HUXLEY

PLANNING & ZONING COMMISSION MEETING
Monday May 20, 2024
City Council Chambers—515 N Main Ave
6:00 PM

AGENDA

1. Roll Call

2. Motion to approve the minutes from the April 15, 2024 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 Fjeldberg Lutheran Church 209 N 2nd Ave. Huxley, Iowa; O T lot 1 & N10' Lot 2 & E14' ADJ Alley BLK 6
    b. Approval of Anthem Plat 1 Final Plat
    c. Approval of Anthem Townhomes Plat 1 Preliminary Plat

5. Discussion Item
    a. Storage Containers

6. Informational Items for Planning & Zoning Consideration/Input
    a. Council Action Update
        i. Ordinance to Prohibit Trailer and/or Truck Washes – Approved 1st Reading of Ordinance 536
    b. General Information
        i. Building Permit Totals 2020-2024
        ii. No Parking Sign Update Westview Plat 3
        iii. Comprehensive Plan

7. Planning and Zoning Commission Comments
    a. Next meeting is Monday June 17, 2024

8. 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
Monday April 15, 2024

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

ROLL CALL: Bierbaum, Patterson, Ebel, Thompson, Schonhorst—present. Mosher and Frantz – absent.

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

CONSULTANTS PRESENT: None

MINUTES APPROVAL: Motion by Patterson, second by Schonhorst to approve the minutes from the March 18, 2024 meeting. 5 Aye. 0 Nay. MCU.

PUBLIC COMMENTS: None.

BUSINESS ITEMS: *Approval of Amendment to Huxley City Code Sections 165.28 and 165.30 to prohibit trailer and/or truck washes.*

AJ Strumpfer was in attendance to explain the City's position on this amendment. The City's wastewater treatment plant does not have the capacity to handle the high loadings and contaminants that a trailer and/or truck wash would require and therefore in an effort to protect our infrastructure, it is recommended to update our ordinance to not allow such businesses.

Motion by Schonhorst, second by Ebel to recommend approval of the amendment to Huxley City Code Sections 165.28 and 165.30 to prohibit trailer and/or truck washes. Bierbaum, Patterson, Ebel, Thompson, Schonhorst 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.

PLANNING AND ZONING COMMISSION COMMENTS:

- Next meeting is Monday May 20, 2024 in the City Council Chambers.
- Storage Containers—Several storage containers have been placed on properties around town. Currently, Huxley's Code of Ordinances does not contain language pertaining to the use of a storage container as a permanent structure. Haugland will look into how other cities handle storage containers and report back to the commission.
- Westview Plat 3—When will "no parking" signs be installed? City Staff will speak with the Street Superintendent to understand the timeline.

ADJOURNMENT: Motion by Ebel, second by Schonhorst to adjourn meeting at 6:25 P.M. 5 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

May 9, 2024

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

HUXLEY, IOWA
FJELDGBERG LUTHERAN CHURCH
SITE PLAN REVIEW

We have reviewed the Fjeldberg Lutheran Church 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
45229-080
cc: Jeff Peterson, City of Huxley (e-mail)
Keith Vitzthum, City of Huxley (e-mail)
Mat Kahler, City of Huxley (e-mail)
AJ Strumpfer, City of Huxley (e-mail)
Amy Kaplan, City of Huxley (e-mail)
Kory Marsh, Snyder & Associates (e-mail)

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

VICINITY MAP

OWNER / DEVELOPER

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

SHEET INDEX

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

1CFOLD ARCHITECTURE & ENGINEERING

Fjeldberg Lutheran Church

Huxley, Iowa

C100

LEGEND

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

FEATURES	EXISTING	PROPOSED
Spot Elevation	x 1222.37	x 1225.25
Contour Elevation		
Fence (Barbed, Field, Hog)		
Fence (Chain Link)		
Fence (Wood)		
Fence (Silt)		
Tree Line		
Tree Stump		
Deciduous Tree & Shrub		
Coniferous Tree & Shrub		
Communication		
Overhead Communication		
Fiber Optic		
Underground Electric		
Overhead Electric		
Gas Main with Size		
High Pressure Gas Main with Size		
Water Main with Size		
Sanitary Sewer with Size		
Duct Bank		DUCT
Test Hole (as taken for SUE w/ID)		

(*) Denotes the survey quality service level for utilities

Sanitary Manhole		
Storm Sewer with Size		
Storm Manhole		
Single Storm Sewer Inlets		
Double Storm Sewer Inlets		
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box		
Electric Transformer		
Traffic Sign		
Communication Pedestal		
Communication Manhole		
Communication Handhole		
Fiber Optic Manhole		
Fiber Optic Handhole		
Gas Valve		
Gas Manhole		
Gas Appurtenance		
Fence Post or Guard Post		
Underground Storage Tank	GRD	
Above Ground Storage Tank	GRD	
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head		
Irrigation Control Valve	HCV	HCV

UTILITY QUALITY SERVICE LEVELS

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

UTILITY WARNING

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

NOTES

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

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 3 (IA-AMES-0399)
NAD83(2011)(EPOCH 2010.00) (NATIN DERIVED - US SURVEY FEET

CP1 N=7589703.28 E=1863406.84 Z=1028.49
SET CUT "X" TOP CURB LOCATED AT SW QUADRANT EAST THIRD STREET AND NORTH SECOND AVE, AT NORTHERN EOR. (AS SHOWN ON SURVEY)

CP2 N=7589107.61 E=1863237.78 Z=1029.71
SET CUT "X" TOP CURB LOCATED AT SOUTH SIDE EAST THIRD STREET, +-23' EAST OF CENTERLINE NORTH MAIN AVE, +-9' NORTH OF POWER POLE WITH ATTACHED LIGHT. (AS SHOWN ON SURVEY)

CP3 N=7588621.88 E=1863010.76 Z=1031.86
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-15' EAST OF EAST EDGE ALLEY, +-100' WEST OF NORTH SECOND AVE, +-50' SOUTH OF TRANSFORMER. (AS SHOWN ON SURVEY)

CP4 N=7588388.74 E=1863040.27 Z=1034.41
SET CUT "X" TOP CURB, LOCATED AT SE CORNER NORTH 2ND AVE AND NORTH CIRCLE DRIVE AT MID RADIUS. (AS SHOWN ON SURVEY)

CP5 N=7588045.67 E=1863044.54 Z=1036.09
SET CUT "X" TOP CURB, LOCATED EAST SIDE NORTH 2ND AVE +-125' SOUTH OF CENTERLINE EAST THIRD STREET AT NO PARKING SIGN. (AS SHOWN ON SURVEY)

BENCHMARKS

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

BM500 ELEV=1029.53
NW UPPER FLANGE BOLT ON HYDRANT LOCATED AT NE QUADRANT NORTH 2ND AVE AND EAST 3RD STREET (AS SHOWN ON SURVEY)

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

DATE OF SURVEY

AUGUST 25TH, 2021

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 5621044684.

G1-GAS MAIN OE1-OVERHEAD ELECTRIC UE1-UNDERGROUND ELECTRIC	ALLIANT ENERGY JERRY RASMUSSEN 515-230-3758 [illegible]
CO2-COMMUNICATION	HUXLEY COMMUNICATIONS BRANT STRUMPFER 515-303-4716
W1-WATER MAIN	HUXLEY, CITY OF KEITH WYZZYNUM 515-290-7512 PUBLICWORKS@HUXLEYIOWA.ORG
S1-SANITARY SEWER	
ST1-STORM SEWR SWPPP INSPECTIONS	HUXLEY, CITY OF MAT KAHLER 515-423-3800

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

PROPERTY DESCRIPTION

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

PROPERTY ADDRESS

208 N 2ND AVE, HUXLEY, IA

ZONING

R-2 1 & 2 RESIDENTIAL DISTRICT

BULK REGULATIONS

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

PARKING REQUIREMENTS

1 SPACE PER 80 SF OF PRINCIPAL AUDITORIUM, INCLUDING BALCONY.
7,230 SF / 80 = 37 SPACES REQUIRED.
EXISTING SITE PROVIDES 64 SPACES.

PROJECT INFORMATION GENERAL NOTES

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

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

C. CONSTRUCTION OF ALL SITE IMPROVEMENTS SHALL CONFORM TO THE 2024 STATE WIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SUDAS) AND THE CITY OF HUXLEY SUPPLEMENTAL SPECIFICATIONS TO SUDAS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

X. CONTRACTOR TO NOTIFY THE CITY FOR THE INSPECTION OF SEWER SERVICE CONNECTION, PIPE BACKFILL IN THE STREET, AND PAVEMENT REPLACEMENT.

Y. PROVIDE AS-BUILTS FOR THE SEWER CLEANOUT LOCATION AND THE SEWER SERVICE CONNECTION LOCATION.

10FOLD ARCHITECTURE & ENGINEERING

ARCHITECT
10 FOLD
[illegible]
Phone: 515.288.[illegible]
Fax: 515.288.[illegible]
Pr: 515.288.[illegible]

STRUCTURAL ENGINEER
[illegible]

CIVIL ENGINEER
[illegible]

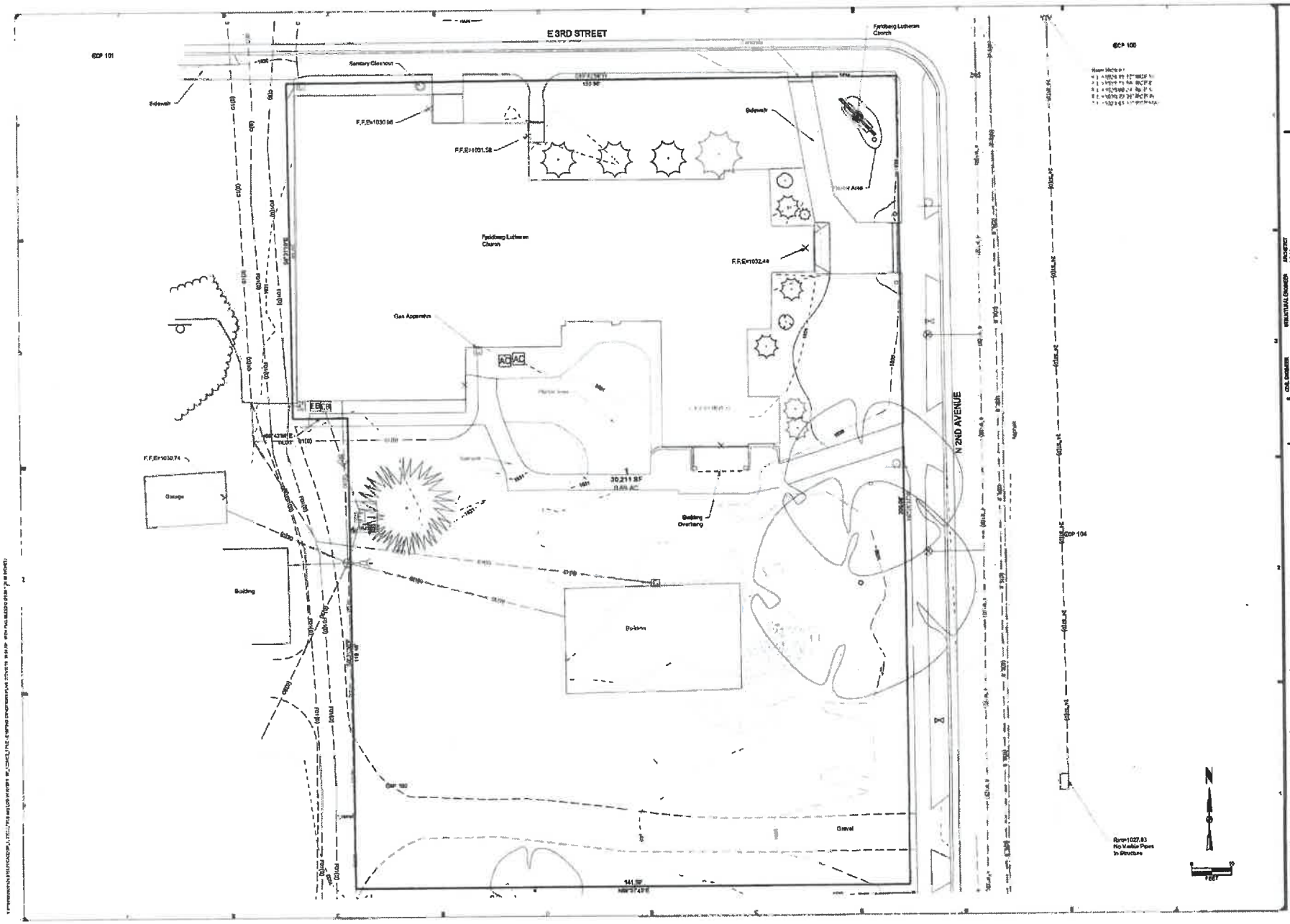
Fieldberg Lutheran Church

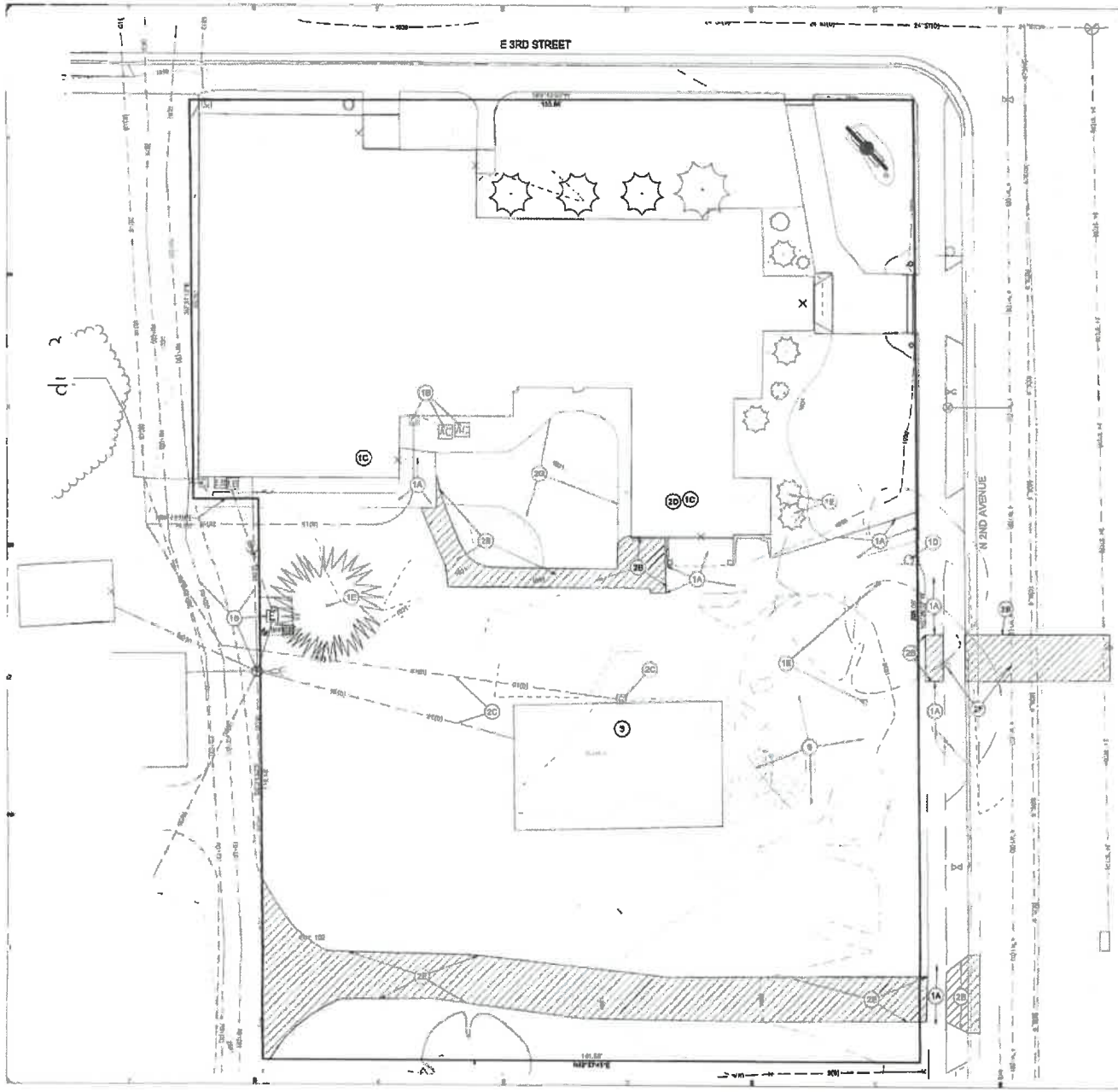
Huxley, Iowa

PROJECT MANAGER [illegible]
REVISION [illegible]

NO.	DATE	DESCRIPTION
1	[illegible]	[illegible]

C101


E 3RD STREET
N 2ND AVENUE
Fjeldberg Lutheran Church
Sanitary Cleanout
F.F.E=1030.06
F.F.E=1031.58
F.F.E=1032.44
F.F.E=1030.74
Sidewalk
Gas Appurtenh
Garage
Building
Building Overhang
30,211 SF
0.69 AC
Gravel
Rim=1027.83
No Visible Pipes
In Structure
FEET
10FOLD
ARCHITECTURE + ENGINEERING
Fjeldberg Lutheran Church
Huxley, Iowa
C102



DEMOLITION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. PAVEMENTS TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMITS.
   B. PROTECT EXISTING UTILITIES. VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
   C. EXISTING BUILDING. SEE ARCHITECTURAL PLANS.
   D. EXISTING SIGN.
   E. PROTECT EXISTING TREES.

