HUXLEY
HEART OF THE PRAIRIE

PLANNING & ZONING COMMISSION ZOOM MEETING
Monday November 13, 2023
6:00 PM

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

AGENDA

1. Roll Call

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

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

4. Business Items
    a. Approval of Site Plan for 400 S Main Ave, Parcel D Lot 6 HDC Plat No. 1, Huxley Communications

5. Informational Items for Planning & Zoning Consideration/Input
    a. Council Action Update
        i. Site Plan for 104 Campus Dr., Lot 10 HDC Plat No. 2 Hedrick Commercial Properties was approved by City Council with the addition of an agreement to install sidewalk on Campus Dr. when the property to the west is developed.
    b. Update from City Engineer, Forrest Aldrich regarding grading permit information

6. Planning and Zoning Commission Comments
    a. Next meeting is Monday December 18, 2023

7. Adjournment

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

Huxley Planning & Zoning Commission Minutes
October 16, 2023

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

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

CITY STAFF PRESENT: Amy Kaplan- Zoning Clerk, Dave Haugland- City Administrator.

CONSULTANTS PRESENT: None

MINUTES APPROVAL: Motion by Patterson, second by Frantz to approve the minutes from the September 18, 2023 meeting. 7 Aye. 0 Nay. MCU.

PUBLIC COMMENTS: None.

BUSINESS ITEMS:
Approval of Site Plan for 104 Campus Dr. Lot 10- HDC Plat No. 2, Hedrick Commercial Properties: A brief description of the storage building and location was given by Scott Renaud. A waiver is being requested for the sidewalk requirement along Campus Drive as the sidewalk leads to the Alliant Energy Substation and it is not desirable to have foot traffic directed to that area. Motion by Mosher, second by Ebel, to recommend approval of the site plan to City Council with a sidewalk requirement along Main St. and a sidewalk waiver for the sidewalk along Campus Drive. Bierbaum, Patterson, Frantz, Schonhorst, Murphy, Ebel, Mosher voted yes. MCU.

INFORMATIONAL ITEMS FOR PLANNING & ZONING CONSIDERATION/INPUT:

- *Council Action Update:* Haugland gave a re-cap of the action taken at the city council meetings on topics that were discussed at last month's Planning & Zoning meeting.
- Discussion regarding "as built" requirements with Forrest Aldrich, City Engineer, will continue at next month's meeting.

PLANNING AND ZONING COMMISSION COMMENTS:

- Next meeting is Monday November 13, 2023 via Zoom. *Please note the date and location change*
- The City launched their new website on 10/16/23 and the kinks are being worked out.

ADJOURNMENT: Motion –Frantz, second- Schonhorst to adjourn meeting at 6:11 P.M. 7 ayes, 0 nays. MCU.

_____
Amy Kaplan, Zoning Clerk

_____
Roger Bierbaum, Chairman

_____
Date of Approval

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

515.225.8000 // 800.241.8000
www.v-k.net

October 30, 2023

Dave Haugland
City Administrator
City of Huxley
515 N. Main Ave
Huxley, Iowa 50124

HUXLEY, IOWA
HUXLEY COMMUNICATIONS
NEW WAREHOUSE
REVISED SITE PLAN REVIEW

We have reviewed Huxley Communication's New Warehouse revised site plan and find it acceptable.

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

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

FSA:rsb
45229-082
cc: Jeff Peterson, City of Huxley (e-mail)
Keith Vitzthum, City of Huxley (e-mail)
AJ Strumpfer, City of Huxley (e-mail)
Mindy Bryngelson, Clapsaddle-Garber Associates (email)

HUXLEY
HEART OF THE PRAIRIE

Site Plan/Landscape Plan Application

Date submitted: 11/09/2023 Board review date:_____

Property Owner: Huxley Communications Coop County Parcel Number:_____
Property Address: 400 S Main Ave Huxley IA
Property zoning: Industrial
Legal description:
Parcel "D" a part of Lot Six (6) in H.D.C. Plat No. 1, Huxley, Story County, Iowa

Site plan prepared by: Clapsaddle-Garber Associates, Inc
Address: 1523 S Bell Ave Suite 101 Ames IA 50010

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

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

Signed: Levi Boppe Date: 11/09/2023

****

(City use only)

Date of P&Z Meeting:_____ City Council Meeting date:_____
Fee Check Number:_____ Receipt number_____

Decision of the board:

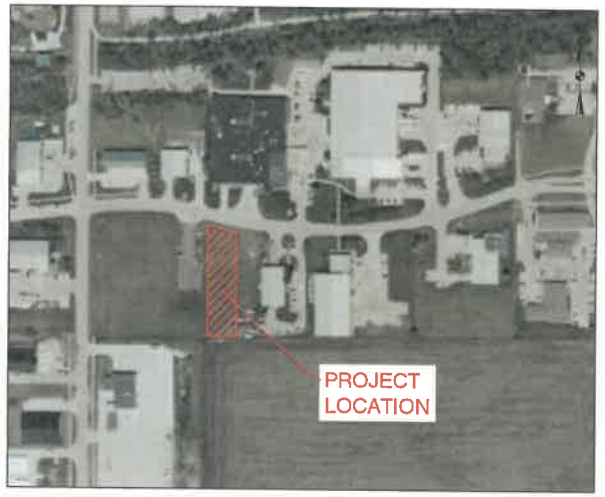
_____

_____

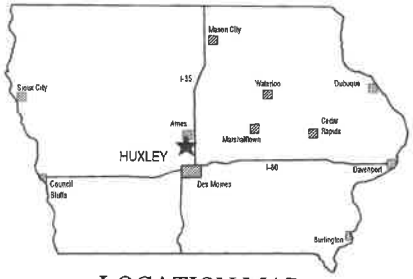
Decision of the council:

_____

HUXLEY COMMUNICATIONS NEW WAREHOUSE
HUXLEY, IOWA
~2023~



VICINITY MAP
NOT TO SCALE



LOCATION MAP

WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, CURRENT EDITION (SUDAS) AND THE CITY OF HUXLEY STANDARD SPECIFICATIONS

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C.100	TITLE SHEET
C.101	SYMBOLS, LEGEND AND GENERAL INFORMATION
C.110	EXISTING CONDITIONS & DEMOLITION PLAN
C.200	LAYOUT & UTILITY PLAN
C.300	GRADING PLAN
C.310	STORM WATER POLLUTION PREVENTION PLAN
C.400	LANDSCAPE PLAN
C.410	PHOTO METRIC PLAN
C.500-C.501	DETAILS

CGA
Clapsaddle-Garber Associates, Inc
1523 S. Bell Ave. Suite 101
Ames, Iowa 50010
Phone 515-232-1764
www.cgaconsultants.com

MINDY M. BRYNGELSON LICENSED 17135 IOWA PROFESSIONAL ENGINEER

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.

Signature Date
Mindy M. Bryngelson, PE
Iowa License Number 17135
My license renewal date is December 31, 2023

Pages or sheets covered by this seal: _____

CGA PROJECT NO. 23-DS-0130 SHEET C.100

J:\23-DS-0130\Acad\S_Sheets\20230130 C.100 (Cover Page).dwg - C.100 - 10-Dec-23 - 2:29pm - mbryngelson

LEGEND

EXISTING	PROPOSED	
		EVERGREEN TREE
		DECIDUOUS TREE
		FRUIT TREE
		SHRUBS (BUSHES)
		TREE LINE
		STUMP
		SWAMP
		CEMETERY
		GRAVE
		CAVE
		SINK HOLE
		WELL
		WINDMILL
		CISTERN
		SEPTIC TANK
		LP GAS TANK
		UNDERGROUND STORAGE TANK
		SATELLITE DISH
		SIGN (TYPE AS NOTED)
		FLAGPOLE
		SOIL BORING
		MONITORING WELL
		PARKING METER
		MAILBOX
		POST
		BOLLARD
		SPRINKLER HEAD
		SPRINKLER HEAD VALVE
		GUARDRAIL (BEAM OR CABLE)
		FENCE
		TILE OUTLET
		DRAINAGE WAY
		EDGE OF WATER
		SILT FENCE
		CONTOUR LINE
		SPOT ELEVATION
		BUILDING

EXISTING	PROPOSED	
W(")	W	WATERLINE
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		CURB STOP
		YARD HYDRANT
FDC	FDC	FIRE DEPT. CONNECTION
PIV	PIV	POST INDICATOR VALVE
San(")	San	SANITARY SEWER LINE
SIS (")	SIS	STORM SEWER LINE
DT	DT	DRAIN TILE
SD	SD	SUBDRAIN
		MANHOLE
		CLEANOUT
		INTAKE
		BEEHIVE INTAKE
		ROOF DRAIN
		ROOF DRAIN (SURFACE)
		ROOF DRAIN (UNDERGROUND)
G(")	G	GAS LINE
		GAS VALVE
		GAS METER
OH E	OH E	OVERHEAD ELECTRICAL LINE
E(")	E	BURIED ELECTRICAL LINE
		POWER POLE
		ELECTRICAL METER
		ELECTRICAL HIGHLINE TOWER
		TRAFFIC SIGNAL
		STREET LIGHT
		LUMINAIRE
		ELECTRICAL BOX/TRANSFORMER
FO(")	FO	FIBER OPTICS LINE
		FIBER OPTICS BOX
		FIBER PEDESTAL
T(")	T	TELEPHONE LINE
		TELEPHONE POLE
		TELEPHONE PEDESTAL
		TELEPHONE BOX
TV	TV	CABLE TELEVISION LINE
TV(")	TV	TELEVISION PEDESTAL
		TELEVISION BOX
		AIR CONDITIONER

