HUXLEY
HEART OF THE PRAIRIE

PLANNING & ZONING COMMISSION ZOOM MEETING
Monday February 12, 2024
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 January 15, 2024 Planning & Zoning Commission Meeting.

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

4. Business Items
    a. Discussion regarding Westview Heights Plat 4 Conceptual Plan
    b. Discussion and recommendation of Site Plan & Public Improvements for Anthem Townhomes, Lots 1-40, Outlots X, Y, and Z, Anthem Townhomes Plat 1
    c. Discussion and recommendation concerning the addition of sidewalks

5. Informational Items for Planning & Zoning Consideration/Input
    a. Council Action Update
        i. Site Plan for Midland Prairie Veterinary Clinic 101 Oak Blvd, Lot 1, Lakewood Plat 3 approved
        ii. Site Plan for Heinen Office and Shop 204 W Railway St., Parcel D., a part of Lot 2, Railroad Subdivision No. 2 going to February 13, 2024 Council meeting for consideration
        iii. Reappointment of Roger Bierbaum and Appointment of Ryan Thompson approved

6. Planning and Zoning Commission Comments
    a. Next meeting is Monday March 18, 2024

7. Adjournment

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

Huxley Planning & Zoning Commission Minutes
January 15, 2024

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

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

CITY STAFF PRESENT: Amy Kaplan- Zoning Clerk

CONSULTANTS PRESENT: Forrest Aldrich—City Engineer.

MINUTES APPROVAL: Motion by Mosher, second by Schonhorst to approve the minutes from the November 13, 2023 meeting. 6 Aye. 0 Nay. MCU.

PUBLIC COMMENTS: None.

Motion by Bierbaum, second by Schonhorst to change the agenda order to move 5(a) and 5(b) ahead of the applicant interviews. 6 Aye. 0 Nay. MCU.

BUSINESS ITEMS:
Discussion and Recommendation of Site Plan for 204 West Railway St. Parcel D, a part of Lot 2, Railroad Subdivision No. 2: Denny Heinen was in attendance to describe the scope of his project. The letter from V&K dated December 21, 2023 was discussed. Motion by Schonhorst, second by Frantz to recommend approval of the site plan to City Council with the following recommendations in correspondence to each number in the letter:

1. Acknowledged
2. Screening is not needed north of the building nor across the gravel area.
3. Gravel is permitted in this area, per Huxley City Code, as this area is for storage of materials and not customer parking.
4. Not needed.

Additionally, applicant would prefer not to put a sidewalk across the gravel entrance. The commission agrees that a sidewalk waiver is appropriate in this case. Sidewalk should be required, as shown, up to the gravel. The waiver should state that when the City requires the installation of the sidewalk in that area, the sidewalk must be put in. Waiver should be recorded and transfer with the sale of the property. Bierbaum, Patterson, Frantz, Ebel, Schonhorst, Mosher voted yes. MCU.

Recommend Approval of Site Plan for 101 Oak Blvd, Lot 1, Lakewood Plat 3, Midland Prairie Veterinary Building Addition: Brent Culp was in attendance to describe the scope of this project. City Staff and the City Engineer both reviewed the project and find it acceptable. Motion by Schonhorst, second by Patterson to recommend approval of the site plan to City Council. Bierbaum, Patterson, Frantz, Ebel, Schonhorst, Mosher voted yes. MCU

INTERVIEW APPLICANTS:
Roger Bierbaum asked each candidate individually the following questions:

1. Why do you want to serve on P&Z?
2. What experiences do you bring to the table that would make you a good choice for a position on the P&Z Commission?
3. What do you perceive to be P&Z's role within the city?
4. Do you have any priorities if chosen to serve on P&Z?
5. What is your vision for the future of Huxley?

BUSINESS ITEMS:

Appointment of Chairperson for P&Z: Motion by Patterson, second by Frantz to recommend City Council appoint Roger Bierbaum to another 5-year term and to serve as Chairperson. Patterson, Frantz, Ebel, Schonhorst, Mosher voted yes, Bierbaum abstained. Motion carried 5/1.

Appointment of Secretary for P&Z: Motion by Bierbaum, second by Mosher to appoint Shelby Ebel as Secretary. Patterson, Bierbaum, Frantz, Schonhorst, Mosher voted yes, Ebel abstained. Motion carried 5/1.

Recommendation to Council to fill John Muphy's Seat on P&Z due to resignation: Motion by Patterson, second by Mosher to recommend City Council appoint Ryan Thompson to the Planning & Zoning Commission for a five-year term. Bierbaum, Patterson, Frantz, Ebel, Schonhorst, Mosher voted yes. MCU

INFORMATIONAL ITEMS FOR PLANNING & ZONING CONSIDERATION/INPUT:

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

PLANNING AND ZONING COMMISSION COMMENTS:

- Next meeting is Monday February 12, 2024 via Zoom. Please note the date change.

ADJOURNMENT: Motion by Ebel, second by Schonhorst to adjourn meeting at 7:07 P.M. 6 ayes, 0 nays. MCU.

_____

Amy Kaplan, Zoning Clerk

_____ _____

Roger Bierbaum, Chairman Date of Approval

Amy Kaplan

From: Forrest Aldrich <faldrich@v-k.net>
Sent: Tuesday, January 16, 2024 12:56 PM
To: Amy Kaplan; David Haugland
Cc: Jeff Peterson
Subject: Fwd: [EXTERNAL] Re: Westview Heights Plat 4 Concept Plan

Sent from my iPhone

Forrest Aldrich
Veenstra & Kimm, Inc.
3000 Westown Parkway
West Des Moines Iowa. 50266
515-225-8000

Begin forwarded message:

> **From:** Todd Petersen <toddmpetersen@yahoo.com>
> **Date:** January 16, 2024 at 12:41:31 PM CST
> **To:** Forrest Aldrich <faldrich@v-k.net>
> **Subject: [EXTERNAL] Re: Westview Heights Plat 4 Concept Plan**
>
> Forrest
> Can I request to be at the next P & Z meeting to discuss.
> Thanks
> Todd
>
> On Tuesday, January 9, 2024 at 04:56:51 PM CST, Forrest Aldrich <faldrich@v-k.net> wrote:
>
> Todd,
>
> The street layout matches the concept put forth during the development of Westview Heights Plats 2 and 3 in 2019. The lots have generally been made larger when compared to the 2019 concept. A few comments:
>
> 1. The City has adopted a trail master plan that impacts this development. A copy of the trail master plan is attached. The subdivision will need to accommodate the attached plan.
>
> 2. The cul-de-sac is greater than the allowed 500'. This will need a waiver from P&Z and the Council. See Ordinance 166.20.11.

3. It appears the block lengths are greater than 1,300'. Please confirm. See Ordinance 166.21.1. Length is measured from centerline of street to centerline of street. If greater than 1,300' a waiver will be needed from P&Z and Council.

4. The City may require a mid-block east / west sidewalk. This will need to be discussed with P&Z and the Council. See Ordinance 166.21.2.

Recommend these items be discussed with P&Z and / or the Council prior to preparation of a preliminary plat.

Forrest Aldrich, P.E.

VEENSTRA & KIMM INC.

3000 Westown Parkway

West Des Moines, Iowa 50266

515-225-8000

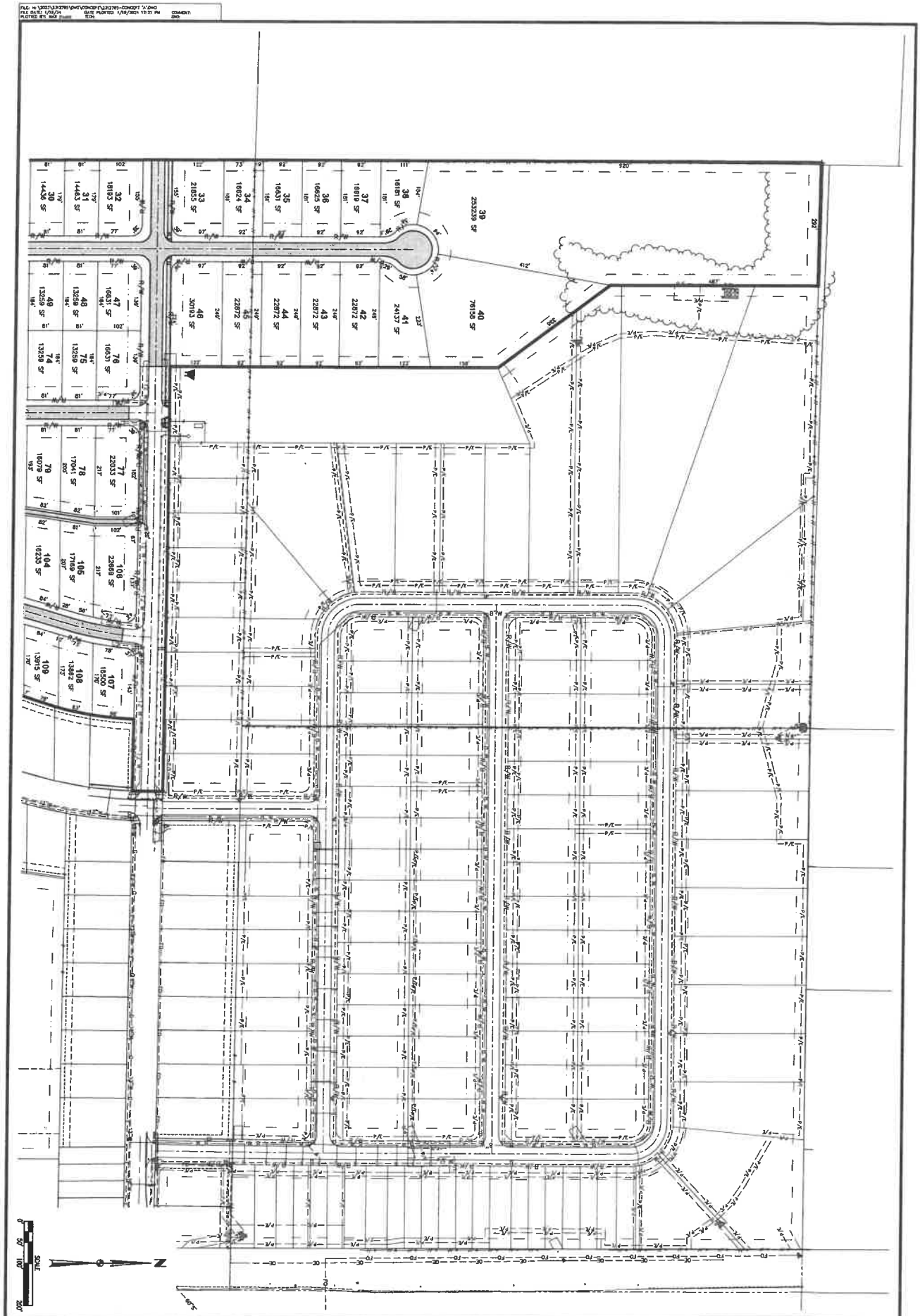
faldrich@v-k.net

From: Todd Petersen <toddmpetersen@yahoo.com>
Sent: Tuesday, January 2, 2024 11:56 AM
To: David Haugland <dhaugland@huxleyiowa.org>; Forrest Aldrich <faldrich@v-k.net>
Subject: [EXTERNAL] Plat 4

Dave/Forrest
Please see the attached Plat 4 concept. Lot sizes meet current zoning, let me know if there are any issues, we would like to move forward with construction drawings and start in the spring.
Thanks
Todd

Sent from my iPhone

<image001.png>



WESTVIEW HEIGHTS PLAT 4

CONCEPTUAL PLAN

HUXLEY, IOWA

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

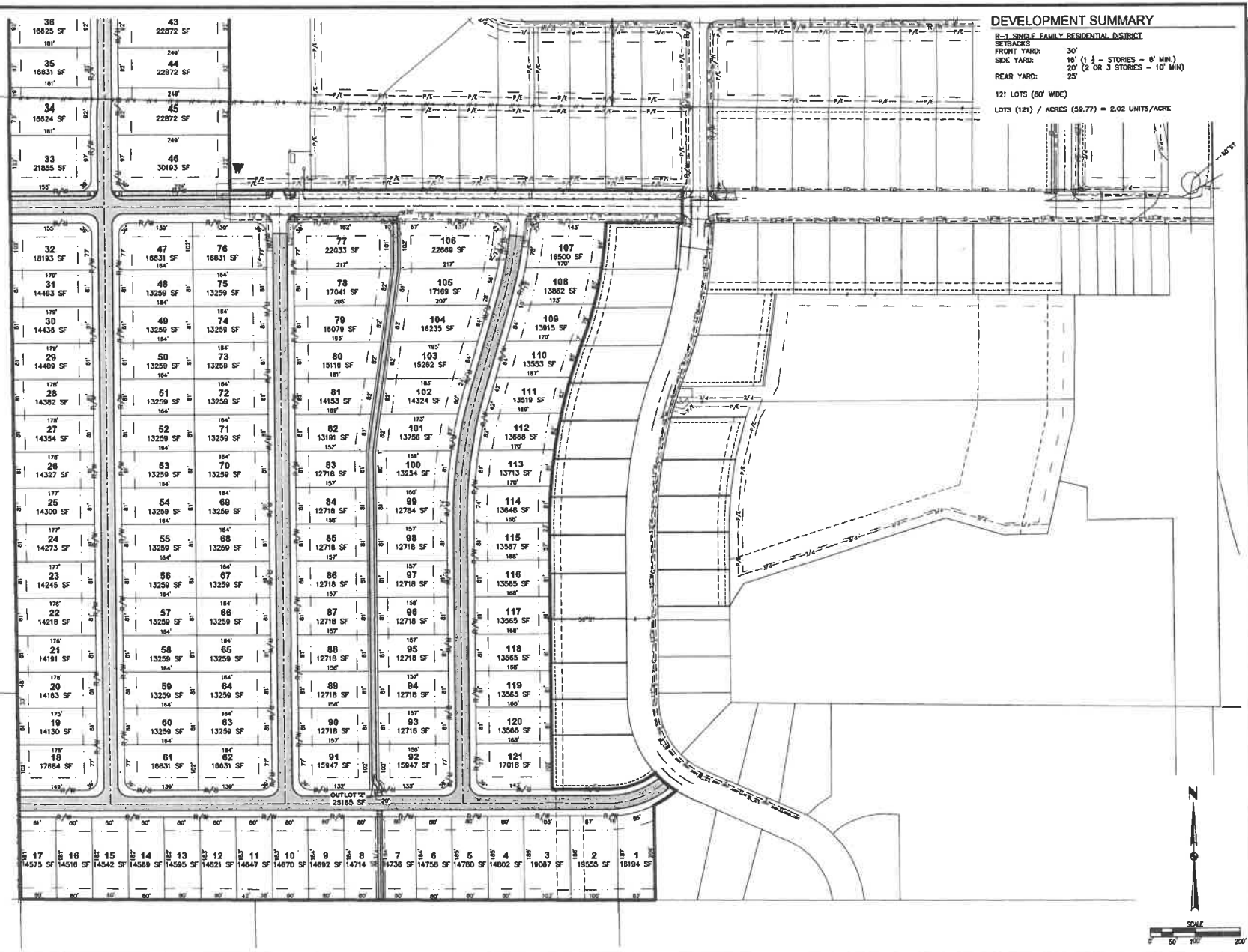
ENGINEER: EKO

EI: MAE

REVISIONS	DATE
REVISED	01/18/2024
PREPARED	12/15/2023

2/2

231.2.795



DEVELOPMENT SUMMARY

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

SETBACKS
FRONT YARD: 30'
SIDE YARD: 16' (1 ½ - STORIES - 8' MIN.)
20' (2 OR 3 STORIES - 10' MIN)
REAR YARD: 25'

121 LOTS (80' WIDE)

LOTS (121) / ACRES (59.77) = 2.02 UNITS/ACRE

REVISIONS	DATE
	01/16/2024
	12/18/2023

REVISED
PREPARED

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: EKO
EI: MAE

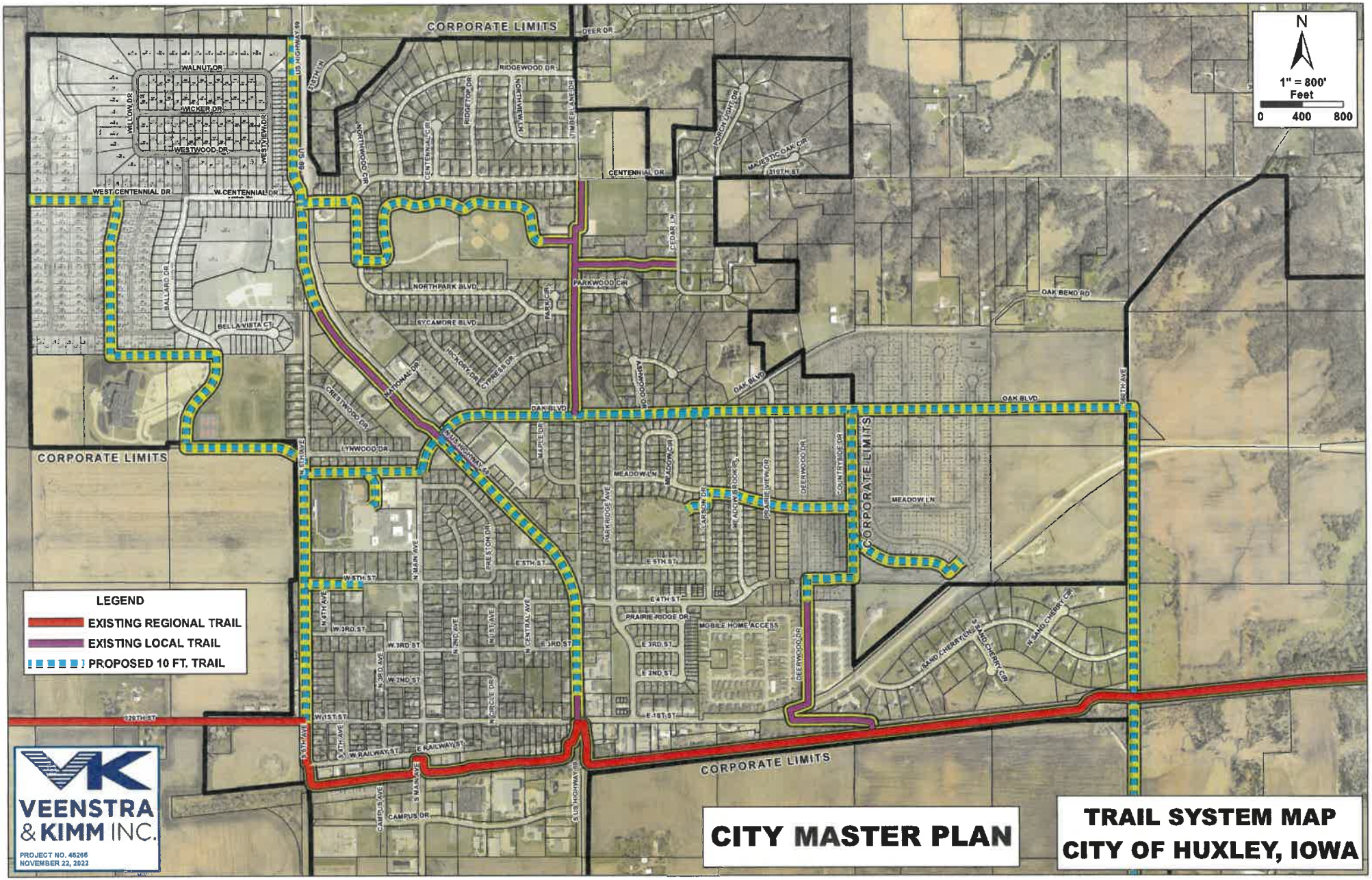
CIVIL DESIGN ADVANTAGE

WESTVIEW HEIGHTS PLAT 4
CONCEPTUAL PLAN

HUXLEY, IOWA

1/2

2312.795


CORPORATE LIMITS
N
1" = 800'
Feet
0 400 800
LEGEND
EXISTING REGIONAL TRAIL
EXISTING LOCAL TRAIL
PROPOSED 10 FT. TRAIL
VEENSTRA & KIMM INC.
PROJECT NO. 45266
NOVEMBER 22, 2022
CITY MASTER PLAN
TRAIL SYSTEM MAP
CITY OF HUXLEY, IOWA

HUXLEY

Site Plan/Landscape Plan Application

Date submitted: 1/5/2024 Board review date: _____

Property Owner: 120 South LC County Parcel Number: NA
Property Address: NA
Property zoning: PUD
Legal description: LOTS 1-37; AND OUTLOTS X, Y, AND Z, ANTHEM TOWNHOMES PLAT1

Site plan prepared by: Nilles Associates, Inc
Address: 1933 SW Magazine Road, Ankeny, IA 50021

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: _____ Date: 2/8/24

****

(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:

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

515.225.8000 // 800.241.8000
www.v-k.net

February 5, 2024

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

HUXLEY, IOWA
ANTHEM TOWNHOMES
SITE PLAN & PUBLIC IMPROVEMENTS
SITE PLAN REVIEW

We have reviewed the Anthem Townhomes site plan and public improvements site plan and find it acceptable with the following items that need to be discussed and decided by Planning & Zoning:

1. City Ordinance 166.20.15 states the City may approve a private street where unusual conditions make a private street desirable. Adequate covenants or other legal descriptions need to be provided to ensure that the City will not have to assume any maintenance or other responsibilities for proposed private streets.

