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LEGACY PLATS 17 & 18 PRELIMINARY PLAT NORWALK, IA

INDEX OF PLAN SHEETS		
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02	GN-02	DIMENSION, PAVING & UTILITY PLAN
03	GR-01	GRADING & EROSION CONTROL PLAN

ENGINEER/SURVEYOR

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1360 NW 121ST STREET
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ATTN: CALEB SMITH

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF OUTLOT Z OF THE LEGACY PLAT 1 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE P.M., INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 OF THE LEGACY PLAT 16; THENCE ON AN ASSUMED BEARING OF N87°54'21"W, 1055.00 FEET ALONG THE SOUTH LINE OF SAID OUTLOT Z; THENCE N02°05'39"E, 125.93 FEET; THENCE N87°54'21"W, 9.35 FEET; THENCE N02°05'39"E, 195.43 FEET; THENCE N87°54'21"W, 41.73 FEET; THENCE N01°28'05"E, 232.31 FEET; THENCE N13°33'30"W, 309.71 FEET; THENCE N26°29'34"W, 54.95 FEET; THENCE N41°42'15"W, 172.25 FEET; THENCE N26°42'42"W, 105.40 FEET; THENCE N15°49'29"W, 259.07 FEET; THENCE N06°54'03"W, 97.50 FEET; THENCE N02°22'08"E, 208.92 FEET; THENCE 1092.77 FEET ALONG A 260.00 FOOT RADIUS CURVE, CONCAVE SOUTH, CHORD BEARING S57°13'33"E, 448.48 FEET; THENCE S13°33'02"E, 192.06 FEET; THENCE S65°07'35"E, 102.73 FEET; THENCE 349.41 FEET ALONG A 265.00 FOOT RADIUS CURVE, CONCAVE WEST, CHORD BEARING S27°21'14"E, 324.64 FEET; THENCE S10°25'09"W, 97.31 FEET; THENCE 68.22 FEET ALONG A 155.00 FOOT RADIUS CURVE, CONCAVE EAST, CHORD BEARING S02°11'24"E, 67.67 FEET; THENCE S14°47'56"E, 93.29 FEET; THENCE 140.05 FEET ALONG A 475.00 FOOT RADIUS CURVE, CONCAVE WEST, CHORD BEARING S06°21'09"E, 139.54 FEET; THENCE S01°50'58"W, 201.22 FEET; THENCE N77°05'39"E, 80.84 FEET; THENCE S87°54'21"E, 209.39 FEET; THENCE S02°05'39"W, 145.00 FEET; THENCE S87°54'21"E, 82.11 FEET; THENCE S79°55'15"E, 215.96 FEET; THENCE S87°54'21"E, 123.23 FEET TO THE WEST LINE OF SAID THE LEGACY PLAT 16; THENCE ALONG SAID LINE S02°05'39"W, 60.00 FEET; THENCE ALONG SAID LINE S87°54'21"E, 44.49 FEET; THENCE ALONG SAID LINE S02°05'39"W, 125.93 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS 22.29 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SETBACKS

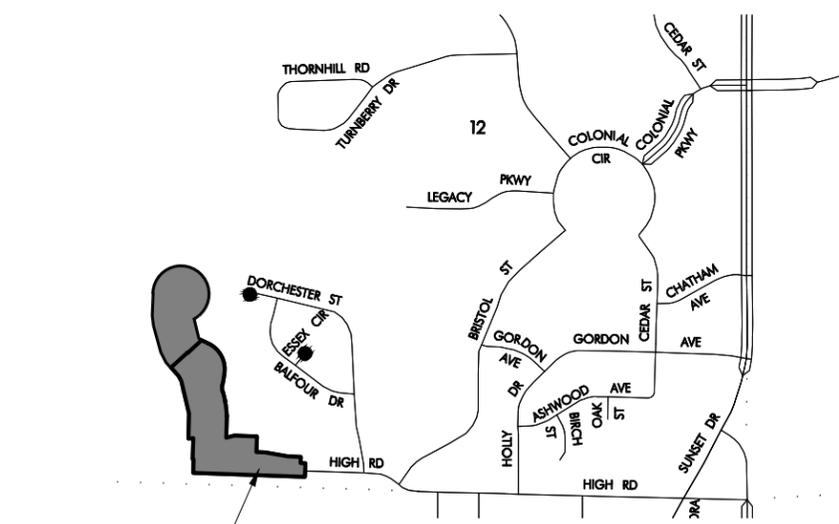
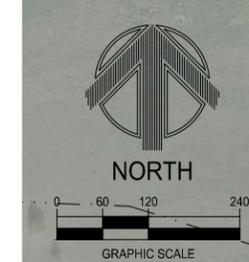
FRONT = 30'
SIDE = 7'15"
REAR = 25'