EXISTING	PROPOSED	
		SECTION/R.O.W. LINE
		BOUNDARY LINE
		PROPERTY LINE
		EASEMENT LINE
		SETBACK LINE
		R.O.W. RAIL OR LOT CORNER
		CONCRETE MONUMENT
		GOVERNMENT CORNER MONUMENT
		PARCEL OR LOT CORNER MONUMENT
		TEMP. CONSTRUCTION EASEMENT CORNER
		SURVEY CONTROL POINT

ABBREVIATIONS

PCC	PORTLAND CEMENT CONCRETE
ACC	ASPHALT CEMENT CONCRETE
STM	STORM SEWER MANHOLE
INT	STORM SEWER INTAKE
INT-MH	STORM SEWER INTAKE WITH MANHOLE
STCO	STORM SEWER CLEANOUT
FES	STORM SEWER FLARED END SECTION
STP	STORM SEWER PIPE
STFM	STORM SEWER FORCE MAIN
SMH	SANITARY SEWER MANHOLE
SACO	SANITARY SEWER CLEANOUT
SAP	SANITARY SEWER PIPE
SAFM	SANITARY SEWER FORCE MAIN
FH	FIRE HYDRANT ASSEMBLY
YH	YARD HYDRANT ASSEMBLY
WV	WATER VALVE
CS	CURB STOP
PIV	POST INDICATOR VALVE
FDC	FIRE DEPT. CONNECTION
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DI	DUCTILE IRON PIPE
CP	SURVEY CONTROL POINT
BM	SURVEY BENCHMARK
SB	SOIL BORING
MW	MONITORING WELL
PM	PARKING METER
SH	SPRINKLER HEAD
GV	GAS VALVE
GM	GAS METER
PP	POWER POLE
EM	ELECTRIC METER
TS	TRAFFIC SIGNAL
LP	LIGHT POLE/STREET LIGHT
EB	ELECTRICAL BOX/TRANSFORMER
FB	FIBER OPTICS BOX/PEDESTAL
TB	TELEPHONE BOX/PEDESTAL
TP	TELEPHONE POLE
CB	CABLE/TELEVISION BOX
AC	AIR CONDITIONER UNIT
CBU	CLUSTER MAILBOX UNIT

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

VALUE ENGINEERING SAVES. REFER TO ARTICLE 1105.15 OF THE SPECIFICATIONS.

LEGAL DESCRIPTION

PARCEL "D" LOCATED ENTIRELY WITHIN LOT 6 IN H.D.C. PLAT 1 SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 26, TOWNSHIP 82 NORTH, RAGE 24 WEST OF THE 5TH P.M., CITY OF HUXLEY, STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 00°14'47" WEST, 308.06 FEET ALONG THE WEST LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF SAID SOUTHEASTERLY 124.53 FEET ALONG THE ARC OF A 1305.00 FEET RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF SOUTH 78°48'42" EAST WITH A CHORD DISTANCE OF 124.49 FEET; THENCE SOUTH 00°14'47" EAST, 281.86 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 89°58'14" WEST, 122.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 0.82 ACRES TOTAL. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

FOR THE PURPOSE OF THIS SURVEY, THE SOUTH LINE OF LOT 6 WAS DETERMINED TO BEAR NORTH 89°58'14" WEST USING GPS.

CONTROL POINTS:

IOWA REGIONAL COORDINATE SYSTEM IOWA NORTH ZONE NAD83(2011)(EPOCH 2010) IARTN DERIVED -US SURVEY FEET

NUMBER	NORTHING	EASTING	ELEV.	DESCRIPTION
309	3422517.18	4892864.20	131.03	YPC SW PROP. CORNER
311	3422823.24	4892582.85	125.66	YPC BROKEN NW PROP. CORNER
3000	3422784.62	4892989.09	1028.55	YPC NE PROP. CORNER
3002	3422517.05	4892968.98	1028.39	YPC SE PROP. CORNER
3012	3422872.76	4892334.22	127.24	MAG NAIL CENTER OF INTERSECTION

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88-GEOID09A) IARTN DERIVED-US SURVEY FEET

NUMBER	NORTHING	EASTING	ELEV.	DESCRIPTION
315	3422847.76	4893013.78	1027.55	BURY BOLT ON HYDRANT

PROPOSED USE

WAREHOUSE

APPLICANT:

HUXLEY COMMUNICATIONS COOPERATIVE
PO BOX 98
HUXLEY IA 50124-0098

OWNER OF RECORD:

DHC PROPERTIES LLC-CTR
PO BOX 67
HUXLEY IOWA 50124
*THIS PROPERTY IS IN THE PROCESS OF BEING PURCHASE BY THE APPLICANT, HUXLEY COMMUNICATION COOPERATIVE.

SURVEY PREPARED BY:

CLAPSADDLE-GARBER ASSOCIATES, INC
1523 S. BELL AVE. SUITE 101
AMES, IOWA 50010
PH 515-232-1764
WWW.CGACONSULTANTS.COM

SITE PLAN PREPARED BY:

PROJECT MANAGER: MINDY BRYNGELSON
CLAPSADDLE-GARBER ASSOCIATES, INC
1523 S. BELL AVE. SUITE 101
AMES, IOWA 50010
PH 515-232-1764
WWW.CGACONSULTANTS.COM

DATE OF PREPARATION:

08-18-2023

FIELD WORK COMPLETED:

08-22-2023

PROPERTY ADDRESS:

202 CAMPUS DRIVE, HUXLEY, IOWA
*THIS PROPERTY IS IN THE PROCESS OF BEING SPLIT AND WILL BE ASSIGNED A NEW PROPERTY

PROPOSED DEVELOPMENT SCHEDULE

TRANSFER OF PROPERTY: SEPTEMBER 2023
BEGIN CONSTRUCTION: SEPTEMBER 2023
BUILDING FOUNDATION COMPLETION: NOVEMBER 2023
COMPLETE CONSTRUCTION: SEPTEMBER 2024

SURVEY NOTES:

1. ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.
2. ALL UNDERGROUND UTILITIES ON THIS SITE HAVE BEEN LOCATED AT ASCE LEVEL C OR D SURVEY QUALITY.
3. UTILITY LINETYPES WITH A QUALITY LEVEL INDICATOR (") HAVE BEEN LOCATED PER THE FOLLOWING ASCE STANDARD GUIDELINE FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA* :

(A) - PRECISE HORIZONTAL & VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED & SURVEYED UTILITIES) & SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES. USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT IS TYPICALLY USED TO MINIMIZE THE POTENTIAL FOR UTILITY DAMAGE. A PRECISE HORIZONTAL & VERTICAL LOCATION, AS WELL AS OTHER UTILITY ATTRIBUTES, IS SHOWN ON PLAN DOCUMENTS. ACCURACY IS TYPICALLY SET TO 15- MM VERTICAL & TO APPLICABLE HORIZONTAL SURVEY & MAPPING ACCURACY AS DEFINED OR EXPECTED BY THE PROJECT OWNER.

(B) -INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE & APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT & REDUCED ONTO PLAN DOCUMENTS.

(C) -INFORMATION OBTAINED BY SURVEYING & PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES & BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

(D) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

Zoning Compliance Summary
(Based upon Chapter 165, Zoning and Subdivision, Code of Ordinances of the City of Huxley. County of Story, State of Iowa, in current usage.

CRITERION	REQUIRED/PERMITTED	PROPOSED	PRIMARY CODE REFERENCE
Applicable Zoning District	M1 - DISTRICT - INDUSTRIAL DISTRICT		HUXLEY, IOWA ZONING MAP
Principal Permitted Use	CONTRACTOR SHOPS, PUBLIC UTILITIES	CONTRACTOR SHOPS, PUBLIC UTILITIES	165.3000
NUMBER OF EMPLOYEES	N/A	0	
Minimum Lot Area in Square Feet	6,000 SF	35,744 SF	165.3000
Minimum Front Lot Line Setback	25 FT	160 FT	165.3000
Minimum Side Lot Line Setback	10 FT	14 FT	165.3000
Minimum Rear Lot Line Setback	10 FT	68 FT	165.3000
Maximum Building Height in Feet or Stories	45 FT	18 FT	165.3000
Parking Spaces Required	1 PARKING SPACE PER 600 SQUARE FEET OF GROSS FLOOR AREA: 4,928 SF = 9 SPOTS	47	167.1000

UTILITY COMPANIES

THE FOLLOWING UTILITIES ARE PRESENT ON THIS PROJECT

Alliant Energy (Electric & Gas)
Jenni Kronaman Stapleford 515-266-3425

City of Huxley (Water and Sewer)
Keith Vitzthum 515-290-7512

City of Huxley (Stormwater and SWPPP)
Mel Kahler 515-822-3600

Huxley Communications Cooperative (Fiber)
Terry Ferguson 515-597-2261

MediaCom (Phone)
Kevin Collins 515-246-6666

Unite Private Networks, LLC (Fiber)
Joe Kilzer 816-425-3556

UTILITY NOTES:

TYPICAL DEPTH OF COVER ON WATERMAIN PIPE IN HUXLEY IS 5.5 FT.

UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLATTED FROM AVAILABLE SURVEYS, RECORDS AND DEEDS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc
1523 S. Bell Ave. Suite 101
Ames, Iowa 50010
Ph 515-232-1764
www.cgaconsultants.com

DESIGNED: ___ DATE: ___
DRAWN: ___ DATE: ___
CHECKED: ___ DATE: ___
APPROVED: ___ DATE: ___

HUXLEY COMMUNICATIONS NEW WAREHOUSE
HUXLEY, IOWA

SYMBOLS, LEGEND, AND GENERAL INFORMATION

PROJECT NO. 23-DS-0130
SHEET NO. C.101

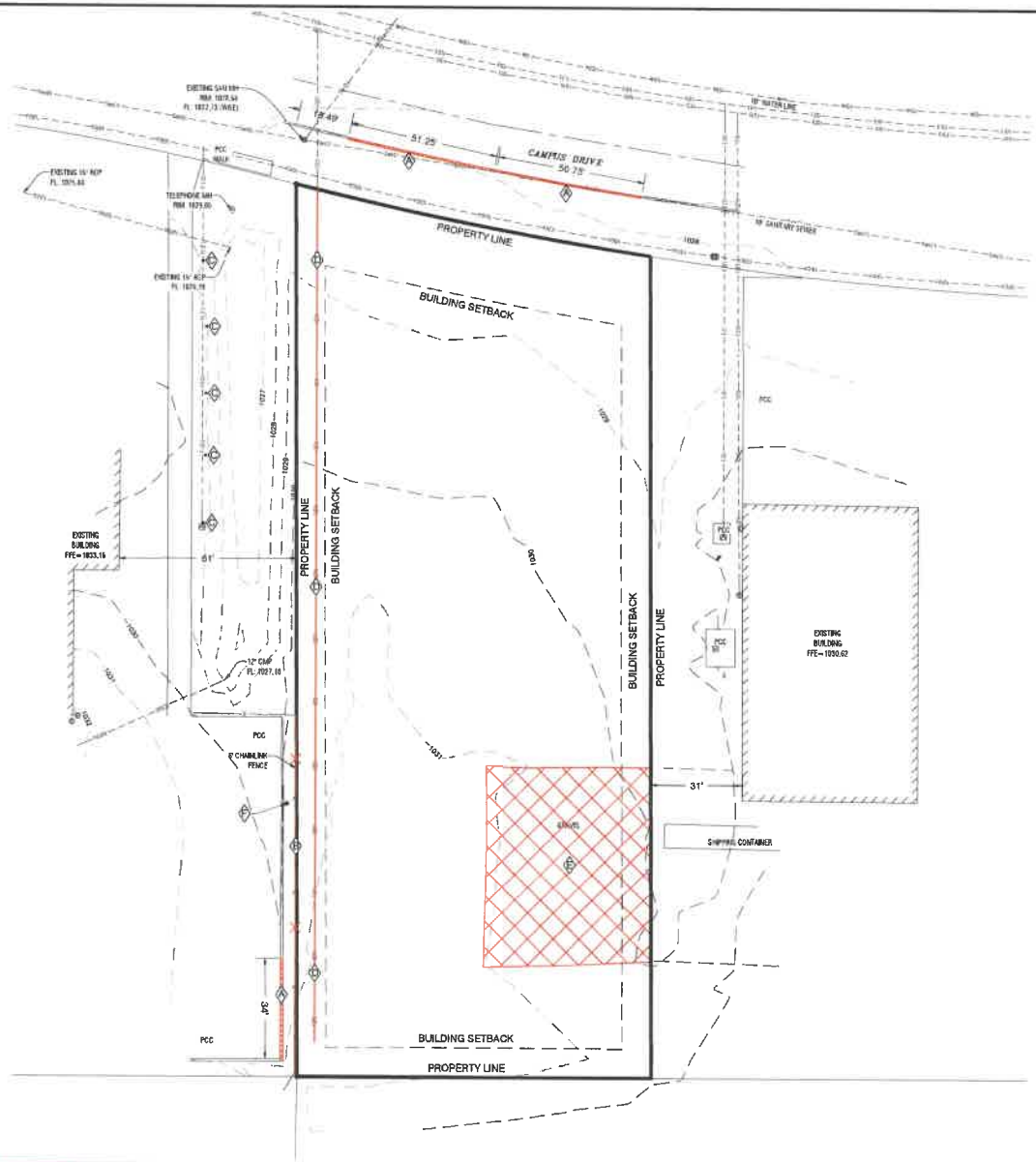
J:\23-DS-0130\dwg\S_Sheets\230130 C.101 (Cover legend).dwg - C.101 - 10-26-23 2:29pm - mingmuan

GENERAL DEMOLITION NOTES:

1. ADJOINING PROPERTIES SHALL BE PROTECTED DURING DEMOLITION OPERATIONS. DEBRIS ON ADJOINING PROPERTIES SHALL BE CAREFULLY REMOVED BY CONTRACTOR.
2. ANY DAMAGE TO EXISTING PAVEMENT TO REMAIN DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT TO REMAIN.
3. REMOVE ALL SIGNS, LIGHTS, POSTS, POLES, WALLS, AND ASSOCIATED FOUNDATIONS AS INDICATED, BACKFILL ALL HOLES AND DEPRESSIONS WITH SUITABLE SOIL.
4. CONTRACTOR SHALL SUPPLY DETAILED CONSTRUCTION SCHEDULE TO THE CITY.
5. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
   A. CITY OF HUXLEY
   B. OWNER
   C. CLAPSADDLE-GARBER ASSOCIATES, INC.
6. CONTRACTOR SHALL DISPOSE OF PAVEMENT & FENCING OFF-SITE
7. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

KEY DEMOLITION CONSTRUCTION NOTES:

- (A) REMOVE CONCRETE & ALL ASSOCIATED CURBS TO NEAREST JOINT LINE OR AS INDICATED.
- (B) REMOVE EXISTING FENCING, POSTS, & ASSOCIATED FOUNDATIONS, BACKFILL HOLES WITH SUITABLE SOIL, DISPOSE OF OFF-SITE
- (C) PROTECT EXISTING TREE DURING DEMOLITION & THROUGHOUT THE COMPLETE CONSTRUCTION ON THE PROJECT.
- (D) REMOVE EXISTING GAS SERVICE TO PROPERTY LINE.
- (E) REMOVE EXISTING GRAVEL
- (F) PROTECT EXISTING LIGHT POLE



GRAPHIC SCALE: 0, 20', 40', 60'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc
1823 S. Bell Ave. Suite 101
Ames, Iowa 50010
Ph 515-232-1764
www.cgaconsultants.com

DESIGNED ____ DATE ____
DRAWN ____ DATE ____
CHECKED ____ DATE ____
APPROVED ____ DATE ____

HUXLEY COMMUNICATIONS NEW WAREHOUSE
HUXLEY, IOWA

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO. 23-DS-0130
SHEET NO. C.110

J:\23-DS-0130\dwg\S_Sheet\230930138 C.110 (Existing Cond Demo).dwg - C.110 - 10-26-23 - 2:20pm - rdgardner

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES & BARRIERS SHALL BE FURNISHED, ERECTED, MAINTAINED, & REMOVED BY THE CONTRACTOR.
2. ACCESS TO NEIGHBORING BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.
3. ALL UTILITY WORK WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE CITY OF HUXLEY STANDARDS & THE CURRENT ADDITION OF THE MUTCD.
4. TWO-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES ALONG CAMPUS DRIVE.
5. THE CONTRACTOR SHALL USE CARE WHEN WORKING UNDER/OVER/AROUND ELECTRICAL LINES.
6. FLASHING OR STEADY BURN WARNING LIGHTS ARE REQUIRED ON TYPE II BARRICADES FOR OVERNIGHT CLOSURES.
7. WORK AREA MUST BE ENCLOSED WITH BARRICADES, FENCING, OR A COMBINATION OF THE TWO.

GENERAL LAYOUT NOTES:

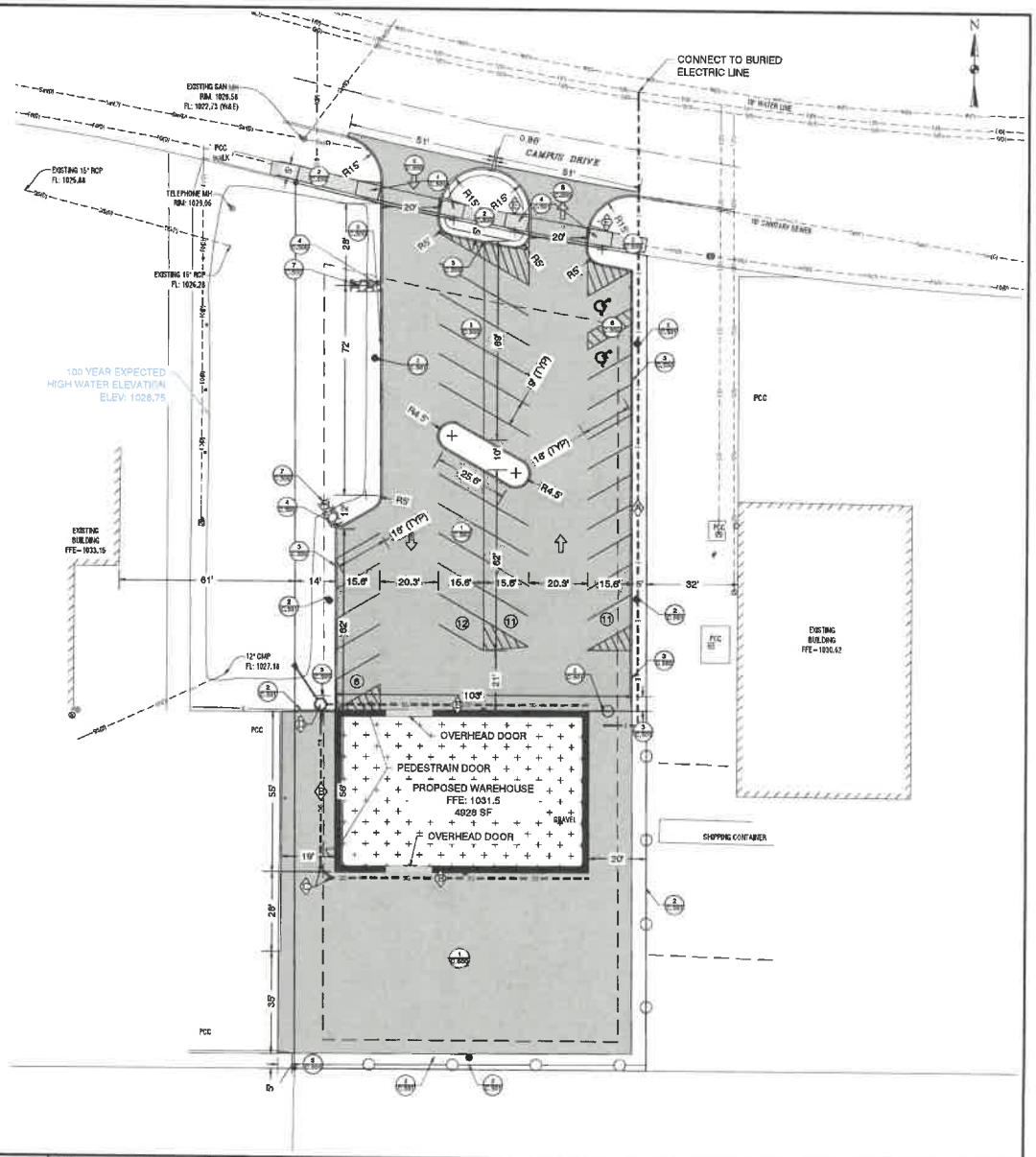
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
4. ANY DAMAGE TO THE PAVEMENT NOT SHOWN FOR REMOVAL ON THE PLANS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT.
5. COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
6. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NO WATER OR SEWER SERVICE WILL BE CONNECTED TO THIS BUILDING

