

CITY OF HUXLEY

MONDAY ** JANUARY 29, 2018 ** CITY HALL ** 7:00 P.M.

HUXLEY CITY COUNCIL CHAMBERS

A SESSION OF THE CITY OF HUXLEY'S PLANNING AND ZONING COMMISSION

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF HUXLEY, IOWA, WILL MEET IN THE HUXLEY CITY COUNCIL CHAMBERS, 515 NORTH MAIN AVE., HUXLEY, IOWA, AT 7:00 P.M. ON MONDAY THE 13TH DAY OF NOVEMBER, 2017 TO CONSIDER THE MATTERS ENUMERATED IN THE AGENDA BELOW:

1.0) ROLL CALL

COMMISSION AGENDA ITEMS:

2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:

2.1) November 13, 2017 – Meeting

3.0) PUBLIC HEARING: NONE

4.0) DISCUSSION AND RECOMMENATION ITEMS:

4.1) DISCUSSION AND POSSIBLE RECOMMENDATION ON SITE PLAN FOR VILLAS @ 315 ON EAST FIRST STREET.

- PRESENTATION
- DISCUSSION
- RECOMMENDATION

4.2) DISCUSSION AND POSSIBLE RECOMMENDATION ON SITE PLAN FOR LOT 3, HUXLEY INDUSTRIAL PARK.

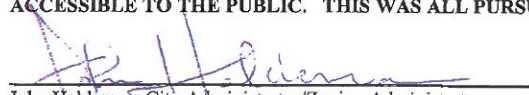
- PRESENTATION
- DISCUSSION
- RECOMMENDATION

5.0) MISCELLANEOUS

6.0) COMMENTS AND UPDATES

7.0) ADJOURNMENT

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


John Haldeman, City Administrator/Zoning Administrator

PLANNING AND ZONING

NOTES



FOR
JANUARY 29, 2018

Calendar of Upcoming Meetings of Interest;

FEBRUARY 13, 2018 ... HUXLEY CITY COUNCIL MEETING 6:00 P.M.
FEBRUARY 19, 2018 CITY HOLIDAY – PRESIDENTS DAY
FEBRUARY 27, 2018 HUXLEY CITY COUNCIL MEETING 6:00 P.M.

COMMISSION ITEMS:

2.1) Minutes from the November 13, 2017 P&Z meeting are in your packet.

3.0) Public Hearing; NONE

4.0) DISCUSSION AND POSSIBLE ACTION

4.1) DISCUSSION AND POSSIBLE RECOMMENDATION ON SITE PLAN FOR
VILLAS @ 315 ON EAST FIRST STREET.

- PRESENTATION
- DISCUSSION
- RECOMMENDATION

4.2) DISCUSSION AND POSSIBLE RECOMMENDATION ON SITE PLAN FOR
LOT 3, HUXLEY INDUSTRIAL PARK.

- PRESENTATION
- DISCUSSION
- RECOMMENDATION

Enclosed with these agenda items are the review letters. Also, there are reduced versions of the site plans attached. I am putting larger copies at the Council table where you sit that you can stop in and look at prior to the meeting.

The Villas is a different development. We touched on this development once or twice as it was making its way to the meeting. We will be discussing private or public ownership of water service.

If Roger or Gordy want to be part of the meeting we can hook you up.

5.0) Miscellaneous

6.0) Comments/Adjournment



Planning and Zoning Commission Minutes

Monday October 2, 2017
Huxley Council Chambers
7:00 P.M.

1.0) CALL TO ORDER AND ROLL CALL:

Chairman Roger Bierbaum called the P&Z Meeting to order at 7:00 PM. P&Z members present:

Roger Bierbaum	<input checked="" type="checkbox"/>	Larry Wilson	<input checked="" type="checkbox"/>
Cheryl Patterson	<input checked="" type="checkbox"/>	Mark Johnson	<input checked="" type="checkbox"/> arrived at 7:03 PM
Mike Schonhorst	<input type="checkbox"/>	Nate Easter	<input checked="" type="checkbox"/>
Gordon Mosher	<input checked="" type="checkbox"/>		

Staff present: John Haldeman, Zoning Administrator
Amy Kaplan, Zoning Clerk

Consultants present: Jim Nervig, City Attorney
Jeremy Enano, City Engineer

Guests present: Ben Jensen, Jim Elliott, Brent Culp, Mindy Bryngelson, Mack Mattke, Luke Wall,
Don Van Houweling, Rob Crawford, Dan Novelli

COMMISSION AGENDA ITEMS:

2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETING:

- 2.1) **JULY 12, 2017 REGULAR MEETING** - Motion by Easter and seconded by Wilson to approve minutes. Roll was taken. 5 AYE. 0 NAY

7:03 PM Mark Johnson entered the meeting.

