

**CITY OF NORWALK
REPORT TO THE NORWALK PLANNING COMMISSION**

REQUEST: Request from Diligent Orchard Hills, LLC to approve the Final Plat of *Orchard Trail Plat 4*

MEETING DATE: September 14, 2015

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S): Diligent Orchard Hills, LLC
122119 Stratford Drive, Suite B
Clive, Iowa 50325

GENERAL DESCRIPTION: This request would create 32 single family lots in the Orchard Hills PUD.

IMPACT ON NEIGHBORHOOD: The request would not appear to have a negative impact on the area. The requested development matches the character of the surrounding neighborhood. The inclusion of Outlot Z as a City Park and storm water detention area will be a benefit to the overall neighborhood.

VEHICULAR & PEDESTRIAN TRAFFIC: The request would not appear to have a negative impact on traffic conditions. This development provides a connection to Braeburn Drive and Sycamore Drive, which improves connectivity of the overall neighborhood. In the short-term, the owners of the new lots will most likely use Sycamore Drive to access North Avenue and leave the development. In the long-term, Orchard View Plat 3 will develop to the west, connecting Braeburn to Orchard Hills Drive which will provide a second connection to North Avenue.

TRAIL PLAN: The nearest trail will be to the 500 feet to the west along Orchard Hills Drive. The City's goal is to have people within half a mile of a bike trail. This development meets that goal, though some use of residential streets and sidewalks are needed to access the trail.

ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY: The site is zoned Parcel Y of the Orchard Hills PUD, requires 30' setbacks for lots fronting Sycamore Drive and allowing 25' setbacks for lots fronting Braeburn. The amendment also set the sideyard set back at 5' minimum and 10' total. There is an additional requirement that "there shall not be allowed any cantilever or other structure attached to the principal

structure over the prescribed setback of more than twelve (12) inches. This includes any and all chimneys, air conditioning units, roof overhangs, cornices, decks and porches.”

**BUFFERS REQUIRED/
NEEDED:**

The Zoning Ordinance does not require and buffering for the requested development.

DRAINAGE:

Storm water detention for the development is provided on Outlot Z or the plat, which is to be dedicated to the City as parkland. Drainage is achieved through a storm sewer system and various surface water drainage easements. Individual lots are required to be graded so that they direct storm water to an approved drainage way, either the street or an easement.

**DEVELOPMENT
HISTORY:**

Development of single family homes in the area has been occurring since the mid 2000’s.

FLOODPLAIN:

None of the proposed lots are located within a floodplain.

PARKLAND:

The subdivision ordinance requires 783 square feet of parkland per single family dwelling unit. The development has 32 lots and is required to provide 0.58 acres of parkland to the City. Outlot Z is 2.35 acres and is to be dedicated to the City as parkland to meet the requirement.

Previous phases of the Orchard Trail development had 40 lots, and required 0.72 acres of parkland.

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

- The final plat shows a 30’ front setbacks (per PUD) and 10’ utility easement is shown in the front of all proposed lots along Sycamore Drive.
- There are also 25’ front setbacks (per PUD) and 10’ utility easement is shown in the front of all proposed lots along Braeburn Drive and Braeburn Circle.
- A 25’ sanitary sewer and storm sewer easement is show at the front of lots 23-31.
- A 20’ sanitary sewer and storm sewer easement is show at the front of lots 1, 2, 12, 13 and 32.
- A 15’ storm sewer easement is show at the front of lots 18-21.
- A 20’ storm sewer easement is shown on the common lot line between lots 17 and 18.
- A 30’ sanitary sewer easement is shown on the common lot line between lots 16 and 17.

- A 20' surface water flowage easement is shown in the rear 20' of lots 3-10 and lots 14-16.
- An existing 30' storm sewer easement is shown on the south portion of Outlot Z and a portion of the rear of lot 19.
- An existing 20' sanitary sewer easement is shown on Outlot Z and a portion of the rear of lots 16 and 17.
- An existing 20' storm sewer easement is shown in the northeast corner of Outlot Z.

RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:

The Future Land Use Map designates the area in question as Medium Density Residential. The Comprehensive Plan (page 5.12) identifies single family homes as a typical land use in the Medium Density category. This request would be in compliance with such designation.