2. City Ordinance 166.20.16 states the width of the paved surface for streets shall be determined by the Council upon recommendation of the planning and zoning commission. The pavement street width proposed is 25-feet. SUDAS Design Standards Chapter 5 Roadway Design, Table 5C-1.01 states the minimum pavement street width is 26-feet. Regardless, the street width allowed will need to be acted upon by P & Z and the Council.

3. City Ordinance 166.31.9 requires an agreement for private streets and private utilities, including the proposed private storm sewer system, providing for the construction or reconstruction of any improvements to meet City standards and the assessments of all costs to the property owners. Such an agreement needs to be prepared and submitted to the City for review.

4. Sheet C400 show the location of street lights. We understand the street lights will be private with a separate meter and the street lighting maintenance is private. An agreement as described in comment No. 3 above needs to be provided.

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

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

FSA:rsb
45229-087
cc: Jeff Peterson, City of Huxley (e-mail)
Keith Vitzthum, City of Huxley (e-mail)
Mat Kahler, City of Huxley (e-mail)
AJ Strumpfer, City of Huxley (e-mail)
Chris Gardner, Bella Homes (e-mail)
Jake Nilles, Niles Associates, Inc. (e-mail)

ANTHEM TOWNHOMES
HIGHWAY 69, HUXLEY, IOWA
SITE PLAN
NAI #23114

IOWA ONE CALL

EXISTING UTILITY NOTE

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY BORING OR EXCAVATION.

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 CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

SPECIFICATION REFERENCE

THE 2024 IOWA SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE CITY OF HUXLEY SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL ASPECTS OF CONSTRUCTION.

LEGEND

Existing / Proposed

- Found monument 5/8" IR with red cap #18530 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted
- IR Found iron rebar
- IP Found iron pipe
- PCC Portland cement concrete
- ACC Asphaltic cement concrete
- FL Pipe flowline elevation
- RCP Reinforced concrete pipe
- CMP Corrugated metal pipe
- CPP Corrugated plastic pipe
- PVC Polyvinyl chloride pipe
- CIP Cast iron pipe
- P.U.E. Public utility easement
- S.W.F.E. Surface water flowage easement
- B/B Back of curb to back of curb
- S.T.S.E. Storm sewer easement
- L.B.E. Landscape buffer easement
- SS&W Sanitary sewer & water easement
- W.E. Water easement
- S.S.E. Sanitary sewer easement
- I.E.E. Ingress/egress easement
- Subject boundary line
- Section line
- Proposed boundary line
- Existing boundary line
- Future boundary line
- Underlying boundary line
- Proposed easement line
- Existing easement line
- Setback line
- Barbed wire fence line
- Chainlink fence line
- SWT Straw Wattle
- SFT Silt fence
- SS Sanitary sewer & size
- ST Storm sewer and size
- W Water main and size
- G Gas main & size
- OHE Overhead electric & wires
- OHC Overhead communication
- UGE Underground electric
- UTV Underground television
- UGC Underground communication
- 990' Contour elevation
- Trees/Bushes
- Edge of water
- Edge of tree dripline
- Construction limits
- Construction fence

Existing / Proposed

- Address
- Spot elevation
- Sanitary sewer manhole
- Cleanout
- Storm sewer manhole
- Storm sewer intake
- Storm sewer beehive
- Flared end section
- Water hydrant
- Water valve
- Water service shutoff
- Water main manhole
- Monitoring well
- Yard hydrant
- Well
- Gas meter
- Gas valve
- Air conditioning unit
- Electric manhole
- Electric meter
- Electric pedestal
- Electric transformer
- Utility hand hole
- Utility pole
- Utility pole with light
- Light pole
- Ground cap light
- Guy wire
- Traffic signal
- Traffic signal with light
- Traffic manhole
- Communication pedestal
- Telephone booth
- TV pedestal
- Billboard sign
- Street sign
- Down spout
- Tree shrub
- Deciduous tree and trunk diameter
- Coniferous tree and trunk diameter

BENCHMARKS

1. CUT 'X' ON TOP OF CURB ON EAST SIDE OF S MAIN STREET, 12' +/- NORTH OF SOUTH END OF PAVING, 2' +/- NORTH OF SINGLE CURB INTAKE. ELEVATION = 1041.10'
2. MAG NAIL IN CL OF US HIGHWAY 69, 450' +/- SOUTH OF INTERSECTION OF US HIGHWAY 69 AND CAMPUS DRIVE. ELEVATION = 1027.31'

GENERAL NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY PROJECT ENGINEER AND
   A. CITY OF HUXLEY
   B. 120 SOUTH LC

2. ALL MATERIALS AND CONSTRUCTION RELATED TO WORK CONDUCTED AS PART OF THESE PLANS SHALL BE IN ACCORDANCE WITH THE 2024 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), CITY OF HUXLEY SPECIFICATIONS AND DETAILS SHOWN ON THIS PLAN UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR, REMOVAL, REPLACEMENT, OR REINSTALLATION OF ANY ITEM, BOTH ON- AND OFF-SITE, ADVERSELY AFFECTED BY FAILURE TO FOLLOW SAID SPECIFICATIONS, REPORTS, AND PLANS.

3. CONTRACTOR IS RESPONSIBLE TO UNDERSTAND THE INTENT OF THE WORK TO BE COMPLETED AND TO ADDRESS ANY QUESTIONS, CONCERNS, CONFLICTS, DISCREPANCY OR OTHER ISSUES THAT MAY AFFECT CONSTRUCTION WITH OWNER AND ENGINEER AT LEAST ONE WEEK PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL RESPOND IN A TIMELY MANNER TO ALLOW CONSTRUCTION TO PROCEED.

4. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY ISSUE ENCOUNTERED DURING CONSTRUCTION THAT MAY AFFECT PROPOSED DESIGN. OWNER AND ENGINEER SHALL RESPOND IN A TIMELY MANNER TO ALLOW CONSTRUCTION TO PROCEED.

5. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

6. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF, AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

7. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE AND STORM DRAINS DISTURBED DURING CONSTRUCTION. RECONNECTIONS SHALL BE CONSIDERED INCIDENTAL TO PROJECT COST. NOTIFY CITY OF HUXLEY AND NILES ASSOCIATES PRIOR TO RECONNECTION SO THAT LOCATION OF RECONNECTION CAN BE DOCUMENTED AND INCLUDED ON RECORD DRAWINGS. REPAIRS TO TILE LINES ARE TO BE VERIFIED BY CITY OF HUXLEY PERSONNEL.

8. SIGNS SHALL CONFORM TO THE CITY OF HUXLEY SIGN ORDINANCE.

9. DETAILS AND NOTES INCLUDED WITHIN THESE PLANS SHALL BE USED FOR CONSTRUCTION. FOR ITEMS WITH NO DETAILS OR NOTES INCLUDED WITHIN THIS PLANS SET, FOLLOW SUDAS DETAILS AND SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

10. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS SHOWN ON THE PLANS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCY IS FOUND, NOTIFY ENGINEER IMMEDIATELY BEFORE PROCEEDING.

11. COORDINATE ALL WORK ACTIVITIES WITH ANY OTHER CONSTRUCTION PROJECTS IN THE AREA.

12. ANY DAMAGE TO PROPERTY THAT OCCURS AS A RESULT OF THE CONTRACTOR'S ACTIVITIES OR ACTIONS SHALL BE REPAIRED AND RESTORED IN KIND.

13. THE CONTRACTOR SHALL PROTECT UTILITY POLES NEAR CONSTRUCTION ACTIVITIES AS REQUIRED.

14. FOR ALL WORK, THE CONTRACTOR SHALL PROVIDE ALL FIELD QUALITY CONTROL AND TESTING AS PER SUDAS. PROVIDE ENGINEER TESTING RESULTS.

15. PROVIDE TO THE PROJECT ENGINEER, ALL SHOP DRAWINGS FOR MATERIALS INCORPORATED IN THE WORK SUPPLIED BY THE CONTRACTOR.

16. THE CONTRACTOR SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN PREPARED FOR THIS SITE.

17. CONTRACTORS ON-SITE SHALL BE RESPONSIBLE FOR DAILY CLEAN-UP OF SEDIMENT AND DEBRIS TRACKED OR WASHED ONTO PUBLIC RIGHTS-OF-WAY AND AREAS OUTSIDE PROJECT LIMITS.

18. DURING THE PROGRESS OF THE WORK, IF SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE ENCOUNTERED AT THE SITE DIFFERING MATERIALLY FROM THOSE INDICATED ON THE PLANS OR IF UNKNOWN PHYSICAL, CULTURAL, AND/OR ENVIRONMENTAL CONDITIONS OF AN UNUSUAL NATURE ARE ENCOUNTERED AT THE SITE, THE PARTY DISCOVERING SUCH CONDITIONS SHALL PROMPTLY NOTIFY THE CITY OF HUXLEY, 120 SOUTH LC, AND NILES ASSOCIATES BEFORE THE SITE IS FURTHER DISTURBED.

UTILITY CONTACTS

CITY OF HUXLEY WATER AND SEWER
Contact Name: Keith Wirtzfeld
Contact Phone: 515-290-7512

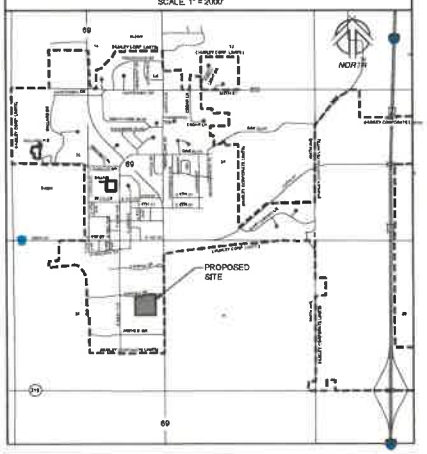
ALLIANT ENERGY- GAS AND ELECTRIC
Contact Name: Jeremy Rasmussen
Contact Phone: 515-258-3412

HUXLEY COMMUNICATIONS - PHONE/CABLE
Contact Name: Brent Stumpfer
Contact Phone: 515-203-8719

CITY OF HUXLEY STORMWATER & SWPPP
Contact Name: Mel Kahler
Contact Phone: 515-622-3800

VICINITY MAP

SCALE: 1" = 2000'



PROJECT SUMMARY

TOTAL SITE AREA:	14.09 ACRES
PROPOSED USE:	SINGLE AND BI-ATTACHED RESIDENTIAL UNITS
BUILDING INFORMATION:	37 TOWNHOME UNITS
PAVING INFORMATION:	
PRIVATE STREET:	49,757 SF (8.11%)
SIDEWALK:	9,442 SF (1.54%)
HARD SURFACE AREA:	59,199 SF (9.65%)
PROPERTY ZONING:	PUD

PROPERTY OWNER

120 SOUTH LC
C/O CHRIS GARDNER
506 E 1ST STREET
HUXLEY, IOWA 50124
(515) 491-8515

DEVELOPER/BUYER

120 SOUTH LC
C/O CHRIS GARDNER
506 E 1ST STREET
HUXLEY, IOWA 50124
(515) 491-8515

SHEET LIST TABLE

SHEET NO.	SHEET TITLE	DESCRIPTION
1	C100	COVER SHEET
2	C200	DIMENSION & PAVING PLAN
3	C300	GRADING & EROSION CONTROL PLAN
4	C301	GRADING & EROSION CONTROL PLAN
5	C400	UTILITY PLAN
6	C500	LANDSCAPING PLAN
7	C501	LANDSCAPING DETAILS
8	C600	SITE DETAILS

LEGAL DESCRIPTION

LOTS 1-40, OUTLOTS X, Y, AND Z, ANTHEM TOWNHOMES PLAT 1, AN OFFICIAL PLAT, LOCATED IN THE CITY OF HUXLEY, STORY COUNTY, IOWA.

CONTAINING 14.09 ACRES, MORE OR LESS

SAID PARCEL IS SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

CONSTRUCTION SCHEDULE

SITE GRADING	SPRING 2024
UTILITY INSTALLATION	SUMMER 2024
PAVING INSTALLATION	SUMMER 2024

CERTIFICATIONS

LICENSED PROFESSIONAL ENGINEER
JACOB T. NILES
26369
IOWA

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

Signature _____
Name: Jacob T. Niles, P.E. No. 26369 Date _____
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: C100, C200, C300, C301, C400, C500, C501, C600

STATE OF IOWA
JORDAN M. LOCKMAN
LANDSCAPE ARCHITECT
00822
PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE EXPIRES 6-30-2025

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

JORDAN M. LOCKMAN

SIGNATURE: _____ DATE: _____

PAGES OR SHEETS COVERED BY THIS SEAL: C500, C501

PRELIMINARY SUBMITTAL #4

NILES ASSOCIATES
1923 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2255
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

REVISIONS:
1 MON 3-25-24 - REVISED PER CITY OF HUXLEY COMMENTS
2 MON 3-25-24 - REVISED PER CITY OF HUXLEY COMMENTS
3 FRI 4-26-24 - REVISED PER CITY OF HUXLEY COMMENTS
4 ( )
5 ( )
6 ( )
7 ( )

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PROJECT TITLE: ANTHEM TOWNHOMES
HUXLEY, IOWA

DESCRIPTION: COVER SHEET

NAI NO.	23114
DATE	02/02/2024
DRAWN BY	WJW
CHECKED BY	JTN
SHEET SIZE	24" X 36"
SHEET TITLE	C100
SHEET NO.	1/8

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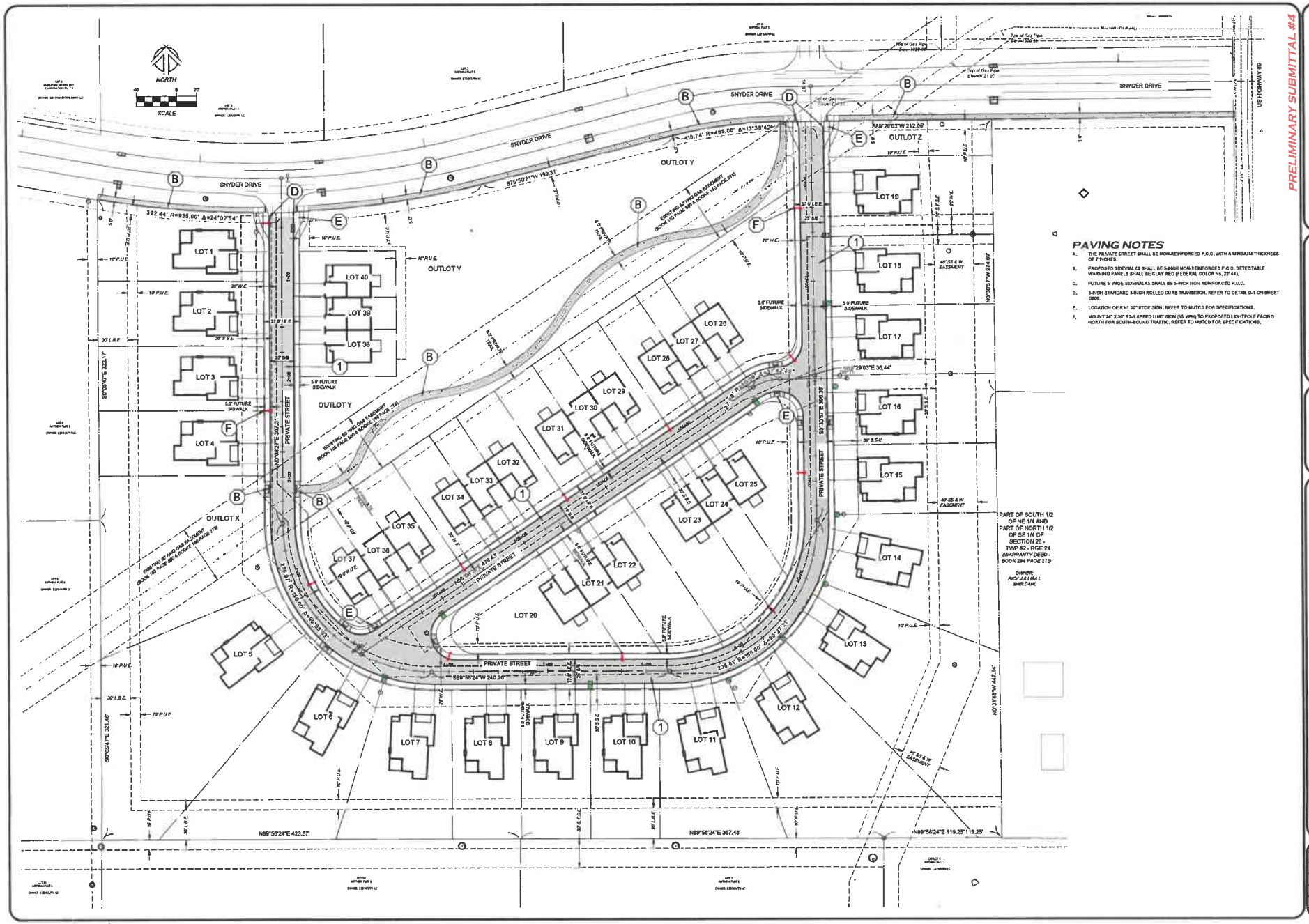

PAVING NOTES

A. THE PRIVATE STREET SHALL BE NON-REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 7 INCHES.

B. PROPOSED SIDEWALKS SHALL BE 5-INCH NON-REINFORCED P.C.C. DETECTABLE WARNING PANELS SHALL BE CLAY RED (FEDERAL COLOR No. 22144).

C. FUTURE 5' WIDE SIDEWALKS SHALL BE 5-INCH NON REINFORCED P.C.C.

D. 6-INCH STANDARD 3-INCH ROLLED CURB TRANSITION. REFER TO DETAIL D-1 ON SHEET C600.

E. LOCATION OF R1-1 30" STOP SIGN. REFER TO MUTCD FOR SPECIFICATIONS.

F. MOUNT 24" X 30" R3-1 SPEED LIMIT SIGN (15 MPH) TO PROPOSED LIGHTPOLE FACING NORTH FOR SOUTHBOUND TRAFFIC. REFER TO MUTCD FOR SPECIFICATIONS.

PRELIMINARY SUBMITTAL #4

NILES ASSOCIATES
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(515) 965-0123 phone - (515) 965-3222 fax
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Landscape Architecture

REVISIONS:
1 11/01/23 - RE: REVISIONS PER CITY OF HULLET CTM REPORT
2 11/07/23 - RE: REVISIONS PER CITY OF HULLET CTM REPORT
3 11/28/23 - RE: REVISIONS PER CITY OF HULLET CTM REPORT
4 01/22/24
5 02/12/24
6 02/26/24
7 03/12/24

PROJECT NAME: ANTHEM TOWNHOMES
HULLET, IOWA
DESCRIPTION: DIMENSION & PAVING PLAN

JOB NO.	23114
DATE	02/26/2024
DRAWN BY	VLAW
CHECKED BY	JTH
SHEET SIZE	24" X 36"
SHEET TITLE	C200
SHEET NO.	2 / 8

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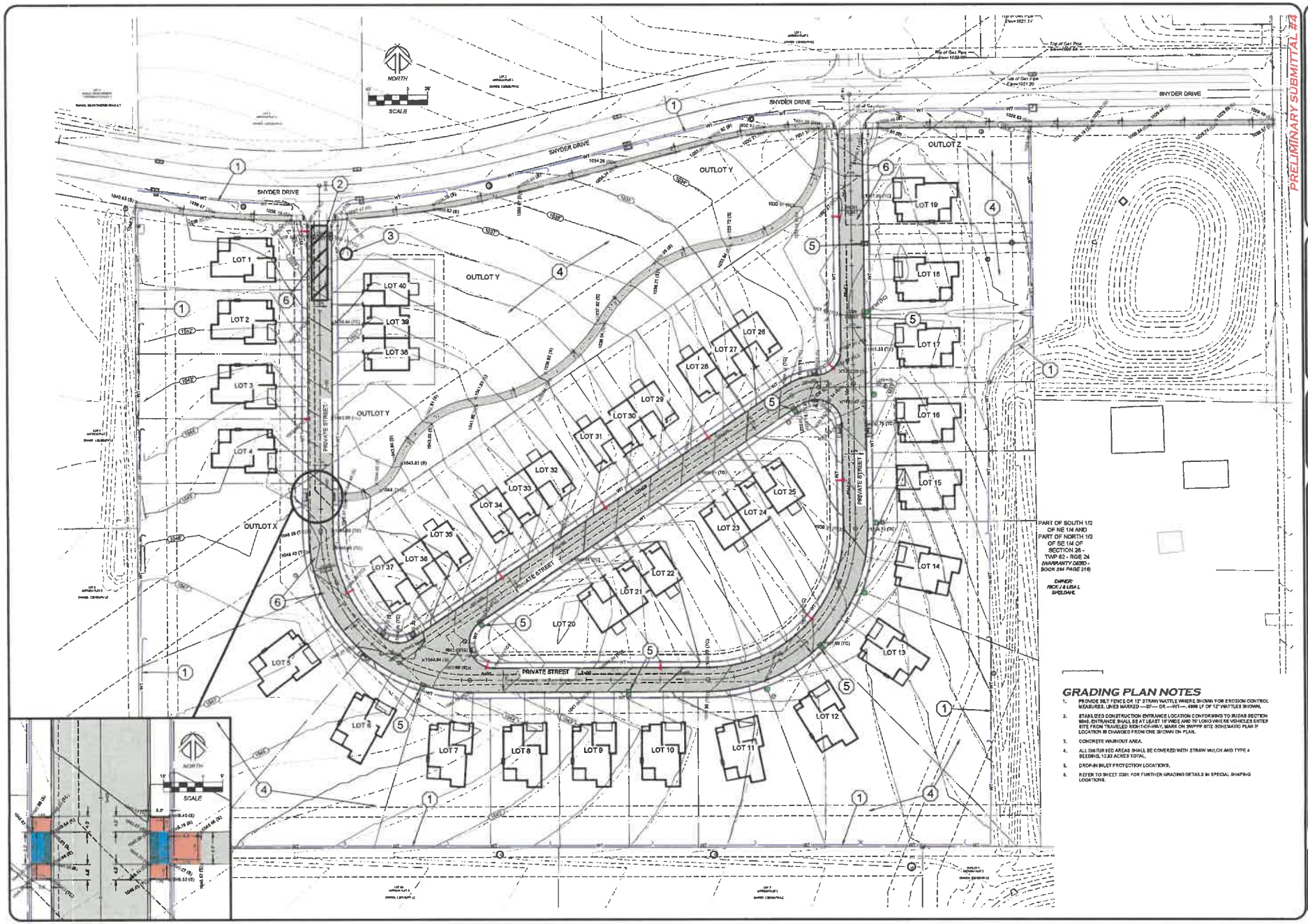

PRELIMINARY SUBMITTAL #4

GRADING PLAN NOTES

1. PROVIDE SILT FENCE OR 12" STRAW WATTLE WHERE SHOWN FOR EROSION CONTROL MEASURES. LINES MARKED —SF— OR —WT—, 4998 LF OF 12" WATTLES SHOWN.
2. STABILIZED CONSTRUCTION ENTRANCE LOCATION CONFORMING TO IRUDAR SECTION 9040. ENTRANCE SHALL BE AT LEAST 16' WIDE AND 70' LONG WHERE VEHICLES ENTER SITE FROM TRAVELED RIGHT-OF-WAY. MARK ON SWPPP SITE SCHEMATIC PLAN IF LOCATION IS CHANGED FROM ONE SHOWN ON PLAN.
3. CONCRETE WASHOUT AREA.
4. ALL DISTURBED AREAS SHALL BE COVERED WITH STRAW MULCH AND TYPE 4 SEEDING, 12.83 ACRES TOTAL.
5. DROP-IN INLET PROTECTION LOCATIONS.
6. REFER TO SHEET C301 FOR FURTHER GRADING DETAILS IN SPECIAL SHAPING LOCATIONS.

