

CITY OF HUXLEY

MONDAY ** MAY 13, 2019 ** CITY COUNCIL ** 6:00 P.M.

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 6:00 P.M. ON MONDAY THE 13TH DAY OF MAY 2019 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) April 16, 2019 – Meeting

3.0) PUBLIC HEARING: NONE

4.0) DISCUSSION AND RECOMMENATION ITEMS:

4.01) DISCUSSION AND POSSIBLE RECOMMENDATION FOR HUXLEY MINI STORAGE SITE PLAN AT 508 EAST FIRST STREET.

4.02) DISCUSSION AND POSSIBLE RECOMMENDATION ON WESTVIEW PRELIMINARY PLAT

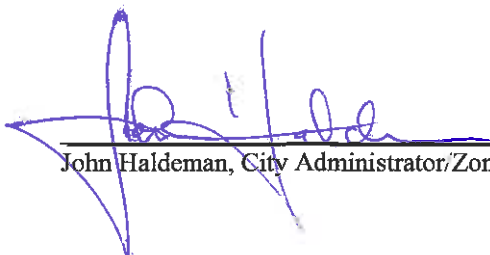
4.03) DISCUSSION AND POSSIBLE RECOMMENDATION ON EASEMENT REQUEST FOR ASHWOOD ESTATE.

5.0) MISCELLANEOUS

6.0) COMMENTS

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 Commission Minutes

Tuesday April 16, 2019

Council Chambers

6:30 P.M.

1.0) CALL TO ORDER AND ROLL CALL:

Chairman Roger Bierbaum called the P&Z Meeting to order at 6:30 PM. P&Z members present:

Roger Bierbaum	☒	Larry Wilson	☒
Cheryl Patterson	☒	Joe Scott	☒
Mike Schonhorst	☐	Nate Easter	☐
Gordon Mosher	☐		

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

Consultants present: Matt O'Hollearn-City Attorney

Guests present: Britni Andreassen, Keith Weggen, Chris Gardner

COMMISSION AGENDA ITEMS:

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

- 2.1) **April 8, 2019 REGULAR MEETING** - Motion by Patterson and seconded by Wilson to approve minutes. Roll was taken. 4 AYE. 0 NAY

3.0) PUBLIC HEARING: None

Nate Easter entered the meeting at 6:39 PM.

Mike Schonhorst entered the meeting at 6:45 PM.

4.0) DISCUSSION AND RECOMMENDATION ITEMS:

4.01) DISCUSSION AND POSSIBLE ACTION REGARDING MINI STORAGE SITE PLAN AT 508 EAST FIRST STREET:

Chris Gardner addressed the commission regarding the addition of a mini storage building on his current property. He asked if the 1999 site plan would still be valid. Discussion took place. The commission decided that a 20-year-old site plan would be acceptable if a letter of the requested changes were attached and presented to the commission at the next meeting on May 13th at 6 PM. Chris Gardner agreed. Some of the changes discussed are outlined here below:

- Parking: paved aprons in front of the garage doors which provide additional parking.
- Gravel—The site plan indicated that the property would be paved (parking). Chris would like to leave gravel where the gravel is now and not pave the areas indicated on the site plan.
- Driveway approach must be paved (right of way).
- Chris is to provide the storm water calcs from the 1999 site plan.
- Sidewalks—Chris will request an assessment protest waiver. .

Chris will have this letter to present to the commission on the 13th of May.

4.02) DISCUSSION OF THE KUM AND GO TRAFFIC STUDY AND STORM WATER MANAGEMENT PLAN.

4.03) DISCUSSION AND POSSIBLE ACTION REGARDING THE KUM AND GO SITE PLAN.

4.02 and 4.03 were discussed as one.

Keith and Britni indicated that Kum and Go will build a 5,975 square foot store on 4.29 acres. Access will be from the NE corner off HWY 210. Keith indicated they will be changing the dumpster enclosure to 7 foot tall. The dumpster enclosure, fuel canopy and building will be built out of matching material.

Eastbound 210 will have a turning lane.

A sign height variance will be requested from the Zoning Board of Commissions for the sign visible from the interstate.

It is projected that construction will take 6.5 to 7 months. The goal is to open by February.

The property will feature a six-foot-tall fiberglass ampersand (artwork).

Easter thanked Kum and Go for coming to Huxley as it will be a driver for future development in the City.

Motion by Schonhorst and seconded by Easter for approval of the site plan which includes everything discussed above with mention that the ampersand is viewed as artwork and not a sign. 6 AYE, 0 NAY. Motion carried.

4.04) DISCUSSION ON WESTVIEW SITE PLAN.

John updated the commission on the Westview Heights Site Plan as a representative from the development was not in attendance. It was discussed that a traffic study is imperative and an entrance other than centennial. Sidewalks running north and south mid-block and a lift station were also discussed.

5.0) MISCELLANEOUS: None.

6.0) COMMENTS:

Next meeting is scheduled for Monday May 13th at 6:00 PM in the Safe Room.

7.0) ADJOURNMENT – Motion by Patterson to adjourn at 7:37 PM, seconded by Schonhorst. 6 AYE.
0 NAY.

Amy Kaplan, Zoning Clerk

Roger Bierbaum, Chairman

Date of Approval

5.8.19

City of Huxley City Council
City of Huxley
City Hall, Huxley 50124

Chris Gardner
506 E. 1st St
Huxley, IA 50124
515-401-8615

City Council:

I would like to proceed with the original intent for the land located at 508 E. 1st St as described with the 1999 site plan, with the following proposed changes to the original site plan:

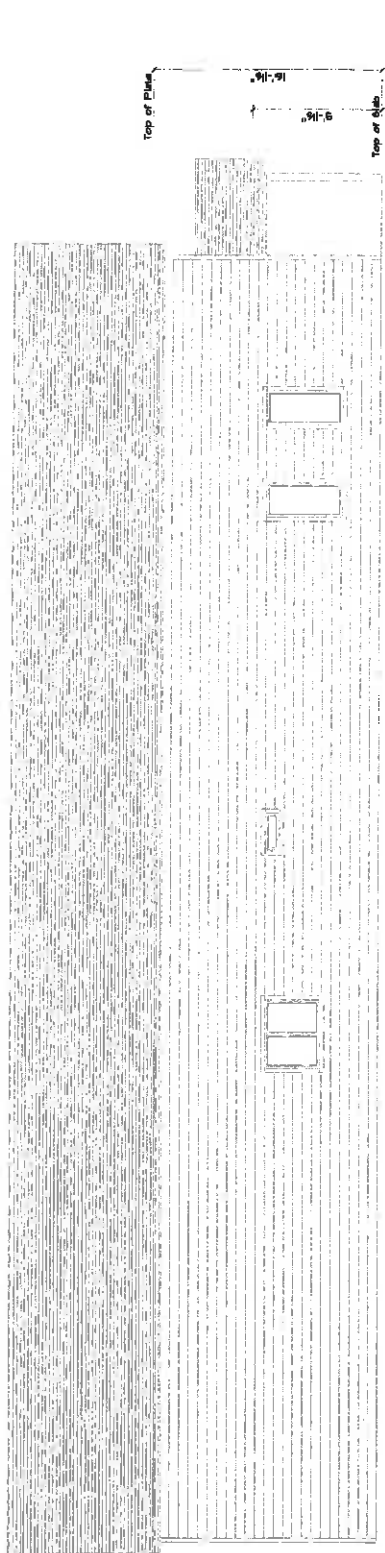
1. Utilize the existing entrance off of E. 1st and pave the apron and approach within the city R.O.W.
2. Leave the entire site as gravel lot as it currently is
3. Add parking/aprons outside of each of the O.H.D. on the south side of the building (the interior of the site)
4. No sidewalks however would agree to an assessment protest waiver
5. Provide stormwater calcs