STAFF ANALYSIS – ZONING ORDINANCE:

The Final Plat consists of 32 lots, containing approximately 24,491 acres of land, which is located south of the existing Braeburn Drive. The lots vary in size measuring from 9,032 SF to 17,316 SF.

Streets shown as Lots "A" through "D" will be dedicated to the City for street use upon approval of the Final Plat. The designated street right-of-way is 60 feet.

The front setbacks are 30' for lots fronting Sycamore Drive and 25' for lots fronting Braeburn (per PUD). The allowed sideyard set back is 5' minimum and 10' total. There is an additional requirement per the PUD that "there shall not be allowed any cantilever or other structure attached to the principal structure over the prescribed setback of more than twelve (12) inches. This includes any and all chimneys, air conditioning units, roof overhangs, cornices, decks and porches."

Staff would like to make note that a Preliminary Plat for Orchard Trail Plat 3 & 4 was approved on May 17, 2012.

STAFF ANALYSIS – SUBDIVISION ORDINANCE:

The Subdivision Ordinance requires that Final Plat submissions include such criteria as boundaries of property, engineer's certificate, easements and right-of-way widths. All information has been submitted by the applicant. The Final Plat shows platted building lines, property lines with dimensions, easements and right-of-way widths.

The applicant will need to submit all other required documents prior to release of the final plat for recording.

**STAFF
RECOMMENDATION:**

Therefore, staff recommends that the request for the Final Plat of Orchard Trail Plat 4 be approved for the following conditions:

- That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.
- That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.
- That the City Planner or his designee be authorized to sign off on the plat for recording once public works has indicated the infrastructure is acceptable. In an effort to be developer friendly, the formal (council action) acceptance of the infrastructure and the approval of the final plat needn't occur at the same council meeting.

FINAL PLAT ORCHARD TRAIL PLAT 4

NORWALK, IOWA
SHEET 1 OF 3

OWNER/DEVELOPER
DILIGENT ORCHARD HILLS, L.L.C.
1214 STRATFORD DRIVE
SUITE E
CLIVE, IOWA 50325
PHONE: 515-240-7500
WWW.DILIGENTDEVELOPMENT.COM

CONTACT:
STEVE BRIERE
PRESIDENT
PHONE: 515-240-7500
STEVE@DILIGENTDEVELOPMENT.COM

LEGAL DESCRIPTION
OUTLOT 'X', ORCHARD PARK, AN OFFICIAL PLAT, RECORDED IN BOOK 2007, PAGE 8183, EXCEPT PARCEL 'D' OF OUTLOT 'X', ORCHARD PARK, AN OFFICIAL PLAT, RECORDED IN BOOK 2013, PAGE 10464, CITY OF NORWALK, WARREN COUNTY, IOWA.

AND,
THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF NORWALK, WARREN COUNTY, IOWA THAT LIES WEST OF PARCEL 'S' AND PARCEL 'T' RECORDED IN BOOK 2004, PAGE 8265, EXCEPT ORCHARD RIDGE PLAT 6 AND ORCHARD TRAIL PLAT 3.

ZONING
EXISTING: ORCHARD HILLS P.U.D. PARCEL Y

LAND AREA
24.441 ACRES

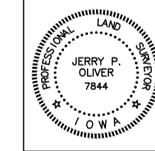
NOTES
1. OUTLOT 'Z' TO BE DEEDED TO THE CITY OF NORWALK FOR PARK PURPOSES AND SHALL INCLUDE STORM WATER DETENTION FOR THE PLAT.
2. ANY USE OF THE PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT AND THAT ANY UTILITY USING THE PUBLIC UTILITY EASEMENT IS REQUIRED TO RELOCATE ITS FACILITIES AT NO COST TO THE CITY IN THE EVENT THAT USE CONFLICTS WITH THE CITY'S CURRENT OR FUTURE USE OF THE EASEMENT.
3. LOTS A, B, C, AND D TO BE DEDICATED TO THE CITY OF NORWALK FOR STREET PURPOSES.