2. DEMOLITION, REMOVE THE FOLLOWING:
   A. EXISTING TREE.
   B. EXISTING PAVEMENT.
   C. EXISTING GAS, ELECTRIC AND OTHER FRANCHISE SERVICES. COORDINATE REMOVALS WITH FRANCHISE UTILITIES.
   D. SEE ARCHITECTURAL PLANS FOR BUILDING DEMOLITION ITEMS.
   E. EXISTING GRAVEL DRIVE.
   F. CONTRACTOR TO REMOVE AND DISPOSE OF EXISTING WATER SERVICE AND CURB STOP. CONTRACTOR DISCONNECT WATER SERVICE AT MAIN, AS PER CITY REQUIREMENTS.
   G. REMOVE PLANTINGS AND STRUCTURES IN PLANTING AREA.

3. OWNER TO REMOVE EXISTING BUILDING. EXISTING WATER SERVICE LINE AND SANITARY LATERAL TO BE DISCONNECTED AND CAPPED AT MAINS. CONTRACTOR TO VERIFY EXACT LOCATION OF SERVICES IN FIELD PRIOR TO CONSTRUCTION.

4. CONTRACTOR TO PROVIDE TRAFFIC CONTROL SIGNAGE FOR ROAD AND SIDEWALK CLOSURES, PER CITY OF HUXLEY AND MUTCD REQUIREMENTS.

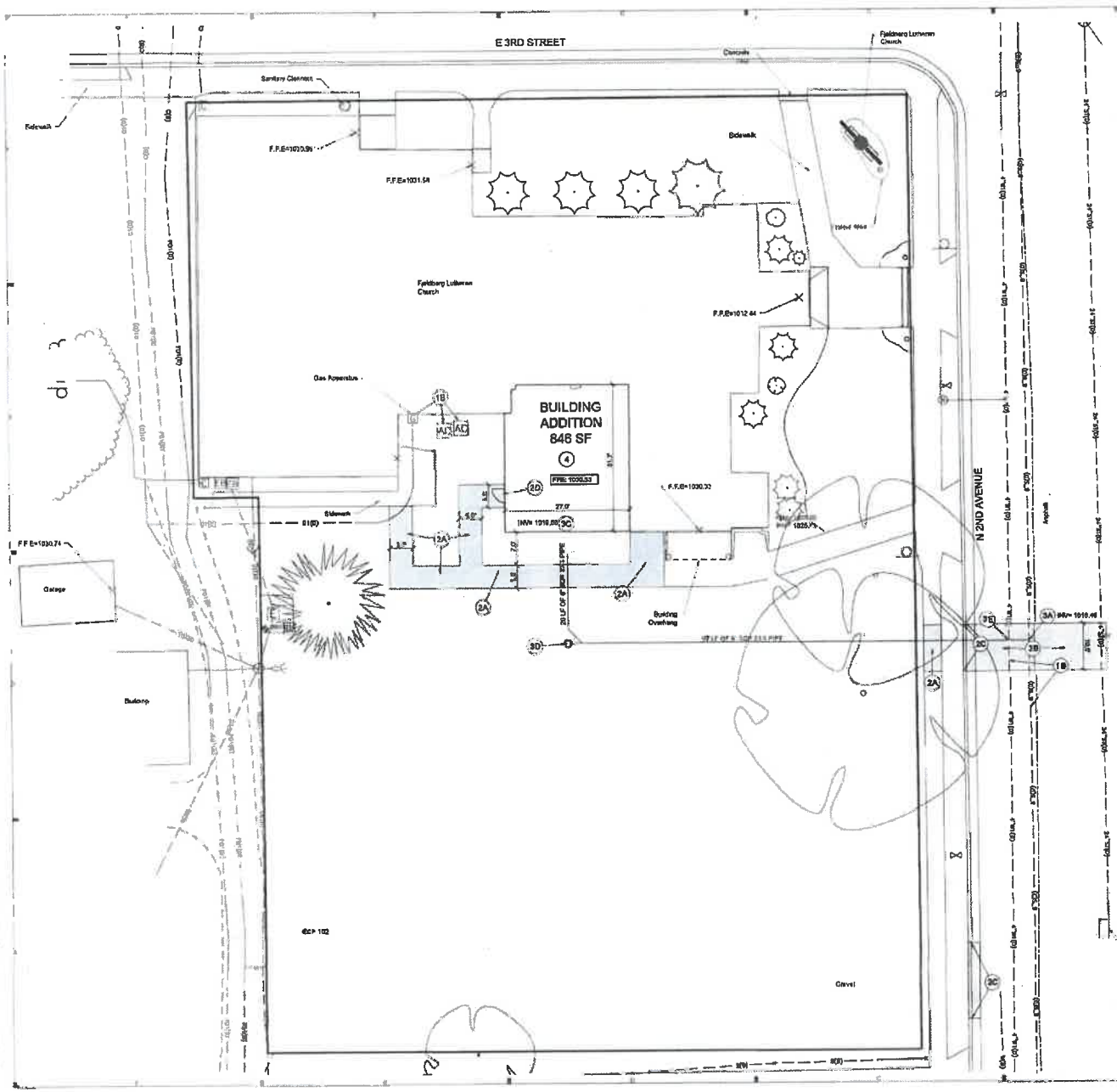
5. CONTRACTOR TO INVESTIGATE AND EXPOSE ANY SANITARY SEWER SERVICE LINES ON PROPERTY THAT MAY REMAIN AFTER HOUSE DEMOLITION. IF ANY REMAINS ARE DISCOVERED, CONTACT THE ENGINEER. SEE SHEET C100 FOR PRIOR CONDITIONS AND PREVIOUS SANITARY CLEANOUT LOCATIONS THAT SHOULD HAVE BEEN REMOVED.

icFOLD ARCHITECTURE & ENGINEERING

Fieldberg Lutheran Church

Huxley, Iowa

C200



DIMENSION PLAN NOTES

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

2. PAVEMENTS, PROVIDE THE FOLLOWING.
   A. 5" DEPTH PCC.
   B. 7" DEPTH PCC.
   C. NEW CURB TO MATCH EXISTING. BOX OUT 30" OF EXISTING PAVEMENT, REPLACE CONCRETE AND DOWEL INTO EXISTING (REFER TO SUDAS TYPE S7.3 CONNECTION).
   D. COORDINATE PAVEMENT WITH BUILDING STOOPS. SEE ARCHITECTURAL PLANS.

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

4. PROPOSED BUILDING ADDITION. COORDINATE WITH ARCHITECTURAL PLANS.

1CFOLD ARCHITECTURE & ENGINEERING

ARCHITECT
1CFOLD
Ankeny, IA 50023
Phone: 515.963.5000
Fax: 515.963.5001

STRUCTURAL ENGINEER
1CFOLD
Ankeny, IA 50023
Phone: 515.963.5000
Fax: 515.963.5001

MECHANICAL ENGINEER
Mechanical Engineering
1400 Grand St
Des Moines, IA 50309
Phone: 515.280.9371
Fax: 515.280.9372

CIVIL ENGINEER
Sands Vanderwerf
Ankeny, IA 50023
Phone: 515.963.5000
Fax: 515.963.5001

ELECTRICAL ENGINEER
Mechanical Engineering
1400 Grand St
Des Moines, IA 50309
Phone: 515.280.9371
Fax: 515.280.9372

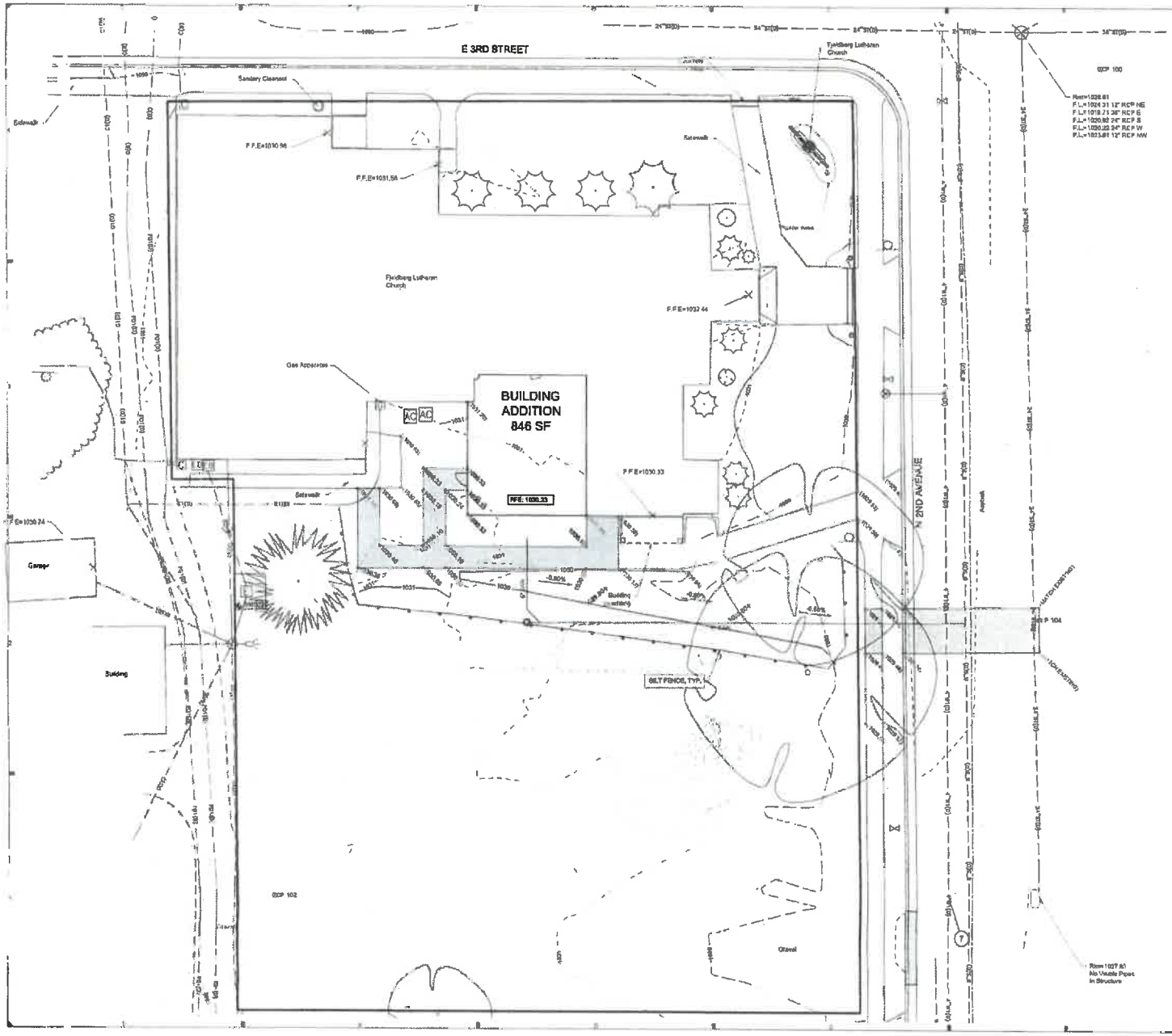
Fieldberg Lutheran Church

Huxley, Iowa

PROJECT NUMBER: 4230000
PROJECT MANAGER: [illegible]
VERSION: [illegible]

NO.	DATE	DESCRIPTION
1	10-22-19	CITY COMMENTS

C300



GRADING NOTES

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

1C FOLD ARCHITECTURE • ENGINEERING

Fieldberg Lutheran Church

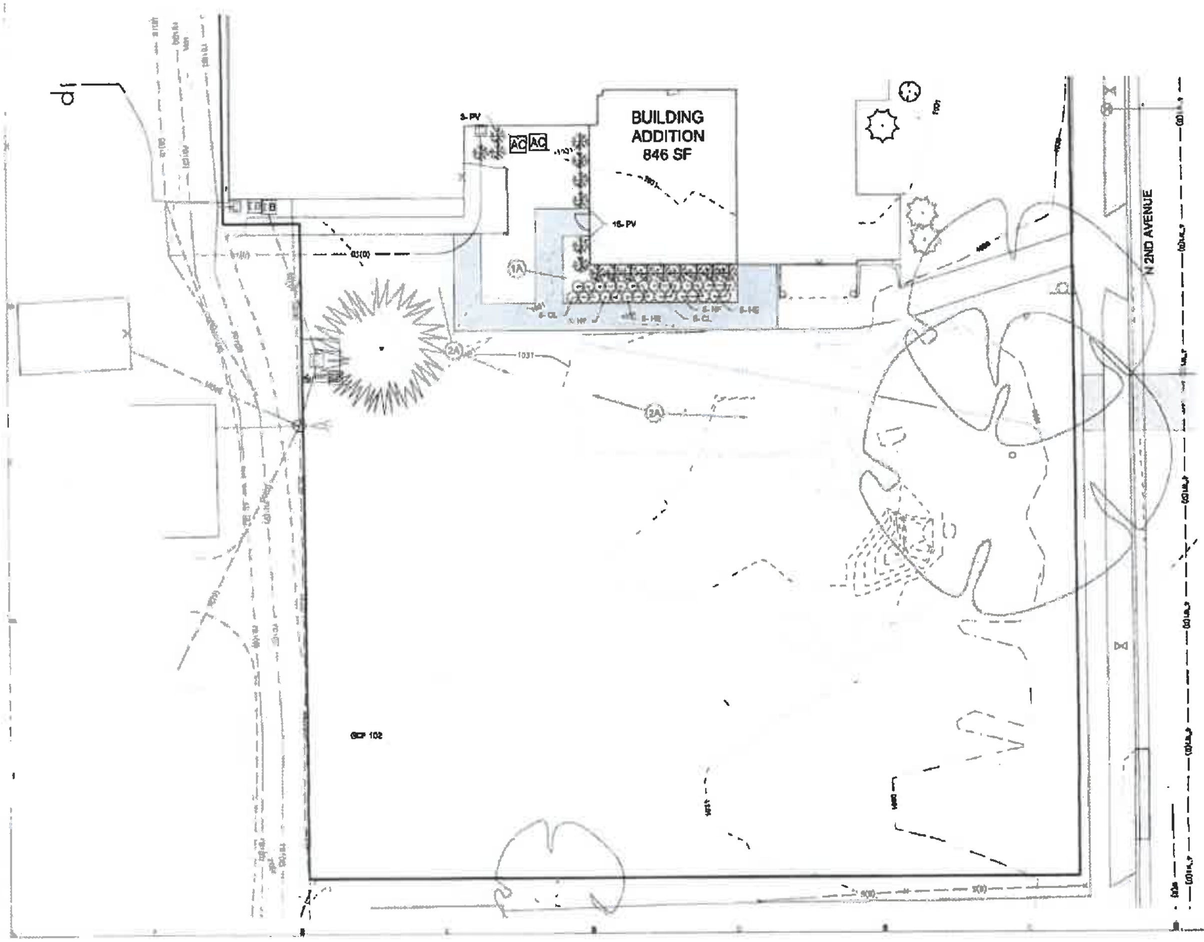
Hudson, Iowa

C400

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
ORNAMENTAL GRASSES/ PERENNIALS					
10	CL	Coreopsis lanceolata	LANCELEAF COREOPSIS	N/A	#1 CONT. (1.5' O.C.)
10	HE	Hemerocallis x 'Rosy Returns'	DAYLILY 'ROSY RETURNS'	N/A	#1 CONT. (1.5' O.C.)
10	NF	Nepeta x faassenii 'Walkers Low'	WALKER'S LOW CATMINT	N/A	#1 CONT. (2' O.C.)
15	PV	Panicum virgatum 'Northwind'	NORTHWIND SWITCHGRASS	N/A	#1 CONT. 3' O.C.)

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



LANDSCAPE PLAN GENERAL NOTES

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

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR FOR ONE YEAR, UNLESS SPECIFIED OTHERWISE.

E. TREES SHALL HAVE A 3' DIAMETER MULCH RING WITH 4-INCH DEPTH SPADE-CUT EDGE.

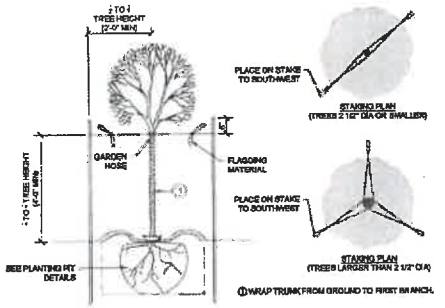
LANDSCAPE PLAN CONSTRUCTION NOTES

1. MULCH BED, PROVIDE THE FOLLOWING
   A. SHREDDED HARDWOOD, 4-INCH DEPTH. DO NOT USE WEED-BARRIER FABRIC AS AN UNDERLAY. TAPER MULCH DEPTH TOWARDS BED EDGING AND/OR PAVEMENT EDGE, EXPOSING 1-INCH HEIGHT OF EDGE.
2. TURF ESTABLISHMENT, PROVIDE THE FOLLOWING
   A. HYDRAULICALLY SEED ALL AREAS DISTURBED BY CONSTRUCTION, BY USING BONDED-FIBER MATRIX WITH TYPE 1 PERMANENT LAWN SEED MIX.

