



AGENDA
PLANNING AND ZONING MEETING
Norwalk City Hall, 705 North Ave
Monday, July 24, 2017
5:45 P.M.

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – July 10, 2017
4. Chairperson – Welcome of Guests
5. Public Comment – 3-minute limit for items not on the agenda (No action taken)
6. New Business
 - a. Review of Pre-Annexation Agreement with Bedwell Gardens
 - b. Request from Windsor Windows & Doors to approve the Final Plat for Windsor Windows Plat 1
 - c. Request from Windsor Windows & Doors to approve the Site Plan for Windsor Windows at 901 Sunset Drive
 - d. Request from K&R Wholesale to approve a grading plan for the K&R Wholesale Site on Colonial Parkway
7. City Council Update – Stephanie Riva, Planning and Zoning Commission Liaison
8. Economic Development Update – Hollie Askey, Economic Development Director
9. Future Business Items
 - a. Stark Property
 - b. Platting & Site Plan for Certified Industrial Site
 - c. Sunset Crest Platting & Site Plans
 - d. Sunset Corner Site Plan
 - e. North Shore Preliminary Plat
 - f. Warrior Run Plat 2 Final Plat
 - g. Rolling Green Plat 6 Final Plat
 - h. Farms of Holland Plat 3 Final Plat
 - i. Affordable Housing Research
10. Next Meeting Date: August 7, 2017
11. Adjournment

REGULAR NORWALK PLANNING AND ZONING MEETING 07-10-2017

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, July 10, 2017. The meeting was called to order at 7:00 p.m. by Chairperson Judy McConnell. Those present at roll call were Barbara Belizzi, Donna Grant, John Fraser, Jim Huse and Judy McConnell. Absent: Elizabeth Thompson and Brandon Foldes.

Staff present included: Luke Parris, Community Development Director, Hollie Askey, Economic Development Director, and Hillarie Ramthun, Community Development Coordinator.

Approval of Agenda – 17-58

Motion by Fraser and seconded by Belizzi to approve the agenda. Approved 5-0.

Approval of Minutes – 17-59

Motion by Belizzi and seconded by Fraser to approve the minutes from the June 26th, 2017 meeting with the requested amendment. Approved 5-0.

Chairperson McConnell welcomed the 2 guests present. With no one wishing to discuss matters not on the agenda, the business portion of the meeting was opened.

New Business

Request from Michael and Tracy Carper to approve a Plat of Survey for Parcel “G”—17-60

Currently, Michael and Tracy Carper own 38.9 acres of land outside of the City limits north of Dakota Street. Since the property is within two miles of the City limits, the Carpers are required to go through the City approval process to ensure that the plan will coincide with the Future Land Use Plan. The Carpers are proposing a split of 2.38 acres from the 38.9 acres to create Parcel “G”.

Tracy Carper, 4691 Dakota Street Norwalk, IA approached the dais to speak. Carper explained that the reason for the division is to separate the residence and vineyard from the production area. The four year old vines are ready for wine production and therefore, the Carpers are in the process of constructing a building and would like to separate the parcel to have a winery LLC. The winery/building would be located on the 2.38 acres with the remaining larger parcel of land left to Agricultural.

McConnell asked about the location and the road and access onto the property.

Belizzi inquired about other type of events that might take place on the property.

Carper stated that it is a potential in the future. At this point the only plan is to get the wine production up and running this fall.

A motion was made by Belizzi and seconded by Fraser. Approved 5-0.

Discussion regarding the August 14th Planning and Zoning meeting to be moved to August 7th

A request was made by Luke Parris to move the August 14th meeting up by one week due to the fact that he will be out of town the week of the normally scheduled Planning and Zoning meeting. No action necessary.

Future Business Items-

Stark Property

Platting and site plan for Certified Industrial Site

Sunset Crest Platting & Site Plans

Sunset Corner Site Plan

North Shore Preliminary Plat

Warrior Run Plat 2 Final Plat

Rolling Green Plat 6 Final Plat
Farms of Holland Plat 3 Final Plat
Affordable Housing Research

City Council Update-

Stephanie Riva, Planning and Zoning Commission Liaison, explained the two items that applied to the Planning and Zoning portion of the most recent City Council meeting.

O'Leary's Funeral Home has requested a vacation of Right of Way for the piece of property between O'Leary's and City State Bank and Ace Hardware. The outcome was that easements in that area is researched and that if vacated the property would need to be divided equally and not only going to one property owner.

Parkland dedication agreement for Blooming Heights was updated to allow parkland to be dedicated in the second phase of the development and language was added to say that the City has two options The City can ask for money in exchange for parkland or to make a contribution to the park fund in lieu of dedication in place of providing parkland. A contribution can be different from a monetary contribution; it could be a donation of some sort of service to the City by the developer.

Grant inquired again about Cort landing and Kelly Cortum's dedication of excavating and if it could go towards a sidewalk by McAninch Park.

Parris explained that the cost would exceed the amount that Cortum is required to dedicate.

McConnell pointed out that there is now fresh eyes on the park planning and a new understanding of all that is needed to maintain or build City parks.

The final discussion from Council was in regards to the Stark Property and there was no agreement on what to do with the rezoning to the Comprehensive Land Use Plan. Since it is listed on the Future Business Items, it will be addressed again. The Council would like to open it up to public comment again.

Economic Development Update-

State of the City Address will be held on July 20th

SunsetCrest development has closed on a few of the properties; fence will be going up soon & demolition to begin at the end of July.

Sunset Corner, Council approved development so that will start soon

The Home Show will start on July 15th and continue each weekend through July

Elizabeth Holland Park Dedication will happen on July 26th at 4:30 p.m.

Beautification of the downtown area was a success, many helpers volunteered

Windsor Windows had their groundbreaking ceremony and Chambers was packed due to an amazing turn out of people and a little stormy weather

Rowat Granite and Concrete moving into Norwalk soon

Peoples Company have posted signs in SubArea 1

Norwalk has been featured in the news more than 10 times over the past month

Next meeting Date – July 24, 2017.

Adjournment – 17-61

Motion by Huse and seconded by Belizzi to adjourn the meeting at 7:42 p.m. Approved 5 -0.



**PLANNING & ZONING
COMMISSION
AGENDA STATEMENT**

For Meeting of 7-24-2017

ITEM TITLE: Consideration of a Pre-Annexation Agreement with Bedwell Gardens
CONTACT PERSON: Luke Nelson & Luke Parris

SUMMARY EXPLANATION & HISTORY:

The City was approached to consider the annexation of almost 80-acres of land surrounding the Bedwell property. State law prevents the creation of an island when an annexation occurs. The State also provides for a City to annex land that is 20% or less of the area being voluntarily annexed. While not required for annexation, City staff has worked with Bedwell to establish a draft voluntary pre-annexation agreement for consideration by Council. The City Attorney has reviewed the agreement and has provided a redline version of the agreement (attached).

FUNDING:

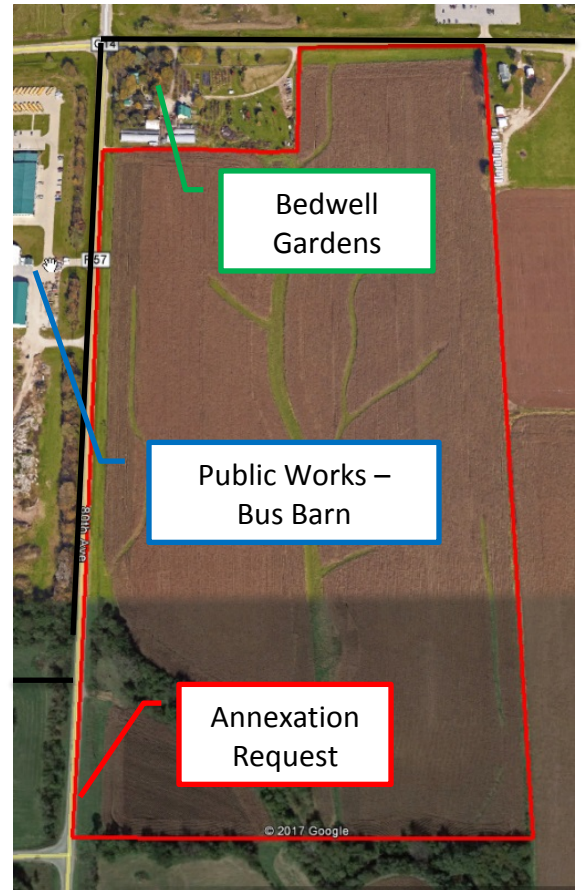
There is no cost for this annexation beyond recording fees. However, there is a delay of tax revenues as part of the allowed graduated abatement. A ten-year graduated abatement of taxes is common when pursuing annexation. Bedwell's current annual County property tax is approximately \$3,600. According to the current City levy their property taxes would be \$4,800. The transition to the City levy will last over 10 years. The amount of tax abated over the ten-year transition is \$5,300 in total.

ALTERNATIVES:

1. Approve the attached resolution authorizing signature of the Pre-Annexation Agreement (with modifications as determined by Council).
2. Deny the pre-annexation Agreement and proceed with the annexation.
3. Ask Staff to conduct further research.
4. Take no action at this time.

RECOMMENDATION:

It is recognized that Bedwell Gardens is an important part of Norwalk. The terms within the draft agreement are requests by Bedwells. The redlines are suggestions by the City Attorney and based upon legal opinions. The terms of the agreement are comparable to other voluntary annexation agreements approved by the City. **Staff recommends Alternative 1.**



PRE-ANNEXATION AGREEMENT

This Pre-Annexation Agreement is entered into by and between the City of Norwalk, Iowa, a municipal corporation (hereinafter referred to as the “City”) and Gayln W Bedwell and Diana J Bedwell, husband and wife, Galen W. Bedwell, as trustee of the Galyn W. Bedwell Trust and Diana J. Bedwell, as Trustee of the Diana J. Bedwell Trust (hereinafter, collectively referred to as “Owners”).

WITNESSETH:

WHEREAS, Owners are the collective owners of record of that real property described in the attached Exhibit “A” (hereinafter referred to as the “Subject Property”); and

WHEREAS, the Subject Property is presently located entirely within Warren County, Iowa, and outside the corporate limits of any other city; and,

WHEREAS, the Subject Property adjoins the existing City boundaries; and,

WHEREAS, the owners desire to have the City annex the property into the Norwalk City limits; and,

WHEREAS, the City desires to annex the subject property.

NOW THEREFORE, in consideration of their mutual promise contained herein, and other good and valuable consideration, it is understood and agreed between the parties as follows:

1. **Consent.** The Owners, residents of the property and owners of a nursery and greenhouses located at the property; consent to have the subject property annexed into the City limits.
2. **Transitional Taxes.** The annexation application will provide for transition for the imposition of city property taxes in accordance to the maximum percentages allowed by Iowa Code Sections 368.7(5) and 368.11(3)(m).
3. **Zoning.** Upon annexation, the Subject Properties will be zoned as, A-R, Agriculture Reserve, pursuant to Section 17.10.020, Norwalk Zoning Ordinance. It is the intent of parties to this Agreement that the A-R zoning classification will allow for the continuation of all current uses being utilized on the ~~respective properties~~ property, including retail nursery/ garden/ landscaping sales on premise, by Owners until such time as ~~each-respective~~ the property is rezoned in the future.

If a parcel from, or a portion of, the Subject Property is rezoned in the future at the request of an Owner of a specific parcel of property, then, upon such rezoning, the parcel or specific property rezoned shall conform with the permitted uses provided for in the new zoning district.

If, however, any of the Subject Property is rezoned as a result of the initiation by the City, all uses occurring on each portion of the Subject Property rezoned shall be presumptively deemed to be a legal nonconforming use under the provisions of applicable Iowa law. Attached hereto as Exhibit C and incorporated herein for the Subject Property is a description of the current use of the property. The purpose of such description is to memorialize the uses that will be permitted in the new A-R zoning classification for the Subject Properties and that will be deemed legal nonconforming uses in the event of a rezoning of any parcel of the Subject Properties.