Stormwater Calcs: (please see attached)

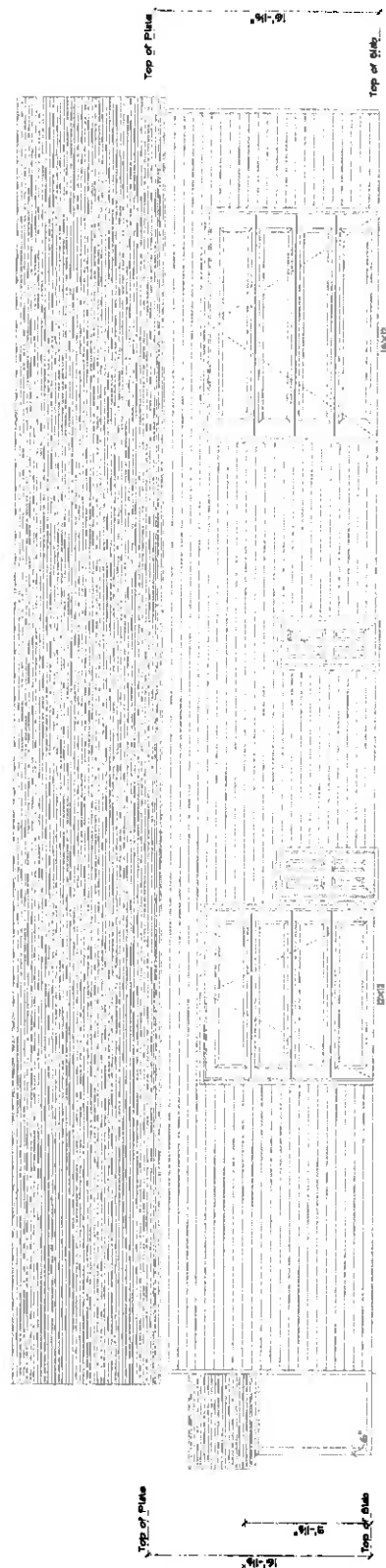
Thank you for your consideration,

A handwritten signature in black ink, appearing to be 'Ch' followed by a stylized flourish.

Chris Gardner



NORTH



SOUTH

BELLA SHOP / STORAGE

508 E. 1ST ST
HUXLEY, IA

BELLA
HOMES

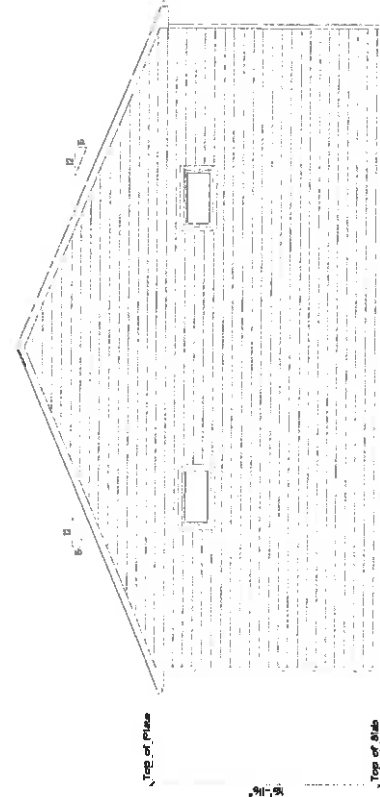
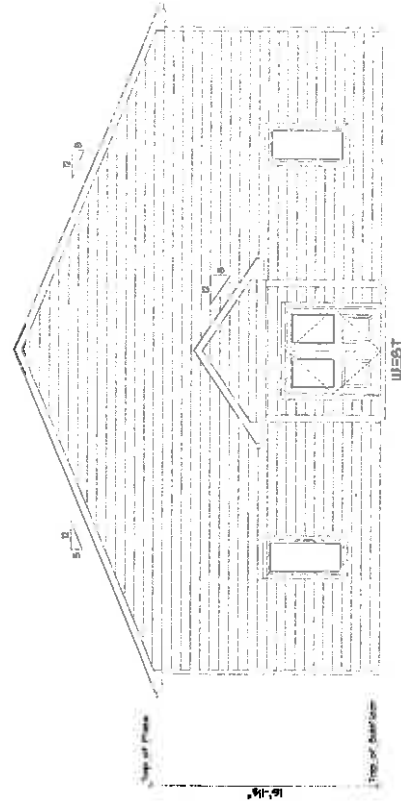
DRAWN BY: CFC
SCALE: 1/4" = 1'-0"
DATE: 6.15

PRE LIM SET - NOT FOR CONSTRUCTION

5/12 12" RAKES
16" EAVES

5/12

5/12



WEST

EAST

BELLA SHOP / STORAGE
508 E. 1ST ST
HUXLEY, IA

OWNER: CHS
SCALE: 1/4" = 1'-0"
DATE: 4.16.19

PRE LIM SET - NOT FOR CONSTRUCTION

SITE PLAN FOR HUXLEY MINI-STORAGE 508 E. FIRST STREET HUXLEY, IOWA

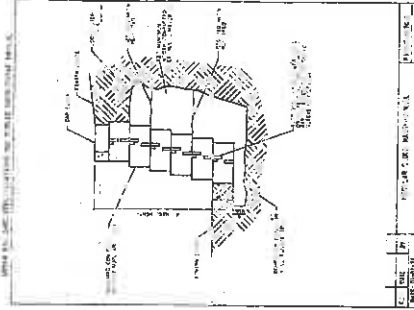
PROPERTY DESCRIPTION

LOT 2, FJORD SUBDIVISION, AN OFFICIAL PLAT, HUXLEY
STORY COUNTY, IOWA, AND LOT 3, RAILROAD SUBDIVISION NO. 1,
AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA