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REVISIONS
1 01/01/2024 - REVISIONS PER CITY OF HULETT COMMENTS
2 01/08/2024 - REVISIONS PER CITY OF HULETT COMMENTS
3 01/29/2024 - REVISIONS PER CITY OF HULETT COMMENTS
4 02/02/2024 - REVISIONS PER CITY OF HULETT COMMENTS
5
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7

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PROJECT NAME: ANTHEM TOWNHOMES
HULETT, IOWA

DESCRIPTION: GRADING & EROSION CONTROL PLAN

NAI NO.	23114
DATE	02/02/2024
DRAWN BY	VLW
CHECKED BY	JTH
SHEET SIZE	24" X 36"
SHEET TITLE	C300
SHEET NO.	3 / 8

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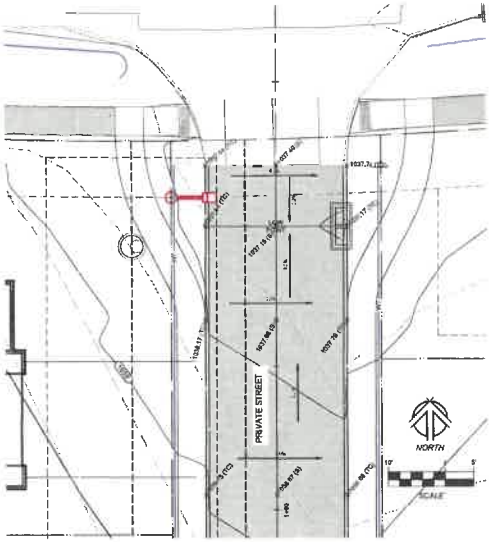
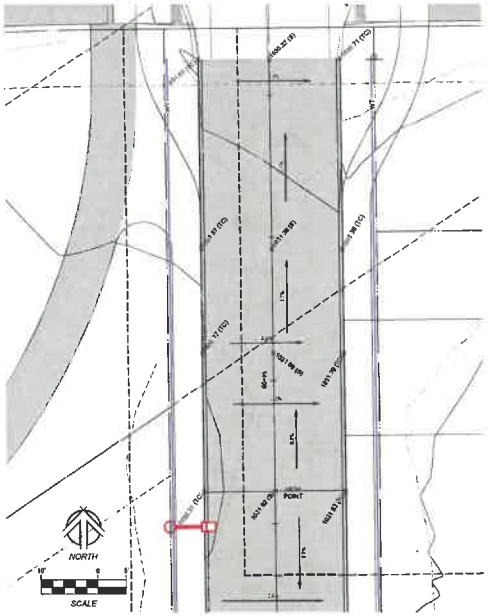
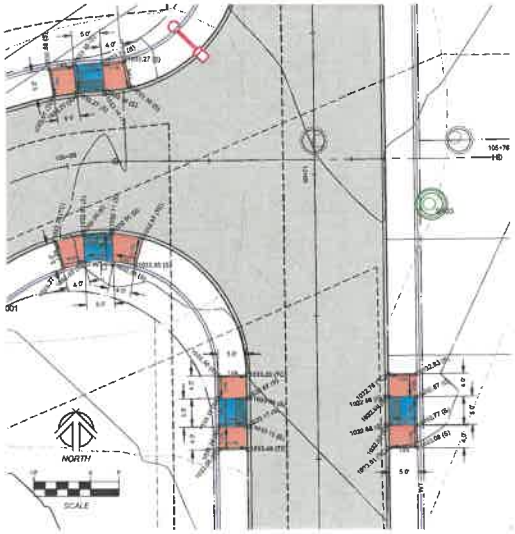
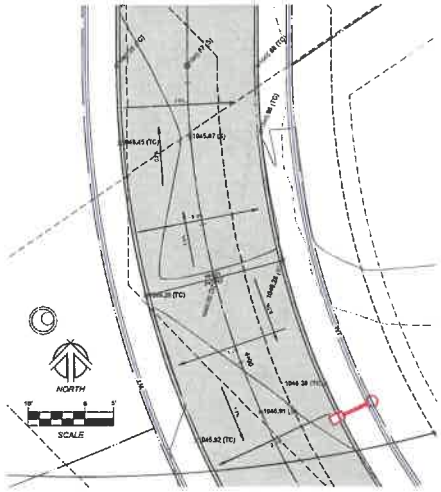
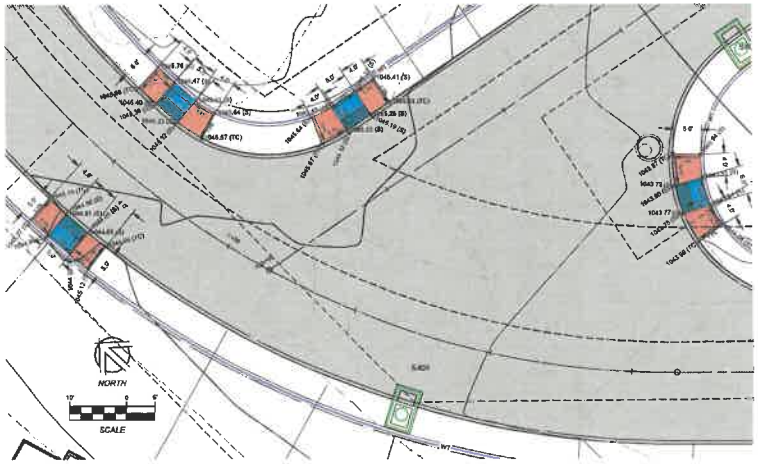


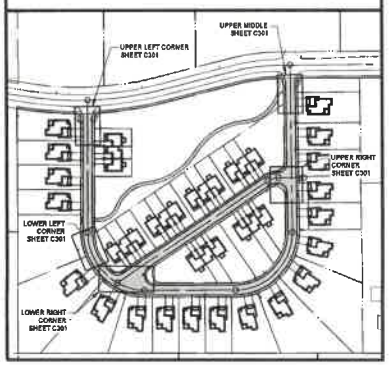








KEY MAP



PRELIMINARY SUBMITTAL #4

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REVISIONS
1 11/01/2024 - RE-SUBMITTAL PER CITY OF HULETT COMMENTS
2 12/13/2024 - RE-SUBMITTAL PER CITY OF HULETT COMMENTS
3 01/09/2025 - RE-SUBMITTAL PER CITY OF HULETT COMMENTS
4
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ANTHEM TOWNHOMES

HULETT, IOWA

GRADING & EROSION CONTROL PLAN

PROJECT TITLE

DESCRIPTION

JOB NO.	23114
DATE	03/07/2024
DRAWN BY	VMW
CHECKED BY	JTH
SHEET SIZE	24" X 36"
SHEET TITLE	C301
SHEET NO.	4/8

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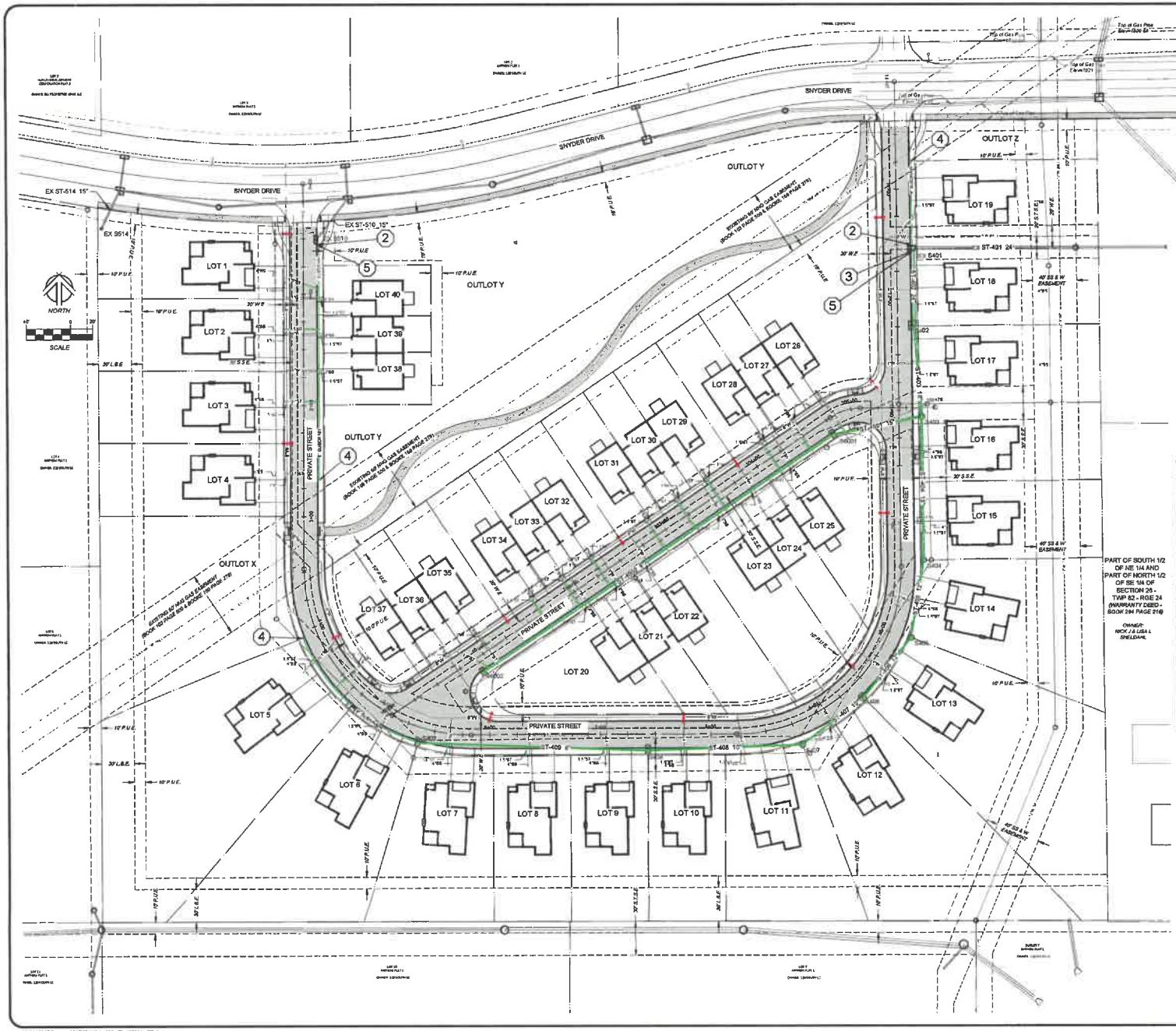

UTILITY PLAN NOTES

1. REFER TO PLANS FOR PUBLIC IMPROVEMENTS FOR SANITARY SEWER AND WATER MAIN DETAILS.
2. CONNECT PROPOSED 8" SUBDRAIN TO EXISTING STORM INTAKE.
3. CONNECT TO EXISTING STORM STRUCTURE.
4. PROPOSED SUBDRAIN CLEANOUT.
5. TRANSITION OF PRIVATE STORM SEWER(SHOWN AS PROPOSED) TO PUBLIC STORM SEWER(SHOWN AS EXISTING).

STORM STRUCTURE TABLE

NAME	DESCRIPTION	RIM/TG	INVERT
EX S401	(SW-503) SINGLE GRATE INTAKE WITH MANHOLE	1031.66	INV 1027.07 (EX ST-401) INV 1027.17 (ST-402)
EX S510	(SW-505) DOUBLE GRATE INTAKE	1037.17	INV 1030.85 (EX ST-510)
EX S514	(SW-512) CIRCULAR AREA INTAKE	1041.01	INV 1033.77 (EX ST-514)
S402	(SW-506) DOUBLE GRATE INTAKE WITH MANHOLE	1030.94	INV 1027.69 (ST-403) INV 1027.59 (ST-402)
S403	(SW-401) 48" CIRCULAR STORM SEWER MANHOLE	1032.38	INV 1028.28 (ST-404) INV 1028.18 (ST-403) INV 1028.28 (ST-4001)
S404	(SW-401) 48" CIRCULAR STORM SEWER MANHOLE	1034.85	INV 1029.95 (ST-404) INV 1029.15 (ST-405)
S405	(SW-401) 48" CIRCULAR STORM SEWER MANHOLE	1036.00	INV 1030.58 (ST-405) INV 1030.68 (ST-406)
S406	(SW-503) SINGLE GRATE INTAKE WITH MANHOLE	1037.07	INV 1032.40 (ST-406) INV 1032.50 (ST-407)
S407	(SW-401) 48" CIRCULAR STORM SEWER MANHOLE	1038.59	INV 1033.37 (ST-407) INV 1033.47 (ST-408)
S408	(SW-503) SINGLE GRATE INTAKE WITH MANHOLE	1040.84	INV 1035.97 (ST-408) INV 1036.07 (ST-409)
S409	(SW-503) SINGLE GRATE INTAKE WITH MANHOLE	1044.37	INV 1039.75 (ST-409)
S4001	(SW-503) SINGLE GRATE INTAKE WITH MANHOLE	1033.80	INV 1028.78 (ST-4001) INV 1028.88 (ST-4002)
S4002	(SW-503) SINGLE GRATE INTAKE WITH MANHOLE	1043.44	INV 1038.53 (ST-4002)

STORM PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	INLET INVERT	OUTLET INVERT
EX ST-401	24" RCP	150 LF	0.49%	1027.07	1026.33
EX ST-510	15" RCP	45 LF	1.03%	1030.85	1030.18
EX ST-514	15" RCP	37 LF	0.62%	1033.77	1033.54
ST-402	24" RCP	70 LF	0.80%	1027.59	1027.17
ST-403	18" RCP	63 LF	0.80%	1028.18	1027.69
ST-404	15" RCP	129 LF	0.80%	1029.05	1028.28
ST-405	12" PVC Pipe	71 LF	2.02%	1030.58	1029.15
ST-406	12" PVC Pipe	69 LF	2.49%	1032.40	1030.68
ST-407	10" PVC Pipe	70 LF	1.25%	1033.37	1032.50
ST-408	10" PVC Pipe	140 LF	1.78%	1035.97	1033.47
ST-409	8" PVC Pipe	209 LF	1.78%	1039.75	1036.07
ST-4001	15" RCP	50 LF	0.80%	1028.78	1028.28
ST-4002	8" PVC Pipe	379 LF	2.55%	1038.53	1028.88

PRELIMINARY SUBMITTAL #4

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REVISIONS
1 2/23/21 ADD PUBLIC SEWER PER CITY OF HULLET CTS COMMENTS
2 3/19/21 ADD PUBLIC SEWER PER CITY OF HULLET CTS COMMENTS
3 3/26/21 ADD PUBLIC SEWER PER CITY OF HULLET CTS COMMENTS
4
5
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NOTICE: PLEASE DIRECTED TO ANY HAZARD OR DAMAGE TO THE PROPERTY OR PERSONS RESULTING FROM THE PROPOSED LAND DEVELOPMENT TO BE PROVIDED BY THE OWNER OR DEVELOPER. THE PROFESSIONAL ENGINEER IS NOT RESPONSIBLE FOR ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM THE DEVELOPMENT OR THE PROPERTY. THE PROFESSIONAL ENGINEER IS NOT RESPONSIBLE FOR ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM THE DEVELOPMENT OR THE PROPERTY.

PROJECT/TITLE: ANTHEM TOWNHOMES
HULLET, IOWA

DESCRIPTION: UTILITY PLAN

NILES JOB NO	23114
DATE	02/02/2024
DRAWN BY	WJW
CHECKED BY	JTN
SHEET SIZE	24" X 36"
PLOT SCALE	C400
SHEET NO.	5/8

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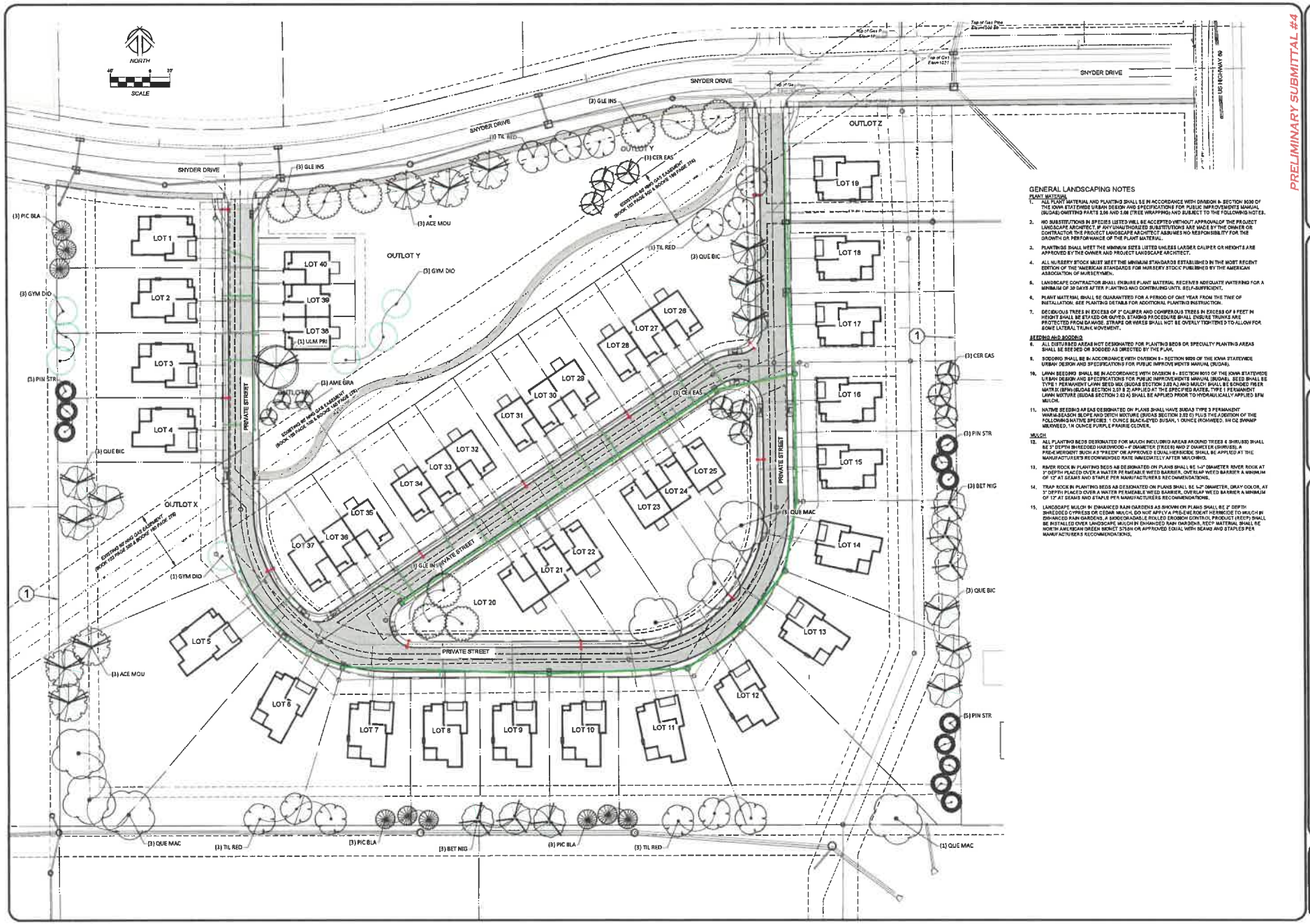

GENERAL LANDSCAPING NOTES

PLANT MATERIAL

1. ALL PLANT MATERIAL AND PLANTING SHALL BE IN ACCORDANCE WITH DIVISION 9- SECTION 9030 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS) OMITTING PARTS 3.06 AND 3.08 (TREE WRAPPING) AND SUBJECT TO THE FOLLOWING NOTES.
2. NO SUBSTITUTIONS IN SPECIES LISTED WILL BE ACCEPTED WITHOUT APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. IF ANY UNAUTHORIZED SUBSTITUTIONS ARE MADE BY THE OWNER OR CONTRACTOR THE PROJECT LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE GROWTH OR PERFORMANCE OF THE PLANT MATERIAL.
3. PLANTINGS SHALL MEET THE MINIMUM SIZES LISTED UNLESS LARGER CALIPER OR HEIGHTS ARE APPROVED BY THE OWNER AND PROJECT LANDSCAPE ARCHITECT.
4. ALL NURSERY STOCK MUST MEET THE MINIMUM STANDARDS ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. LANDSCAPE CONTRACTOR SHALL ENSURE PLANT MATERIAL RECEIVES ADEQUATE WATERING FOR A MINIMUM OF 30 DAYS AFTER PLANTING AND CONTINUING UNTIL SELF-SUFFICIENT.
6. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE TIME OF INSTALLATION. SEE PLANTING DETAILS FOR ADDITIONAL PLANTING INSTRUCTION.
7. DECIDUOUS TREES IN EXCESS OF 2" CALIPER AND CONIFEROUS TREES IN EXCESS OF 8 FEET IN HEIGHT SHALL BE STAKED OR GUYED. STAKING PROCEDURE SHALL ENSURE TRUNKS ARE PROTECTED FROM DAMAGE. STRAPS OR WIRES SHALL NOT BE OVERLY TIGHTENED TO ALLOW FOR SOME LATERAL TRUNK MOVEMENT.

