

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

REQUEST: Request from Rolling Green Ventures, LLC to approve the Final Plat of Rolling Green Plat 5

MEETING DATE: November 9, 2015

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S): Rolling Green Ventures, LLC Civil Design Advantage
C/O David Albright 3405 SE Crossroads Dr, Ste G
1213 Parkhill Drive Grimes, Iowa 50321
Norwalk, Iowa 50211

GENERAL DESCRIPTION: This request would create 30 lots that are zoned in the Rolling Green PUD as R-1(60). The plat also contains an outlot to be dedicated to the City as parkland.

IMPACT ON NEIGHBORHOOD: The request would not appear to have a negative impact on the area.

VEHICULAR & PEDESTRIAN TRAFFIC: This is the first phase of the new Rolling Green development. Future phases will connect up with Merle Hay Drive and provide for better traffic circulation through the neighborhood.

TRAIL PLAN: There are sidewalks within the subdivision.

ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY: The site is zoned as R-1(60) as part of the Rolling Green Planned Unit Development. The park space was identified in the PUD master plan.

BUFFERS REQUIRED/NEEDED: The Zoning Ordinance does not require buffering for the requested development.

DRAINAGE: Drainage occurs through the storm sewer system and rear yard overland flowage swales. The storm sewer system for Plat 5 connects into the existing system to the south. Future phases will utilize a detention pond located in the parkland space.

DEVELOPMENT HISTORY: The area was first planned out in a PUD in October 1999. Subsequent amendments have been made to the PUD in 2007 and 2009. These amendments dealt with the current phases of Rolling Green that were recently approved in the Rolling Green Plat 5 Preliminary Plat.

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

PARKLAND: The parkland requirement for this phase is approximately 0.54 acres. The final plat includes a 2.93 acre park that is sized appropriately for the rest of the phases of development.

UTILITIES: WATER, SANITARY SEWER, STORM SEWER.

- The final plat shows a 30' front setbacks on all lots.
- There is a 10' PUE along the rear of all lots.
- There is a 15' sanitary sewer easement located at the front of lots 1-6, and lots 18-27.
- There is a 30' sanitary sewer easement between lots 12 & 13.
- There is a storm sewer easement at the corner of lot 4. There is a 10' storm sewer and private drainage easement at the rear of lots 1-4 and lots 21-27.
- There is an existing 32' water main easement on the east of lot1 and lot 30.
- There is a 30' water main easement between lots 12 & 13.

RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN: The Future Land Use Map designates the area in question as Medium Density Residential. The Comprehensive Plan identifies single-family lots as a typical use in the category. This request would be in compliance with such designation.

STAFF ANALYSIS – ZONING ORDINANCE: The Final Plat consists of 30 lots, containing approximately 12.38 acres of land, west of East 27th Street and north of the existing Rolling Green subdivision.

The plat is zoned as R-1(60) in the Rolling Greens PUD. There were no special considerations for the R-1(60) development included in the PUD. Typical setbacks for R-1(60) are identified as 30' front, 35' rear, and 15' total side with a 7' minimum.

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.

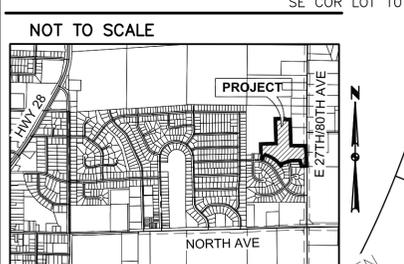
The applicant will need to submit all other required documents prior to release of the final plat for recording.

**STAFF
RECOMMENDATION:**

Therefore, staff recommends that the request for the Final Plat of Rolling Green Plat 5 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 Planning and Economic Development Director 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.