SAID TRACT OF LAND CONTAINS 1.2862 ACRES MORE OR LESS

GENERAL NOTES

1. THE SITE PLAN IS BASED ON THE OFFICIAL PLAT OF LOT 2, FJORD SUBDIVISION, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA, AND LOT 3, RAILROAD SUBDIVISION NO. 1, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA.
2. THE SITE PLAN IS BASED ON THE OFFICIAL PLAT OF LOT 2, FJORD SUBDIVISION, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA, AND LOT 3, RAILROAD SUBDIVISION NO. 1, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA.
3. THE SITE PLAN IS BASED ON THE OFFICIAL PLAT OF LOT 2, FJORD SUBDIVISION, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA, AND LOT 3, RAILROAD SUBDIVISION NO. 1, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA.
4. THE SITE PLAN IS BASED ON THE OFFICIAL PLAT OF LOT 2, FJORD SUBDIVISION, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA, AND LOT 3, RAILROAD SUBDIVISION NO. 1, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA.
5. THE SITE PLAN IS BASED ON THE OFFICIAL PLAT OF LOT 2, FJORD SUBDIVISION, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA, AND LOT 3, RAILROAD SUBDIVISION NO. 1, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA.
6. THE SITE PLAN IS BASED ON THE OFFICIAL PLAT OF LOT 2, FJORD SUBDIVISION, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA, AND LOT 3, RAILROAD SUBDIVISION NO. 1, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA.
7. THE SITE PLAN IS BASED ON THE OFFICIAL PLAT OF LOT 2, FJORD SUBDIVISION, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA, AND LOT 3, RAILROAD SUBDIVISION NO. 1, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA.
8. THE SITE PLAN IS BASED ON THE OFFICIAL PLAT OF LOT 2, FJORD SUBDIVISION, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA, AND LOT 3, RAILROAD SUBDIVISION NO. 1, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA.
9. THE SITE PLAN IS BASED ON THE OFFICIAL PLAT OF LOT 2, FJORD SUBDIVISION, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA, AND LOT 3, RAILROAD SUBDIVISION NO. 1, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA.
10. THE SITE PLAN IS BASED ON THE OFFICIAL PLAT OF LOT 2, FJORD SUBDIVISION, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA, AND LOT 3, RAILROAD SUBDIVISION NO. 1, AN OFFICIAL PLAT, HUXLEY, STORY COUNTY, IOWA.



1 inch = 30 ft.

UTILITY SYMBOLS

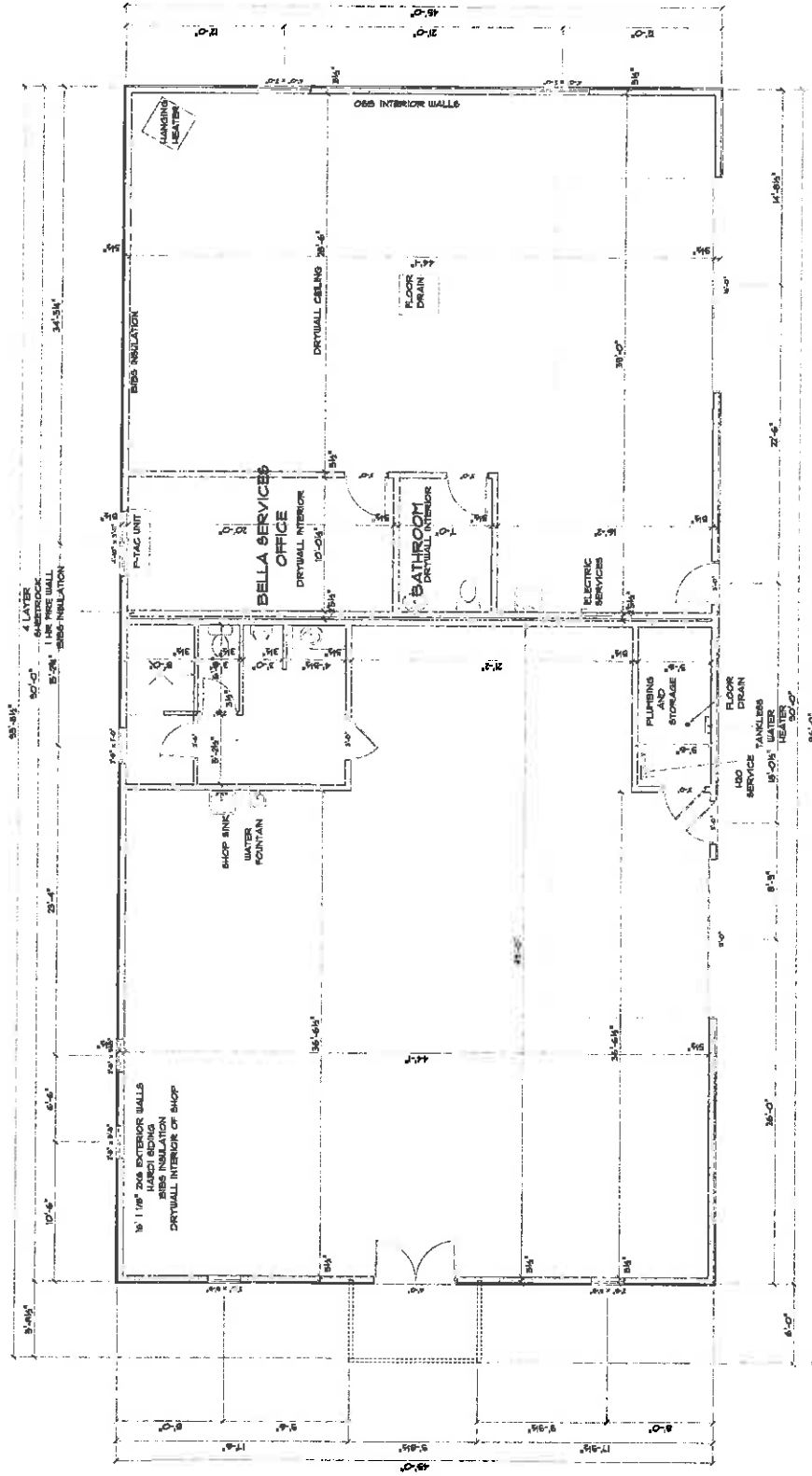
- WATER MAIN
- SEWER
- ELECTRIC
- TELEPHONE
- RAILROAD

DATE: 10/1/77
BY: [Signature]

PROJECT: HUXLEY MINI-STORAGE
508 E. FIRST AVENUE

SCALE: 1 inch = 30 ft.