SEEDING AND SODDING

8. ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING BEDS OR SPECIALTY PLANTING AREAS SHALL BE SEEDED OR SODDED AS DIRECTED BY THE PLAN.
9. SODDING SHALL BE IN ACCORDANCE WITH DIVISION 9 - SECTION 9026 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS).
10. LAWN SEEDING SHALL BE IN ACCORDANCE WITH DIVISION 9 - SECTION 9010 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS). SEED SHALL BE TYPE 1 PERMANENT LAWN SEED MIX (SUDAS SECTION 2.03 A.) AND MULCH SHALL BE BONDED FIBER MATRIX (BFM) (SUDAS SECTION 2.07 B 2) APPLIED AT THE SPECIFIED RATES. TYPE 1 PERMANENT LAWN MIXTURE (SUDAS SECTION 2.03 A) SHALL BE APPLIED PRIOR TO HYDRAULICALLY APPLIED BFM MULCH.
11. NATIVE SEEDING AREAS DESIGNATED ON PLANS SHALL HAVE SUDAS TYPE 3 PERMANENT WARM-SEASON SLOPE AND DITCH MIXTURE (SUDAS SECTION 2.03 C) PLUS THE ADDITION OF THE FOLLOWING NATIVE SPECIES: 1 OUNCE BLACK-EYED SUSAN, 1 OUNCE IRONWEED, 1/4 OZ SWAMP MILKWEED, 1/4 OUNCE PURPLE PRAIRIE CLOVER.

MULCH

12. ALL PLANTING BEDS DESIGNATED FOR MULCH INCLUDING AREAS AROUND TREES & SHRUBS) SHALL BE 3" DEPTH SHREDDED HARDWOOD - 4" DIAMETER (TREES) AND 2" DIAMETER (SHRUBS). A PRE-EMERGENT SUCH AS "PREEN" OR APPROVED EQUAL HERBICIDE SHALL BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE IMMEDIATELY AFTER MULCHING.
13. RIVER ROCK IN PLANTING BEDS AS DESIGNATED ON PLANS SHALL BE 1-4" DIAMETER RIVER ROCK AT 3" DEPTH PLACED OVER A WATER PERMEABLE WEED BARRIER. OVERLAP WEED BARRIER A MINIMUM OF 12" AT SEAMS AND STAPLE PER MANUFACTURER'S RECOMMENDATIONS.
14. TRAP ROCK IN PLANTING BEDS AS DESIGNATED ON PLANS SHALL BE 1-2" DIAMETER, GRAY COLOR, AT 3" DEPTH PLACED OVER A WATER PERMEABLE WEED BARRIER. OVERLAP WEED BARRIER A MINIMUM OF 12" AT SEAMS AND STAPLE PER MANUFACTURER'S RECOMMENDATIONS.
15. LANDSCAPE MULCH IN ENHANCED RAIN GARDENS AS SHOWN ON PLANS SHALL BE 2" DEPTH SHREDDED CYPRESS OR CEDAR MULCH. DO NOT APPLY A PRE-EMERGENT HERBICIDE TO MULCH IN ENHANCED RAIN GARDENS. A BIODEGRADABLE ROLLED EROSION CONTROL PRODUCT (RECP) SHALL BE INSTALLED OVER LANDSCAPE MULCH IN ENHANCED RAIN GARDENS. RECP MATERIAL SHALL BE NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL WITH SEAMS AND STAPLES PER MANUFACTURER'S RECOMMENDATIONS.

PRELIMINARY SUBMITTAL #4

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Landscape Architecture

REVISIONS

1	12/23/24	PER COMMENTS FROM CITY OF HADLEY
2	01/29/25	PER COMMENTS FROM CITY OF HADLEY
3	02/03/25	PER COMMENTS FROM CITY OF HADLEY
4		
5		
6		
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PROJECT NAME: ANTHEM TOWNHOMES
HADLEY, IOWA

DESCRIPTION: LANDSCAPING PLAN

JOB NO.	23114
DATE	02/03/2025
DRAWN BY	WJW
DESIGNED BY	JTN
SHEET SIZE	24" X 36"
SHEET TITLE	C500
SHEET NO.	6 / 8

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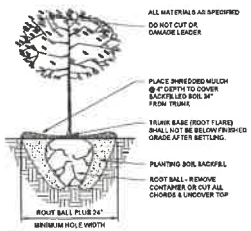
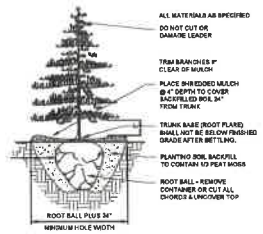


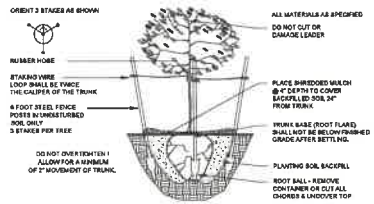
L-1 DECIDUOUS TREE PLANTING

NO SCALE



L-2 CONIFEROUS TREE PLANTING

NO SCALE



L-5 TREE STAKING DETAIL - 3 STAKES

NO SCALE

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CONIFEROUS TREES				
[illegible]	[illegible] glauca conica / Black Hills Spruce	6' Ht.	B&B	10
[illegible]	Pinus strobus / White Pine	6' Ht.	B&B	8
DECIDUOUS TREES				
[illegible]	Acer saccharum 'FM 0287' / Green Mountain® Sugar Maple	2.5" Cal.	B&B	5
[illegible]	Betula nigra / River Birch Multi-Trunk	8' Ht.	B&B	6
[illegible]	Gleditsia triacanthos inermis 'Harve' / Northern Acclaim® Honey Locust	2" Cal.	B&B	9
[illegible]	Gymnocladus dioicus 'Espresso' / Kentucky Coffeetree	2" Cal.	B&B	7
[illegible]	Quercus bicolor / Swamp White Oak	3.5" Cal.	B&B	9
[illegible]	Quercus macrocarpa / Bur Oak	2.5" Cal.	B&B	9
[illegible]	Tilia americana 'Redmond' / Redmond American Linden	2.5" Cal.	B&B	10
[illegible]	Ulmus americana 'Princeton' / Princeton American Elm	3.5" Cal.	B&B	1
UNDERSTORY TREES				
[illegible]	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	8' Ht. Clump	B&B	3
[illegible]	Cercis canadensis / Eastern Redbud Multi-Stem	8' Ht. Clump	B&B	3

PRELIMINARY SUBMITTAL #4

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Landscape Architecture

REVISIONS:
1 | 4/21/23 - REVISIONS PER CITY OF HUDLEY COMMENTS
2 | 8/14/23 - REVISIONS PER CITY OF HUDLEY COMMENTS
3 | 10/30/23 - REVISIONS PER CITY OF HUDLEY COMMENTS
4 | 2/14/24 - REVISIONS PER CITY OF HUDLEY COMMENTS
5 |
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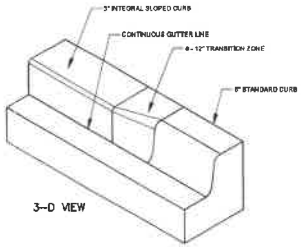
PROJECT NAME: ANTHEM TOWNHOMES
HUDLEY, IOWA

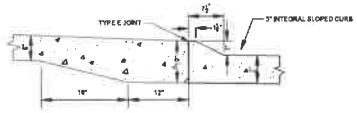
DESCRIPTION: LANDSCAPING DETAILS

NAI NO.	23114
DATE	02/02/2024
DRAWN BY	WJW
CHECKED BY	JTM
SHEET SIZE	24" X 36"
SHEET TITLE	C501
SHEET NO.	7 / 8

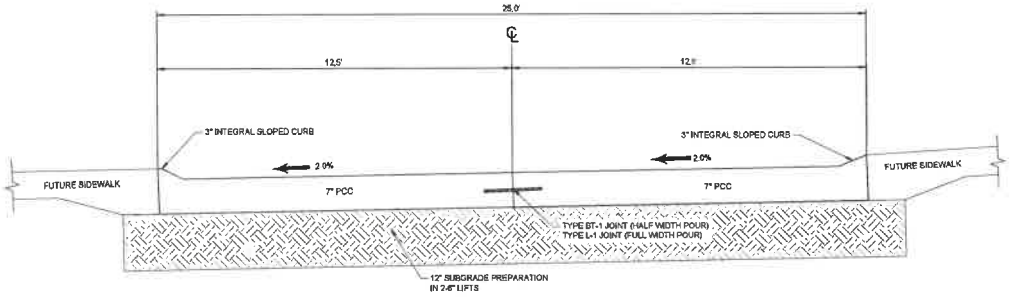
V:\NAI 2017\Projects 2017\23114\dwg\24x Plan\23114 - SP.dwg



D-1 CURB TRANSITION
NO SCALE



D-2 3" INTEGRAL SLOPED CURB DETAIL
NO SCALE



D-3 25' PRIVATE STREET TYPICAL CROSS SECTION
NO SCALE

PRELIMINARY SUBMITTAL #4

NILES ASSOCIATES
1923 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2058
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

REVISIONS:
1 04/25/24 - METRONET PER CITY OF HUXLEY COMMENTS
2 05/02/24 - METRONET PER CITY OF HUXLEY COMMENTS
3 05/06/24 - METRONET PER CITY OF HUXLEY COMMENTS
4 06/06/24 - METRONET PER CITY OF HUXLEY COMMENTS
5
6
7
8
9
10

NOTICE: NILES ASSOCIATES, INC. MAKES NO WARRANTIES, REPRESENTATIONS OR CONDITIONS, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE INSTRUMENTS OF SERVICE (DRAWINGS AND SPECIFICATIONS) OR ANY OTHER INFORMATION OR DATA PROVIDED TO, OR RELIED UPON BY, THE PURCHASER OR OWNER. THE PURCHASER OR OWNER ASSUMES ALL RISK AND LIABILITY FOR THE USE OF THE INSTRUMENTS OF SERVICE OR OTHER INFORMATION OR DATA PROVIDED TO, OR RELIED UPON BY, THE PURCHASER OR OWNER, AND AGREES TO INDEMNIFY AND HOLD NILES ASSOCIATES, INC. HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM SUCH USE.

