Employment Opportunity", as amended by Executive Order 11375 of October 13, 1967 and as supplemented in the Department of Labor Regulations (41 CFR Chapter 60).

b. The Engineers shall comply with the Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor Regulations (29 CFR Part 3).

c. The Engineers shall comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330), as supplemented by Department of Labor Regulations (29 CFR Part 5).

d. The Engineers shall retain all required records for three (3) years after final payment and all other pending matters are closed.

21. **REMEDIES.** In the event the Engineers violates or breaches the terms of this Agreement the City may terminate the contract for cause as provided in **14. TERMINATION OF AGREEMENT** above. The City may seek any additional remedies available to it at law or in contract.

22. **SUSPENSION.**

a. The Owner agrees that the Engineer is not responsible for damages arising directly or indirectly from any delays for causes beyond the Engineer's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; failure of any government agency to act in a timely manner; failure of performance by the Owner; or discovery of any hazardous substances or differing site conditions. In addition, if the delays resulting from any such causes increase the cost or time required by the Engineer to perform its services in an orderly and efficient manner, the Engineer shall be entitled to a reasonable adjustment in schedule and compensation.

b. If Engineer's services are extended by Contractor's actions or inactions for more than the scheduled final construction completion, as defined in the Contract Documents, through no fault of the Engineer, the Engineer will be entitled to equitable and agreeable adjustment of rates and amounts of compensation provided in this Agreement.

23. **BETTERMENT**. When a Change Order is necessitated by an act or omission of Engineer or an error in the design of the Project, responsibility for such act, omission, or error shall be determined in good faith by Owner and Engineer. To the extent that such act, omission, or error arose out of the lack of quality professional services provided by Engineer or of the lack of professional quality deliverables prepared by Engineer, Owner shall be entitled to an amount equal to the difference between the actual cost of the change work and the estimated cost of the change work (less added value to the Owner) if there had been no such act, omission, or error. Engineer shall pay such sum to Owner.

24. **ASSIGNMENT**. This Agreement and each and every portion thereof shall be binding upon the successors and assigns of the parties hereto. The Engineers shall not assign any interest in this Agreement and shall not transfer any interest in the same without prior written consent of the City.

25. **COMPLETENESS OF CONTRACT**. This document contains all terms and conditions of this Agreement. Any alterations shall be invalid unless made in writing, signed by both parties and incorporated as an amendment to this Agreement.

The undersigned do hereby covenant and state this Agreement is executed in duplicate as though each were an original and there are no oral agreements that have not been reduced to writing in this instrument.

It is further covenanted and stated there are no other considerations or monies contingent upon or resulting from the execution of this Agreement nor have any of the above been implied by or for any party to this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names on the date first written above.

CITY OF HUXLEY, IOWA

By_____
Mayor

ATTEST:

By_____
City Clerk

VEENSTRA & KIMM, INC.

By Forrest S. Aldrich
Forrest S. Aldrich

ATTEST:

By Deborah M. Luke

HOURLY RATES BY EMPLOYEE CLASSIFICATION
(Effective July 2019)

Management I	$175.00
Management II	172.00
Process Engineer	196.00
Engineer I-A	176.00
Engineer I-B	165.00
Engineer I-C	157.00
Engineer I-D	150.00
Engineer II-A	143.00
Engineer II-B	132.00
Engineer III-A	125.00
Engineer III-B	120.00
Engineer III-C	117.00
Engineer IV	113.00
Engineer V	105.00
Engineer VI	102.00
Engineer VII	94.00
Engineer VIII	90.00
Engineer IX	84.00
Engineer X	76.00
Engineer XI	69.00
Engineer XII	63.00
Design Technician I	100.00
Architect	100.00
Planner I	111.00
Planner II	75.00
Planner III	69.00
Drafter IA	99.00
Drafter IB	92.00
Drafter II	86.00
Drafter III	81.00
Drafter IV	75.00
Drafter V	63.00
Drafter VI	60.00
Drafter VII	47.00
Clerical I	91.00
Clerical II	63.00
Clerical III	55.00
Clerical IV	48.00
Clerical V	38.00
Construction Manager	170.00
Surveyor I	120.00
Surveyor II	99.00
Technician I	88.00
Technician II	81.00
Technician III	74.00

Technician IV	72.00
Technician V	65.00
Technician VI	60.00
Technician VII	51.00
Technician VIII	45.00
Technician IX	37.00
Building Inspector I	167.00
Building Inspector I-A	111.00
Building Inspector II	86.00
Building Inspector III	63.00
Robotics	30.00/Hour
GPS	30.00/Hour
Leica Total Station	20.00/Hour
Total Station Robotics	15.00/Hour
Tablet	45.00/Hour
Fluoroscope	50.00/Hour
4-Wheeler	45.00/Hour
Mileage	.58¢/Mile

Prepared by John Haldeman, City Administrator, for the City Council meeting to be held on the 27th day of August, 2019.

RESOLUTION NO. 19-119

RESOLUTION APPROVING CONSTRUCTION PLANS FOR MEADOW LANE PLAT #4 EAST, TO THE CITY OF HUXLEY, IOWA.

WHEREAS, the Construction Plans for the Meadow Lane Plat #4 East has been submitted for review by Public Works and the City's Engineer; and

WHEREAS, the review has taken place and the recommendations have been submitted to the developer.

BE IT RESOLVED, THEREFORE, that the Construction Plans for the Meadow Lane Plat #4 East has been recommended for approval, subject to the conditions (if any) as set forth below and in the attached document;

1.
2.

Roll Call	**Aye**	**Nay**	**Absent**
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this _____day of August, 2019

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-119** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____day of August, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

VEENSTRA & KIMM, INC.
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

August 23, 2019

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

HUXLEY, IOWA
MEADOW LANE PLAT 4 EAST
CONSTRUCTION PLANS

We have reviewed the construction plans for Meadow Lane Plat 4 East and find them acceptable with the following comment:

1. Show the location of mailbox pads and provide details for construction.

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

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

FSA:dml
45229-045
cc: Jeff Peterson, City of Huxley
Steve Quick
Eric Cannon, Snyder & Associates, Inc.

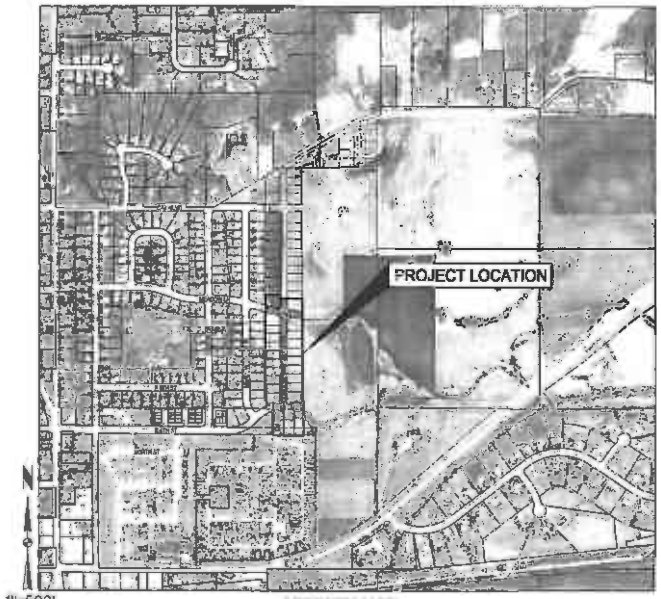
CONSTRUCTION PLANS

FOR

MEADOW LANE PLAT 4 EAST

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

CITY OF HUXLEY, STORY COUNTY, IOWA



VICINITY MAP

OWNER/DEVELOPER
MEADOW LANE INVESTMENTS, LLC
P.O. BOX 396
HUXLEY, IA 50124
(515) 231-5895
STEVE QUICK
quick@iwaconnect.net

INDEX OF SHEETS

1. TITLE SHEET
2. PROJECT INFORMATION
3. OVERALL SITE LAYOUT
4. GRADING AND EROSION CONTROL PLAN
5. HYDRANT COVERAGE PLAN
6-8. SANITARY SEWER AND WATER MAIN PLAN AND PROFILE
9-11. PAVEMENT AND STORM SEWER PLAN AND PROFILE
12. INTERSECTION DETAILS

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Eric D. Cannon, P.E. Date

License Number 19654

My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:

1	REVISED AS PER CITY COMMENTS					10/25/19	EJC
MARK	REVISION					DATE	BY
Engineer: KMM	Checked By: EDC	Scale: 1"= 500'					
Technician: JWM	Date: 6/19/19	Field Bk: Pic					
Project No: 117.1112		Sheet 1 of 12					

MEADOW LANE PLAT 4 EAST

TITLE SHEET

HUXLEY, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.1112

Sheet 1 of 12

LEGEND

Features	Existing	Proposed
Spot Elevation	810	805.0
Contour Elevation	810	805
Fence (Corn Field, Hog)		
Fence (Barb, Silk)		
Fence (Wood)		
Fence (Mill)		
Tree Line		
Tree Stump		
Deciduous Tree & Shrub		
Coniferous Tree & Shrub		
Communication	C	C
Underhold Communication	DC	DC
Fiber Optic	FO	FO
Underground Electric	E	E
Overhead Electric	OE	OE
Gas Main with Size	4" G	4" G
High Pressure Gas Main with Size	4" HPG	4" HPG
Water Main with Size	8" W	8" W
Sanitary Sewer with Size	8" SAN	8" S
Shot Creek	DITCH	
Tree Mile Location for DUE w/ID		

(#) Denotes the survey quality service level for utilities

Sanitary Manhole	12" ST	12" ST
Storm Sewer with Size		
Storm Manhole		
Single Storm Sewer Inlet		
D.O.T. Storm Sewer Intake		
Fire Hydrant		
Fire Hydrant on Existing		
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		
Mail Kiosk		
Gas Manhole		
Gas Appurtenance		
Fence Post or Guard Rail		
Underground Storage Tank		
Above Ground Storage Tank		
Sign		
Satellite Dish		
Mailbox		
Bollards		

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/4 Section Corner	●	○
(Misc. Otherwise Noted)		
ROW Marker	■	□
ROW Pin	●	○
Control Point	CP	
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		
1/4 1/4 Section Line		
Easement Line		

GENERAL NOTES

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO CURRENT SUDAS STANDARD SPECIFICATIONS AND THE CITY OF HUXLEY SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORT.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE AND INCLUDE FLARED END SECTIONS.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER AND CITY OF HUXLEY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATE AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES, AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF LAYOUT. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION.
10. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE PROJECT.

BULK REGULATIONS

FRONT YARD SETBACK = 30 FEET
REAR YARD SETBACK = 25 FEET
SIDE YARD SETBACK
TOTAL SIDE YARD = 16 FEET
MINIMUM ON ONE SIDE = 8 FEET

ZONING

EXISTING: R-1A RESIDENTIAL

SURVEYOR

SNYDER AND ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IA 50023

NOTES:

1. LOTS 10-13, MAY REQUIRE PRIVATE INDIVIDUAL EJECTOR PUMPS FOR BASEMENT SEWER SERVICE.
2. BACKYARD SWALES NEED TO BE INSTALLED AT A MIN. SLOPE OF 1.5% AND AT A TARGET SLOPE OF 2.0%. IF THIS SLOPE CANNOT BE OBTAINED, A DRAIN TILE WITH SURFACE INTAKES CAN BE INSTALLED.
3. THE PROPOSED STORM WATER DETENTION POND IS TEMPORARY IN NATURE TO ONLY PROVIDE STORM WATER MANAGEMENT FOR THE LOTS OF THE CURRENT PRELIMINARY PLAT AND WILL NEED TO BE ANALYZED WITH THE FUTURE DEVELOPMENT TO THE EAST TO ALLOW FOR THE EXISTING 48" STORM SEWER TO ELIMINATE THE STANDING WATER WITHIN THE SYSTEM. THE INTERSECTION OF MEADOW LANE AND COUNTRYSIDE DRIVE WILL NOT BE ALLOWED TO BE CONSTRUCTED UNTIL THE DESIGN OF THE ULTIMATE STORM WATER MANAGEMENT BASIN HAS BEEN COMPLETED.

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 RECOLLECTION.

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.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551902052.

W-WATER S-SANITARY SEWER	CITY OF HUXLEY KEITH VITZTHUM 515-290-7512 publicwork1@huxleyiowa.org
E-ELECTRIC G-GAS	ALLIANT ENERGY JACOB CLARK 319-268-3412 locate_ip@alliantenergy.com
C-COMMUNICATION	HUXLEY COMMUNICATIONS COOP TERRY FERGUSON 515-597-2281- terry@huxleycommunications.net
CLEAR PER MAP	CONSUMERS ENERGY JIM KIDD 641-754-1842 jkidd@consumersenergy.coop
CLEAR PER EMAIL	MEDIACOM COMMUNICATIONS TIM ADREON 515-233-2318 tadreon@mediacomcc.com

CONTROL POINTS

IOWA STATE PLANE SOUTH COORDINATE SYSTEM.
NAD83(2011)(EPOCH 2010.00) (ARTH DERIVED - US SURVEY FEET

CP1 N=7599565.95 E=1853387.29 ELEV=994.57
CUT "X" ON BACK OF CURB BEHIND WEST DOUBLE INTAKE AT THE NORTH END OF DEERWOOD DRIVE, SOUTH SIDE OF SITE.

CP2 N=7599277.47 E=1853377.11 ELEV=1000.98
CUT "X" ON BACK OF CURB BEHIND NORTH INTAKE AT THE EAST END OF E. 4TH STREET, SOUTHWEST SIDE OF SITE.

CP3 N=7600585.64 E=1853332.81 ELEV=990.85
CUT "X" ON SOUTH BACK OF CURB AT THE EAST END OF MEADOW LANE, WEST SIDE OF SITE.

CP4 N=7601448.35 E=1853360.05 ELEV=995.68
CUT "X" ON NORTH BACK OF CURB AT THE EAST END OF OAK BOULEVARD, NORTHWEST SIDE OF SITE.

CP5 N=7601849.77 E=1853361.74 ELEV=995.89
CUT "X" ON SOUTH BACK OF CURB AT THE EAST END OF OAK BEND ROAD CONCRETE, NORTH SIDE OF SITE.

CP6 N=7602181.49 E=1853429.25 ELEV=994.15
1/2" REBAR WITH RED CAP 3' SOUTH OF TELEPHONE PEDESTAL, NORTHEAST CORNER OF SITE.

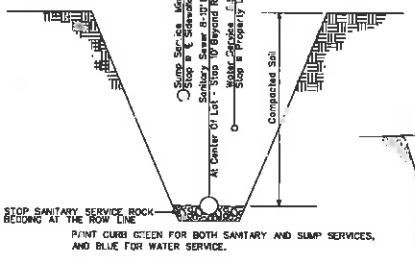
CP7 N=7601031.36 E=1853427.87 ELEV=988.39
1/2" REBAR WITH RED CAP 15' SOUTH OF FENCE BRACE POST, EAST SIDE OF SITE.

BENCHMARKS

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

BM1 N=7599786 E=1853333.65 ELEV=1002.29
ARROW ON HYDRANT NORTHEAST OF INTAKE AT THE EAST END OF E. 4TH STREET, SOUTHWEST SIDE OF SITE.

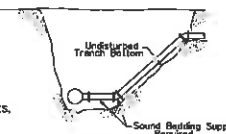
BM2 N=7601825 E=1853342 ELEV=997.58
ARROW ON HYDRANT ON THE SOUTH SIDE OF OAK BEND ROAD, NORTH SIDE OF SITE.



PAINT CURB GREEN FOR BOTH SANITARY AND SUMP SERVICES, AND BLUE FOR WATER SERVICE.

PLACE ONE 6 FT. STEEL POST BURIED 3 FT. AT WATER CURB BOX

INTERIM SERVICE LOCATION DETAIL



c) SLOPING LATERAL TRENCH-ANY DEPTH (Slope at 1:1 or Flatter)

RISER DETAIL

WATER MAIN QUANTITIES	
8" PVC MAIN	1220 LF
8" VALVE	5 EA
HYDRANT ASSEMBLY	1 EA
RELOCATED HYDRANT ASSEMBLY	1 EA
TEMPORARY BLOWOFF HYDRANT	2 EA
CONNECT TO EXISTING	3 EA
1" COPPER WATER SERVICE	24 EA

SANITARY SEWER QUANTITIES	
8" MAIN	957 LF
MANHOLE SW-303	1 EA
MANHOLE SW-301	1 EA
CONNECT TO EXISTING	1 EA
ADJUST EXISTING MANHOLE RIM TO GRADE	3 EA
4" NEW SEWER SERVICE W/ WYE LOTS 1-2, 20-24	7 EA
4" SERVICE FROM EXISTING WYE LOTS 3-18	17 EA

STORM SEWER QUANTITIES	
SW-501 INTAKE	2 EA
SW-503 INTAKE	2 EA
SW-505 INTAKE	2 EA
SW-506 INTAKE	2 EA
A-2 CLEANOUT WITH FLAT GRATE	1 EA
24" NYLOPLAST DRAIN BASIN WITH FLAT GRATE	2 EA
MANHOLES SW-401&407	3 EA
ADJUST MANHOLE TO GRADE	2 EA
8" SLIMLINE, SDR 35 PVC	277 LF
6" PERFORATED SUBDRAIN	154 LF
STORM SEWER CLEANOUT TYPE A-1	2 EA
18" HDPE	50 LF
15" RCP	881 LF
15" FES W FOOTING	1 EA
18" RCP	111 LF
18" RCP SALVAGE AND REINSTALL	80 LF
24" RCP	265 LF
24" RES W FOOTING	1 EA
RIP RAP CLASS "E"	70 TONS
2" SUMP SERVICE, SCH 40 PVC	24 EA

PAVEMENT QUANTITIES	
7" PCC	4280 SY
12" SUBGRADE PREP	5825 SY
6" PCC SIDEWALK RAMPS	896 SF
CAST IRON DETECTABLE WARNINGS	130 SF
4" PCC SIDEWALKS	125 SF
SEEDING	14 AC
SILT FENCE	3000 LF
END OF STREET MARKERS	10 EA

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE TOWN OF HUXLEY, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT, AND ALL OTHER ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER, CONTRACTOR, AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING BUT NOT LIMITED TO, THE NOTICE OF INTENT, PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE MADE AVAILABLE UPON REQUEST TO ANY AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS FROM PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMPS) FOR THE DEVELOPER TO IMPLEMENT DURING THE NPDES PERMIT COVERAGE. ALL BMPS AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMPS FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF, AND SHALL RECORD AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMPS UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE REMOVAL OF SEDIMENT AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWN-STREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO ANY CLEARING AND GRADING OPERATIONS.
   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT DURATION. PLAN ON REPAIRING OR REPLACING WITHIN 7 DAYS WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF ONE INCH RAINFALL EVENTS. INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER. DURING CONSTRUCTION, REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS OR BLANKETS, AND RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES, AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS EROSION CONTROL PROTECTION. INSTALL SEDIMENT CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
   h. RESPREAD A MINIMUM OF 4 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
   i. STABILIZE UNDEVELOPED DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS EACH AREA IS FINISHED. IF CONSTRUCTION IS PAUSING OPERATIONS, INITIATE STABILIZATION MEASURES IMMEDIATELY. CONSTRUCTION ACTIVITY IS CONSIDERED TO BE TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
   j. COORDINATE LOCATION OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND / OR SILT BARRIERS AND CONTROL SEDIMENT WITH SILT FENCE OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED WASTE.
   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