It is the intent of the parties to this Agreement that the Annexation of the Subject Property or any subsequent rezoning by the City will not prevent the continued use of the property as outlined in the attached description contained in Exhibit C.

In addition, it is the intent of the parties to this Agreement that the Annexation of the Subject Property or any subsequent rezoning by the City will not prevent the expansion, enlargement or reconstruction of any structures necessary to continue the uses identified in Exhibit C that are currently constructed and in use on all property covered by this agreement. Such structures necessary to continue the uses identified in Exhibit C shall not be classified as non-conforming structures under Norwalk City Ordinance 17.04.140 and 17.04.150. There will be an irrefutable presumption that any structure provided for under this Agreement that is damaged can be reconstructed.

4. **Services.** The City will provide the following services upon completion of annexation:

- A. Weekly residential solid waste pickup (property owner does not want this service);
- B. Weekly residential recycling pickup (property owner does not want this service);
- C. Weekly residential Compost-it pickup (available spring through fall) – (property owner does not want this service);
- D. Norwalk City Police coverage;
- E. Norwalk City Fire and Rescue coverage;
- F. Use of Parks and Recreation programs at city resident rates;
- G. City road maintenance; and
- H. City snow removal from city roadways.
- I. City will work with adjacent owners during development to acquire easement for sanitary sewer tap
- J. Sanitary Sewer Tap Fee shall be waived by the City (property owner is responsible for all installation costs)
- K. City will work to acquire water rights for the property identified in Exhibit A.

L. City will waive Water Tap Fee and any charges for water meters (this is a one-time waiver for initial installation of City meters)

5. **Additional Provisions.**

6. **Waiver.** Owners waive their right to withdraw their consent pursuant to Section 368.7(1)(e).

7. **Agreement Binding.** This Agreement shall be binding on and shall inure to the benefit of all successors, assigns, executors, administrators and grantees of the parties.

Dated this ____ day of _____, 2017.

OWNERS:

Gayln W Bedwell

Diana J Bedwell

Gayln W Bedwell, Trustee

Diana J Bedwell, Trustee

CITY OF NORWALK, IOWA:

Mayor

Clerk

EXHIBIT "A"
Description of Subject Property

Beginning at the W ¼ corner of Section 17, Township 77 North, Range 24 West of the 5th P.M., thence S 89 degrees 22 minutes 57 seconds E 674.60 feet along the North line of the SW ¼ of said Section 17, thence S 1 degree 16 minutes 31 seconds 363.20 feet, thence N 88 degrees 21 minutes 33 seconds W 666.30 feet to the West line of said Section 17, thence N 0 degrees 0 minutes 0 seconds 371.3 feet to the point of beginning.

Parcel ID	05000170644
Property Address	8044 G14 HWY NORWALK IA 50211
Sec/Twp/Rng	17-77-24
Brief Tax Description	17-77-24 5.81A NW COR NW SW
Deed Book/Page	2015-10244 (12/14/2015)
Current Tax Class	R – Residential (from Warren County GIS Website)
School District	NORWALK SCHOOL

Deed Holder

Bedwell, Gayln W Tst/Bedwell, Diana J Tst
BEDWELL, GAYLN W/DIANA J
[8044 G14 Hwy](#)
Norwalk IA 50211

Mailing Address

Bedwell, Gayln W Tst/Bedwell, Diana J Tst
8044 G14 Hwy
Norwalk IA 50211



EXHIBIT "B"
Application for Voluntary Annexation

To the City of Norwalk:

The undersigned, Gayln W Bedwell and Diana J Bedwell, husband and wife, Galen W. Bedwell, as trustee of the Galyn W. Bedwell Trust and Diana J. Bedwell, as Trustee of the Diana J. Bedwell Trust ~~Gayln W Bedwell and Diana J Bedwell, husband and wife~~, owner(s) or authorized representative(s) of the owner(s) of all property legally described in "Exhibit A" attached hereto and by this reference made a part hereof, and as shown on the map attached hereto and by this reference made a part hereof, authorized to execute this application on behalf of Gayln W Bedwell and Diana J Bedwell, husband and wife, the owner(s) of the property legally described in "Exhibit A", respectfully request the property be annexed and become a part of the City of Norwalk, Iowa.

OWNERS:

Gayln W Bedwell

Diana J Bedwell

<u>Gayln W Bedwell, Trustee</u>		<u>Diana J Bedwell, Trustee</u>

Attachments:

Exhibit A: Legal description and map of the property to be annexed

Exhibit C: Current use and allowances description.

Iowa Code Section 368.7 gives the landowner(s) consenting to voluntary annexation of their land the right to withdraw consent to annexation within three business days after the public hearing on the application to annex land unless this right is waived.

I hereby waive my right to withdraw consent to annexation within three business days after the public hearing on the application as evidenced by my signature below.

OWNERS:

Gayln W Bedwell

Diana J Bedwell

<u>Gayln W Bedwell, Trustee</u>		<u>Diana J Bedwell, Trustee</u>

EXHIBIT "C"
Current Use and Allowances Description

1. Allow existing On-site wastewater treatment systems (subject to DNR/County/ State of Iowa regulations)
2. Allow small natural waterways for sediment filtration without nuisance or destruction to adjoining or neighboring properties. (subject to DNR/County/ State of Iowa regulations)
3. Require no installation of sidewalks for current structures and lot use.
4. Recreational Fires allowed per Norwalk Code
5. ~~The raising, or handling of livestock.~~
6. Open burning.
7. The formation and use of compost piles that do not otherwise create a nuisance.
8. ~~The discharge of firearms for target practice.~~
9. The discharge of ~~firearms,~~ bow and arrows ~~or other devices~~ for the purpose of any hunting, including pheasant, quail, duck, geese, deer, coyote, rabbit, or other animals as allowed by state law.
- ~~10. Septic tanks and the lateral fields used with septic tanks.~~
- ~~11.~~10. The growing of crops including, but not limited to, corn, beans, alfalfa, brome, wheat, residential grass (sod), for resale, etc.
- ~~12.~~11. Maintain Bedwell residence and Bedwell Gardens Greenhouse and Nursery as it exists today. Maintain driveways and entrances as they exist today.
- ~~13.~~12. Allow hook-up to sewer line in proximity of property.
13. Allow residence and business to maintain their current method of garbage/recycling (subject to DNR/County/ State of Iowa regulations)
- 14.

Current Buildings on Bedwell Property:

1. Residence (house)
2. Small storage building
3. Single door garage
4. Triple door garage
5. Barn
6. Metal building for machinery storage and other ancillary uses for the business
7. Five (5) greenhouses
8. Seed building
9. Well building

Resolution Authorizing Execution of a Pre-Annexation Agreement with Bedwell Gardens

This Pre-Annexation Agreement is entered into by and between the City of Norwalk, Iowa, a municipal corporation (hereinafter referred to as the “City”) and

WHEREAS, Gayln W Bedwell and Diana J Bedwell, husband and wife, are the current owners of Bedwell Gardens; and

WHEREAS, the Subject Property is presently located entirely within Warren County, Iowa, and outside the corporate limits of any other city; and,

WHEREAS, the Subject Property adjoins the existing City boundaries; and,

WHEREAS, the owners desire to have the City annex the property into the Norwalk city limits; and,

WHEREAS, the City desires to annex the subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:

The City Council hereby authorizes the Mayor and City Clerk to sign the Pre-Annexation Agreement with Bedwell Gardens

PASSED THIS 3rd day of August, 2017.

AYES (A), NAYES (N), ABSENT (X), ABSTAIN (/):

Erika Isley	<input type="checkbox"/>	Jaki Livingston	<input type="checkbox"/>
Ed Kuhl	<input type="checkbox"/>	Stephanie Riva	<input type="checkbox"/>
David Lester	<input type="checkbox"/>		

Mayor
City of Norwalk

Clerk
City of Norwalk



**PLANNING & ZONING COMMISSION
AGENDA STATEMENT**

Item No. 6B
For Meeting of 07.24.2017

ITEM TITLE:	Request from Windsor Windows & Doors to approve the Final Plat for Windsor Windows Plat 1	
CONTACT PERSON:	Luke Parris, AICP – Community Development Director	
APPLICANT(S):	Windsor Windows & Doors 900 S 29 th Street West Des Moines, IA 50265	Snyder & Associates 2727 SW Snyder Blvd Ankeny, IA 50023
GENERAL DESCRIPTION:	This request would create one 23.54 acre lot and one 0.85 acre lot for industrial development at the northwest corner of IA 28 and Delaware Street. The property in question was certified as an industrial site through the Iowa Economic Development Authority in 2014.	
IMPACT ON NEIGHBORHOOD:	The properties surrounding are agricultural in nature. Ground to the west is part of the certified industrial site. Ground to the north is part of the existing Norwalk Business Center industrial park. Ground to the east is Ag land located in the City limits. Ground to the west is Ag land in the county. The increase in traffic will have an impact on surrounding property but was anticipated by the City as part of the site certification process.	
VEHICULAR & PEDESTRIAN TRAFFIC:	Delaware Street will be paved with an urban cross section. A deceleration lane will be added to IA 28 for the truck traffic turning onto Delaware Street. The City is anticipating receiving a RISE grant from the Iowa DOT to assist in the paving of Delaware Street.	
TRAIL PLAN:	The plat shows 5' sidewalks along IA 28 and Delaware Street. The City is willing to waive the installation of these sidewalks at this time with the property owner has agreed to a petition and waiver for the sidewalks. This will allow for the City to assess the property owner for the cost of constructing the sidewalk at a future date when it is deemed necessary.	
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	This site is zoned in the M-1 General Industrial. Land to the west is zoned M-1 General Industrial as part of the certified industrial site. The land to the east is zoned A-R, Ag Reserve, and the land to the south is located outside of the City limits. All of the surrounding ground is anticipated to be industrial land uses per the City's Comprehensive Plan.	

BUFFERS REQUIRED/NEEDED:	Adjacent uses are A-R Ag Reserve that would typically require a buffer from M-1 developments. However, the adjacent ground is all proposed to be industrial per the future land use plan in the City's Comprehensive Plan. The developer has indicated they will provide a buffer and berm along Iowa Highway 28. The details of the buffer are shown on the site plan for the project.
DRAINAGE:	Drainage from the site is collect in a detention basin located on the western portion of the lot.
DEVELOPMENT HISTORY:	The area was certified as an industrial site through the Iowa Economic Development Authority in 2014. The City recently rezoned the property to M-1 General Industrial in April 2017.
FLOODPLAIN:	None of the proposed lots are located within a floodplain.
PARKLAND:	Industrial development does not require parkland dedication.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER.	As part of the site certification process through the Iowa Economic Development Authority, the City has committed to providing water and sanitary sewer service to the site. The City's engineer is currently designing installation of a new sanitary sewer main and new water main that will serve the site. The City engineer and developer's engineer have coordinated design efforts to align utilities.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	This area and the ground surrounding it is identified as industrial ground in the City future land use plan.
STAFF ANALYSIS – ZONING ORDINANCE:	The Preliminary Plat consists of 2 industrial lots, 23.54 acres and 0.85 acres respectively. 2.26 acres of land along IA 28 and Delaware Street will be dedicated to the City for Right-Of-Way purposes.
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	The Subdivision Ordinance requires that Preliminary Plat submissions details on lot design, street layout, sanitary sewer layout, water main layout, grading, and storm water management. Many of the elements, such as street design, water main and sanitary sewer mains are being designed and constructed by the City and are not required on this preliminary plat. The grading will be completed through a separate grading permit.
STAFF RECOMMENDATION:	<p>Staff recommends that the request for the Final Plat of Windsor Windows Plat 1 be approved with the following conditions:</p> <ul style="list-style-type: none"> • That the applicant will or has provided all supporting documentation required within the Norwalk Subdivision Regulations prior to staff releasing this resolution and platting documents for recording at the County • That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.