PROJECT NAME: ANTHEM TOWNHOMES
HUXLEY, IOWA

CD DESCRIPTION: SITE DETAILS

NAI NO.	23114
DATE	02/02/2024
DRAWN BY	WJW
CHECKED BY	JTM
SHEET SIZE	24" X 36"
SHEET TITLE	C600
SHEET NO.	8 / 8

V:\NAI 2011\Projects 2011\23114\dwg\Site Plan\23114 - SP.dwg

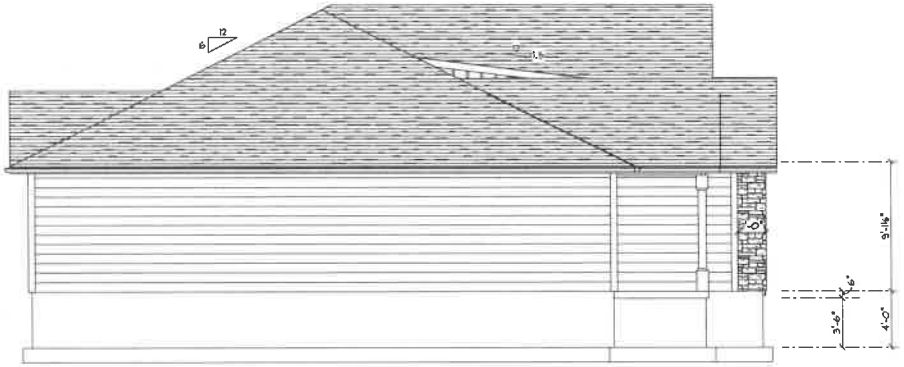
FRONT

BACK

BELLA HOMES

ANTHEM 55 - 3 PLEX
ANTHEM WAY
HUXLEY, IA

DRAWN BY: CMG
SCALE: 1/4" ON 24X36
DATE:1.22.24



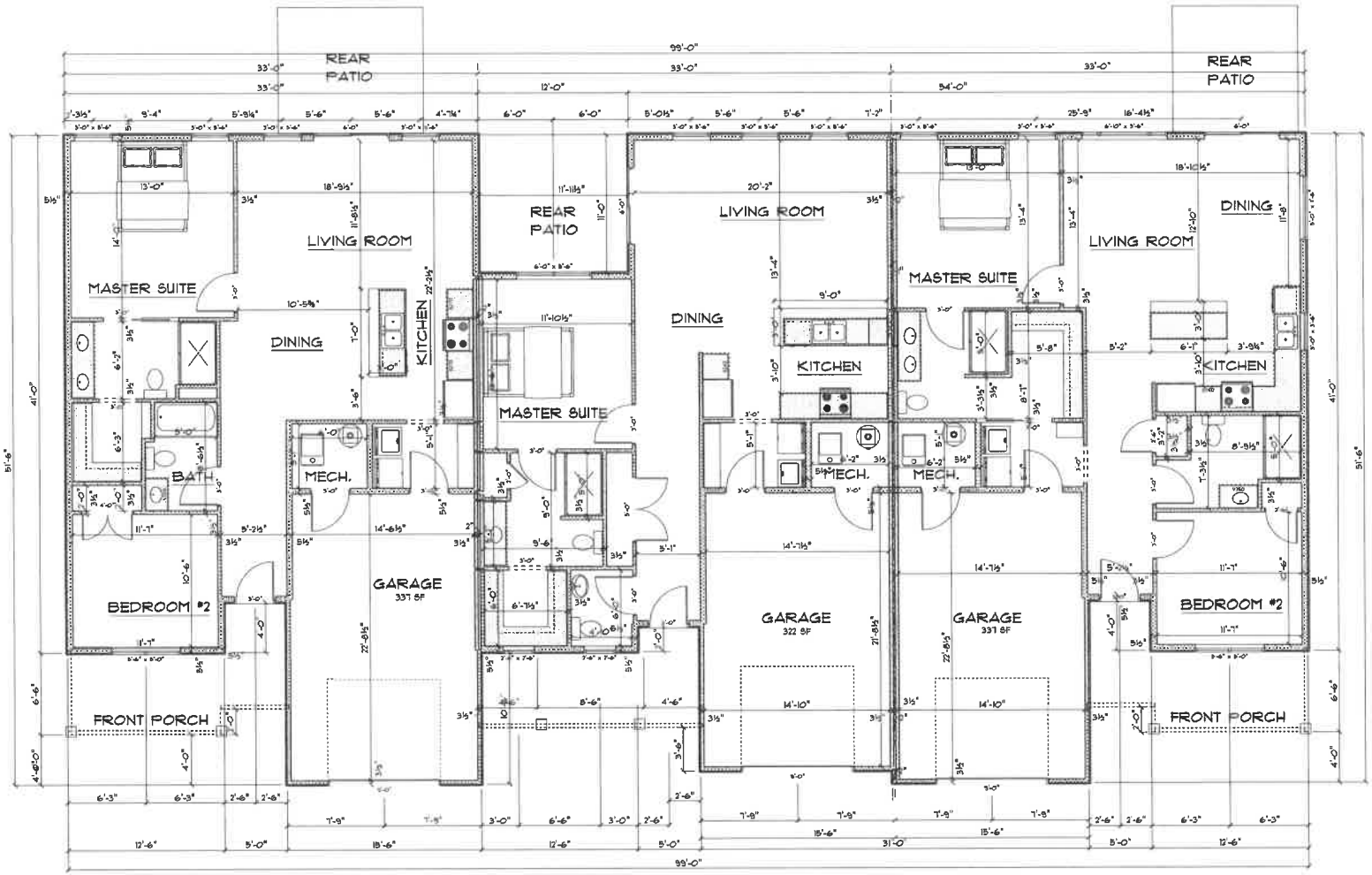
LEFT

RIGHT

BELLA HOMES

ANTHEM 55 - 3 PLEX
ANTHEM WAY
HUXLEY, IA

DRAWN BY: CMG
SCALE: 1/4" ON 24X36
DATE: 1.22.24



UNIT 1
1127 SF
2 bed
2 bath

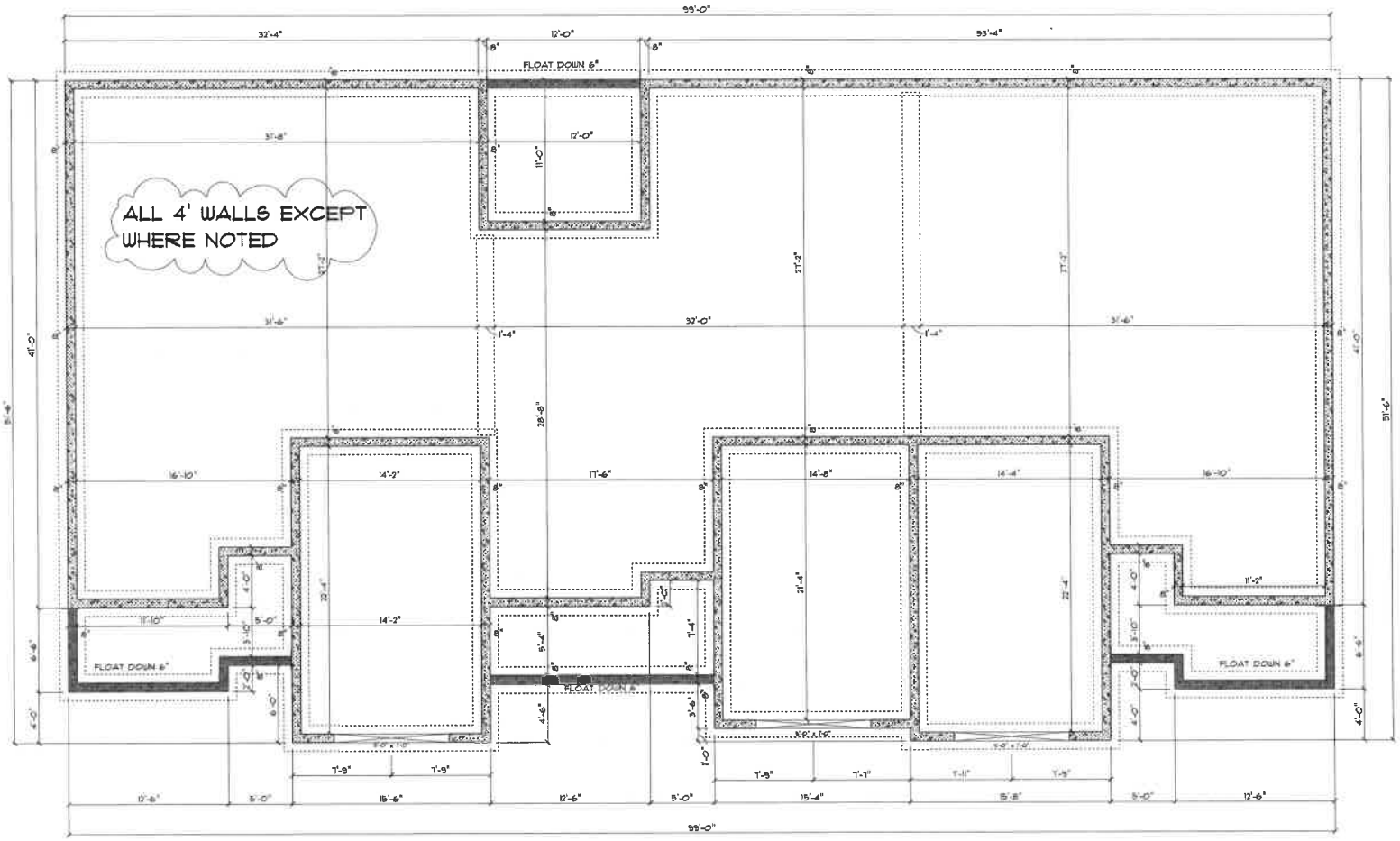
UNIT 2
1007 SF
1 bed
1.5 bath

UNIT 3
1129 SF
2 bed
2 bath

BELLA HOMES

ANTHEM 55 - 3 PLEX
ANTHEM WAY
HUXLEY, IA

DRAWN BY: CMG
SCALE: 1/4" ON 24X36
DATE:1.22.24

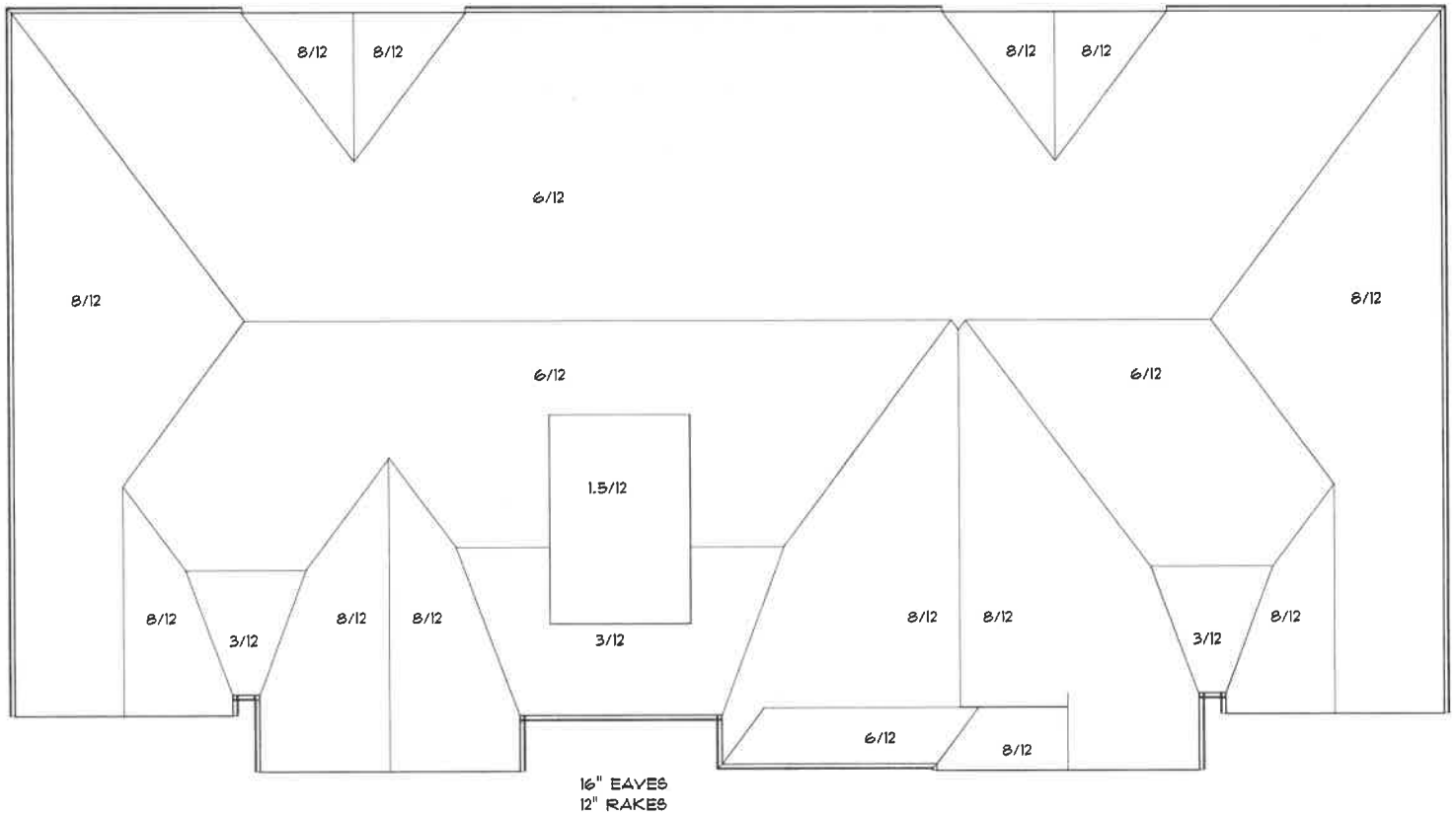


FOUNDATION PLAN

BELLA HOMES

ANTHEM 55 - 3 PLEX
ANTHEM WAY
HUXLEY, IA

DRAWN BY: CMG
SCALE: 1/4" ON 24X36
DATE:1.22.24



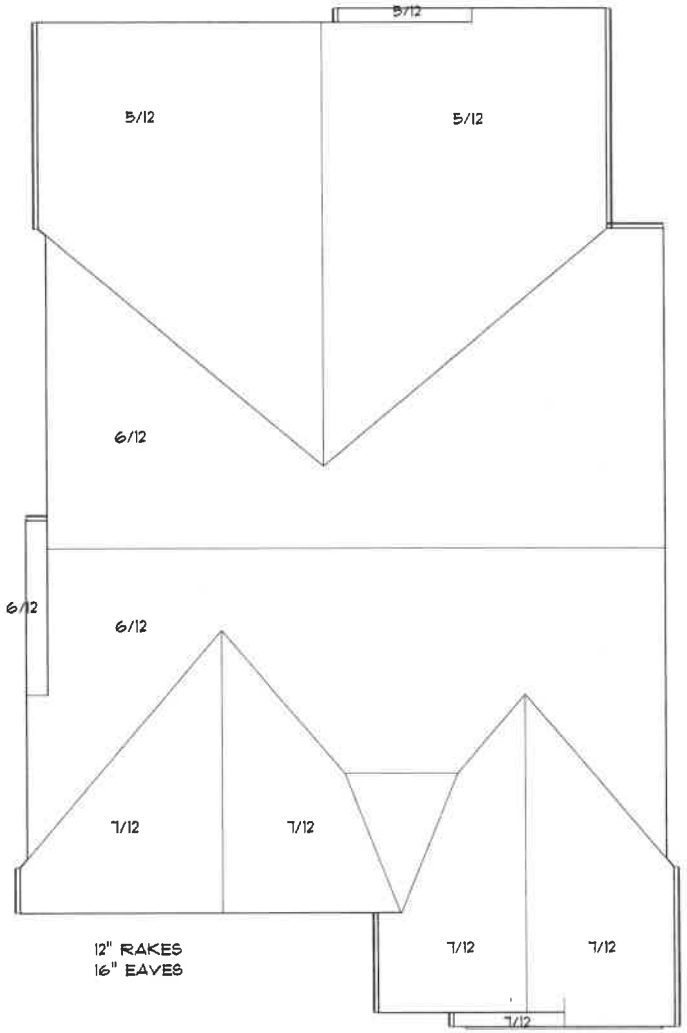
BELLA HOMES

ANTHEM 55 - 3 PLEX
ANTHEM WAY
HUXLEY, IA

DRAWN BY: CMG
SCALE: 1/4" ON 24X36
DATE:1.22.24

FRONT

BACK

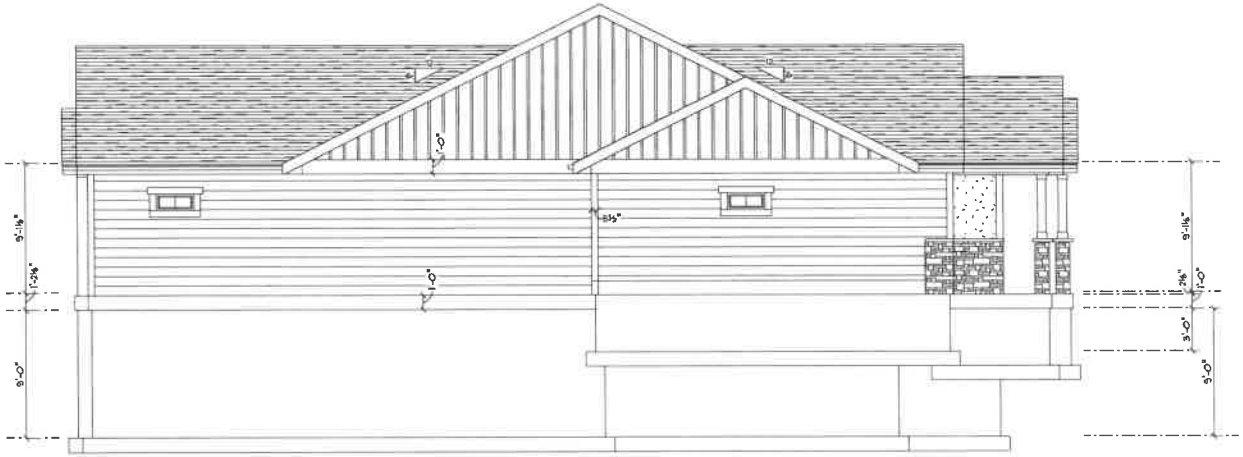


12" RAKES
16" EAVES

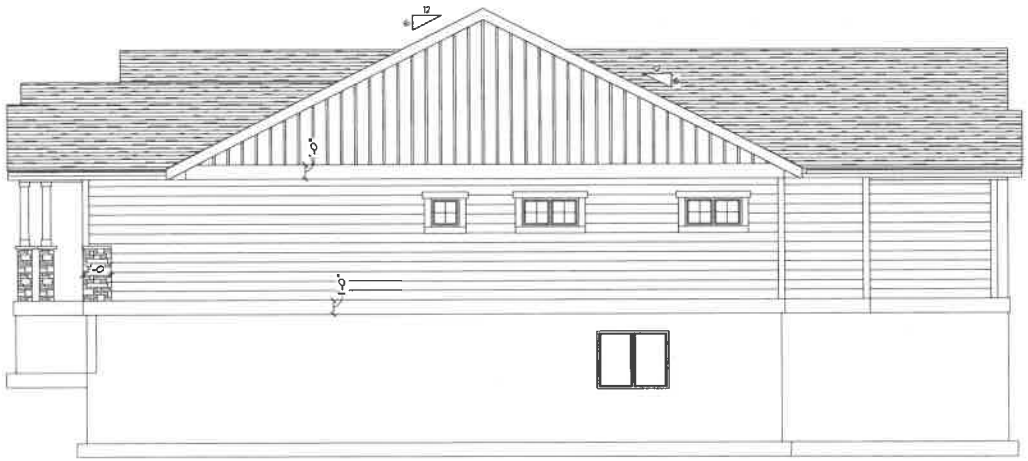
BELLA HOMES

PAMELA LONG
2619 SW VINEYARD LANE, ANKENY
LOT 28, THE VINEYARD AT P.T.

DRAWN BY: CMG
SCALE: 1/4" ON 24X36
DATE: 1.8.24



LEFT



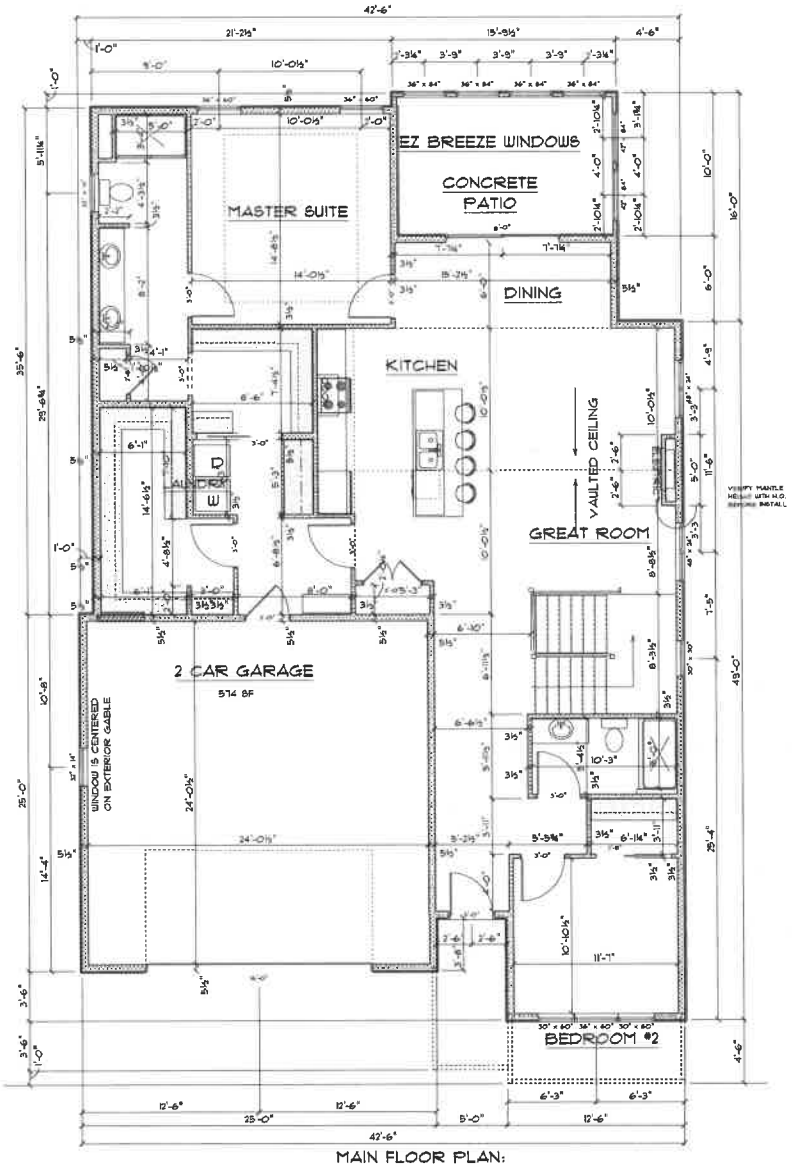
RIGHT

BELLA HOMES

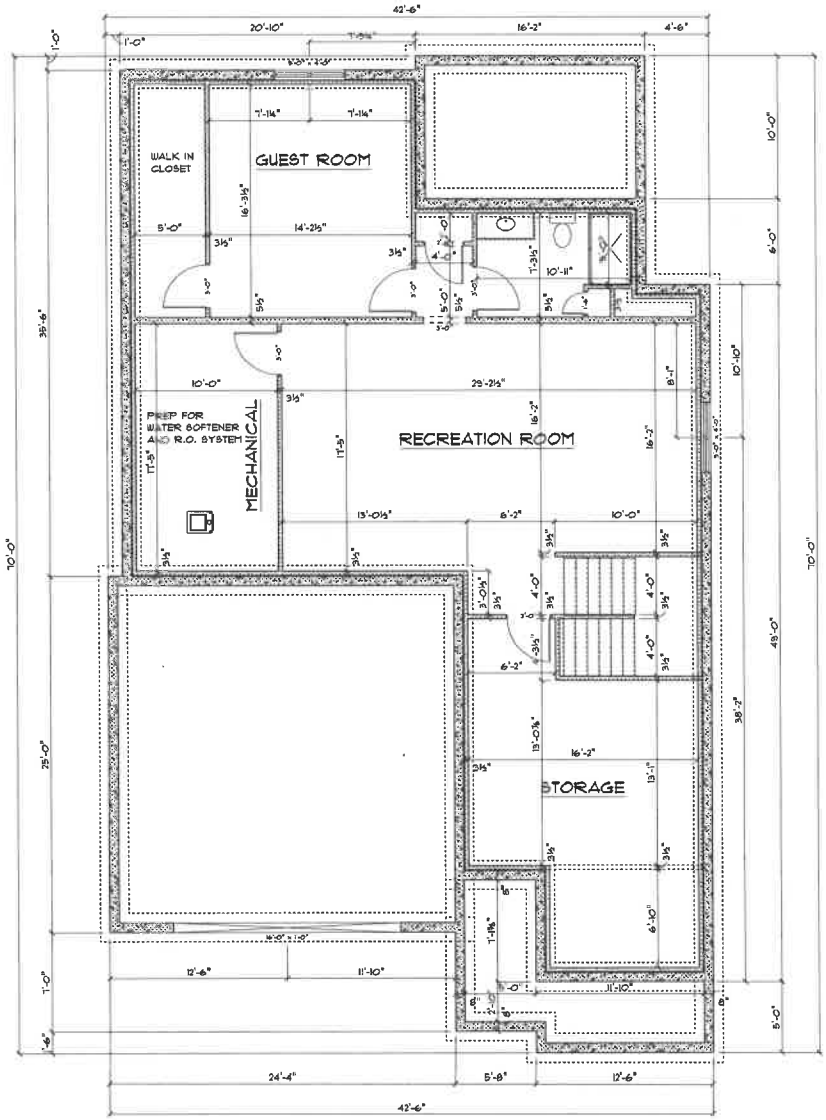
PAMELA LONG
2619 SW VINEYARD LANE, ANKENY
LOT 28, THE VINEYARD AT P.T.

DRAWN BY: CMG
SCALE: 1/4" ON 24X36
DATE:1.8.24

PAMELA LONG



MAIN FLOOR PLAN:
1729 SF



LOWER FLOOR PLAN:
956 FINISHED SF
1620 TOTAL SF

BELLA HOMES

PAMELA LONG
2619 SW VINEYARD LANE, ANKENY
LOT 28, THE VINEYARD AT P.T.

DRAWN BY: CMG
SCALE: 1/4" ON 24X36
DATE: 1.8.24

ANTHEM TOWNHOMES

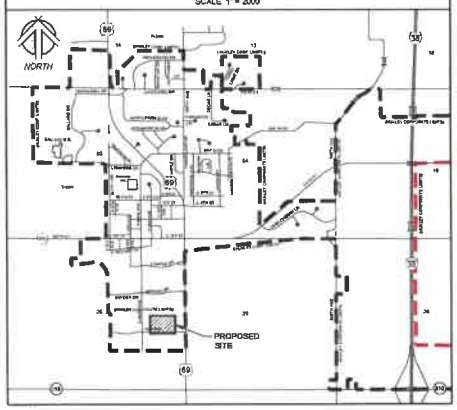
HUXLEY, IOWA

PLANS FOR PUBLIC IMPROVEMENTS

NAI #23114

VICINITY MAP

SCALE 1" = 2000'



SHEET LIST TABLE

SHEET NO.	SHEET TITLE	DESCRIPTION
1	A.01	TITLE SHEET
2	B.01	REFERENCE NOTES & QUANTITIES
3	C.01	GENERAL & REFERENCE NOTES
4	D.01	PLAN & PROFILE - PRIVATE STREET
5	D.02	PLAN & PROFILE - PRIVATE STREET
6	D.03	PLAN & PROFILE - PRIVATE STREET
7	D.04	PLAN & PROFILE - PRIVATE STREET
8	E.01	FIRE HYDRANT RADIUS MAP

UTILITY CONTACTS

CITY OF HUXLEY WATER AND SEWER
Contact Name: Faith Vitzthum
Contact Phone: 515-290-7512

ALLIANT ENERGY - GAS AND ELECTRIC
Contact Name: Jeremy Rasmussen
Contact Phone: 515-288-3412

HUXLEY COMMUNICATIONS - PHONE/CABLE
Contact Name: Brent Stumpfer
Contact Phone: 515-203-5716

CITY OF HUXLEY STORMWATER & SWPPP
Contact Name: Mat Kahler
Contact Phone: 515-822-3600

SPECIFICATION REFERENCE

THE 2024 EDITION OF IOWA SUDAS STANDARD SPECIFICATIONS, THE CITY OF HUXLEY SUPPLEMENTAL SPECIFICATIONS, AND IDOT STANDARD SPECIFICATIONS WITH GS-23001 REVISIONS SHALL APPLY TO ALL ASPECTS OF CONSTRUCTION.