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS

A. NO QUANTITY REQUIREMENTS APPLY TO THIS SITE.

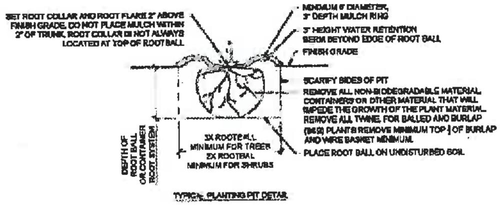


① WRAP TRUNK FROM GROUND TO FIRST BRANCH.

1
C500

DECIDUOUS TREES STAKING DETAIL

NO SCALE



TYPICAL PLANTING PIT DETAIL

2
C500

PLANTING PIT DETAILS

NO SCALE

N

10
FEET

1O-FOLD
ARCHITECTURE + ENGINEERING

CIVIL ENGINEER
STRUCTURAL ENGINEER
ARCHITECT
ELECTRICAL ENGINEER
MECHANICAL ENGINEER

Fjeldberg Lutheran Church

Huxley, Iowa

PROJECT ISSUE DATE
PROJECT NUMBER
REVISIONS

C500

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

515.225.8000 // 800.241.8000
www.v-k.net

May 10, 2024

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

HUXLEY, IOWA
ANTHEM PLAT 1 (120 SOUTH)
FINAL PLAT

We have reviewed the final plat for Anthem Plat 1 (120 South) and find it acceptable.

All public improvements associated with the plat need to be completed and accepted by the City or a performance bond or a letter of credit provided before the final plat can be accepted by the City Council.

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

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

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

ANTHEM PLAT 1

FINAL PLAT

INDEX LEGEND

COUNTY: STORY COUNTY, IOWA CITY: HUDLEY

LOCATION: SEC 26 - TWP 82 NORTH - RGE 24 WEST, 5th P.M. S½ OF THE NE ¼ IN PARCEL "A"

REQUESTED BY & PROPRIETOR: [illegible] SOUTH LLC
609 E 1ST STREET
HUDLEY, IOWA 50124
PHONE: (515) 401-5815

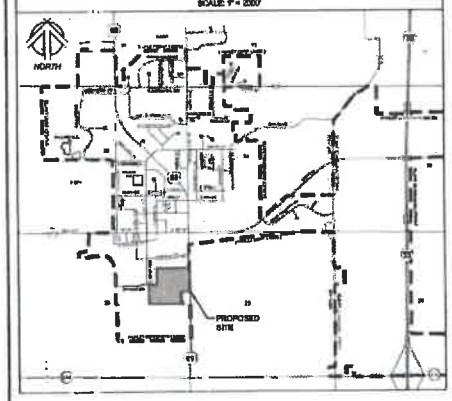
SURVEYOR: ADAM D. SCHOEPPNER, PLS #26308

SURVEY COMPANY: HILLES ASSOCIATES, INC.

RETURN TO: ADAM D. SCHOEPPNER, PLS
HILLES GROUP TEG, INC.
[illegible] SW MAGNA RD
ANKENY, IOWA 50023 PH: (515) 965-6123

VICINITY MAP

SCALE: 1" = 2000'



CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	122.84'	986.89'	7°13'30"	122.92'	N84°02'27"W
C2	209.44'	986.89'	12°09'54"	209.07'	N75°16'18"E
C3	116.34'	494.89'	13°28'02"	116.04'	S82°38'22"W
C4	318.29'	986.89'	18°28'28"	316.83'	S87°21'28"E
C5	144.37'	986.89'	8°23'23"	144.21'	N69°37'02"E
C6	137.41'	494.89'	15°54'31"	137.01'	S62°38'22"W
C7	138.44'	1400.00'	7°05'23"	138.37'	S64°56'32"E
C8	172.77'	800.00'	12°22'31"	172.48'	N63°13'42"E
C9	118.38'	800.00'	8°28'12"	118.17'	N82°31'21"E
C10	158.11'	638.00'	14°12'21"	157.73'	S82°12'06"E
C11	152.38'	1014.00'	8°37'00"	152.24'	N84°30'26"W
C12	152.38'	976.00'	8°57'00"	152.24'	N84°30'26"W

NOTES

1. Land Area: 39.26 acres
2. Zoning: R-5 Planned Unit Development District
3. Outlots X and Y are for regional detention purposes and are to be deeded to the Anthem Association.
4. Street Lots A & B are to be deeded to the City of Hudley for public Right-of-Way purposes.
5. Outlots A & B of Hudley Development Corporation Plat 3 are owned by the City of Hudley for Right-of-Way purposes.

CERTIFICATION

ADAM D. SCHOEPPNER 26308 IOWA

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

Signature:

Name: Adam D. Schoeppner, P.L.S. No. 26308 Date:

My license renewal date is December 31, 2025 Date of survey: 10/25/2024

Pages or sheets covered by this seal: This sheet only

LEGAL DESCRIPTION

This part of Parcel "A" of the South Half of the Northeast Quarter of Section 26, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, as shown on the plat of survey recorded as Slide 181 Page 98 with the Story County Recorder's Office;

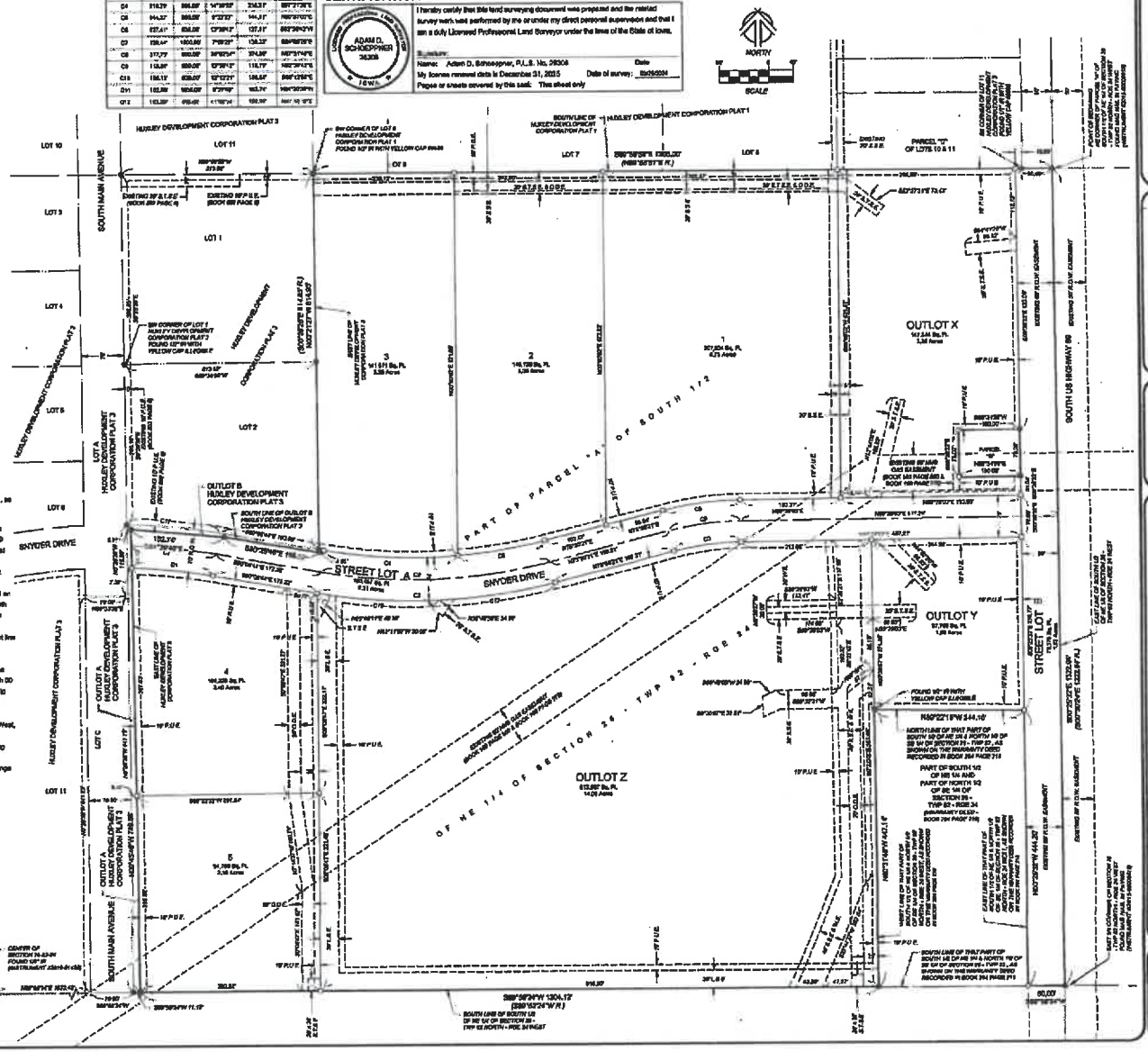
Beginning at the Northwest corner of said Parcel "A"; thence South 00 degrees 25 minutes 32 seconds East, along the west line of said South Half of the Northeast Quarter of the Southwest Quarter of Section 26, a distance of 1322.84 feet, to the south line of said South Half of the Northeast Quarter of Section 26; thence South 89 degrees 58 minutes 44 seconds West, along said south line of the South Half of the Northeast Quarter of Section 25, a distance of 80.00 feet, to the east line that part of the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 26 as described on the Warranty Deed recorded in Book 294 Page 216; thence North 00 degrees 25 minutes 32 seconds West, along said west line that part of the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 26 as described on the Warranty Deed recorded in Book 294 Page 216, a distance of 444.20 feet, to the south line that part of the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 26 as described on the Warranty Deed recorded in Book 294 Page 216; thence North 89 degrees 22 minutes 18 seconds West, along said north line of that part of the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 26 as described on the Warranty Deed recorded in Book 294 Page 216, a distance of 244.18 feet, to the west line of that part of said South Half of the Northeast Quarter and said North Half of the Southeast Quarter of Section 26 as described on the Warranty Deed recorded in Book 294 Page 216; thence South 00 degrees 31 minutes 48 seconds East, along said west line of that part of the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 26 as described on the Warranty Deed recorded in Book 294 Page 216, a distance of 447.14 feet, to the south line of said South Half of the Northeast Quarter of Section 26; thence South 89 degrees 58 minutes 34 seconds West, along said south line of the South Half of the Northeast Quarter of Section 26 a, a distance of 1304.52 feet, to the east line of Outlot A HUDLEY DEVELOPMENT CORPORATION PLAT 3, an official plat, located in the City of Hudley, Story County, Iowa; thence North 00 degrees 48 min. ute 40 seconds West along said west line of Outlot A, HUDLEY DEVELOPMENT CORPORATION PLAT 3, a distance of 749.86 feet, to the south line of Outlot said HUDLEY DEVELOPMENT CORPORATION PLAT 3; thence South 84 degrees 36 minutes 40 seconds East, along said south line of Outlot A, a distance of 152.74 feet; thence South 89 degrees 25 minutes 40 seconds East, continuing along said south line of Outlot A, a distance of 185. 2 feet, to the east line of said HUDLEY DEVELOPMENT CORPORATION PLAT 3; thence North 00 degrees 21 minutes 27 seconds West, along said east line of HUDLEY DEVELOPMENT CORPORATION PLAT 3, a distance of 614.95 feet, to the south line of HUDLEY DEVELOPMENT CORPORATION PLAT 1, an official plat, located in the City of Hudley, Story County, Iowa; thence South 89 degrees 58 minutes 34 seconds East, along the south line of HUDLEY DEVELOPMENT CORPORATION PLAT 1, a distance of 1305.55 feet, to said west line of the South Half of the Northeast Quarter of Section 26 a the Point of Beginning; EXCEPT Parcel "B" of the South Half of the Northeast Quarter of Section 26, Township 82 North, Range 24 West of the 5th P.M. Story County, Iowa, as shown on the plat of survey recorded as Slide 181 Page 98 with the Story County Recorder's Office.

Containing 39.26 acres more or less.

Subject to easements, covenants and restrictions of record.

LEGEND

Subject boundary line	Found section corner monument, as noted
Proposed boundary line	Found monument 1/2" IR unless otherwise noted
Proposed easement line	Found monument 1/2" IR with yellow cap #17151, unless otherwise noted
Existing boundary line	Set monument 5/8" IR with blue cap #26308, unless otherwise noted
Existing easement line	
Section line	
I.E.E. Ingress / Egress Easement	IR Round iron rebar (outside diameter)
P.U.E. Public Utility Easement	IP Round iron pipe (outside diameter)
S.S.E. Sanitary Sewer Easement	(R) Record dimension
S.T.S.E. Storm Sewer Easement	R.O.W. Right-of-way
W.E. Water main Easement	L.B.E. Landscape Buffer Easement
O.L.D.E. Overland Drainage Easement	



ANTHEM PLAT 1
ANKENY, IOWA

FINAL PLAT

PROJECT NAME

DRAWING

JOB NO.	23016
DATE	03/05/2024
DRAWN BY	KDK
CHECKED BY	JHP
SHEET SIZE	24"X36"
SHEET NO.	FP-1
SHEET SET	1/1

7333 DM MAGNA RD
ANKENY, IOWA 50023
(515) 965-6123 (515) 965-6222 fax
Civil Engineering - Land Surveying
Landscape Architecture

HILLES GROUP TEG

REVISIONS

SEAL

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

515.225.8000 // 800.241.8000
www.v-k.net

May 17, 2024

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

HUXLEY, IOWA
ANTHEM TOWNHOMES PLAT 1
PRELIMINARY PLAT

We have reviewed the Anthem Townhomes Plat 1 Preliminary Plat 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
45229-087
cc: Dave Haugland, City of Huxley (e-mail)
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, Nilles Associates, Inc. (e-mail)
Adam Schoeppner, Nilles Associates, Inc. (e-mail)

ANTHEM TOWNHOMES PLAT 1

PRELIMINARY PLAT

INDEX LEGEND

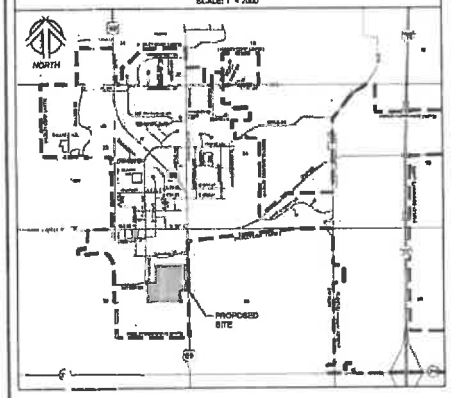
COUNTY / CITY	STORY COUNTY, IOWA / CITY HUXLEY
LOCATION	ANTHEM PLAT 1, OUTLOT Z
RECOMMENDED BY / APPLICANT	120 9TH LLC 608 E 1ST STREET HUXLEY, IOWA 50124 PHONE: (515) 451-8815
SUBDIVISION	ADAM D. SCHOEPPNER, PLS #26308
SURVEYOR	NELLIS ASSOCIATES, INC.
RETURN TO	ADAM D. SCHOEPPNER, PLS NELLIS ASSOCIATES, INC. 103 1 SW 1 MADAZINE ANKENY, IOWA 50023 PH. (515) 965-0123

NORTH

SCALE

VICINITY MAP

SCALE: 1" = 2000'