199-193-5
SHEET 2 OF 2



BELLA SHOP / STORAGE
908 E. 191 ST
HUXLEY, IA

DRAWN BY: CMG
SCALE: 1/4" ON 24X36
DATE: 4.16.13



"PRE LIM SET - NOT FOR CONSTRUCTION"

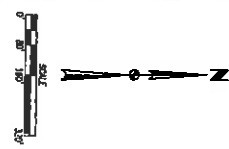
John Haldeman

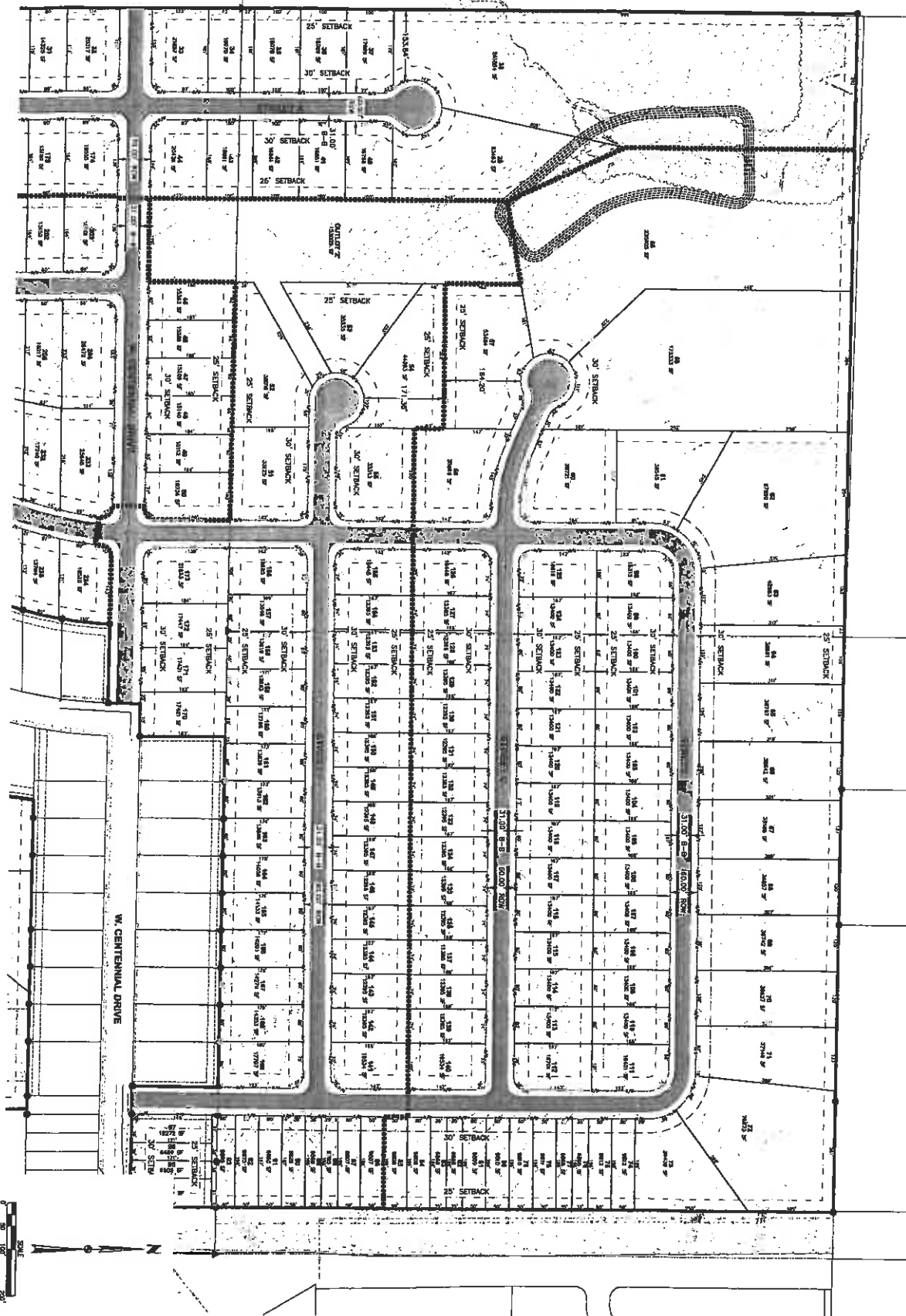
From: Forrest S. Aldrich <faldrich@v-k.net>
Sent: Thursday, May 9, 2019 2:53 PM
To: John Haldeman
Cc: Jeff Peterson; Roger Wheeler; Erin Ollendike; Jeremy Enano
Subject: Westview Heights Concept Drawing For Packets
Attachments: Westview Heights - Concept - 2019-05-07.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Westview Heights Concept drawing showing how the preliminary plat fits into future phases 3 and 4.

Forrest Aldrich, P.E.
VEENSTRA & KIMM, INC.
3000 Westown Parkway
West Des Moines, Iowa 50266
Ph: (515) 225-8000
faldrich@v-k.net