MARK	REVISION	DATE	BY
1	CITY COMMENTS	09/21/19	JNM

Designed: KNM | Checked By: EDC | Scale: 1"=1' | Plot Dt: 9/19/19 | Pw:
Technician: JNM | Date: 8/19/19 | Project No: 117.1112 | Sheet 2 of 12

MEADOW LANE PLAT 4 EAST

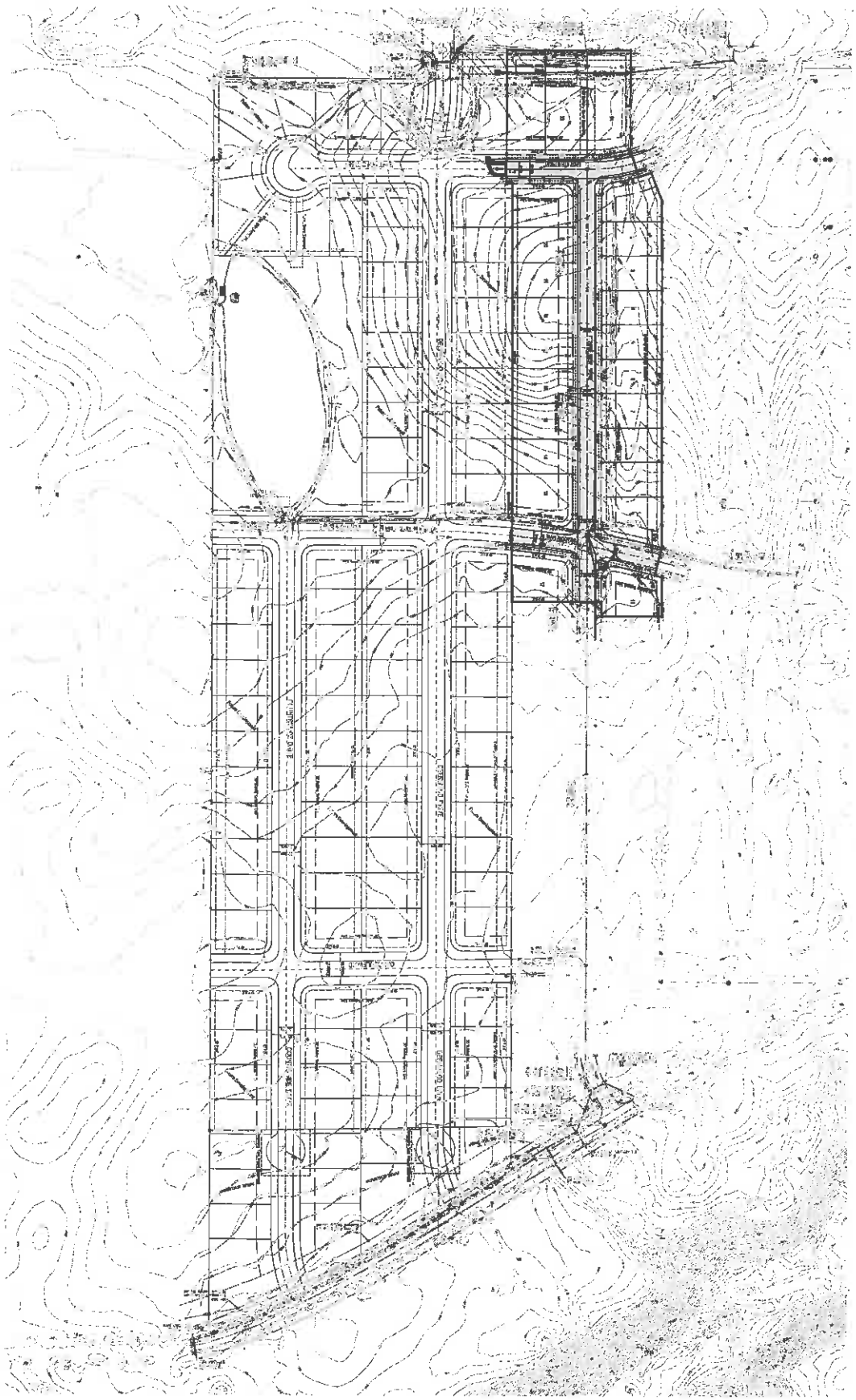
PROJECT INFORMATION

HUXLEY, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.1112
Sheet 2 of 12



MEADOW LANE PLAT 4 EAST

OVERALL SITE LAYOUT

HUXLEY, IA

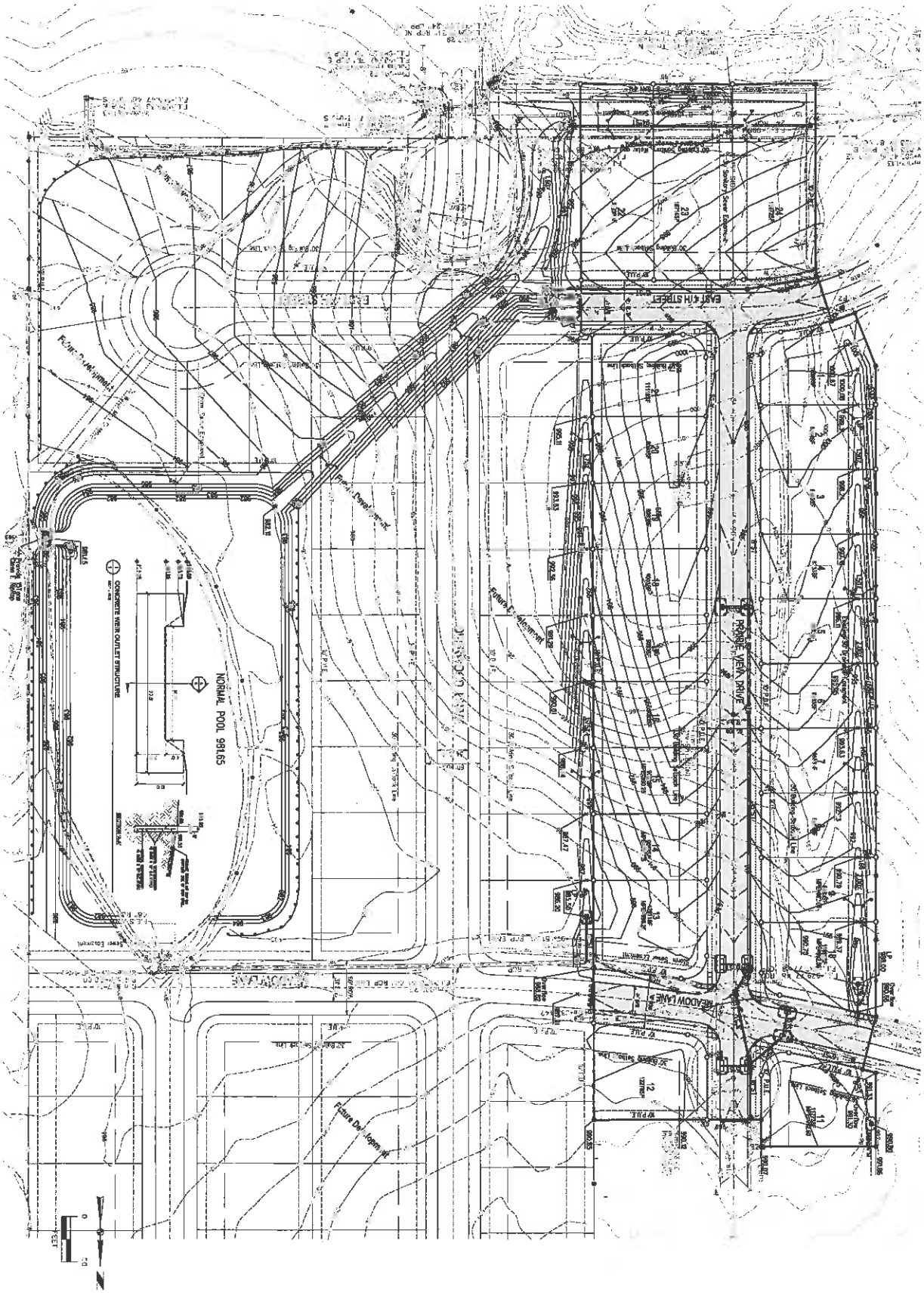
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	09/23/19	JWM

Engineer: KMM | Checked By: EOC | Scale: 1" = 100'
Technician: JWM | Date: 8/19/19 | Field Bk: | Pg:

Project No: 117.1112 | Sheet 3 of 12

Project No: 117.1112
Sheet 3 of 12



MEADOW LANE PLAT 4 EAST

GRADING AND EROSION CONTROL PLAN

HUXLEY, IA

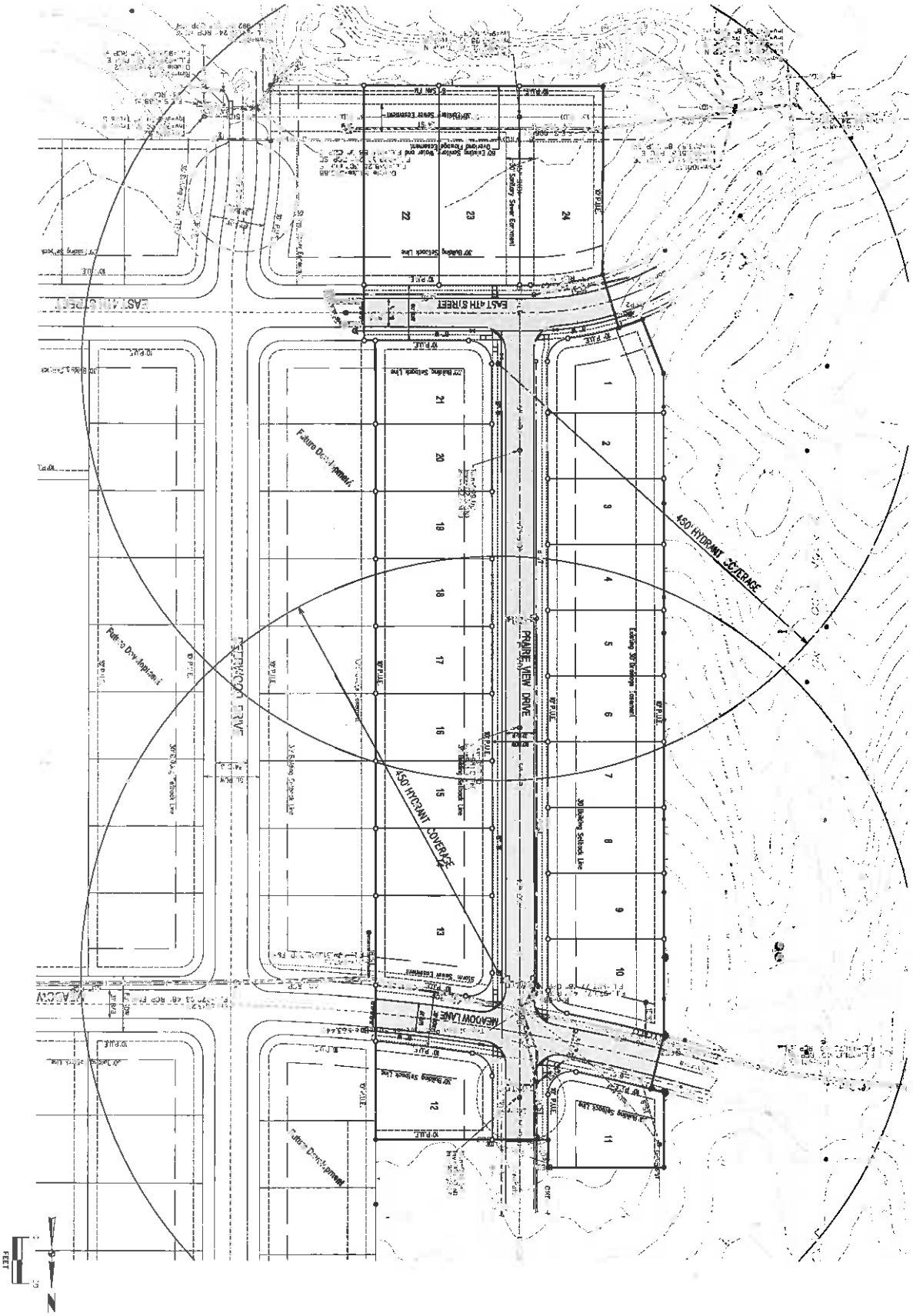
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	08/23/19	JWM

Engineer: KMM | Checked By: EOC | Scale: 1" = 50'
Technician: JWM | Date: 8/19/19 | Field Bk: | Pg:

Project No: 117.1112 | Sheet 4 of 12

Project No: 117.1112
Sheet 4 of 12



MEADOW LANE PLAT 4 EAST

HYDRANT COVERAGE PLAN

HUXLEY, IA

SNYDER & ASSOCIATES, INC.

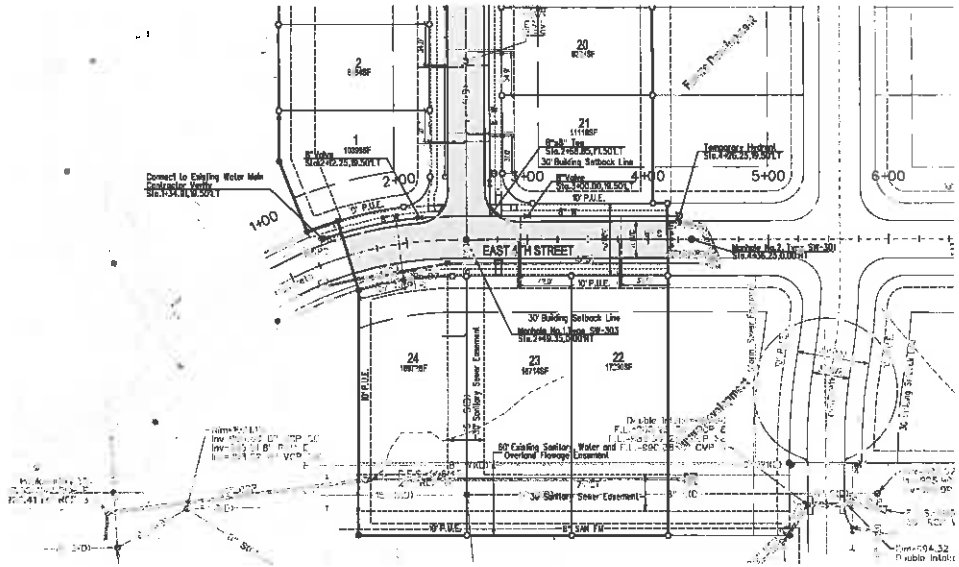
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	01/23/19	JWM

Engineer: KMM | Checked By: EOC | Scale: 1" = 50'
Technician: JWM | Date: 8/19/19 | Field Bk: Pg:

Project No: 117.1112 | Sheet 5 of 12

Project No: 117.1112
Sheet 5 of 12



NOTES:

WATER

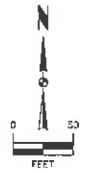
1. PIPE MATERIAL TO BE AWWA C900 SDR 18. CONTRACTOR RESPONSIBLE FOR DISINFECTION AND TESTING. CONTRACTOR SHALL CONTACT CITY REPRESENTATIVES TO COORDINATE TRACER WIRE ACCESS BOX LOCATIONS. TRACER WIRE SHALL BE PROVIDED ALONG ALL WATER MAIN AND HYDRANT LEGS. WRAP AND TAPE ALL DUCTILE IRON FITTINGS AND VALVES.
2. WATER SERVICE SHALL BE TYPE K COPPER. NO COUPLINGS ALLOWED ON SERVICE LINES. STOP BOXES SHALL BE ARCH TYPE WITH STAINLESS STEEL RODS. ALL CURB STOPS SHALL BE ONEPIECE WITH NO EXTENSIONS. FLARED FITTINGS ON CORPORATIONS AND CURB STOPS. INSTALL METAL POST AT END OF EACH SERVICE.
3. HYDRANTS TO BE CLOW MEDALLION OR WATEROUS PACER WITH STORZ NOZZLE ON PUMPER FITTING.
4. ADJUST VALVES TO FINISHED GRADE WITHOUT USING TOP HATS.
5. WRAP AND TAPE ALL METAL FITTINGS AND VALVES.

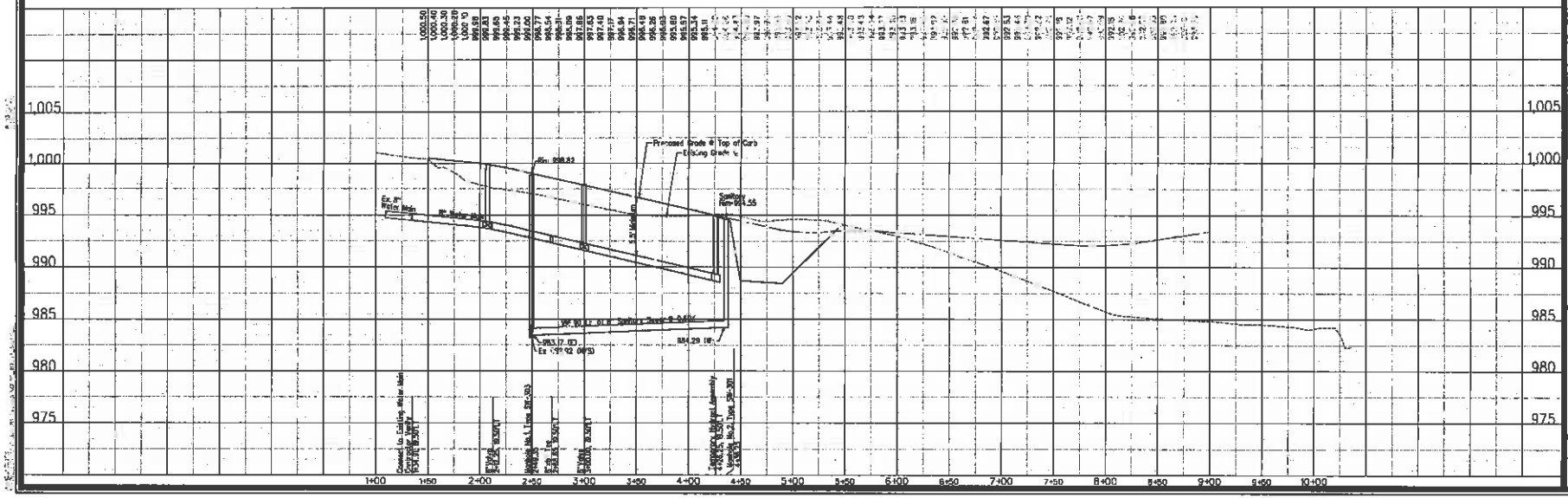
WASTEWATER

1. PVC TRUSS PIPE TO BE USED FOR SANITARY SEWER.
2. TRACER WIRE NEEDS TO BE PROVIDED ALONG THE SANITARY SEWER. THE TRACER WIRE IS TO BE TERMINATED IN A BOX LOCATED BEHIND THE CURB ACROSS FROM THE MANHOLE.
3. MANHOLE CASTINGS ARE TO HAVE RUBBER SLEEVE INTERNAL CHIMNEY SEALS.
4. RUBBER PLUGS ARE TO BE INSTALLED IN MANHOLE CASTING LIFT HOLES AND COVERED WITH NONSHRINK GROUT.
5. ADJUSTING RING HEIGHT SHALL NOT EXCEED 24 INCHES.
6. INSTALL GRANULAR BEDDING FOR SERVICES 8 INCHES ABOVE PIPE.
7. DO NOT BOX OUT THREEPIECE MANHOLE CASTINGS IN THE PAVEMENT.
8. EXISTING SANITARY MANHOLES SHOWN PER ORIGINAL DESIGN DRAWINGS NOT FIELD SURVEY.
9. CONTRACTOR TO EXPOSE AND VERIFY LOCATION.RIM ELEVATIONS MAY REQUIRE ADJUSTMENT.
10. EXISTING SERVICE WYE'S ON LOTS 3-19. CONTRACTOR TO EXPOSE AND VERIFY LOCATION AND EXTEND 4" PVC TO 10' INSIDE LOTS.
11. CONTRACTOR TO REPLACE CASTINGS ON EXISTING MANHOLES WITH TYPE "B" CASTINGS
12. LOTS 10-13 MAY NEED SANITARY SEWER GRINDER PUMPS OR ONLY FIRST FLOOR SANITARY SEWER SERVICE. CONTRACTOR AND HOME BUILDER TO VERIFY.
13. ALL SANITARY SEWERS ARE TO BE CLEANED AND TELEVISED WITH A REPORT AND VIDEO DELIVERED TO THE CITY.
14. NEW SEWER SERVICE TO BE PROVIDED TO LOTS 1-2, 20-24 FROM EXISTING SANITARY SEWER.
15. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SUDAS/CITY OF HUXLEY STANDARD SPECIFICATIONS.
16. MANHOLE CASTINGS ARE TO BE TYPE B THREE PIECE CASTINGS.