BULK REGULATIONS
FRONT YARD 30' (SYCAMORE DRIVE)
25' (BRAEBURN DRIVE AND BRAEBURN CIRCLE)
REAR YARD 30'
SIDE YARD 5' MINIMUM ON BOTH SIDES AND THESE SHALL NOT BE ALLOWED ANY CANTILEVER OR OTHER STRUCTURE ATTACHED TO THE PRINCIPAL STRUCTURE OVER THE PRESCRIBED SETBACK OF MORE THAN TWELVE (12) INCHES. THIS INCLUDES ANY AND ALL CHIMNEYS, AIR CONDITIONING UNITS, ROOF OVERHANGS, CORNICES, DECKS AND PORCHES.

LINE #	DIRECTION	LENGTH
L100	S81°34'33"E	53.41'
L101	S81°34'33"E	32.23'
L102	S21°48'19"E	31.15'
L103	S84°24'51"E	46.22'
L104	S81°06'48"E	106.80'
L105	N22°51'53"W	30.00'
L106	N22°51'53"W	30.00'
L107	S83°42'21"E	30.02'
L108	S83°42'21"E	30.02'
L109	N86°25'41"E	30.64'
L110	N86°25'41"E	30.61'
L111	S30°04'04"E	30.01'
L112	S30°04'04"E	30.01'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	11°45'24"	500.00'	102.60'	51.48'	102.42'	S81°21'15"E
C2	19°28'44"	250.00'	85.00'	42.91'	84.59'	S41°10'50"E
C3	23°15'04"	500.00'	202.92'	102.87'	201.53'	S89°25'48"E
C4	44°50'20"	350.00'	514.34'	380.38'	515.43'	S14°36'57"W
C5	63°23'16"	350.00'	381.21'	216.11'	367.77'	S03°53'25"W
C6	31°21'03"	350.00'	192.12'	98.55'	189.12'	S81°10'35"W
C7	26°41'51"	350.00'	163.09'	83.05'	161.61'	S67°45'52"E

CERTIFICATION



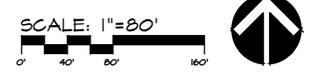
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
JERRY P. OLIVER, IOWA REG. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 THRU 3

BENCHMARKS

RR. SPINE IN POWER POLE 40 FEET SOUTH OF CENTERLINE OF NORTH AVENUE AND 15 FEET EAST OF CENTERLINE OF ASPEN DRIVE.
ELEVATION 421.45
BRASS PLUG IN HEADWALL OF REINFORCED BOX CULVERT, AT NORTHEAST CORNER OF INTERSECTION OF IOWA HIGHWAY 28 AND ELM AVENUE.
ELEVATION 414.90
BURY BOLT ON HYDRANT, AT NORTHEAST CORNER OF INTERSECTION OF ASPEN DRIVE AND ELM AVENUE.
ELEVATION 424.44
CUT 'X' INTERSECTION SYCAMORE DRIVE AND ELM AVENUE.
ELEVATION 494.71

LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER W 5/8" I.R. WYELLOW CAP #1844
- SET CORNER W 5/8" I.R. WYELLOW CAP #1844
- IRON ROD
- G.P. GAS PIPE
- D. DIMENSIONED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- (C&A) ADDRESS
- B.S.L. BUILDING SETBACK LINE
- NR. NOT RADIAL



