

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

REQUEST:	Review of the Final Plat of <i>Estates on the Ridge Plat 2</i>
MEETING DATE:	April 25, 2016
STAFF CONTACT:	Luke Parris, AICP City Planner
APPLICANT(S):	Estates on the Ridge, LLC 2400 86 th Street, Suite 24 Urbandale, Iowa 50322
GENERAL DESCRIPTION:	This request would create 38 single family lots in the Estates on the Ridge development, part of the Echo Valley Community 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 Estates on the Ridge Plat 1 and connects to Autumn Sage Circle. The only public street in the development is a loop road.
TRAIL PLAN:	This plat includes a 6' sidewalk along the front of lots interior to the circle and standard city sidewalks on the exterior lots.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The site is zoned as Parcel A of the Echo Valley Community PUD, which allows for R-1(100) uses. The development is surrounded by the Echo Valley Golf Course.
BULK REGULATIONS:	Bulk Regulations: 40' front setback, 25' side setback (minimum 12' on one side), 40' rear yard setback & 50' golf course.
DRAINAGE:	The storm water from this development drains onto the golf course where it continues along drainage easements to the detention areas. There is a small amount of detention at the rear of lots 27 and 28.
DEVELOPMENT HISTORY:	The Echo Valley Community PUD was approved on June 5, 2003 and the preliminary plat was approved on May 15, 2014.
FLOODPLAIN:	None of the proposed lots are located within a floodplain.

PARKLAND:

The developer has met the parkland dedication which was satisfied through the PUD master planning phase.

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

- The final plat shows a 40' front setback on all lots.
- The final plat shows a 40' rear setback on all lots.
- A proposed 15' PUE's & gas main easement is at the front of all lots.
- A proposed 15' sanitary sewer easement is at the front of lots 19-22.
- A 50' gas main easement is through lots 1-2, 15-17, & 27-38.
- 10' drainage easements are on lots 5-9, 22-26, & 35-36.
- A 15' storm sewer easement is located on lots 13-14.
- A 15' private access easement is on lots 9-10.
- A sanitary and storm easement is at the front of lots 35-36.
- A 3' sanitary sewer easement is at the rear of lots 9-13.
- A private drainage, detention, & storm sewer easement is at the rear of lots 9-10.

**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:**

The Final Plat consists of 38 single family lots, containing approximately 35.82 acres of land, west of Estates on the Ridge Plat 1. The setbacks, identified in the PUD, are 40' front yard, 25' side yard, 40' rear yard, and 50' golf course.

Streets shown will be dedicated to the City for street use upon approval of the Final Plat. The street is a continuation of Autumn Sage Circle. The designated street right-of-way is 60 feet with 28' wide streets.