DRAFT RESOLUTION NO. ____

A RESOLUTION APPROVING THE PRELIMINARY PLAT OF WINDSOR WINDOWS PLAT 1

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on July 24, 2017 and recommends approval of the Final Plat; and

WHEREAS, that the applicant will or has provided all supporting documentation required within the Norwalk Subdivision Regulations prior to staff releasing this resolution and platting documents for recording at the County; and,

WHEREAS, that any significant modifications to the preliminary plat be reviewed and approved by the Planning & Zoning Commission and City Council; and

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the Final Plat for Windsor Windows Plat 1 as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 3rd day of August, 2017.

Tom Phillips - Mayor

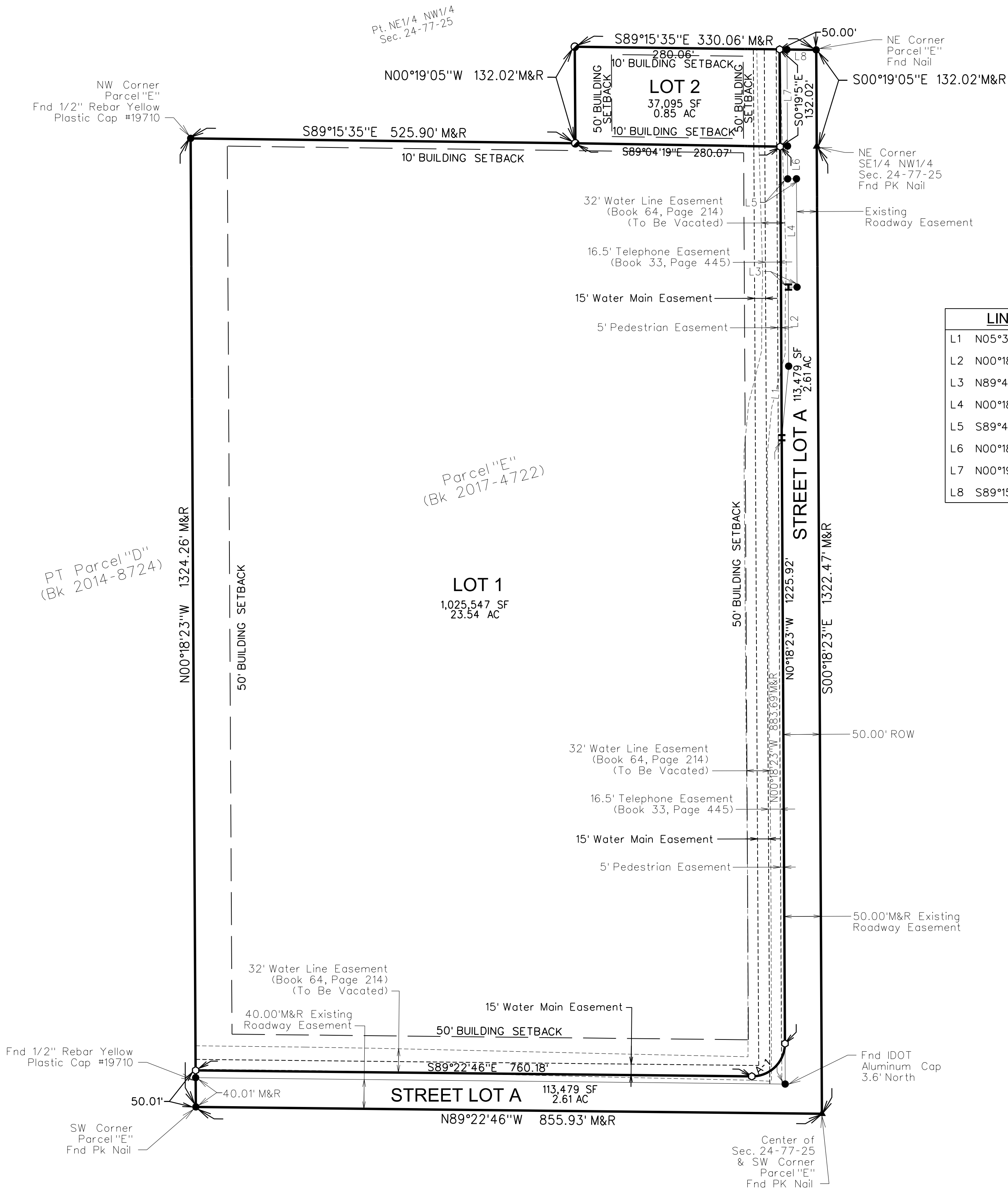
ATTEST:

JODI EDDLEMAN, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>
Kuhl	___	___
Lester	___	___
Isley	___	___
Riva	___	___
Livingston	___	___

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WINDSOR WINDOWS PLAT 1



LINE TABLE		
L1	N05°31'46"E	98.35'M&R
L2	N00°18'23"W	108.00'M&R
L3	N89°41'37"E	12.00'M&R
L4	N00°18'23"W	148.00'M&R
L5	S89°41'37"W	12.00'M&R
L6	N00°18'23"W	44.85'M&R
L7	N00°19'05"W	132.03'M&R
L8	S89°15'35"E	40.00'M&R

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	90° 55' 36" RT	45.00'	71.41'	45.73'	S 45° 09' 26" W 64.15'

OWNER/APPLICANT
WINDSOR WINDOWS & DOORS
900 S 29TH STREET
WEST DES MOINES, IA 50265

PROPERTY DESCRIPTION
PARCEL "E" AS FILED IN BOOK 2017, PAGE 4722 OF THE WARREN COUNTY RECORDER'S OFFICE AND BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 77 NORTH, RANGE 25 EAST OF THE 5TH P.M., CITY OF NORWALK, WARREN COUNTY, IOWA.

ZONING
M-1: GENERAL INDUSTRIAL DISTRICT

LOT ADDRESS
901 SUNSET DRIVE
NORWALK, IOWA 50211

BULK REGULATIONS
MINIMUM LOT AREA: 20,000 SF
MINIMUM LOT WIDTH: 100'
SETBACKS: 50' FRONT YARD
10' SIDE YARD
50' REAR YARD

DATE OF SURVEY
MARCH 30, 2017

SECTION AREAS
SE1/4 NW1/4 = 26.0 Ac. (1,132,553 S.F.)
NE1/4 NW1/4 = 1.0 Ac. (43,567 S.F.)

BASIS OF BEARING
THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24-77-25 IS ASSUMED TO BEAR S00°18'23"E.

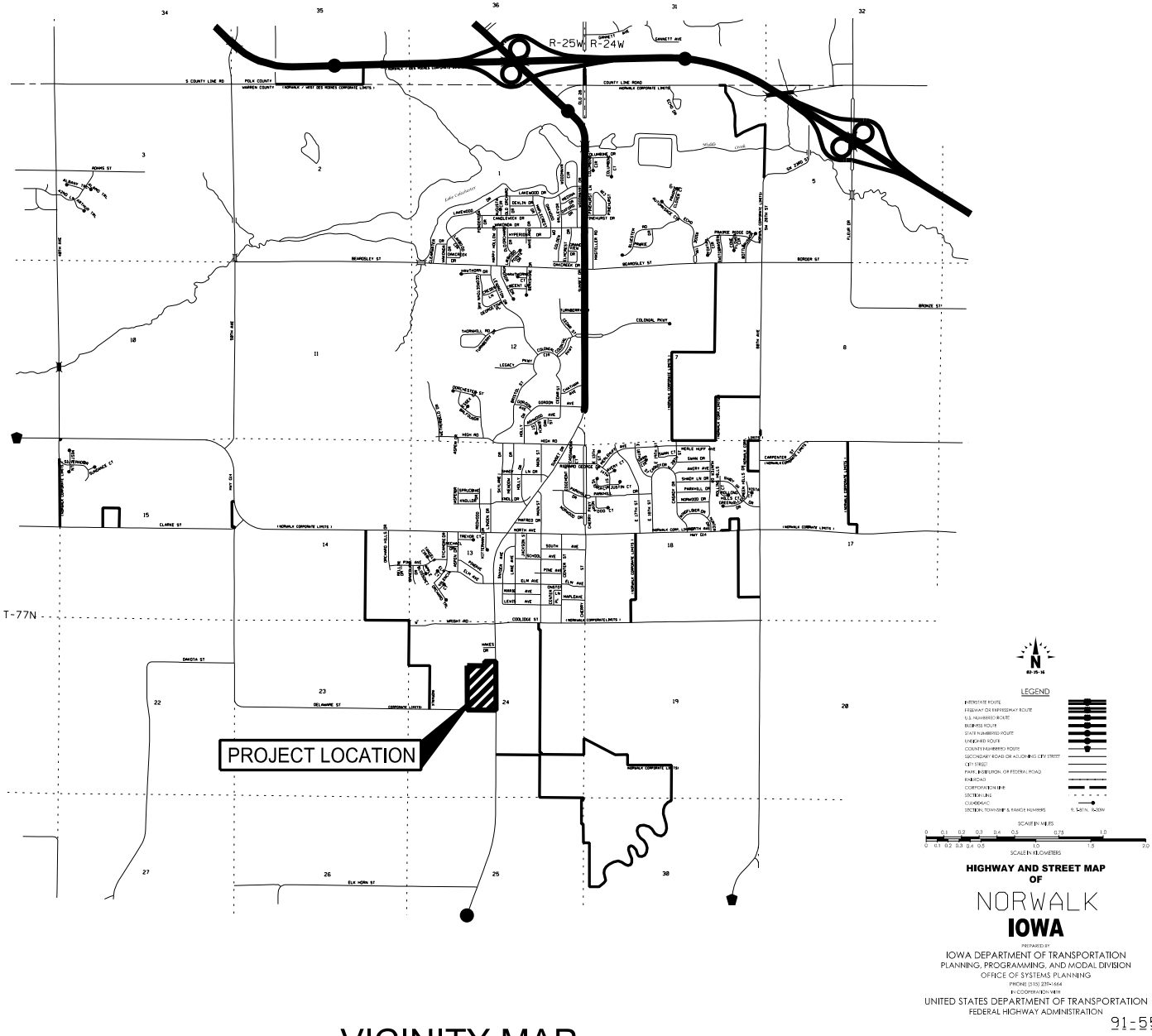
LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Plastic Cap #19828	●	○
1/2" Rebar, Yellow Plastic Cap #13148		
1/2" Rebar, Yellow Plastic Cap #19710		
(Unless Otherwise Noted)		
ROW Rail	H	
Calculated Point	+	
Plotted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline		-----
Section Line		-----
1/4 Section Line		-----
1/4 1/4 Section Line		-----
Easement Line		-----



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.