3.0) PUBLIC HEARING: NONE

4.0) DISCUSSION AND RECOMMENDATION ITEMS:

- 4.1) **DISCUSSION AND POSSIBLE RECOMMENDATION ON SITE PLAN FOR INNOVATIVE TECHNOLOGY AT 1545 BLUE SKY BOULEVARD.** Discussion took place regarding the size of the structure and number of parking spaces. All comments by the City's review had been addressed. Motion by Mosher and seconded by Patterson to recommend approval of this site plan to City Council. 6 AYE 0 NAY.
- 4.2) **DISCUSSION AND POSSIBLE RECOMMENDATION ON SITE PLAN FOR CONTINENTAL MANUFACTURING CHEMIST (CMC) AT 1502 BLUE SKY BOULEVARD.** Discussion took place regarding the number of parking spaces and the evaluation of waste coming from this site. All comments by the City's review had been addressed. Motion by Patterson and seconded by Wilson to recommend approval of this site plan to City Council and to acknowledge that the board has looked at the number of parking spaces based on the number of employees. 6 AYE 0 NAY.

- 4.3) **DISCUSSION AND POSSIBLE RECOMMENDATION ON APPROVING AMENDMENT TO THE BULK REGULATIONS FOR LOT 53 IN PRAIRIE RIDGE PLAT 1 PUD.** Discussion took place regarding the reason for the change from one lot to six postage stamp lots. All comments by the City's review had been addressed. Void under building to be addressed and tested. Motion by Mosher and seconded by Johnson to recommend approval of this site plan to City Council.. 6 AYE 0 NAY.
- 4.4) **DISCUSSION AND POSSIBLE RECOMMENDATION FINAL PLAT FOR BLUE SKY COMMONS.** Discussion took place regarding if the lots can be adjusted to suit. It was asked about the wind generators and why they had not continued. It was pointed out that solar panels have passed wind generators as the preferable alternative energy source. The company that previously made wind generators no longer does. Motion by Easter and seconded by Patterson to recommend approval of this site plan to City Council as long as the items indicated by the attorney have been met and the letter of credit or bond is satisfied. 6 AYE 0 NAY.
- 4.5) **DISCUSSION AND POSSIBLE RECOMMENDATION FOR ORDINANCE AMENDING THE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT REGULATIONS OF SECTION 165.27 OF THE MUNICIPAL CODE OF THE CITY OF HUXLEY, IOWA, AND THE M-1 INDUSTRIAL DISTRICT REGULATIONS OF SECTION 165.30 OF THE MUNICIPAL CODE OF THE CITY OF HUXLEY, IOWA, TO AUTHORIZE SALE OR DISPLAY OF FIREWORKS AS A PERMITTED USE IN C-1, C-2, C-3 AND M-1 DISTRICTS.** Discussion took place regarding the definition of "display". Motion by Wilson to table the action to the next meeting to allow legal counsel to update the language. Seconded by Patterson. 6 AYE 0 NAY.
- 4.6) **DISCUSSION AND POSSIBLE RECOMMENDATION ON ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF HUXLEY, IOWA, BY AMENDING THE ZONING ORDINANCE TO ADD NEW SECTION 165.47 PROVIDING REGULATIONS FOR SOLAR ENERGY SYSTEMS.** Discussion took place regarding the future of solar energy and the impact to the neighbors of a home that has an 18-foot accessory structure. Motion by Wilson and seconded by Johnson to send the amended ordinance to council with the corrections as provided by John. 5 AYE (Bierbaum, Patterson, Wilson, Mosher, Johnson). 1 NAY (Easter).

5.0) MISCELLANEOUS

- 5.1) **RESIDENTIAL SUBDIVISION.** Dan Novelli with Kading came and spoke to the board about a condominium complex concept that is in the works on some land on the east side of New Horizons. Condos would be 1,008 square feet consisting of three-bedrooms, one bath and in-unit laundry.

6.0) COMMENTS AND UPDATES

- No updates on Kreg Tool
- Grading is in progress at Iron Bridge
- Another unit is being built at Bella Vista
- Water main has been installed at Iron Bridge
- Northview development is almost full
- Steve Quick is beginning phase 3 of his development

- Dickson Jensen is holding onto some land north of Centennial
- City of Huxley is waiting on lab results from CMC regarding what CMC would discharge into the wastewater system. Based on the results the City will determine if CMC will have a pre-treatment requirement.

7.0) **ADJOURNMENT** – Motion by Wilson to adjourn at 8:40 PM, seconded by Easter. 6 AYE. 0 NAY.

Amy Kaplan
Amy Kaplan, Zoning Clerk

Mike Schonhorst, Acting Chairman

Date of Approval



Planning and Zoning Commission Minutes

Monday November 13, 2017
Huxley Council Chambers
8:00 P.M.

1.0) CALL TO ORDER AND ROLL CALL:

Acting Chairman Mike Schonhorst called the P&Z Meeting to order at 8:00 PM. P&Z members present:

Roger Bierbaum	<input checked="" type="checkbox"/>	Larry Wilson	<input type="checkbox"/>
Cheryl Patterson	<input checked="" type="checkbox"/>	Joe Scott, new member	<input checked="" type="checkbox"/>
Mike Schonhorst	<input checked="" type="checkbox"/>	Nate Easter	<input checked="" type="checkbox"/>
Gordon Mosher	<input type="checkbox"/>		

Staff present: John Haldeman, Zoning Administrator

Consultants present: None

Guests present: Chris Gardner, Steve Domino

COMMISSION AGENDA ITEMS:

2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETING:

- 2.1) **OCTOBER 2, 2017 MEETING** - Motion by Nate Easter and seconded by Cheryl Patterson to approve minutes. Motion Carried Unanimously.

