

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

REQUEST:	Request from Norwalk Land Co. LLC to approve the Final Plat of the <i>Orchard View Plat 2</i>
MEETING DATE:	September 28, 2015
STAFF CONTACT:	Luke Parris, AICP City Planner
APPLICANT(S):	Norwalk Land Co. LLC 475 Alices' Road, Suite A Waukee, Iowa 50263
GENERAL DESCRIPTION:	This request would create 15 single family lots in the Orchard View development, part of the Orchard View PUD.
IMPACT ON NEIGHBORHOOD:	The request would not appear to have a negative impact on the area.
VEHICULAR & PEDESTRIAN TRAFFIC:	The request would not appear to have a negative impact on traffic conditions. This development is west of Orchard View Plat 1 and connects to Orchard Hills Drive.
TRAIL PLAN:	The subdivision would have standard city sidewalks. An 8' trail will be developed on the east side of Orchard Hills Drive.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The site is zoned as Parcel 2 of the Orchard View PUD, which allows for R-1(60) uses. A proposed City park is to the north. Platted R-1(60) is to the east with undeveloped R-1(60) to the south and west.
BUFFERS REQUIRED/ NEEDED:	No specific buffering is required for the subdivision.
DRAINAGE:	Storm water for the development is collected into a storm sewer system that is part of the overall storm sewer system for the Orchard View development. The overall Brownstones storm sewer system outlets to a detention area that is offsite to the southeast. The storm water will ultimately end up in a detention area located on the City park to the north.
DEVELOPMENT HISTORY:	The Orchard View PUD was approved on July 18, 2013 and the Preliminary Plat was approved on January 16, 2014. The City is also working with Veenstra and Kimm on finalizing development of the detention area in the City park.

FLOODPLAIN:	None of the proposed lots are located within a floodplain.
PARKLAND:	Per the PUD, Parcel 1 of the PUD was to be dedicated to the City as a Park. Orchard View Plat 1 created the lot for the City park.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER.	<ul style="list-style-type: none"> • The final plat shows a 30' front setback on all lots. • The final plat shows a 35' rear setback on all lots. • A proposed 10' PUE's run the rear of the lots. • A proposed 5' PUE's are on the side of lots 2, 5, 6, 7, 9, and 10. • A proposed 30' sanitary sewer easement is located at the front of lots 7 & 8, and lots 10-15. • A proposed 15' sanitary sewer easement is located on the south lot line of lot 15. • A proposed 15' sanitary sewer easement is located on the south lot line of lot 15. • A proposed 20' private stormwater flowage easement is located at the rear of lots 1-6.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates the area in question as Medium Density Residential. This request would be in compliance with such designation.
STAFF ANALYSIS – ZONING ORDINANCE:	<p>The Final Plat consists of 15 single family lots and a 29.22 acre Outlot (which is unbuildable), containing approximately 34.1 acres of land, east of Orchard View Plat 1 and Orchard Hills Drive.</p> <p>The setbacks, identified in the PUD, are 30' front yard, 5' side yard (12' total), and 35' rear yard.</p>
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	<p>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.</p> <p>The applicant will need to submit all other required documents prior to release of the final plat for recording.</p>

**STAFF
RECOMMENDATION:**

Therefore, staff recommends that the request for the Final Plat of Orchard View Plat 2 be approved with 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 NORWALK ORCHARD VIEW PLAT 2 NORWALK, IOWA

DEVELOPER:
NORWALK LAND CO., LLC
415 ALICES RD, SUITE A
WAUKEE, IA 50263
PH. 515-491-4090

PROPERTY OWNERS:
NORWALK LAND CO., LLC
415 ALICES RD, SUITE A
WAUKEE, IA 50263
PH. 515-491-4090

LEGAL DESCRIPTION:
OUTLOT 'Z', NORWALK ORCHARD VIEW PLAT 1, AN OFFICIAL PLAT, CITY OF NORWALK, HARRIS COUNTY, IOWA.

ZONING:
ORCHARD VIEW P.U.D.

SETBACKS:
FRONT YARD - 30'
REAR YARD - 35'
SIDE YARD - 12' TOTAL (5' MIN)



VICINITY MAP
NOT TO SCALE

CERTIFICATION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER, IOWA LIC. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