Erin D. Griffin, PLS Date
License Number 19710
My License Renewal Date is December 31, 2017
Pages or sheets covered by this seal:



WINDSOR WINDOWS DEVELOPMENT

FINAL PLAT

NORWALK, IOWA

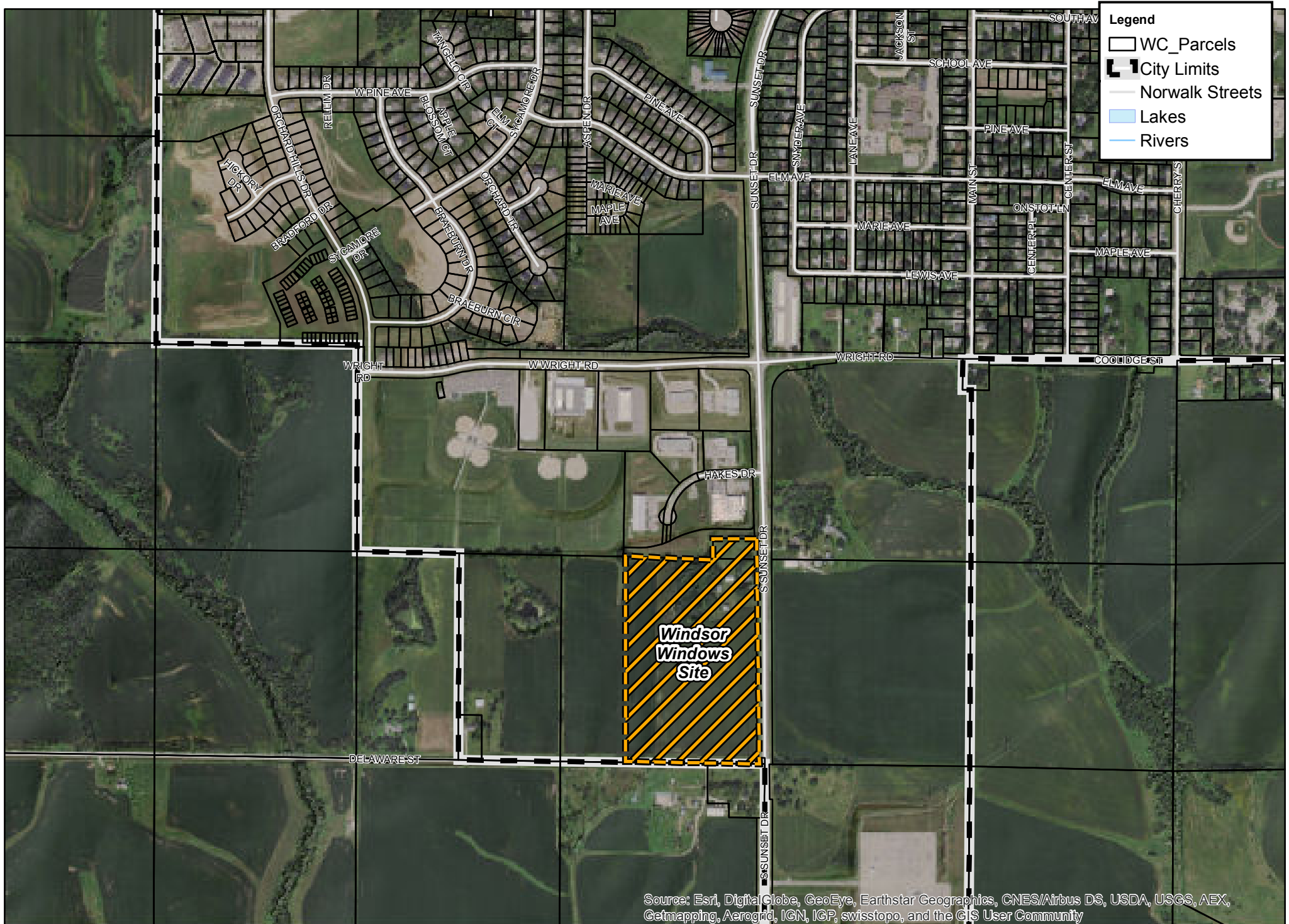
SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 117.0108
Sheet 1 of 1

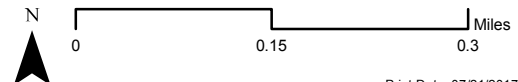
MARK	REVISION	DATE	BY
Engineer: JAL	Checked By: MAA	Scale: 1"= 100'	
Technician: RMM	Date: 06/09/17	Field Bk:	
Project No: 117.0108			Sheet 1 of 1



Source: Esri, Digital Globe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Windsor Windows Vicinity Map





**PLANNING & ZONING COMMISSION
AGENDA STATEMENT**

Item No. 6C
For Meeting of 07.24.2017

ITEM TITLE: Request from Windsor Windows & Doors to approve the Site Plan for Windsor Windows at 901 Sunset Drive

CONTACT PERSON: Luke Parris, AICP – Community Development Director

REQUEST: Request from Windsor Windows & Doors to approve the site plan for the new Windsor Windows facility at 901 Sunset Drive

APPLICANT(S):

Windsor Windows & Doors	Snyder & Associates
900 S 29 th Street	2727 SW Snyder Blvd
West Des Moines, IA 50265	Ankeny, IA 50023

GENERAL DESCRIPTION: This request is for the development of the Windows Windows & Doors vinyl window production facility, addressed as 901 Sunset Drive.

IMPACT ON NEIGHBORHOOD: The site is the eastern lot of the Ancell/Knox certified site at the corner of Iowa Highway 28 and Delaware Street. The area is currently agricultural with a few homes nearby. The use is industrial that will increase car and truck traffic to the area. The City has planned for this use in the area through the Comprehensive Planning process and the State site certification process.

VEHICULAR & PEDESTRIAN TRAFFIC: Employee parking and loading dock access are both provided off of Delaware Street. A temporary access drive is provided north of the facility to allow for access during the City construction of Delaware Street. The facility will increase car and truck traffic on to Iowa 28 at Delaware Street. The City is currently working on a traffic study that will determine impacts and needed improvements along Iowa 28, particularly at the intersection of North Avenue.

The City received a RISE grant for the construction of Delaware Street. Traffic improvements will also include a deceleration lane on southbound Iowa 28 for traffic slowing to make the turn onto Delaware Street.

PARKING: The Windsor Windows & Doors facility consists of multiple uses, office, warehouse, and manufacturing. The City code requires different amounts of parking for each use type. In total the City requires 130 spaces for the proposed facility. The site plan shows 167 spaces (6 handicap accessible) which exceeds the amount required.

**OPEN SPACE &
BUFFER
LANDSCAPING:**

The site provides the minimum of 20% of open space required by the City code. The first phase of the site will have 69.5% open space and at full buildout of the facility, with all planned expansions, the site will have 36.2% open space.

For landscaping, the full buildout of the facility is required to provide 142 trees and 213 shrubs. The site provides 76 trees and 103 shrubs with the first phase; the remaining buildout will have 66 trees and 110 shrubs. The final buildout will meet the City requirement for landscaping.

The site plan shows a berm and buffer along Iowa Highway 28. The landscaping shown is for a 50 foot wide buffer. The plantings are shown on the western half of the berm area because the City requested a 15 foot water easement along Iowa Highway 28 and the City did not want the water main to be impacted by tree planted over top of it.

SIGNAGE:

A monument sign location is shown at the southeast corner of the property. The sign location meets required sign setbacks. The details of the monument sign and any building signs will be reviewed via the City's sign permitting process.

**ARCHITECTURAL
STANDARDS:**

The City's architectural standards require that buildings in the M-1 district be composed of 20% class 1 or class 2 materials on the street facing façade; no more than 80% class 3 materials on the street facing façade, with any class 4 materials being no more than 10% of the street facing façade.

The Windsor Windows facility has street facing façade on the east and south elevations. The submitted architectural elevation shows smooth concrete panels with three varying paint colors and windows that meet the requirements of the architectural standards.

DRAINAGE:

The site includes an on-site system to collect storm water runoff from the parking and building. The storm water system empties to an on-site detention basin to the west of the building. This basin was designed to hold the appropriate amount of runoff until it outlets into the planned City storm sewer along Delaware Street.

**UTILITIES: WATER,
SANITARY SEWER,
STORM SEWER.**

Adequate services are provided to the site and detailed on the site plan. The City will be constructing the water and sanitary sewer along Iowa Highway 28 and Delaware Street. The City Engineer and the Developer Engineer are coordinating efforts to ensure that service connections are made in the proper locations.

STAFF ANALYSIS:

Overall the site plan meets or exceeds the City's requirements for development of an M-1 parcel. As noted, the developer has shown the landscaping for the buffer located along the western portion of the buffer berm area. This was done at the request of City staff due to concerns from the City Engineer related to a water main and easement through the area. Review of the buffer would indicate that it will still serve the buffering needs of the site.

The site plan proposal at this time is for the first phase of the Windsor Windows & Doors facility. Windsor plans to expand the facility at some point in the future. Certain details, such as open space and buffering, are provided for this first phase and for the full buildout of the site. It should be noted that at this time that only the improvements related to phase one will be constructed and installed. Other improvements will be built/installed during development of future expansions, which will require further site plan review and approval by the City.

**STAFF
RECOMMENDATION:**

The staff recommends approval with the following conditions:

- That the site development and building construction follow all City code regulations.
- That any significant modifications to the site plan be reviewed and approved by the Planning & Zoning Commission and City Council.

RESOLUTION NO. ____

A RESOLUTION APPROVING THE SITE PLAN FOR WINDSOR WINDOWS AT 901 SUNSET DRIVE

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on July 24, 2017 and recommends approval of the Site Plan; and

WHEREAS, that the site development and building construction follow all City code regulations; and

WHEREAS, that any significant modifications to the site plan be reviewed and approved by the Planning & Zoning Commission and City Council; and

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the Site Plan for Windsor Windows at 901 Sunset Drive as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 3rd day of August, 2017.

Tom Phillips - Mayor

ATTEST:

JODI EDDLEMAN, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>
Kuhl	___	___
Lester	___	___
Isley	___	___
Riva	___	___
Livingston	___	___

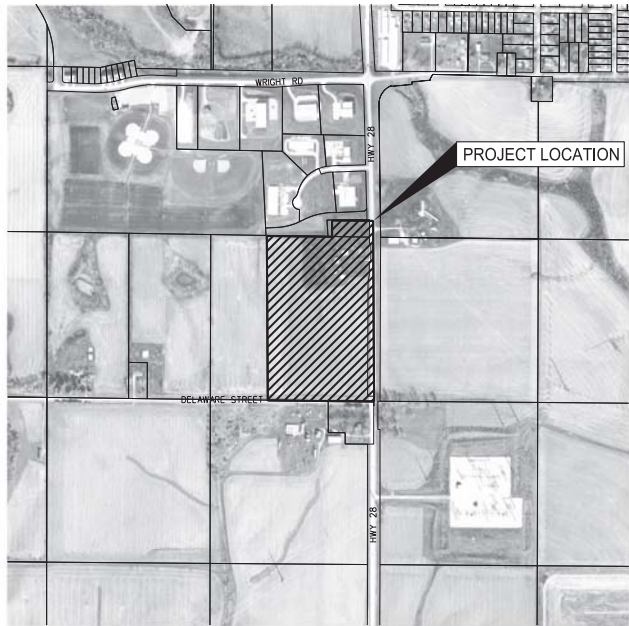
SITE PLANS FOR

WINDSOR WINDOWS

CITY OF NORWALK, WARREN COUNTY, IOWA

OWNER/APPLICANT
WINDSOR WINDOWS & DOORS
901 SUNSET DRIVE
NORWALK, IA 50211

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IA 50023
CONTACT: MONTE APPELGATE, PLA
PH: 515-965-2020




NOT TO SCALE

VICINITY MAP

INDEX OF SHEETS

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11. DETAIL SHEET



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

Jason A. Ladden, P.E. Date
License Number: 24117
My License Renewal Date is December 31, 2018
Pages or sheets covered by this seal:
SHEETS 1-8, 11

WINDSOR WINDOWS

TITLE SHEET

NORWALK, IOWA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-965-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.



SNYDER & ASSOCIATES

Project No: 117.0108

Sheet 1 of 11

2	AS PER CITY COMMENTS	07/14/17	RAW
1	AS PER CITY COMMENTS	06/20/17	LEW
MARKS	Engineer: JAL	Checked By: MAA	DATE: BY
Transmittal: T15	Date: 06/23/17	Scale: 1"= 500'	File: 116
Project No:	117.0108	Sheet	1 of 11

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LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	93.0
Contour Elevation	93	93
Fence (Barbed, Field, Hog)	—X—X—	—X—X—
Fence (Chain Link)	— — — —	— — — —
Fence (Wood)	— — — —	— — — —
Fence (S&I)	— — — —	— — — —
Tree Line	— — — —	— — — —
Tree Stump	— — — —	— — — —
Deciduous Tree \ Shrub	— — — —	— — — —
Coniferous Tree \ Shrub	— — — —	— — — —
Communication	—(C)—	—(C)—
Overhead Communication	—(C)—	—(C)—
Fiber Optic	—(F)—	—(F)—
Underground Electric	—(E)—	—(E)—
Overhead Electric	—(E)—	—(E)—
Gas Main with Size	—4" G(+)—	—4" G—
High Pressure Gas Main with Size	—4" HP(G)—	—4" HP—
Water Main with Size	—8" W(+)—	—8" W—
Sanitary Sewer with Size	—8" S(+)—	—8" S—
Duct Bank	—(D)—	—(D)—
Test Hole Location for SUE w/D	—(T)—	—(T)—

(+) Denotes the survey quality service level for utilities

Sanitary Manhole	12" ST	12" ST
Storm Sewer with Size	12" ST	12" ST
Storm Manhole	12" ST	12" ST
Single Storm Sewer Intake	12" ST	12" ST
Double Storm Sewer Intake	12" ST	12" ST
Fire Hydrant	12" ST	12" ST
Fire Hydrant on Building	12" ST	12" ST
Water Main Valve	12" ST	12" ST
Water Service Valve	12" ST	12" ST
Well	12" ST	12" ST
Utility Pole	12" ST	12" ST
Guy Anchor	12" ST	12" ST
Utility Pole with Light	12" ST	12" ST
Utility Pole with Transformer	12" ST	12" ST
Street Light	12" ST	12" ST
Flare Light	12" ST	12" ST
Electric Box	12" ST	12" ST
Electric Transformer	12" ST	12" ST
Traffic Sign	12" ST	12" ST
Communication Pedestal	12" ST	12" ST
Communication Manhole	12" ST	12" ST
Communication Handhole	12" ST	12" ST
Fiber Optic Manhole	12" ST	12" ST
Fiber Optic Handhole	12" ST	12" ST
Gas Valve	12" ST	12" ST
Gas Manhole	12" ST	12" ST
Gas Apparatus	12" ST	12" ST
Fence Post or Guard Post	12" ST	12" ST
Underground Storage Tank	12" ST	12" ST
Above Ground Storage Tank	12" ST	12" ST
Sign	12" ST	12" ST
Satellite Dish	12" ST	12" ST
Mailbox	12" ST	12" ST
Soil Boring	12" ST	12" ST

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 C/ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL 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 POSITION 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.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 55170601.