ZONING

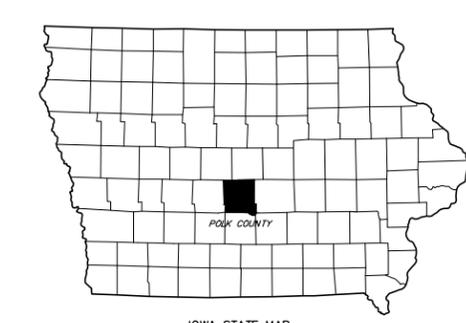
EXISTING = R-1 (SINGLE FAMILY RESIDENTIAL)

Curve Table-Legacy Plats 17 & 18 Prelim Plat				
Curve #	Length	Radius	Delta	Chd B
C1	349.41	265.00	75.5457	N27° 21' 14"W
C2	68.22	155.00	25.2176	N2° 11' 24"W
C3	140.05	475.00	16.8929	N6° 21' 09"W
C50	1092.77	260.00	240.8110	S57° 13' 32"E

Line Table-Legacy Plats 17 & 18 Prelim Plat		
Line #	Direction	Length
L1	N87° 54' 21"W	9.35
L2	N87° 54' 21"W	41.73
L3	N26° 29' 34"W	54.95
L4	N41° 42' 15"W	106.34
L5	N47° 50' 22"E	145.53
L6	N49° 15' 52"E	60.02
L7	N47° 50' 22"E	177.29
L8	S65° 07' 35"E	72.26
L9	S10° 25' 09"W	97.31
L10	S14° 47' 56"E	93.29
L11	N77° 05' 39"E	80.84
L12	S87° 54' 21"E	82.11
L13	S87° 54' 21"E	123.23
L14	S2° 05' 39"W	60.00
L15	S87° 54' 21"E	44.49
L50	N41° 42' 15"W	106.34
L52	N26° 42' 42"W	105.40
L53	N6° 54' 03"W	97.50
L54	S65° 07' 35"E	30.46
L56	S47° 50' 22"W	177.29
L57	S49° 15' 52"W	60.02
L58	S47° 50' 22"W	145.53



**VICINITY MAP
CITY OF NORWALK
NTS**



ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF NORWALK AND THE NOWALK SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE ALTERED OR AMENDED BY THE CITY OF NORWALK.



building strong communities.

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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.

DATE: CALEB A. SMITH, PE NO. 17983
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL: 1 - 3

COVER SHEET

LEGACY PLATS 17 & 18
PRELIMINARY PLAT

NORWALK, IA
2213025

REVISIONS
11.19.2013
11.XX.2013

ENGINEER: C. SMITH
DRAWN BY: M. HEATH
CHECKED BY: C. SMITH
FIELD BOOK NO.

DRAWING NO. GN-01
SHEET NO. 01 / 03

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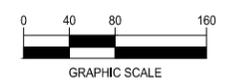
McCLURE ENGINEERING COMPANY