CONSTRUCTION DETAILS

- 1/C.200 6" PCC PAVEMENT SECTION
- 2/C.200 4" PCC SIDEWALK PAVEMENT SECTION
- 3/C.200 8" STANDARD INTERGAL PCC CURB & GUTTER
- 4/C.200 CURB CUT DETAIL
- 5/C.200 CONCRETE DRIVEWAY, TYPE B WITH RADII
- 6/C.200 ANGLE-ACCESSIBLE PARKING SPACE
- 7/C.200 RIP-RAP PLUME AT CURB CUT
- 8/C.200 FENCE
- 9/C.200 LIGHT POLE FOUNDATION
- 1/C.201 CURB RUNOUT
- 2/C.201 GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK

CONSTRUCTION NOTES:

- A CONNECT ELECTRIC SERVICE TO EXISTING ELECTRIC LINE, COORDINATE WITH CITY OF HUXLEY.
- B CONNECT BUILDING DOWNSPOUTS TO 8" STORM SEWER. STORM SEWER SHALL OUTLET INTO DETENTION BASIN WITH APRON.
- C INSTALL STORM SEWER CLEAN OUT
- D INSTALL STORM SEWER MANHOLE
- E INSTALL "EXIT ONLY, DO NOT ENTER" SIGN



GRAPHIC SCALE	NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
0 20' 40' 80'								

CGA Clapsaddle-Garber Associates, Inc. 1523 S. Bell Ave. Suite 101 Ames, Iowa 50010 Ph 515-292-1264 www.cgaassociates.com

DESIGNED: — DATE: —
DRAWN: — DATE: —
CHECKED: — DATE: —
APPROVED: — DATE: —

HUXLEY COMMUNICATIONS NEW WAREHOUSE
HUXLEY, IOWA

LAYOUT & UTILITY PLAN

PROJECT NO. 23-DS-0130
SHEET NO. C.200

J:\23-DS-0130\dwg\S_Sheets\230501\0C.200 Layout (Utilities).dwg - C.200 - 05-05-23 - 1:29pm - rhagaman

GENERAL GRADING NOTES

1. SLOPES SHALL NOT BE GREATER THAN 3:1
2. GRADE TO DRAIN AWAY FROM ALL BUILDINGS.
3. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. CONTRACTOR SHALL TARGET 1.5% CROSS SLOPE.
4. STRIP TOPSOIL TO A MINIMUM OF 6" & STOCKPILE AS PER PLAN. RESPREAD TOPSOIL AT A MINIMUM OF 6" DEEP AS PER SPECIFICATIONS.

LEGEND

TOC	TOP OF CURB
HP	HIGH POINT
LP	LOW POINT
T/W	TOP OF WALL
B/W	BOTTOM OF WALL
2.0%	PROPOSED SLOPE
	PROPOSED DRAINAGE PATTERN
DS	PROPOSED APPROXIMATE DOWNSPOUT LOCATION

FINISHED FLOOR ELEVATIONS

FINISHED FLOOR = 1031.50

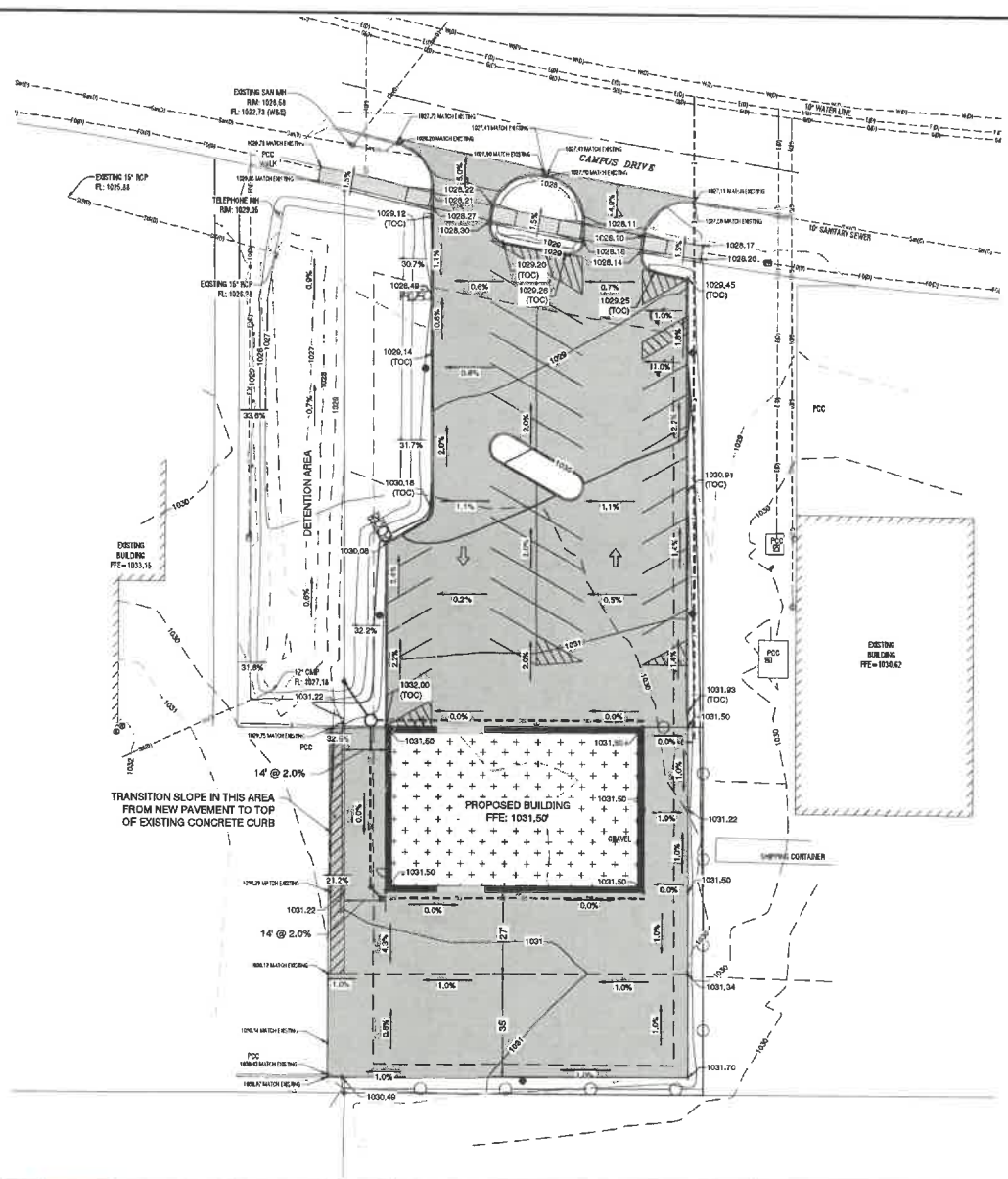
EARTHWORK SUMMARY

TOPSOIL

STRIP (6") : 708 CY
REPLACE (6") : 278 CY
WASTE: 428 CY

CLASS 10 EXCAVATION

CUT: 865 CY
FILL (+30%): 272 CY
WASTE: 593 CY



GRAPHIC SCALE	NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
0 20' 40' 60'								

CGA
Clapsadl-Giesker Associates, Inc
1205 S. Bell Ave, Suite 101
Ames, Iowa 50010
Ph 515-232-4764
www.cgaconsultants.com

DESIGNED: DATE
DRAWN: DATE
CHECKED DATE
APPROVED DATE

HUXLEY COMMUNICATIONS NEW WAREHOUSE
HUXLEY, IOWA

GRADING PLAN

PROJECT NO. 23-DS-0130
SHEET NO. C.300

J:\23-DS-0130\dwg\C_Sheets\230130 C.300 [Grading].dwg - C.300 - 10-26-23 - 2:29pm - rhagemeier

STORY COUNTY, CITY OF HUXLEY

POLLUTION PREVENTION PLAN

ALL CONTRACTORS/SUBCONTRACTORS SHALL CONDUCT THEIR OPERATIONS IN A MANNER THAT MINIMIZES EROSION AND PREVENTS SEDIMENTS FROM LEAVING THE PROJECT SITE. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND IMPLEMENTATION OF THE POLLUTION PREVENTION PLAN (PPP) FOR THEIR ENTIRE CONTRACT. THIS RESPONSIBILITY SHALL BE FURTHER SHARED WITH SUBCONTRACTORS WHOSE WORK IS A SOURCE OF POTENTIAL POLLUTION AS DEFINED IN THIS PPP.