OWNER

120 SOUTH LC
C/O CHRIS GARDNER
506 E 1ST STREET
HUXLEY, IOWA 50124
(515) 491-8615

DEVELOPER

120 SOUTH LC
C/O CHRIS GARDNER
506 E 1ST STREET
HUXLEY, IOWA 50124
(515) 491-8615

BENCHMARKS

1. CUT 'X' ON TOP OF CURB ON EAST SIDE OF S MAIN STREET, 12' +/- NORTH OF SOUTH END OF PAVING, 2' +/- NORTH OF SINGLE CURB INTAKE. ELEVATION = 1041.19'
2. MAG NAIL IN CL OF US HIGHWAY 69, 450' +/- SOUTH OF INTERSECTION OF US HIGHWAY 69 AND CAMPUS DRIVE. ELEVATION = 1027.31'

LEGEND

Existing / Proposed	
PCC	Portland cement concrete
ACC	Asphaltic cement concrete
FL	Flow line elevation
RCP	Reinforced concrete pipe
CMP	Corrugated metal pipe
CPP	Corrugated plastic pipe
PVC	Polyvinyl chloride pipe
CIP	Cast iron pipe
P.U.E.	Public utility easement
S.W.S.E.	Surface water storage easement
B/B	Back of curb to back of curb
	Subject boundary line
	Section line
	Proposed boundary line
	Existing boundary line
	Future boundary line
	Underlying boundary line
	Proposed easement line
	Existing easement line
	Setback line
	Barbed wire fence line
	Chain-link fence line
	Straw Wattle
	Silt fence
SS	Sanitary sewer & size
ST	Storm sewer and size
W	Water main and size
G	Gas main & size
OHT	Overhead electric & wires
OHC	Overhead communication
UGE	Underground electric
TV	Underground television
UGC	Underground communication
800	Contour elevation
	Swale flowline
	Edge of water
	Edge of tree dripline

Existing / Proposed	
1234 / 1234	Address
1000 / 1000	Spot elevation
	Sanitary sewer manhole
	Cleanout
	Storm sewer manhole
	Storm sewer intake
	Storm sewer beehive
	Flared end section
	Water hydrant
	Water valve
	Water service shut-off
	Water main manhole
	Monitoring well
	Yard hydrant
	Well
	Gas meter
	Gas valve
	Air conditioning unit
	Electric manhole
	Electric meter
	Electric pedestal
	Electric transformer
	Utility hand hole
	Utility pole
	Utility pole with light
	Light pole
	Guy wire
	Traffic signal
	Traffic signal with light
	Traffic manhole
	Communication pedestal
	Telephone booth
	TV pedestal
	Billboard sign
	Street sign
	Drain spout
	Tree stump
	Deciduous tree and trunk diameter
	Coniferous tree and trunk diameter

EXISTING UTILITY NOTE

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HOURS IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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 CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

CONSTRUCTION SCHEDULE

GRADING	SPRING 2024
UTILITY INSTALLATION	SUMMER 2024
PAVING INSTALLATION	SUMMER 2024
FINISH GRADING	SUMMER 2024

CERTIFICATIONS

LICENSED PROFESSIONAL ENGINEER JACOB T. NILLES 26369 IOWA

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

Signature
Name: Jacob T. Nilles, P.E. No. 26369 Date
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: 1-8

PREILIMINARY SUBMITTAL #4

NILLES & ASSOCIATES
1633 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2955
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

REVISIONS:
1 (10/21/24) - PER IOWA PER CITY OF HUXLEY COMMENTS
2 (10/31/24) - PER IOWA PER CITY OF HUXLEY COMMENTS
3 (12/02/24) - PER IOWA PER CITY OF HUXLEY COMMENTS
4
5
6
7

THESE PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO, ALL DRAWINGS, DESIGNS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS OR INSTRUMENTS PREPARED BY NILLES & ASSOCIATES, P.C. AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF NILLES & ASSOCIATES, P.C. WHETHER THE PROJECT FOR WHICH THEY WERE MADE IS EXECUTED OR NOT. THE REPRODUCTION, ALTERATION OR REPUBLICATION OF THESE INSTRUMENTS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY NILLES & ASSOCIATES, P.C. FOR THE SPECIFIED PROJECT, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO NILLES & ASSOCIATES, P.C.

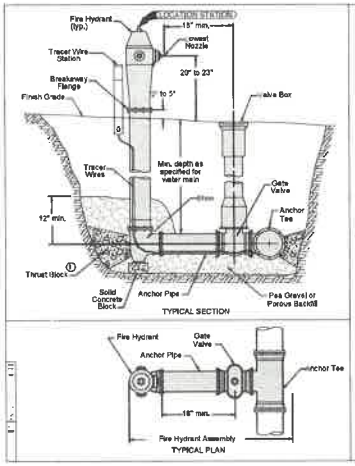
ANTHEM TOWNHOMES
HUXLEY, IOWA

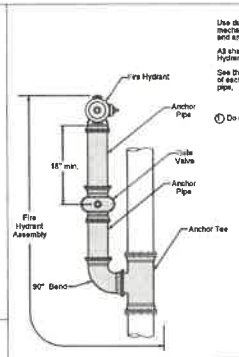
TITLE SHEET

PROJECT NAME
DESCRIPTION

NAI NO.	23114
DATE	02/02/2024
DRAWN BY	BLH
CHECKED BY	JTN
SHEET SIZE	24" X 36"
SHEET TITLE	A.01
SHEET NO.	1/8

V:\NAI 2017\Projects\ 2017\23114\dwg\Construction Drawings\23114 - ABC Sheets.dwg





Use ductile iron pipe with restrained mechanical joints for fire hydrant assembly and anchor tee.

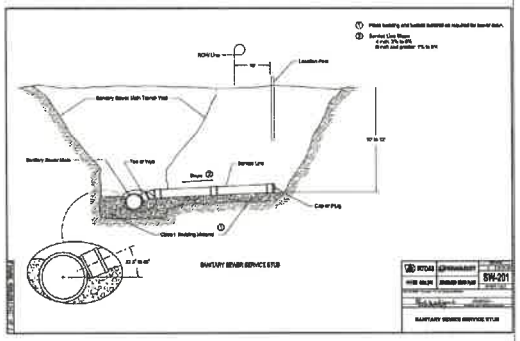
All shaded items are included in the Fire Hydrant Assembly bid item.

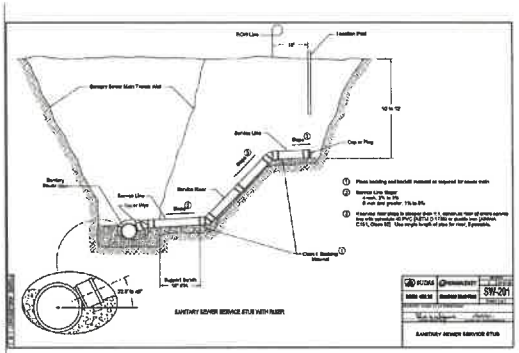
See the contract documents for the location of each hydrant and the length of encoring pipe.

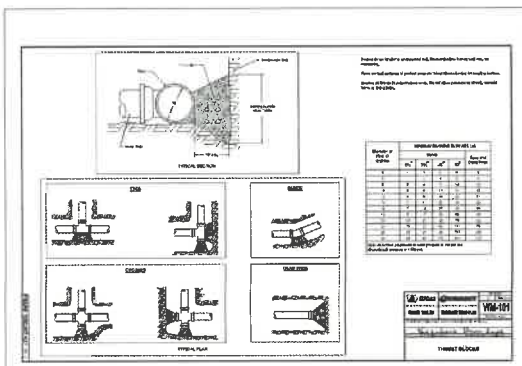
① Do not cover drain holes or tracer wire.

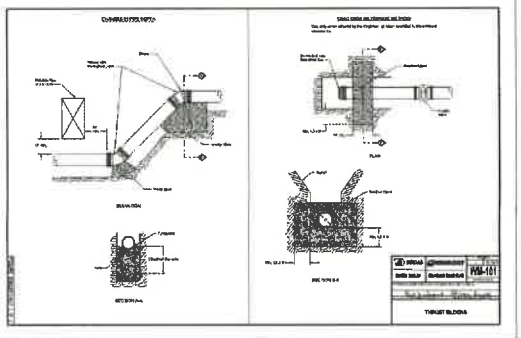
WM-201

FIRE HYDRANT ASSEMBLY









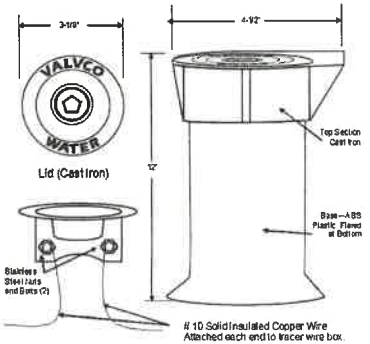
Valvco

Tracer Wire Access Box

Specification and Submittal

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 opened 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 in 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 TWAB.

Contact: Fischer, Harris & Associates for information 800-224-7579.



PREILIMINARY SUBMITTAL #4

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

REVISIONS:
1 MAR 30th - HC - REMOVE PER CITY OF HUXLEY COMMENTS
2 APR 13th - HC - REMOVE PER CITY OF HUXLEY COMMENTS
3 APR 26th - HC - REMOVE PER CITY OF HUXLEY COMMENTS
4
5
6
7

NOTICE: NILES ASSOCIATES, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, WITH REGARD TO THE ENGINEERING INFORMATION OR OR THE ENGINEERING PROPERTIES OF SOIL OR ROCK FORMATIONS OR MATERIALS ENCOUNTERED OR ANTICIPATED TO BE ENCOUNTERED ON THIS PROJECT. ANY USE OF THE ENGINEERING INFORMATION OR DATA IS AT THE USER'S SOLE RISK.

PROJECT NAME: ANTHEM TOWNHOMES
HUXLEY, IOWA

DESCRIPTION: REFERENCE NOTES & QUANTITIES

JOB NO.	23114
DATE	03/02/2024
DRAWN BY	BLH
CHECKED BY	JTH
SHEET SIZE	24" X 36"
SHEET TITLE	B.01
SHEET NO.	2 / 8

V:\NAI 2017\Projects 2017\23114\Huxley\Construction Drawings\23114 - ABC Sheets.dwg

GENERAL NOTES

ITEM NO.	REFERENCE	DESCRIPTION
GN		GENERAL NOTE NO.1 REPORT ANY ERRORS OR AMBIGUITIES IN CONTRACT DOCUMENTS TO ENGINEER AS SOON AS DETECTED. ENGINEER WILL ANSWER ALL QUESTIONS REGARDING PLANS AND SPECIFICATIONS AND INTERPRET INTENDED MEANING OF CONTRACT DOCUMENTS. ENGINEER'S INTERPRETATION TO BE ACCEPTED AS FINAL.
GN		GENERAL NOTE NO.2 DURING THE PROGRESS OF THE WORK, IF SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE ENCOUNTERED AT THE SITE DIFFERING MATERIALLY FROM THOSE INDICATED ON THE PLANS; OR IF UNKNOWN PHYSICAL, CULTURAL, AND/OR ENVIRONMENTAL CONDITIONS OF AN UNUSUAL NATURE ARE ENCOUNTERED AT THE SITE. THE PARTY DISCOVERING SUCH CONDITIONS SHALL PROMPTLY NOTIFY THE CITY OF HUXLEY, NILLES ASSOCIATES, AND 120 SOUTH LC BEFORE THE SITE IS FURTHER DISTURBED.
GN		GENERAL NOTE NO.3 PROTECT ALL EXISTING STRUCTURES, EQUIPMENT, PIPING, BLABS, SIGNS, POSTS AND UTILITIES DURING ALL CONSTRUCTION OPERATIONS UNLESS NOTED OTHERWISE. IF REGULATORY SIGNS MUST BE REMOVED DURING CONSTRUCTION, THE CONTRACTOR WILL PROVIDE EQUIVALENT SIGNS ON TEMPORARY MOUNTING. DAMAGE FROM CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT. IF SUCH DAMAGE OCCURS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
GN		GENERAL NOTE NO.4 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THEIR WORK WITH ALL UTILITY COMPANIES SO THAT THEY ARE AWARE OF THEIR SCHEDULES AND CAN LOCATE, PROTECT, OR RELOCATE ANY OF THEIR FACILITIES AS NECESSARY.
GN		GENERAL NOTE NO.5 CONTRACTOR SHALL COMPLETELY REMOVE ALL DEBRIS FROM THE WORK SITE. PRIOR TO SUBSTANTIAL COMPLETION OF PROJECT, REPRESENTATIVES OF THE CITY OF HUXLEY AND NILLES ASSOCIATES SHALL CONDUCT A THOROUGH INSPECTION. ANY ACTIVITIES REQUIRED BY THE CONTRACTOR TO COMPLETE ADDITIONAL CLEANUP SHALL BE AT THE CONTRACTOR'S EXPENSE WITH NO EXTENSION OF THE CONTRACT TIME.
GN		GENERAL NOTE NO.6 PROTECT EXISTING DRAINAGE TILE LINES ENCOUNTERED DURING CONSTRUCTION. NOTIFY ENGINEER AND CITY WHEN SUCH LINES ARE ENCOUNTERED. MAKE REPAIRS TO LINES DAMAGED BY CONSTRUCTION ACTIVITIES AS DIRECTED BY ENGINEER. ANY TILE LINES ENCOUNTERED ABOVE THE ELEVATION OF THE PROPOSED STORM SEWER SYSTEM SHALL BE CONNECTED TO THE SYSTEM AT THE NEAREST POINT OF INTERSECTION. DOCUMENT LOCATION OF SAID LINES AND REPAIRS NECESSARY FOR INCLUSION IN FINAL PROJECT RECORD DOCUMENTS. ALL FIELD TILES ENCOUNTERED SHALL BE LABELLED AND IDENTIFIED ON AS-BUILT DRAWINGS SHOWING MATERIAL, SIZE, DEPTH AND GPS LOCATION.
GN		GENERAL NOTE NO.7 EXCEPT AS NOTED, FOR EACH BID ITEM, REFER TO THE LISTED SECTION WITHIN THE 2023 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SPECIFICATIONS MANUAL) FOR PAYMENT AND MEASUREMENT INFORMATION. (i.e. PAYMENT AND MEASUREMENT FOR REFERENCE NUMBER 9040-108-0-1 WOULD BE FOUND IN SUDAS SPECIFICATION SECTION 9040, PART 1.06.D.1) REFER TO THE CITY OF HUXLEY SUPPLEMENTAL SPECIFICATIONS FOR ANY LOCAL AMENDMENTS TO SUDAS WHICH SHOULD BE APPLIED TO THIS PROJECT.
GN		GENERAL NOTE NO.8 ANY WORK, MATERIALS, EQUIPMENT OR LABOR REQUIRED TO COMPLETE THE WORK DESCRIBED WITHIN THIS CONTRACT, WHICH IS NOT DIRECTLY IDENTIFIED WITHIN A CONTRACT BID ITEM (EITHER AS PART OF THE ORIGINAL BID DOCUMENTS, ADDENDA OR CHANGE ORDER AUTHORIZED BY ENGINEER) SHALL BE CONSIDERED INCIDENTAL TO THE WORK, AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR WITHIN OTHER PROJECT COSTS.
GN		GENERAL NOTE NO.9 A CONSTRUCTION OBSERVER SHALL BE ASSIGNED BY THE CITY OF HUXLEY TO REVIEW THE PROJECT. THE OBSERVER MAY BE PRESENT ON-SITE DURING PERFORMANCE OF ANY WORK, AND SHALL ATTEND ANY ON-SITE MEETING RELEVANT TO COMPLETION OF SAID WORK, UNDER, DURING OTHER THAN NORMAL CONSTRUCTION OBSERVATION HOURS, MAY BE ALLOWED IF SCHEDULED 48-HOURS IN ADVANCE WITH THE ASSIGNED CONSTRUCTION OBSERVER AND ONLY AS APPROVED BY ENGINEER (AT THE DIRECTION OF THE ENGINEER).
GN		GENERAL NOTE NO.10 ALL HYDRANTS, VALVES, MANHOLES, CURB STOPS, STORM DRAINS, LATERALS, WATER SERVICE LINES, STREET LIGHTS, CLEANOUTS AND BLOWOFFS ARE TO BE SURVEYED WITH GPS COORDINATES AND SHOWN ON THE AS-BUILT PLANS, PROVIDE INFORMATION ON PDF AS-BUILTS, CAD DRAWINGS, AND SHAPE FILES.
GN		GENERAL NOTE NO.11 ALL WATER MAINS, HYDRANTS, VALVES, MANHOLES, CURB STOPS, STORM DRAINS, LATERALS, WATER SERVICE LINES, STREET LIGHTS, CLEANOUTS AND BLOWOFFS, ARE TO BE PROVIDED TO THE CITY OF HUXLEY ELECTRONICALLY IN CADD FORMAT. PROVIDE INFORMATION ON PDF AS-BUILTS, CAD DRAWINGS AND SHAPE FILES.
GN		GENERAL NOTE NO. 12 PROVIDE WEEKLY SWPPP REPORTS TO MAT KAHLER, HUXLEY STREET SUPERINTENDENT AT STREETSUPT@HUXLEYIOWA.ORG
GN		GENERAL NOTE NO.13 ALL UNDERGROUND WORK SHALL BE INSPECTED BEFORE COVERED, INCLUDES ALL CONNECTIONS, TERMINATIONS, HYDRANTS AND MANHOLES.
GN		GENERAL NOTE NO.14 ALL FIELD TILES THAT ARE ENCOUNTERED ARE TO BE IDENTIFIED AND LABELED BY SIZE, MATERIAL, DEPTH AND GPS LOCATION AND DIRECTION FOR AS-BUILTS.
GN		GENERAL NOTE NO.15 ALL TRACK OUT OF MUD AND DEBRIS ON PUBLIC RIGHT OF WAYS AND STREETS IS TO BE CLEANED OFF DAILY.