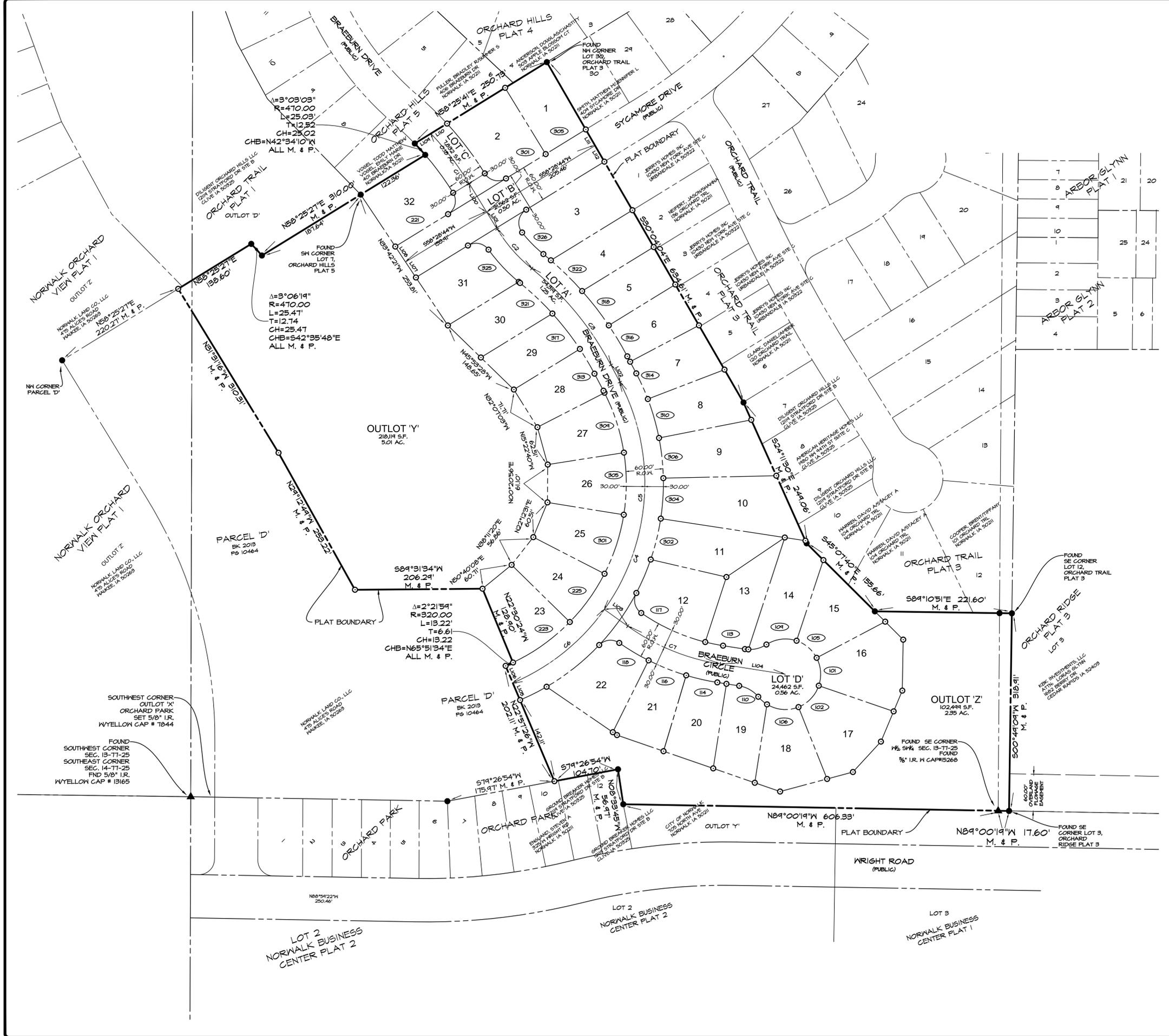
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com



DATE:	REVISIONS	COMMENTS
AUGUST 27, 2015	1	
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	5	JFO
	6	MEH

ORCHARD TRAIL PLAT 4
NORWALK, IOWA
FINAL PLAT

SHEET 01 OF 03
E-1014



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FINAL PLAT
ORCHARD TRAIL
PLAT 4
 NORWALK, IOWA
 SHEET 2 OF 3

OWNER/DEVELOPER
 DILIGENT ORCHARD HILLS, L.L.C.
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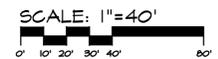
CONTACT:
 STEVE BRIERE
 PRESIDENT
 PHONE: 515-240-7500
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LOT LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N27°48'13"W	9.85'
L2	N27°48'13"W	21.29'
L6	N27°48'13"W	31.15'
L3	S81°06'48"E	35.74'
L4	S81°06'48"E	20.90'
L5	S81°06'48"E	14.84'