GENERAL

1. ALL HYDRANTS, VALVES, MANHOLES, INTAKES, CURB STOPS AND SUMP PUMP LATERALS ARE TO BE SURVEYED WITH GPS COORDINATES AND SHOWN ON THE ASBUILT PLANS.
2. ALL STORM SEWERS, WATER MAINS, HYDRANTS, VALVES, MANHOLES, INTAKES, CURB STOPS, SUMP PUMP LATERALS, STREET CENTERLINE AND BACK OF CURB LINES ARE TO BE PROVIDED TO THE CITY ELECTRONICALLY IN CADD FORMAT.
3. DELIVER ALL REMOVED CASTINGS AND HYDRANTS TO THE CITY MAINTENANCE FACILITY AT 801 OAK BOULEVARD.
4. TERMINATE ALL TRACER WIRES INTO FLUSH MOUNTED TRACER WIRE BOX. VALVCO MODEL TWAB.





1	10/6/23	AS	CITY COMMENTS	08/23	JWM	
MARK	REVISION			DATE	BY	
Engineer:	KMM	Checked By:	EDC	Scale:	1"= 50'	
Technician:	JWM	Date:	8/15/19	Field Bk:	PB	
Project No:	117.1112			Sheet 6 of 12		

MEADOW LANE PLAT 4 EAST

SANITARY SEWER AND WATER MAIN PLAN AND PROFILE

HUXLEY, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.1112

Sheet 6 of 12

MEADOW LANE PLAT 4 EAST

SANITARY SEWER AND WATER MAIN PLAN AND PROFILE

HUXLEY, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
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SNYDER & ASSOCIATES

Project No: 117.1112

Sheet 7 of 12

Mark	Description	Date	By
1	RELOAD AS PER CITY COMMENTS	08/17/19	JWM

Engineer: KMM | Checked by: EDC | Scale: 1"=30' | Tracked as: JWM | Date: 8/19/19 | Plot Bar: Per

Project No: 117.1112 | Sheet 7 of 12

MEADOW LANE PLAT 4 EAST

SANITARY SEWER AND WATER MAIN PLAN AND PROFILE

HUXLEY, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.1112

Sheet 8 of 12

Engineer	KJW	Checked By:	EDC	Scale:	1"= 50'
Technician:	JWH	Date:	6/19/19	Sheet Size:	24"

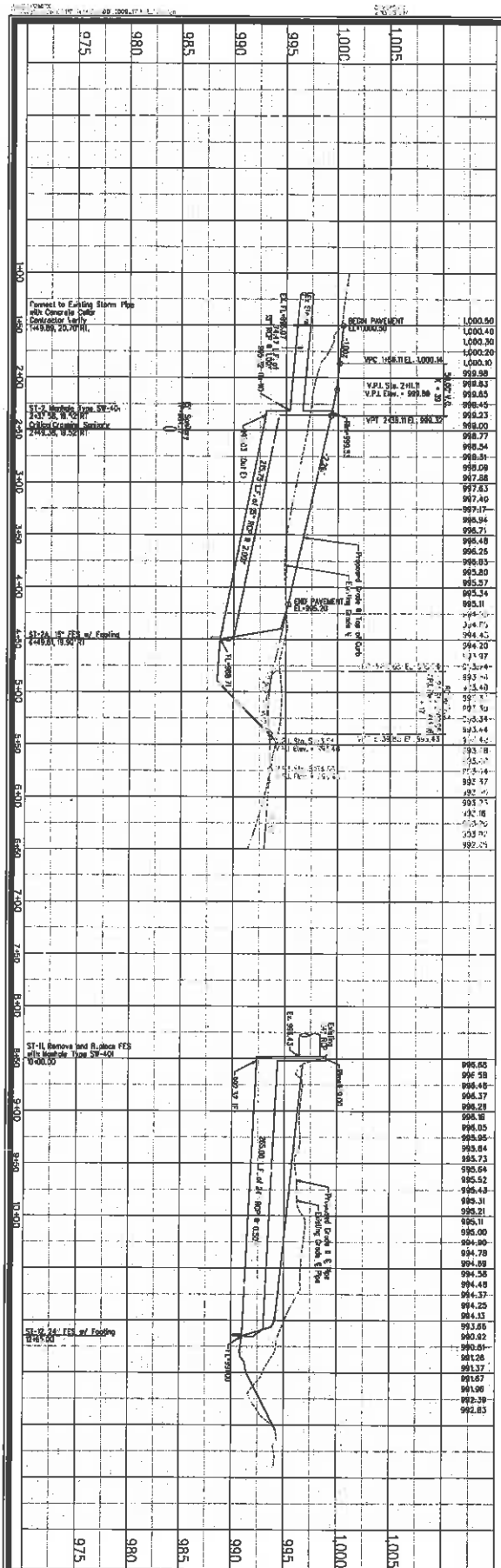
Project No: 117.1112 Sheet 8 of 12

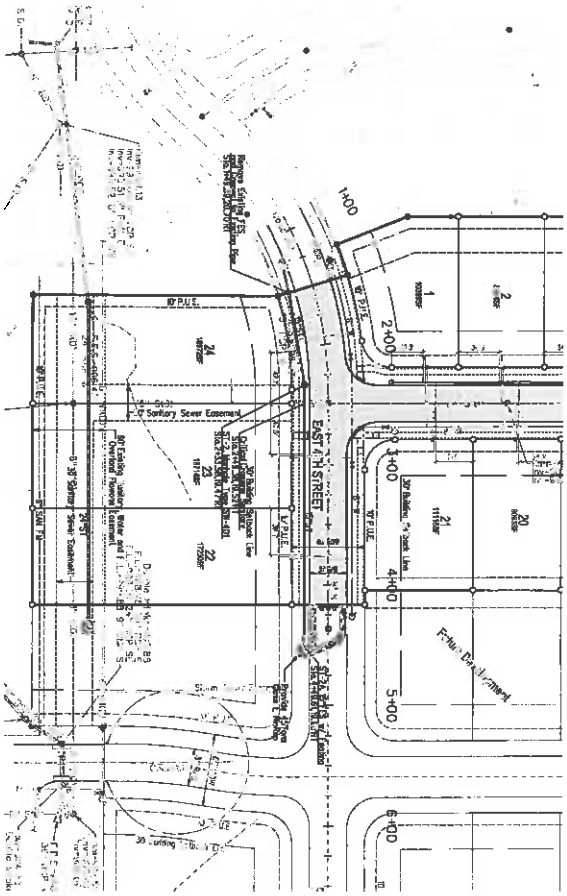
MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	09/27/19	JWH

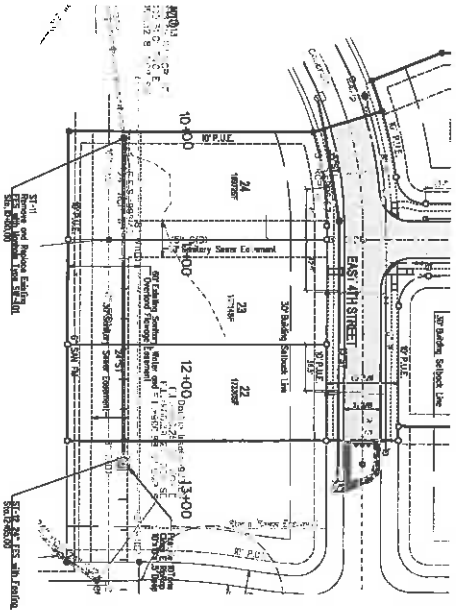
NOTES:

1. EXISTING SANITARY MANHOLES SHOWN PER ORIGINAL DESIGN DRAWINGS. NOT FIELD SURVEY.
2. CONTRACTOR TO EXPOSE AND VERIFY LOCATION AND ELEVATION OF MAY REQUIRE AL JUSTMENT.
3. EXISTING SERVICE WYES ON LOTS 3-16, CONTRACTOR TO EXPOSE AND VERIFY LOCATION AND EXTEND 4" PVC TO 10' INSIDE LOT.
4. CONTRACTOR TO REPLACE CASTINGS ON EXISTING MANHOLES WITH TYPE "B" CASTINGS
5. LOTS 10-13 MAY NEED SANITARY SEWER GRINDER PUMPS OR ONLY FIRST FLOOR SANITARY SEWER SERVICE. CONTRACTOR AND HOME BUILDER TO VERIFY.
6. ALL SANITARY SEWERS ARE TO BE CLEANED AND TELEVISED WITH A REPORT AND VIDEO DELIVERED TO THE CITY.
7. NEW SEWER SERVICE TO BE PROVIDED TO LOTS 1-2, 10-24 FROM EXISTING SANITARY SEWER.
8. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SUDAS/CITY OF HUXLEY STANDARD SPECIFICATIONS.
9. MANHOLE CASTINGS ARE TO BE TYPE B THREE PIECE CASTINGS.

0 50 FEET







MEADOW LANE PLAT 4 EAST

PAVEMENT AND STORM SEWER PLAN AND PROFILE

HUXLEY, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

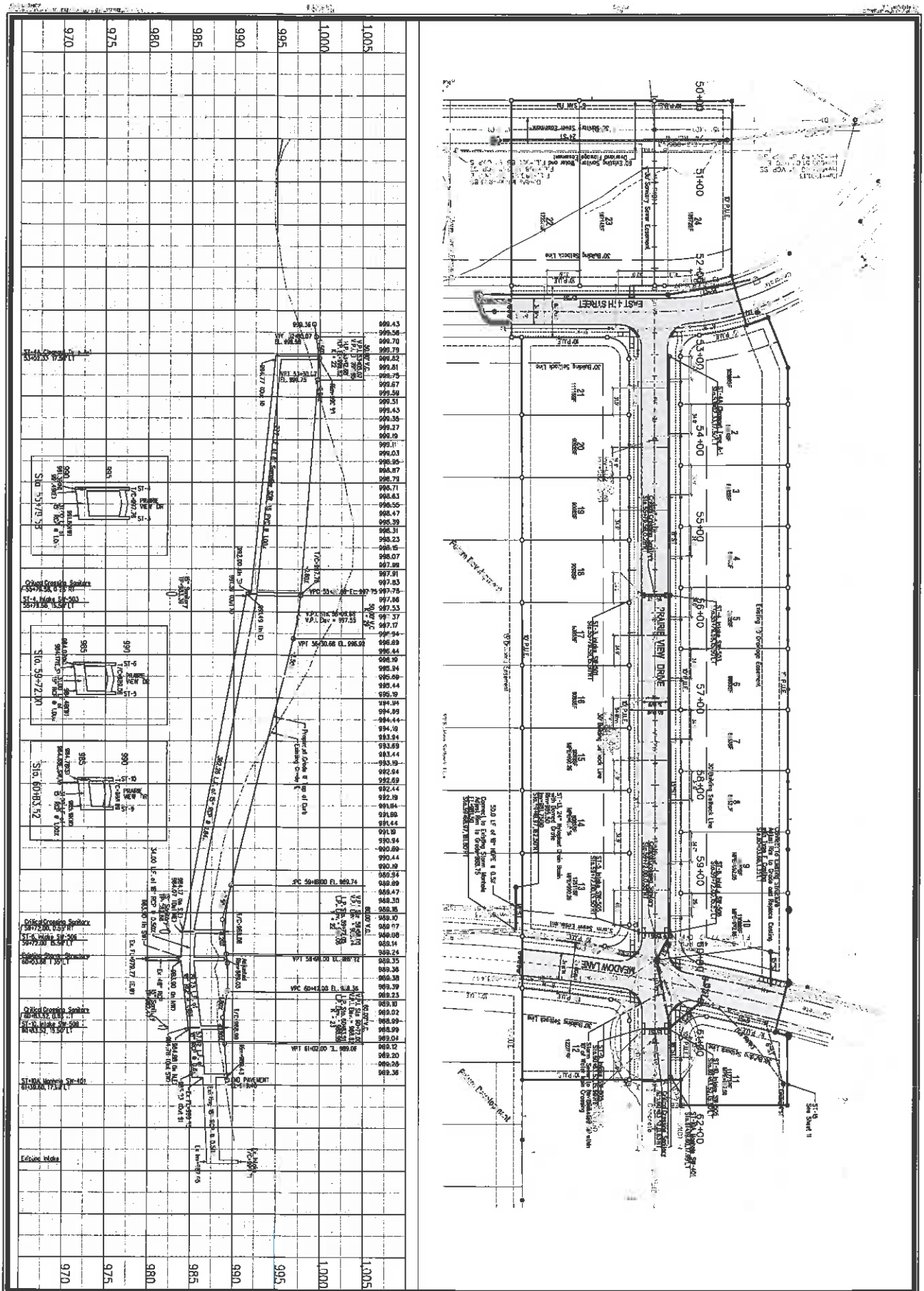
MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	08/30/19	JWM

Engineer: KMM | Checked By: EDC | Scale: 1"= 50'
Technician: JWM | Date: 8/19/19 | Field Bk: Pg

Project No: 117.1112

Sheet 9 of 12

Project No: 117.1112
Sheet 9 of 12



MEADOW LANE PLAT 4 EAST

PAVEMENT AND STORM SEWER PLAN AND PROFILE

HUXLEY, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	08/19/19	JWM

Engineer: KMM | Checked By: EDC | Scale: 1"= 50'
Technician: JWM | Date: 8/19/19 | Field Bk: | Pg:

Project No: 117.1112

Sheet 10 of 12

Project No: 117.1112
Sheet 10 of 12

MEADOW LANE PLAT 4 EAST

PAVEMENT AND STORM SEWER PLAN AND PROFILE

HUXLEY, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.1112

Sheet 11 of 12

Project No:	117.1112	Sheet 11 of 12
Designed by: KMM	Checked by: EDC	Date: 8/19/19
Technician: JWM	Date:	Scale: 1"=50'
		Plot Scale:

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	8-22-19	JWM

NOTES:

STORM SEWER

1. FOOTING DRAIN COLLECTOR PIPES ARE TO BE 6INCH DIAMETER TOR 35 PVC.
2. SUMP PUMP SERVICES ARE TO BE 2INCH DIAMETER PVC SCHEDULE 40.
3. REPLACE THE EXISTING STORM MANHOLE CASTING WITH A THREE-PIECE CASTING AND DO NOT BOX OUT THE CASTING IN THE PAVEMENT.
4. INSTALL TRACER WIRE ON STORM SEWER MAINS. INSTALL TRACER WIRE BOXES BEHIND INTAKES.
5. EXTEND SERVICES 10 FEET INTO LOT WITH ELBOW TO 3 FEET ABOVE TOP OF GROUND AND CAP. INSTALL METAL POST NEXT TO VERTICAL SERVICE PIPE.
6. CLEAN AND TELEVISE STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVISING REPORT TO CITY IN HARD COPY AND DISC FORMAT.
7. THE LAST THREE PIPE SECTIONS AND APRON SHALL BE TIED WITH PIPE CONNECTORS AT ALL STORM SEWER OUTLETS.
8. STORM SEWER JOINTS SHALL BE WRAPPED EXCEPT AT WATER MAIN CROSSINGS THE JOINTS SHALL BE CAULKED.
9. PROVIDE A-2 CLEANOUTS WITH GRATE FOR ST-05.

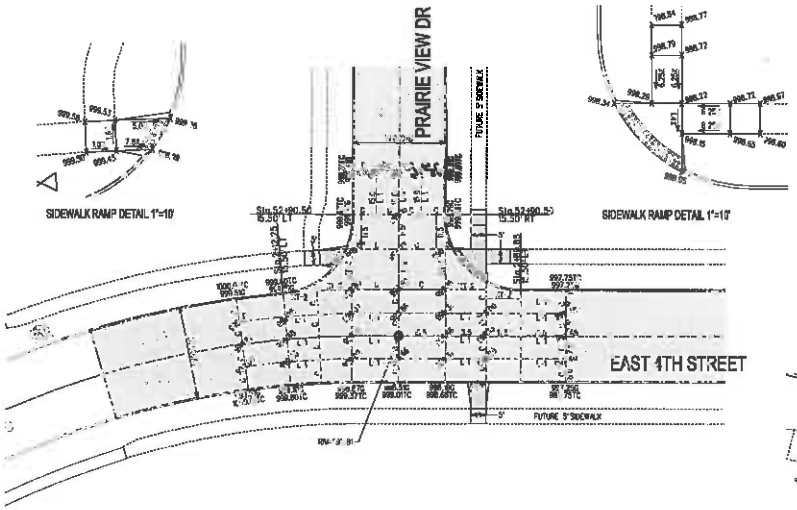
PAVEMENT

1. SLIP FORM PAVER SHALL BE USED FOR ALL STREET PAVEMENT.
2. ALL JOINTS SHALL BE SEALED. CLASS AGGREGATE FOR P.C.C. PAVEMENT SHALL BE CLASS 3, DURABILITY PAVEMENT, SMOOTHNESS SHALL MEET THE REQUIREMENTS OUTLINED IN SECTION 7010, PARTICULARLY OF THE SUDAS STANDARD SPECIFICATIONS (7010.2.C.1.a.(2) SQ. FT./INCH). PAYMENT FOR SMOOTHNESS SHALL BE AS OUTLINED IN SECTION 7010.2.C.1.a.(2) OF THE SUDAS STANDARD SPECIFICATIONS. NO ADDITIONAL COMPENSATION FOR PAVEMENT THICKNESS.
3. MANHOLES WITH THREEPIECE CASTINGS ARE NOT TO BE BOXED OUT.
4. PROVIDE HT JOINT AT THE END OF EACH STREET.
5. RAMPS ARE TO BE INSTALLED BY THE DEVELOPER AS A PART OF THE CONSTRUCTION PLANS.