3.0) PUBLIC HEARING: NONE

4.0) DISCUSSION AND RECOMMENDATION ITEMS:

4.1) DISCUSSION AND POSSIBLE RECOMMENDATION ON THE CREATION OF THE IRON BRIDGE URBAN RENEWAL AREA.

Mike Schonhorst opened discussion regarding the creation of an Urban Renewal Area for the Iron Bridge Development. John Haldeman explained to the Commission the purpose of the Urban Renewal Area. He explained that TIF (Tax Increment Financing) was going to be used to assist with the Iron Bridge Development which necessitated the creation of this Urban Renewal Area.

Discussion took place as to what the TIF funds were going to be used for. John explained that is was going to be used to have defray some of the cost of 550th and the public infrastructure for the Iron Bridge Development.

Discussion then took place with regard to the role that the Commission has in this process. The Commission was to review the plan to see if it complied with the State Code and also how compatible it was with the City's Comprehensive Plan. John mention the email that he received from Larry Wilson. Larry was opposed to the creation of the District because he felt it did not meet the spirit of the Urban Renewal Law. His objection was noted and discussed. There has been changes to Chapter 403 since its conception and also another Chapter (Chapter 15A) was added to the Code.

It was concluded that the Urban Renewal Plan for Iron Bridge was in compliance and was compatible with the City of Huxley Comprehensive Plan.

With no further discussion, Cheryl Patterson moved to send this action to Council with a favorable recommendation. This was seconded by Joe Scott.. Roll call was taken and all present voted aye.

John Haldeman brought the Commission up to date on events happening in Huxley.

- 5.0) **ADJOURNMENT** – Motion by Bierbaum to adjourn at 8:32 PM, seconded by Easter. Motion carried unanimously.

Amy Kaplan, Zoning Clerk

Mike Schonhorst, Acting Chairman

Date of Approval

**VEENSTRA & KIMM, INC.**

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

January 26, 2018

Scott Renaud
Fox Engineering Associates, Inc.
1601 Golden Aspen Drive
Suite 103
Ames, Iowa 50010

HUXLEY, IOWA
HUXLEY INDUSTRIAL PARK LOT 3
SITE PLAN REVIEW

We have reviewed the revised site plan for Lot 3 of the Huxley Industrial Park and offer the following comments:

1. PEX is not allowed for the water service pipe material. The water service must be copper.
2. Please provide more information on the existing water main configuration on the west side of Main Avenue. The description given in the response does not match the layout shown on Sheet C1.2. There is a valve between the hydrant and the street that is not shown on the site plan. The City's preference is to have the water service connect into the main on the east side of Main Avenue. However, the City will consider the service connection on the west side of Main Avenue if more information is provided on the layout of the mains on the west side of Main Avenue.
3. The driveway approach needs to be tied into the street pavement as shown on the driveway detail on Sheet G3.1. This will require the removal of the street curb and gutter and not just the removal of the curb. The note on Sheet C1.1 should be changed to "CUT CURB AND GUTTER AS REQUIRED".
4. The pre-development existing curve number (CN) of 89 is too conservative. Based on the NRCS soil map contained in the Stormwater Management Plan the weighted pre-development CN number is $1.7\% [(78+89)/2] + 55.7\% [(85+89)/2] + 30.8\% (78) + 11.8\% [(85+89)/2] = 84$. Please use this value for the Stormwater Management Plan.

5. The Stormwater Management Plan calls out for a 10-inch inlet with an invert of 1049.00. This needs to be corrected on the detail on Sheet G3.1.
6. Provide spot elevations on the emergency overflow route from the detention basin to the street. Verify the stormwater will flow to the street and not onto the adjacent property to the north.
7. The stormwater detention basin needs to have a bottom slope of at least 1.5% or a concrete pave channel provided. See SUDAS Design Manual Section 2G-1 Par. F.1.b. The Pond Report in the Stormwater Management Plan will need to be adjusted accordingly.
8. Please verify the pond volume available. A rough scaled calculation of the detention basin volume does not show the volume equally 1,467 cf.

In addition to the above comments, please look into the following considerations:

1. Consider installing a ramp at the east sidewalk entrance to the parking lot.
2. Consider how gas and electric will be provided to the building. We are not aware that these services are available to this site.

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

VEENSTRA & KIMM, INC.



Forrest S. Aldrich

FSA:dml
45229-024

cc: John Haldeman, City of Huxley (e-mail)
Jeff Peterson, City of Huxley (e-mail)
Grant Tjernagel, Pro Commercial (e-mail)

Storm Water Pollution Prevention Plan

Existing and Information: See the Story County Bell Survey, SW Quarter of NE Quadrant of Section 20 of T82N, R24W. Farmland runoff available. Farmland data not runoff water quality is not available.