LOT PARCEL CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	10°55'20"	530.00'	101.03'	50.67'	100.88'	S87°11'53"E
C2	84°36'48"	25.00'	34.25'	24.48'	35.34'	S76°32'54"E
C3	96°46'33"	25.00'	42.23'	28.15'	37.38'	S10°05'28"W
C4	12°45'33"	220.00'	48.94'	24.60'	48.84'	N44°40'36"W
C5	1°42'11"	530.00'	15.75'	7.88'	15.75'	N50°12'17"W
C6	7°39'16"	530.00'	70.80'	35.46'	70.75'	N45°31'53"W
C7	7°36'11"	530.00'	70.33'	35.22'	70.28'	N71°53'50"W
C8	6°17'31"	530.00'	58.20'	29.13'	58.17'	N30°56'54"W
C9	6°50'54"	380.00'	45.43'	22.74'	45.40'	N24°22'44"W
C10	4°52'05"	380.00'	65.45'	32.80'	65.37'	N16°01'12"W
C11	4°50'47"	380.00'	65.30'	32.73'	65.22'	N06°04'46"W
C12	4°52'42"	380.00'	65.52'	32.84'	65.43'	N03°41'58"E
C13	10°15'58"	380.00'	68.04'	34.13'	68.00'	N13°46'18"E
C14	8°52'06"	380.00'	58.82'	29.47'	58.76'	N23°20'20"E
C15	83°04'50"	25.00'	36.29'	22.18'	33.18'	S13°48'32"E
C16	20°21'21"	320.00'	114.25'	57.74'	113.64'	N65°37'08"W
C17	5°16'00"	320.00'	24.41'	14.72'	24.40'	N78°28'48"W
C18	6°21'18"	50.00'	5.63'	2.82'	5.63'	N84°20'21"W
C19	35°04'24"	50.00'	30.68'	15.84'	30.20'	S74°51'12"W
C20	51°04'00"	51.00'	50.84'	21.28'	44.21'	S82°51'00"W
C21	43°44'47"	51.00'	43.60'	22.43'	42.55'	N44°34'36"W
C22	46°38'08"	51.00'	46.34'	24.57'	45.12'	N04°25'34"W
C23	44°22'54"	51.00'	44.13'	26.21'	41.62'	N43°34'54"E
C24	53°16'07"	51.00'	52.44'	28.54'	51.11'	S85°05'33"E
C25	18°57'23"	51.00'	18.86'	9.52'	18.77'	S48°58'48"E
C26	41°36'42"	50.00'	36.31'	19.00'	35.52'	S60°18'27"E
C27	7°47'09"	380.00'	51.64'	25.86'	51.60'	S71°13'14"E
C28	4°52'42"	380.00'	65.52'	32.84'	65.44'	S68°23'18"E
C29	8°19'18"	380.00'	55.14'	27.64'	55.14'	S54°17'18"E
C30	81°24'20"	25.00'	35.56'	21.54'	32.63'	S84°07'45"W
C31	15°36'42"	380.00'	103.54'	52.04'	103.22'	N35°34'44"E
C32	16°25'15"	380.00'	108.41'	54.83'	108.54'	N13°35'43"E
C33	7°14'13"	380.00'	48.00'	24.03'	47.47'	N63°25'27"E
C34	20°16'44"	320.00'	113.27'	57.23'	112.88'	N54°32'10"E
C35	17°14'47"	320.00'	96.32'	48.53'	95.96'	N35°46'22"E
C36	18°00'32"	320.00'	100.58'	50.71'	100.17'	N18°08'42"E
C37	18°00'56"	320.00'	100.62'	50.73'	100.20'	N00°07'58"E
C38	18°16'07"	320.00'	102.03'	51.45'	101.60'	N18°00'33"W
C39	0°34'36"	320.00'	3.64'	1.84'	3.64'	N27°28'25"W
C40	5°38'24"	470.00'	46.28'	23.16'	46.26'	N30°37'28"W
C41	8°50'24"	470.00'	72.52'	36.33'	72.44'	N17°51'55"W
C42	8°46'15"	470.00'	71.95'	36.04'	71.88'	N46°40'15"W
C43	0°34'05"	280.00'	2.78'	1.39'	2.78'	N50°46'20"W
C44	14°38'28"	280.00'	71.55'	35.47'	71.35'	N43°10'04"W
C45	85°40'21"	25.00'	37.38'	23.18'	34.00'	N78°41'03"W
C46	40°03'11"	25.00'	34.21'	25.02'	35.37'	N13°27'06"E
C47	4°16'24"	470.00'	76.08'	38.12'	76.00'	N36°24'31"W

LEGEND

- FLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER W/ 5/8" I.R. YELLOW CAP #1844
- SET CORNER W/ 5/8" I.R. YELLOW CAP #1844
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- BUILDING SETBACK LINE
- NOT RADIAL