**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.

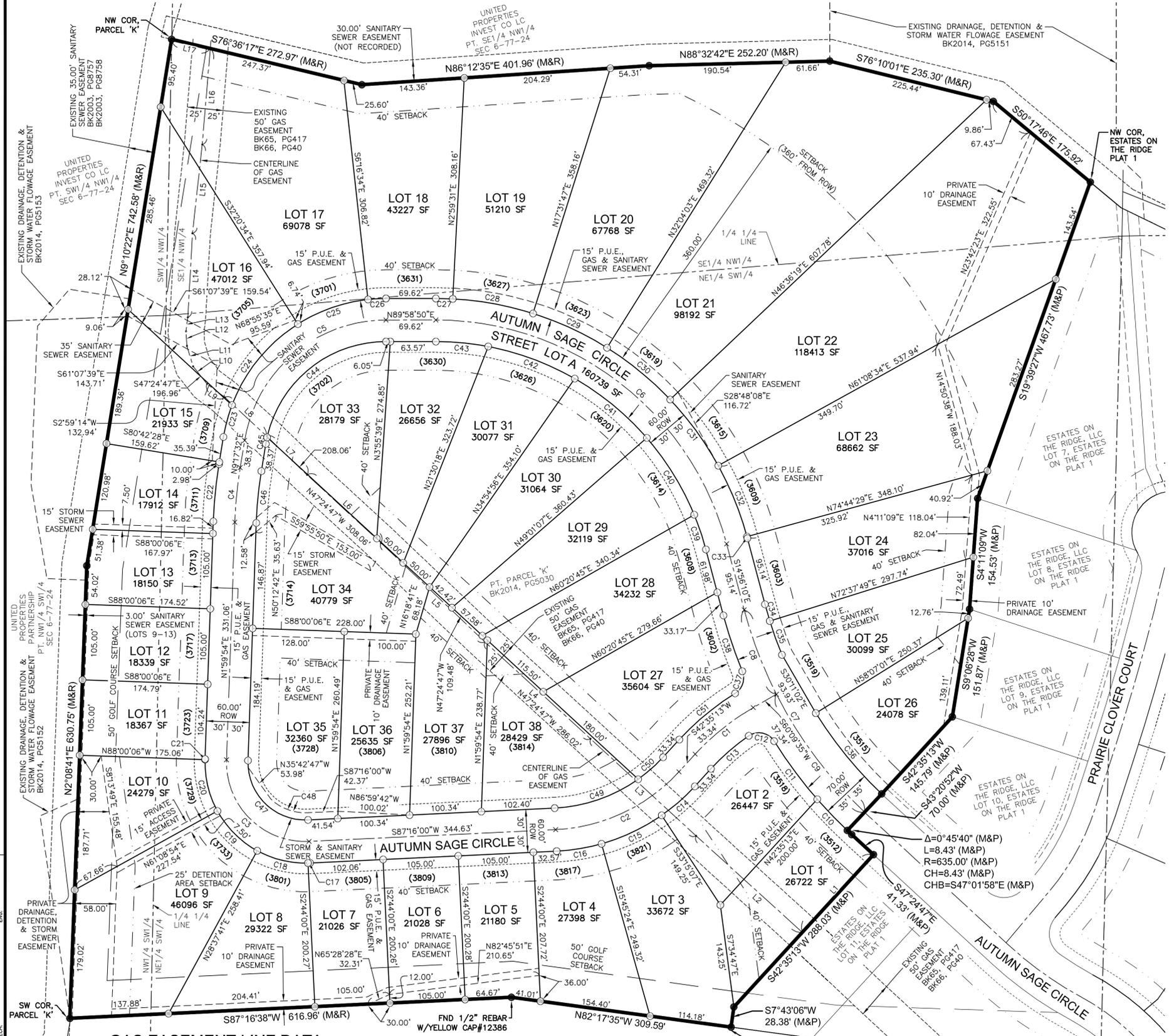
**STAFF
RECOMMENDATION:**

Therefore, staff recommends that the request for the Final Plat of Estates on the Ridge 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.

ESTATES ON THE RIDGE PLAT 2

FINAL PLAT



OWNER / DEVELOPER

ESTATES ON THE RIDGE, LLC
2400 86TH STREET, SUITE 24
URBANDALE, IOWA 50322

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

PLAT DESCRIPTION

PARCEL 'K' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2014, PAGE 5030 IN SECTION 6, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF NORWALK, WARREN COUNTY, IOWA; EXCEPT ESTATES ON THE RIDGE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF NORWALK.

PROPERTY CONTAINS 35.82 ACRES (1,560,395 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BENCHMARKS

BM#1:
BURY BOLT HYDRANT ON WEST SIDE OF ECHO RIDGE TRAIL
500'+/- NORTH OF BEARDSLEY STREET. ELEVATION=936.02

BM#2:
BURY BOLT HYDRANT ON WEST SIDE OF ECHO RIDGE TRAIL
850'+/- NORTH OF BEARDSLEY STREET. ELEVATION=923.57

ZONING

ECHO VALLEY COMMUNITY PLANNED UNIT DEVELOPMENT
PARCEL A - (R-1 (100))

DATE OF SURVEY

MAY, 2015

AREA SUMMARY

AREA OF THE PLAT WITHIN
SW 1/4 NW 1/4 = 10,510 SF
NW 1/4 SW 1/4 = 95,037 SF
SE 1/4 NW 1/4 = 355,114 SF
NE 1/4 SW 1/4 = 1,099,734 SF

LEGEND

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	▲	△
1/2" REBAR, YELLOW CAP#18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

NOTES

- ANY FENCE CROSSING A DRAINAGE EASEMENT OR CROSSING THE DRAINAGE SWALE ON LOTS 3, 4, 32, 33 AND 34 SHALL MAINTAIN 6" SEPARATION FROM BOTTOM OF FENCE TO BOTTOM OF SWALE.
- DRAINAGE EASEMENTS ARE NOT SHOWN ON LOTS 3, 4, 32, 33 AND 34 BUT OVERLAND FLOW FROM UPSTREAM LOTS SHALL BE ALLOWED TO DRAIN ACROSS THESE LOTS. A GRADING PLAN SHALL BE PROVIDED TO DEVELOPER AND CITY FOR APPROVAL PRIOR TO CONSTRUCTION OF ANY STRUCTURES ON THESE LOTS.
- ANY USE OF THE PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY'S USE OF THE PUBLIC UTILITY EASEMENT. 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 PUBLIC UTILITY EASEMENT.
- REFER TO MIDAMERICAN ENERGY ENCROACHMENT AGREEMENT DATED OCTOBER 13, 2015 LOCATED IN BOOK 2016, PAGE 669 FOR RESTRICTIONS ON THE EXISTING 50' GAS EASEMENT.

GAS EASEMENT LINE DATA

L1 S42°35'13"W 146.89'	L5 N46°28'28"W 200.00'	L9 N53°14'05"W 31.12'	L13 N7°17'12"E 19.67'	L17 N76°36'17"W 55.44'
L2 N47°49'21"W 200.00'	L6 N47°26'10"W 140.00'	L10 N38°21'14"W 31.29'	L14 N3°10'53"E 117.18'	
L3 N47°27'26"W 200.00'	L7 N46°17'28"W 78.81'	L11 N16°49'13"W 29.71'	L15 N6°18'41"E 124.45'	
L4 N47°32'27"W 200.00'	L8 N47°11'51"W 78.81'	L12 N3°38'47"W 20.34'	L16 N4°45'36"E 134.09'	

LOUIS M. REILLY
18660
IOWA PROFESSIONAL LAND SURVEYOR
DATE: _____

PRELIMINARY
NOT FOR CONSTRUCTION

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.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

DATE: 03/07/16 10:05/16

REVISIONS: _____

SECOND SUBMITTAL

FIRST SUBMITTAL

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

TECH: _____

ENGINEER: _____

NORWALK, IOWA

ESTATES ON THE RIDGE PLAT 2

FINAL PLAT

1/1

1505.281