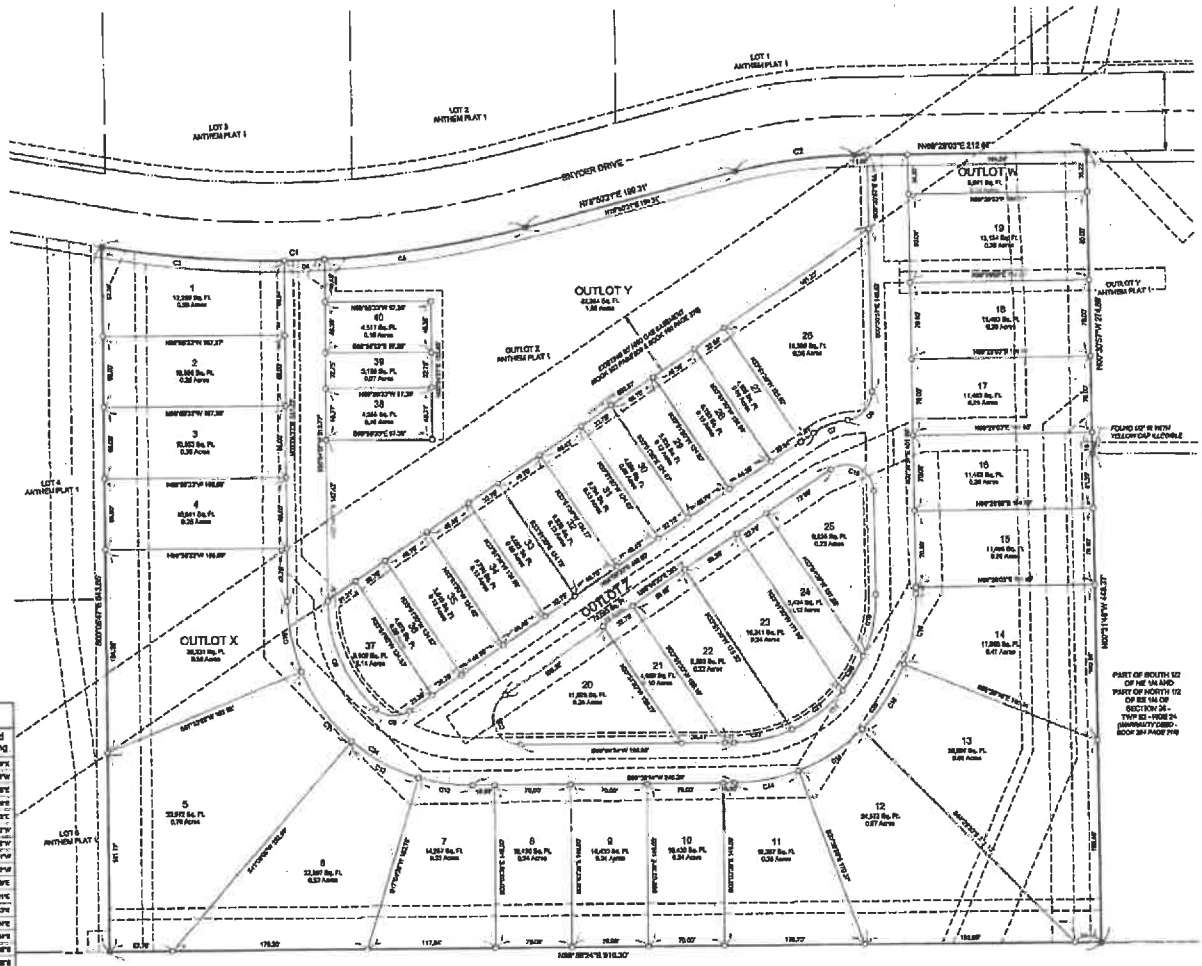


LEGEND

- Subject boundary line
- Proposed boundary line
- Proposed easement line
- Existing boundary line
- Existing easement line
- Section line
- I.E.E. — Ingress / Egress Easement
- P.U.E. — Public Utility Easement
- S.S.E. — Sanitary Sewer Easement
- S.S.E. — Storm Sewer Easement
- W.E. — Water main Easement
- ▲ — Found section corner monument, as noted
- ● — Found monument 1/2" IR unless otherwise noted
- ⊖ — Found monument 1/2" IR with yellow cap #17161, unless otherwise noted
- ○ — Set monument 5/8" IR with blue cap #26308, unless otherwise noted
- IR — Round iron rebar (outside diameter)
- IP — Round iron pipe (outside diameter)
- (R) — Record dimension
- R.O.W. — Right-of-way
- L.B.E. — Landscape Buffer Easement
- O.D.E. — Overland Drainage Easement

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	202.44'	935.00'	12°24'04"	202.00'	N87°24'04"E
C2	119.31'	485.00'	13°23'42"	119.00'	S83°36'03"W
C3	165.30'	935.00'	10°13'47"	165.20'	S88°18'08"E
C4	37.69'	800.00'	2°16'06"	37.68'	N88°38'28"E
C5	147.13'	800.00'	11°26'01"	146.91'	N81°31'32"E
C6	37.69'	25.00'	84°47'37"	33.71'	S41°18'33"W
C7	23.56'	25.00'	90°00'00"	21.21'	S70°12'26"W
C8	23.56'	25.00'	90°00'00"	21.21'	N88°38'34"W
C9	136.49'	131.00'	59°58'39"	130.39'	N29°38'34"W
C10	86.27'	185.00'	23°17'39"	85.58'	S11°19'38"E
C11	73.68'	185.00'	22°48'17"	73.18'	S35°23'01"E
C12	79.91'	185.00'	23°28'31"	79.29'	S58°18'13"E
C13	90.28'	185.00'	27°38'04"	89.39'	S87°23'21"E
C14	80.16'	185.00'	25°27'20"	80.04'	N31°10'18"E
C15	79.31'	185.00'	25°04'23"	78.69'	N57°25'48"E
C16	79.37'	185.00'	25°04'24"	78.69'	N32°21'18"E
C17	84.04'	185.00'	25°48'42"	83.39'	N7°36'38"E
C18	40.82'	35.00'	133°39'30"	41.00'	N66°11'11"W
C19	47.46'	131.00'	20°00'00"	47.21'	N12°08'38"E
C20	38.39'	131.00'	16°38'09"	38.26'	N32°21'07"E
C21	38.54'	131.00'	16°51'41"	38.39'	N49°39'08"E
C22	53.38'	131.00'	24°18'41"	53.00'	N71°42'33"E
C23	53.19'	20.00'	149°12'09"	37.54'	S19°03'32"E
C24	206.07'	180.00'	97°16'33"	182.52'	N41°38'14"W
C25	206.07'	180.00'	97°16'33"	182.52'	S41°21'47"W
C26	207.41'	131.00'	90°37'21"	186.77'	N44°42'48"E



LEGAL DESCRIPTION

Outlot Z, ANTHEM PLAT 1, an Official Plat, located in the City of Huxley, Story County, Iowa.

Containing 14.09 acres, more or less.

Subject to easements, covenants and restrictions of record.

NOTES

1. Land Area = 14.09 acres
2. Existing Zoning R-6 Planned Unit Development District.
3. An Ingress & egress ea sement shall cover all of Outlot Z.
4. Outlots W, X, Y, and Z are to be deeded to the Anthem HS Association.

CERTIFICATION

ADAM D. SCHOEPPNER 26308 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

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

Signature: _____

Name: Adam D. Schoeppner, P.L.S. No. 26308 Date: _____

My license renewal date is December 31, 2025 Date of survey: _____

Pages or sheets covered by this seal: Sheets 1 & 2 of 2

1103 SW MADAZINE ROAD
ANKENY, IOWA 50023
(515) 965-0123 phone - (515) 965-2322 fax
Civil Engineering - Land Surveying
Landscape Architecture
NELLIS ASSOCIATES

SIGNATURE
LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR
23277232

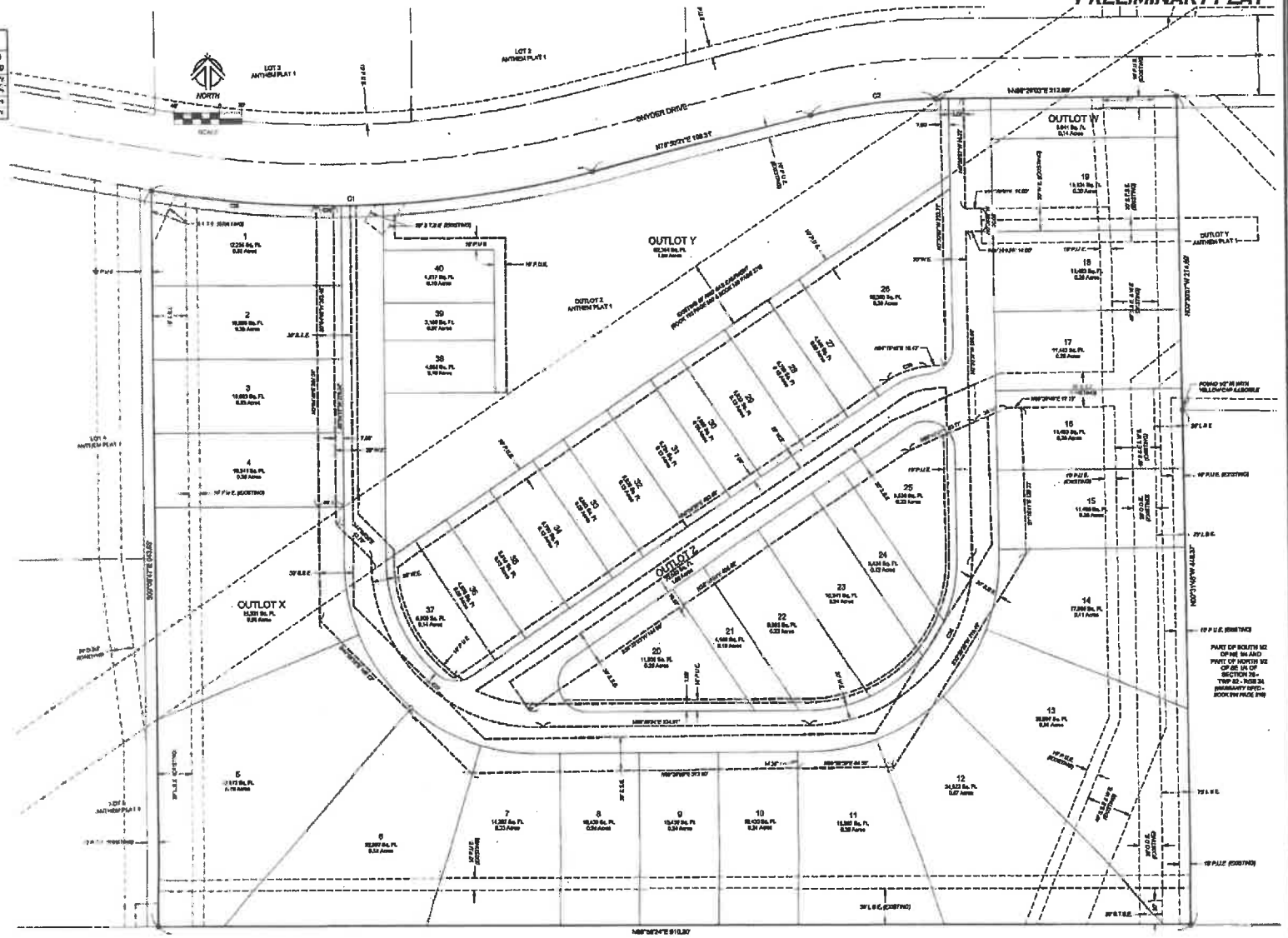
ANTHEM TOWNHOMES PLAT 1
PRELIMINARY PLAT

PROJECT NAME	ANTHEM TOWNHOMES PLAT 1
DESCRIPTION	PRELIMINARY PLAT
PROJECT NO.	23114
DATE	08/10/2024
DRAWN BY	ADS
CHECKED BY	JSP
SHEET SIZE	24" X 36"
SHEET TITLE	PP-1
SHEET NO.	1/2

ANTHEM TOWNHOMES PLAT 1

PRELIMINARY PLAT

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



1533 SW MAGAZINE ROAD
ANKENY, IOWA 50023-9656
(515) 965-6155 phone - (515) 965-2229 fax
Civil Engineering • Land Surveying
Landscape Architecture

MILLER ASSOCIATES

REVISIONS
DESCRIPTION - PRELIMINARY PRIVATE CONCEPTS
2/22/2022

ANTHEM TOWNHOMES PLAT 1
ANKENY, IOWA

PRELIMINARY PLAT

PROJECT NAME
DESCRIPTION

PROJECT NO.	23114
DATE	02/15/2024
DRAWN BY	KDA
CHECKED BY	JAP
SCALE	30"X36"
SHEET NO.	PP-2
TOTAL SHEETS	2 / 2

ANTHEM TOWNHOMES

HIGHWAY 69, HUXLEY, IOWA

SITE PLAN

NAI #23114

PRELIMINARY SUBMITTAL #4

EXISTING UTILITY NOTE

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

WHERE PUBLIC UTILITY FACILITIES 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 REPAIRS AT NORMAL WORK HOURS OR SERVICE. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS EITHER NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE THESE EXISTENCES 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 PI 2020 unless otherwise noted

Set monument 5/8" IR with red cap PI 2020 unless otherwise noted

IR Round iron rebar
IP Round iron pipe
PCC Portland cement concrete
ACC Asphaltic cement concrete
FL Fire hydrant elevation
RCP Reinforced concrete pipe
CMP Corrugated metal pipe
CPP Corrugated plastic pipe
PVC Polyvinyl chloride pipe
CIP Cast iron pipe
R.U.E. Public utility easement
H.W.E.E. Surface water drainage easement
BW Back of curb to back of curb
D.T.S.E. Drain tower easement
L.M.E. Landscape buffer easement
SSUEW Sanitary sewer & water easement
WE Water easement
E.S.E. Easement to be vacated
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
Adjacent lots
Lot/outlot/tract line
Centerline tract line
Street/Traffic
SS Sewer
Sanitary sewer & vent
Storm sewer and site
Water main and site
Gas main & site
OHE Overhead electric & wires
Overhead communication
UGE Underground electric
TV Underground television
UCO Underground communication
GAS Outdoor elevation
Grade breaks
Edge of water
Edge of/top of ditch
Contour line
Conservation fence

Existing | Proposed

Address
Sign structure
Sanitary sewer manhole
Cleanout
Storm sewer manhole
Storm sewer inlets
Flared end section
Water hydrant
Water valve
Water service shutoff
Water main manhole
Monitoring well
Vent/hydrant
Well
Gas meter
Gas valve
Air conditioning unit
Electric manhole
Electric meter
Electric pedestal
Electric transformer
Utility junct box
Utility pole
Utility pole with light
Light pole
Ground up 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
Conifer 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 UT HIGHWAY 69, 497' +/- SOUTH OF INTERSECTION OF US HIGHWAY 69 AND CAMPUS DRIVE. ELEVATION = 1027.37'

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 ONLY 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 Washburn
Contact Phone: 515-296-7512

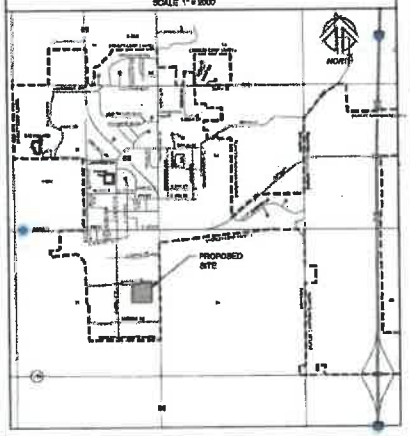
ALLIANT ENERGY - GAS AND ELECTRIC
Contact Name: Jeremy Rasmussen
Contact Phone: 515-386-3412

HUXLEY COMMUNICATIONS - PHONE/CABLE
Contact Name: Brent Strampke
Contact Phone: 515-203-6718

CITY OF HUXLEY STORMWATER & SWPPP
Contact Name: Mart Kohler
Contact Phone: 515-622-5600

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:	48,757 SF (8.11%)
SIDEWALK:	9,442 SF (1.54%)
HARD SURFACE AREA:	58,199 SF (9.65%)
PROPERTY ZONING:	PUD

PROPERTY OWNER

120 SOUTH LC
C/O CHRIS GARDNER
506 E 1ST STREET
HUXLEY, IOWA 50124
(515) 401-5815

DEVELOPER/BUYER

120 SOUTH LC
C/O CHRIS GARDNER
506 E 1ST STREET
HUXLEY, IOWA 50124
(515) 401-5815

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

JACOB T. MILLER 26349 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. Miller, P.E. No. 26349 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 638-0025