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CEC

ORCHARD TRAIL PLAT 4
 NORWALK, IOWA
 FINAL PLAT

SHEET 02 OF 03
 E-1014

DATE:	REVISIONS	COMMENTS
AUGUST 27, 2015	1	
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	4	
	5	JFO
	6	MEH

DATE OF SURVEY: JFO
 DESIGNED BY: JFO
 DRAWN BY: MEH

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FINAL PLAT
ORCHARD TRAIL
PLAT 4
 NORWALK, IOWA
 SHEET 3 OF 3

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LOT LINE TABLE

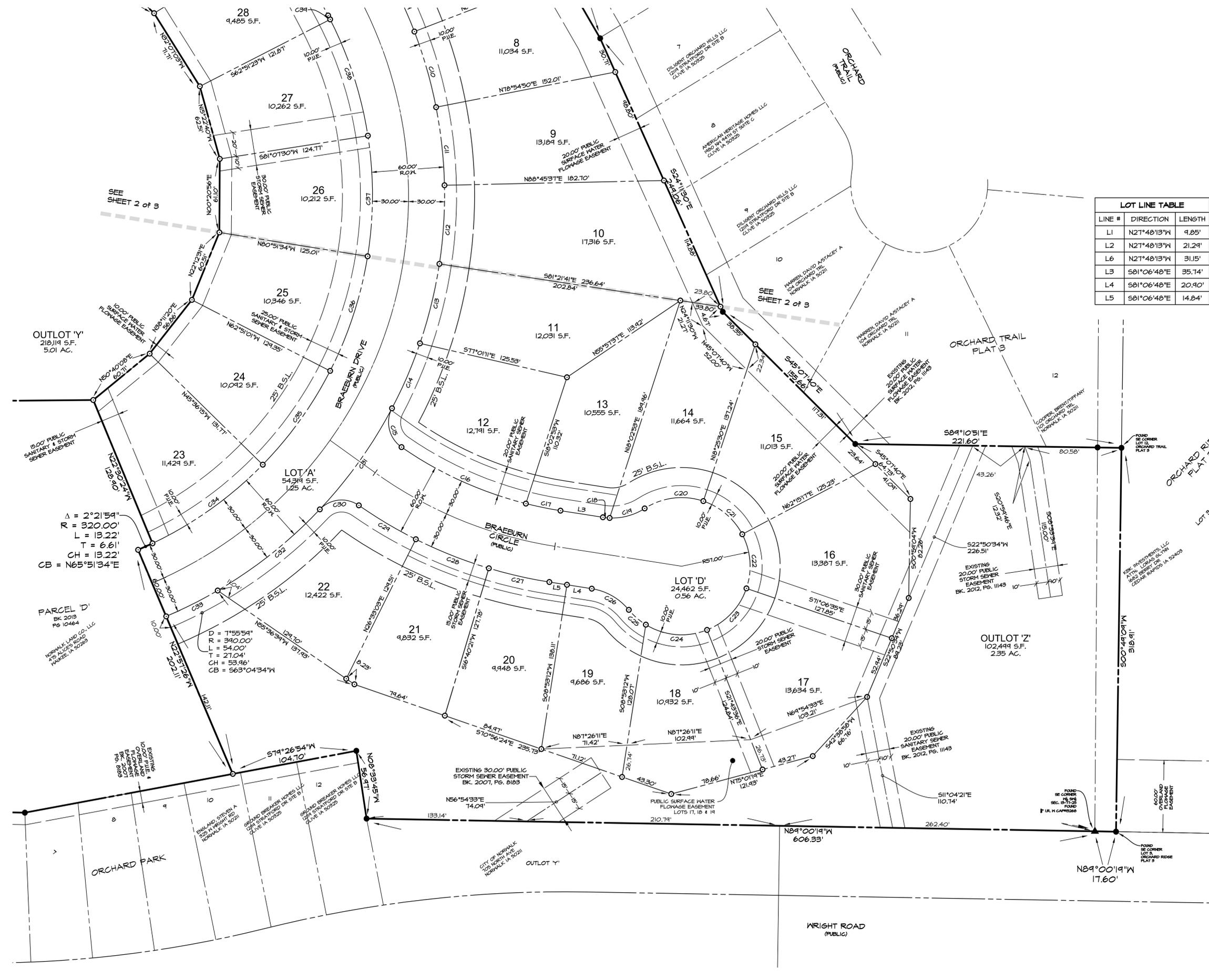
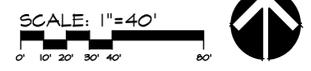
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LOT PARCEL CURVE DATA