VICINITY MAP



NORWALK, IOWA



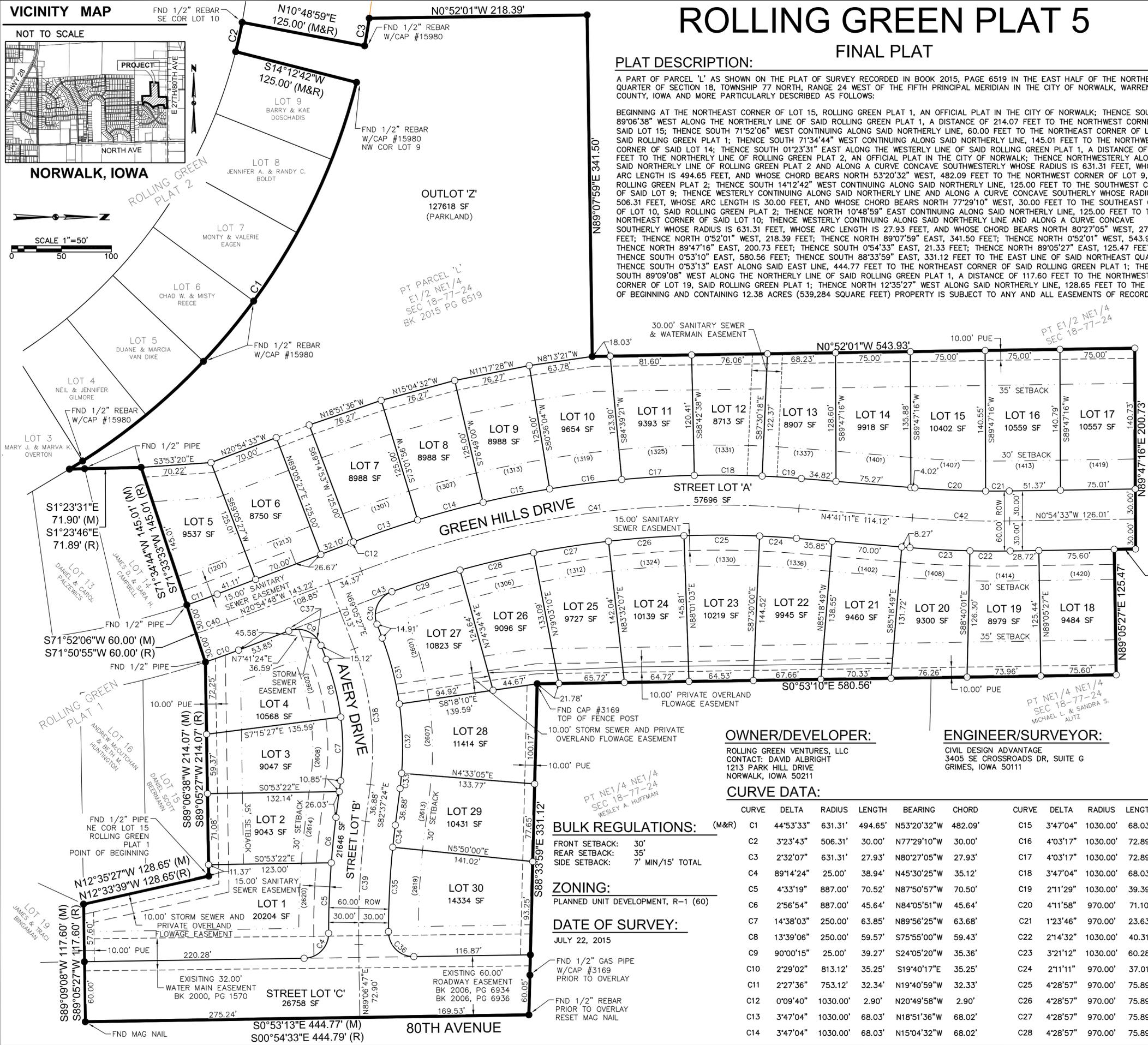
SCALE 1"=50'

ROLLING GREEN PLAT 5 FINAL PLAT

PLAT DESCRIPTION:

A PART OF PARCEL 'L' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2015, PAGE 6519 IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF NORWALK, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 15, ROLLING GREEN PLAT 1, AN OFFICIAL PLAT IN THE CITY OF NORWALK; THENCE SOUTH 89°06'38" WEST ALONG THE NORTHERLY LINE OF SAID ROLLING GREEN PLAT 1, A DISTANCE OF 214.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 71°52'06" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.00 FEET TO THE NORTHEAST CORNER OF LOT 14, SAID ROLLING GREEN PLAT 1; THENCE SOUTH 71°34'44" WEST CONTINUING ALONG SAID NORTHERLY LINE, 145.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 01°23'31" EAST ALONG THE WESTERLY LINE OF SAID ROLLING GREEN PLAT 1, A DISTANCE OF 71.90 FEET TO THE NORTHERLY LINE OF ROLLING GREEN PLAT 2 AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 631.31 FEET, WHOSE ARC LENGTH IS 494.65 FEET, AND WHOSE CHORD BEARS NORTH 53°20'32" WEST, 482.09 FEET TO THE NORTHWEST CORNER OF LOT 9, SAID ROLLING GREEN PLAT 2; THENCE SOUTH 14°12'42" WEST CONTINUING ALONG SAID NORTHERLY LINE, 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 506.31 FEET, WHOSE ARC LENGTH IS 30.00 FEET, AND WHOSE CHORD BEARS NORTH 77°29'10" WEST, 30.00 FEET TO THE SOUTHWEST CORNER OF LOT 10, SAID ROLLING GREEN PLAT 2; THENCE NORTH 10°48'59" EAST CONTINUING ALONG SAID NORTHERLY LINE, 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 631.31 FEET, WHOSE ARC LENGTH IS 27.93 FEET, AND WHOSE CHORD BEARS NORTH 80°27'05" WEST, 27.93 FEET; THENCE NORTH 0°52'01" WEST, 218.39 FEET; THENCE NORTH 89°07'59" EAST, 341.50 FEET; THENCE NORTH 0°52'01" WEST, 543.93 FEET; THENCE NORTH 89°47'16" EAST, 200.73 FEET; THENCE SOUTH 0°54'33" EAST, 21.33 FEET; THENCE NORTH 89°05'27" EAST, 125.47 FEET; THENCE SOUTH 0°53'10" EAST, 580.56 FEET; THENCE SOUTH 88°33'59" EAST, 331.12 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 0°53'13" EAST ALONG SAID EAST LINE, 444.77 FEET TO THE NORTHEAST CORNER OF SAID ROLLING GREEN PLAT 1; THENCE SOUTH 89°09'08" WEST ALONG THE NORTHERLY LINE OF SAID ROLLING GREEN PLAT 1, A DISTANCE OF 117.60 FEET TO THE NORTHWEST CORNER OF LOT 19, SAID ROLLING GREEN PLAT 1; THENCE NORTH 12°35'27" WEST ALONG SAID NORTHERLY LINE, 128.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.38 ACRES (539,284 SQUARE FEET) PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



NOTE

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- THE USE OF A PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT AND ANY USER OF THE PUBLIC UTILITY EASEMENT MUST RELOCATE ITS FACILITIES AT NO COST TO THE CITY IF THERE IS A CONFLICT WITH THE CITY'S FUTURE USE OF ITS DESIGNATED EASEMENT.
- OUTLOT 'Z' IS TO BE DEDICATED TO THE CITY AS PARKLAND.
- STRUCTURES ARE NOT ALLOWED WITHIN PRIVATE EASEMENTS

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	M
MEASURED BEARING & DISTANCE	R	R
RECORDED BEARING & DISTANCE	D	D
DEEDED BEARING & DISTANCE	MPE	MPE
MINIMUM PROTECTION ELEVATION	P.U.E.	P.U.E.
PUBLIC UTILITY EASEMENT		
CENTERLINE		
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.