CITY OF NORWALK	TIM HOSKINS
515-202-2540	timh@norwalk.iowa.gov
WI-WATER	WARREN WATER DISTRICT
	STAN RIPPENGER
	515-208-5352
	srripperger@warrenwaterdistrict.com
E1-ELECTRIC	MIDAMERICAN ENERGY
01-OVERHEAD ELECTRIC	CRAG RANFELD
	515-252-6632
	MECD5MDesignLocates@midamerican.com
F01-FIBER OPTIC	CENTURYLINK
C1-COMMUNICATION	TOM STURNER
	720-578-8090
	thomas.sturner@centurylink.com
CLEAR PER MAP	AUREON NETWORK SERVICES
	JEFF KLOCKO
	515-830-0445
	jeff@netins.com



GENERAL NOTES

A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNERS SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO 2017 SDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.

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

D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.

E. NOTIFY OWNER, ENGINEER, AND THE CITY OF NORWALK AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.

F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.

G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.

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

I. 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 SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.

J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.

K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPADE TO MINIMUM 6" DEPTH TO FINISH GRADES.

L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.

M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.

N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.

O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.

P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, THE CITY OF NORWALK, AND THE OWNER PRIOR TO CONSTRUCTION.

Q. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM1 ELEV=869.85
RAILROAD SPIKE IN FIRST POWER POLE WEST OF HIGHWAY 28 ON THE NORTH SIDE OF DELAWARE STREET, SOUTHEAST CORNER OF SITE.

BM2 ELEV=868.83
RAILROAD SPIKE IN SECOND POWER POLE WEST OF HIGHWAY 28 ON THE NORTH SIDE OF DELAWARE STREET, SOUTHEAST SIDE OF SITE.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)
NAD83(2011)EPOCH 2010.00 IARTN DERIVED - US SURVEY FEET

CP1 N=7442647.57 E=18509058.43
1/2" REBAR WITH RED CAP 15" WEST OF POWER POLE 90' NORTH OF GRAVEL ENTRANCE ON THE EAST SIDE OF HIGHWAY 28, NORTHEAST CORNER OF SITE.

CP2 N=7441167.15 E=18509064.53
1/2" REBAR WITH RED CAP 6" WEST OF 100' RIGHT-OF-WAY RAIL IN THE NORTHEAST QUADRANT OF HIGHWAY 28 & DELAWARE STREET, SOUTHEAST CORNER OF SITE.

CP3 N=7441165.87 E=18507889.65
1/2" REBAR WITH RED CAP 1" SOUTH OF GRAVEL EDGE OF DELAWARE STREET 100' WEST OF 42" CMP, SOUTHWEST CORNER OF SITE.

CP4 N=7442503.64 E=18508064.86
1/2" REBAR WITH RED CAP 2" SOUTH OF NORTH PROPERTY FENCE 60' WEST OF CHAIN LINK FENCE TO NORTH, NORTHWEST CORNER OF SITE.

ZONING

M-1 GENERAL INDUSTRIAL DISTRICT

PROPERTY DESCRIPTION

A PART OF PARCEL "D", AS RECORDED IN BOOK 2014, PAGE 8724 OF THE WARREN COUNTY RECORDER'S OFFICE AND BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 77 NORTH, RANGE 25 EAST OF THE 5TH P.M. CITY OF NORWALK, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 24 AND THE SOUTHEAST CORNER OF PARCEL "D"; THENCE NORTH 89°22'48" WEST ALONG THE SOUTH LINE OF SAID PARCEL "D"; 855.93 FEET; THENCE NORTH 00°18'23" WEST, 1324.26 FEET TO THE NORTH LINE OF SAID PARCEL "D"; THENCE SOUTH 89°40'35" EAST ALONG SAID NORTH LINE, 525.80 FEET; THENCE NORTH 00°19'05" WEST CONTINUING ALONG SAID NORTH LINE, 132.02 FEET; THENCE SOUTH 89°15'35" EAST CONTINUING ALONG SAID NORTH LINE, 330.06 FEET TO THE NORTHEAST CORNER OF PARCEL "D"; THENCE SOUTH 00°19'05" EAST ALONG THE EAST LINE OF SAID PARCEL "D"; 132.02 FEET; THENCE SOUTH 00°18'23" EAST CONTINUING ALONG SAID EAST LINE, 1322.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.00 ACRES (117,120 S.F.), BEING SUBJECT TO 2.26 ACRES (98,369 S.F.) OF ROADWAY EASEMENT.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PROPERTY ADDRESS

WINDSOR WINDOWS & DOORS
901 SUNSET DRIVE
NORWALK, IA 50201

GENERAL USE

MANUFACTURING/WAREHOUSE

BUILDING DESCRIPTION

TOTAL BUILDING HEIGHT= 40.0'

FLOOR SF= 155,395 SF

PARKING REQUIREMENTS:

WAREHOUSE:

1 SPACE PER EMPLOYEE + 1 SPACE PER 2,000 SF FLOOR AREA
5 EMPLOYEES + 5 SPACES + 59,000 SF/2,000 + 35 SPACES

MANUFACTURING:

15 SPACES PER 2 EMPLOYEES
75 EMPLOYEES / 2 x 15 = 56 SPACES

OFFICE:

1 SPACE PER 250 SF FLOOR AREA FOR FIRST 5,000 SF
1 SPACE PER 275 SF FLOOR AREA FOR OVER 5,000 SF

5,000 SF/250 = 20 SPACES
5,264 SF/275 = 19 SPACES

TOTAL SPACES REQUIRED + 130 SPACES
TOTAL SPACES PROVIDED + 167 SPACES (6 ACCESSIBLE SPACES)

DEVELOPMENT SCHEDULE

ACTIVITY	SCHEDULE
EARTHWORK	SUMMER 2017
UNDERGROUND UTILITIES	FALL 2017
FOUNDATIONS	SUMMER 2017
PAVEMENTS	FALL 2017
ELECTRIC / GAS	FALL/WINTER 2017/2018
LANDSCAPING / SITE FINISH	SPRING 2018

WINDSOR WINDOWS

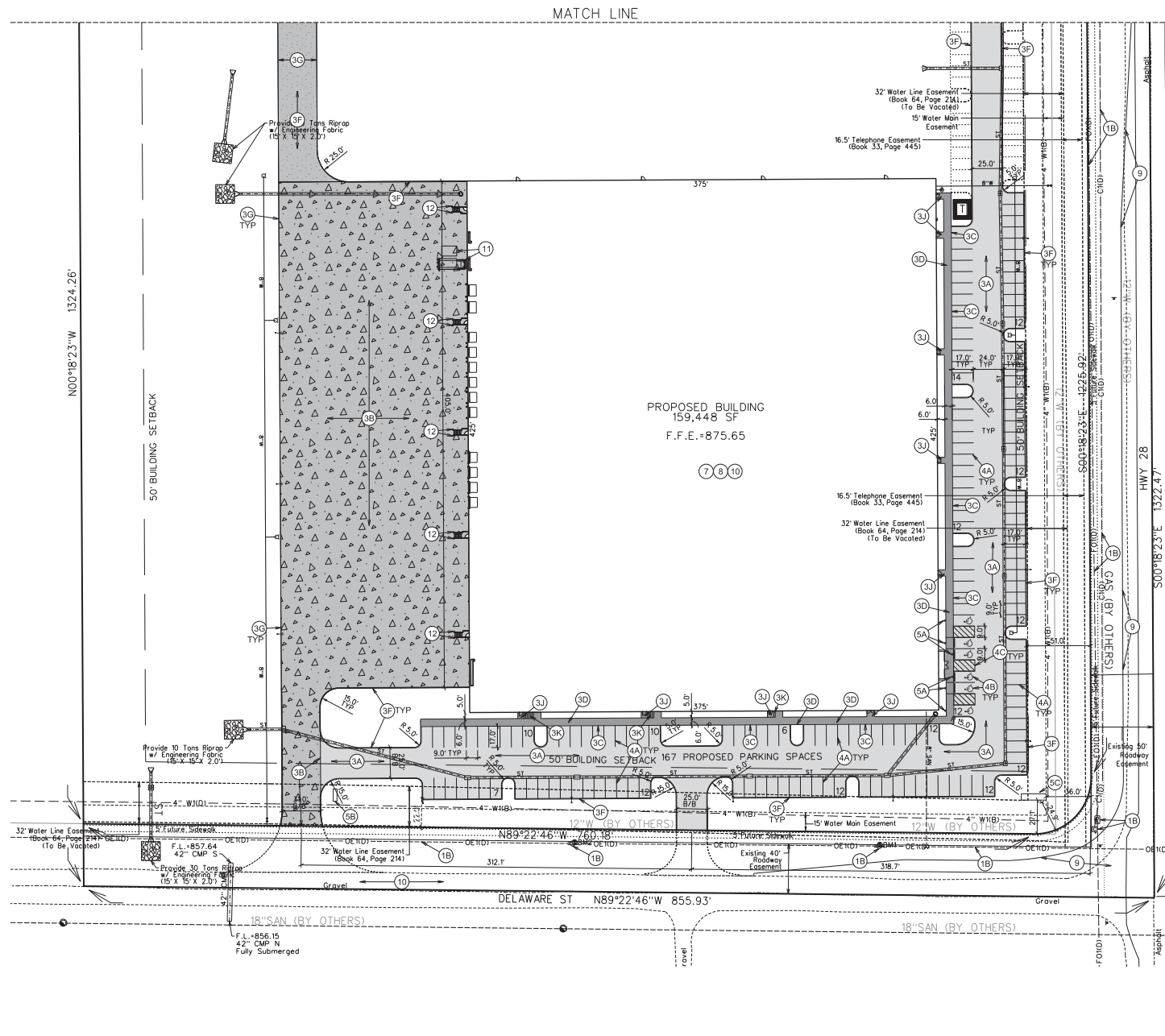
PROJECT INFORMATION

SNYDER & ASSOCIATES, INC.