2
3
1612.803

WESTVIEW HEIGHTS CONCEPT



HUXLEY, IOWA

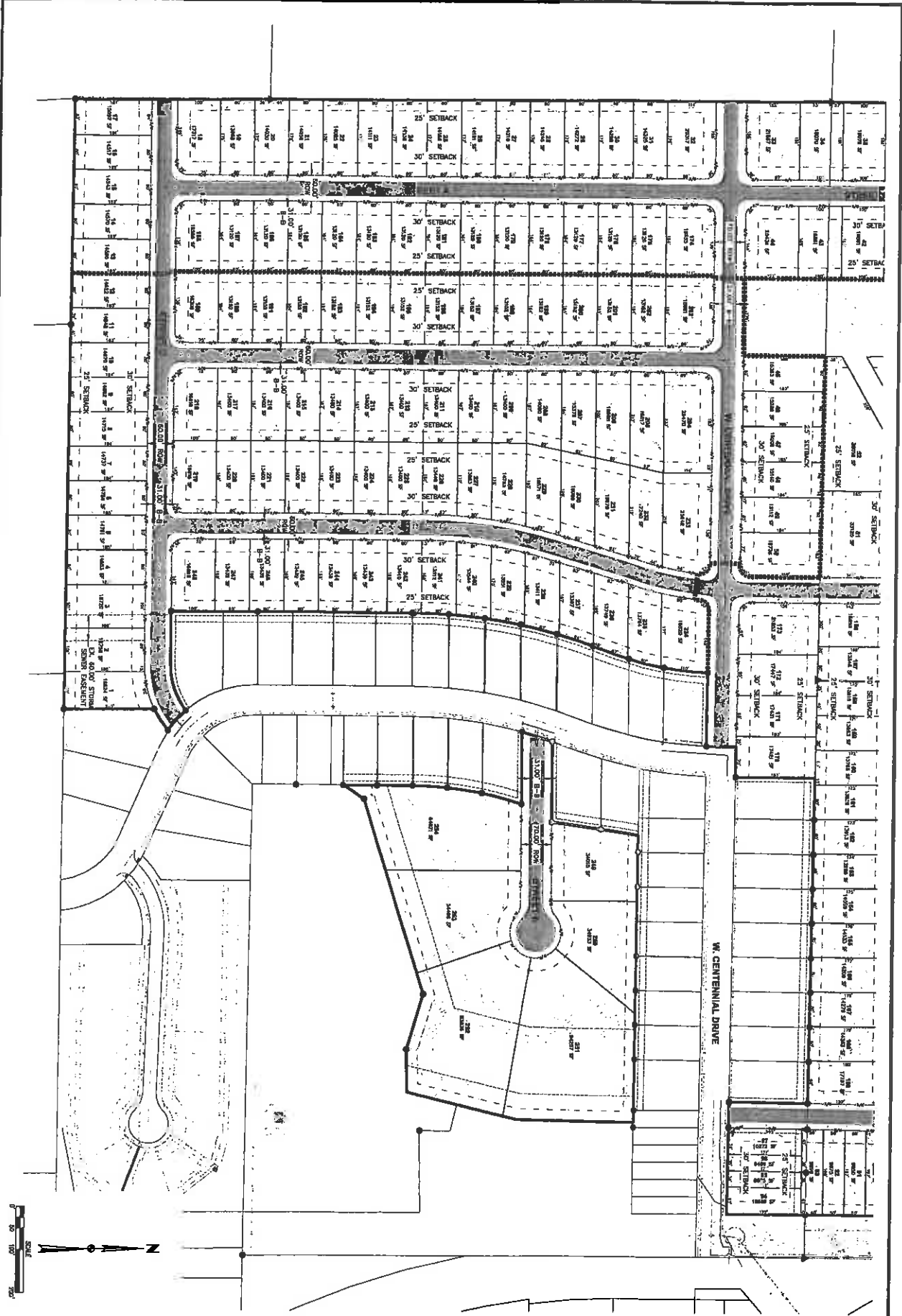
CIVIL DESIGN ADVANTAGE

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

ENGINEER: EKO

TECH:

REVISIONS	DATE
REVISION	02/18/16
REVISION	02/18/16
PREPARED	01/02/16



3/3
 14472.0853

WESTVIEW HEIGHTS CONCEPT



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

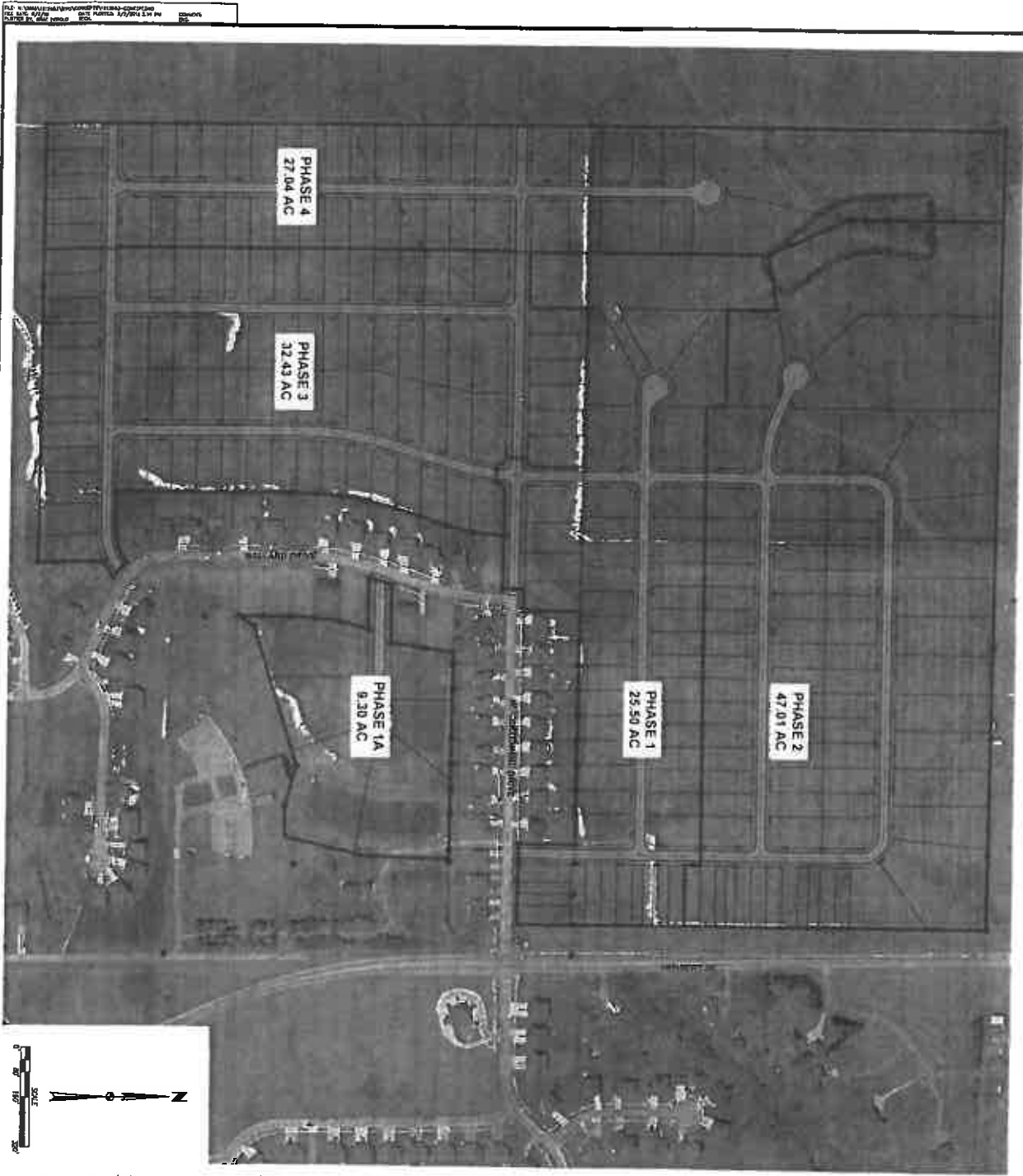
REVISIONS	DATE
REVISED	02/27/10
PREPARED	01/27/10

HUXLEY, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER, EKO

TECH:



PHASE 1 DEVELOPMENT SUMMARY

ZONING: R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT	
SETBACKS:	30 FEET
FRONT YARD	10 FEET
REAR YARD	10 FEET
SIDE YARD	5 FEET
MIN. LOT WIDTH	10 FEET EACH SIDE (20 FEET TOTAL)
MIN. LOT AREA	10,000 SQUARE FEET
30 UNITS	
ZONING: R-2: SINGLE-FAMILY AND DUPLEX RESIDENTIAL DISTRICT	
SETBACKS:	30 FEET
FRONT YARD	10 FEET
REAR YARD	10 FEET
SIDE YARD	5 FEET
MIN. LOT WIDTH	10 FEET EACH SIDE (20 FEET TOTAL)
MIN. LOT AREA	10,000 SQUARE FEET
12 UNITS	
TOTAL PHASE 1 UNITS (60) / ACRE (25.50) = 1.68 UNITS/ACRE	

PHASE 1A DEVELOPMENT SUMMARY

ZONING: R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT	
SETBACKS:	30 FEET
FRONT YARD	10 FEET
REAR YARD	10 FEET
SIDE YARD	5 FEET
MIN. LOT WIDTH	10 FEET EACH SIDE (20 FEET TOTAL)
MIN. LOT AREA	10,000 SQUARE FEET
5 UNITS	
TOTAL PHASE 1A UNITS (5) / ACRE (9.38) = 0.53 UNITS/ACRE	

PHASE 2 DEVELOPMENT SUMMARY

ZONING: R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT	
SETBACKS:	30 FEET
FRONT YARD	10 FEET
REAR YARD	10 FEET
SIDE YARD	5 FEET
MIN. LOT WIDTH	10 FEET EACH SIDE (20 FEET TOTAL)
MIN. LOT AREA	10,000 SQUARE FEET
61 UNITS	
TOTAL PHASE 2 UNITS (61) / ACRE (25.50) = 2.39 UNITS/ACRE	

PHASE 3 DEVELOPMENT SUMMARY

ZONING: R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT	
SETBACKS:	30 FEET
FRONT YARD	10 FEET
REAR YARD	10 FEET
SIDE YARD	5 FEET
MIN. LOT WIDTH	10 FEET EACH SIDE (20 FEET TOTAL)
MIN. LOT AREA	10,000 SQUARE FEET
12 UNITS	
TOTAL PHASE 3 UNITS (12) / ACRE (32.43) = 1.55 UNITS/ACRE	

PHASE 4 DEVELOPMENT SUMMARY

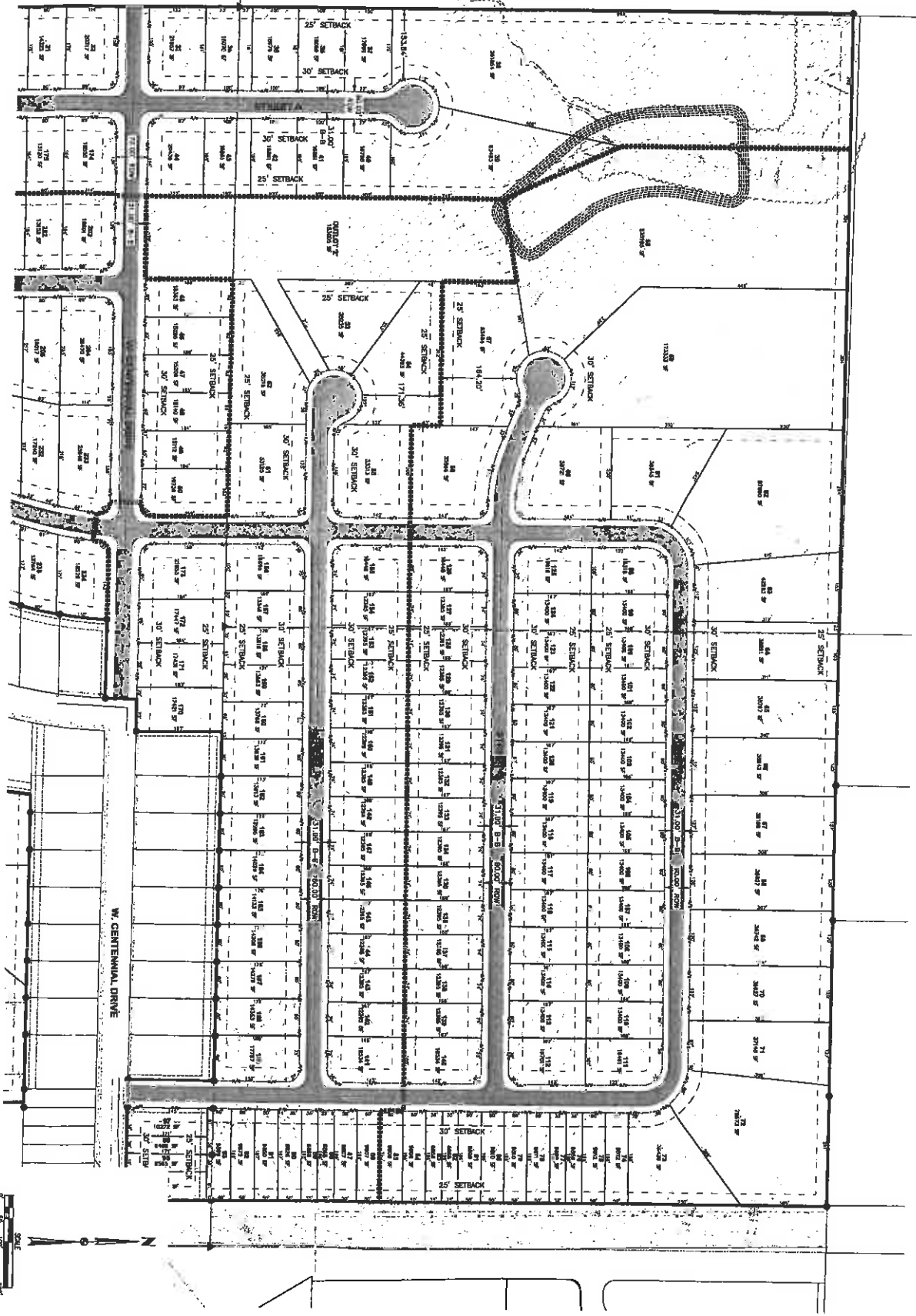
ZONING: R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT	
SETBACKS:	30 FEET
FRONT YARD	10 FEET
REAR YARD	10 FEET
SIDE YARD	5 FEET
MIN. LOT WIDTH	10 FEET EACH SIDE (20 FEET TOTAL)
MIN. LOT AREA	10,000 SQUARE FEET
78 UNITS	
TOTAL PHASE 4 UNITS (78) / ACRE (27.04) = 2.88 UNITS/ACRE	

PHASE 5 DEVELOPMENT SUMMARY

ZONING: R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT	
SETBACKS:	30 FEET
FRONT YARD	10 FEET
REAR YARD	10 FEET
SIDE YARD	5 FEET
MIN. LOT WIDTH	10 FEET EACH SIDE (20 FEET TOTAL)
MIN. LOT AREA	10,000 SQUARE FEET
47 UNITS	
TOTAL PHASE 5 UNITS (47) / ACRE (32.43) = 1.45 UNITS/ACRE	

TOTAL PARKLAND DEDICATION

PARKLAND REQUIRED:	
SINGLE-FAMILY DETACHED	2.35 AC
230 LOTS * 2.48 ACRES/LOT = 5.00 ACRES/INDIVIDUAL	
SINGLE-FAMILY ATTACHED	0.23 AC
24 LOTS * 1.03 ACRES/LOT = 2.00 ACRES/INDIVIDUAL	
TOTAL PARKLAND REQUIRED:	3.58 AC
PARKLAND PROVIDED:	3.51 AC





VEENSTRA & KIMM, INC.