STREETS

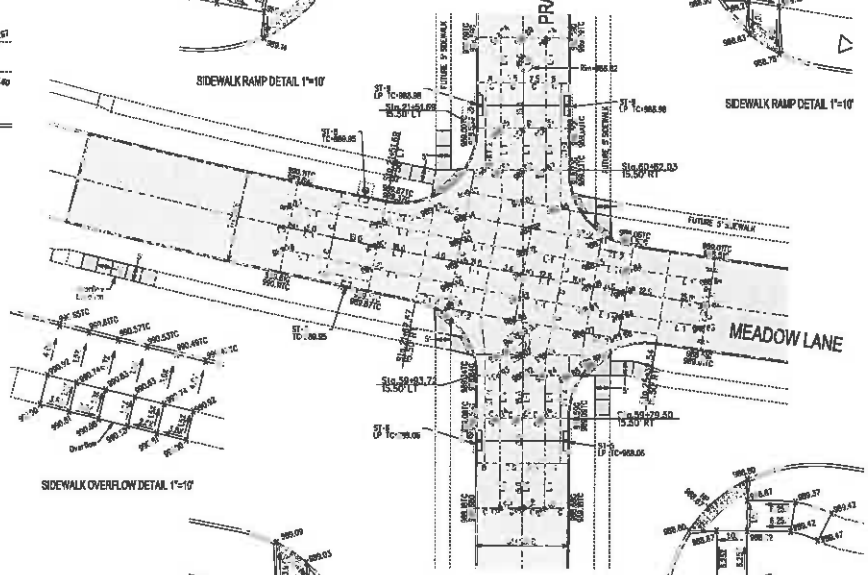
1. ALL HYDRANTS, VALVE MANHOLES, INTAKES, CURB STOPS AND SUMP PUMP LATERALS ARE TO BE SURVEYED WITH GPS COORDINATES AND SHOWN ON THE AS-BUILT PLANS.
2. ALL STORM SEWERS, WATER MAINS, HYDRANTS, VALVE MANHOLES, INTAKES, CURB STOPS, SUMP PUMP LATERALS, STREET CENTERLINE, AND BACK OF CURB LINES ARE TO BE PROVIDED TO THE CITY ELECTRONICALLY IN CADD FORMAT.
3. DELIVER ALL REMOVED CAPTINTS AND HYDRANTS TO THE CITY MAINTENANCE FACILITY AT 501 OAK TRAIL DRIVE.
4. TERMINATE ALL TRACER WIRES INTO FLUSH MOUNTED TRACER WIRE BOX, VALCO MODEL TWB1.

MEADOW LANE
24+00
25+00
23+00
21+00
20+00
Sta 21+44.13
Existing Ground
Proposed Grade & Top of Curb
Existing Grade
Rim=990.85
Inv=980.70
Rim=990.85
Inv=980.70
Rim=990.85
Inv=980.70



SIDEWALK RAMP DETAIL 1"=10'

SIDEWALK RAMP DETAIL 1"=10'



SIDEWALK RAMP DETAIL 1"=10'

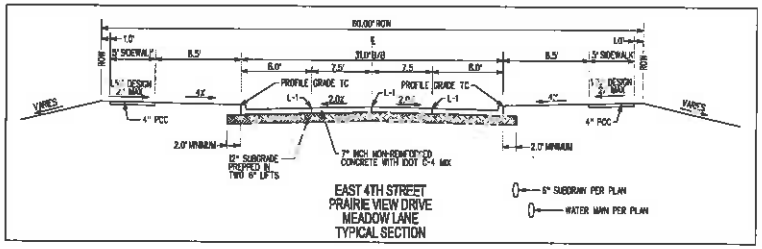
SIDEWALK RAMP DETAIL 1"=10'

SIDEWALK OVERFLOW DETAIL 1"=10'

SIDEWALK RAMP DETAIL 1"=10'

SIDEWALK RAMP DETAIL 1"=10'

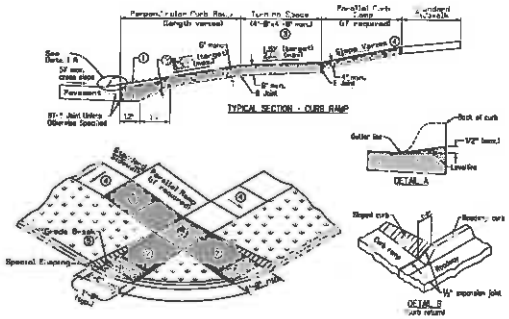
SIDEWALK RAMP DETAIL 1"=10'



EAST 4TH STREET
PRAIRIE VIEW DRIVE
MEADOW LANE
TYPICAL SECTION

5" SUBDRAIN PER PLAN

WATER MAIN PER PLAN



TYPICAL SIDEWALK RAMP

If crosswalks are marked, curb ramps, exclusive of flares, within the crosswalk markings.

1. Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
2. Provide a minimum of 6 inches of concrete below the detectable warning panel.
3. Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 4 feet by 4 feet.
4. If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

   The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
5. If crossing gate coordinate with location of detectable warning or if pedestrian crossing gate is provided, place detectable warning panel in advance of the crossing gate.
6. Locate front edge of detectable warning panel 12 in. +/- feet from centerline of nearest rail. Orient truncated domes parallel to the direction of pedestrian travel.
7. Perpendicular Curb Ramp Target. running slope of 8.33% with maximum running slope of 8.3%.
8. Match pedestrian street, providing cross slope or better.

0 20
FEET

SNYDER & ASSOCIATES

Project No: 117.1112

Sheet 12 of 12

MEADOW LANE PLAT 4 EAST

INTERSECTION AND MISCELLANEOUS DETAILS

HUXLEY, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
AMES, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	10/21/19	KUM

Engineer: KUM | Checked By: EDC | Scale: 1"= 20'
Technician: JWM | Date: 8/19/19 | Field Bk: Pg

Project No: 117.1112 | Sheet 12 of 12

Prepared by John Haldeman, City Administrator, for the City Council meeting to be held on the 27th day of August, 2019.

RESOLUTION NO. 19-120

RESOLUTION APPROVING PROJECT FOR INSTALLING SIDEWALK ALONG RAILWAY STREET HUXLEY, IOWA

WHEREAS, in order to encourage property owners to fill in the sidewalk gaps in their neighborhood; and

WHEREAS, the pedestrian traffic and vehicle traffic also increasing with the usage.

BE IT RESOLVED, THEREFORE, that the Director of the Public Works has submitted a proposal to have a sidewalks installed along Railway Street in front of City property and for the safety of those individuals walking in this area and the City Council agrees with the plan to have this sidewalk installed and directs Mayor to sign said contract submitted by Cockerham Concrete, Inc. for $14,612.00.

Roll Call	**Aye**	**Nay**	**Absent**
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this _____ day of August, 2019

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-120** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____ day of August, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

W 1ST ST
W 1ST ST
E 1ST ST
E 1ST ST
N 3RD AVE
N 2ND AVE
S 3RD AVE
S MAIN AVE
S 2ND AVE
W RAILWAY ST
E RAILWAY ST
S MAIN AVE
SW SE
SE SE
NW NE
NE NE

COCKERHAM CONCRETE INC.

P.O. BOX. 21
HUXLEY IA. 50124

Estimate

Number E139

Date 8/13/2019

BILL TO
CITY OF HUXLEY

JOB SITE
RAILROAD

PO Number

Terms

Description	Amount
600 FEET OF 5 FOOT WIDE SIDEWALK	
ONE CURB CUT	
2X4 FORMING MATERIAL APPROACH AREAS 2X6 FORMING MATERIALS	$13,850.00
REBAR OPTION	$762.00

Total $14,612.00

Lakeside Contractors

LAKESIDE CONTRACTORS
ALL THINGS CONCRETE

Estimate

Date	Estimate #
8/13/2019	Fire Walks

Name / Address
Rocky Smith City Of Huxley 515 N Main Ave Huxley, Iowa 50124

Project

Description	Qty	Rate	Total
5' Wide City Sidewalk at 4" Thick From South East End Of East Railway St. Though Yellow Posts at Trial (W Railway and S 3rd Ave Intersection) 5' Wide City Sidewalk at 4" Thick Going South From South West Corner of East 1st St and S 2nd Ave to Property Line on S 2nd Ave. 5' Wide City Sidewalk at 4" Thick Continuation on South Main Ave Going North to Corner of South Main Ave and East Railway St. "Concrete Pie" at 4" Thick At The South West and South East Corners of E/W Railway St and South Main Ave 5' Wide City Sidewalk at 6" Thick Across 2 Drivelanes at Fire Station Includes: 4000 PSI Concrete #4 Rebar at 6" Concrete Sections Expansion Joint Exclusions: Grade Material ADA Track Pads Sign Removal Gas Line Marker Removal Spoils Removal Fill Material	1	15,286.00	15,286.00
Curb Cut at Corner of South West Corner of S Main Ave and W Railway St.	1	1,000.00	1,000.00
		Total	$16,286.00

IKERSON CONCRETE LLC
1863 GLENWOOD CIRCLE
DES MOINES IA 50320
515-443-0928
ikersonconcretellc@gmail.com

Estimate

Date	Estimate No.
8/21/2019	

Name/Address

city of huxley
1030 timberlane huxley
515-460-4585

Description	Total
643 city sidewalk 5' wide 4" thick with 2 sections of 6" thick for heavy traffic	19,400.00
28' x 8' sidewalk	1,450.00
	0.00
extra gravel to place the concrete) ($450)	0.00
sometimes top soil is to soft or in most cases we found sand underneath the concrete, and we have to replace sand for gravel	
1.- contractor is responsible for concrete , rebar and gravel, tear out and ride of concrete,cut joins and provide any material to get the job done	0.00
City permits to remove approach and sidewalk and pour 6" thick	0.00
customer will be responsible to call IOWA ONE CALL to locate underground utilities before we start the project (1800 292 8989)	0.00
media-Com, century-link, etc....	
2.- YES - concrete does cracks. we do not like it either but in most cases , it is bound to happen. This is way we do crack control joints	0.00
where the concrete is most likely to crack. If the cracks in these control joints, this is exactly what we had hoped for .	
typically concrete cracks very soon after is poured , often the same day. we do everything we can to control cracking , but the is NO GUARANTEE that concrete will not crack in other places	
cracks that are 3/16" of one inch or less (in height or gap) are normal and are within industry standards	
3.- Another common misconception is color. It is not possible for us to match exact color of your porch, sidewalk , or your driveway . sometimes even your driveway may not match exactly since most driveways need tow or more loads of concrete. This is especially true if concrete placements are made on different days or if you have color added to your concrete. Most of these color variations are minor and most will fade over time ,but it can occur	0.00
Total	$20,850.00

Signature _____

Prepared by John Haldeman, City Administrator for the meeting of the City Council to be held on the 27th day of August, 2019.

RESOLUTION NO. 19-121

RESOLUTION APPROVING THE FUNDING AGREEMENT FOR THE CITY OF HUXLEY PROJECT STBG-SWAP-3630(093)-SG-85 THE EAST 1ST STREET RECONSTRUCTION PROJECT-- PHASE 1

WHEREAS, there has been a grant applied for to reconstruct East First Street and the grant was awarded;

WHEREAS; the Iowa DOT has submitted a Funding Agreement for the City Council to review and to authorize the Mayor to sign; and

FURTHERMORE, the Huxley City Council approves the agreement and authorizes the Mayor to sign and the City Clerk to return signed agreement to the Iowa DOT for final signatures. Copy of signed agreement to remain with this resolution.

Section 1. All resolutions or parts thereof which are in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this ___ day of August, 2019.

Roll Call	**Aye**	**Nay**	**Absent**
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-121** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____ day of August, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

June 2018

IOWA DEPARTMENT OF TRANSPORTATION
Agreement for a Surface Transportation Block Grant Program Federal-aid Swap Project

Recipient: Huxley

Project No.: STBG-SWAP-3630(093)--SG-85

Iowa DOT Agreement No.: 1-19-STBG-SWAP-005

This is an agreement between the Huxley, Iowa (hereinafter referred to as the Recipient) and the Iowa Department of Transportation (hereinafter referred to as the Department) for Surface Transportation Block Grant (STBG) Program Federal-aid Swap funds under 761 Iowa Administrative Code (IAC) Chapter 162. Iowa Code Section 306A.7 provides for the Recipient and the Department to enter into agreements with each other for the purpose of financing transportation improvement projects on streets and highways in Iowa.

Pursuant to the terms of this agreement, applicable statutes, and administrative rules, the Department agrees to provide STBG Federal-aid Swap funding to the Recipient for the authorized and approved costs for eligible items associated with the project.

Under this agreement, the parties further agree as follows:

1. The Recipient shall be the lead local governmental agency for carrying out the provisions of this agreement.

2. All notices required under this agreement shall be made in writing to the appropriate contact person. The Department's contact persons will be the Local Systems Project Development Engineer, Christy VanBuskirk, and Central Region Local Systems Field Engineer, Sarah R. Okerlund. The Recipient's contact person shall be the Public Works Director.

3. The Recipient shall be responsible for the development and completion of the following described STBG project:

   "In the City of Huxley, East 1st Street Rec Phase 1, from approx. 240 feet east of Parkridge Avenue east approx. 650 feet."

4. Eligible project activities will be limited to the following: construction, engineering, inspection, and right-of-way acquisition. Under certain circumstances, eligible activities may also include utility relocation or railroad work that is required for construction of the project.

5. The Recipient shall receive reimbursement for costs of authorized and approved eligible project activities from STBG Federal-aid Swap funds. The portion of the project costs reimbursed by STBG Federal-aid Swap funds shall be up to $240,000 for the following phases of work as stipulated by the Des Moines Area Metropolitan Planning Organization :

$0	Preliminary Engineering
$0	Construction Engineering
$0	Right-of-Way
$240,000	Construction
$0	Other (please specify) _____.

6. The Recipient shall pay for all project costs not reimbursed with STBG Federal-aid Swap funds.

7. If the project described in Section 3 drops out of the Des Moines Area Metropolitan Planning Organization current TIP or the approved current STIP prior to obligation of funds, and the Recipient fails to reprogram the project in the appropriate TIP and STIP within 3 years, this agreement shall become null and void.

8. The Recipient shall let the project for bids through the Department.

9. If any part of this agreement is found to be void and unenforceable, the remaining provisions of this agreement shall remain in effect.

10. It is the intent of both parties that no third party beneficiaries be created by this agreement.

11. This agreement and the attached Exhibit 1 constitute the entire agreement between the Department and the Recipient concerning this project. Representations made before the signing of this agreement are not binding, and neither party has relied upon conflicting representations in entering into this agreement. Any change or alteration to the terms of this agreement shall be made in the form of an addendum to this agreement. The addendum shall become effective only upon written acceptance of the Department and the Recipient.

IN WITNESS WHEREOF, each of the parties hereto has executed this agreement as of the date shown opposite its signature below.

City Signature Block

By_____ Date _____, 20_____

_____
Title of city official

I,_____, certify that I am the City Clerk of Huxley, and that_____, who signed said Agreement for and on behalf of the city was duly authorized to execute the same by virtue of a formal resolution duly passed and adopted by the city on the _____ day of _____, 20_____.

Signed_____ Date _____, 20_____

City Clerk of Huxley, Iowa

IOWA DEPARTMENT OF TRANSPORTATION
Highway Administration

By_____ Date _____, 20_____
Sarah R. Okerlund, P.E.
Local Systems Field Engineer
Central Region

EXHIBIT 1

General Agreement Provisions for use of Federal-aid Swap Funds on Non-primary Projects

Unless otherwise specified in this agreement, the Recipient shall be responsible for the following:

1. General Requirements.

a. The Recipient shall take the necessary actions to comply with applicable State and Federal laws and regulations. To assist the Recipient, the Department has provided guidance in the Instructional Memorandums to Local Public Agencies (I.M.s), available on-line at: https://iowadot.gov/local_systems/publications/im/lpa_ims. The Recipient shall follow the applicable procedures and guidelines contained in the I.M.s in effect at the time project activities are conducted.

b. In accordance with Iowa Code Chapter 216 and associated subsequent nondiscrimination laws and regulations, the Recipient shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability.

c. The Recipient shall comply with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), Section 504 of the Rehabilitation Act of 1973 (Section 504), the associated Code of Federal Regulations (CFR) that implement these laws, and the guidance provided in I.M. 1.080, ADA Requirements. When pedestrian facilities are constructed, reconstructed, or altered, the Recipient shall make such facilities compliant with the ADA and Section 504.

d. The Recipient agrees to indemnify, defend, and hold the Department harmless from any action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection, or use of this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Department's application review and acceptance process, plan and construction reviews, and funding participation.

e. Termination of funds. Notwithstanding anything in this agreement to the contrary, and subject to the limitations set forth below, the Department shall have the right to terminate this agreement without penalty and without any advance notice as a result of any of the following: 1) The Federal government, legislature or governor fail in the sole opinion of the Department to appropriate funds sufficient to allow the Department to either meet its obligations under this agreement or to operate as required and to fulfill its obligations under this agreement; or 2) If funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by the Department to make any payment hereunder are insufficient or unavailable for any other reason as determined by the Department in its sole discretion; or 3) If the Department's authorization to conduct its business or engage in activities or operations related to the subject matter of this agreement is withdrawn or materially altered or modified. The Department shall provide the Recipient with written notice of termination pursuant to this section.

2. Programming

a. The Recipient shall be responsible for including the project in the appropriate Regional Planning Affiliation (RPA) or Metropolitan Planning Organization (MPO) Transportation Improvement Program (TIP). The Recipient shall also ensure that the appropriate RPA or MPO, through their TIP submittal to the Department, includes the project in the Statewide Transportation Improvement Program (STIP). If the project is not included in the appropriate fiscal year of the STIP, funds cannot be obligated.

b. Before beginning any work for which funding reimbursement will be requested, the Recipient shall submit a written request for acceptance to the Department. The Department will notify the Recipient when acceptance is granted. The cost of work performed prior to acceptance will not be reimbursed. The turning in of plans for letting by the Department's administering bureau shall be considered acceptance for construction. The Department will notify the Recipient when acceptance is granted.

3. Design and Consultant Services

a. The Recipient shall be responsible for the design of the project, including all necessary plans, specifications, and estimates (PS&E). The project shall be designed in accordance with the design guidelines provided or referenced by the Department in the Guide and applicable I.M.s.