REFERENCE NOTES

ITEM NO.	REFERENCE	DESCRIPTION
		SECTION 3010 - TRENCH EXCAVATION AND BACKFILL
3.01	3010-108-F-0	TRENCH COMPACTION TESTING THE CONTRACTOR WILL BE PAID FOR BID ITEM AS PER SUDAS SECTION 3010. RESULTS OF TESTS SHALL BE MADE AVAILABLE TO ENGINEER AS SOON AS THEY ARE AVAILABLE. ENGINEER MAY STOP WORK AT ANY POINT IF THEY BELIEVE TESTING IS NOT OCCURRING OR RESULTS ARE NOT BEING PROVIDED WITHIN A REASONABLE PERIOD, AS CONSTRUCTION PROGRESSES, NO EXTENSION OF THE WORK PERIOD SHALL BE PROVIDED FOR TIME LOST DURING SUCH A WORK STOPPAGE.
		SECTION 4010 - SANITARY SEWER
4.01 & 4.02	4010-106-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4010. ALL SANITARY SEWER SHALL HAVE CLASS F3 BEDDING MATERIAL FOR PIPE INSTALLATION. THE WORK INCLUDES TELEVISING PER SUDAS SECTION 4080 AND CITY OF HUXLEY SUPPLEMENTAL SPECIFICATIONS. CONTACT AJ STRUMPFER, CITY OF HUXLEY, THE DAY BEFORE TELEVISING SO CITY PERSONNEL CAN BE PRESENT. LOOP TRACER WIRE FROM THE SANITARY SEWER MAIN DOWN ALL SANITARY SEWER SERVICE STUBS. TRACER WIRE SHALL BE TERMINATED 1' FROM THE VERTICAL ELBOW AT END OF SERVICE. USE GREEN TRACER WIRE FOR SEWER. INSULATION BOARDS SHALL BE INCIDENTAL TO THIS BID ITEM.
4.03	4010-105-D-0	SANITARY SEWER SERVICE STUB, SDR 23.5 PVC, 4-INCH WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4010. STUB SHALL BE MARKED BY A 4 FT. TALL 2" X 4" WOOD BOARD MARKED WITH GREEN PAINT. MANUFACTURED WYE'S ARE REQUIRED TO CONNECTION TO MAIN. STUB SHALL HAVE GRANULAR BEDDING INSTALLED A MINIMUM OF 6" BELOW AND 12" ABOVE ALL SANITARY SEWER SERVICES. SERVICE STUBS SHALL BE TERMINATED WITH AN WYE FITTING. ONE FOOT TO FOUR FEET OFF THE FINISHED FLOOR HEIGHT, FOR INSPECTION PURPOSES AS PER CITY OF HUXLEY ORDINANCE CODE 96.04.7. LOOP TRACER WIRES FROM THE SANITARY SEWER MAIN DOWN ALL SANITARY SEWER SERVICE STUBS. TRACER WIRE SHALL BE TERMINATED 1' FROM THE VERTICAL ELBOW AT END OF SERVICE.
4.04	4010-108-H-0	REMOVAL OF SANITARY SEWER, PVC, 8-INCH WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4010.
		SECTION 5010 - PIPES AND FITTINGS
5.01	5010-108-A-0	WATER MAIN, TRENCHED, C-900 PVC WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 5010 AND CITY OF HUXLEY SUPPLEMENTAL SPECIFICATIONS. CONNECTION TO EXISTING WATER MAIN, AND REMOVAL AND DISPOSAL OF THRUST BLOCKS, BLOWOFFS, AND PLUGS SHALL BE INCIDENTAL TO THIS BID ITEM. ALL WATER MAIN FITTINGS SHALL BE LEFT EXPOSED FOLLOWING INSTALLATION UNTIL THE ENGINEER CAN RECORD AS-BUILT LOCATIONS. USE BLUE TRACER WIRE FOR WATER.
5.02-5.06	5010-108-C-2	FITTING, DIP WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 5010. ALL WATER MAIN FITTINGS SHALL BE LEFT EXPOSED UNTIL THE ENGINEER CAN RECORD AS-BUILT LOCATIONS.
5.07	5010-108-D-0	WATER MAIN SERVICE STUB WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 5010. THE ENDS OF 1-INCH WATER SERVICE STUBOUTS SHALL BE CAPPED. WATER SERVICE PIPE SHALL BE MADE WITH TYPE K COPPER.
		SECTION 5020 - VALVES, FIRE HYDRANTS, AND APPURTENANCES
5.08	5020-108-A-0	VALVE (GATE) WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 5020.
5.09	5020-108-C-0	FIRE HYDRANT ASSEMBLY WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 5020. HYDRANT ASSEMBLY SHALL BE MANUFACTURED BY CLOW OR WATEROUS ONLY. INSTALL STORZ NOZZLES ON ALL HYDRANTS. INSTALL VALCO TRACER WIRE CONNECTOR BOXES AT THE BACK OF HYDRANTS. BLUE TRACER WIRE FOR WATER. USE ONLY 3M TRACER CONNECTORS.
5.10	5020-108-C-0	RELOCATE FIRE HYDRANT ASSEMBLY WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 5020.
		SECTION 6010 - STRUCTURES FOR SANITARY & STORM SEWERS
SPECIAL	NOTE	THE CONTRACTOR SHALL FIELD VERIFY CRITICAL CROSSINGS AND CONNECTIONS TO EXISTING PRIOR TO ORDERING MATERIALS. PRECAST STRUCTURES ARE ALLOWED AT THE CONTRACTOR'S RISK. NO COMPENSATION WILL BE MADE FOR MODIFYING OR REPLACING STRUCTURES OR STRUCTURE PARTS DUE TO UNKNOWN FIELD CONDITIONS.
6.01	6010-108-A-0	MANHOLES WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010. SANITARY SEWER MANHOLE CASTINGS SHALL BE STAMPED "SANITARY". ADJUSTMENT SHALL BE MADE BY USING A MAXIMUM AMOUNT OF 8 INCHES OF ADJUSTMENT RINGS. ADJUSTMENT RINGS SHALL BE CRETEX PRO-RING FOR MANHOLES OUTSIDE OF PAVEMENT. THE CASTING SHOULD BE STANDARD TWO (2) PIECE CASTING FOR MANHOLES OUTSIDE OF PAVEMENT. CASTING SHALL BE BOLTED TO CONCRETE STRUCTURE. CONNECTIONS TO NEW AND EXISTING SEWER PIPES SHALL BE INCIDENTAL TO THIS BID ITEM. ALL MANHOLES THAT INCLUDE A CHANGE IN DIRECTION OF FLOW SHALL BE CONSTRUCTED WITH INKEEPING INVERTS. STUB PIPES WILL BE INCLUDED AS INCIDENTAL TO BID ITEM. INSTALL VALCO TRACER WIRE CONNECTOR BOXES AT THE BACK OF MANHOLES. USE GREEN TRACER WIRE FOR SEWER. USE ONLY 3M TRACER CONNECTORS. CHIMNEY SEALS SHALL BE EXTERNAL FOR ALL MANHOLES OUTSIDE OF PAVEMENT. THE CHIMNEY SEALS SHALL BE THE RUBBER TYPE WITH STAINLESS STEEL BANDS. CHIMNEY SEALS SHALL BE INTERNAL FOR ALL MANHOLES IN PAVEMENT WITH CONCRETE ADJUSTING RINGS.
6.02	6010-108-G-2	CONNECTION TO EXISTING INTAKE WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010. CONNECTIONS TO EXISTING STORM INTAKES SHALL BE BY TRELLEBORG KORA-SEAL OR APPROVED EQUAL.
6.03	6010-108-H-1	REMOVAL OF EXISTING MANHOLE WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010.
		SECTION 11020 - MOBILIZATION
11.01	11020-108-A	MOBILIZATION WORK AND MATERIAL SHALL CONFORM TO SUDAS 11020.
		SECTION 11060 - CONCRETE WASHOUT
11.02	11060-108-A	CONCRETE WASHOUT WORK AND MATERIAL SHALL CONFORM TO SUDAS 11060.

ESTIMATED PROJECT QUANTITIES

ITEM	DESCRIPTION	UNIT	QUANTITY
TRENCH EXCAVATION AND BACKFILL			
3.01	TRENCH COMPACTION TESTING	LS	1
SEWERS AND DRAINS			
4.01	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC, 8-INCH DIA.	LF	1,712
4.02	SANITARY SEWER GRAVITY MAIN, TRENCHED, AWWA C900 DR 18 PVC, 8-INCH DIA.	LF	20
4.03	SANITARY SEWER SERVICE STUB, SDR 23.5 PVC, 4-INCH	EA	37
4.04	REMOVAL OF SANITARY SEWER, PVC, 8-INCH	LF	25
WATER MAINS & APPURTENANCES			
5.01	WATER MAIN, TRENCHED, C-900 PVC, 8-INCH DIA.	LF	1,866
5.02	FITTING, DIP, TEE, 8-INCH X 8-INCH	EA	3
5.03	FITTING, DIP, 11.25 DEGREE BEND, 8-INCH	EA	1
5.04	FITTING, DIP, 22.5 DEGREE BEND, 8-INCH	EA	9
5.05	FITTING, DIP, 45 DEGREE BEND, 8-INCH	EA	2
5.06	FITTING, DIP, 45 DEGREE VERTICAL BEND, 8-INCH	EA	4
5.07	WATER MAIN SERVICE STUB, 1-INCH DIA., TYPE K COPPER	EA	37
5.08	8" VALVE (GATE)	EA	8
5.09	FIRE HYDRANT ASSEMBLY	EA	4
5.10	FIRE HYDRANT RELOCATION	EA	2
STRUCTURES FOR SANITARY AND STORM SEWERS			
6.01	MANHOLE, SW-301, 48-INCH DIA.	EA	9
6.02	CONNECTION TO EXISTING INTAKE	EA	1
6.03	REMOVAL OF EXISTING MANHOLE	EA	1
MISCELLANEOUS			
11.01	MOBILIZATION	LS	1
11.02	CONCRETE WASHOUT	LS	1

PRELIMINARY SUBMITTAL #4

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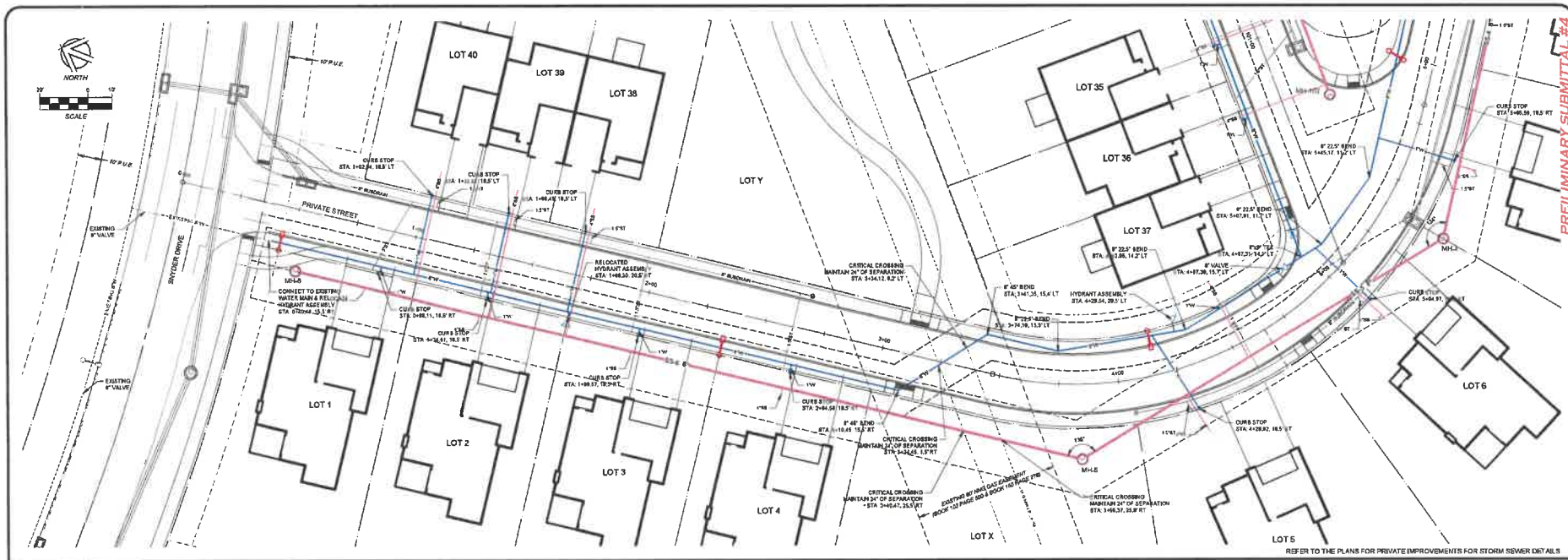
REVISIONS
1 | 01/26/24 - PC SIGNS PER CITY OF HUXLEY COMMENTS
2 | 02/02/24 - PC SIGNS PER CITY OF HUXLEY COMMENTS
3 | 02/07/24 - PC SIGNS PER CITY OF HUXLEY COMMENTS
4 | 02/12/24 - PC SIGNS PER CITY OF HUXLEY COMMENTS
5 |
6 |
7 |
8 |

THESE NILLES DRAWINGS NO WRITTEN DIMENSIONS SHALL BE SCALED. ALL DIMENSIONS SHOWN ARE TRUE AND MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHOULD BE REPORTED TO NILLES ASSOCIATES, INC. IN THE ABSENCE OF SUCH REPORT, THE DRAWINGS SHALL BE CONSIDERED ACCEPTED AS PRESENTED.

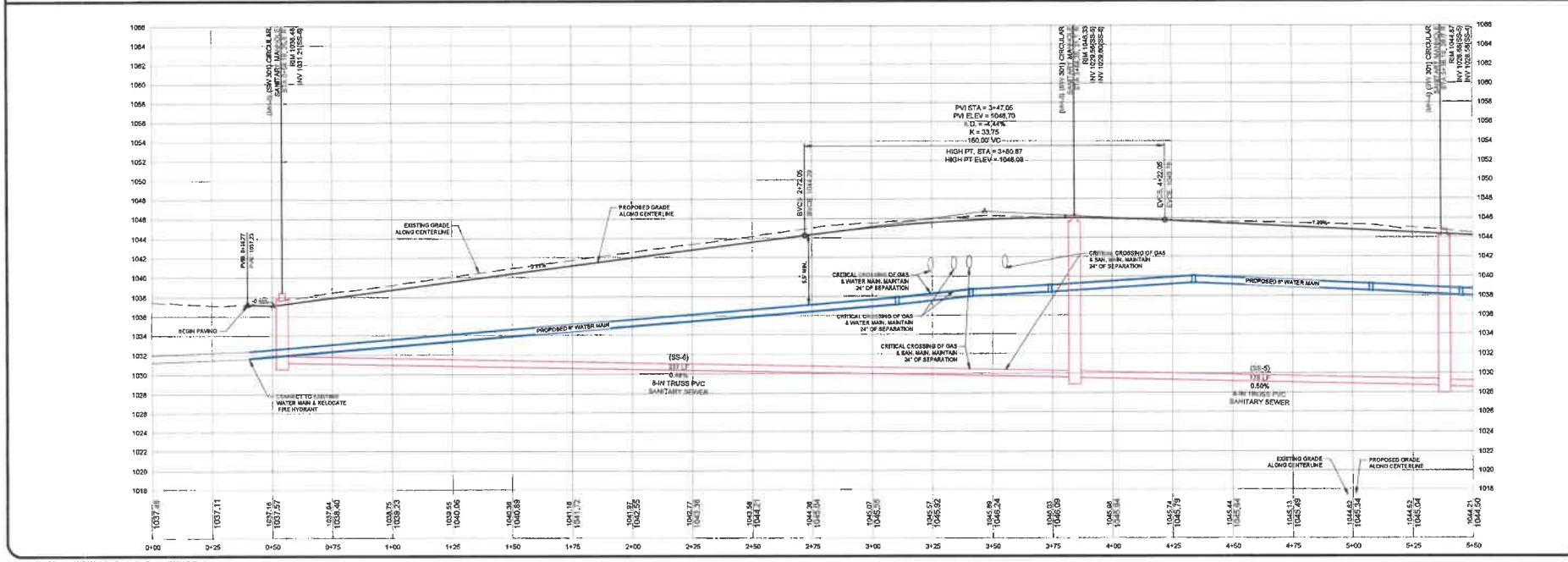
PROJECT NAME: ANTHEM TOWNHOMES
HUXLEY, IOWA

DESCRIPTION: GENERAL & REFERENCE NOTES

NA NO	23114
DATE	02/02/2024
DRAWN BY	BLH
CHECKED BY	JTH
SHEET SIZE	24" X 36"
SHEET TITLE	C.01
SHEET NO.	3/8



PREILIMINARY SUBMITTAL #4



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NILLES ASSOCIATES

REVISIONS

PROJECT TITLE: ANTHEM TOWNHOMES
HUXLEY, IOWA

DESCRIPTION: PLAN & PROFILE - PRIVATE STREET

NAI NO.	23114
DATE	02/02/2024
DRAWN BY	BLH
REVIEWED BY	JTN
SHEET SIZE	24" X 36"
SHEET TITLE	D.01
SHEET NO.	4 / 8

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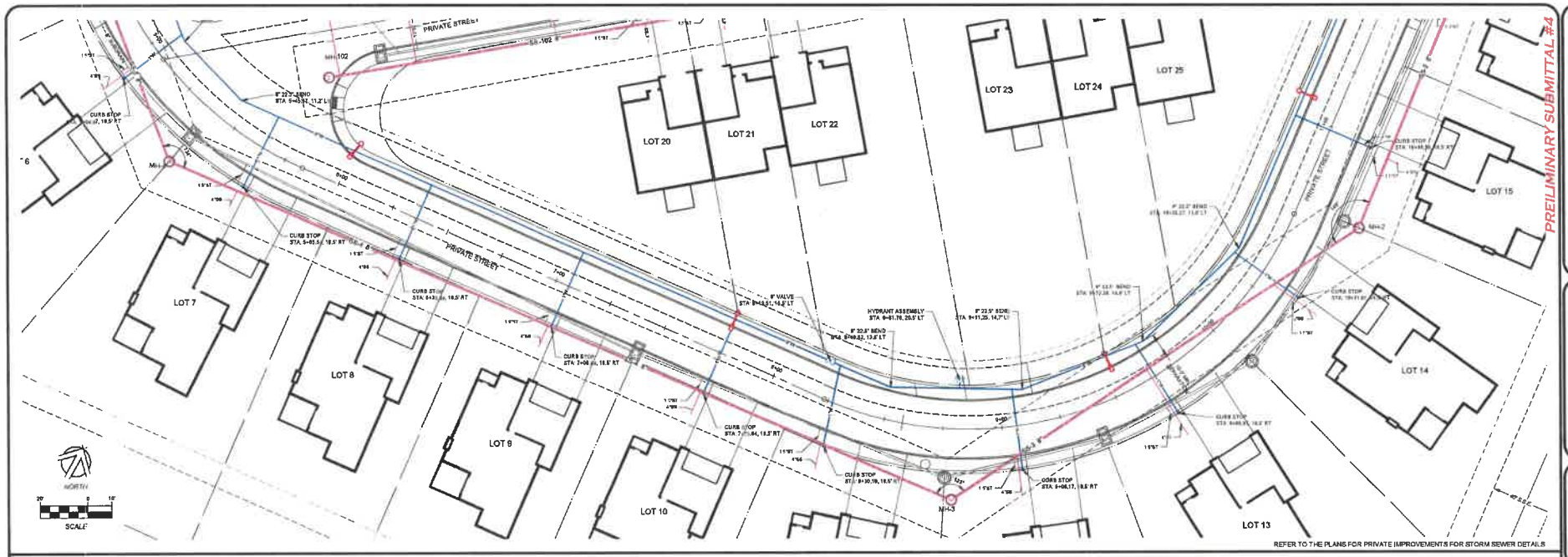
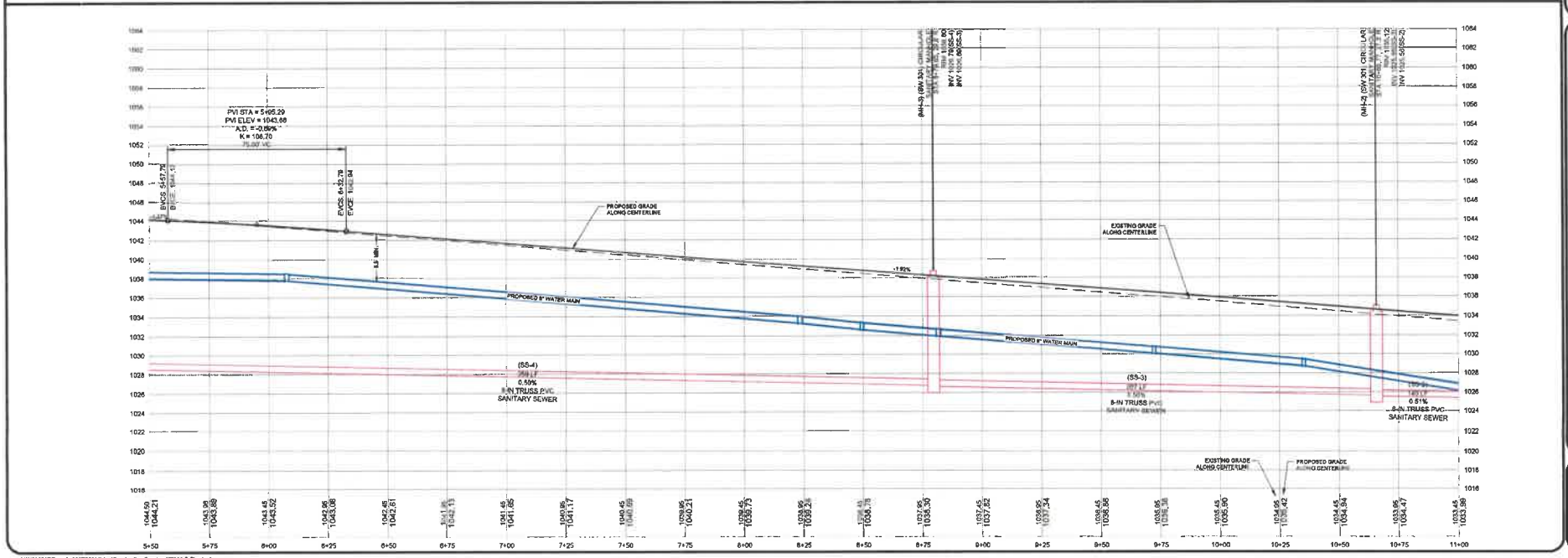


PRELIMINARY SUBMITTAL #4



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REVISIONS:
1 11/21/23 - HC REMOVE PIP OUT OF HUNLEY COUNTS
2 11/28/23 - HC REMOVE PIP OUT OF HUNLEY COUNTS
3 11/30/23 - HC REMOVE PIP CITY OF HUNLEY COUNTS
4
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PROJECT NAME: ANTHEM TOWNHOMES
HUDLEY, IOWA

DESCRIPTION: PLAN & PROFILE - PRIVATE STREET

NA NO.	23114
DATE	02/02/2024
DRAWN BY	BLH
CHECKED BY	JTN
SHEET SIZE	24" X 36"
SHEET TITLE	D.02
SHEET NO.	5 / 8

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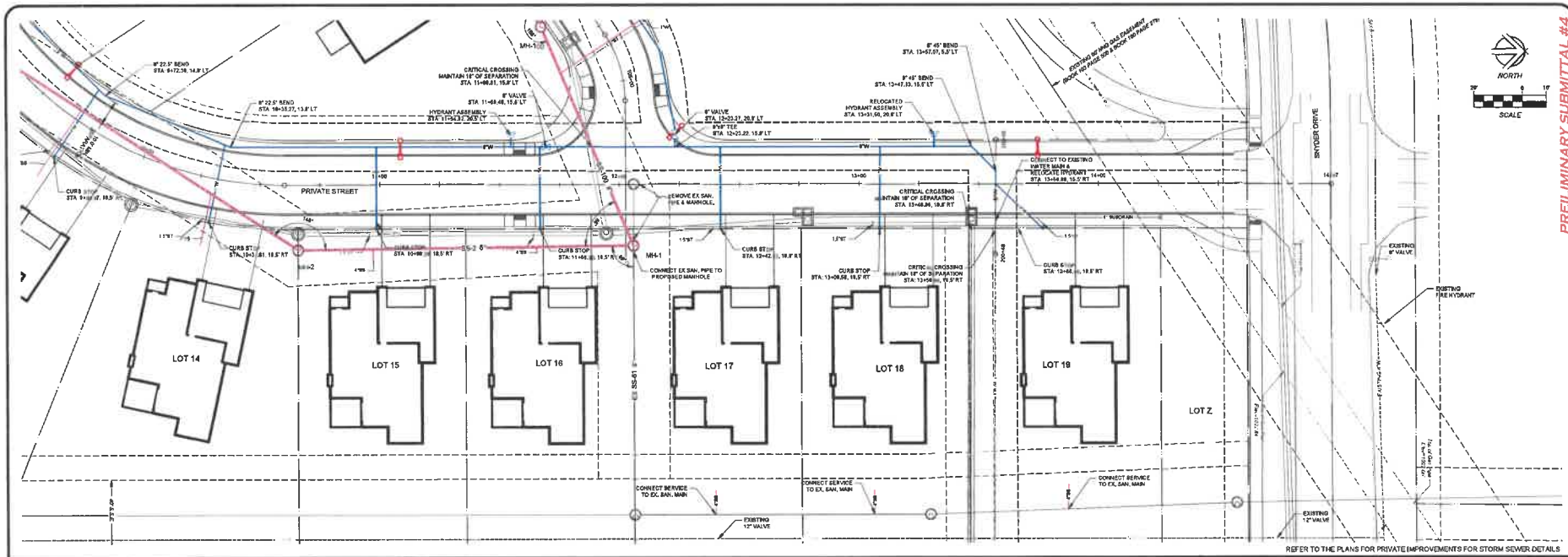