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

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

May 9, 2019

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

HUXLEY, IOWA
WESTVIEW HEIGHTS
PRELIMINARY PLAT

We have reviewed the preliminary plat for Westview Heights and find it acceptable with the following comments:

1. In the Stormwater Management Plan the southern boundary of Drainage Basin No. 1 stops at W. First Street. The southern boundary needs to be confirmed that it does not extend south of W. First Street.
2. A staged discharge structure needs to be evaluated if this would be more appropriate at the outlet for the northwest detention basin.
3. A defined, graded swale needs to be installed between Lots 65 and 66.
4. The water main at the end of the cul-de-sac on Street D needs to be connected to the existing water main located to the east of the church.
5. The water mains at the ends of the cul-de-sacs on Streets B and C need to be connected together and then the main extended to the west plat boundary.
6. The installation of mid-block sidewalks running north and south through the middle of the plat needs to be evaluated.
7. The traffic study completed evaluating the impact of this development and a potential future development to the west of this plat show a second access onto Highway 69 is not warranted.

John Haldeman
May 9, 2019
Page 2

8. The need for a second street extension to the west on the north side of Centennial Drive needs to be evaluated.
9. Calculations need to be provided for the green space dedication requirement and the area of the proposed park shown. Area needed for the lift station cannot count towards the green space dedication area.
10. The need for street extension to the north plat boundary on the west side of the west end of 306th Lane needs to be evaluated.
11. The extension of sewer, water and other utilities to the north plat boundary on the west side of the west end of 306th Lane needs to be evaluated.
12. Backyard swales need to be installed at a minimum slope of 1.5% and at a target slope of 2%. If this slope cannot be obtained, a drain tile with surface intakes can be installed.

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

VEENSTRA & KIMM, INC.



Forrest S. Aldrich

FSA:dml
45229-037

cc: Jeff Peterson, City of Huxley (e-mail)
Erin Ollendike, Civil Design Advantage (e-mail)
Roger Wheeler, Century 21 Signature Real Estate (e-mail)

WESTVIEW HEIGHTS

PRELIMINARY PLAT FOR:
HUXLEY, IOWA

OWNER / APPLICANT:
GRIMES & LUMIN, INC.
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 FAX: (515) 369-4410

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

NOTES:
1. PHASE 2 WILL BE SUBMITTED BY A
SEPARATE PLAT.
2. CITY OF HUXLEY, IOWA, IS REQUESTED TO
REVIEW AND APPROVE THIS PLAT.
3. THIS PLAT IS FOR THE USE OF CONSTRUCTION
ONLY.

LEGEND
EXISTING
PROPOSED

DATE OF SURVEY:
OCTOBER 21, 2010

REVISIONS

DATE

TECH:

1/3

1812 013

WESTVIEW HEIGHTS

PRELIMINARY PLAT

HUXLEY, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: EKO

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS

DATE

TECH:

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TECH:

1/3

1812 013

WESTVIEW HEIGHTS

PRELIMINARY PLAT

HUXLEY, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: EKO

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS

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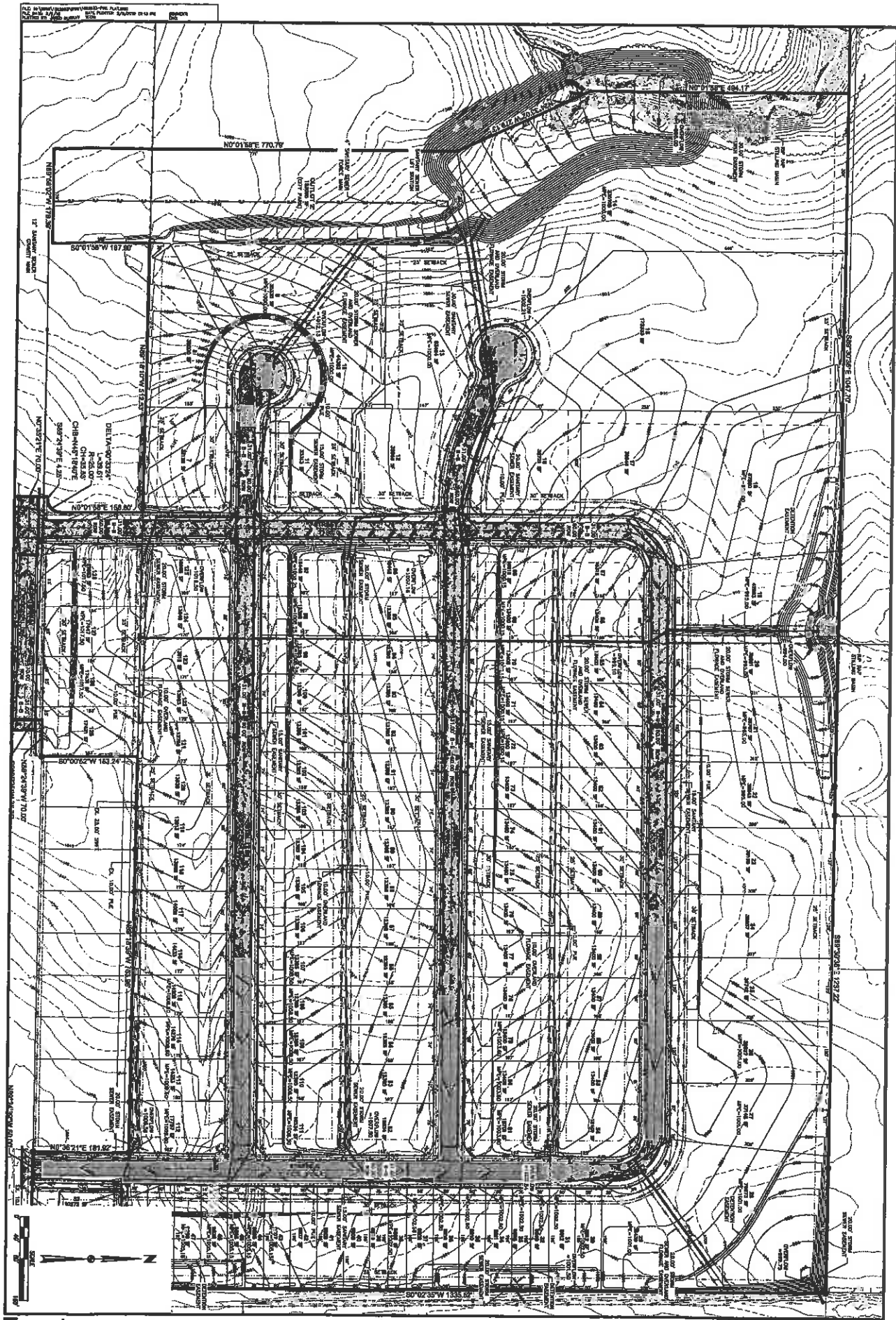
REVISIONS