Location of surface water on site: Runoff drains to the Ballard Creek. There are no seepage basins on site.

Name of receiving stream: Ummatut tributaries to the Ballard Creek to South Slough River.

Construction methods: General and site-specific work was accomplished with bulldozers and excavators for

This Pollution Prevention Plan (PPP) is for the LOT 3, NOBLEY INDUSTRIAL PARK, Hefley, Iowa. This PPP covers approximately 1.0 acres with an estimated 1.0 acres being disturbed.

The PRP is located in an area of 2 types of soil: calcareous (L55 Nicollet loam and L1563 Carlton beam Brule moraine). Relatively few locations of typical alluvial, ditch grasses, and major structural and non-structural controls. A copy of work will show how adjacent drainage channels (unimproved floodplains) eventually to the lower River.

Potential sources of pollution: Storm water runoff, sewage treatment plant effluent, and other sources of pollution generated as a result of the work relate to site and landfill which may be incorporated as a result of a storm event. However, the PPP provides conveyance for other sources of pollution (e.g., storm water runoff, sewage treatment plant effluent, and other sources of pollution) that are not incorporated as a result of the work. These other operations have storm water runoff, the regulation of which is beyond the control of the pipe. Potentially the runoff can contain various pollutants related to site-specific land uses.

Examples:

Rural Agricultural Activities:
Runoff from agricultural land use can potentially contain chemicals including herbicides, pesticides, fungicides and fertilizers.

Commercial and Industrial Architects: Received two contracts, **Peckham** and **Commercial** had one other similar modification associated with the specific operation. Such operations are subject to potential future and split's which could be completed with or without the bid. Peckham associated with **Commercial** and **Industrial** activities are not readily available since they are typically proprietary.

Phase 2 - Control Satisfaction/Plan Design

(b) Subject European and Sediment Controls
The contractor shall install silt fences for temporary and permanent measures to be used for controlling erosion and sediment. Clearing and grading should not be started until a firm construction schedule is known and can be effectively coordinated with the grading and clearing activity.

The following Stabilization measures will be utilized:

anybody seeing - experts have to agree on it as quickly as possible. Under cover a certain permit no. 2, identified parts of the construction that will not be re-built for 21 days or more must have identification measures by the 14th day after the last disturbance. In the event of snow cover, identification measures must be lighted as soon as practicable thereafter.

Mulch—After seedling, mulch shall be installed in accordance with SUDAS specifications. Temperature verification may be used as mulch when permanent seeding is completed. Permanent seeding shall be utilized for erosion control until permanent seeding can be established.

Preservation of Natural Vegetation - Natural Vegetation shall be preserved where possible within the construction limits. Natural vegetation shall be disturbed outside of the construction limits.

Vegetative Strips - Vegetative strips may be utilized to allow travel vehicles and disposal equipment from disturbed areas.

Soil Retention Measures - Soil to be retained shall be topped with mulch and will have to be utilized to maintain soil erosion.

Eight-foot (6 ft) impasse - Minimum of eight-foot impasse is required to be re-spaced over disturbed areas that will be re-vegetated.

The following structural provisions will be utilized:
 811-Parade: Structures shall be placed adjacent to disabled areas on the downstream side to filter runoff and retain sediment. Additional fill from shall be provided at the discretion of the engineer.
 812-Roads: Will be installed as noted on the plans to prevent erosion and scouring.

(b) *Sequester other animals*
Disposal of construction fills with materials. The contractor will be responsible for making sure that all construction wastes are properly disposed of at facilities permitted to accept these wastes.

[illegible]

The contractor will also be responsible for ensuring that personnel from construction agencies, The Contractor shall take measures to ensure that personnel, machinery, staff, utilities, subject to existing health and safety regulations, are not exposed to any risk of injury or damage by application of a chemical dust suppressant. Dust from materials in place or in transit shall be generated under controlled conditions. All spraying and application of dust shall be adequately protected from dust. Existing and new equipment which may be adversely affected by dust shall be adequately protected.

(c) Inspection and maintenance plans. The Contractor will be responsible for installation and all associated costs of erection and dismantling equipment, including the cost of the crane, during the contract period. Details of control measures are shown on the plans.

The Owner will be responsible for filling out an inspection report for the fish. Inspectors will be scheduled every seven or nine days. The inspection report can be used to record catch data, maintenance, Any delays that may be required to correct deficiencies in the Storm Water Pollution Prevention Plan noted during an inspection should be made as soon as practical after an inspection but in no case later than 7 days after the inspection.