1. SITE DESCRIPTION

THIS POLLUTION PREVENTION PLAN (PPP) IS FOR HUXLEY COMMUNICATIONS IN HUXLEY, IOWA INCLUDING REMOVALS, GRADING, PAVING, UTILITIES, & BUILDING ERECTION.
THIS PPP COVERS APPROXIMATELY 0.82 ACRES WITH AN ESTIMATED 0.82 ACRES BEING DISTURBED. THE PORTION OF THE PPP COVERED BY THIS CONTRACT HAS 0.82 ACRES BEING DISTURBED.

THE PPP IS LOCATED IN AN AREA OF NICOLLET LOAM SOIL ASSOCIATION. THE ESTIMATED AVERAGE CURVE NUMBER FOR THIS PPP AFTER COMPLETION WILL BE 93.

REFER TO THIS SHEET, AND THE GRADING SHEETS FOR LOCATIONS OF TYPICAL SLOPES, DITCH GRADES, AND MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS. A COPY OF THIS PLAN WILL BE ON FILE AT THE PROJECT ENGINEER'S OFFICE. RUNOFF FROM THIS WORK WILL FLOW INTO HUXLEY STORM SEWER THEN TO BALLARD CREEK.

2. POTENTIAL SOURCES OF POLLUTION

SITE SOURCES OF POLLUTION GENERATED AS A RESULT OF THIS WORK RELATE TO SILTS AND SEDIMENT WHICH MAY BE TRANSPORTED AS A RESULT OF A STORM EVENT. HOWEVER, THIS PPP PROVIDES CONVEYANCE FOR OTHER NON-PROJECT RUNOFF THAT IS BEYOND THE CONTROL OF THIS PPP. POTENTIALLY THIS RUNOFF CAN CONTAIN VARIOUS POLLUTANTS RELATED TO SITE-SPECIFIC LAND USES. EXAMPLES ARE:

RURAL AGRICULTURAL ACTIVITIES - RUNOFF FROM AGRICULTURAL LAND USE CAN POTENTIALLY CONTAIN CHEMICALS INCLUDING HERBICIDES, PESTICIDES, FUNGICIDES, AND FERTILIZERS.

COMMERCIAL AND INDUSTRIAL ACTIVITIES - RUNOFF FROM COMMERCIAL, INDUSTRIAL, AND COMMERCE LAND USE MAY CONTAIN CONSTITUENTS ASSOCIATED WITH THE SPECIFIC OPERATION. SUCH OPERATIONS ARE SUBJECT TO POTENTIAL LEAKS AND SPILLS WHICH COULD BE COMMINGLED WITH RUNOFF FROM THE FACILITY. POLLUTANTS ASSOCIATED WITH COMMERCIAL AND INDUSTRIAL ACTIVITIES ARE NOT READILY AVAILABLE SINCE THEY ARE TYPICALLY PROPRIETARY.

3. CONTROLS

PRIOR TO BEGINNING GRADING, EXCAVATION, OR CLEARING AND GRUBBING OPERATIONS, SILT FENCE SHALL BE PLACED ALONG THE PERIMETER OF THE AREAS TO BE DISTURBED AT LOCATIONS WHERE RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. AS AREAS REACH THEIR FINAL GRADE, ADDITIONAL SILT FENCE, SILT BASINS, COMPOST FILLED SOCKS, INTERCEPTING DITCHES, SOD FLUMES, LETDOWNS, BRIDGE EDGE DRAINS, AND EARTH DIKES SHALL BE INSTALLED AS SPECIFIED IN THE PLANS AND/OR AS REQUIRED BY THE PROJECT ENGINEER. THIS WILL INCLUDE USING SILT FENCE OR EQUIVALENT AS DITCH CHECKS AND TO PROTECT INTAKES. TEMPORARY STABILIZING MULCH SHALL BE COMPLETED AS THE DISTURBED AREAS ARE CONSTRUCTED. IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AS LEAST 14 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY MULCHING IMMEDIATELY. OTHER STABILIZING METHODS SHALL BE USED OUTSIDE THE SEEDING PERIOD.

THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.

AS THE WORK PROGRESSES, ADDITIONAL EROSION CONTROL ITEMS SUCH AS STRAW BALE BARRIER, SEDIMENT TRAPS, AND OTHER APPROPRIATE MEASURES SHALL BE INSTALLED BY THE PRIME OR SUBCONTRACTOR AS DETERMINED BY THE ENGINEER AFTER FIELD INVESTIGATION. THE CONSTRUCTION WILL BE COMPLETED WITH THE ESTABLISHMENT OF PERMANENT PERENNIAL VEGETATION OF ALL DISTURBED AREAS.

4. OTHER CONTROLS

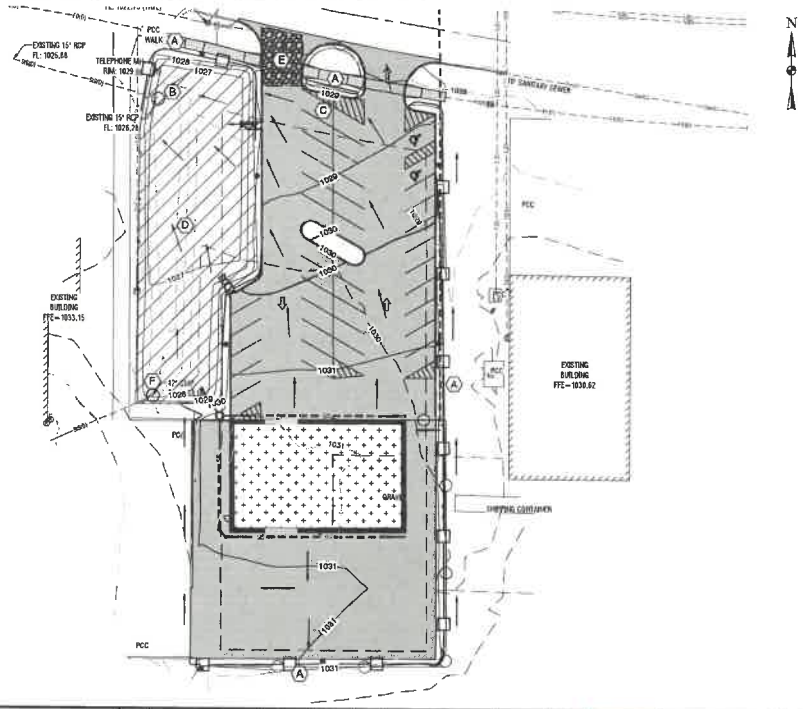
CONTRACTOR DISPOSAL OF UNUSED CONSTRUCTION MATERIALS AND CONSTRUCTION MATERIAL WASTES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS. IN THE EVENT OF A CONFLICT WITH OTHER GOVERNMENTAL LAWS, RULES AND REGULATIONS, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.

5. APPROVED STATE OR LOCAL PLANS

DURING THE COURSE OF THIS CONSTRUCTION, IT IS POSSIBLE THAT SITUATIONS WILL ARISE WHERE UNKNOWN MATERIALS WILL BE ENCOUNTERED. WHEN SUCH SITUATIONS ARE ENCOUNTERED, THEY WILL BE HANDLED ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS IN EFFECT AT THE TIME.

6. MAINTENANCE

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN PROPER WORKING ORDER, INCLUDING CLEANING, REPAIRING, OR REPLACING THEM THROUGHOUT THE CONTRACT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.



7. INSPECTIONS

INSPECTIONS SHALL BE MADE JOINTLY BY THE CONTRACTOR AND THE CONTRACTING AUTHORITY (IF APPLICABLE) EVERY SEVEN CALENDAR DAYS. THE CONTRACTOR SHALL IMMEDIATELY BEGIN CORRECTIVE ACTION ON ALL DEFICIENCIES FOUND. THE FINDINGS OF THIS INSPECTION SHALL BE RECORDED IN THE SWPPP BOOKLET OR PROJECT DIARY. THIS PPP MAY BE REVISED BASED ON THE FINDINGS OF THE INSPECTION. THE CONTRACTOR SHALL IMPLEMENT ALL REVISIONS. ALL CORRECTIVE ACTIONS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS OF THE INSPECTION.

8. NON-STORM DISCHARGES

THIS INCLUDES SUBSURFACE DRAINS (I.E. LONGITUDINAL AND STANDARD SUBDRAINS), SLOPE DRAINS AND BRIDGE END DRAINS. THE VELOCITY OF THE DISCHARGE FROM THESE FEATURES MAY BE CONTROLLED BY THE USE OF PATIO BLOCKS, CLASS A STONE OR EROSION STONE.

9. GENERAL NOTES

A. THE ABOVE PLAN IS NOT THE COMPLETE STORM WATER PREVENTION PLAN (SWPPP), BUT RATHER A PART OF THE SWPPP THAT IS TO BE UPDATED REGULARLY BY THE CONTRACTOR. IT IS PRIME CONTRACTORS RESPONSIBILITY TO DEVELOP AND UPDATE THE SWPPP PLAN AS NEED AS WELL AS CONDUCT ANY NECESSARY INSPECTIONS IN ACCORDANCE WITH IOWA DNR, EPA, AND JURISDICTION GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY DEFICIENCIES, CORRECTING THOSE DEFICIENCIES IMMEDIATELY AND DOCUMENTING SUCH WITH THE SWPPP. ALL EROSION CONTROL ITEMS EXCEPT THE TURF REINFORCEMENT MAT SHALL BE REMOVED AT THE END OF THE PROJECT.

B. ALL STOCK PILES NOT INTENDED TO BE REDISTRIBUTED IN 14 DAYS MUST BE SEEDED OR OTHERWISE CONTROLLED WITH EROSION CONTROL FEATURES IMMEDIATELY AFTER STOCK PILING. STOCK PILE LOCATIONS SHALL BE APPROVED BY THE OWNER.