Project No: 117.0108

Sheet 2 of 11

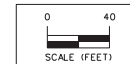
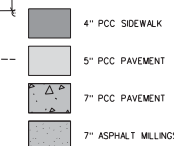


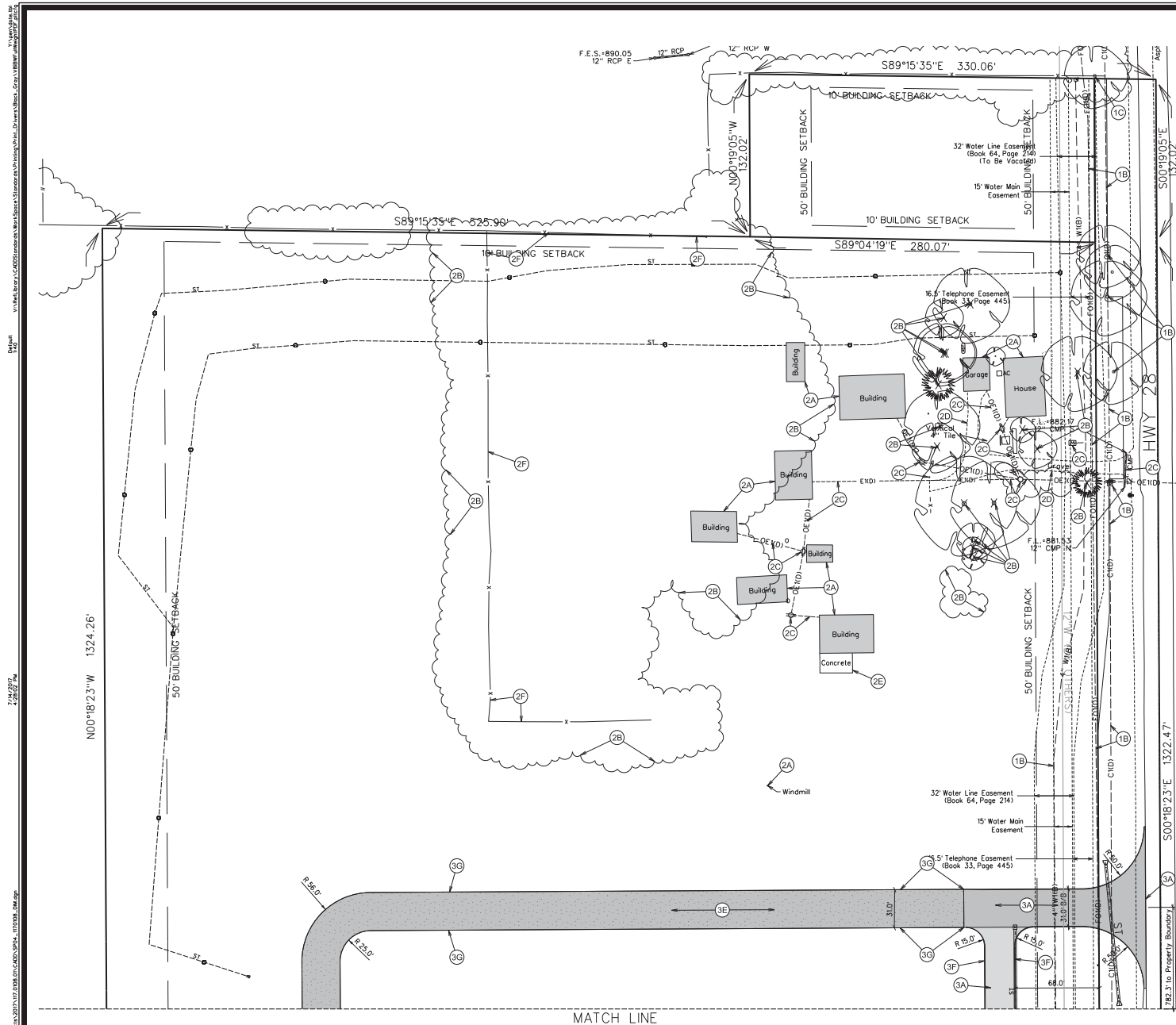
DIMENSION PLAN GENERAL NOTES

- A. UTILITY WARNING: 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. IF OTHER IN SERVICE OR ABANDONED, THE SURVEYOR 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 TAKE APPROPRIATE PRECAUTIONS TO PREVENT DAMAGE TO UTILITIES. THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES CONCERNING CONSTRUCTION.
- C. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES WHICH ARE TO REMAIN. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AT THE OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- D. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONFORM TO THE SITE SPECIFICATIONS AND TO THE STANDARD SPECIFICATIONS WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON TRAFFIC CONTROL. CONSTRUCTION OF ALL PROPOSED SIGNALS SHALL CONFORM TO THE MUTCD MANUAL.
- F. THE CONTRACTOR SHALL LOAD AND TRANSPORT ALL MATERIALS NOT TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- G. SAW-CUT AT TERMINATION TO FULL DEPTH ALL PAVEMENTS TO BE REMOVED.
- H. ALL FIELD TIES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECORDED OR ROUTED AND NOTED ACCORDING TO AN AS BUILT PLAN.

DIMENSION PLAN CONSTRUCTION NOTES

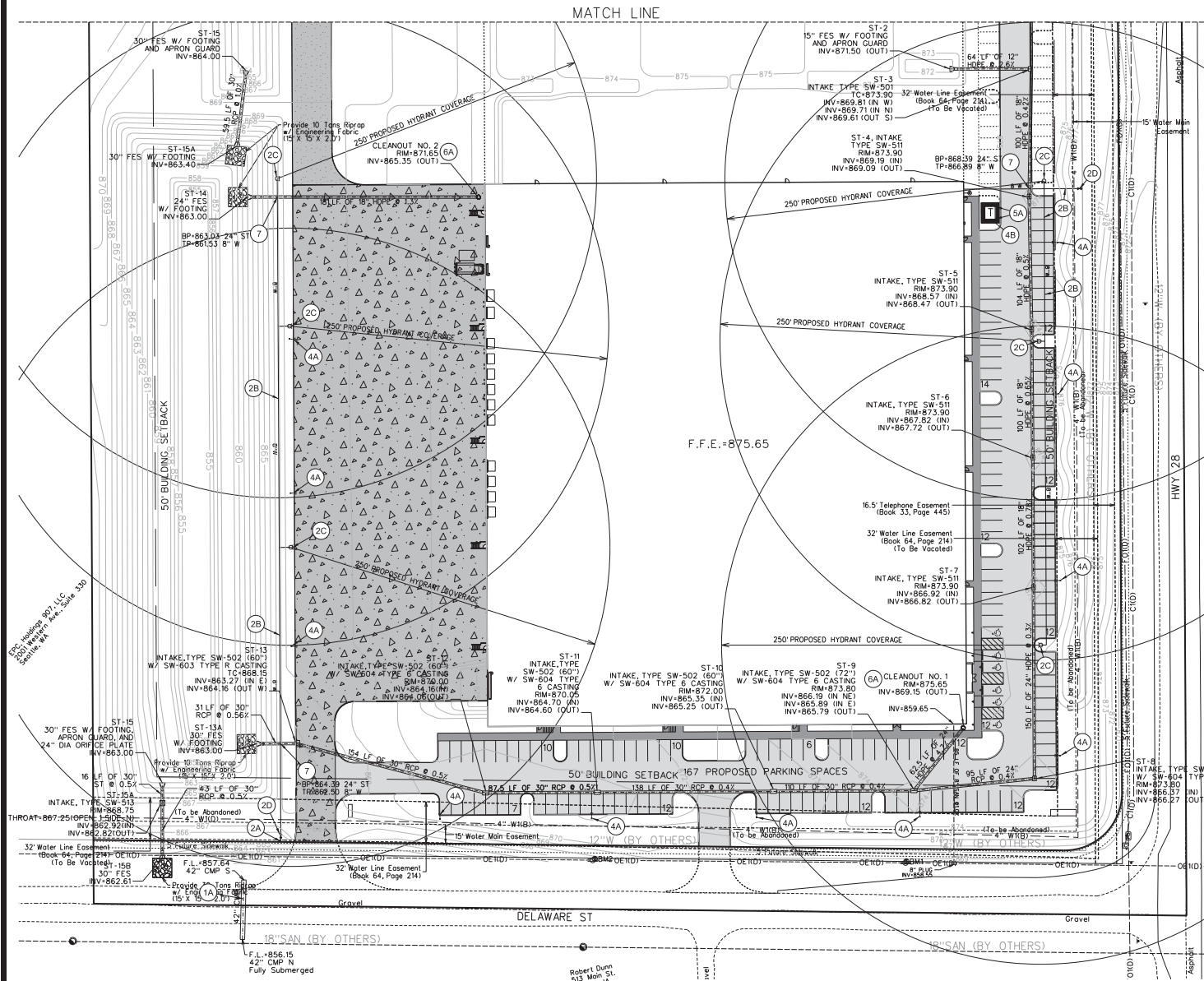
1. EXISTING FEATURES, PROTECT THE FOLLOWING:
A. PAVEMENTS TO REMAIN.
B. PROTECT EXISTING UTILITIES.
C. PROTECT EXISTING TREES.
2. DEMOLITION, REMOVE THE FOLLOWING:
A. FRAME BUILDINGS TO BE REMOVED BY OTHERS.
B. TREES AND SHRUBS.
C. UTILITIES COORDINATE REMOVAL WITH UTILITY COMPANIES AND CITY.
D. AGGREGATE SURFACING.
E. PAVEMENT.
F. FENCING.
3. PAVEMENTS, PROVIDE THE FOLLOWING:
A. 5" DEPTH PCC PAVEMENT AND 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
B. 7" DEPTH PCC PAVEMENT 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
C. 4" DEPTH PCC SIDEWALK WITH INTEGRAL CURB ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
D. 4" DEPTH PCC SIDEWALK ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
E. 2" DEPTH ASPHALT MILLINGS AND 4" DEPTH GRANULAR BASE ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
F. STANDARD CURB, SEE DETAIL.
4. NO CURB
A. PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33% AND DETECTABLE SURFACE WHERE SHOWN.
5. CONNECT TO EXISTING PAVEMENT USING TYPE B JOINT.
A. PROVIDE DETAIL FOR ARCHITECTURAL PLANS FOR DETAILS.
X. PCC STEPS WITH HANDRAIL, SEE DETAIL.
4. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
A. 4'x4' WIDE PAINTED PARKING STALL LINES.
B. PAINTED STATE OF NEW JERSEY APPROVED ACCESSIBLE PARKING SYMBOL.
C. ACCESSIBLE ASILE. 4.5' STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
D. 4.5' STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
5. SIGNS, PROVIDE THE FOLLOWING:
A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
B. DIRECTIONAL, SEE ARCHITECTURAL PLANS FOR DETAILS.
C. MONUMENT, SEE ARCHITECTURAL PLANS FOR DETAILS.
6. SITE ELECTRICAL, PROVIDE THE FOLLOWING:
A. SITE LIGHTING SHOWN ON ILLUSTRATION PURPOSES ONLY.
X. CONTRACTOR TO COORDINATE POLE LOCATIONS WITH ELECTRICAL PLANS TO COMPLY WITH ALL APPLICABLE CODES.
B. ELECTRICAL TRANSFORMER AND PCC PAD, REFER TO ELECTRICAL PLANS FOR DETAILS.
7. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.
8. COORDINATE GAS, ELECTRIC, TELECOMMUNICATION SERVICES WITH UTILITY SERVICE PROVIDERS AND CITY OF NORWALK PRIOR TO CONSTRUCTION.
9. HIGHWAY 28 AND DELAWARE ROADWAY IMPROVEMENTS BY OTHERS.
10. REFER TO STORM SEWER SHEETS FOR STORM SEWER INFORMATION.
11. TRASH COMPACTOR AND OPEN DUMPSITER REFER TO MECHANICAL AND ARCHITECTURAL PLANS FOR DETAILS.
12. BOLLARDS, SEE DETAIL ON SHEET 11





MATCH LINE

2/14/2024 2:48 PM
C:\Users\jerry\OneDrive\Documents\Windsor Windows\Utility Plan\Delaware St. (Sheet 5 of 11).dwg
JERRY SNYDER, P.E.
2/14/2024 2:48 PM



- ### UTILITY PLAN NOTES
- EXISTING FEATURES, PROTECT THE FOLLOWING:
A. PROTECT EXISTING UTILITIES.
 - WATER SERVICES, PROVIDE THE FOLLOWING WITH FITTINGS AND BENDS AS NECESSARY:
A. CONNECT TO EXISTING 12" MAIN WITH TAPPING VALVE AND SLEEVE.
B. 8" WATER SERVICE LINE.
C. HYDRANT ASSEMBLY.
D. 8" VALVE.
 - SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING:
A. 8" SANITARY SEWER SERVICE LINE AT MINIMUM 10%.
B. BUILDING SERVICE CONNECTION, VERIFY LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - SITE LIGHTING, PROVIDE THE FOLLOWING CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE:
A. SITE LIGHTING, SHOW IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION.
B. TRANSFORMER PAD AND ROCK MOAT AS PER MID-AMERICAN ENERGY SPECIFICATIONS.
 - SITE AMENITIES, PROVIDE THE FOLLOWING:
A. PIPE BOLLARDS PAINTED AND FILLED WITH CONCRETE, PAINT COLOR OR SLEEVE TO BE DETERMINED BY OWNER.
 - DOWNSPOUT COLLECTION LINES:
A. COORDINATE LOCATION, SIZE, AND CONNECTION WITH ARCHITECTURAL/MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - CRITICAL CROSSING, PROVIDE 18" MINIMUM SEPARATION BETWEEN UTILITIES, WHERE WATER MAIN CROSSES UNDER STORM SEWER PROVIDE STORM SEWER WITH GASKETED JOINTS, 10' EITHER SIDE OF CROSSING.

