

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

**REQUEST:** Request from United Properties to approve the Grading Plan for the Marketplace at Echo Valley

**MEETING DATE:** November 9, 2015

**STAFF CONTACT:** Luke Parris, AICP  
City Planner

**APPLICANT(S):** United Properties Invest Co LLC    Civil Design Advantage  
C/O Michael Coppola                            3405 SE Crossroads Dr, Ste G  
4521 Fleur Drive, Suite C                      Grimes, Iowa 50321  
Des Moines, Iowa 50321

**GENERAL DESCRIPTION:** This request is for the grading of the potential Marketplace at Echo Valley development. The project has not submitted a plat or site plan for review by the City, therefore a grading permit is required. The grading permit is issued by the Zoning Administrator and is subject to review by the Planning and Zoning Commission.

The requested grading is for the future relocation of Masteller Road and temporary drainage areas. The area will require further platting and site plans prior to development.

**DRAINAGE:** In addition to the road grading, two temporary drainage swales and sediment basins will be graded to handle storm water from the road grading.

**FLOODPLAIN:** None of the proposed lots are located within a floodplain.

**STAFF ANALYSIS :** The City Engineer, Veenstra & Kimm, and the Public Works Department have both reviewed the proposed grading plan and did not find any issues with the proposal.

**APPROVAL** Issuance of a grading permit is done by the City's Zoning Administrator with input from the Planning and Zoning Commission. Any input or questions should be raised at the meeting and will be consider by the Zoning Administrator prior to issuance of the permit.