C. THE GENERAL CONTRACTOR SHALL PROVIDE CONTAINMENT OF ALL SOURCES OF POTENTIAL POLLUTION INCLUDING FUELING AREA, PORTABLE SANITARY FACILITIES, WASTE DEPOSITORY AREAS (DUMPSTER LOCATIONS), AND OTHER POLLUTION SOURCES. ALL AREAS WHERE CONCRETE TRUCKS ARE WASHED OUT SHALL BE DEFINED AND CONTAINED ON SITE. CONCRETE WASHOUT AREA SHALL BE CLEARLY MARKED AND THE CONTRACTOR SHALL CLEAN OUT THIS AREA PRIOR TO FINALIZING THE PROJECT (INCIDENTAL). ALL EROSION CONTROL DEVICES MUST BE MAINTAINED AS STATED IN THE POLLUTION PREVENTION PLAN.

D. CONTRACTOR SHALL TAKE PRECAUTIONS TO INSURE THAT EQUIPMENT, VEHICLES, AND PLANTING OPERATIONS DO NOT DISTURB OR DAMAGE EXISTING GRADES, WALLS, DRIVES, PAVEMENT, UTILITIES, PLANTS, LAWNS, IRRIGATION SYSTEMS, AND OTHER FACILITIES. REPAIR, REPLACE, AND/OR RETURN TO ORIGINAL CONDITION ANY DAMAGED ITEM, WITHOUT ADDITIONAL COMPENSATION.

E. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM THE PROJECT SITE. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AT NO COST TO THE OWNER. TAKE REMEDIAL ACTIONS FOR PREVENTION, REPAIR, REPLACE, AND/OR RETURN TO ORIGINAL CONDITION, WITHOUT ADDITIONAL COMPENSATION.

F. THE COST FOR THIS WORK SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID.

10. CONSTRUCTION NOTES:

(A) INSTALL SILT FENCE OR COMPOST FILLED SOCK - TO BE REMOVED AT THE END OF THE PROJECT.

(B) INSTALL INLET PROTECTION - TO BE REMOVED AT THE END OF THE PROJECT.

(C) INSTALL CONCRETE WASH OUT AREA - TO BE REMOVED & RESTORED AT THE END OF THE PROJECT.

(D) INSTALL EXCELSIOR MATT

(E) INSTALL STABILIZED CONSTRUCTION ENTRANCE.

(F) PIPE OUTLET EROSION PROTECTION - INSTALL PER SUDAS 9040.110 CLASS E RIP-RAP

(G) INSTALL COMPOST TUBE SOCK - TO BE REMOVED AT END OF PROJECT - INSTALL PER SUDAS 9040.102

GRAPHIC SCALE: 0 30' 60' 90'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA — Clapsadl-Giehner Associates, Inc. 1529 S. Bell Ave. Suite 101 Ames, Iowa 50010 Ph 515-232-1794 www.cgaenvironments.com

DESIGNED: — DATE: —
DRAWN: — DATE: —
CHECKED — DATE: —
APPROVED — DATE: —

HUXLEY COMMUNICATIONS NEW WAREHOUSE
HUXLEY, IOWA

STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO. 23-DS-0130
SHEET NO. C.310

J:\23-DS-0130\dwg\S_Sheets\230S0130 C.310 (Vwpt).dwg - C.310 - 10-26-23 - 2:29pm - rbagcran

LANDSCAPE NOTES:

1. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
2. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3". WALNUT PRODUCTS ARE PROHIBITED.
3. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60-2004, OR MOST RECENT EDITION.
4. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE ENGINEER.
5. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
6. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE ENGINEER FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON DRAWINGS.
8. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.

LANDSCAPE CONSTRUCTION NOTES:

A TYPE I LAWN MIXTURE (HYDROMULCH OR SOD)

SITE INFORMATION:

TOTAL SITE AREA = 35,744 S.F.

EXISTING
- GREEN SPACE AREA = 31,889 S.F.
- PARKING LOT/PAVED AREA = 0 S.F.
- GRAVEL AREA = 3,855 S.F.
- EXISTING BUILDING AREA = 0 S.F.

PROPOSED
- GREEN SPACE AREA = 7,792 S.F.
- PARKING LOT/PAVED AREA = 23,024 S.F.
- GRAVEL AREA = 0 S.F.
- PROPOSED BUILDING AREAS W/ EXPANSION= 4,928 S.F.

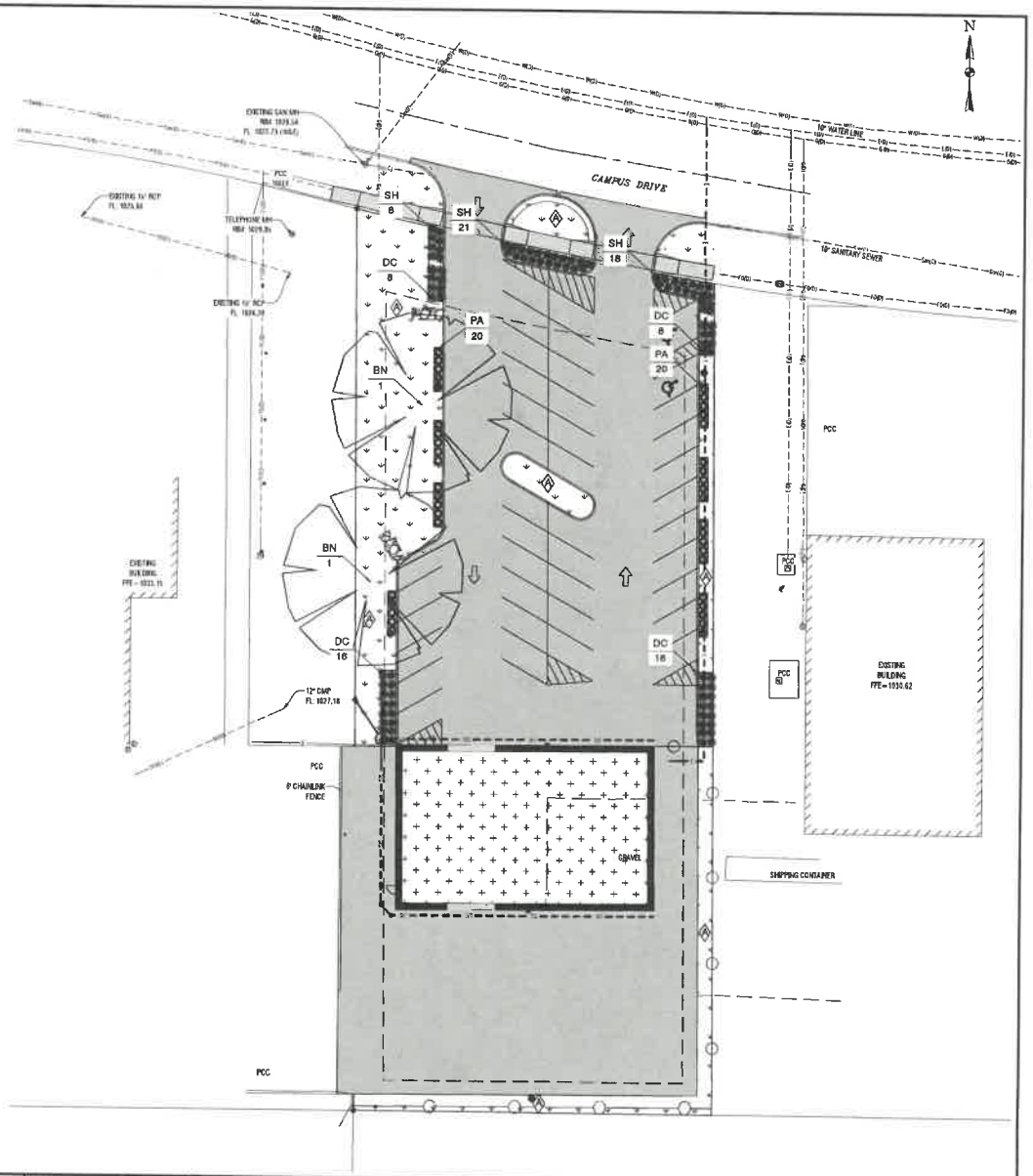
- ADDITIONAL PAVEMENT ON NEIGHBORING PROPERTY = 535 S.F.