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

JORDAN M. LOCKMAN

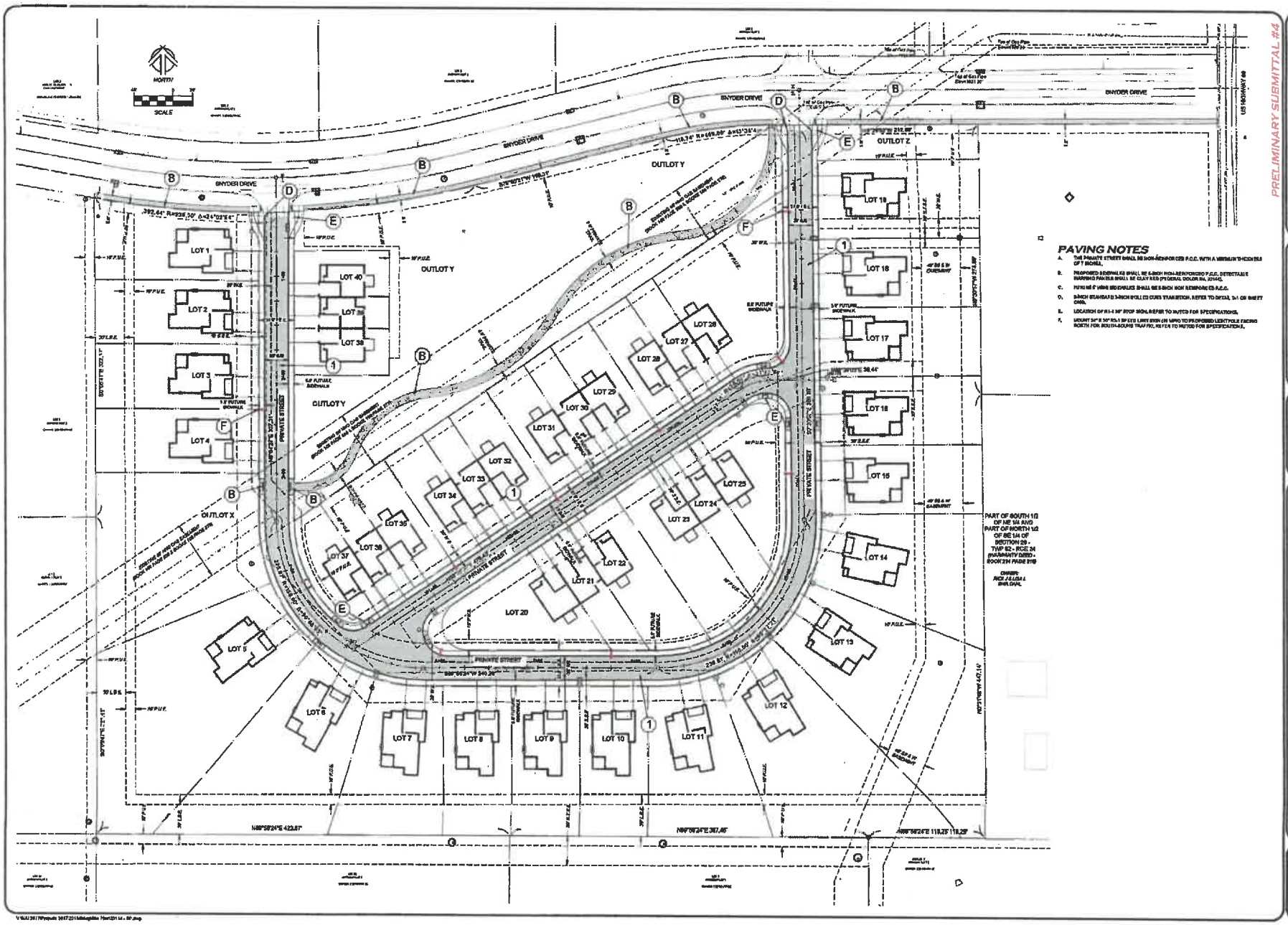
SIGNATURE: _____ DATE: _____

PAGES OR SHEETS COVERED BY THIS SEAL: C100, C501

NILES ASSOCIATES INC.
1835 SW MAUREEN ROAD
ANKENY, IOWA 50023
(515) 964-0000 FAX (515) 965-2222
Civil Engineering - Land Surveying
Landscape Architecture

PROJECT NAME: ANTHEM TOWNHOMES
HUXLEY, IOWA
DESCRIPTION: COVER SHEET

JOB NO.	23114
DATE	03/08/2024
DRAWN BY	VRJW
CHECKED BY	JTR
SHEET SIZE	24" X 36"
SHEET NO.	C100
SHEET NO.	1 / 8



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. 20144).

C. FIFTH AND 6" WIDE SIDEWALKS SHALL BE 5-INCH NON REINFORCED P.C.C.

D. 6-INCH STANDARD 3-INCH BULLD CURB TRANSITION. REFER TO DETAIL 3-1 ON SHEET C300.

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

F. MOUNT 24" X 30" R3-1 SPEED LIMIT SIGN ON MPO TO PROPOSED LIGHTPOLE FACING NORTH FOR SOUTH-BOUND TRAFFIC. REFER TO NUTCO FOR SPECIFICATIONS.

PRELIMINARY SUBMITTAL #4

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2205
(515) 965-0033 phone - (515) 965-0022 fax
Civil Engineering - Land Surveying
Landscape Architecture

MILESTONES

REVISIONS:

PROJECT NAME: ANTHIEM TOWNHOMES
HAZELT, IOWA

DESCRIPTION: DIMENSION & PAVING PLAN

PROJ NO.	23114
DATE	10/25/2024
DRAWN BY	VLW
CHECKED BY	JTH
SHEET SIZE	24" X 36"
SHEET NO.	C200
SHEET NO.	2 / 8

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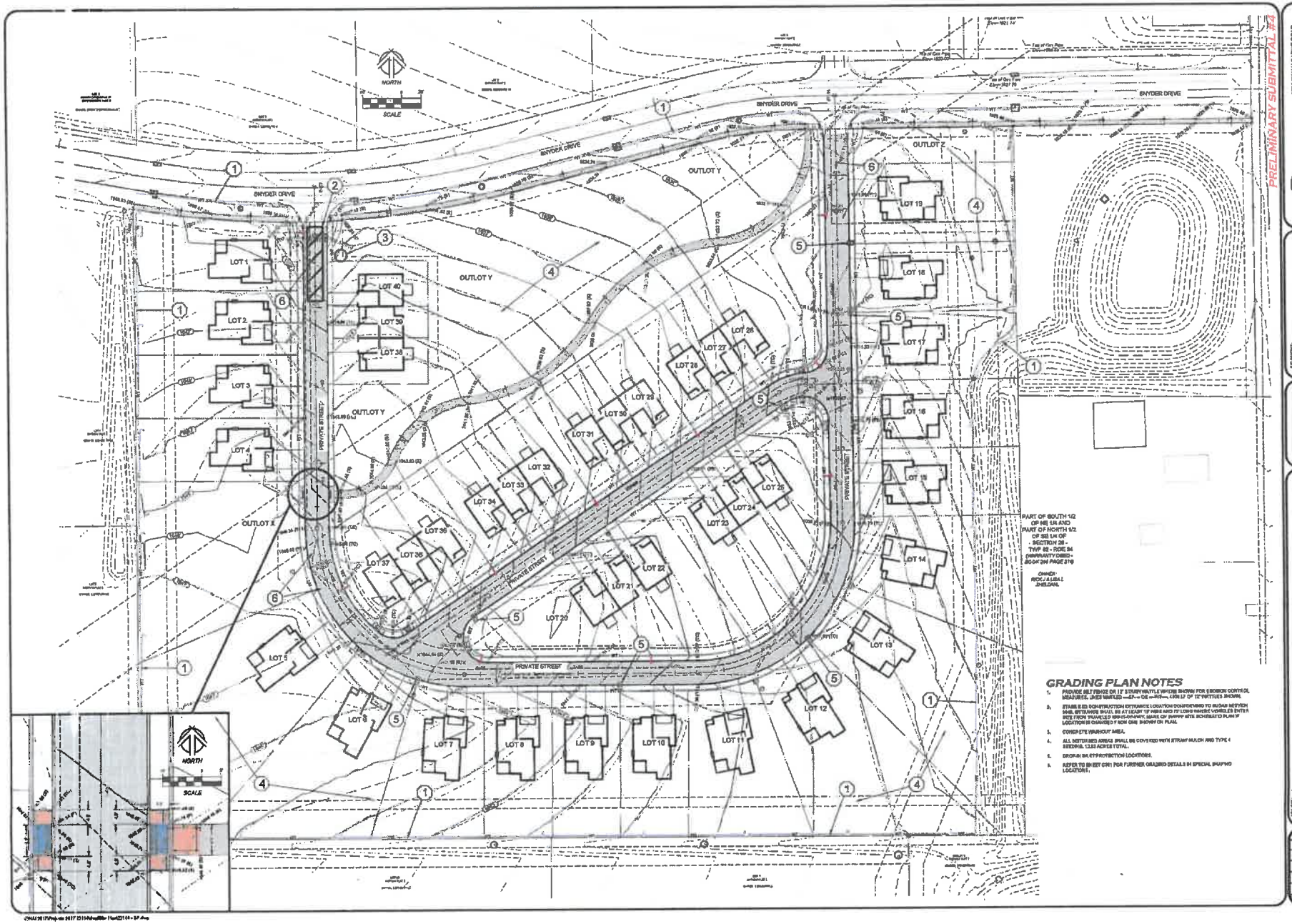


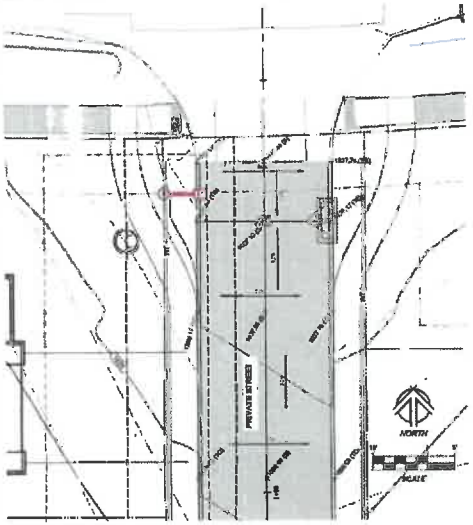
NILES ASSOCIATES
1823 3RD MADISON ROAD
ANKENY, IOWA 50023-2255
(515) 965-3133 phone - (515) 965-3022 fax
Civil Engineering - Land Surveying
Landscape Architecture

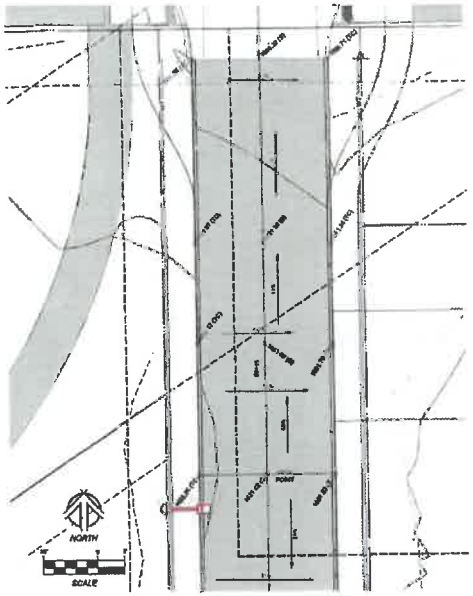
REVISIONS:
1 10/07/2021 - PRELIMINARY SUBMITTAL #2
2 11/09/2021 - PRELIMINARY SUBMITTAL #3
3 12/06/2021 - PRELIMINARY SUBMITTAL #4
4 12/20/2021 - PRELIMINARY SUBMITTAL #5

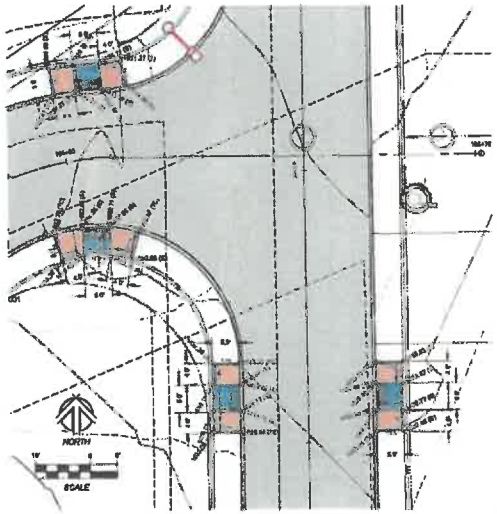
PROJECT:
ANTHEM TOWNHOMES
ANKENY, IOWA

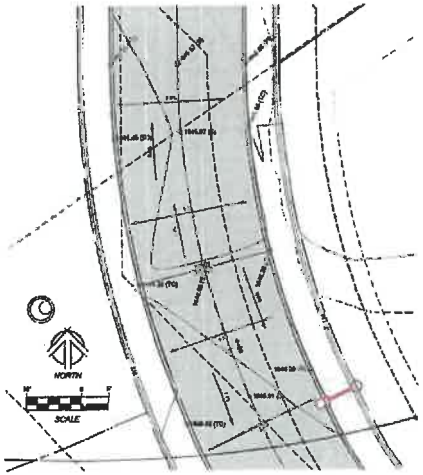
DESCRIPTION:
GRADING & EROSION CONTROL PLAN

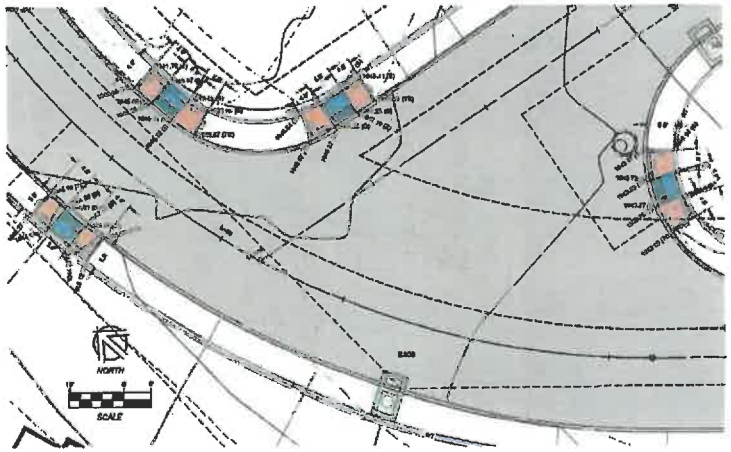
JOB NO.	23114
DATE	10/07/2021
DRAWN BY	PLAN
CHECKED BY	JTH
SHEET SIZE	24" X 36"
SHEET NO.	C300
SHEET OF	3 / 6

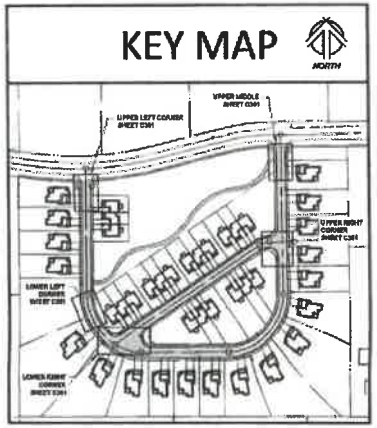












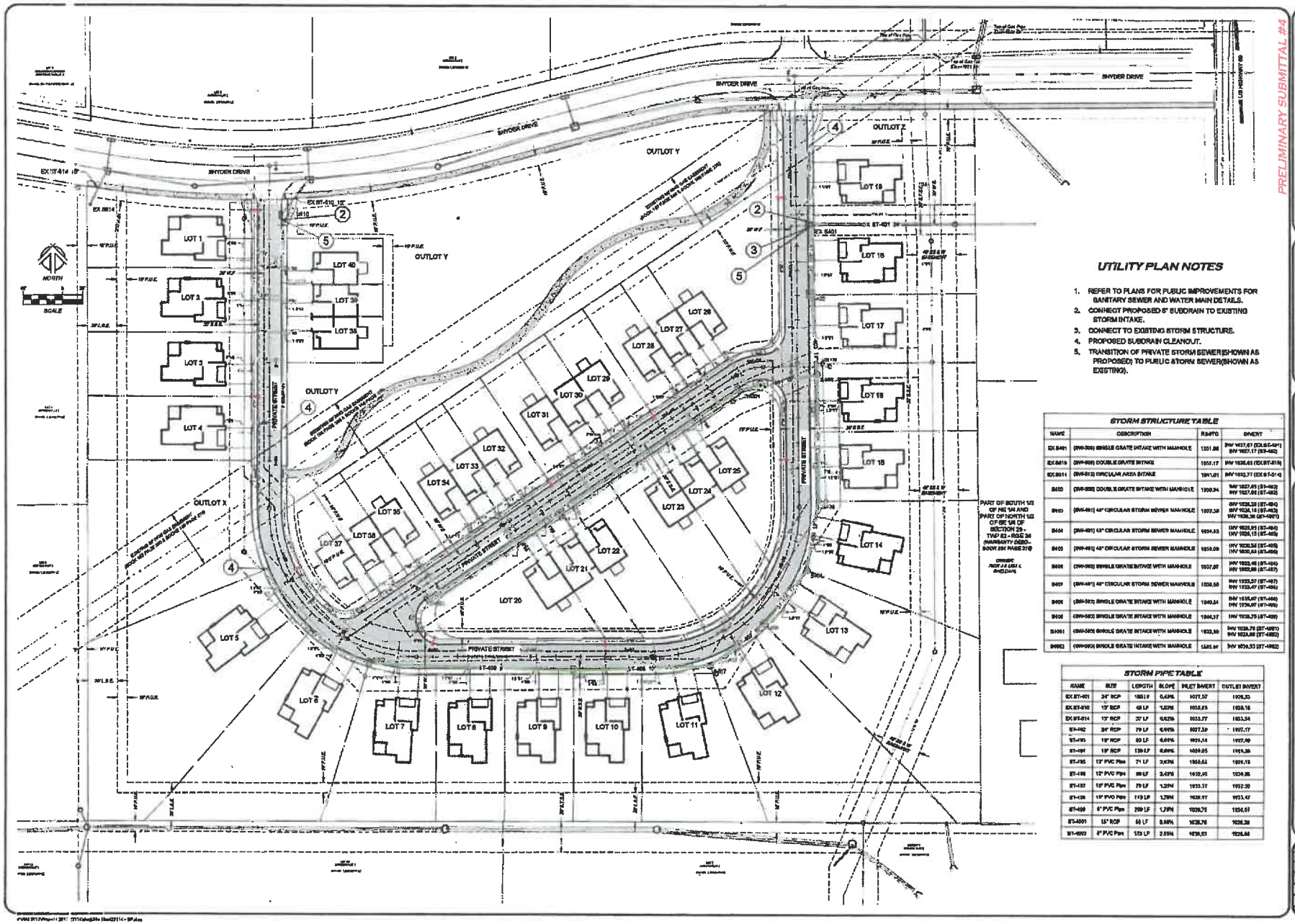
PRELIMINARY SUBMITTAL #4

1153 SW HAVEN DRIVE ROAD
BEND, OR 97702
(513) 966-6133 phone - (513) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