WINDSOR WINDOWS

UTILITY PLAN

SNYDER & ASSOCIATES, INC.



Project No: 117.0108

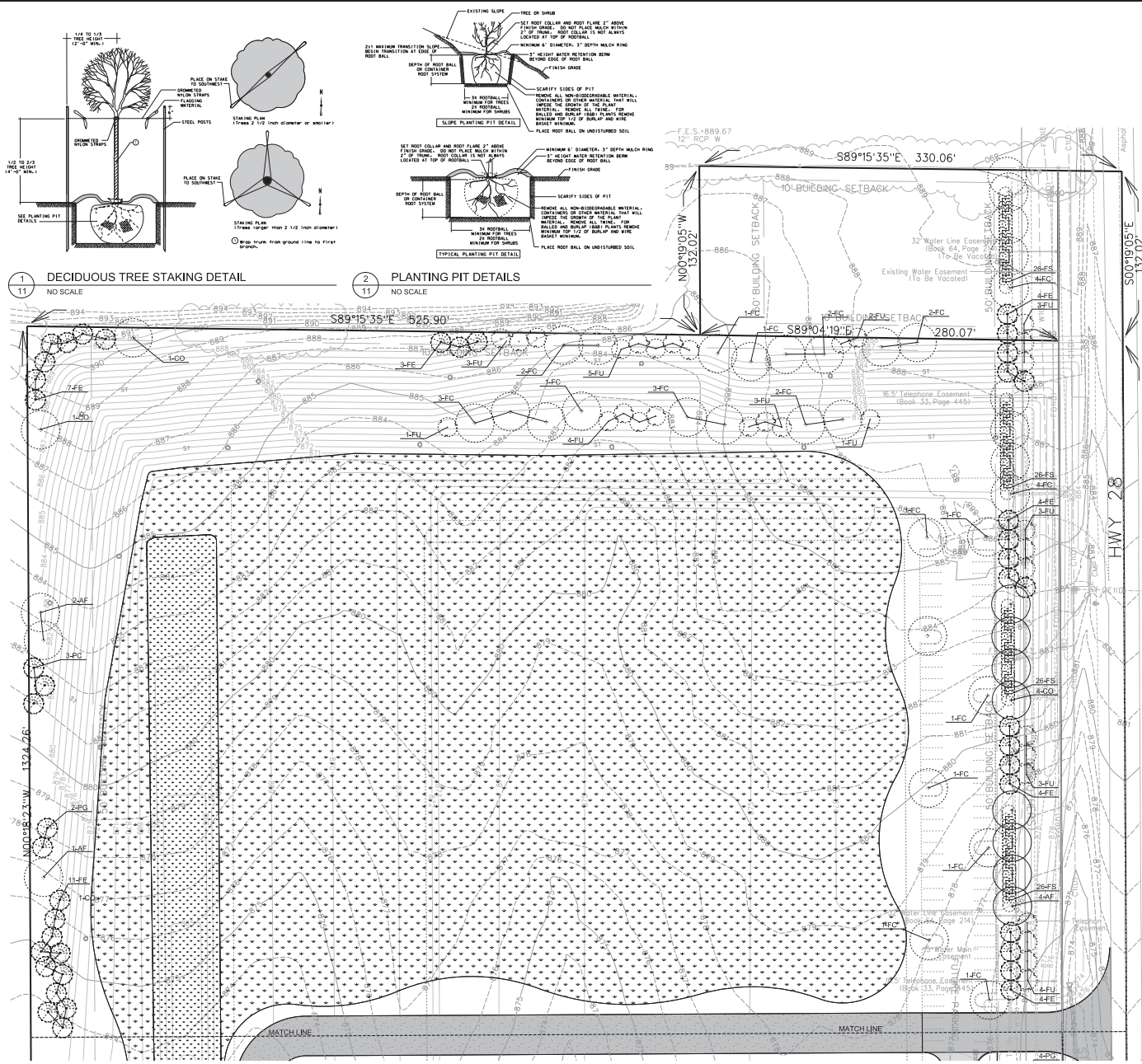
Sheet 5 of 11

NORWALK, IOWA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-962-2020 | www.snyder-associates.com

NO.	DATE	BY	SCALE	PROJECT NO.	SHEET NO.
1	06/20/21	MAA	1"=40'	117.0108	5 of 11
2	06/20/21	MAA	1"=40'	117.0108	5 of 11

WINDSOR WINDOWS
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-962-2020 | www.snyder-associates.com



- 1 DECIDUOUS TREE STAKING DETAIL
11 NO SCALE
- 2 PLANTING PIT DETAILS
11 NO SCALE

- SEEDING NOTES**
1. CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH SUDAS TYPE 1 PERMANENT LAWN MIX UNLESS OTHERWISE NOTED ON PLANS.
 2. PROVIDE ECO-FRIENDLY GOLF COURSE SEED MIX AS PROVIDED BY ION EXCHANGE. WWW.IONXCHANGE.COM 1878 OLD MISSION DRIVE, HARRIS FERRY, IOWA 52146-7533, 800-291-2143 OR APPROVED EQUAL. ALLOWABLE SEEDING DATES SHALL BE DETERMINED BY MANUFACTURER'S RECOMMENDATIONS, SEEDING RATE - 15 LBS. PER 1 ACRE.
 - 1. YEAR 1 MAINTENANCE: KEEP MOWED TO 4-6" THROUGH THE ENTIRE FIRST SEASON
 - 2. YEAR 2 MAINTENANCE: KEEP MOWED TO 6-8" THROUGH THE ENTIRE SECOND SEASON
 - 3. YEAR 3 AND BEYOND: BURN AREA IN SPRING OR FALL, IF BURNING IS NOT POSSIBLE, MOW THE AREA IF WEEDS BECOME A PROBLEM.
 3. PROVIDE MECHANICALLY BONDED FIBER MATRIX (IMF) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDING WITH A RATE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS: FLEXITERRA FCM APPLIED AT A RATE OF 3000 LBS/ACRE MANUFACTURED BY: PROFILE PRODUCTS LLC, 750 LAKE COOK ROAD - SUITE 400 BUFFALO GROVE, IL 60089 800-366-1180 WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.
 4. PROVIDE NATIVE POND EDGE SEED MIX: MARSH EMERGENT SITE SEED MIX AS PROVIDED BY ION EXCHANGE. WWW.IONXCHANGE.COM 1878 OLD MISSION DRIVE, HARRIS FERRY, IOWA 52146-7533, 800-291-2143, OR APPROVED EQUAL. ALLOWABLE SEED DATES APRIL 1 - JUNE 30. ALTERNATIVE SEED DATES REQUIRE APPROVAL BY OWNER. IF ALTERNATIVE SEED DATES ARE REQUESTED AND APPROVED BY OWNER, APPLICATION RATES SHALL BE MODIFIED AS RECOMMENDED BY THE SEED MANUFACTURER. SEEDING RATE - 15 LBS. OF PLS PER 1 ACRE.
 - 1. YEAR 1 MAINTENANCE: KEEP MOWED TO 4-6" THROUGH THE ENTIRE FIRST SEASON
 - 2. YEAR 2 MAINTENANCE: KEEP MOWED TO 6-8" THROUGH THE ENTIRE SECOND SEASON
 - 3. YEAR 3 AND BEYOND: BURN AREA IN SPRING OR FALL, IF BURNING IS NOT POSSIBLE, MOW THE AREA IF WEEDS BECOME A PROBLEM.
 5. PROVIDE TURF REINFORCEMENT MATS (TRM) TYPE 2 IN AREAS NATIVE POND EDGE SEED MIX IS APPLIED.

FUTURE PLANT SCHEDULE

PLANTS	QTY	KEY	BOTANICAL NAME	PLANTING SIZE (MINIMUM)	COMMENT
	38	FC	FUTURE CANOPY TREE	2" CAL.	
	33	FU	FUTURE UNDERSTORY TREE	8" DBH	
	39	FE	FUTURE EVERGREEN TREE	6" DBH	
	104	FS	FUTURE SHRUB	24" HT.	
	110	FS	FUTURE SHRUB (TO BE LOCATED/NOT SHOWN)	24" HT.	

NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

WINDSOR WINDOWS

PLANTING PLAN

SNYDER & ASSOCIATES, INC.

NORWALK, IOWA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-962-2020 | www.snyder-associates.com

Project No: 117.0108

Sheet 10 of 11

1 6" STANDARD CURB
11 NOT TO SCALE

2 TYPICAL ASPHALT MILLING CROSS SECTIONS
11 NOT TO SCALE

3 TYPICAL PAVEMENT CROSS SECTIONS
11 NOT TO SCALE

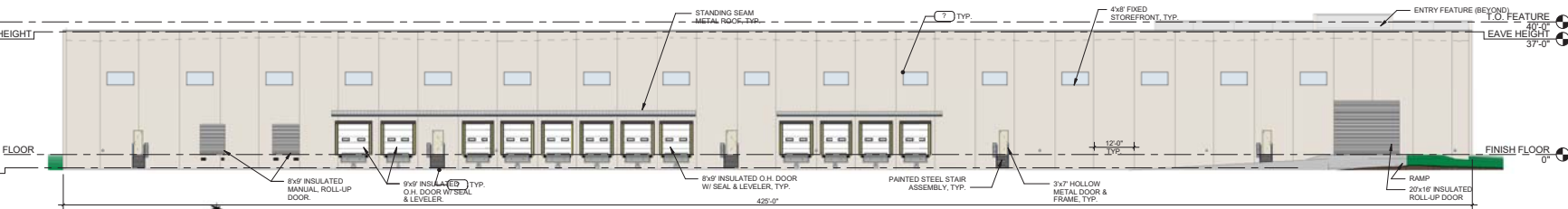
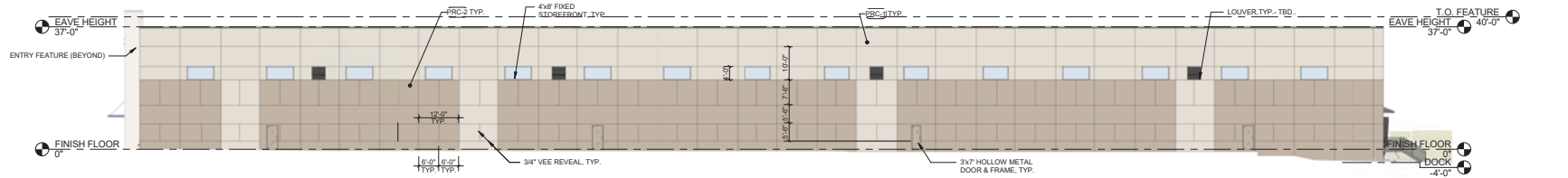
4 INTEGRAL CURB DETAIL
11 NOT TO SCALE