4. Environmental Requirements and other Agreements or Permits.

a. The Recipient shall obtain project permits and approvals, when necessary, from the Iowa Department of Cultural Affairs (State Historical Society of Iowa; State Historic Preservation Officer), Iowa Department of Natural Resources, U.S. Coast Guard, U.S. Army Corps of Engineers, the Department, or other agencies as required. The Recipient shall follow the applicable procedures in the Instructional Memorandums to Local Public Agencies Table of Contents, Chapter 4 – Environmental Regulations.

5. Right-of-Way, Railroads, and Utilities.

a. The Recipient shall acquire the project right-of-way, whether by lease, easement, or fee title, and shall provide relocation assistance benefits and payments in accordance with the procedures set forth in I.M. 3.600, Right-of-Way Acquisition, and the Department's Right of Way Bureau Local Public Agency Manual. The Recipient shall contact the Department for assistance, as necessary, to ensure compliance with the required procedures.

b. If a railroad crossing or railroad tracks are within or adjacent to the project limits, the Recipient shall obtain agreements, easements, or permits as needed from the railroad. The Recipient shall follow the procedures in I.M. 3.670, Work on Railroad Right-of-Way.

c. The Recipient shall obtain agreements from utility companies as needed. The Recipient shall comply with the "Policy for Accommodating Utilities on the County and City a Non-Primary Federal-aid Road System" for projects on non-primary Federal-aid highways. For projects connecting to or involving some work inside the right-of-way for a primary highway, the Recipient shall follow the Department's "Policy for Accommodating and Adjustment of Utilities on the Primary Road System" The Recipient should also use the procedures outlined in I.M. 3.640, Utility Accommodation and Coordination, as a guide to coordinating with utilities.

6. Contract Procurement.

a. The following provisions apply only to projects involving physical construction or improvements to transportation facilities:

b. The project plans, specifications, and cost estimate (PS&E) shall be prepared and certified by a professional engineer or architect, as applicable, licensed in the State of Iowa.

c. The Recipient shall be responsible for the following:

i. Prepare and submit the PS&E and other contract documents to the Department for review and acceptance in accordance with I.M. 3.700, Check and Final Plans and I.M. 3.500, Bridge or Culvert Plans, as applicable.
ii. The contract documents shall use the Department's Standard Specifications for Highway and Bridge Construction. Prior to their use in the PS&E, specifications developed by the Recipient for individual construction items shall be approved by the Department.
iii. Follow the procedures in I.M. 5.030, Iowa DOT Letting Process, to analyze the bids received; make a decision to either award a contract to the lowest responsive bidder or reject all bids; and if a contract is awarded, execute the contract documents and return to Department.

Note: The Department may not be able to allow a project to be let in the scheduled letting due to possible issues with cash flow availability.

d. The Recipient shall forward a completed Project Development Certification (Form 730002) to the Department in accordance with I.M. 5.050, Project Development Certification Instructions. The project will not be turned in for bid letting until the Department has reviewed and accepted the Project Development Certification.

e. If the Recipient is a city, the Recipient shall comply with the public hearing requirements of the Iowa Code section 26.12.

f. The Recipient shall not provide the contractor with notice to proceed until after receiving written notice that the Department has concurred in the contract award.

7. Construction.

a. The Recipient shall follow the procedures in I.M. 6.000, Construction Inspection, and the Department's Construction Manual, as applicable, for conducting construction inspection activities. The Recipient's engineer shall at all times be responsible for inspection of the project.

b. A full-time employee of the Recipient shall serve as the person in responsible charge of the project. For cities that do not have any full time employees, the mayor or city clerk will serve as the person in responsible charge, with assistance from the Department.

c. Traffic control devices, signing, or pavement markings installed within the limits of this project shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways" per 761 IAC Chapter 130. Proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as needed.

d. The project shall be constructed under the Department's Standard Specifications for Highway and Bridge Construction and the Recipient shall comply with the procedures and responsibilities for materials testing according to the Department's Materials I.M.s. Available on-line at: https://www.iowadot.gov/erl/index.html.

e. If the Department provides any materials testing services to the Recipient, the Department will bill the Recipient for such testing services according to its normal policy as per Materials I.M. 103.

8. Reimbursements.

a. The Recipient will be initially responsible for all project costs. After costs have been incurred, the Recipient shall submit to the Department periodic itemized claims for reimbursement for eligible project costs. Requests for reimbursement shall be made at least semi-annually but not more than bi-weekly.

b. To ensure proper accounting of costs, reimbursement requests for costs incurred prior to June 30 shall be submitted to the Department by August 1, if possible, but no later than August 15.

c. Reimbursement claims shall include a certification that all eligible project costs, for which reimbursement is requested, have been reviewed by an official or governing board of the Recipient, are reasonable and proper, have been paid in full, and were completed in substantial compliance with the terms of this agreement.

d. The Department will reimburse the Recipient for properly documented and certified claims for eligible project costs. The Department may withhold up to 5% of the total funds available for the project. Reimbursement will be made either by State warrant or by crediting other accounts from which payment was initially made. If, upon final review or audit selected by the Administering Bureau, the Department determines the Recipient has been overpaid, the Recipient shall reimburse the overpaid amount to the Department. After the final review is complete and after the Recipient has provided all required paperwork, the Department will release the funds withheld.

e. The total funds collected by the Recipient for this project shall not exceed the total project costs. The total funds collected shall include any funds received; for example, Federal funds not received through FHWA, any special assessments made by the Recipient (exclusive of any associated interest or penalties) pursuant to Iowa Code Chapter 384 (cities) or Chapter 311 (counties), proceeds from the sale of excess right-of-way, and any other revenues generated by the project. The total project costs shall include all costs that can be directly attributed to the project. In the event that the total funds collected by the Recipient do exceed the total project costs, the Recipient shall either:

   i. in the case of special assessments, refund to the assessed property owners the excess special assessments collected (including interest and penalties associated with the amount of the excess), or
   ii. refund to the Department all funds collected in excess of the total project costs (including interest and penalties associated with the amount of the excess) within 60 days of the receipt of any excess funds.

9. Project Close-out.

a. Acceptance of the completed construction shall be with the concurrence of the Department. Within 30 days of completion of construction or other activities authorized by this agreement, the Recipient shall provide written notification to the Department. The Recipient shall follow and request a final review, in accordance with the procedures in I.M. 6.110, Final Review, Audit, and Close-out Procedures for Federal-aid, Federal-aid Swap, and Farm-to-Market Projects. Failure to comply with the procedures may result in loss of funds and the ability to let future projects through the Department; reimbursed funds shall be returned and a possible suspension may be placed on the Recipient from receiving funds from the Department on future projects until the Recipient has demonstrated responsible management of funds on roadway projects.

b. For construction projects, the Recipient shall provide a certification by a professional engineer, architect, or landscape architect as applicable, licensed in the State of Iowa, indicating the construction was completed in substantial compliance with the project plans and specifications.

c. Final reimbursement of funds shall be made only after the Department accepts the project as complete.

d. The Recipient shall maintain all books, documents, papers, accounting records, reports, and other evidence pertaining to costs incurred for the project. The Recipient shall also make this documentation available at all reasonable times for review by the Department. Copies of this documentation shall be furnished by the Recipient if requested. Such documentation shall be retained for at least 3 years from the date of the Department's signature of the Department's Final Payment Form (Form 830436) or the bottom part of the Certificate of Completion and Final Acceptance of Agreement Work (Form 640003).

e. The Recipient shall maintain, or cause to be maintained, the completed improvement in a manner acceptable to the Department.

John Haldeman

From: mailroom@tpms.org on behalf of Sarah Okerlund <sarah.okerlund@iowadot.us>
Sent: Wednesday, August 21, 2019 1:26 PM
To: John Haldeman
Cc: christy.vanbuskirk@iowadot.us; Jim.Kennedy@iowadot.us; joseph.albright@iowadot.us
Subject: Unsigned Agreement Uploaded to TPMS and ready for signatures - STBG-SWAP-3630(093)--SG-85

TPMS-EMAIL-136521 Sent at 01:25:34 PM on 21-Aug-2019
STBG-SWAP-3630(093)--SG-85 [TPMS#39410] / Project Agreement / Unsigned Agreement Uploaded to TPMS and ready for signatures

Please find attached a funding agreement for the City of Huxley project STBG-SWAP-3630(093)--SG-85.

Please present the agreement to your City Council or approved staff for signatures. After approval, please scan the signed agreement and submit back through TPMS to Sarah Okerlund for final signatures.

Feel free to contact this office if you have questions.

Thanks.

Sarah Okerlund, P.E.
Central Region – Local Systems Field Engineer
Iowa Department of Transportation
phone: (515) 239-1555
sarah.okerlund@iowadot.us

Respond via TPMS: Reply Forward View Project

File Links: (click to open)
* 39410_Huxley_STBG-SWAP-3630(093)--SG-85_005.pdf

FINANCE

Prepared by John Danos, Dorsey and Whitney, City Bond Counsel and Reformatted by John Haldeman, City Administrator, for the City Council meeting to be held on the 27th Day of August, 2019.

RESOLUTION NO. 19-122

RESOLUTION DELETING PROPERTY FROM THE HUXLEY URBAN RENEWAL AREA

WHEREAS, the City Council (the "Council") of the City of Huxley, Iowa (the "City") has previously established the Huxley Urban Renewal Area (the "Urban Renewal Area") and has adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives to be undertaken therein; and

WHEREAS, the Council now desires to decrease the size of the Urban Renewal Area by deleting certain property (the "Property") from the Urban Renewal Area, as set out on Exhibit A hereto; and

NOW, THEREFORE, Be It Resolved by the City Council of Huxley, Iowa, as follows:

Section 1. The Property as described on Exhibit A hereto is hereby deleted from the Urban Renewal Area.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Roll Call	Aye	Nay	Absent
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this _____ day of August, 2019.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-122** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____ day of August, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

EXHIBIT A
Legal Description of
Property Deleted from the
Huxley Urban Renewal Area
August 27, 2019

Outlot B, Westview Heights Plat 1 in the City of Huxley, Story County, Iowa;

and

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) except road right of way, Section 14, Township 82 North, Ranger 24, West of the 5th P.M., Story County, Iowa, now in the City of Huxley.

Prepared by John Danos, Dorsey & Whitney, City's Bonding Attorney for the City of Huxley, Iowa and reformatted by John Haldeman, City Administrator for the City Council meeting to be held on the 27th day of August, 2019.

ORDINANCE NO. 503

AN ORDINANCE DELETING PROPERTY FROM THE TAX INCREMENT FINANCING DISTRICT FOR THE HUXLEY URBAN RENEWAL AREA OF THE CITY OF HUXLEY, IOWA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA

WHEREAS, the City Council of the City of Huxley, Iowa (the "City") previously enacted an ordinance providing for the division of taxes levied on taxable property in the Huxley Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to that ordinance, a portion of the Huxley Urban Renewal Area in the City of Huxley was designated a "tax increment district"; and

WHEREAS, the City Council now desires to decrease the size of the "tax increment district" by deleting certain property;

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

Section 1. Purpose. The purpose of this ordinance is to delete certain property from the tax increment financing district for the Huxley Urban Renewal Area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"Deleted Property" shall mean certain real property more particularly described, as follows:

Outlot B, Westview Heights Plat 1 in the City of Huxley, Story County, Iowa;

and

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) except road right of way, Section 14, Township 82 North, Ranger 24, West of the 5th P.M., Story County, Iowa, now in the City of Huxley.

Section 3. The Deleted Property is hereby removed from the tax increment financing district for the Huxley Urban Renewal Area. No division of property tax revenues as provided under Section 403.19 of the Code of Iowa shall be done with respect to the Deleted Property without further action by the City Council.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving 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 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the Council of the City of Huxley, Iowa, on August 27, 2019.

_____
Craig D. Henry, Mayor

Attest:

_____
Jolene Lettow, City Clerk

• • • •

There being no further business to come before the meeting, it was upon motion adjourned.

_____
Craig D. Henry, Mayor

Attest:

_____
Jolene Lettow, City Clerk

• • • •

Publication Date:_____

*Record Of Vote of Ordinance No. 503*_____

First Reading _____ (Date)

Roll Call	Aye	Nay	Absent
Dave Jensen	___	___	___
Dave Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

Second Reading _____ (Date)

Roll Call	Aye	Nay	Absent
Dave Jensen	___	___	___
Dave Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

Third Reading _____ (Date)

Roll Call	Aye	Nay	Absent
Dave Jensen	___	___	___
Dave Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

STATE OF IOWA
COUNTY OF STORY SS:
CITY OF HUXLEY

I, The undersigned, City Clerk of the City of Huxley, do hereby certify that the attached is a true, correct and complete copy of all the records of the Council of the City relating to the adoption of an ordinance entitled "An Ordinance Deleting Property From the Tax Increment Financing District for the Huxley Urban Renewal Area of the City of Huxley, Iowa, Pursuant to Section 403.19 of the Code of Iowa."

WITNESS MY HAND this ____ day of _____, 2019.

_____
Jolene Lettow, City Clerk

Prepared by John Danos, Dorsey and Whitney, City Bond Counsel and Reformatted by John Haldeman, City Administrator, for the City Council meeting to be held on the 27th Day of August, 2019.

RESOLUTION NO. 19-123

RESOLUTION SETTING DATE FOR PUBLIC HEARING ON DESIGNATION OF THE EXPANDED HUXLEY URBAN RENEWAL AREA AND ON URBAN RENEWAL PLAN AMENDMENT

WHEREAS, this City Council of the City of Huxley, Iowa (the "City") by resolution previously established the Huxley Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of the City's Interstate 35 and Highway 210 Water and Sewer Extension Project; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the expansion of the Urban Renewal Area and on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Huxley, Iowa, as follows:

Section 1. This City Council will meet at the Huxley City Hall, Huxley, Iowa, on September 24, 2019 , at 6 o'clock p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in Huxley, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Story County and the Ballard Community School District be invited to participate in the consultation.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Roll Call	**Aye**	**Nay**	**Absent**
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this _____ day of August, 2019.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-123** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____ day of August, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED HUXLEY URBAN RENEWAL AREA AND ON PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 6 o'clock p.m., at the Huxley City Hall, Huxley, Iowa, on September 24, 2019, the City Council of the City of Huxley will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Huxley Urban Renewal Area and designating an expanded Huxley Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including all the property generally described as follows:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 82 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 89°51'29" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 836.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°51'29" EAST ALONG SAID NORTH LINE, 264.00 FEET; THENCE SOUTH 00°04'23" EAST, 320.98 FEET; THENCE SOUTH 89°55'37" WEST, 770.61 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 35; THENCE NORTH 26°44'29" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 197.41 FEET; THENCE NORTH 41°24'32" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, 103.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 210; THENCE NORTH 86°32'45" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 349.54 FEET; THENCE NORTH 00°04'23" WEST, 47.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.58 ACRES (199,622 SQUARE FEET). PROPERTY SUBJECT TO ROADWAY EASEMENT CONTAINING 0.29 ACRES (12,426 SQUARE FEET); and

AND

Part of Parcel "H" of part of the Northeast Quarter and part of the Southeast Quarter Northwest Quarter all in Section 30, Township 82 North, Range 23 West of the 5th P.M., Story County Iowa as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa on October 19, 2005, as Instrument Number 05-13161, in Slide 256 at Page 2 AND part of the Southeast 1/4 of the Northwest 1/4 of said Section 30 AND part of the South 1/2 of said Section 30 AND Parcel 'C' of part of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 82 North, Range 23 West of the 5th P.M., Story County, Iowa as shown on the Plat of Survey thereof recorded in Instrument# 2019-04298 in the Story County Recorder's Office and being more particularly described as follows:

Commencing at the Southwest corner of said Parcel "H"; thence North 00°49'33" East along the West line of said Parcel "H", 50.00 feet to the point of beginning;

thence South 89°54'29" East, 29.88 feet; thence South 00°33'45" West, 1356.77 feet; thence
South 15°07'31" East, 396.12 feet; thence South 25°21'50" East, 810.72 feet; thence South 47°28'43" East, 151.79 feet; thence South 86°13'59" East, 274.25 feet; thence South 89° 52'56" East, 290.85 feet; thence South 00°08'33" West, 117.95 feet to a point on the North line of said Northwest 1/4 of the Northeast 1/4 of Section 31; thence North 89° 51'27" West along said North line 19.48 feet to the Northeast corner of said Parcel 'C'; thence South 00°04'23" East along the East line of said Parcel 'C', 320.98 feet to the Southeast corner thereof; thence South 89° 55'37" West along the South line of said Parcel 'C' 770.61 feet to the Southwest corner thereof; thence North 26°44'29" East along the West line of said Parcel 'C' 197.41 feet; thence North 41°24'32" East along said West line of Parcel 'C' 103.60 feet; thence North17°04'12" East, 167.99 feet to a point on the East right-of-way line of Interstate 35; thence North 47°07'21" West along said East right-of-way line 178.97 feet; thence North 25°21'50" West along said East right-of-way line 821.20 feet; thence Northwesterly 358.98 feet along said East right-of- way line and along a curve to the right, having a radius of 1086.00 feet and a chord bearing of North 15° 54'05" West, 357.34 feet; thence North 00° 33'32" West along said East right-of-way line 234.50 feet to the North line of the South 95 acres of the East 1/2 of the South fractional 1/2; thence North 00° 28'06" East along said East right of way line, 1074.27 feet; thence North 89° 50'22" West, 274.00 feet to the West right-of-way line of said Interstate 35; thence North 00°27'25" East along said West right-of-way line,
100.00 feet; thence South 89° 50'22" East, 287.26 feet to the point of beginning.

The proposed amendment to the Plan brings the property described above in to the Urban Renewal Area and makes it subject to the provisions of the Plan. The amendment also authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of the City's Interstate 35 and Highway 210 Water and Sewer Extension Project.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Jolene Lettow
City Clerk

• • • • •

On motion and vote the meeting adjourned.