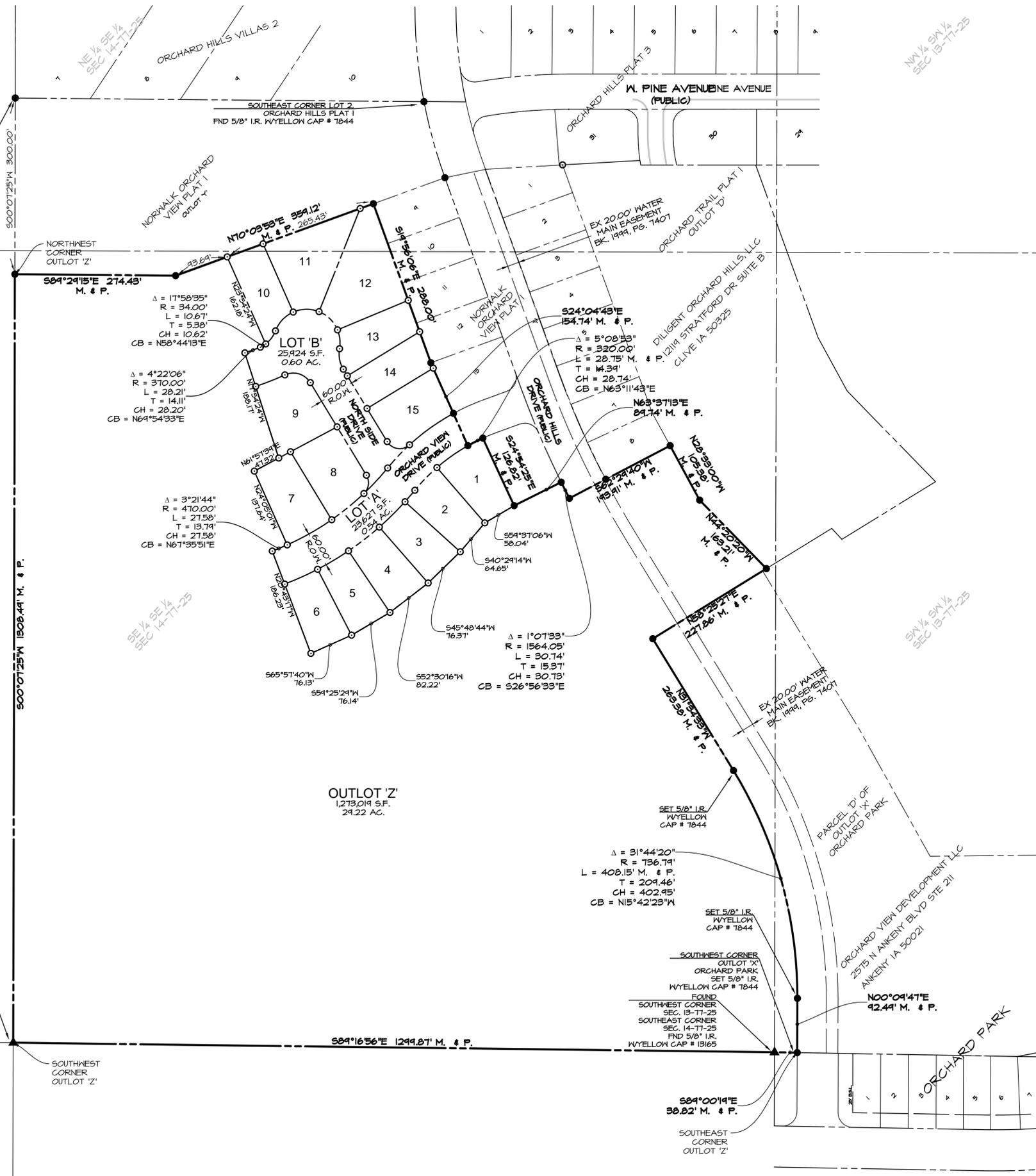
NOTES

- ANY UTILITY UTILIZING THE PUBLIC UTILITY EASEMENT DOES SO AS A SUBORDINATE INTEREST TO THE CITY'S USE OF ITS DESIGNATED SANITARY SEWER EASEMENT AND ANY UTILITY UTILIZING THE PUBLIC UTILITY EASEMENT MUST RELOCATE AT ITS COST IF IN CONFLICT WITH THE CITY'S USE OF THE DESIGNATED SANITARY SEWER EASEMENT.
- LOTS 'A' AND 'B' TO BE DEDED TO THE CITY OF NORWALK FOR STREET PURPOSES.
- STORM WATER FLOWAGE EASEMENTS ARE PRIVATE.

LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER W/ 5/8" I.R. WYELLOW CAP #7844
- SET CORNER W/ 5/8" I.R. WYELLOW CAP #7844
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- (234) ADDRESS
- B.S.L. BUILDING SETBACK LINE
- NR. NOT RADIAL

SCALE: 1"=40'



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
SEPTEMBER 23, 2015	1	
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	4	
	5	JFO
	6	MEH

NORWALK ORCHARD VIEW PLAT 2
NORWALK, IOWA
FINAL PLAT

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NORWALK ORCHARD VIEW PLAT 2

VICINITY SKETCH

SHEET
 OF 1
 E-7146



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