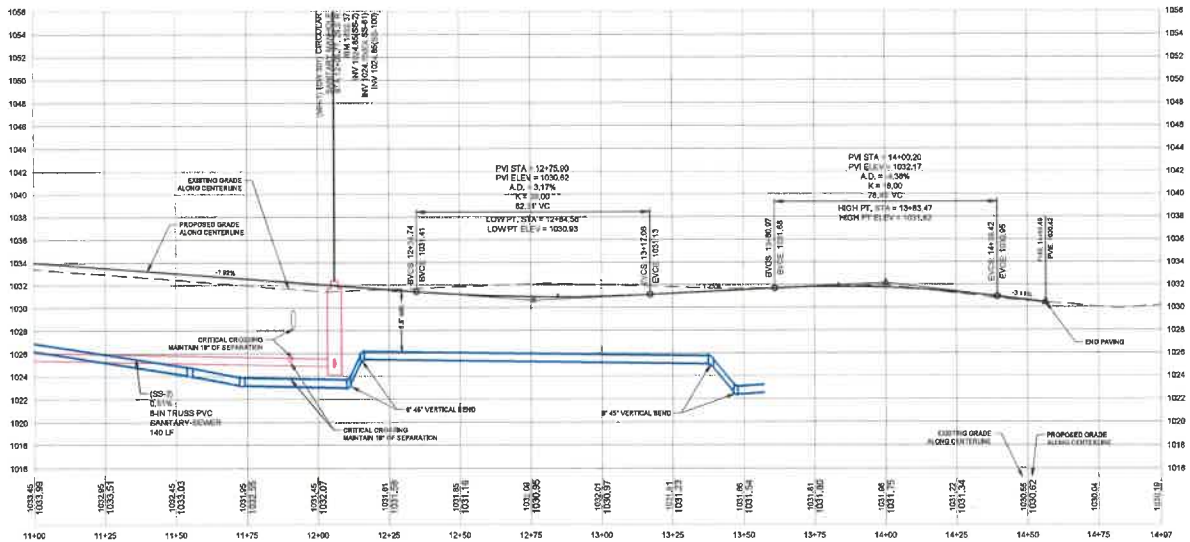

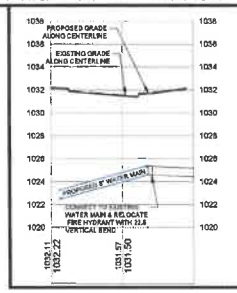

PREILIMINARY SUBMITTAL #4

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Landscape Architecture

ANTHEM TOWNHOMES
HUXLEY, IOWA

PLAN & PROFILE - PRIVATE STREET

JOB NO.	23114
DATE	02/02/2024
DRAWN BY	SLH
CHECKED BY	JTN
SHEET SIZE	24" X 36"
SHEET TITLE	D.03
SHEET NO.	6 / 8

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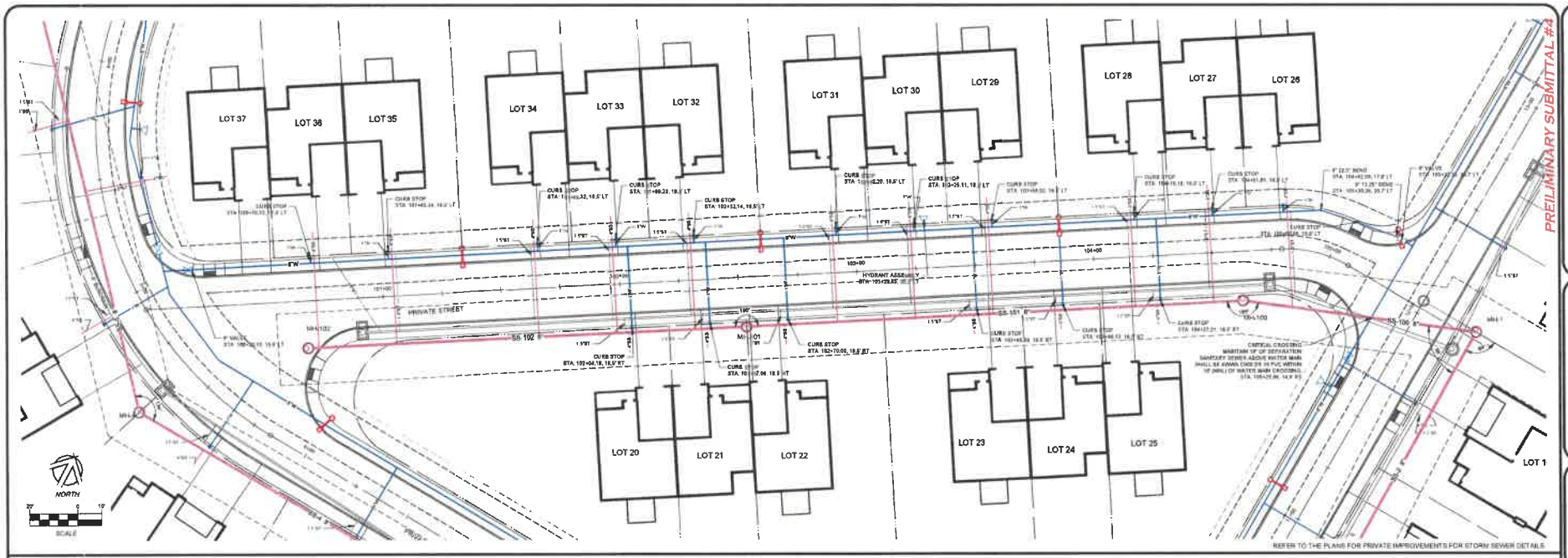

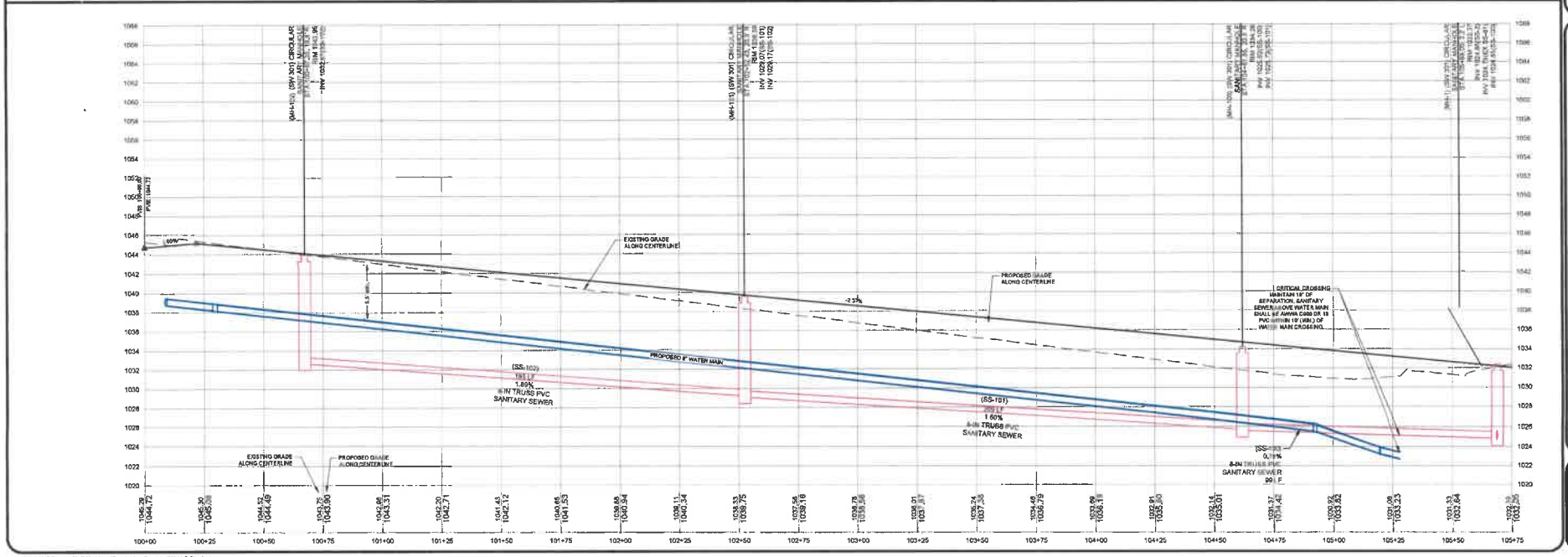

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REVISIONS

1 (4/17/23) - RE: WORK PER CITY OF HULEY COMMENTS
2 (5/4/23) - RE: WORK PER CITY OF HULEY COMMENTS
3 (6/6/23) - RE: WORK PER CITY OF HULEY COMMENTS
4
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PROJECT NAME

ANTHEM TOWNHOMES
HULEY, IOWA

DESCRIPTION

PLAN & PROFILE - PRIVATE STREET

NNA NO.	23114
DATE	02/02/2024
DRAWN BY	SLH
CHECKED BY	JTN
SHEET SIZE	24" X 36"
SHEET TITLE	D.04
SHEET NO.	7 / 8

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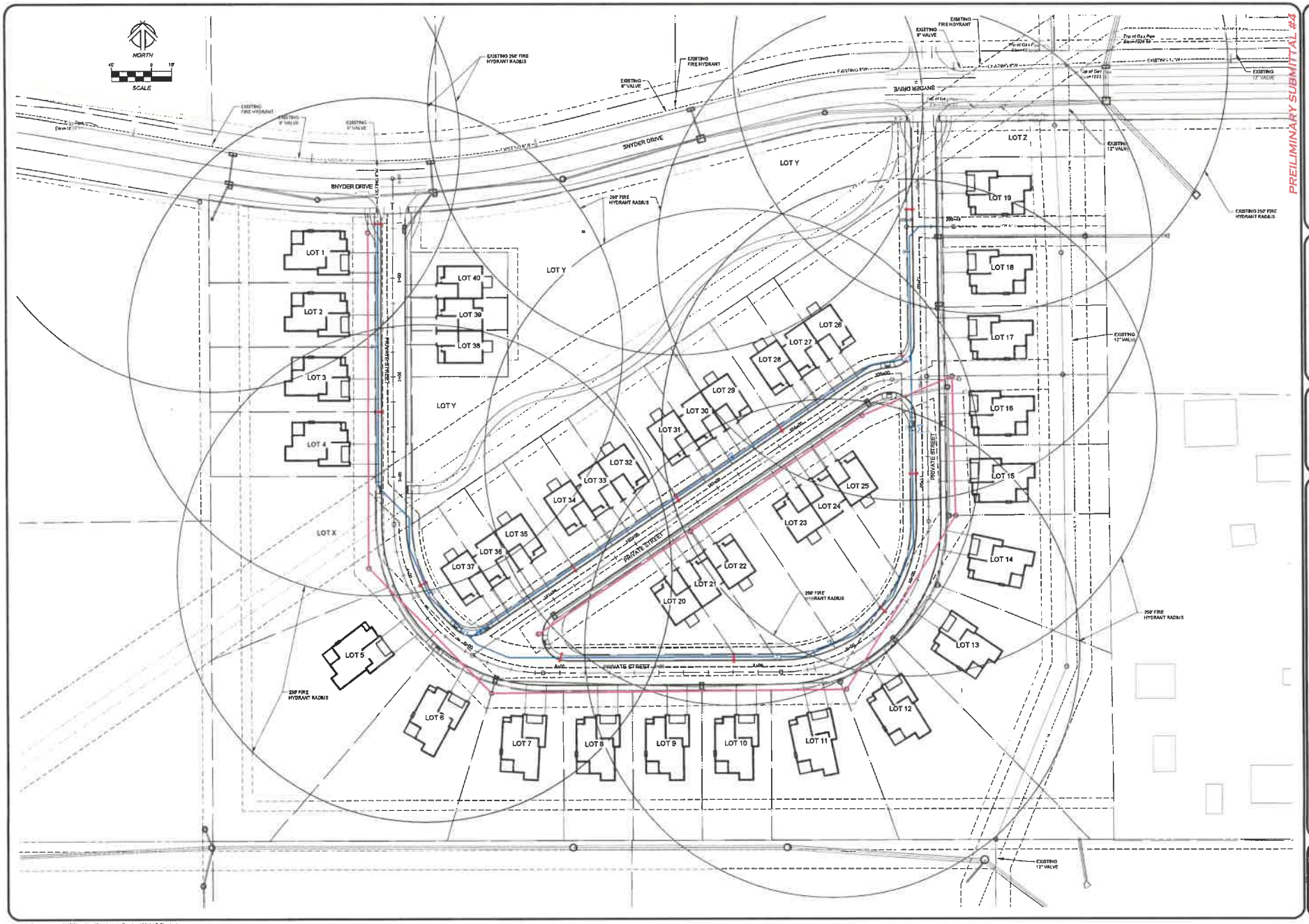

PREILIMINARY SUBMITTAL #4

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REVISIONS:
1 01/17/24 - PRELIMINARY PER CITY OF ANKENY FYI COMMENTS
2 01/31/24 - PRELIMINARY PER CITY OF ANKENY FYI COMMENTS
3 02/01/24 - PRELIMINARY PER CITY OF ANKENY FYI COMMENTS
4 02/02/24 - PRELIMINARY PER CITY OF ANKENY FYI COMMENTS

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PROJECT NAME:
DESCRIPTION:

ANTHEM TOWNHOMES

INGALLS, IOWA

FIRE HYDRANT RADIUS MAP

JOB NO.	23114
DATE	02/02/2024
DRAWN BY	BJH
CHECKED BY	JTN
SHEET SIZE	24" X 36"
SHEET TITLE	R.01
SHEET NO.	8 / 8

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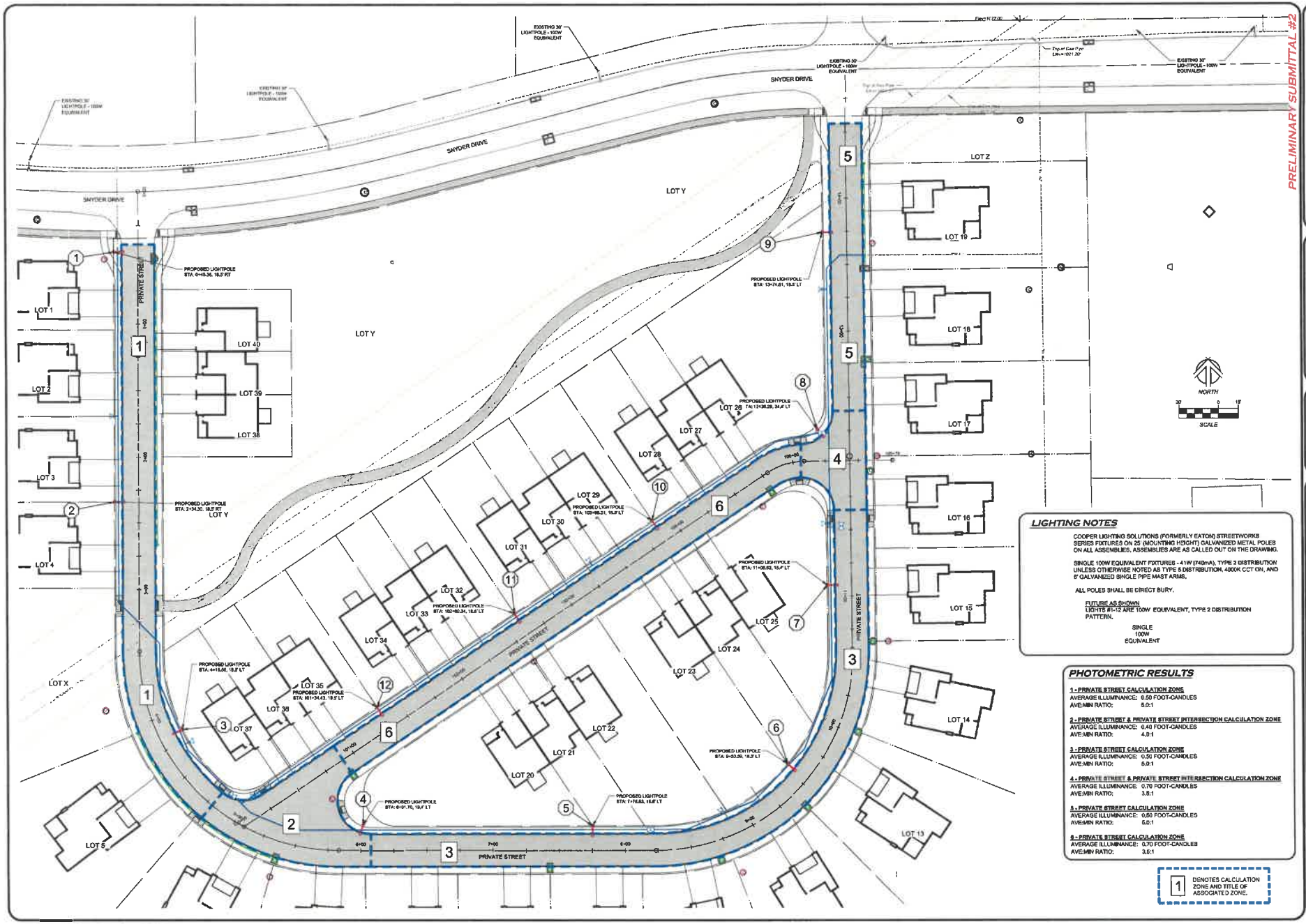

PRELIMINARY SUBMITTAL #2

LIGHTING NOTES

COOPER LIGHTING SOLUTIONS (FORMERLY EATON) STREETWORKS SERIES FIXTURES ON 25' (MOUNTING HEIGHT) GALVANIZED METAL POLES ON ALL ASSEMBLIES. ASSEMBLIES ARE AS CALLED OUT ON THE DRAWING.

SINGLE 100W EQUIVALENT FIXTURES - 41W (740mA), TYPE 2 DISTRIBUTION UNLESS OTHERWISE NOTED AS TYPE 5 DISTRIBUTION, 4000K CCT CIN, AND 8' GALVANIZED SINGLE PIPE MAST ARMS.

ALL POLES SHALL BE DIRECT BURY.

FUTURE AS SHOWN
LIGHTS #1-12 ARE 100W EQUIVALENT, TYPE 2 DISTRIBUTION PATTERN.

SINGLE
100W
EQUIVALENT

PHOTOMETRIC RESULTS

1 - PRIVATE STREET CALCULATION ZONE
AVERAGE ILLUMINANCE: 0.50 FOOT-CANDLES
AVE:MIN RATIO: 5.0:1

2 - PRIVATE STREET & PRIVATE STREET INTERSECTION CALCULATION ZONE
AVERAGE ILLUMINANCE: 0.40 FOOT-CANDLES
AVE:MIN RATIO: 4.0:1

3 - PRIVATE STREET CALCULATION ZONE
AVERAGE ILLUMINANCE: 0.50 FOOT-CANDLES
AVE:MIN RATIO: 5.0:1

4 - PRIVATE STREET & PRIVATE STREET INTERSECTION CALCULATION ZONE
AVERAGE ILLUMINANCE: 0.70 FOOT-CANDLES
AVE:MIN RATIO: 3.5:1

5 - PRIVATE STREET CALCULATION ZONE
AVERAGE ILLUMINANCE: 0.50 FOOT-CANDLES
AVE:MIN RATIO: 5.0:1

6 - PRIVATE STREET CALCULATION ZONE
AVERAGE ILLUMINANCE: 0.70 FOOT-CANDLES
AVE:MIN RATIO: 3.0:1

1 DENOTES CALCULATION ZONE AND TITLE OF ASSOCIATED ZONE.

1553 SIX MAGAZINE ROAD
LONDON, ON N6N 1E7 ; FAX: (519) 686-1301
(519) 686-1301 ; FAX: (519) 686-3322 tel.
Civil Engineering - Land Surveying
Landscape Architecture

NO REVISIONS

ANTHEM TOWNHOMES
HOLDEN, ONN.

PHOTOMETRICS & LIGHTING PLAN

PROJECT NO.	23114
DATE	01/31/2024
DRAWN BY	WJW
CHECKED BY	JTM
SHEET SIZE	24" X 36"
SHEET TITLE	C401
SHEET NO.	1 / 1

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