OPEN SPACE REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
TOTAL DEVELOPED SITE AREA	-	35,744 S.F.
OPEN SPACE	20%	7,792 S.F. (22%)

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Deciduous Overstory Trees				
BN	Betula nigra	River Birch	2	1.5" Caliper
Perennials & Grasses				
PA	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	40	#1 (2-3' tall x 2-3' wide)
DC	Deschampsia cespitose Goldtau	Gold Dew Tufted Hair Grass	48	#1 (2' tall x 2' wide)
SH	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	47	#1 (1' tall x 2-3' wide)



GRAPHIC SCALE 0 20' 40' 80'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc 1923 S. Bell Ave. Suite 101 Ames, Iowa 50010 Ph 515-232-1794 www.cgaconsultants.com

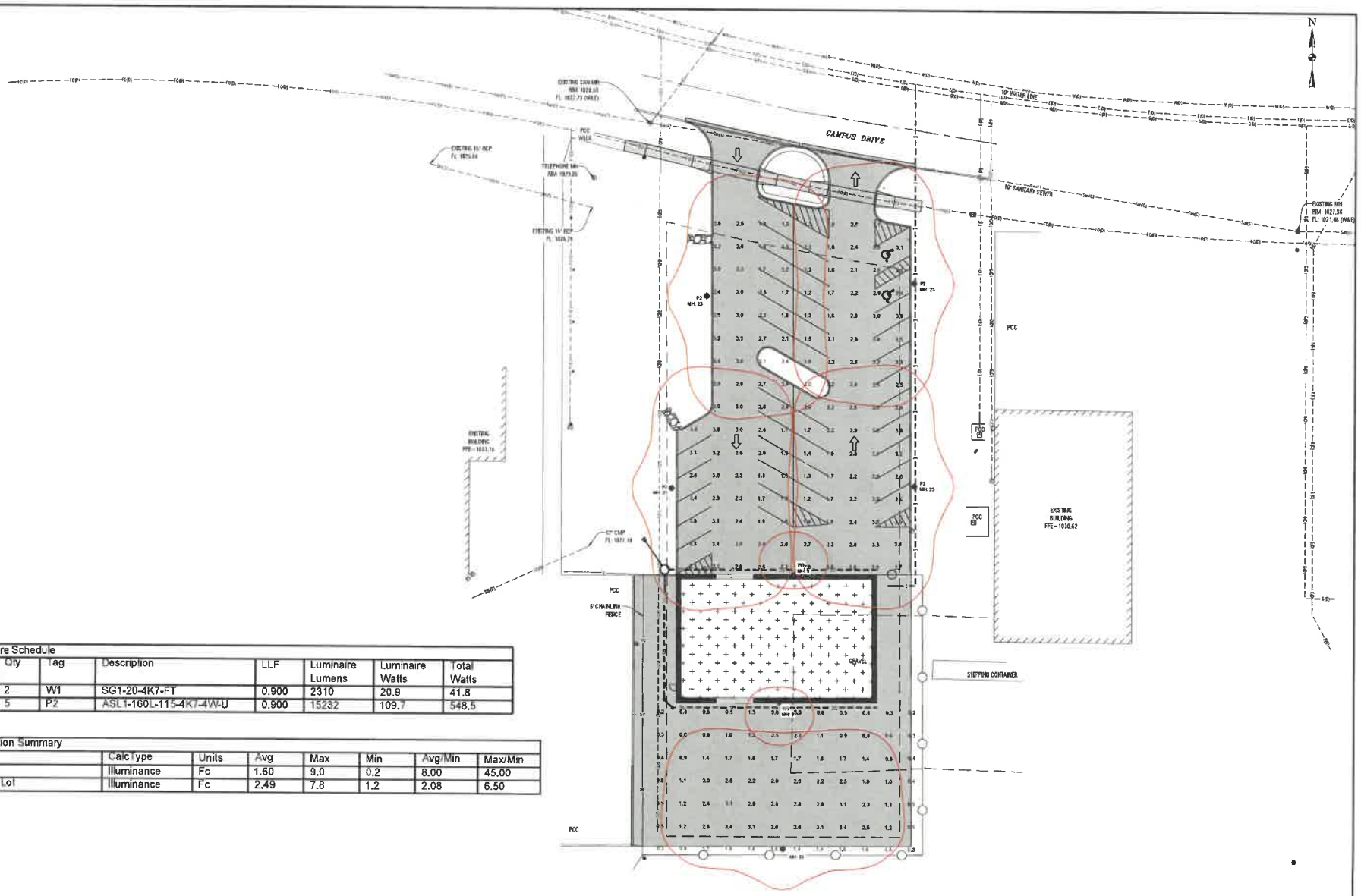
DESIGNED ___ DATE ___
DRAWN ___ DATE ___
CHECKED ___ DATE ___
APPROVED ___ DATE ___

HUXLEY COMMUNICATIONS NEW WAREHOUSE
HUXLEY, IOWA

LANDSCAPE PLAN

PROJECT NO. 23-DS-0130
SHEET NO. C.400

J:\23-DS-0130\dwgs\5_Sheets\230530130 C.400 (Landscape).dwg - C.400 - 10-26-23 - 2:21pm - flagerman



Luminaire Schedule							
Symbol	Qty	Tag	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	W1	SG1-20-4K7-FT	0.900	2310	20.9	41.8
	5	P2	ASL1-160L-115-4K7-4W-U	0.900	15232	109.7	548.5

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Back lot	Illuminance	Fc	1.60	9.0	0.2	8.00	45.00
Parking Lot	Illuminance	Fc	2.49	7.8	1.2	2.08	6.50

GRAPHIC SCALE
0 20' 40' 60'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc
1520 S. Bell Ave. Suite 101
Ames, Iowa 50010
Ph 515-292-1754
www.cgaconsultants.com

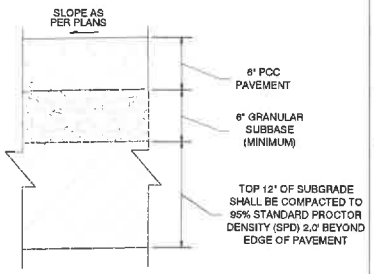
DESIGNED ____ DATE ____
DRAWN ____ DATE ____
CHECKED ____ DATE ____
APPROVED ____ DATE ____

HUXLEY COMMUNICATIONS NEW WAREHOUSE
HUXLEY, IOWA

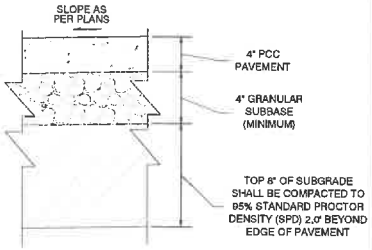
PHOTO METRIC PLAN

PROJECT NO. 23-DS-0130
SHEET NO. C.410

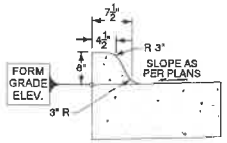
J:\23-DS-0130\Angela_Stamp\230301\C.410 (Photo Metric Plan).dwg - C.410 - 10-26-23 - 2:21pm - Angelas



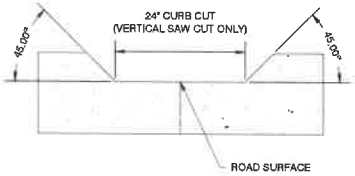
01 6" PCC PAVEMENT SECTION



02 4" PCC SIDEWALK PAVEMENT SECTION



03 6" STANDARD INTERGAL PCC CURB & GUTTER



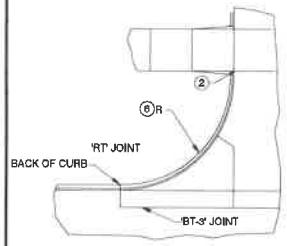
NOTES:
1. DO NOT CUT DEEPER THAN ROAD SURFACE ELEVATION.

2. ALL CURB OPENINGS SHALL BE MADE BY SAW CUT METHOD

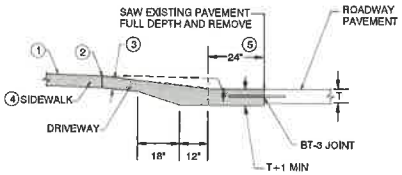
04 CURB CUT DETAIL

SUDAS REFERENCED DETAILS

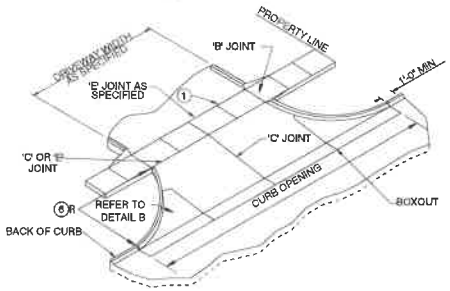
FIGURE NUMBER	NAME
4040.231	SUBDRAINS
4040.232	SUBDRAIN CLEANOUTS
7010.101	JOINTS
7010.102	PCC CURB DETAILS
7030.102	CONCRETE DRIVEWAY, TYPE B
7030.201	CLASSES OF SIDEWALK
7030.204	GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
7030.207	CURB RAMP FOR CLASS B OR C SIDEWALK
9040.102	FILTER BERM & FILTER SOCK
9040.110	RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND
9040.119	SILT FENCE
9040.120	STABILIZED CONSTRUCTION ENTRANCE



DETAIL B



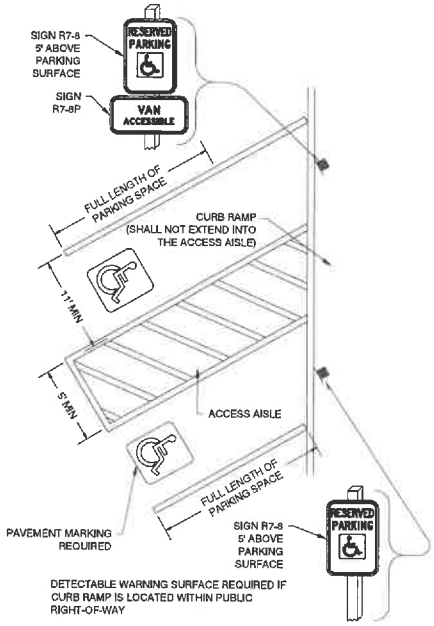
SECTION A-A



1. CROSS SLOPE AT SIDEWALK SHALL NOT EXCEED 2%.
2. TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
3. PAVEMENT THICKNESS = 7".
4. SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
5. IF LONGITUDINAL JOINT IS LOCATED 48 INCHES OR LESS FROM THE BACK OF CURB, EXTEND BOXOUT TO JOINT LINE. FULL DEPTH SAW CUT IS STILL REQUIRED.