ANTHEM TOWNHOMES
BEND, OREGON

GRADING & EROSION CONTROL PLAN

JOB NO.	23114
DATE	03/04/2024
DRAWN BY	WRW
DESIGNED BY	JTR
PLOT DATE	04*23*24
SHEET TITLE	C301
SHEET NO.	4/8



PRELIMINARY SUBMITTAL #4

UTILITY PLAN NOTES

1. REFER TO PLANS FOR PUBLIC IMPROVEMENTS FOR SANITARY SEWER AND WATER MAIN DETAILS.
2. CONNECT PROPOSED 6" 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/TO	INVERT
EX S401	(SW-309) SINGLE GRATE INTAKE WITH MANHOLE	1031.86	INV 1027.67 (EX.ST-401) INV 1027.17 (ST-402)
EX S410	(SW-609) DOUBLE GRATE INTAKE	1037.17	INV 1036.65 (EX.ST-410)
EX S414	(SW-512) CIRCULAR AREA INTAKE	1041.01	INV 1033.77 (EX.ST-414)
S400	(SW-308) DOUBLE GRATE INTAKE WITH MANHOLE	1030.94	INV 1027.49 (ST-402) INV 1027.66 (ST-402)
S403	(SW-401) 48" CIRCULAR STORM SEWER MANHOLE	1037.38	INV 1030.38 (ST-404) INV 1030.18 (ST-403) INV 1030.38 (ST-405)
S404	(SW-401) 48" CIRCULAR STORM SEWER MANHOLE	1034.93	INV 1028.95 (ST-404) INV 1028.15 (ST-405)
S405	(SW-401) 48" CIRCULAR STORM SEWER MANHOLE	1030.09	INV 1028.34 (ST-405) INV 1028.63 (ST-406)
S406	(SW-302) SINGLE GRATE INTAKE WITH MANHOLE	1037.07	INV 1033.46 (ST-406) INV 1033.66 (ST-407)
S407	(SW-401) 48" CIRCULAR STORM SEWER MANHOLE	1038.50	INV 1033.37 (ST-407) INV 1033.47 (ST-408)
S408	(SW-303) SINGLE GRATE INTAKE WITH MANHOLE	1040.84	INV 1035.67 (ST-408) INV 1035.97 (ST-409)
S409	(SW-303) SINGLE GRATE INTAKE WITH MANHOLE	1046.37	INV 1039.75 (ST-409)
S1001	(SW-503) SINGLE GRATE INTAKE WITH MANHOLE	1033.80	INV 1029.79 (ST-4001) INV 1029.89 (ST-4002)
S4002	(SW-503) SINGLE GRATE INTAKE WITH MANHOLE	1035.64	INV 1030.53 (ST-4002)

STORM PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	INLET INVERT	OUTLET INVERT
EX ST-401	24" RCP	180 LF	0.43%	1027.57	1026.33
EX ST-410	15" RCP	48 LF	1.02%	1036.65	1036.16
EX ST-414	15" RCP	37 LF	0.82%	1033.77	1033.54
ST-402	24" RCP	79 LF	0.91%	1027.49	1027.17
ST-403	15" RCP	60 LF	0.91%	1024.18	1027.49
ST-404	15" RCP	139 LF	0.89%	1029.05	1028.28
ST-405	12" PVC Pipe	71 LF	2.03%	1030.64	1029.15
ST-406	12" PVC Pipe	69 LF	2.43%	1032.46	1030.86
ST-407	12" PVC Pipe	79 LF	1.25%	1033.37	1032.30
ST-408	12" PVC Pipe	149 LF	1.79%	1035.97	1033.47
ST-409	8" PVC Pipe	209 LF	1.79%	1039.75	1036.03
ST-4001	15" RCP	66 LF	0.98%	1029.79	1029.28
ST-4002	8" PVC Pipe	173 LF	2.59%	1030.53	1025.86

PRELIMINARY SUBMITTAL #4

1523 SW MARJORIE ROAD
LEES SUMMIT, MISSOURI 64081
(816) 525-5222 FAX
(816) 883-6123 phone
Civil Engineering - Land Surveying
Landscape Architecture

MILLER ENGINEERING

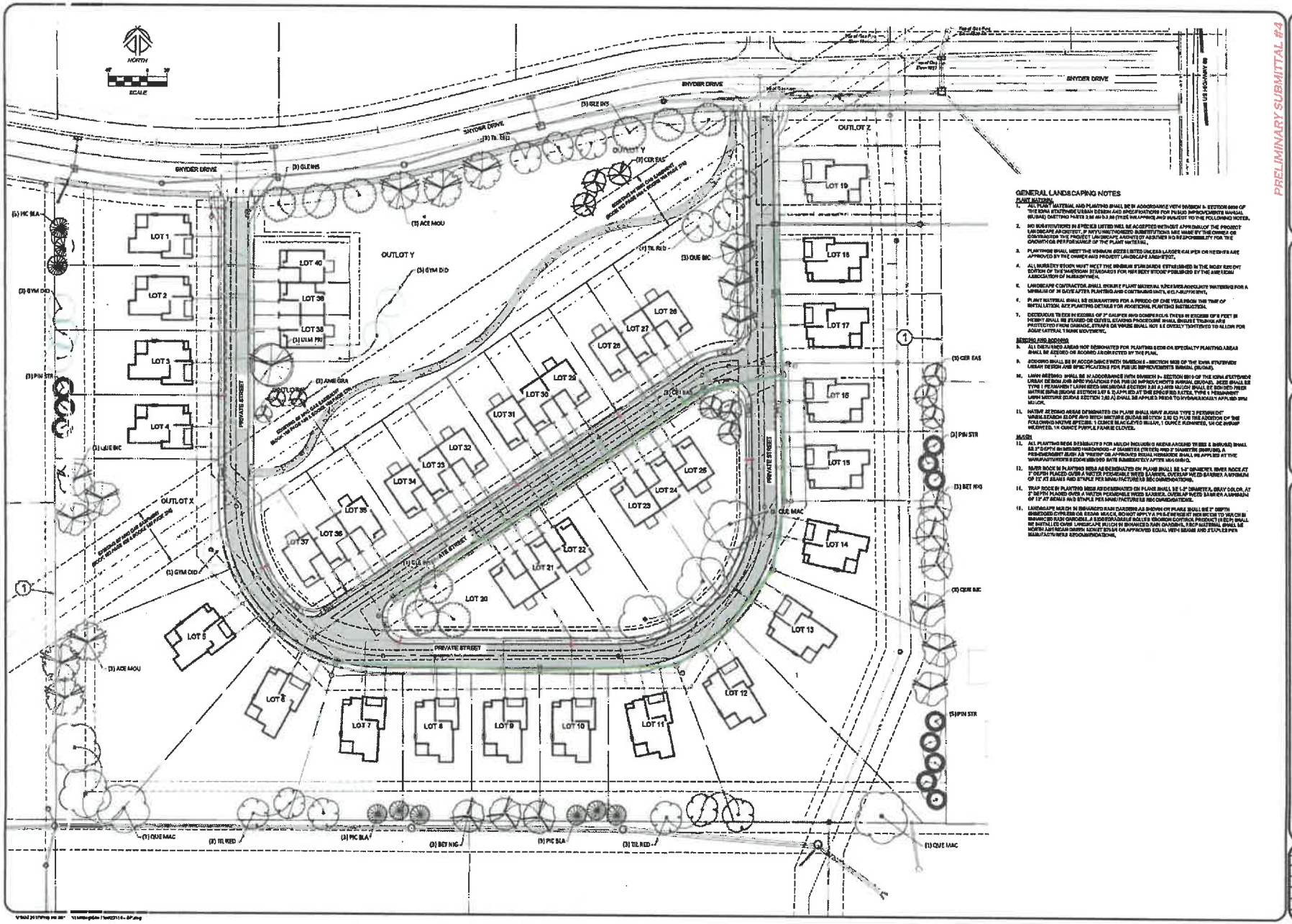
REFERENCE:

NOTES, DETAILS, SPECIFICATIONS, AND DRAWINGS PREPARED BY MILLER ENGINEERING ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE THE PROPERTY OF MILLER ENGINEERING. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MILLER ENGINEERING.

ANTHEM TOWNHOMES
HIGHLEY, IOWA

UTILITY PLAN

PROJECT NO.	23114
DATE	12/05/2024
DRAWN BY	VAJW
CHECKED BY	JTM
HORIZ. SCALE	24" 0.30"
FILE TITLE	C400
SHEET NO.	5/8



GENERAL LANDSCAPING NOTES

PLANT MATERIAL

1. ALL PLANT MATERIAL AND PLANTING SHALL BE IN ACCORDANCE WITH DIVISION 9 - SECTION 9000 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS) DATED NOV PARTS 2.00 AND 3.0 AND THESE PLANNING AND SHALL ADHERE 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 COMPACTOR 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 ADJUSTMENT TRUNK MOVEMENT.

SEEDING AND SODDING

8. ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING SEED OR SPECIALTY PLANTING AREAS SHALL BE SEEDED OR SODDED AS DIRECTED BY THE PLAN.
9. SODDING SHALL BE IN ACCORDANCE WITH DIVISION 4 - SECTION 9000 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS).
10. LAWN SEEDING SHALL BE IN ACCORDANCE WITH DIVISION 4 - SECTION 9010 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS). SEED SHALL BE TYPE 1 PERMANENT LAWN SEED MIXTURE (SUDAS SECTION 3.01 A) AND MULCH SHALL BE SCHEDULED FIBER MATRIX (SUDAS SECTION 3.07 B, SLOPE 3:1) AT THE SPECIFIED RATES. TYPE 1 PERMANENT LAWN MIXTURE (SUDAS SECTION 3.01 A) SHALL BE APPLIED PRIOR TO HYDRAULICALLY APPLIED SPM MULCH.
11. NATIVE SEEDING AREAS DESIGNATED ON PLANS SHALL HAVE SUDAS TYPE 3 PERMANENT WARM SEASON SLOPE AND BITCH MIXTURE (SUDAS SECTION 3.01 C) PLUS THE ADDITION OF THE FOLLOWING NATIVE SPECIES: 1 OUNCE BLACKEYED SUSAN, 1 OUNCE ROUNHEED, 1/4 OZ SWAMP MILKWEED, 1/4 OUNCE PURPLE FANGE CLOVER.

MULCH

12. ALL PLANTING BEDS DESIGNATED FOR MULCH INCLUDING AREAS AROUND TREES & SHRUBS SHALL BE 3" DEPTH SHREDDED HARDWOOD - 2" DIAMETER (TRUNK) 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 1-3" 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 3" DEPTH EMBEDDED CYPRESS OR CEDAR MULCH. DO NOT APPLY A PRE-EMERGENT HERBICIDE TO MULCH IN ENHANCED RAIN GARDENS. A BIODEGRADABLE MOLES GROWTH CONTROL PRODUCT (4 DEPTH SHALL BE INSTALLED OVER LANDSCAPE MULCH IN ENHANCED RAIN GARDENS. ROOF MATERIAL SHALL BE NORTH AMERICAN GREEN MONUT STYLE OR APPROVED EQUAL WITH STAKE AND STAPLES PER MANUFACTURERS RECOMMENDATIONS.

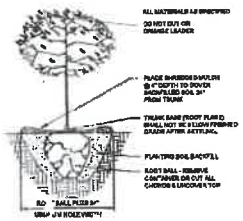
PRELIMINARY SUBMITTAL #4

NILES & ASSOCIATES
1933 SYLVIA MAGAZINE ROAD
AMES, IOWA 50010-2206
(515) 296-0123 phone - (515) 663-3322 fax
Civil Engineers - Land Surveyors
Landscape Architects

ANTHEM TOWNHOMES
HUDSON, IOWA

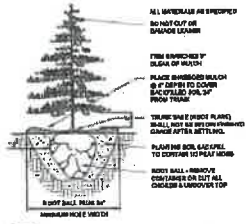
LANDSCAPING PLAN

PROJECT NO	23114
DATE	03/05/2024
DRAWN BY	RWW
CHECKED BY	JTR
SHEET SIZE	24" X 36"
SHEET NAME	C300
SHEET NO	6/8



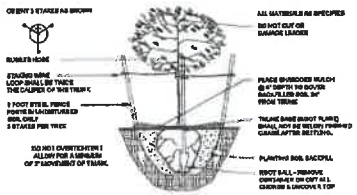
L-1 DECIDUOUS TREE PLANTING

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]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DECIDUOUS TREES				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
UNDERSTORY TREES				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

PRELIMINARY SUBMITTAL #4

1933 SW MADAONE ROAD
ANKENY, IOWA 50023-2259
(515) 965-0123 phone - (515) 965-3332 fax
Civil Engineering - Land Surveying
Landscape Architecture

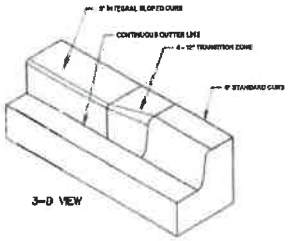
REVISIONS:

PROJECT NAME: ANTHEM TOWNHOMES
MUSCATINE, IOWA

SHEET TITLE: LANDSCAPING DETAILS

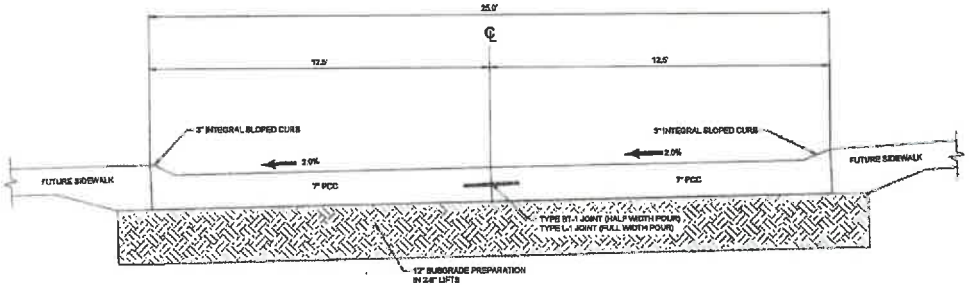
DESIGNER:

JOB NO.	23114
DATE	03/20/2024
DRAWN BY	KVW
CHECKED BY	JTR
PAPER SIZE	24" X 36"
SHEET NO.	C501
SHEET OF	7/8



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

NAMPA TES
1103 2nd MAGAZINE ROAD
NAMPA, IDAHO 83687-2505
(519) 999-0255 phone - (519) 999-1222 fax
Civil Engineering - Land Surveying
Landscape Architecture

REVISIONS

PROJECT NAME
ANTHEM TOWNHOMES
WELLS, NV 89835

SHEET NAME
SITE DETAILS

JOB NO	23114
DATE	10/05/2024
DRAWN BY	TYLER
CHECKED BY	JTV
PLOT SCALE	24" X 36"
SHEET NO.	C900
SHEET OF	8 / 8

Story City, Iowa

ORDINANCE NO. 335

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA, BY ADDING CHAPTER 161 PERTAINING TO TEMPORARY PORTABLE STORAGE CONTAINERS.

Be It Enacted by the City Council of the City of Story City, Story County, Iowa:

SECTION 1. The Code of Ordinances of the City of Story City, Iowa, is amended by adding Chapter 161, which is hereby added as follows:

161.01 PURPOSE. The purpose of this chapter is to regulate the placement within the City of certain On-Site Storage Containers that are designed and intended to be used for commercial storage, or for the transportation of goods or other cargo, in order to protect the public health, safety, and welfare, and promote aesthetics on residential properties in the City of Story City, Story County, Iowa.

161.02 DEFINITIONS. For purposes of this chapter, the term "On-Site Storage Container" shall mean:

a) Any container or vessel designed for or used in the packing, storage, shipping, movement or transportation of cargo, freight, goods, equipment, or commodities; and/or
b) Any container or vessel designed to be, or capable of being, mounted or moved by rail, truck, or ship by means of being mounted on a chassis or other transport device, including portable on-site storage containers, or units having similar characteristics; and/or
c) Any railroad cars, truck vans, converted mobile homes, trailers, recreational vehicles, bus bodies, vehicles, and similar pre-fabricated items originally built of purposes other than the storage of goods and materials.

161.03 RESTRICTIONS ON ON-SITE STORAGE CONTAINERS ON RESIDENTIAL PROPERTIES.

a) An On-Site Storage Container shall not be considered to be an "Accessory Building" under Chapter 166.
b) No permanent On-Site Storage Container shall be permitted in any residentially-zoned district of the City, or on any property within the City used for residential purposes.
c) Notwithstanding the provisions set forth in subsection (a) on this section, the temporary placement of storage containers and/or portable On-Site Storage Containers on residentially-zoned properties, or on properties the primary use of which are residential, for a limited purpose of loading and unloading household contents shall be permitted for a period of time not to exceed fifteen (15) days within any one calendar year.

d) Notwithstanding the provisions set forth in subsection (b) of this section, licensed and bonded contractors may use On-Site Storage Containers for the temporary location of an office, or the temporary storage of equipment, and/or materials during construction which is taking place on the property where the cargo container is located.