Craig D. Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk

EXHIBIT A
Legal Description
Expanded Huxley Urban Renewal Area
(September, 2019 Addition)

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 82 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 89°51'29" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 836.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°51'29" EAST ALONG SAID NORTH LINE, 264.00 FEET; THENCE SOUTH 00°04'23" EAST, 320.98 FEET; THENCE SOUTH 89°55'37" WEST, 770.61 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 35; THENCE NORTH 26°44'29" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 197.41 FEET; THENCE NORTH 41°24'32" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, 103.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 210; THENCE NORTH 86°32'45" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 349.54 FEET; THENCE NORTH 00°04'23" WEST, 47.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.58 ACRES (199,622 SQUARE FEET). PROPERTY SUBJECT TO ROADWAY EASEMENT CONTAINING 0.29 ACRES (12,426 SQUARE FEET); and

AND

Part of Parcel "H" of part of the Northeast Quarter and part of the Southeast Quarter Northwest Quarter all in Section 30, Township 82 North, Range 23 West of the 5th P.M., Story County Iowa as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa on October 19, 2005, as Instrument Number 05-13161, in Slide 256 at Page 2 AND part of the Southeast 1/4 of the Northwest 1/4 of said Section 30 AND part of the South 1/2 of said Section 30 AND Parcel 'C' of part of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 82 North, Range 23 West of the 5th P.M., Story County, Iowa as shown on the Plat of Survey thereof recorded in Instrument# 2019-04298 in the Story County Recorder's Office and being more particularly described as follows:

Commencing at the Southwest corner of said Parcel "H"; thence North 00°49'33" East along the West line of said Parcel "H", 50.00 feet to the point of beginning; thence South 89°54'29" East, 29.88 feet; thence South 00°33'45" West, 1356.77 feet; thence
South 15°07'31" East, 396.12 feet; thence South 25°21'50" East, 810.72 feet; thence South 47°28'43" East, 151.79 feet; thence South 86°13'59" East, 274.25 feet; thence South 89° 52'56" East, 290.85 feet; thence South 00°08'33" West, 117.95 feet to a point on the North line of said Northwest 1/4 of the Northeast 1/4 of Section 31;

thence North 89° 51'27" West along said North line 19.48 feet to the Northeast corner of said Parcel 'C'; thence South 00°04'23" East along the East line of said Parcel 'C', 320.98 feet to the Southeast corner thereof; thence South 89° 55'37" West along the South line of said Parcel 'C' 770.61 feet to the Southwest corner thereof; thence North 26°44'29" East along the West line of said Parcel 'C' 197.41 feet; thence North 41°24'32" East along said West line of Parcel 'C' 103.60 feet; thence North17°04'12" East, 167.99 feet to a point on the East right-of-way line of Interstate 35; thence North 47°07'21" West along said East right-of-way line 178.97 feet; thence North 25°21'50" West along said East right-of-way line 821.20 feet; thence Northwesterly 358.98 feet along said East right-of- way line and along a curve to the right, having a radius of 1086.00 feet and a chord bearing of North 15° 54'05" West, 357.34 feet; thence North 00° 33'32" West along said East right-of-way line 234.50 feet to the North line of the South 95 acres of the East 1/2 of the South fractional 1/2; thence North 00° 28'06" East along said East right of way line, 1074.27 feet; thence North 89° 50'22" West, 274.00 feet to the West right-of-way line of said Interstate 35; thence North 00°27'25" East along said West right-of-way line,
100.00 feet; thence South 89° 50'22" East, 287.26 feet to the point of beginning.

CITY OF HUXLEY, IOWA

URBAN RENEWAL PLAN AMENDMENT
HUXLEY URBAN RENEWAL AREA

September, 2019

The Urban Renewal Plan (the "Plan") for the Huxley Urban Renewal Area (the "Urban Renewal Area") is being amended for the purposes of adding certain property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the September, 2019 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to a portion of the Property.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project:

Name of Project: Interstate 35 and Highway 210 Water and Sewer Extension Project

Name of Urban Renewal Area: Huxley Urban Renewal Area

Date of Council Approval of Project: September 24, 2019

Description of Project and Project Site: The City will undertake the extension of sanitary sewer lines and water mains, the installation of manholes, fittings hydrants, valves and the related excavation, backfill, surface restoration and cleanup work to support the development of a Kum & Go and promote future development on the Commercial Development Property (as described on Exhibit A hereto).

The Interstate 35 and Highway 210 Water and Sewer Extension Project will have a direct, positive impact on increased and improved commercial development in the Urban Renewal Area through the provision of enhanced public infrastructure in the City.

Description of Properties to be Acquired in Connection with the Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Interstate 35 and Highway 210 Water and Sewer Extension Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Interstate 35 and Highway 210 Water and Sewer Extension Project with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligation will be repaid with incremental property tax revenues derived from the

Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Waterworks Project will not exceed $200,000.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	$15,196,699
Outstanding general obligation debt of the City:	$ 8,976,572
Proposed debt to be incurred in connection with June, 2019 Amendment*	$ 4,300,000

*It is anticipated that some or all of the debt incurred hereunder may be made subject to annual appropriation by the City Council.

EXHIBIT A
LEGAL DESCRIPTION
HUXLEY URBAN RENEWAL AREA
SEPTEMBER, 2019 ADDITION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 82 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 89°51'29" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 836.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°51'29" EAST ALONG SAID NORTH LINE, 264.00 FEET; THENCE SOUTH 00°04'23" EAST, 320.98 FEET; THENCE SOUTH 89°55'37" WEST, 770.61 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 35; THENCE NORTH 26°44'29" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 197.41 FEET; THENCE NORTH 41°24'32" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, 103.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 210; THENCE NORTH 86°32'45" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 349.54 FEET; THENCE NORTH 00°04'23" WEST, 47.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.58 ACRES (199,622 SQUARE FEET). PROPERTY SUBJECT TO ROADWAY EASEMENT CONTAINING 0.29 ACRES (12,426 SQUARE FEET) (***SUCH PROPERTY REFERRED TO IN THE URBAN RENEWAL PLAN AMENDMENT AS THE COMMERCIAL DEVELOPMENT PROPERTY)***; and

AND

Part of Parcel "H" of part of the Northeast Quarter and part of the Southeast Quarter Northwest Quarter all in Section 30, Township 82 North, Range 23 West of the 5th P.M., Story County Iowa as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa on October 19, 2005, as Instrument Number 05-13161, in Slide 256 at Page 2 AND part of the Southeast 1/4 of the Northwest 1/4 of said Section 30 AND part of the South 1/2 of said Section 30 AND Parcel 'C' of part of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 82 North, Range 23 West of the 5th P.M., Story County, Iowa as shown on the Plat of Survey thereof recorded in Instrument# 2019-04298 in the Story County Recorder's Office and being more particularly described as follows:

Commencing at the Southwest corner of said Parcel "H"; thence North 00°49'33" East along the West line of said Parcel "H", 50.00 feet to the point of beginning; thence South 89°54'29" East, 29.88 feet; thence South 00°33'45" West, 1356.77 feet; thence South 15°07'31" East, 396.12 feet; thence South 25°21'50" East, 810.72 feet; thence South 47°28'43" East, 151.79 feet; thence South 86°13'59" East, 274.25 feet; thence South 89° 52'56" East, 290.85 feet; thence South 00°08'33" West, 117.95 feet to a point on the North line of said Northwest 1/4 of the Northeast 1/4 of Section 31; thence North 89° 51'27" West along said North line 19.48 feet to the Northeast corner of said Parcel 'C'; thence South 00°04'23" East along the East line of said Parcel 'C', 320.98

feet to the Southeast corner thereof; thence South 89° 55'37" West along the South line of said Parcel 'C' 770.61 feet to the Southwest corner thereof; thence North 26°44'29" East along the West line of said Parcel 'C' 197.41 feet; thence North 41°24'32" East along said West line of Parcel 'C' 103.60 feet; thence North17°04'12" East, 167.99 feet to a point on the East right-of-way line of Interstate 35; thence North 47°07'21" West along said East right-of-way line 178.97 feet; thence North 25°21'50" West along said East right-of-way line 821.20 feet; thence Northwesterly 358.98 feet along said East right-of- way line and along a curve to the right, having a radius of 1086.00 feet and a chord bearing of North 15° 54'05" West, 357.34 feet; thence North 00° 33'32" West along said East right-of-way line 234.50 feet to the North line of the South 95 acres of the East 1/2 of the South fractional 1/2; thence North 00° 28'06" East along said East right of way line, 1074.27 feet; thence North 89° 50'22" West, 274.00 feet to the West right-of-way line of said Interstate 35; thence North 00°27'25" East along said West right-of-way line,
100.00 feet; thence South 89° 50'22" East, 287.26 feet to the point of beginning.

STATE OF IOWA
COUNTY OF STORY SS:
CITY OF HUXLEY

I, the undersigned, City Clerk of the City of Huxley do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on the question of designating the expanded Huxley Urban Renewal Area for the City and on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this ____ day of _____, 2019.

_____
City Clerk

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)

DORSEY™
always ahead

August 22, 2019

VIA EMAIL
John Haldeman
City Administrator/City Hall
Huxley, IA

Re: Huxley Urban Renewal Area (September, 2019 Addition)
Our File No. 419996-60

Dear John:

We have prepared the attached materials which will enable the City Council to act on August 27, 2019 to set September 24, 2019 as the date for a public hearing on the expansion of the Huxley Urban Renewal Area and on an amendment to the existing urban renewal plan for the Area.

The notice which is included in the attached resolution must be published once, not less than four (4) and not more than twenty (20) days prior to the date selected for the hearing. The last date on which the notice can effectively be published is September 20, 2019. Please print a separate copy of the notice for delivery to the newspaper and email a copy of the published notice to lemke.susan@dorsey.com.

In addition to publishing the notice of a hearing, a copy of the amendment to the urban renewal plan must be submitted to the Planning and Zoning Commission, and the Commission must provide a written recommendation to the City Council with respect to whether the amendment is in conformance with the City's general or comprehensive plans.

Also, a "consultation session" must be set up with Story County and the Ballard Community School District. Please refer to my separate letter attached for further details.

Please return one fully executed set of these proceedings, once all the actions have been taken, and contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

DORSEY
always ahead

August 22, 2019

VIA EMAIL
John Haldeman
City Administrator/City Hall
Huxley, IA

Re: Huxley Urban Renewal Area Amendment/Consultation Session
Our File Number: 419996-60

Dear John:

The Iowa Urban Renewal Law requires that the City provide information concerning a proposed urban renewal plan amendment to certain other governmental bodies which might be affected by the use of tax increment financing within the amended urban renewal area. Specifically, the City must send a copy of the urban renewal plan amendment and an invitation to attend a meeting to discuss the urban renewal plan amendment to any county and school district whose jurisdiction covers any property to be included within the amended urban renewal area. This consultation must be held at least two weeks before the public hearing.

It is our understanding that the property within the City's amended urban renewal area would affect Story County and the Ballard Community School District.

Attached is a draft letter which you may use in order to provide notification to these governmental entities of the date, time and place of a meeting at which they may discuss the urban renewal plan amendment. The law does not require that this be a meeting of the City Council, and you may use your discretion about who represents the City at the meeting.

Along with the letter, you should send a copy of the urban renewal plan amendment and a copy of the notice of the public hearing on the urban renewal plan amendment.

According to our records, here are the mailing addresses for the individuals who should receive the notification letter and the enclosures:

Board of Supervisors
c/o Story County Auditor
Story County Courthouse
900 6th Street
Nevada, Iowa 50201

Superintendent
Ballard Community School District
509 North Main Avenue
Huxley, Iowa 50124

Please call John Danos or me if you have questions.

Kind regards,

Amy Bjork

Attachment

[City letterhead]

DATE: _____

TO: Board of Supervisors, Story County
Superintendent, Ballard Community School District

FROM: City Council
City of Huxley, Iowa

RE: Huxley Urban Renewal Area Amendment

The City of Huxley is in the process of expanding its Huxley Urban Renewal Area, and amending the urban renewal plan for the area and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for _____, 2019, at _____ o'clock __.m. at the _____ in Huxley. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City Council will also hold a public hearing on this urban renewal plan amendment at _____ o'clock __.m. on September 24, 2019, and a copy of the notice of hearing is enclosed for your information.

Please call our City Administrator at (515) 597-2562 if you have questions.

Enclosure

DORSEY
always ahead

August 23, 2019

To: City of Huxley Planning & Zoning Commission

From: John P. Danos and Amy Bjork, Bond Counsel

Re: Huxley Urban Renewal Area/Urban Renewal Plan Amendment

A public hearing will be held by the City Council on September 24, 2019 on a proposed amendment to the urban renewal plan for the Huxley Urban Renewal Area to add the property legally described in the proposed amendment and to approve a new urban renewal project. We have prepared this memorandum to assist the Commission in performing its role in this process.

Section 403.5 of the Code of Iowa requires that, before they hold a public hearing, the City Council must submit a copy of the proposed plan amendment to the Commission, "for review and recommendations as to its conformity with the general plan for the development" of the City. The statute does not require that the Commission hold a hearing on the proposed plan amendment, nor does it require that the Commission take any action to either approve or reject the proposed plan amendment. It directs that the Commission review the plan amendment and comment to the City Council as to whether the plan amendment conforms to, or is consistent with, the City's Comprehensive Plan. Please complete your review and submit any comments to the City Council by Noon on September 24, 2019.

Please call us at (515) 283-1000 if you have questions about the statutory process.

Prepared by John Danos, Dorsey and Whitney, City Bond Counsel and Reformatted by John Haldeman, City Administrator, for the City Council meeting to be held on the 27th Day of August, 2019.

RESOLUTION NO. 19-124

RESOLUTION SETTING DATE FOR A PUBLIC HEARING ON DESIGNATION OF THE 2019 WESTVIEW HEIGHTS URBAN RENEWAL AREA AND ON URBAN RENEWAL PLAN AND PROJECT

WHEREAS, a proposal has been made which shows the desirability of designating certain real property situated in the City of Huxley, Iowa (the "City") as the 2019 Westview Heights Urban Renewal Area (the "Urban Renewal Area") in order to facilitate projects for the promotion of economic development, pursuant to the provisions of Chapter 403, Code of Iowa; and

WHEREAS, under the proposal, the real property (the "Property") described on Exhibit A hereto would be designated as the Urban Renewal Area; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this designation; and

WHEREAS, a proposed urban renewal plan (the "Plan") has been prepared for the governance of projects and initiatives to be undertaken in the Urban Renewal Area and which authorizes an initial urban renewal project to be undertaken therein consisting of providing tax increment financing support to West View Heights Phase II LLC to help pay the costs of the construction of public infrastructure improvements necessary for the development of a residential housing subdivision; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the Urban Renewal Area and on the Plan;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Huxley, Iowa, as follows:

Section 1. This City Council will meet at the Huxley City Hall, Huxley, Iowa, on September 24, 2019, at 6 o'clock p .m., at which time and place it will hold a public hearing on the designation of the proposed Urban Renewal Area described in the preamble hereof and on the proposed Plan for said Area.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached to this resolution, which publication shall be made in a legal newspaper of general circulation in Huxley, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for the hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The Plan is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Roll Call	Aye	Nay	Absent
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this _____day of August, 2019.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-124** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____day of August, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

NOTICE OF A PUBLIC HEARING ON DESIGNATION OF THE 2019 WESTVIEW HEIGHTS URBAN RENEWAL AREA, AND ON PROPOSED URBAN RENEWAL PLAN AND PROJECT

Notice Is Hereby Given: That at 6 o'clock p .m., at the Huxley City Hall , Huxley, Iowa, on September 24, 2019 the City Council of the City of Huxley, Iowa (the "City") will hold a public hearing on the question of designating as the 2019 Westview Heights Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, the real property situated in the City of Huxley, Story County, State of Iowa, described as follows:

Outlot A, Westview Heights Plat 1 in the City of Huxley, Story County, Iowa; and

Outlot B, Westview Heights Plat 1 in the City of Huxley, Story County, Iowa; and

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) except road right of way, Section 14, Township 82 North, Ranger 24, West of the 5th P.M., Story County, Iowa, now in the City of Huxley; and

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Eighty-two (82) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, now in the City of Huxley.

The subject matter of the public hearing will also include a proposed urban renewal plan and project for the Urban Renewal Area identified above, pursuant to Chapter 403, Code of Iowa, a copy of which plan is on file for public inspection in the office of the City Clerk.

The general scope of the proposed urban renewal plan (the "Plan"), as more specifically described therein, includes the following:

Increasing the tax base and promoting economic growth in the City by encouraging economic development, constructing necessary public improvements and assisting private enterprise through tax increment financing incentives in the Urban Renewal Area. The initial project to be undertaken under the Plan will consist of providing tax increment financing support to West View Heights Phase II LLC to help pay the costs of the construction of public infrastructure improvements necessary for the development of a residential housing subdivision.

At the hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matter of the hearing.

Jolene Lettow
City Clerk

• • • • •

On motion and vote the meeting adjourned.

Craig D. Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk

EXHIBIT A
LEGAL DESCRIPTION
2019 WESTVIEW HEIGHTS URBAN RENEWAL AREA

Outlot A, Westview Heights Plat 1 in the City of Huxley, Story County, Iowa; and

Outlot B, Westview Heights Plat 1 in the City of Huxley, Story County, Iowa; and

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) except road right of way, Section 14, Township 82 North, Ranger 24, West of the 5th P.M., Story County, Iowa, now in the City of Huxley; and

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Eighty-two (82) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, now in the City of Huxley.

CITY OF HUXLEY, IOWA

URBAN RENEWAL PLAN
2019 WESTVIEW HEIGHTS URBAN RENEWAL AREA

SEPTEMBER, 2019

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas. Urban renewal powers were initially provided to cities in order that conditions of blight and of deterioration within cities might be brought under control. Gradually, urban renewal has been found to be a useful tool, as well, for economic development in previously undeveloped areas and for retention of enterprises and jobs in other areas.

In order to facilitate the use of urban renewal for economic development, in 1985, the Iowa General Assembly amended Chapter 403 to authorize City Councils to create "economic development" areas. An economic development urban renewal area may be any area of a city which has been designated by the City Council as an area which is appropriate for commercial, industrial and/or residential housing enterprises and in which the city seeks to encourage further development.

As an additional expression of the role for local governments in private economic development, the General Assembly also enacted Chapter 15A of the Code of Iowa, which declares that economic development is a "public purpose" and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines "economic development" as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

The process by which an economic development urban renewal area may be created begins with a finding by the City Council that such an area needs to be established within the City. An urban renewal plan is then prepared for the area, which must be consistent with the City's existing comprehensive or general plan. All other affected taxing entities must be notified and given an opportunity to comment on the plan. The City Council must hold a public hearing on the urban renewal plan, following which, the Council may approve the plan.

In 1996, the Iowa General Assembly again expanded the scope of urban renewal legislation relative to housing development in "economic development areas." This legislation allows the use of tax increment financing (TIF) for housing projects beyond those that benefit only low and moderate income (LMI) families. Under the 1996 legislation, TIF can be used to support the construction of public infrastructure for any type of housing development as long as a percentage of the TIF revenues or funds from other sources, equal to or greater than the percentage of LMI families in the county, is set aside to help meet the housing needs on this group.

This document is intended to serve as the Urban Renewal Plan for the City of Huxley's (the "City") 2019 Westview Heights Urban Renewal Area (the "Urban Renewal Area") and will

guide the City in promoting economic growth through the encouragement of residential development in such area as detailed herein. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa and sets out proposed projects and activities within the Urban Renewal Area.

II. DESCRIPTION OF URBAN RENEWAL AREA

A description of all property (the "Property") that has been included within the Urban Renewal Area is attached hereto as Exhibit A.

III. URBAN RENEWAL OBJECTIVES

The primary objectives for the development of the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.

2. To assist in providing land and resources for new and expanded residential development in a manner that is efficient from the standpoint of providing municipal services.

3. To stimulate through public action and commitment, private investment in residential development through the use of various federal, state and local incentives, including tax increment financing.

4. To provide municipal infrastructure, services and facilities that enhance possibilities for economic development and community attractiveness to private enterprise.

5. To help finance the cost of streets, water, sanitary sewer, storm sewer, or other public improvements in support of new residential development.