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C3	96°46'33"	25.00'	42.23'	28.15'	37.38'	S10°05'28"W
C4	12°45'33"	220.00'	48.94'	24.60'	48.84'	N44°40'36"W
C5	1°42'11"	530.00'	15.75'	7.88'	15.75'	N50°12'17"W
C6	7°39'16"	530.00'	70.80'	35.46'	70.75'	N45°31'33"W
C7	7°36'11"	530.00'	70.33'	35.22'	70.28'	N37°53'50"W
C8	6°17'31"	530.00'	58.20'	29.13'	58.17'	N30°56'54"W
C9	6°50'59"	380.00'	45.43'	22.74'	45.40'	N24°22'44"W
C10	4°52'05"	380.00'	65.45'	32.80'	65.37'	N16°01'12"W
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C23	44°22'54"	51.00'	44.13'	26.21'	41.62'	N43°34'54"E
C24	53°16'07"	51.00'	52.94'	28.54'	51.11'	S85°05'33"E
C25	18°57'23"	51.00'	18.86'	9.52'	18.77'	S48°58'48"E
C26	41°36'42"	50.00'	36.31'	19.00'	35.52'	S60°18'27"E
C27	7°47'09"	380.00'	51.64'	25.86'	51.60'	S71°13'14"E
C28	4°52'42"	380.00'	65.52'	32.84'	65.44'	S68°23'18"E
C29	8°19'18"	380.00'	55.14'	27.64'	55.14'	S59°17'18"E
C30	81°24'20"	25.00'	35.56'	21.54'	32.63'	S84°07'45"W
C31	15°36'42"	380.00'	103.54'	52.04'	103.22'	N35°34'44"E
C32	16°25'15"	380.00'	108.54'	54.83'	108.54'	N15°35'43"E
C33	7°14'13"	380.00'	49.00'	24.03'	41.47'	N63°25'27"E
C34	20°16'44"	320.00'	113.27'	57.23'	112.88'	N54°32'10"E
C35	17°14'47"	320.00'	96.32'	48.53'	95.96'	N35°46'22"E
C36	18°00'32"	320.00'	100.58'	50.71'	100.17'	N18°08'42"E
C37	18°00'56"	320.00'	100.62'	50.73'	100.20'	N00°07'58"E
C38	18°16'07"	320.00'	102.03'	51.45'	101.60'	N18°00'33"W
C39	0°34'36"	320.00'	3.64'	1.84'	3.64'	N27°28'25"W
C40	5°38'29"	470.00'	46.28'	23.16'	46.26'	N30°31'28"W
C41	8°50'24"	470.00'	72.52'	36.33'	72.44'	N37°51'55"W
C42	8°46'15"	470.00'	71.85'	36.04'	71.88'	N46°40'15"W
C43	0°34'05"	280.00'	2.78'	1.39'	2.78'	N50°46'20"W
C44	14°38'28"	280.00'	71.55'	35.97'	71.35'	N43°10'04"W
C45	85°40'21"	25.00'	37.38'	23.18'	34.00'	N78°41'03"W
C46	90°03'11"	25.00'	34.21'	25.02'	35.31'	N13°27'06"E
C47	4°16'24"	470.00'	76.08'	38.12'	76.00'	N36°24'31"W

LEGEND

- PLAT BOUNDARY
- ▲ SECTION CORNER
- FOUND CORNER W/ 5/8" I.R. NYELLOW CAP #1844
- SET CORNER W/ 5/8" I.R. NYELLOW CAP #1844
- IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- PUBLIC UTILITY EASEMENT
- POINT OF BEGINNING
- ② ADDRESS
- B.S.L. BUILDING SETBACK LINE
- NR. NOT RADIAL



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa, 50322
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

CEC

ORCHARD TRAIL PLAT 4
 NORWALK, IOWA
 FINAL PLAT

SHEET 03 OF 03
 E-1014

DATE:	REVISIONS	COMMENTS
AUGUST 27, 2015	1	
	2	
	3	
	4	
	5	JFO
	6	MEH

DATE OF SURVEY: _____
 DESIGNED BY: _____
 DRAWN BY: _____

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