161.04 PERMIT REQUIRED

a) A building permit is required prior to placement of an On-Site Storage Container. The proposed On-Site Storage Container must be accessory to the permitted use of the property, and shall meet the setback requirements of the underlying zone.
b) In the event the On-Site Storage Container is to be used by a licensed and bonded contractor for the temporary location of an office, or the temporary storage of equipment, and/or materials during construction which is taking place on the property where the cargo container is located, residential or otherwise, a special permit may be issued the City Administrator for the time period required for the project.
c) Storage Containers shall not be stacked above the height of a single container except within the industrial zone, and only in the rear yard of the property.
d) On-Site Storage Containers shall be kept free of all alpha-numeric signage and writing other than to identify the owner of a leased storage container.
e) As a condition of placement, On-Site Storage Containers may be required to be fenced or screened from abutting properties and/or right-of-ways pursuant to the provisions of the underlying zoning regulations.
f) On-Site Storage Containers shall be in an approved designated area and on the same property as the principal use.
g) On-Site Storage Containers shall not occupy off-street parking.
h) Materials stored within On-Site Storage Containers are subject to inspection and approval by local and state fire officials.
i) Permit Fee: A permit fee, as set by Resolution of the City Council, shall be imposed.

161.05 CURRENT VIOLATIONS. All owners of property within the City shall have fifteen (15) days from the effective date of the Ordinance codified in this chapter to bring properties which currently contain On-Site Storage Containers that are in violation of the terms of this chapter, into full compliance.

161.06 VIOLATIONS - PENALTIES. A violation of the provisions of this Chapter shall be deemed to be a municipal infraction pursuant to the Iowa Code Section 364.22, and subject to enforcement and remedial action as permitted thereunder.

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

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2023

_____
Mike Jensen, Mayor

ATTEST:

_____
Heather Slifka, City Clerk

Decorah, Iowa

Chapter 17.53 STORAGE CONTAINERS

Sections:

17.53.010 Definitions.

17.53.020 Storage on residential use properties.

17.53.030 Shipping containers.

17.53.010 Definitions.

A. An "accessory storage container" is an accessory storage building and, in limited circumstances as set out in subsection (C) below, a shipping container.

B. An "accessory storage building" is:

1. A building originally constructed for use as an accessory building for the storage of material and equipment accessory to a primary use located on the property.

2. For purposes of this chapter, shipping containers, railroad cars, truck vans, converted mobile homes, trailers, recreational vehicles, bus bodies, vehicles, and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not accessory storage buildings.

C. "Shipping containers" include standardized reusable vessels that were:

1. Originally designed for or used in the parking, shipping, movement or transportation of freight, articles, goods or commodities; and/or

2. Originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport device. This definition includes the terms "transport containers" and "portable site storage containers" having a similar appearance to and similar characteristics of shipping containers.

3. Not intended to include pre-fabricated garden sheds.

(Ord. No. 1261, § 1, 2-1-2021)

17.53.020 Storage on residential use properties.

A. A zoning permit is required prior to construction of an accessory storage building (per Section 17.16.030, accessory building) or the temporary placement of shipping container. The application shall show that the construction of an accessory storage building or the temporary placement of a proposed shipping container is accessory to the permitted use of the property and meets the placement criteria for the zone.

B. Only accessory storage buildings defined in subsection 17.53.010(B) above shall be permitted as accessory storage containers on property in any residential zone of the city, or on any property within the city the primary use of which is residential. Shipping containers, railroad cars, truck vans, converted mobile homes, travel trailers, recreational vehicles, bus bodies, vehicles and similar prefabricated items and structures

originally built for purposes other than the storage of goods and materials are not permitted to be used as accessory storage building on property zoned residential or on property the primary use of which is residential.

C. Notwithstanding the provisions set forth in subsection (B) of this section, the temporary placement of shipping containers on residentially zoned properties, or on properties the primary use of which are residential, for the limited purpose of loading and unloading household contents shall be permitted for a period of time not exceeding one hundred eighty days in any one calendar year without approval for a limited extension from the city's code enforcement officer. Original permit holder is allowed two placements of the container within the one hundred eighty-day period when listed on the original permit. Denial of any extension from code enforcement office can be appealed to the planning and zoning commission for an extension.

D. Notwithstanding the provisions set forth in subsection (B) of this section, all contractors may use shipping containers for the temporary location of an office, equipment and/or materials storage structure during construction which is taking place on the property where the shipping container is located, if the use of the shipping container is authorized pursuant to a city zoning permit. (Exception: With written approval from adjacent lot owner at the time of permit application container may be placed on adjacent property during construction).

E. Notwithstanding the provisions set forth in subsection (B) of this section, shipping containers may be used as a building construction material. Buildings utilizing shipping containers as construction material must comply with City Code Chapter 15.12 and Section 3115 of the International Building Code 2021 Edition. Furthermore, shipping containers must be finished with roofing materials such as asphalt shingle, metal shingle, metal panels, or other suitable materials and finished with exterior siding materials such as vinyl, wood, fiber cement, brick, stone, or other suitable materials.

F. Shipping containers shall not occupy required off-street parking or city rights-of-way without proper approval and permitting as provided for in City Code Section 12.20.010.

G. As a condition of placement, shipping container sites shall be required to meet all applicable zoning and property maintenance regulations.

H. Material stored within shipping containers are subject to review by fire chief. He/she shall conduct such investigation or inspection and make such recommendations that he/she consider necessary. Failure to timely eliminate any fire hazards as recommended by the fire chief shall constitute a municipal infraction.

This section shall not apply to pre-fabricated garden sheds or similar structures specifically designed and intended for use on properties for storage purposes and which comply with all city ordinances applicable to detached accessory structures.

(Ord. No. 1261, § 1, 2-1-2021; Ord. No. 1318, § 1, 8-21-2023)

17.53.030 Shipping containers.

Shipping containers placed on any site shall comply with the provisions of this section.

Exception: Portable moving containers/moving pods placed on private property for no more than thirty days in any twelve-month period shall not be regulated by this chapter.

A. Residential Zones. Shipping containers are not allowed in residential zones (R-1, R-2, R-3, R-4, and R-5). A temporary permit for a shipping container may be obtained for containers used ancillary to a project with a valid residential compliance certificate permit. A temporary permit may allow placement of a container at a residential building site for up to one hundred eighty days for temporary storage after the building permit is issued. The temporary permit cannot be extended.

B. Industrial Zone.

1. Shipping containers are allowed in industrial zones (M-1, M-2, M-3); provided, that the use is in conformance with current permitted zoning uses. Placement of a shipping container for permanent or semi-permanent use shall require a building permit and shall have an engineered foundation and meet all other codes for placement on the property.

2. Shipping containers are not allowed on industrially zoned properties on which the primary use is a nonconforming residential use unless a temporary permit is obtained.

C. Commercial Zones and Central Business District.

1. Shipping containers are allowed in the commercial zones (C-1, C-2) and central business district (C-3), provided said containers:

a. Are screened with sight-obscuring fencing or landscaping approved by the zoning administrator; and

b. Are being used as a shipping container and that all applicable Department of Transportation (DOT) licenses for the containers are active and valid. The city may require proof of active DOT licenses; and

c. Are not permanently installed.

2. Shipping containers are not allowed in the central business district or mixed commercial zone when the primary use is a nonconforming residential use. A city right-of-way permit for a shipping container may be obtained or containers used ancillary to a project with a valid city permit. A temporary permit may allow placement of a container at a building site for up to one hundred eighty days for temporary storage after the building permit is issued. The temporary permit cannot be extended.

D. Shipping containers are allowed on construction sites in the central business district, commercial, and industrial zones where there is an active building permit if ancillary to a project with a valid commercial building permit. A temporary permit may allow placement of a container at a commercial building site for up to one year for temporary storage after the building permit is issued. The temporary placement permit may be extended up to an additional one hundred eighty days by the zoning administrator.

E. Look-alike shipping container buildings or metal buildings marketed as "containers" or "portable storage units" are regulated as shipping containers to which this section shall apply.

F. Placing a shipping container on a city street or right-of-way is not allowed without a right-of-way obstruction permit and approval from the city engineer.

G. Temporary signs on containers must follow Zoning Code Section 17.16.110.

(Ord. No. 1261, § 1, 2-1-2021)

Humboldt, Iowa

CHAPTER 154

TEMPORARY STORAGE CONTAINERS

154.01 Purpose
154.02 Definitions
154.03 Restrictions for On-Site Storage Containers on Residential Properties
154.04 Permit Required
154.05 Current Violations
154.06 Conflicts
154.07 Violations - Penalties

154.01 PURPOSE.
The purpose of this chapter is to regulate the placement within the City of certain On-Site Storage Containers that are designed and intended to be used for commercial storage, or for the transportation of goods or other cargo, in order to protect the public health, safety, and welfare, and promote aesthetics on residential properties in the City of Humboldt.

154.02 DEFINITIONS.
For purposes of this chapter, the term "On-Site Storage Container" shall mean:

1. Any container or vessel designed for or used in the packing, storage, shipping, movement or transportation of cargo, freight, goods, equipment, or commodities; and/or

2. Any container or vessel designed to be, or capable of being, mounted or moved by rail, truck, or ship by means of being mounted on a chassis or other transport device, including portable on-site storage containers, or units having similar characteristics;

3. Any railroad cars, truck vans, converted mobile homes, trailers, recreational vehicles, bus bodies, vehicles, and similar pre-fabricated items originally built for purposes other than the storage of goods and materials.

154.03 RESTRICTIONS FOR ON-SITE STORAGE CONTAINERS ON RESIDENTIAL PROPERTIES.
1. An On-Site Storage Container shall not be considered to be an "Accessory Building: under Chapter 165.

2. No On-site Storage Container shall be permitted in any residentially-zoned district of the City, or on any property within the City used for residential purposes.

3. Notwithstanding the provisions set forth in Subsection (1) of this section, the temporary placement of storage containers and/or portable On-Site Storage Containers on residentially-zoned properties, or on properties the primary use of which are residential, for the limited purpose of loading and unloading household contents shall be permitted for a period of time not exceeding 14 days in any one calendar year.

4. Notwithstanding the provisions set forth in Subsection (2) of this section, licensed and bonded contractors may use On-Site Storage Containers for the temporary location of an office, or the temporary storage of equipment, and/or materials during construction which is taking place on the property where the cargo container is located, if the use of the cargo container is authorized pursuant to a City permit under §154.04 below.

154.04 PERMIT REQUIRED.
1. A building permit is required prior to placement of an On-Site Storage Container larger than 200 square feet in area. The proposed On-Site Storage Container must be accessory to the permitted use of the property, and shall meet the setback requirements of the underlying zone.

2. In the event the On-Site Storage Container is to be used by a licensed and bonded contractor for the temporary location of an office, or the temporary storage of equipment, and/or materials during construction which is taking place on the property where the cargo container is located, residential or otherwise, a special permit may be issued by the City Administrator for the time period required for the project.

3. Storage Containers shall not be stacked above the height of a single container, except within the light industrial zone, and only in the rear yard of the property.

4. On-Site Storage Containers shall be kept free of all alpha-numeric signage and writing other than to identify the owner of a leased storage container.

5. As a condition of placement, On-Site Storage Containers may be required to be fenced or screened from abutting properties and/or rights-of-way pursuant to the provisions of the underlying zoning regulations.

6. On-Site Storage Containers shall be in an approved designated area and on the same property as the principal use and be included in the calculation of overall lot coverage.

7. On-Site Storage Containers shall not occupy required off-street parking, loading, or landscaping areas.

8. Materials stored within Storage Containers are subject to inspection and approval by local and State fire officials.

154.05 CURRENT VIOLATIONS.
All owners of property within the City shall have 120 days from the effective date of the Ordinance codified in this chapter to bring properties which currently contain On-Site Storage Containers that are in violation of the terms of this chapter, into full compliance.

154.06 CONFLICTS.
In the event any conflict exists between the provisions of this chapter and other currently existing provisions of the Humboldt City Code or other ordinances of the City, the terms and provisions of this chapter shall take precedence and to the extent of any such conflict, the terms and conditions of any existing provisions of the Humboldt City Code or other ordinance of the City shall be and hereby are amended insofar as necessary to conform to the provisions of this chapter.

154.07 VIOLATION – PENALTIES.
A violation of the provisions of this Chapter shall be deemed to be a municipal infraction pursuant to Iowa Code §364.22, and subject to enforcement and remedial action as permitted thereunder.

October 31, 2023

Esteemed City Council,

Per discussions by the Planning and Zoning Commission I, David Kral, am recommending the following code addition which would prohibit usage of shipping containers for accessory use on residential zoned properties:

First section would be defining shipping containers as such in Appendix A – Zoning – Section 104 Defintions:

Shipping containers - include standardized reusable vessels that were:

1. Originally designed for or used in the parking, shipping, movement or transportation of freight, articles, goods or commodities; and/or

2. Originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport device. This definition includes the terms "transport containers" and "portable site storage containers" having a similar appearance to and similar characteristics of shipping containers.

3. INTERMODAL SHIPPING CONTAINER, as defined in IBC 2021 Edition - A six-sided steel unit originally constructed as a general cargo container used for the transport of goods and materials.

Then adding to sections 202.2 and 203.2 and 204.2 and 205.2 which the "Permitted accessory uses and structures" sections of R-1, R-2, R-3, and R-4 zones (202.2 example shown):

202.2.
Permitted accessory uses and structures.
1~~~9
10. Shipping containers and other similar storage units do not qualify as accessory buildings on residentially zoned properties and are prohibited.

20 2nd Ave. S.W.
Oelwein, Iowa 50662

buildingadmin@CityofOelwein.org
www.CityofOelwein.org

Phone: (319) 283-5862
Fax: (319) 283-4032

City of OELWEIN
The one and only!
COMMUNITY DEVELOPMENT

Planning and Zoning discussed the following points:

-General allowance of storage containers on residential property either as additions able to be resided in or accessory storage. P&Z decided to only add code to prohibit accessory and not primary use. This is based on the concept of a home or other primary usage, such as the Depot Park buildings, have a directly engineered design and adherence to modern building code for their install as opposed to someone simply having a container delivered and dropped off in their backyard as a storage shed.

-City has adopted IRC and IBC 2021 versions. In each version they reference specific standards of allowing the use of shipping containers as storage or habitable structure. It is very in depth and confusing for anyone who is not an engineer. Main referable sections being IBC 3115 (https://codes.iccsafe.org/content/IBC2021P1/chapter-31-special-construction#IBC2021P1_Ch31_Sec3115) which cross references multiple other sections of code. The primary requirement we have looked for is paint/weather protection, foundation, and anchorage. None of these requirements have been met historically and end up as points of contention.

-We discussed, in depth, adding to zoning code that any use of a shipping container on residential property shall be properly finished/painted and be set on a permanent foundation. Foundations potentially being cement slab with proper footings, or cement pillars, and the ability to properly anchor the container, not just set on top of gravel or ground. We discussed the calculations that would need to go into what would be considered a proper foundation based on the weight of the containers and the difficulty making those calculations properly.

-Discussion revolving around neighboring communities and how they handle shipping containers. Many neighboring communities do ***not*** allow shipping containers as permanent structures. Some allow it based on major modifications such as permanent foundation, anchorage, lighting, paint, roofing, and ventilation. Some have maximum sizes allowed as well. Discussed that you could theoretically purchase a 40' long storage container. Discussed the blighted appearance that most unfinished and older containers have and that it isn't a desirable appearance.

-David Kral
Building Official/Zoning Administrator

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Oelwein, Iowa 50662

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www.CityofOelwein.org

Phone: (319) 283-5862
Fax: (319) 283-4032

Grundy Center, Iowa

CHAPTER 154

TEMPORARY STORAGE CONTAINERS

154.01 Purpose
154.02 Definitions
154.03 Restrictions for On-Site Storage Containers on Residential Properties
154.04 Permit Required
154.05 Current Violations
154.06 Conflicts
154.07 Violations - Penalties

154.01 PURPOSE. The purpose of this chapter is to regulate the placement within the City of certain On-Site Storage Containers that are designed and intended to be used for commercial storage, or for the transportation of goods or other cargo, in order to protect the public health, safety, and welfare, and promote aesthetics on residential properties in the City.

154.02 DEFINITIONS. For purposes of this chapter, the term "On-Site Storage Container" shall mean:

1. Any container or vessel designed for or used in the packing, storage, shipping, movement or transportation of cargo, freight, goods, equipment, or commodities; and/or

2. Any container or vessel designed to be, or capable of being, mounted or moved by rail, truck, or ship by means of being mounted on a chassis or other transport device, including portable on-site storage containers, or units having similar characteristics;

3. Any railroad cars, truck vans, converted mobile homes, trailers, recreational vehicles, bus bodies, vehicles, and similar pre-fabricated items originally built for purposes other than the storage of goods and materials.

154.03 RESTRICTIONS FOR ON-SITE STORAGE CONTAINERS ON RESIDENTIAL PROPERTIES.

1. An On-Site Storage Container shall not be considered to be an "Accessory Building: under Chapter 165.

2. No On-site Storage Container shall be permitted in any residentially-zoned district of the City, or on any property within the City used for residential purposes.