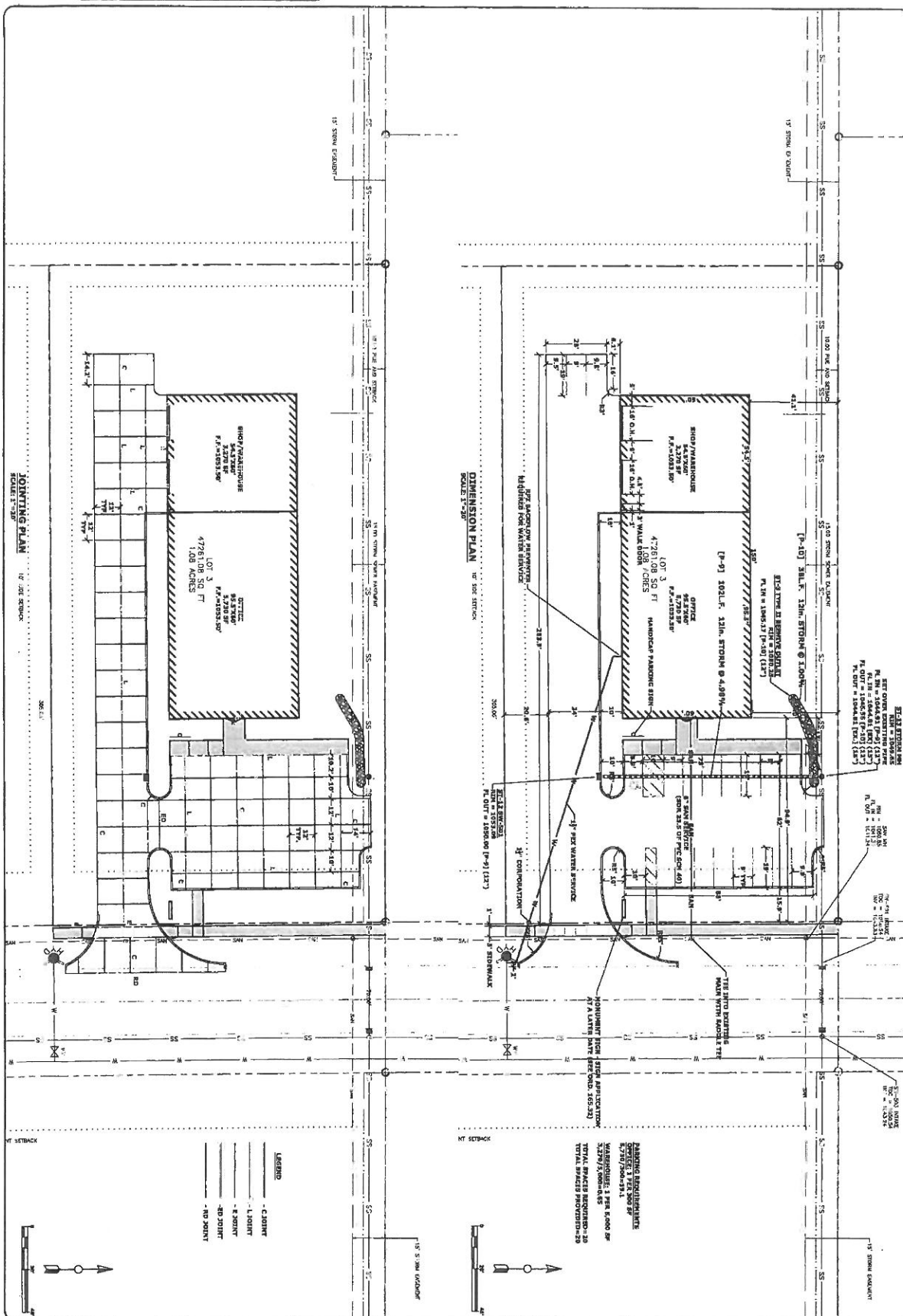
Participant Descriptions
Description of controls can be found in section (A) of the SWAPP. The controls will be members for subtyping investigations of the selected controls. The portion of determined controls

[illegible]