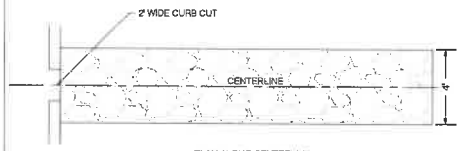
DRIVEWAY RADIUS (R) AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS

05 CONCRETE DRIVEWAY, TYPE B WITH RADII



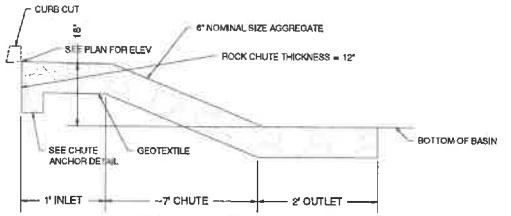
DETECTABLE WARNING SURFACE REQUIRED IF CURB RAMP IS LOCATED WITHIN PUBLIC RIGHT-OF-WAY

06 ANGLE-ACCESSIBLE PARKING SPACE

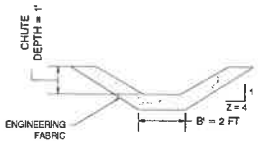


PLAN ALONG CENTER LINE

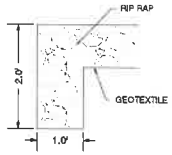
NOTES
1. PLACE ENGINEERING FABRIC UNDER ALL RIP-RAP.
2. WRAP ENGINEERING FABRIC A MINIMUM OF 18" OVER ALL RIP-RAP EDGES.
3. THE MAXIMUM CHUTE SLOPE IN ALL DIRECTION OF FLOW SHALL BE 3:1. THE MAXIMUM SIDE SLOPES OF THE CHUTE SHALL BE 2:1.
4. THE OUTLET SECTION SHALL BE FLAT (0% GRADE).



PROFILE ALONG CENTERLINE



CROSS SECTION OF CHUTE SECTION



CHUTE ANCHOR DETAIL

07 RIP-RAP FLUME AT CURB CUT

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsadle-Graber Associates, Inc
1503 N. 8th Ave. Suite 101
Ames, Iowa 50010
Ph 515-232-1794
www.cgaconsultants.com

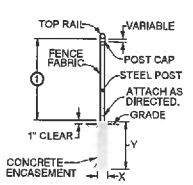
DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

HUXLEY COMMUNICATIONS NEW WAREHOUSE
HUXLEY, IOWA

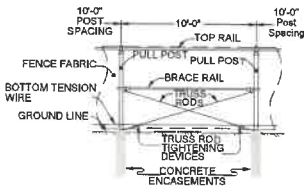
TYPICAL DETAILS

PROJECT NO. 23-DS-0130
SHEET NO. C.500

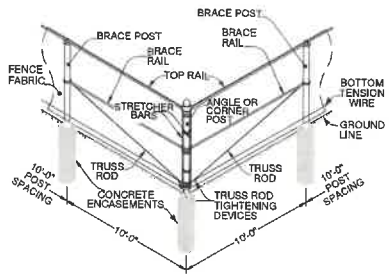
J:\23-DS-0130\dwg\5_Sheets\230301C.500 (Details).dwg - C.500 - 10-25-23 - 2:21 pm - dsgroom

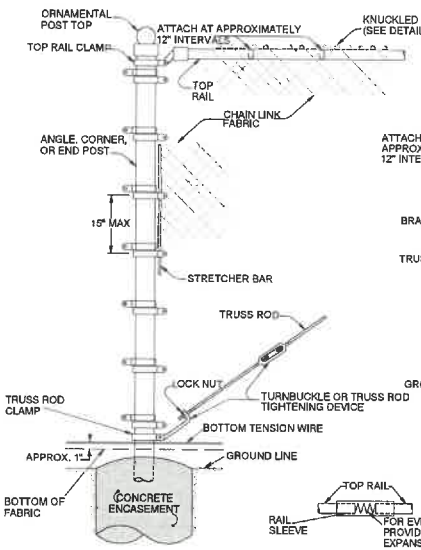


POST INSTALLATION



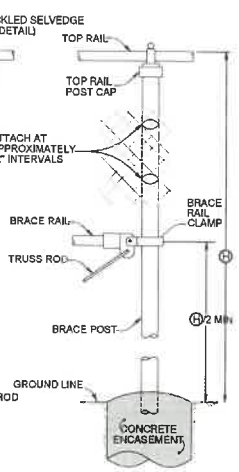
PULL POST INSTALLATION



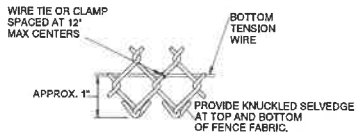


ANGLE, CORNER, OR END POST ASSEMBLY

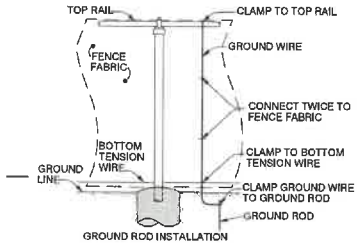
ANGLE OR CORNER POST INSTALLATION



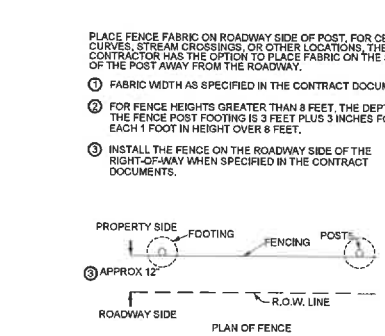
BRACE POST ASSEMBLY



BOTTOM TENSION WIRE AND KNUCKLED SELVEDGE



GROUND ROD INSTALLATION



RAIL SLEEVE

FENCE POST FOOTING DEPTH AND DIAMETER

USE IN FENCE	FENCE HEIGHT 4'-0" AND LESS X	4'-0" AND LESS Y	OVER 4' TO 6'-0" X	OVER 4' TO 6'-0" Y	OVER 6'-0" X	OVER 6'-0" Y	
LINE AND BRACE POSTS	0'-8"	3'-0"	0'-10"	3'-0"	1'-0"		2
TERMINAL POST*	0'-10"	3'-0"	1'-0"	3'-0"	1'-4"		2

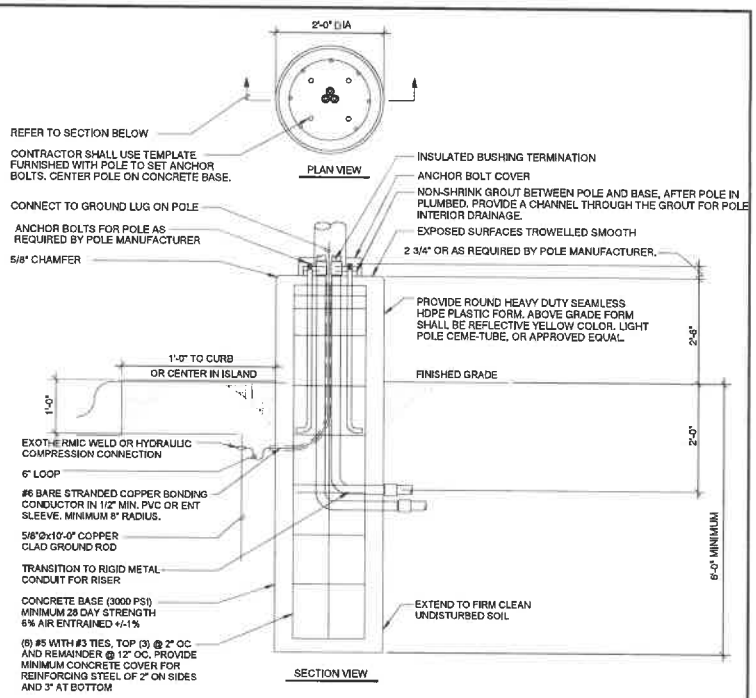
*INCLUDES CORNER, ANGLE, END, AND PULL POSTS.

PLACE FENCE FABRIC ON ROADWAY SIDE OF POST, FOR CERTAIN CURVES, STREAM CROSSINGS, OR OTHER LOCATIONS, THE CONTRACTOR HAS THE OPTION TO PLACE FABRIC ON THE SIDE OF THE POST AWAY FROM THE ROADWAY.

1. FABRIC WIDTH AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. FOR FENCE HEIGHTS GREATER THAN 8 FEET, THE DEPTH OF THE FENCE POST FOOTING IS 3 FEET PLUS 3 INCHES FOR EACH 1 FOOT IN HEIGHT OVER 8 FEET.
3. INSTALL THE FENCE ON THE ROADWAY SIDE OF THE RIGHT-OF-WAY WHEN SPECIFIED IN THE CONTRACT DOCUMENTS.

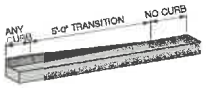
PLAN OF FENCE

01 CHAIN LINK FENCE

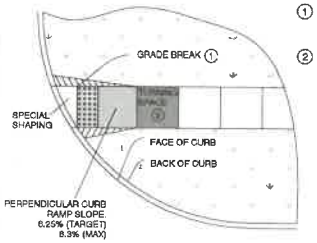


02 EXTENDED POLE BASE DETAIL

NO SCALE



03 CURB RUNOUT FOR ALL CURBS



1. MATCH PEDESTRIAN STREET CROSSING SLOPE, OR FLATTER.
2. MINIMUM 4 FEET BY 4 FEET. TARGET SLOPE = 1.5%; MAXIMUM SLOPE = 2.0% PERPENDICULAR TO ADJOINING SIDEWALKS AND CURB RAMPS.

RAMP PAVEMENT THICKNESS = 7"

KEY

- CURB RAMP
- TURNING SPACE
- DETECTABLE WARNING
- GRASS

04 GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Carpenter-Garbee Associates, Inc
1825 S. Bell Ave. Suite 101
Ames, Iowa 50010
Ph 515-232-1734
www.cgaconsultants.com

DESIGNED: DATE
DRAWN: DATE
CHECKED: DATE
APPROVED: DATE

HUXLEY COMMUNICATIONS NEW WAREHOUSE
HUXLEY, IOWA

TYPICAL DETAILS

PROJECT NO. 23-DS-0130
SHEET NO. C.501

J:\23-DS-0130\Angie\S_Sheets\230301\C.501 (Details).dwg - C.501 - 10-26-23 - 2:21pm - angeniar