PRELIMINARY

DIMENSIONS, PAVING & UTILITY PLAN



NORTH



GRAPHIC SCALE

**LEGACY PLATS 17 & 18
PRELIMINARY PLAT**

NORWALK, IA
2213025

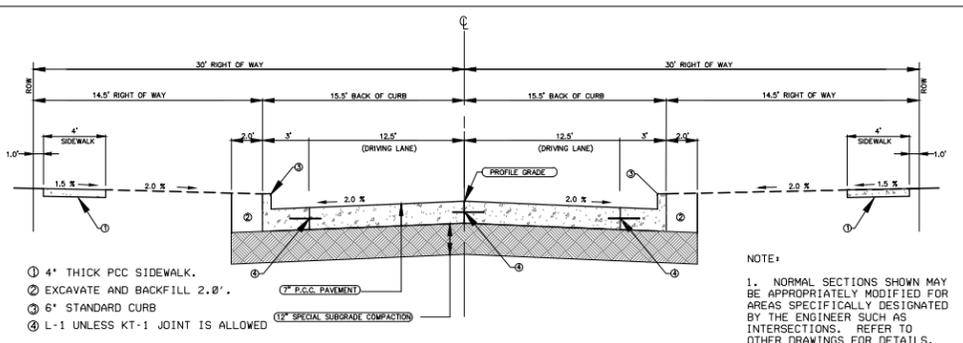
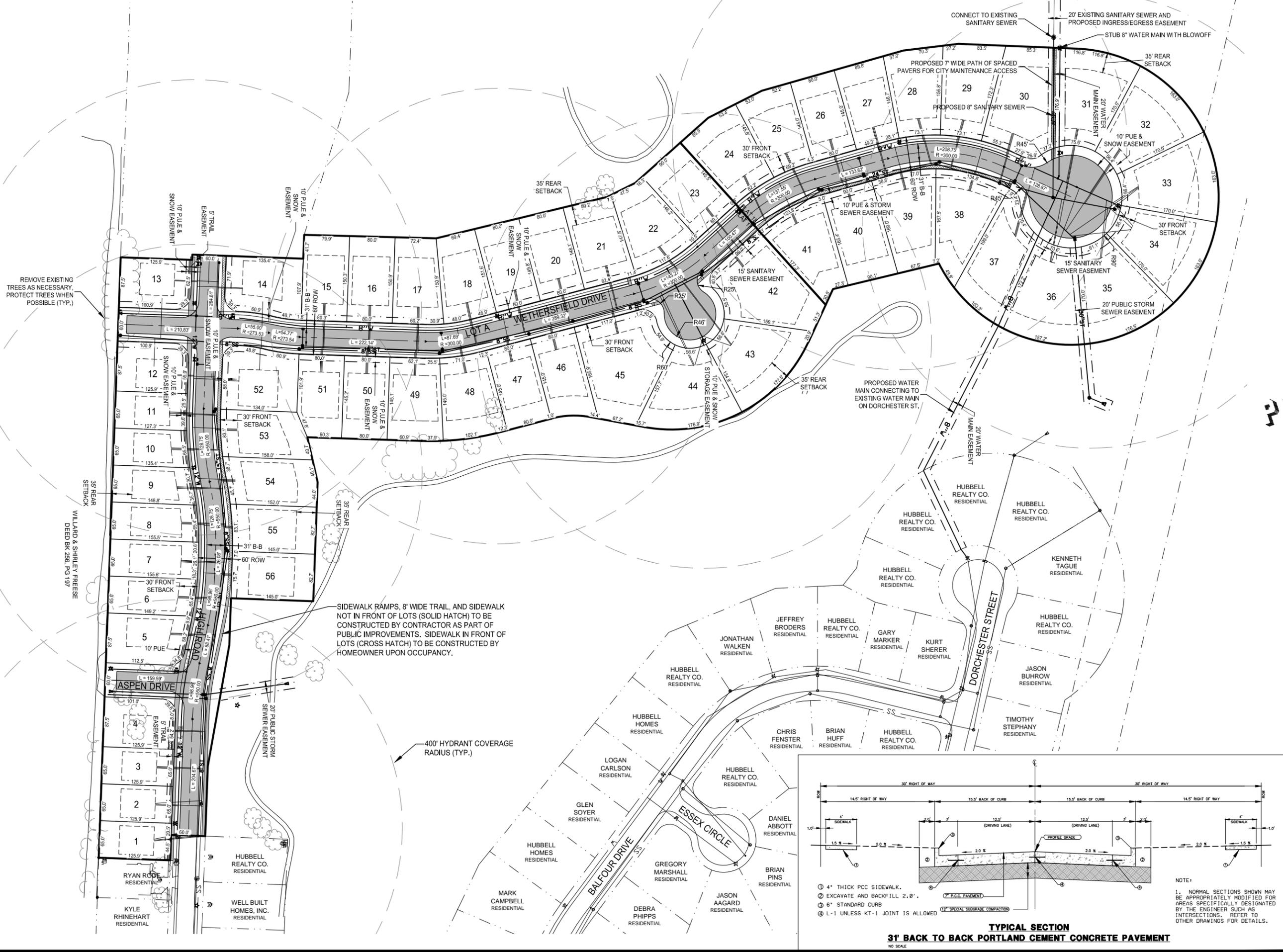
REVISIONS
11.19.2013
11.XX.2013

ENGINEER: C. SMITH
DRAWN BY: M. HEATH

CHECKED BY: C. SMITH
FIELD BOOK NO.:

DRAWING NO. SHEET NO.

GN-02 02 / 03



TYPICAL SECTION
3' BACK TO BACK PORTLAND CEMENT CONCRETE PAVEMENT

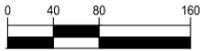
NO SCALE

PRELIMINARY

GRADING PLAN



NORTH



GRAPHIC SCALE

LEGACY PLATS 17 & 18
PRELIMINARY PLAT

NORWALK, IA
2213025

REVISIONS
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11.XX.2013

ENGINEER: C. SMITH
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FIELD BOOK NO.

DRAWING NO.: GR-01
SHEET NO.: 03 / 03

NOTE:
CONTRACTOR TO ADJUST EXISTING UTILITY STRUCTURES TO MEET FINISHED GRADE