6. To provide a more marketable and attractive investment climate.

7. To increase the number of housing units in the City that are safe, attractive and comfortable.

8. To provide public facilities to enhance City services and enhance the economic attractiveness of the community.

9. To provide assistance for housing on a City-wide basis to families whose incomes are no greater than 80% of the median family income in Story County.

IV. URBAN RENEWAL PROJECTS AND ACTIVITIES

The following types of activities are examples of the specific actions which may be undertaken by the City within the Urban Renewal Area:

1. Preparation of plans related to the development and implementation of the Urban Renewal Area and specific urban renewal projects.

2. Construction of public improvements and facilities, including streets, public utilities or other facilities in connection with an urban renewal project.

3. Construction of buildings or specific site improvements such as grading and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections, and related activities.

4. Acquisition, preparation and disposition of property for development and/or redevelopment.

5. Making available, as appropriate, financing for development projects, including conventional municipal borrowing and tax increment financing resulting from increased property values in the Urban Renewal Area.

6. Pursuant to state law, provision of direct financial assistance, including grants, loans and tax increment rebate agreements, to private persons engaged in economic development, in such form and subject to such conditions as may be determined by the City Council.

V. SPECIFIC URBAN RENEWAL PROJECTS

The City has determined to undertake the following initiative in the Urban Renewal Area as economic development urban renewal project:

Name of Project: West View Heights Housing Development Project

Date of Council Approval of Project: September 24, 2019

Description of the Project: Westview Heights Phase II LLC (the "Developer") is undertaking the development of a residential subdivision and the corresponding construction of public infrastructure (the "Infrastructure Project") on the Property (as described in Section II above).

The addition of new housing in the City will enhance the quality of life in the City thereby resulting in commercial and residential growth in the City.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete the Infrastructure Project.
The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed $8,000.

Description of Use of TIF: The City intends to enter into an economic development agreement (the "Agreement") with the Developer with respect to the construction of the Infrastructure Project thereon and to provide annual appropriation economic development payments (the "Payments") to the Developer thereunder. The Payments made under the Agreement will be funded with incremental property tax revenues to be derived from the Property (as defined in Section II above). It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Infrastructure Project, including the Payments, the Admin Costs and the LMI Set Aside (as described below) will not exceed $23,526,800.

LMI Set Aside: Pursuant to the provisions of Section 403.22 of the Code of Iowa, the City will provide low and moderate income family housing assistance in its area of operation in an amount equal to 46.98% (or such lesser amount approved by the Iowa Economic Development Authority) of the incremental property tax revenues used to pay the costs of the Infrastructure Project.

VI. LAND USE PLAN AND PROPOSED DEVELOPMENT

The City has adopted a Comprehensive Land Use Plan which guides the establishment of commercial, residential and industrial land uses throughout the incorporated area. Land use in the Urban Renewal Area will be carried out in a manner that will maintain consistency with the Comprehensive Land Use Plan.

VII. TAX INCREMENT FINANCING

In order to assist in the development or retention of private enterprises, the City may be requested to acquire land, construct public improvements or provide economic development loans, grants or other tax incentives for the benefit of private enterprises in order to enhance the value of property in the Urban Renewal Area. As part of the Urban Renewal Area, the City has adopted an ordinance to create a tax increment district (the "TIF District"), within which the property taxes eventually paid by new private development may be used to pay costs of urban renewal projects for these types of activities, including reimbursing the City or paying debt service on obligations issued by the City. The use of these tax revenues is known as tax increment financing ("TIF").

Depending upon the date upon which the TIF District is legally established and the date on which debt is initially certified within the TIF District, an original taxable valuation is established for the property within the TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in the TIF District as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt payable from TIF revenues to be generated within that TIF District. When the value of the property inside the TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred for the financing of improvements within the TIF District or for the payment of economic development incentives to private entities,

property taxes levied by all local jurisdictions (city, county, school, area college) against the incremental value, with the exception of taxes levied to repay current or future debt incurred by local jurisdictions and the school district instructional support and physical plant and equipment levies, are allocated by state law to the City's tax increment fund rather than to each local jurisdiction. These new tax dollars are then used to pay principal and interest on any tax increment debt incurred or to pay the costs of projects in the Urban Renewal Area.

VIII. ASSISTANCE TO FAMILIES OF LOW AND MODERATE INCOME

The City's primary objective in the Urban Renewal Area is to promote new residential development and the corresponding construction of public infrastructure.

When a City utilizes TIF to support the provision of public infrastructure related to residential development, a percentage of the TIF revenues generated by the project (or other funds of the City) must be used to provide assistance ("LMI assistance") to families of low and moderate income ("LMI families").

Unless a reduction is approved by the Iowa Department of Economic Development, the percent of incremental revenues used to provide LMI assistance must be at least equal to the percentage of LMI families living in Story County. That percentage is currently 46.98%. LMI families are those whose incomes do not exceed 80% of the median county income.

The requirement to provide assistance for LMI housing may be met either by ensuring that at least 46.98% of the units constructed in the area are occupied by families whose incomes are at or below 80% of the median county income, or by setting aside an amount equal to 46.98% of the project costs for LMI housing activities elsewhere in the City.

If funds are set aside, as opposed to constructing affordable housing in the Urban Renewal Area, the type of assistance provided anywhere within the City may include but is not necessarily limited to:

1. Owner/renter-occupied housing rehabilitation.
2. Grants, credits or other direct assistance to LMI families.
3. Homeownership assistance.
4. Tenant -based rental assistance.
5. Down-payment assistance.
6. Mortgage interest buy-down assistance.
7. Infrastructure development for LMI housing.

IX. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. The collection of incremental property taxes in the Urban Renewal Area will continue for the maximum number of years authorized by Chapter 403 of the Code of Iowa unless otherwise determined by action of the City Council.

X. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa to, for example, change the project boundaries, modify urban renewal objectives or activities, or to carry out any other purposes consistent with Chapter 403 of the Code of Iowa.

XI. FINANCIAL INFORMATION

CITY DEBT INFORMATION

1. Current constitutional debt limit	$ 15,196,699
2. Outstanding general obligation debt:	$ 8,976,572
3. Proposed amount of TIF debt to be incurred*	$ 16,000,000 (Payments)
	$ 10,000 (Admin Costs)
	$ 7,516,800 (LMI Amount)
	$ 23,526,800 (Total)

*Some or all of the debt incurred hereunder may be subject to annual appropriation by the City Council.

EXHIBIT A
LEGAL DESCRIPTION
2019 WESTVIEW HEIGHTS URBAN RENEWAL AREA

Outlot A, Westview Heights Plat 1 in the City of Huxley, Story County, Iowa; and

Outlot B, Westview Heights Plat 1 in the City of Huxley, Story County, Iowa; and

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) except road right of way, Section 14, Township 82 North, Ranger 24, West of the 5th P.M., Story County, Iowa, now in the City of Huxley; and

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Eighty-two (82) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, now in the City of Huxley.

Prepared by John Danos, Dorsey and Whitney, City Bond Counsel and Reformatted by John Haldeman, City Administrator, for the City Council meeting to be held on the 27th Day of August, 2019.

RESOLUTION NO. 19-125

RESOLUTION TAKING ADDITIONAL ACTION ON PROPOSAL TO ENTER INTO A GENERAL OBLIGATION CORPORATE PURPOSE AND REFUNDING LOAN AGREEMENT AND AUTHORIZING THE USE OF A PRELIMINARY OFFICIAL STATEMENT IN CONNECTION THEREWITH

WHEREAS, the City of Huxley (the "City"), in Story County, State of Iowa, previously issued its $3,720,000 General Obligation Refunding Bonds, Series 2012A, dated February 29, 2012 (the "2012A Bonds"), a portion of which currently remain outstanding, maturing on June 1 in each of the years and in such amounts and bearing interest at such rates as follows:

Year	Principal Amount	Interest Rate Per Annum	Year	Principal Amount	Interest Rate Per Annum
2020	$530,000	2.00%	2026	$210,000	3.00%
2021	$185,000	2.35%	2027	$215,000	3.15%
2022	$190,000	2.50%	2028	$220,000	3.25%
2023	$195,000	2.60%	2029	$230,000	3.40%
2024	$200,000	2.70%	2030	$235,000	3.50%
2025	$205,000	2.85%	2031	$245,000	3.60%

; and

WHEREAS, pursuant to the resolution (the "2012A Bond Resolution") authorizing the issuance of the 2012A Bonds, the City reserved the right to prepay part or all of the 2012A Bonds maturing in each of the years 2020 to 2031 (the "Callable 2012A Bonds"), inclusive, prior to maturity on June 1, 2019 or on any date thereafter, subject to the provisions of the 2012A Bond Resolution; and

WHEREAS, the City heretofore proposed to enter into a loan agreement (the "Loan Agreement"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed $4,300,000 for the purpose of paying the costs, to that extent, of constructing extensions and improvements to the municipal sanitary sewer system and the municipal waterworks system (the "Projects") and refunding the outstanding Callable 2012A Bonds, and has published notice of the proposed action and has held a hearing thereon on August 27, 2019; and

WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared to facilitate the sale of General Obligation Corporate Purpose and Refunding Bonds, Series 2019A (the "Bonds") in evidence of the obligation of the City under the Loan Agreement, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by Northland Securities, Inc. (the "Underwriter") as the underwriter of the issuance of the Bonds;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Huxley, Iowa, as follows:

Section 1. The City Council hereby determines to enter into the Loan Agreement in the future and to issue the Bonds at such time, in evidence thereof. The City Council further declares that this resolution constitutes the "additional action" required by Section 384.24A of the Code of Iowa.

Section 2. The City Administrator is hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of the Underwriter to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 3. The use by the Underwriter of the P.O.S. relating to the Bonds in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Underwriter is hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds, and the City Administrator is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

PASSED, ADOPTED AND APPROVED this ___ day of August, 2019.

Roll Call	Aye	Nay	Absent
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-125** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____ day of August, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

ATTESTATION CERTIFICATE:

STATE OF IOWA
COUNTIES OF STORY SS:
CITY OF HUXLEY

I, the undersigned, City Clerk of the City of Huxley, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to a public hearing and additional action on the proposal to enter into a certain Loan Agreement and to issue General Obligation Corporate Purpose and Refunding Bonds in evidence of the City's obligation under the Loan Agreement and the approval of a preliminary official statement, as referred to herein.

WITNESS MY HAND this _____ day of _____, 2019.

_____
Jolene Lettow, City Clerk

DORSEY
always ahead

August 21, 2019

Via Email
John Haldeman
City Administrator/City Hall
Huxley, Iowa

Re: General Obligation Corporate Purpose and Refunding Loan Agreement
Our File No. 419996-60

Dear John:

We have prepared and attach the necessary proceedings covering the hearing on a Loan Agreement and providing for the adoption of a resolution taking additional action with respect to the General Obligation Corporate Purpose and Refunding Bonds, Series 2019A (the "Bonds") at the August 27th City Council meeting. The proceedings also authorize the use of a preliminary official statement (the "P.O.S.") in connection with the sale of the Bonds.

The proceedings attached include the following items:

1. Minutes of the meeting covering the hearing, followed by the resolution taking additional action in connection with the Loan Agreement. This resolution simply sets forth the City Council's determination to enter into the Loan Agreement in the future, and its adoption constitutes the "additional action" required by the Iowa Code. The resolution also provides for the authorization of the P.O.S. and approves its use by Northland Securities, Inc.

2. Attestation Certificate with respect to the validity of the transcript.

On August 27th, the City Council should meet as scheduled, hold a hearing on its intention to enter into the Loan Agreement and adopt the attached resolution. The minutes as drafted assume that no objections will be filed or made.

Prior to the adoption of the resolution, you and the City Council should review the proposed P.O.S., which Northland Securities, Inc. is preparing, carefully for accuracy and to ensure that there are no important facts being left out of the document that might bear on potential risks to bond holders. It should be noted that, while we will review and comment on the portions of the document that are pertinent to our role as bond counsel, we have not been engaged as disclosure counsel, and we will not engage in a full due diligence process to investigate the accuracy of financial data or any bond holder risks that are unknown to us, nor will we be providing any legal opinions with respect to the documents offering the Bonds for sale. We are available to do this additional work as the City's disclosure counsel if requested.

As soon as possible after the City Council meeting, please return one fully executed copy of all of the completed pages in these proceedings. If you have any questions, please contact Amy Bjork or me.

Best regards,

John P. Danos

Attachments

cc via email: Michael Hart
Jolene Lettow
Chad Shirk

MINUTES FOR HEARING AND ADDITIONAL ACTION ON ENTERING INTO A LOAN AGREEMENT AND TO AUTHORIZE PRELIMINARY OFFICIAL STATEMENT FOR SALE OF BONDS

419996-60

Huxley, Iowa

August 27, 2019

The City Council of the City of Huxley, Iowa, met on August 27, 2019, at _____ p.m., at the City Hall in the City. The Mayor presided and the roll was called showing the following members of the City Council present and absent:

Present: _____

Absent: _____.

This being the time and place specified for taking action on the proposal to enter into a General Obligation Corporate Purpose and Refunding Loan Agreement in a principal amount not to exceed $4,300,000, the City Clerk announced that no written objections had been placed on file. Whereupon, the Mayor called for any written or oral objections, and there being none, the Mayor closed the public hearing.

After due consideration and discussion, Council Member _____ introduced the following resolution and moved its adoption, seconded by Council Member _____. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted, as hereinafter set out.

• • • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

_____
Mayor

Attest:

_____
City Clerk

ADMINISTRATIVE BUSINESS

Prepared by Amy Beattie, City Attorney, and reformatted by John Haldeman, City Administrator for Huxley, Iowa, City Council Meeting on the 27th day of August 2019

RESOLUTION NO. 19-126

RESOLUTION MAKING FINAL DETERMINATION ON THE SALE OF PARCEL "P" IN THE NW/4 OF NE/4 OF SECTION 23, TOWNSHIP 82, RANGE 24 AS SHOWN ON SLIDE 395, PAGE 1 IN HUXLEY, STORY COUNTY, IOWA AND AUTHORIZING THE EXECUTION OF PURCHASE AGREEMENT BY AND BETWEEN THE CITY OF HUXLEY AND M.R. PROPERTIES, L.C.

WHEREAS, the City of Huxley owns certain real property that is legally described as:

Parcel "P" in the NW/4 of the NE/4 of Section 23, Township 82, Range 24 as shown on Slide 395, Page 1 in Huxley, Story County, Iowa (the "Property"); and

WHEREAS, M.R. Properties, L.C. has presented a Purchase Agreement to the City of Huxley for the purpose of acquiring the Property; and

WHEREAS, the Code of Iowa requires that, before a city may dispose of an interest in real property by sale, the city must set forth its proposal in a resolution and public notice as provided in Section 362.3, of the resolution and of a date, time and place of a public hearing on the proposal; and

WHEREAS, the Code of Iowa also requires that, before a city may enter into a proposed purchase agreement for the real property that a public hearing must be held on the proposed agreement; and

WHEREAS, pursuant to said notice published as required by law, this Council has held a public meeting and hearing upon the proposal to approve and authorize execution of the Purchase Agreement which include the potential sale of the Property, and has considered the extent of objections received from residents or property owners as to said proposed Purchase Agreement; and, accordingly the following action is now considered to be in the best interest of the City and residents thereof; and

WHEREAS, the Council has determined that the Purchase Agreement is in the best interest of the City and the residents thereof and the performance by the City of its obligations thereunder is a public undertaking and purpose.

NOW THEREFRE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HUXLEY, IOWA:

Section 1. The Council finds that disposal of interests in the Property as set forth in the Purchase Agreement will benefit and is in the best interests of the residents of the City. The Council further finds that transfer of the Property, with consideration as provided in the Purchase Agreement constitutes fair consideration for the disposal of interests in the Property.

Section 2. The proposal to sell the Property pursuant to the terms of the proposed Purchase Agreement is hereby approved.

Section 3. The performance by the City of its obligation under the Purchase Agreement including but not limited to selling the Property to M.R. Properties, L.C. is hereby declared to be a public undertaking and purpose and in furtherance of the best interests of the residents of the City.

Section 4. That the form and content of the Purchase Agreement, the provisions of which are incorporated herein by reference, be and the same hereby is in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal, and deliver the Purchase Agreement for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Purchase Agreement, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Purchase Agreement as executed.

Roll Call	**Aye**	**Nay**	**Absent**
David Jensen	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this _____ day of August, 2019

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 19-126** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this _____ day of August, 2019.

_____
Craig D. Henry, Mayor

ATTEST:

_____
Jolene Lettow, City Clerk

dotloop signature verification:

CENTURY 21 Signature Real Estate Purchase Agreement

Buyer and Seller request that Broker(s) select and complete documents as authorized by Iowa law or by Iowa Supreme Court Ruling, such as purchase agreements, groundwater hazard, & declaration of value incident to a residential real estate transaction.

Sellers' Signatures Date

Steve Domino dotloop verified 07/23/19 1:48 PM CDT ARLI-HJEN-EJTL-HE1S

Buyers' Signatures Date

Buyer: M.R. Properties

Seller: City of Huxley

Property Address: SECTION:23 TOWNSHIP:82 RANGE:24 NW NE PARCEL"P" SLIDE 395 PG 1 HUXLEY

Legal Description: SECTION:23 TOWNSHIP:82 RANGE:24 NW NE PARCEL"P" SLIDE 395 PG 1 HUXLEY

City: HUXLEY County: Story State: IA Zip Code: 50124

Buyer hereby agrees to buy, and Seller agrees to sell, the property on the following terms and conditions:

Date of Offer : **Date:** 07/23/2019 **Time:** 5:00 Offer Expires On **Date:** 07/31/2019 **Time:** 9:00 a.m

Purchase Price: $ 100000

Terms The purchase price is payable as follows:

☐ Cash, cashier's check, or certified funds at closing, including Earnest Money.

☑ New Loan - See "Financing Contingency" below.

☐ Contingent upon closing of property located at _____. See Subject to Sale *(1st Right of Refusal)* Addendum.

☐ Contingent upon buyer's closing and obtaining proceeds from the sale of _____, closing on _____(date).

☐ Seller Financing/Contract

☐ Other _____

Earnest Money $ 1000 ☐ **With Offer** ☑ **Within 3 business days of acceptance**

Evidenced By:
☐ Personal Check
☐ Cashier's Check
☐ Cash

To be Held by:
☐ Listing Broker
☐ Selling Broker
☐ _____

Other Remarks:

Earnest Money to be deposited in trust account upon acceptance of this agreement by all parties.

Financing Contingency? ☑ **Yes** ☐ **No**

This Agreement is contingent upon Buyer securing the following financing:

☐ Assume Existing Loan

☑ New Loan: Type of Loan: ☐ Conv. ☐ FHA ☐ VA ☑ Other Commercial

Amount: $/% _____ Maximum % of Rate: _____ ☐ Fixed Rate ☐ Adj. Rate

Years: _____ Maximum Points: _____

☐ Sellers to credit buyers _____ at time of closing for closing costs and/or prepaid expenses.

☐ Property must appraise at no less than the purchase price.

☐ Preliminary Approval. ☐ With Offer or ☐ By _____(date) Buyer shall provide Seller with a letter from Buyer's lender evidencing Buyer's ability to qualify for the loan amount and terms set forth above, subject only to such reasonable and customary conditions as the lender typically imposes on such preliminary approval letters.