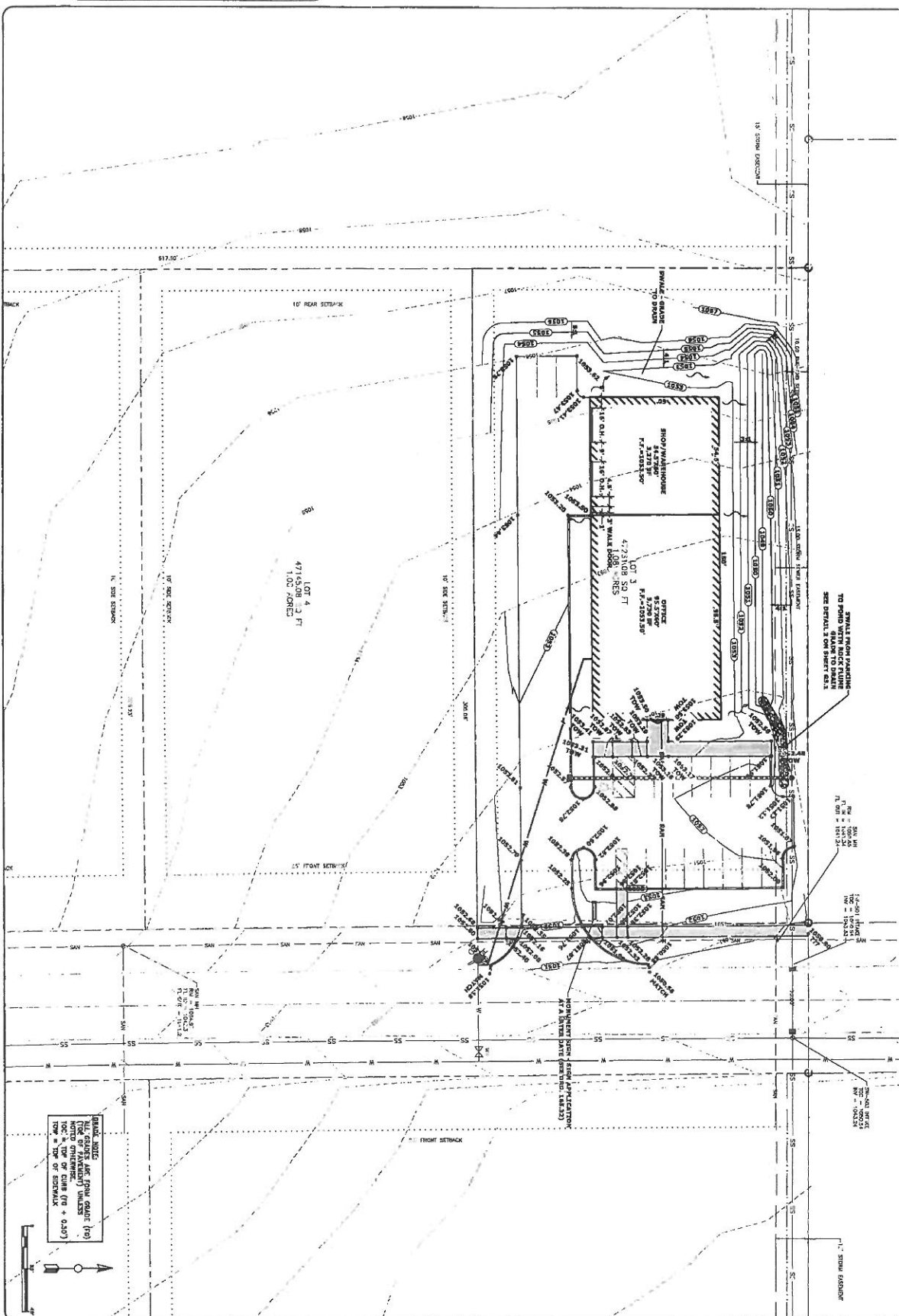
2. In addition and anticipated migration date of each word minimum.