DATE

TECH:

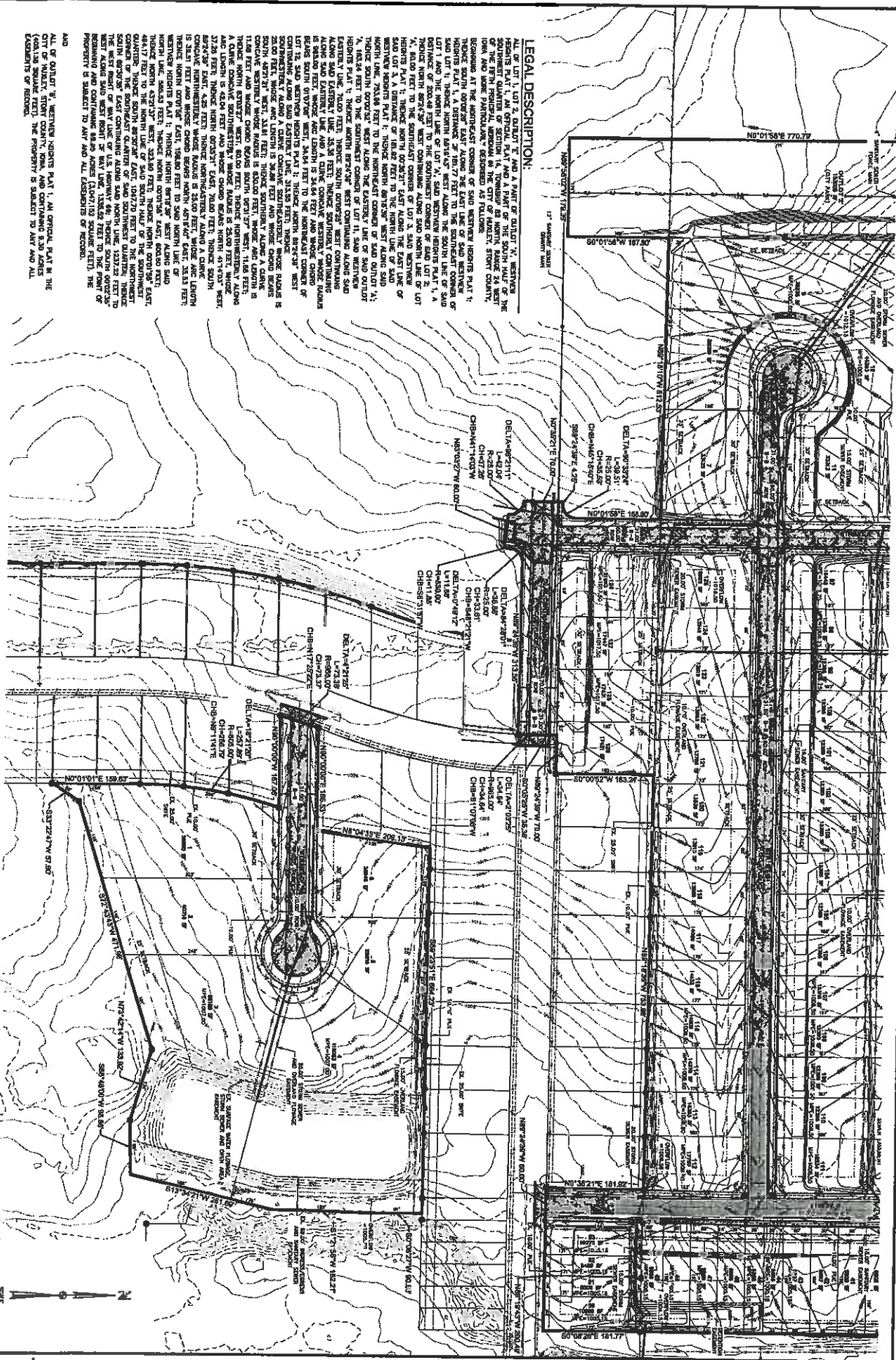
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1812 013



FILE: H:\WORK\BOSTON\BOSTON-ONE PLAYERS
FILE NAME: 8/8/13 DATE PLOTTED: 8/8/2013 10:10 PM
PLOTTER: HP PLOTTER

LEGAL DESCRIPTION:

[illegible]

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1012.853

WESTVIEW HEIGHTS
PRELIMINARY PLAT

HUXLEY, IOWA



3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 368-4400 FAX: (515) 368-4410

REVISIONS	DATE
2ND SUBMITTAL	05/08/95
1ST SUBMITTAL	03/25/95

John Haldeman

From: Forrest S. Aldrich <faldrich@v-k.net>
Sent: Thursday, May 9, 2019 2:56 PM
To: John Haldeman
Cc: Erin Ollendike; Roger Wheeler; Jeff Peterson; Jeremy Enano
Subject: Westview Heights Exhibit for Packets
Attachments: Westview Heights - Exhibit - 2019-05-07.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Westview Heights Exhibit showing how the preliminary plat fits into the surrounding area and the concept proposed for the extension of 306th Lane.

Forrest Aldrich, P.E.
VEENSTRA & KIMM, INC.
3000 Westown Parkway
West Des Moines, Iowa 50266
Ph: (515) 225-8000
faldrich@v-k.net

Date: May 7, 2019

To: Huxley City Council

From: Jonathan Philgreen

I recently purchased the Ashwood Estates lot 21(between 509 and 515 Oak blvd.). As you can see in the attached images, there is a storm sewer and easement that runs diagonally through the center of the lot. I would like to build a house on this lot. I have consulted with a civil engineer and believe that by making a few adjustments to the routing of the storm sewer, and therefore the easement, we would be able to achieve a buildable lot.