Other Terms: City to provide lot improvement costs to complete lot development and construction, specifically regarding road abandonment, drainage and water detention and ingress/egress...not to exceed $100,000. Of that $100,000 no more than $25,000 can be used for road abandonment.

HOME WARRANTY: Included with this sale? ☐ **Yes** ☑ **No** Paid for by ☐ **SELLER** or ☐ **BUYER**

Warranty Co. Plan _____, at a cost not to exceed $ _____.

dotloop signature verification:

1. BUYERS agree to pay all customary loan costs unless otherwise agreed upon in writing. BUYERS agree upon acceptance of this offer to immediately make application for such mortgage with a lender and to make their best effort to obtain a mortgage commitment as above provided. If BUYERS have not obtained a written commitment with **appraisal** or **loan denial** by 8/15/19, SELLERS may rescind this Agreement by giving written notice to the BUYERS stating that if a mortgage commitment has not been obtained within five (5) business days of receipt of such notice then this Agreement shall be null and void and the earnest money shall be returned to the BUYERS. If SELLERS do not choose to give such written notice, then this Agreement shall remain valid until the BUYERS have obtained mortgage commitment or denial. In addition to the proceeds of aforementioned mortgage the BUYERS shall pay the balance of purchase price in cash at the time of closing with adjustment for closing costs to be added or deducted from this amount. SELLERS acknowledge and agree that the property will be taken off the market until SELLERS receive notice of a mortgage commitment or denial from BUYERS (if contingent upon new mortgage), unless otherwise agreed in writing by both parties.

IF LOAN COMMITMENT IS NOT OBTAINED, THE EARNEST MONEY SHALL BE REFUNDED TO THE BUYERS.

2. **POSSESSION AND CLOSING:**
   Closing and Possession is to be given on 8/31/19
   Adjustment of interest, rents, prepaid fuel and all charges attributed to the SELLERS' possession are to be made on this date. Closing shall occur upon delivery of an instrument of title. Possession shall be given upon signing of closing documents. This transaction shall be considered closed upon filing of documents and receipt of all funds. If for any reason possession or closing are not on the above date, the parties shall make a separate written agreement. If no separate written agreement has been made, either party with the ability to close may rescind this agreement by giving written notice to the other party stating closing must occur within five (5) business days of receipt of such notice or this agreement shall be null and void. If neither party chooses to give such notice, then this agreement shall remain valid until closing.
3. **TRUST PAYMENTS:** All funds deposited as part payments shall be held by Broker in trust pending acceptance of this offer, and examination of the abstract and delivery of deed or formal contract. Buyer authorizes the company financing this purchase to pay all funds to Broker for the benefit of Seller and Seller authorizes Agent to accept and manage payments and disbursements. At time of settlement, funds of the purchase price may be used to pay taxes, other liens, and closing costs to comply with the above requirements, to be handled under supervision of Broker, and subject to approval of Buyer on title questions which may be needed to produce marketable title. If Buyer is refunded any Earnest Money, any expenses incurred on Buyer's behalf shall be deducted and paid to creditors.
   If agreed to by the broker, any interest on trust account shall be forwarded to the Iowa Association of REALTORS® Foundation, a charitable non-profit entity, or as directed and mutually agreed in writing by both Buyer and Seller.
4. **INSURANCE**: Within 10 days from acceptance of this offer, BUYERS agree to make application for homeowner's insurance, if required. If BUYERS are unable to procure homeowner's insurance, the BUYERS may rescind this Agreement by giving written notice to the SELLERS stating the agreement is null and void. SELLERS shall bear the risk of loss or damage to the property prior to closing or possession, whichever occurs first. SELLERS agree to maintain existing insurance and BUYERS may purchase additional insurance. In the event of substantial damage or destruction prior to closing, this Agreement shall be null and void, if Buyer desires. Buyer, however, shall have the right to complete the closing and receive insurance proceeds regardless of the extent of the damage plus a credit towards the purchase price equal to the amount of the Seller's deductible on such policy. The property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before closing date.
5. **SPECIAL ASSESSMENTS**: The SELLERS shall pay in full all special assessments that are certified as liens on the public record at closing. Any preliminary or deficiency assessment, which cannot be discharged by payment, shall be paid through an escrow account with sufficient funds to pay such liens when payable with any unused funds returned to the SELLERS'. SELLERS shall pay all charges for solid waste removal, sewage, and assessments of maintenance that are attributable to SELLERS possession.

dotloop signature verification:

6. **TAXES**:
   A. The SELLERS shall pay all real estate taxes that are liens for prior years and all those that are due and payable in the fiscal year in which possession is given.
   B. The SELLERS shall pay their prorated share, based upon date of possession, of real estate taxes for the fiscal year in which possession is given due and payable in the subsequent fiscal year. The BUYERS shall be given a credit for such proration at closing based upon the last known actual real estate taxes payable according to public record. However, if such taxes are not based upon the full assessment of the present property improvements or the tax classification as of the date of possession, such perorations shall be based on the current millage and the assessed values as shown by the Assessor's Records on the date of possession. **In the event of such partial assessment, it shall be the duty of the SELLERS to so notify the BUYERS and BROKER.**
7. **DUTIES OF PARTIES**:
   A. The BROKER, its agents, employees, and associates make no representations or warranties as to the physical or mechanical condition of the property, its size, future value, or income potential.
   B. SELLERS and BUYERS acknowledge that the SELLERS of real property have a legal duty to disclose material defects of which SELLERS have actual knowledge and which a reasonable inspection by the BUYERS would not reveal.
8. **REMEDIES OF THE PARTIES**: If the SELLERS fail to fulfill this Agreement, they will pay the BROKER the commission in full. The BUYERS shall have the right to have all payments returned, and/or to proceed by any action at law or in equity, and the SELLERS agree to pay costs and reasonable attorney fees, and a receiver may be appointed. If the BUYERS fail to fulfill this Agreement, SELLERS may forfeit the same as provided in Chapter 656 of the Code of Iowa, and all payments made herein shall be forfeited, or the SELLERS may proceed by an action at law or in equity. The BUYERS agree to pay costs and reasonable attorney fees, including the BROKER'S commission and any other expense incurred by the SELLERS. For purpose of collecting the BROKER'S commission from either the SELLERS or the BUYERS, BROKER shall be deemed an intended third party beneficiary to this Agreement and may bring an action of law against either the SELLERS or BUYERS for the collection thereof which will include all costs and expenses incurred and reasonable attorney's fees.
9. **MEDIATION:** In the event of a dispute, Buyer and Seller agree to consider mediation as an alternative to initiating legal action. The mediation will be conducted in accordance with the rules and procedures of a mutually agreed mediation service. Even when utilizing mediation, parties may still seek legal remedies.
10. **INCLUDED PROPERTY**: Included with the property shall be all fixtures that integrally belong to, or specifically adapted to or are a part of the real estate, whether attached or detached, such as: attached wall to wall carpeting, built-in appliances, ceiling fans, light fixtures (including light bulbs), water softeners (except rentals), smoke alarms, shutters, shades, rods, blinds, vertical blinds, awnings, storm windows, storm doors, screens, television antennas, air conditioning equipment (except window type), door chimes, automatic garage door openers, garage door remotes, electrical service cables, mailboxes, sump pumps, attached mirrors, fencing, attached shelving, gates, LP tank (if owned), bushes, trees, shrubs and plants. Also included shall be the following:_____

_____

_____

The following items shall not be included: _____

_____

Any personal property and debris not included in the sale of the property must be removed at the expense of the SELLERS prior to day of possession.
11. **FUNDS**: It is agreed that at time of closing, funds of the purchase price received from BUYERS and/or BUYERS' lender, may be used to apply to the purchase price, to pay taxes and other liens, same to be handled under supervision of the BROKER and subject to approval of BUYERS' attorney on title questions needed to produce marketable title. SELLERS hereby appoint the BROKER to receive such funds and make such payments and disbursements.

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12. **CONDITION OF PROPERTY**: Federal law (known as Title X) requires notification of potentially dangerous levels of lead-based paint in properties built prior to 1978 (See Lead-Based Paint Disclosure). If applicable, the SELLER will provide BUYERS copies of any records or prior test results pertaining to lead-based paint. SELLERS shall have water, gas and electrical utilities on for BUYERS' inspections through the date of possession. The property as of the date of this Agreement including buildings, grounds, and all improvements will be preserved by the SELLERS in its present condition until possession, ordinary wear and tear accepted. The BUYERS shall be permitted to make an inspection of the property prior to possession or closing, whichever is sooner, in order to determine that there has been no change in the condition of the property. SELLERS represent that as of the date of possession the heating, air conditioning, plumbing, electrical and other mechanical fixtures and equipment, if any, are performing the function for which they were intended, unless otherwise specified. BUYER's choice below in no way affects any improvements to the property that may be required by BUYER's lender.

A. The BUYERS may choose one of the following alternatives relative to the condition and quality of the property.

☐ 1. Within _____ business days (M-F) after the final acceptance date BUYERS may, at their sole expense, have the property inspected by a qualified person or persons of BUYER'S choice to determine if there are any major structural, mechanical, radon gas, fungal, roof, plumbing, electrical, siding, or lead-based paint deficiencies. These inspections are not construed as inspections to bring an older home into compliance with current local building codes nor are they to be used for the purposes of obtaining any replacement or upgrade to any functional water heater or HVAC system. These inspections are intended to discover any major deficiencies existing on the property. Major deficiency is a material defect existing on the property, which if not corrected by the SELLER prior to closing, would have a significant negative impact on the fair market value of the property or pose an unreasonable risk to the safety of persons on the property. BUYER agrees minor repairs and routine maintenance items are not a part of this contingency. BUYER to indemnify SELLER for any damage resulting from the environmental investigation. **Within this same period**, BUYER may notify SELLER in writing of any such deficiency. Failure to do so shall be deemed a waiver of BUYER'S inspection and repair rights and BUYER agrees to accept the property in its present condition. In the event of any claim or request by BUYER as a result of inspections, SELLER shall within three (3) business days of notification notify the BUYER in writing of what steps, if any, the SELLER will take to correct any deficiencies before closing. The BUYER shall then within three (3) business days in writing notify the SELLER that (1) such steps are acceptable, in which case this Agreement, as so modified, shall be binding upon all parties; or (2) shall negotiate in good faith a modification of the agreement; or (3) that such steps are not acceptable, in which case this Agreement shall be null and void, and any earnest money shall be returned to BUYER.

☐ 2. BUYERS acknowledge that they are purchasing this property in **AS-IS** condition and no repairs or corrections will be made by the SELLERS. However, BUYERS reserve the right to conduct an inspection on the property within _____ business days after the final acceptance date. If BUYERS find any major structural, mechanical, radon gas, fungal, roof, plumbing, electrical, siding, lead-based paint, environmental or other deficiencies that are beyond BUYERS' expectation, BUYERS may rescind this contract in writing during the inspection period with any earnest money to be returned to the BUYERS.

☐ 3. BUYERS acknowledge that they have made a satisfactory inspection of the property and are purchasing the property in its existing condition.

☐ 4. SELLERS have offered property in its "As-is" condition and BUYERS accept Property in its "As-is" condition. No inspection will be completed. Even if an inspection is conducted, SELLER shall not be obligated to replace/repair any item(s) and is not bound to release any Earnest Money or void contract.

B. New Construction: If the improvements on the subject property are under construction or are to be constructed, this Agreement shall be subject to approval of plans and specification by the parties within _____ days of final acceptance of this Agreement. New construction shall have the warranties implied by law, specifically made by suppliers of materials/appliances, or specifically tendered by the contractor. The Broker and its agents make no warranties as to the quality of construction or materials.

C. Ground Water Hazard Statement will be filed at closing for the SELLERS regarding the following items: (1) wells; (2) solid waste; (3) hazardous waste; (4) underground storage tanks (5) private burial grounds located on the property.

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13. **PEST INSPECTION.** If the subject property contains at least one and not more than a four family residential dwelling (matches 558A.1 (4) definition), **SELLERS,** at their sole expense, shall have the property inspected for any wood destroying insects by a licensed Pest Inspector prior to closing. If active wood destroying insect infestation or damage due to prior or active infestation is discovered, SELLER shall have the options of either A) declaring this Agreement void and return the earnest money to the BUYER within five (5) days after receipt of the inspection report, provided however, BUYER may accept the property in its existing condition without such treatment or repairs or B) have the property treated by a licensed pest exterminator and if damage has been discovered to the property, have the damage repaired to the BUYERS' satisfaction prior to closing. If repairs are not made to the BUYERS' satisfaction, upon receipt of written notice by the BUYER this Agreement shall be null and void and any Earnest Money shall be returned to the BUYER. This provision shall not apply to fences, trees, shrubs or outbuildings other than garages.
14. **NON PUBLIC WATER WELLS AND SEWAGE, COMMERCIAL WASTE, AND EXCRETE DISPOSAL INSPECTIONS**: The SELLERS shall obtain satisfactory inspection reports on these two systems from the State & County Board of Health and present them to the BUYERS prior to closing of the sales transaction if such is required by the State & County Board of Health. Cost of inspections, if any and cost of repairs required by County Board of Health to be paid by **SELLERS.**
15. **RENTAL PROPERTY**: If this property is currently used as rental property, this Agreement is contingent upon SELLERS providing BUYERS a letter of compliance with all applicable rental codes and ordinances, if applicable, unless otherwise provided herein. BUYERS shall take the property, subject to the rights of existing tenants. SELLERS, shall within the time specified in Paragraph 12A, deliver to BUYERS copies of all leases, rental agreements, outstanding notices sent to tenants and current income and expenses statements. SELLERS shall make no changes in leases and tenancies, and shall enter into no new leases or rental agreements during the pendency of this transaction, without BUYERS' prior written request. SELLERS shall surrender to BUYERS all security deposits of tenants if required by law and will prorate all rentals received.
16. **SURVEY**: The BUYERS may, no later than 10 days prior to closing, have the property surveyed at their expense. If the survey, certified by a Registered Land Surveyor, shows any encroachment on said property or if any improvements located on the subject property encroach on land of others, such encroachments shall be treated as a title defect.
17. **ABSTRACT AND TITLE**: SELLERS shall promptly provide, at SELLER'S expense, an abstract of title continued to and including the date of acceptance of this agreement. Continued abstract shall be delivered to an attorney selected by the Buyer or Buyer's lender for a title opinion. Seller shall, in the alternative if requested by Buyer or Buyer's lender, provide at Seller's expense a written lien search continued to and including the date of acceptance of this Agreement. Such lien search shall be delivered to a title insurer. Seller agrees to make every reasonable effort to promptly perfect title in accordance with such opinion or title policy so that upon conveyance, title shall be deemed marketable in compliance with this Agreement and the laws of the State of Iowa, and if applicable, the title policy. If closing is delayed due to Sellers' inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving 10 days written notice to the other party and BROKER. SELLERS shall not be entitled to rescind unless they have made a reasonable effort to procure marketable title.
18. **COURT APPROVAL**: If the property is an asset of any estate, trust or conservatorship, this Agreement is contingent upon Court approval unless declared unnecessary by BUYERS' attorney. If necessary, the appropriate fiduciary shall promptly obtain court approval and Court Officer's Deed shall make conveyance.
19. **GENERAL PROVISIONS**: In the performance of each part of this Agreement, **Time Shall Be Of The Essence**. This Agreement shall be binding on and inure the benefit of the heirs, executors, administrators, assigns and successors in interest of the respective parties. This Agreement shall survive this closing. Paragraph headings are for the convenience of reference and shall not limit nor affect the meaning of this Agreement.
20. **OTHER PROVISIONS**: Buyers request 15 days for due diligence. Contingent on property being eligible for City incentive program. Contingent on City allowing site plan approval process to run concurrent with PA process. Buyer has 6 months to break ground.

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21. **AGENCY DISCLOSURE:**
Buyer and Seller confirm that written disclosures of agency representation were provided to them, they understand who is representing them, and the disclosures were provided prior to signing this Offer For Real Estate.
Buyer's Brokerage CENTURY 21 Signature Real Estate **Seller's Brokerage** _____
Dual Agent/Brokerage _____
22. **SURVIVAL:** The warranties, representations, covenants, agreements, duties and remedies contained herein shall survive the execution and delivery of this agreement, the closing of the transactions contemplated herein and the recording of any contract or deed conveying title.
23. **CALCULATING TIME PERIODS:** All references to days shall be construed as business days unless otherwise noted. A day shall begin at 12:00 a.m. and end at 11:59 p.m. In computing any time period prescribed or allowed herein, the day of the act or event from which the time period runs is not included and the last days of the time period is included unless that last day is a state or federal holiday, in which event the last day shall be the next business day.
24. **BROKER ADMINISTRATIVE FEE:** BUYER agrees to pay Signature Resources, Inc. (d/b/a Century 21 Signature Real Estate) an administrative fee of $125 at closing.
25. **ACCEPTANCE**
A. I/We hereby accept the above offer at _____ ☐A.M ☐P.M. _____ day of _____, 20____.
B. This offer rejected by _____ SELLER, Time _____ Date _____
If accepted by the SELLERS on a later date and such acceptance if ratified in written form by BUYERS, then this Agreement will be valid and binding. Copies of all such notices shall also be sent to the Listing Agent and Selling Agent, or their Brokers.

NOTICE: Any notice required under this agreement shall be deemed delivered when it is received or provided either by hand delivery, facsimile, electronic communications or certified mail. Person designated for receipt or to give any notice shall Seller(s) and Buyer(s) at the addresses set forth below or their Broker or Agent. Electronic or facsimile transmissions sent to the other party or to the appropriate Broker, followed by electronic or faxed acknowledgement of receipt, shall constitute delivery of signed document. In the event this form is received by electronic transmission and/or email, the parties hereto acknowledge that they have not changed or altered the content of this form template. The parties agree to confirm such delivery by mailing or personally delivering a signed copy of the original document to the appropriate Broker/Agent.

Seller(s)/Buyer(s) Acceptance. Seller/Buyer hereby acknowledges having read this Agreement in its entirety, including the Standard Terms, and having received a copy of this Agreement.
☐ **# of Addendum Attached** _____

Seller's Signature	**Buyer's Signature**
Signature Date	Steve Domino dotloop verified 07/23/19 4:48 PM CDT DSGY-XJ1G-6ZUL-UMSO
Printed Name _____	Signature Date
Address _____	Printed Name Steve Domino for M.R. Properties
City, State, Zip _____	Address _____
Phone _____	City, State, Zip _____
	Phone _____
Seller's Signature	**Buyer's Signature**
Signature Date	Signature Date
Printed Name _____	Printed Name _____
Address _____	Address _____
City, State, Zip _____	City, State, Zip _____
Phone _____	Phone _____
Century 21 Signature Real Estate	CENTURY 21 Signature Real Estate
Listing Brokerage Name	Selling Brokerage Name
Brokerage License # Agent Lic. #	F05009000
Roger Wheeler	Brokerage License # Agent Lic. #
Agent Cell Phone	Rog Wheeler
	Agent Cell Phone