3. Notwithstanding the provisions set forth in Subsection (1) of this section, the temporary placement of storage containers and/or portable On-Site Storage Containers on residentially-zoned properties, or on properties the primary use of which are residential, for the limited purpose of loading and unloading household contents shall be permitted for a period of time not exceeding 90 days in any one calendar year.

4. Notwithstanding the provisions set forth in Subsection (2) of this section, licensed and bonded contractors may use On-Site Storage Containers for the temporary location of an office, or the temporary storage of equipment, and/or materials during construction which is taking place on the property where the cargo container is located, if the use of the cargo container is authorized pursuant to a City permit under §154.04 below.

154.04 PERMIT REQUIRED.

1. A building permit is required prior to placement of an On-Site Storage Container larger than 200 square feet in area. The proposed On-Site Storage Container must be accessory to the permitted use of the property, and shall meet the setback requirements of the underlying zone.

2. A permit will be required for temporary storage containers in accordance with sub-section 154.03 above. Permits will be available at City Hall & will need to be approved by both the Compliance Officer & City Council prior to placement of the temporary Storage Container.

3. In the event the On-Site Storage Container is to be used by a licensed and bonded contractor for the temporary location of an office, or the temporary storage of equipment, and/or materials during construction which is taking place on the property where the cargo container is located, residential or otherwise, a special permit may be issued by the City Administrator for the time period required for the project.

4. Storage Containers shall not be stacked above the height of a single container, except within the light industrial zone, and only in the rear yard of the property.

5. On-Site Storage Containers shall be kept free of all alpha-numeric signage and writing other than to identify the owner of a leased storage container.

6. As a condition of placement, On-Site Storage Containers may be required to be fenced or screened from abutting properties and/or rights-of-way pursuant to the provisions of the underlying zoning regulations.

7. On-Site Storage Containers shall be in an approved designated area and on the same property as the principal use and be included in the calculation of overall lot coverage.

8. On-Site Storage Containers shall not occupy required off-street parking, loading, or landscaping areas.

9. Materials stored within Storage Containers are subject to inspection and approval by local and State fire officials.

154.05 CURRENT VIOLATIONS. All owners of property within the City shall have 120 days from the effective date of the Ordinance codified in this chapter to bring properties which currently contain On-Site Storage Containers that are in violation of the terms of this chapter, into full compliance. Unless said property owners were "grand-fathered" into compliance prior to passage of said Ordinance by City Council motion.

154.06 CONFLICTS. In the event any conflict exists between the provisions of this chapter and other currently existing provisions of the City Code or other ordinances of the City, the terms and provisions of this chapter shall take precedence and to the extent of any such conflict, the terms and conditions of any existing provisions of the City Code or other ordinance of the City shall be and hereby are amended insofar as necessary to conform to the provisions of this chapter.

154.07 VIOLATION – PENALTIES. A violation of the provisions of this Chapter shall be deemed to be a municipal infraction pursuant to Iowa Code §364.22, and subject to enforcement and remedial action as permitted thereunder.

Belmond, Iowa

ORDINANCE NO. 450

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BELMOND, IOWA, BY ADDING CHAPTER 161 PERTAINING TO TEMPORARY PORTABLE STORAGE CONTAINERS.

Be It Enacted by the City Council of the City of Belmond, Wright County, Iowa:

SECTION 1. The Code of Ordinances of the City of Belmond, Iowa, is amended by adding Chapter 161, which is hereby added as follows:

161.01 PURPOSE. The purpose of this chapter is to regulate the placement within the City of certain On-Site Storage Containers that are designed and intended to be used for commercial storage, or for the transportation of goods or other cargo, in order to protect the public health, safety, and welfare, and promote aesthetics on residential properties in the City of Belmond, Wright County, Iowa.

161.02 DEFINITIONS. For purposes of this chapter, the term "On-Site Storage Container" shall mean:

a) Any container or vessel designed for or used in the packing, storage, shipping, movement or transportation of cargo, freight, goods, equipment, or commodities; and/or
b) Any container or vessel designed to be, or capable of being, mounted or moved by rail, truck, or ship by means of being mounted on a chassis or other transport device, including portable on-site storage containers, or units having similar characteristics; and/or
c) Any railroad cars, truck vans, converted mobile homes, trailers, recreational vehicles, bus bodies, vehicles, and similar pre-fabricated items originally built of purposes other than the storage of goods and materials.

161.03 RESTRICTIONS ON ON-SITE STORAGE CONTAINERS ON RESIDENTIAL PROPERTIES.

a) An On-Site Storage Container shall not be considered to be an "Accessory Building" under Chapter 165.
b) No permanent On-Site Storage Container shall be permitted in any residentially-zoned district of the City, or on any property within the City used for residential purposes.
c) Notwithstanding the provisions set forth in subsection (a) on this section, the temporary placement of storage containers and/or portable On-Site Storage Containers on residentially-zoned properties, or on properties the primary use of which are residential, for a limited purpose of loading and unloading household contents shall be permitted for a period of time not to exceed thirty (30) days within any one calendar year.
d) Notwithstanding the provisions set forth in subsection (b) of this section, licensed and bonded contractors may use On-Site Storage Containers for the temporary location of an office, or the temporary storage of equipment, and/or materials during construction which is taking place on the property where the cargo container is located, if the use of the cargo container is authorized pursuant to a City permit under section 161.04 below.

161.04 PERMIT REQUIRED

a) A building permit is required prior to placement of an On-Site Storage Container larger than two hundred (200) square feet in area. The proposed On-Site Storage Container must be accessory to the permitted use of the property, and shall meet the setback requirements of the underlying zone.
b) In the event the On-Site Storage Container is to be used by a licensed and bonded contractor for the temporary location of an office, or the temporary storage of equipment, and/or materials during construction which is taking place on the property where the cargo container is located, residential or otherwise, a special permit may be issued the City Manager for the time period required for the project.
c) Storage Containers shall not be stacked above the height of a single container except within the industrial zone, and only in the rear yard of the property.
d) On-Site Storage Containers shall be kept free of all alpha-numeric signage and writing other than to identify the owner of a leased storage container.
e) As a condition of placement, On-Site Storage Containers may be required to be fenced or screened from abutting properties and/or right-of-ways pursuant to the provisions of the underlying zoning regulations.
f) On-Site Storage Containers shall be in an approved designated area and on the same property as the principal use.
g) On-Site Storage Containers shall not occupy off-street parking.
h) Materials stored within On-Site Storage Containers are subject to inspection and approval by local and state fire officials.
i) Permit Fee: A permit fee, as set by Resolution of the City Council, shall be imposed.

161.05 CURRENT VIOLATIONS. All owners of property within the City shall have one hundred-twenty (120) days from the effective date of the Ordinance codified in this chapter to bring properties which currently contain On-Site Storage Containers that are in violation of the terms of this chapter, into full compliance.

161.06 VIOLATIONS - PENALTIES. A violation of the provisions of this Chapter shall be deemed to be a municipal infraction pursuant to the Iowa Code Section 364.22, and subject to enforcement and remedial action as permitted thereunder.

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

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on the 03rd day of September, 2019 and approved this 03rd day of September, 2019.

Frank Beminio, it's Mayor

ATTEST:

Darrel Steven Carlyle, City Clerk

First Reading: August 05, 2019
Second Reading August 19, 2019
Third Reading September 03, 2019

CLERK'S CERTIFICATE

I hereby certify that the foregoing Ordinance No. 450 was published as required by law on the 12th day of September, 2019.

Darrel Steven Carlyle, City Clerk

Carroll, Iowa

ORDINANCE NO. 2405

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CARROLL, IOWA, BY ADDING A NEW SECTION LIMITING THE USE OF TEMPORARY PORTABLE STORAGE CONTAINERS WITHIN THE CORPORATE LIMITS OF THE CITY OF CARROLL

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

SECTION 1. NEW SECTION. The Code of Ordinances of the City of Carroll, Iowa, is amended by adding a new Section 170.39 in Chapter 170 entitled "Temporary Portable Storage Containers", which is hereby adopted to read as follows:

170.39 TEMPORARY PORTABLE STORAGE CONTAINERS

1. Definition

   "Temporary Portable Storage Container" shall be defined as: a container primarily fabricated for the purpose of transporting freight or goods on a truck, railroad or ship, including cargo containers, shipping containers, storage units, or other portable structures that are placed on private property and used for storage of items, including, but not limited to, clothing, lawn and garden materials, lawnmowers, snowblowers, other equipment, goods, household or office furnishings, materials and merchandise. Temporary Portable Storage Containers shall also include, but not limited to storage box shipping containers, storage moving "pods", or any other similar portable storage containers, whether with or without wheels, and whether with or without a chassis.

2. Districts

   A. Residential Districts: The use of Temporary Portable Storage Containers in a Residential District including RB-1 and P.U.D. Districts is prohibited, except for the following uses:

      1. A single Temporary Portable Storage Container may be used in all residential zoning districts when a building permit has been issued for construction of a residential unit on that parcel. The Temporary Portable Storage Container shall be allowed on residential parcels during construction only. The Temporary Portable Storage Container shall be removed within ten (10) days after final building inspection by the City Building Officials upon completion of the residential unit or ten (10) days after the end of the construction period, whichever comes first.

      2. No Temporary Portable Storage Container shall be permitted on a vacant parcel unless the vacant parcel is adjacent to the parcel where a construction or remodel project has been issued a building permit by the City Building Officials.

      3. Temporary Portable Storage Container may be allowed on a residential parcel for a period not to exceed ten (10) days, if requested, and said request is allowed by building and zoning officials.

      4. Temporary Portable Storage Containers shall not impede traffic or pedestrians. No Temporary Portable Storage Container shall be located in a

circulation aisle/lane, fire access lane, public utility easement or public right-of-way, including streets, sidewalks, and parks.

5. Temporary Portable Storage Containers shall not be considered an accessory building and shall not be allowed as such.

B. Business Districts: The use of Temporary Portable Storage Containers in any Business District is prohibited, except for the following:

1. Temporary Portable Storage Containers may be used for shipping and receiving merchandise and goods, provided that the Temporary Portable Storage Container does not remain stationary for more than five (5) days.

2. Temporary Portable Storage Containers may be used for storing merchandise or goods, including long-term storage, provided that the Temporary Portable Storage Container is not kept in the front setback area or landscaped area, designated parking areas, fire access lanes, or public right-of-way.

Any property used as residential in a Business District and is a nonconforming use in the Business District shall be prohibited from the use of a Temporary Portable Storage Container on that property and is subject to Section 170.39(2)(A) above.

3. Temporary Portable Storage Containers may be used for construction or remodeling purposes when a building permit has been issued for construction on a parcel. The Temporary Portable Storage Container shall be allowed during construction only. The Temporary Portable Storage Container shall be removed within ten (10) days after final building inspection by the City Building Officials upon completion of the business unit or ten (10) days after the end of the construction period, whichever comes first. No Temporary Portable Storage Container shall be permitted on a vacant parcel unless the vacant parcel is adjacent to the parcel where a construction or remodel project has been approved by the City Building and Zoning Officials.

4. Temporary Portable Storage Containers shall not impede traffic or pedestrians. No Temporary Portable Storage Container shall be placed or located in a circulation aisle/lane, fire access lane, public utility easement or public right-of-way, including streets, sidewalks, and parks.

C. Industrial Districts: The use of a Temporary Portable Storage Container is permissible in all industrial districts, provided they are not stored on public rights-of-way, in fire access lanes, in landscaped or front setback areas.

1. Temporary Portable Storage Containers shall not impede traffic or pedestrians. No Temporary Portable Storage Container shall be placed or located in a circulation aisle/lane, fire access lane, public utility easement or public right-of-way, including streets, sidewalks, and parks.
2. Any property used as residential in an Industrial District and is a nonconforming use in the Industrial District shall be prohibited from the use of a Temporary Portable Storage Container on that property and is subject to Section 170.39(2)(A) above.

3. Vertical stacking of Temporary Portable Storage Containers and stacking of any other materials on top of or around any Temporary Portable Storage Container shall be prohibited in all residential districts. Vertical stacking of Temporary Portable Storage

Containers in business and industrial districts shall be allowed but limited to two containers, one stacked on top of another. Stacking of any other materials on top or around Temporary Portable Storage Containers shall be prohibited.

4. In all zoning districts, Temporary Portable Storage Containers must be kept in good repair, be secured against unauthorized entry and comply with City health regulations.
   A. A Temporary Portable Storage Container is not in a state of good repair when it is incapable of being moved intact, holes in the container exist due to damage or rust, or it has been infested with vermin or other pests, has lapsed into disrepair or deterioration, or has been desecrated with graffiti to the point it becomes an eyesore to the public.
   B. Any Temporary Portable Storage Container that is not in the state of good repair must be removed immediately.
5. Temporary Portable Storage Containers used for construction purposes must be approved by the City Building and Zoning Officials prior to placement when used during construction or remodel purposes for less than twelve (12) months.
6. A Temporary Portable Storage Container shall not be used as a dwelling or living quarters, nor for camping, cooking or recreation purposes for any amount of time in any zoning district.
7. Any Temporary Portable Storage Container existing on any property in the City of Carroll on the date of final passage of this ordinance shall be removed from such property or be brought into compliance with the provisions of this section within thirty (30) days of final passage of this ordinance.

SECTION 2. REPEALER. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudicated invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of the City of Carroll, on this 11th day of March, 2024.

/s/Gerald H. Fleshner, Mayor

ATTEST:
/s/Laura Schaefer, Clerk

2024 Building Permit Totals (As of 5/13/24)

Single Family Homes: 7	Total Valuation: $ 2,610,723.00
Commercial Construction: 3	Total Valuation: $ 681,385.18
Twin Homes: 0	Total Valuation: $ 0
Home Improvement Permits: 39	Total Valuation: $ 591,736.76
Trade Permits: 68	
Sidewalk & Driveway Permits: 7	
Burn Permits: 0	
Temp CO's: 5	
Sign Permits: 0	
Total Permits:	Total Valuation: $3,883,884.94

2023 Building Permit Totals

Single Family Homes: 19	Total Valuation: $ 8,627,582
Commercial Construction: 6	Total Valuation: $ 4,095,574.06
Twin Homes: 0	Total Valuation: $ 0
Home Improvement Permits: 123	Total Valuation: $ 1,978,780.47
Trade Permits: 163	
Sidewalk & Driveway Permits: 10	
Burn Permits: 3	
Temp CO's: 2	
Sign Permits: 8	
Total Permits:	Total Valuation: $14,701,936.53

2022 Building Permit Totals

Single Family Homes: 27	Total Valuation: $9,867,566
Commercial Construction: 6	Total Valuation: $5,622,675.96
Twin Homes: 10	Total Valuation: $2,598,814
Home Improvement Permits: 97	Total Valuation: $683,267.20
Trade Permits: 256	
Sidewalk & Driveway Permits: 26	
Burn Permits: 2	
Temp CO's: 5	
Sign Permits: 13	
Total Permits: 442	Total Valuation: $18,772,323.16

2021 Building Permit Totals

Single Family Homes: 39	Total Valuation: $10,353,699.35
Commercial Construction: 5	Total Valuation: $3,776,258.73
Twin Homes: 0	Total Valuation: $0
Home Improvement Permits: 142	Total Valuation: $1,567,831.60
Trade Permits: 239	
Sidewalk & Driveway Permits: 11	
Burn Permits: 1	
Temp CO's: 9	
Sign Permits: 18	
Total Permits: 464	Total Valuation: $15,697,789.68

2020 Building Permit Totals

Single Family Homes: 41	Total Valuation: $11,940,926
Commercial Construction: 4	Total Valuation: $ 2,192,091
Twin Homes: 4	Total Valuation: $1,020,168
Home Improvement Permits: 147	Total Valuation: $2,110,160.15
Trade Permits: 243	
Sidewalk & Driveway Permits: 12	
Burn Permits: 0	
Temp CO's: 14	
Sign Permits: 7	
Total Permits:	Total Valuation: $17,263,345.15

Amy Kaplan

From: streetsupt@huxleyiowa.org
Sent: Tuesday, April 16, 2024 12:49 PM
To: Amy Kaplan
Subject: RE: Westview Plat 3---No Parking Signs

As lots start to get homes completed on them we have been putting them up, usually not till sod is put in due to construction equipment running them over

From: Amy Kaplan <akaplan@huxleyiowa.org>
Sent: Tuesday, April 16, 2024 12:44 PM
To: streetsupt@huxleyiowa.org
Subject: Westview Plat 3---No Parking Signs

Hi Mat—

P&Z asked last night when no parking signs will be installed at Westview Plat 3.

Is this going to happen? If so, do you have a timeline for this?

Thanks!

Amy Kaplan
Utilities & Zoning Clerk
City of Huxley
515 N Main Huxley IA 50124
515-597-2561 EXT: 202

Pay your utilities here: https://www.govpaynow.com/gps/user/plc/9087

Pay other fees online: https://www.govpaynow.com/gps/user/plc/9088

Moving In? Utility App: https://huxley.ria.revize.com/forms/6958

Moving out? Final Read Request: https://huxley.ria.revize.com/forms/6959

Sign up for Automatic Withdrawal: https://huxleyiowa.org/departments/utilities/index.php