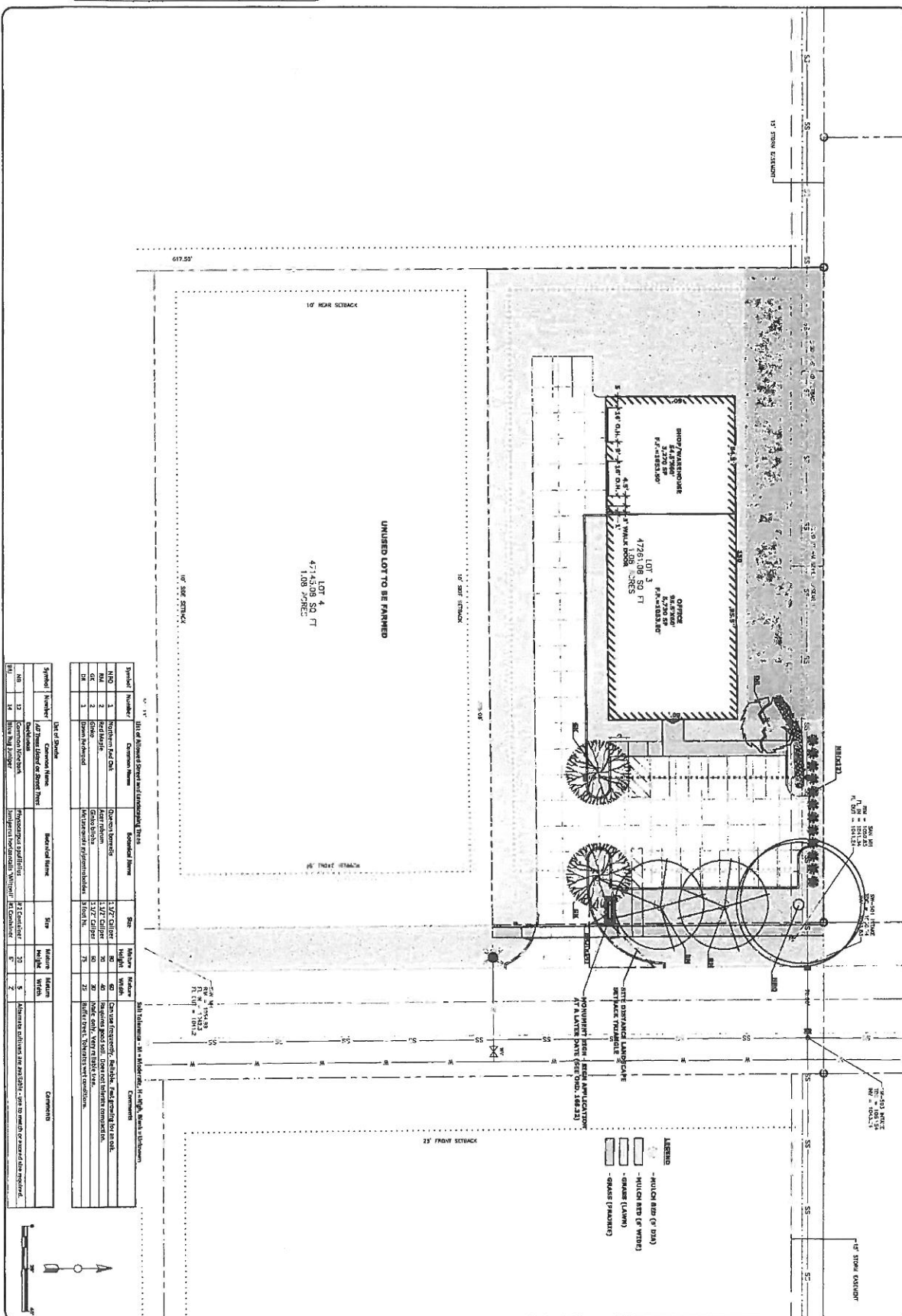
(

DRAWING TITLE		
LOT 3, HUXLEY INDUSTRIAL PARK, 405 SOUTH PARK AVENUE, HUXLEY, IOWA		
PROJECT NAME	LAYOUT NAME	DATE
405 SOUTH PARK AVENUE	LOT 3	1/24/19



FOOX engineering FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 Fax: (515) 233-0103		DATE: _____ REVISION: _____ BY: _____ DATE: _____ CHECKED: _____ DATE: _____ LATEST UPDATE: 1/24/19
---	--	---







VEENSTRA & KIMM, INC.

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

January 26, 2018

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

HUXLEY, IOWA
VILLAS @ 315
SITE PLAN

We have reviewed the revised site plan for the Villas @ 315 and find it acceptable with the following items that need to be considered by Planning & Zoning and the City Council:

1. (166.10.4) All water mains, including hydrants and hydrant leads, within the development are proposed to be public water mains. This does not include water services. Water services from the main to the residence will be private. Easements are to be shown on the final plat for the water mains. Easement documents will be prepared and submitted to the City and will stipulate the following:
 - a. The City will be responsible for the maintenance and repair of the water mains and hydrants.
 - b. The developer will be responsible for all replacement work beyond the water main including subgrade compaction and pavement replacement.

All other utilities within the development will be private including all sanitary and storm sewers. There needs to be a discussion on whether or not the City wants the water mains within the development to be public or private.

There are good arguments for this both ways. The private argument is there is precedence for this arrangement such as the mobile home park just to the west and the City does not have the expense of future maintenance costs. The public argument is that for better water quality it would be best to have the system looped (mobile home park has just one connection, Kading proposing three connections) and the City then has control over repairs to make sure the water supply is kept safe.

2. The developer is proposing to install a 10-foot wide trail on the east side of Deerwood Drive in lieu of a 5-foot wide sidewalk on the west side of Deerwood Drive. There are existing trees along the west property line next to the mobile home park that will make the installation of a sidewalk difficult in this area if the trees are to be protected.
3. If a trail is installed on the east side of Deerwood Drive then there needs to be a discussion on how the trail is connected to the Heart of Iowa Trail spur located just to the west of the southwest corner of the site.
4. The north end of Deerwood Drive connects differently than what is shown on the preliminary plat for Meadow Lane to the north. Possible changes to the Meadow Lane Preliminary Plat need to be discussed and determined.
5. The storm sewer outlet at the northeast corner of the mobile home park and the storm sewer outlet from the north detention basin for the development will impact the preliminary plat for Meadow Lane. Possible changes to the Meadow Lane Preliminary Plat need to be discussed and determined.
6. Subdivision Ordinance 165.05.44 requires parking spaces to be not less than 200 square feet. The proposed parking stalls are 9 feet by 18 feet or 162 square feet. A decision needs to be made on a variance for the smaller parking spaces.
7. A traffic study needs to be provided and evaluated.
8. A lighting plan needs to be provided and evaluated.
9. Construction plans for Deerwood Drive need to be provided.
10. Subdivision Ordinance 165.24.4.C. requires a minimum 26-foot wide pavement for the interior private streets. Twenty-two foot (22-foot) wide streets are being proposed meeting Subdivision Ordinance 165.33.4 for private access drives. A determination needs to be made on the width of the interior pavement.
11. Subdivision Ordinance 166.21.7 states that lots shall not have access onto an arterial street unless unavoidable. E. First Street is an arterial street. The site plan shows an access onto E. First Street in the southeast corner of the site. This access would be across from the existing east daycare driveway. A decision needs to be made on a variance for this access point.

John Haldeman
January 26, 2018
Page 3

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

VEENSTRA & KIMM, INC.