5 BOLLARD DETAIL
11 NOT TO SCALE

6 SW-513 AREA INTAKE DETAIL
11 NOT TO SCALE

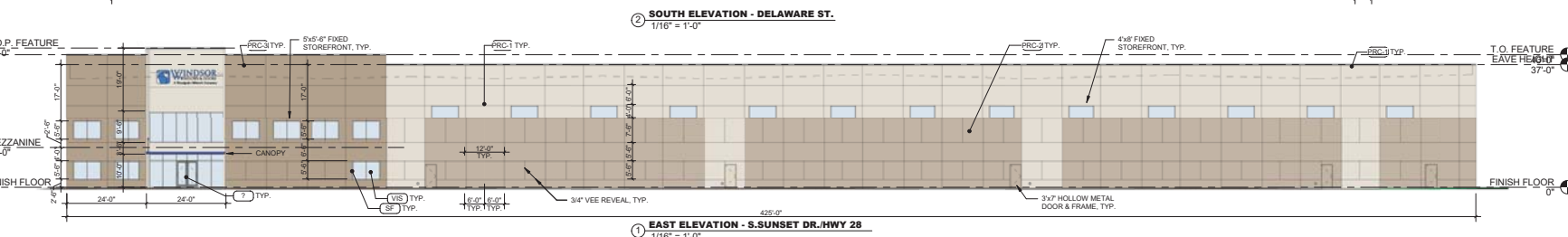
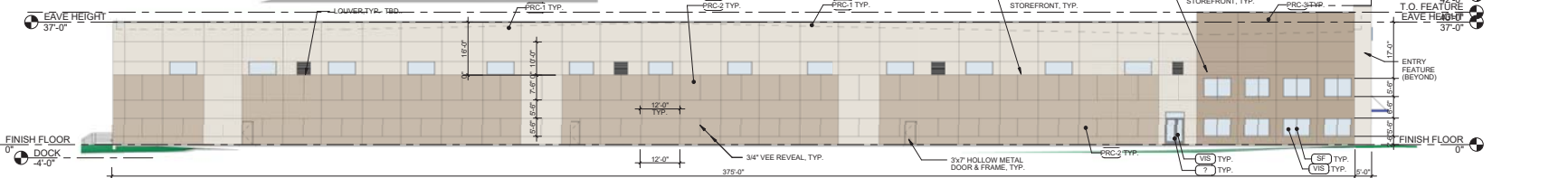
7 PCC STEPS WITH RAILING AND BASE PLATE
11 NOT TO SCALE

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EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION MATERIAL SPECIFICATION INFORMATION
COP	METAL COPING, PRE-FINISHED TO MATCH ADJACENT MATERIAL.
PC	EXPOSED CONCRETE, CAST IN PLACE, UNFINISHED.
PRC-1	INSULATED PRECAST PANEL, SMOOTH FINISH, PAINTED SW 7035 AESTHETIC WHITE.
PRC-2	INSULATED PRECAST PANEL, SMOOTH FINISH, PAINTED SW 7037 BALANCED BEIGE.
PRC-3	INSULATED PRECAST PANEL, SMOOTH FINISH, PAINTED T.D.
RS	STANDING SEAM METAL ROOF, FIRESTONE OR SIM. PRE-FINISHED, DARK BRONZE.
VIS	1" INSULATED VISION GLAZING, CLEAR W/ LOW E COATING.
VIS-1	1" INSULATED VISION GLASS, CLEAR W/ LOW E COATING.

H: METAL WALK DOORS & FRAMES: PAINTED TO MATCH ADJACENT M PANEL COLOR.
OVERHEAD PANEL DOORS: METAL, PRE-FINISHED WHITE W/ CLEAR VIEWING WINDOWS.
GUTTERS & DOWNSPOUTS: METAL, PRE-FINISHED TO MATCH ADJACENT MATERIAL.
LOUVERS: METAL, PRE-FINISHED TO MATCH ADJACENT METAL PANEL COLOR. GULLARDS: CONCRETE FILLED STEEL BOLLARDS, PAINTED SAFETY YELLOW.
CALLS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.
RAKE & CORNER TRIM: METAL, PRE-FINISHED TO MATCH ADJACENT MATERIAL.



WINDSOR WINDOWS
901 SUNSET DRIVE / HWY 28
NORWALK, IOWA 50211
JUNE 26, 2017

24"x36" SHEET (FULL SIZE)
SCALE IS AS NOTED.
12"x18" SHEET (HALF SIZE)
SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 16124A





515-289-4000 p
515-289-2541 f

www.tesdell.com

Windsor Windows

901 Sunset Dr/Hwy 28
Norwalk, IA

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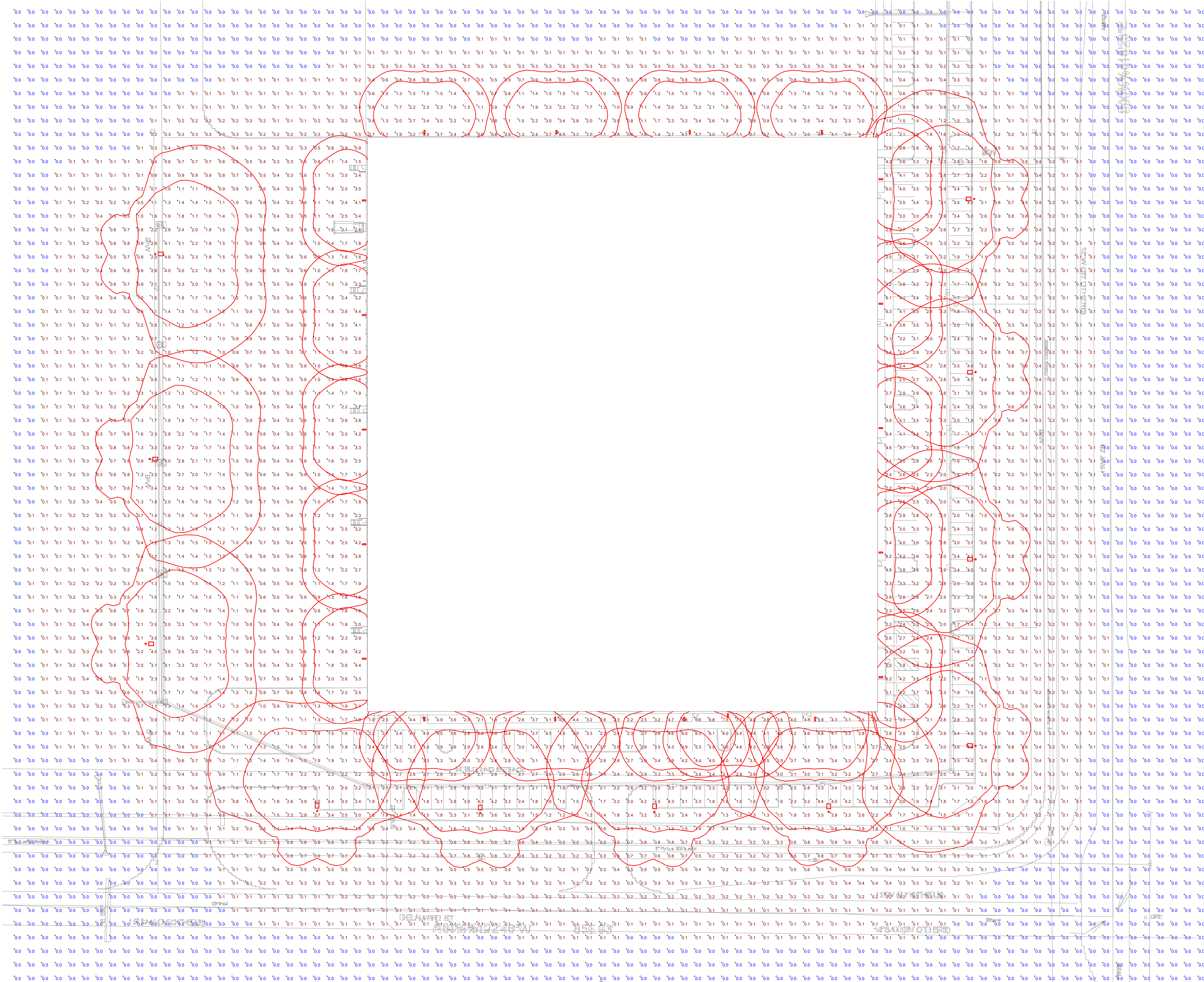
Downing Construction

Entire Area

Project number	69424
Date	04/04/2017
Drawn by	rt
Checked by	rt

S2

Scale 1" = 40'-0"



1 S2 - Entire Area
1" = 40'-0"



**PLANNING & ZONING COMMISSION
AGENDA STATEMENT**

Item No. 6D
For Meeting of 07.24.2017

ITEM TITLE: Request from K&R Wholesale to approve a grading plan for the K&R Wholesale Site on Colonial Parkway

CONTACT PERSON: Luke Parris, AICP – Community Development Director

APPLICANT(S): Neumann Brothers, Inc
C.J. Morton
1435 Ohio Street
Des Moines, IA 50314
McClure Engineering Company
1360 NW 121st Street
Clive, IA 50325

GENERAL DESCRIPTION: McClure Engineering Company has submitted a site plan to the City for a light industrial site east of the Produce Innovations facility for the new location of K&R Wholesale, a current Norwalk business located on Hakes Drive.

The developer and the City are currently in the middle of the site plan review process. The developer has requested the ability to begin site grading as soon as possible. The City only allows site grading in conjunction with an approved development plan or in conjunction with an approved grading plan. The developer has asked that the City approve the grading plan ahead of finalization of the site plan so that preliminary grading work can be completed starting at the beginning of August. Staff has the site plan approval scheduled for August 7th Planning Commission review and August 17th City Council approval.

Approval of the grading plan would allow the developer to start site grading on August 4th, following potential Council approval on August 3rd.

STAFF ANALYSIS: The grading plan shows proposed grading for a warehouse/distribution facility, loading dock area, parking area, and on-site detention for storm water. The grading is limited to the south half of the property where the first phase of the project is located. The land to the north will be ungraded and is for potential future expansion of the business.

The property is zoned IC Industrial Commerce and the proposed use is allowed in the district. The grading plan appears to be adequate for the proposed building, parking and loading areas, and storm water detention. The developer has submitted drainage calculations for the storm water detention area that were reviewed with no concerns.

STAFF

RECOMMENDATION:

The staff recommends approval of the grading plan to allow the developer to start preliminary grading with the following conditions:

- That the site grading follows all City code regulations.
- That all proper storm water controls are installed and in place during all grading operations.
- That the site plan include the final grading plan for the project and that any changes to the final grading plan/site plan be incorporated into the site development.

DRAFT RESOLUTION NO. ____

A RESOLUTION APPROVING THE GRADING PLAN FOR THE K&R WHOLESALE SITE ON COLONIAL PARKWAY

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on July 24, 2017 and recommends approval of the Grading Plat; and

WHEREAS, K&R Wholesale and McClure Engineering have submitted a Site Plan for the development of a wholesale/distribution facility at the same location and have requested advanced approval of a grading plan to allow for preliminary site grading to commence; and,

WHEREAS, the City can authorize site grading outside of an approved development plan through the submittal, review, and approval of a grading plan per City Code Chapter 145 Site Grading Regulations; and,

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the Grading Plan for the K&R Wholesale Site as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 3rd day of August, 2017.

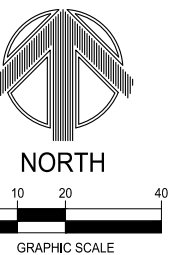
Tom Phillips - Mayor

ATTEST:

JODI EDDLEMAN, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>
Kuhl	___	___
Lester	___	___
Isley	___	___
Riva	___	___
Livingston	___	___

GRADING PLAN



**K & R WHOLESALE
NORWALK DISTRIBUTION
SITE PLAN**
NORWALK, IA
NOR 20217013
JULY 5, 2017
REVISIONS
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ENGINEER
C. SMITH
CHECKED BY
C. SMITH
DRAWING NO.
GR-01

DRAWN BY
A. MAURER
FIELD BOOK NO.
-
SHEET NO.
04 / 06