MICHAEL D. ALTZ DATE

THIS SHEET

OWNER/DEVELOPER:

ROLLING GREEN VENTURES, LLC
CONTACT: DAVID ALBRIGHT
1213 PARK HILL DRIVE
NORWALK, IOWA 50211

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	44°53'33"	631.31'	494.65'	N53°20'32"W	482.09'	C15	3°47'04"	1030.00'	68.03'	N11°17'28"W	68.02'	C29	41°3'58"	970.00'	71.66'	S17°32'45"E	71.64'
C2	3°23'43"	506.31'	30.00'	N77°29'10"W	30.00'	C16	4°03'17"	1030.00'	72.89'	N7°22'18"W	72.88'	C30	91°14'49"	25.00'	39.81'	S65°17'09"E	35.74'
C3	2°32'07"	631.31'	27.93'	N80°27'05"W	27.93'	C17	4°03'17"	1030.00'	72.89'	N3°19'00"W	72.88'	C31	12°36'23"	310.00'	68.21'	N75°23'38"E	68.07'
C4	89°14'24"	25.00'	38.94'	N45°30'25"W	35.12'	C18	3°47'04"	1030.00'	68.03'	N0°36'10"E	68.02'	C32	12°51'16"	310.00'	69.55'	N88°07'27"E	69.40'
C5	4°33'19"	887.00'	70.52'	N87°50'57"W	70.50'	C19	2°11'29"	1030.00'	39.39'	N3°35'26"E	39.39'	C33	2°49'31"	310.00'	15.29'	S84°02'09"E	15.28'
C6	2°56'54"	887.00'	45.64'	N84°05'51"W	45.64'	C20	4°11'58"	970.00'	71.10'	N2°35'12"E	71.08'	C34	1°32'36"	827.00'	22.28'	S83°23'42"E	22.28'
C7	14°38'03"	250.00'	63.85'	N89°56'25"W	63.68'	C21	1°23'46"	970.00'	23.63'	N0°12'40"W	23.63'	C35	5°51'22"	827.00'	84.52'	S87°05'41"E	84.49'
C8	13°39'06"	250.00'	59.57'	S75°55'00"W	59.43'	C22	2°14'32"	1030.00'	40.31'	S0°12'43"W	40.30'	C36	90°51'51"	25.00'	39.65'	N44°32'43"E	35.62'
C9	90°00'15"	25.00'	39.27'	S24°05'20"W	35.36'	C23	3°21'12"	1030.00'	60.28'	S3°00'35"W	60.27'	C37	72°34'55"	25.00'	31.67'	S15°22'40"W	29.59'
C10	2°29'02"	813.12'	35.25'	S19°40'17"E	35.25'	C24	2°11'11"	970.00'	37.01'	S3°35'35"W	37.01'	C38	28°17'09"	280.00'	138.23'	N83°14'02"E	136.83'
C11	2°27'36"	753.12'	32.34'	N19°40'59"W	32.33'	C25	4°28'57"	970.00'	75.89'	S0°15'32"W	75.87'	C39	8°15'49"	857.00'	123.60'	S86°45'18"E	123.50'
C12	0°09'40"	1030.00'	2.90'	N20°49'58"W	2.90'	C26	4°28'57"	970.00'	75.89'	S4°13'25"E	75.87'	C40	2°28'21"	783.12'	33.79'	N19°40'37"W	33.79'
C13	3°47'04"	1030.00'	68.03'	N18°51'36"W	68.02'	C27	4°28'57"	970.00'	75.89'	S8°42'22"E	75.87'	C41	25°35'58"	1000.00'	446.80'	N8°06'48"W	443.09'
C14	3°47'04"	1030.00'	68.03'	N15°04'32"W	68.02'	C28	4°28'57"	970.00'	75.89'	S13°11'18"E	75.87'	C42	5°35'44"	1000.00'	97.66'	N1°53'19"E	97.62'

BULK REGULATIONS: (M&R)

FRONT SETBACK: 30'
REAR SETBACK: 35'
SIDE SETBACK: 7' MIN/15' TOTAL

ZONING:

PLANNED UNIT DEVELOPMENT, R-1 (60)

DATE OF SURVEY:

JULY 22, 2015

FILE: H:\2015\504095\504095-FINAL PLAT.DWG COMMENT: ENCL: PLOTTED BY: PWA DULLENKE TECH. DATE: 11/4/2015 3:11 PM

DATE: 11/04/15 10/31/15

REVISIONS:

3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER:

CIVIL DESIGN ADVANTAGE

NORWALK, IOWA

ROLLING GREEN PLAT 5 FINAL PLAT

1503.096