Forrest S. Aldrich

FSA:dml
45229-023

cc: Mark Lee, Lee Chamberlin Engineers (e-mail)
Jeff Peterson, City of Huxley (e-mail)
Dan Novelli, Kading Properties (e-mail)



SHEET TITLE: FIRE
 MAP NO.: 17024
 DATE: 2013-01

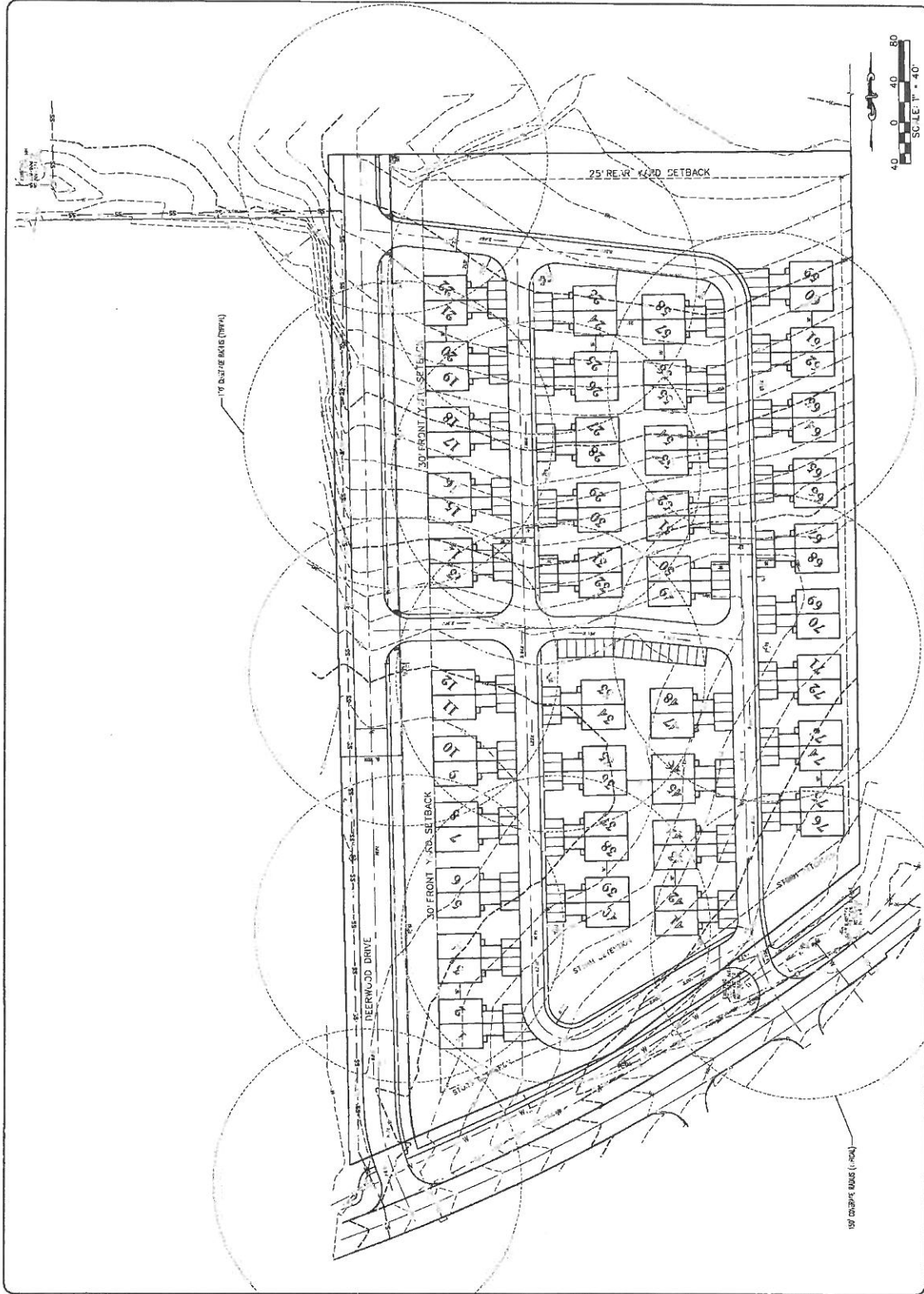
VILLAS @ 315
 HUXLEY, STORY COUNTY, IOWA



2013-01-01
 17024
 17024

SHEET TITLE:
 FIRE
 HYDRANT
 COVERAGE
 MAP

SHEET NO.:
 17024
 17024
 17024



PROJECT NAME: VILLAS @ 315
 DATE: 01/15/2013
 DRAWN BY: J. H. HANSEN
 CHECKED BY: J. H. HANSEN
 PROJECT NO.: 17024
 SHEET NO.: C-3
 OF: 3

VILLAS @ 315
 HUXLEY, STORY COUNTY, IOWA

J. H. HANSEN & ASSOCIATES
 1001 WEST 10TH STREET
 DES MOINES, IOWA 50319
 TEL: 515.281.8800
 FAX: 515.281.8801
 www.jhhansen.com

SHEET TITLE:
 GRADING PLAN

PROJECT NO.:
 SHEET NO.:
 OF:

