

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

REQUEST:	Review of the Final Plat of <i>The Legacy Plat 19</i>
MEETING DATE:	April 25, 2016
STAFF CONTACT:	Luke Parris, AICP City Planner
APPLICANT(S):	Hubbell Reality Company 6900 Westtown Parkway West Des Moines, Iowa 50266
GENERAL DESCRIPTION:	This request would create 48 single family lots in the Legacy Plat 19 development, part of the Legacy 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 Legacy Plat 17 & 18 and connects to West High Road. A stub street is provided for connection to property to the south at Monmouth Road.
TRAIL PLAN:	This plat will include the continuation of an 8' trail along the south side of West High Road. This plat will complete the trail through the Legacy development.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The site is zoned as Parcel 19 of the Legacy PUD, which allows for R-1(60) uses. Legacy Golf Course is to the north. Platted R-1(60) is to the east with undeveloped R-1(70) to the south and undeveloped R-1(80) to the west.
BULK REGULATIONS:	Bulk Regulations: 30' front setback, 15' side setback (minimum 7' on one side), 35' rear yard setback.
DRAINAGE:	The storm water from this development drains onto the golf course where it continues along drainage easements to the retention pond on the golf course. This pond was enlarged by Hubbell to accommodate the storm water from these new residential developments.
DEVELOPMENT HISTORY:	The Legacy PUD was approved on May 17, 2001 and the preliminary plat was approved on February 5, 2015.
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 30' front setback on all lots.
- The final plat shows a 35' rear setback on all lots.
- A proposed 10' PUE's & snow easement run the front of all lots.
- A proposed 10' PUE's & snow easement are on the side of lots 21 and 36.
- A proposed 30' sanitary sewer easement is located in between and the front of lots 42 & 43, and behind lot 43.
- A proposed 15' sanitary sewer easement is located on the front lot lines of lots 21-28.
- A proposed 25' storm sewer easement is located on the east lot line of lot 13.
- A proposed 20' rear yard drainage easement is located on the back of lots 37-48.
- A proposed 5' trail easement is located in the front of lots 1-20.
- A 7.5' side setback for all lots.
- A 15' rear yard drainage easement on lots 1-20.
- A proposed 20' utility maintenance easement between the east side of lot 13 and the west side of lot 12.
- A proposed 40' storm sewer easement between lots 7 & 8.

**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 48 single family lots, containing approximately 16.58 acres of land, west of Legacy Plat 17 & 18. The setbacks, identified in the PUD, are 30' front yard, 7.5' side yard, and 35' rear yard.

Streets shown will be dedicated to the City for street use upon approval of the Final Plat. The streets have been named West High Road, Monmouth Road, and Bentley Court. West High Road is a continuation the road in Legacy Plat 17 & 18. Bentley Court and Monmouth Road are new street names that do not conflict with other street names in the community. The designated street right-of-ways are 60 feet with 31' 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.

**STAFF
RECOMMENDATION:**

The applicant will need to submit all other required documents prior to release of the final plat for recording. Therefore, staff recommends that the request for the Final Plat of Legacy Plat 19 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.

THE LEGACY PLAT 19 NORWALK, IA

PREPARED BY & RETURNED TO: BRADLEY R. GEATER, PLS, MCCLURE ENGINEERING, 1360 NW 121ST STREET, CLIVE, IOWA 50325, 515-964-1229

OWNERS:

H-CM LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
(515)-243-3228
JOE.PIETRUSZYNSKI@HUBBELLREALTY.COM
ATTN: JOE PIETRUSZYNSKI

UTILITIES:

GAS: MIDAMERICAN
ELECTRIC: MIDAMERICAN
TELEPHONE: CENTURYLINK
WATER: NORWALK WATER SYSTEM
SANITARY: NORWALK SANITARY SEWER SYSTEM

ENGINEER:

MCCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
BBROCKMAN@MECREULTS.COM
ATTN: BRAD BROCKMAN

SETBACK SUMMARY:

FRONT=30'
SIDE=7' MINIMUM/15' TOTAL
REAR=35'

ZONING:

R-1-SINGLE FAMILY RESIDENTIAL

GENERAL NOTES:

- LOT A TO BE DEDICATED TO THE CITY OF NORWALK FOR USE AS PUBLIC RIGHT-OF-WAY
- ANY PUE IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENTS AND ANY USER OF THE PUBLIC UTILITY MUST RELOCATE ITS FACILITIES AT NO COST TO THE CITY WHEN THE USE OF THE PUE IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENTS

GENERAL LEGEND

- BOUNDARY LINE
- EXIST PROPERTY LINE
- SECTION LINE
- FIELD FENCE

CORNERS FOUND:

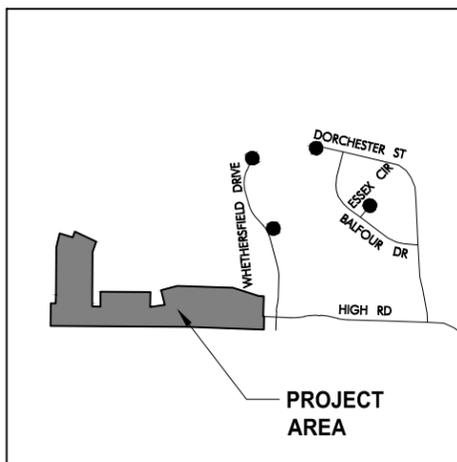
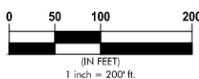
- SECTION CORNER (FOUND 1/2" REBAR)
- FOUND IRON ROD WITH CAP 19828 (UNLESS NOTED OTHERWISE)

CORNERS SET:

- BOUNDARY CORNER 1/2" REBAR OPC #19828
- SECTION CORNER 1/2" REBAR OPC #19828

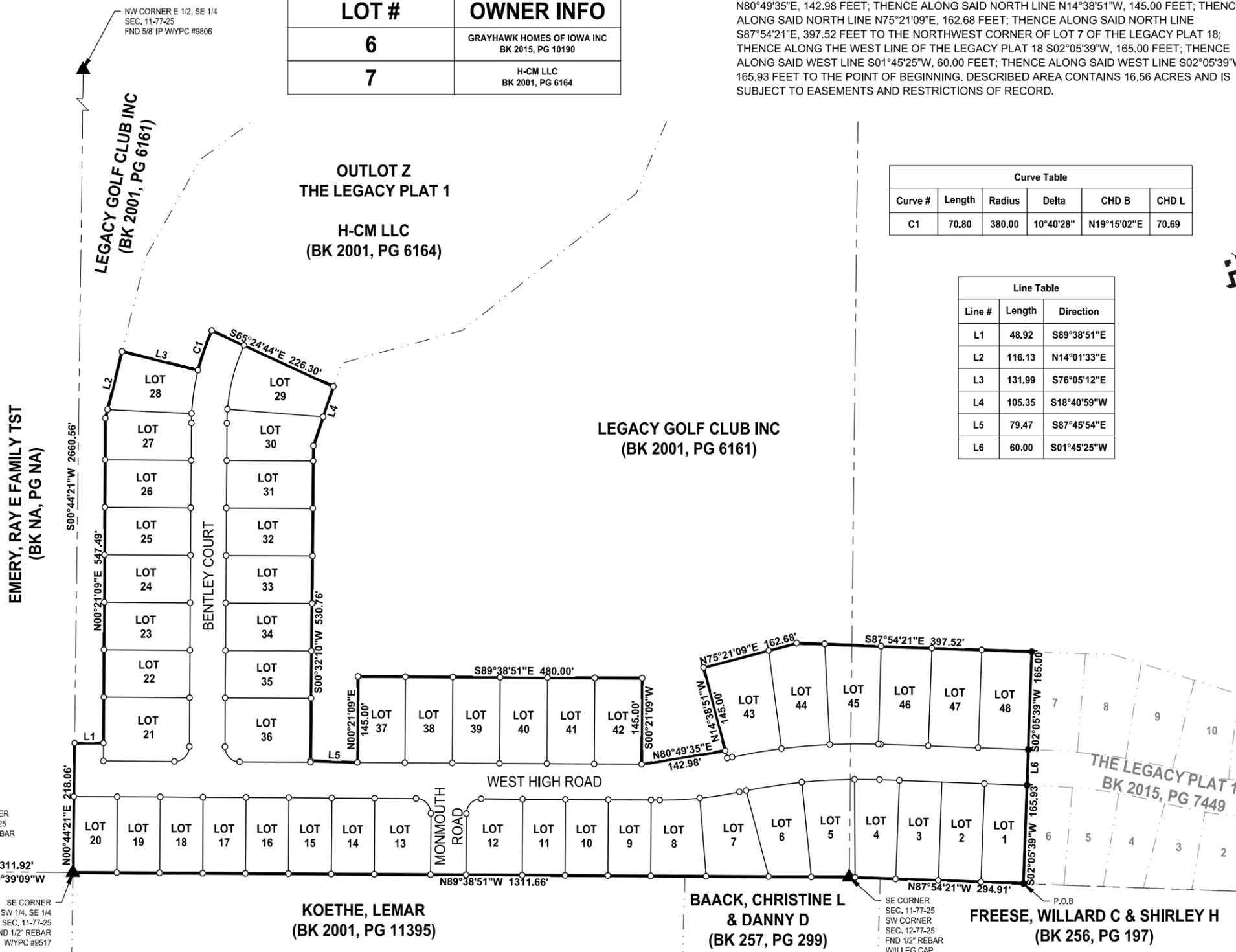
ABBREVIATIONS:

- ROW - RIGHT-OF-WAY
- BK, PG - BOOK AND PAGE
- (M) - MEASURED DISTANCE/ANGLE
- (R) - RECORD DISTANCE/ANGLE
- PUE - PUBLIC UTILITY EASEMENT
- YPC - YELLOW PLASTIC CAP
- OPC - ORANGE PLASTIC CAP
- POB - POINT OF BEGINNING



VICINITY MAP- NTS

THE LEGACY 18 LOT INFO	
LOT #	OWNER INFO
6	GRAYHAWK HOMES OF IOWA INC BK 2015, PG 10190
7	H-CM LLC BK 2001, PG 6164



LEGAL DESCRIPTION:

BEING A PART OF OUTLOT Z OF THE LEGACY PLAT 1, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE LEGACY PLAT 18, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA; THENCE ALONG THE SOUTH LINE OF SAID OUTLOT Z N87°54'21"W, 294.91 FEET; THENCE ALONG SAID SOUTH LINE N89°38'51"W, 1311.66 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT Z; THENCE ALONG THE WEST LINE OF SAID OUTLOT Z N00°44'21"E, 218.06 FEET; THENCE ALONG SAID WEST LINE S89°38'51"E, 48.92 FEET; THENCE ALONG SAID WEST LINE N00°21'09"E, 547.49 FEET; THENCE ALONG SAID WEST LINE N14°01'33"E, 116.13 FEET; THENCE DEPARTING SAID WEST LINE S76°05'12"E, 131.99 FEET; THENCE 70.80 FEET ALONG A 380.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST, CHORD BEARING N19°15'02"E, 70.69 FEET; THENCE S65°24'44"E, 226.30 FEET TO A POINT OF THE NORTH LINE OF SAID OUTLOT Z; THENCE ALONG SAID NORTH LINE S18°40'59"W, 105.35 FEET; THENCE ALONG SAID NORTH LINE S00°32'10"W, 530.76 FEET; THENCE ALONG SAID NORTH LINE S87°45'54"E, 79.47 FEET; THENCE ALONG SAID NORTH LINE N00°21'09"E, 145.00 FEET; THENCE ALONG SAID NORTH LINE S89°38'51"E, 480.00 FEET; THENCE ALONG SAID NORTH LINE S00°21'09"W, 145.00 FEET; THENCE ALONG SAID NORTH LINE N80°49'35"E, 142.98 FEET; THENCE ALONG SAID NORTH LINE N14°38'51"W, 145.00 FEET; THENCE ALONG SAID NORTH LINE N75°21'09"E, 162.68 FEET; THENCE ALONG SAID NORTH LINE S87°54'21"E, 397.52 FEET TO THE NORTHWEST CORNER OF LOT 7 OF THE LEGACY PLAT 18; THENCE ALONG THE WEST LINE OF THE LEGACY PLAT 18 S02°05'39"W, 165.00 FEET; THENCE ALONG SAID WEST LINE S01°45'25"W, 60.00 FEET; THENCE ALONG SAID WEST LINE S02°05'39"W, 165.93 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 16.56 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	70.80	380.00	10°40'28"	N19°15'02"E	70.69

Line Table		
Line #	Length	Direction
L1	48.92	S89°38'51"E
L2	116.13	N14°01'33"E
L3	131.99	S76°05'12"E
L4	105.35	S18°40'59"W
L5	79.47	S87°45'54"E
L6	60.00	S01°45'25"W

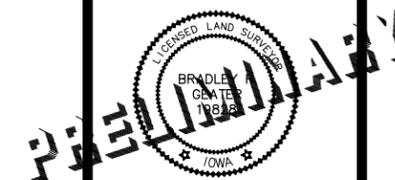


building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: _____
BRADLEY R. GEATER, PLS
NO. 19828

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:

- FP-19 SHEET 1
- FP-19 SHEET 2
- FP-19 SHEET 3

THE LEGACY FINAL PLAT 19

NORWALK, IA
2213025
1/27/2016

REVISIONS:

ENGINEER: B. BROCKMAN
DRAWN BY: C. CARLETON

CHECKED BY: B. GEATER
FIELD BOOK NO.:

DRAWING NO. FP-19
SHEET NO. 01/03

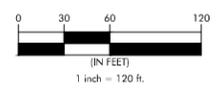
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Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C2	42.36	970.00	2°30'07"	N89°09'25"W	42.35
C3	89.11	970.00	5°15'49"	S86°57'37"W	89.08
C4	94.93	970.00	5°36'27"	S81°31'29"W	94.90
C5	11.73	970.00	0°41'34"	S78°22'29"W	11.73
C6	67.91	630.00	6°10'35"	S81°06'59"W	67.88
C7	67.60	630.00	6°08'52"	S87°16'42"W	67.57
C8	39.27	25.00	90°00'00"	S45°21'09"W	35.36
C9	39.27	25.00	90°00'00"	N44°38'51"W	35.36
C10	39.27	25.00	90°00'00"	N45°21'09"E	35.36
C11	15.96	380.00	2°24'23"	S01°33'20"W	15.96
C12	73.98	380.00	11°09'17"	S08°20'10"W	73.86
C13	70.80	380.00	10°40'28"	S19°15'02"W	70.69
C14	111.39	320.00	19°56'39"	N14°36'57"E	110.83
C15	23.97	320.00	4°17'28"	N02°29'53"E	23.96
C16	39.27	25.00	90°00'00"	S44°38'51"E	35.36
C17	8.57	570.00	0°51'40"	S78°27'31"W	8.57
C18	84.67	1030.00	4°42'37"	S80°23'00"W	84.65
C19	82.08	1030.00	4°33'57"	S85°01'17"W	82.06
C20	82.08	1030.00	4°33'57"	S89°35'14"W	82.06
C21	4.03	1030.00	0°13'26"	N88°01'05"W	4.03
C22	245.50	1000.00	14°03'57"	S85°03'40"W	244.88
C23	129.06	600.00	12°19'27"	S84°11'25"W	128.81
C24	148.05	350.00	24°14'08"	N12°28'12"E	146.94



PRELIMINARY



**THE LEGACY
FINAL PLAT 19**

NORWALK, IA
2213025
1/27/2016

REVISIONS

ENGINEER **B. BROCKMAN** DRAWN BY **C. CARLETON**

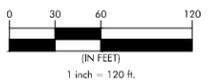
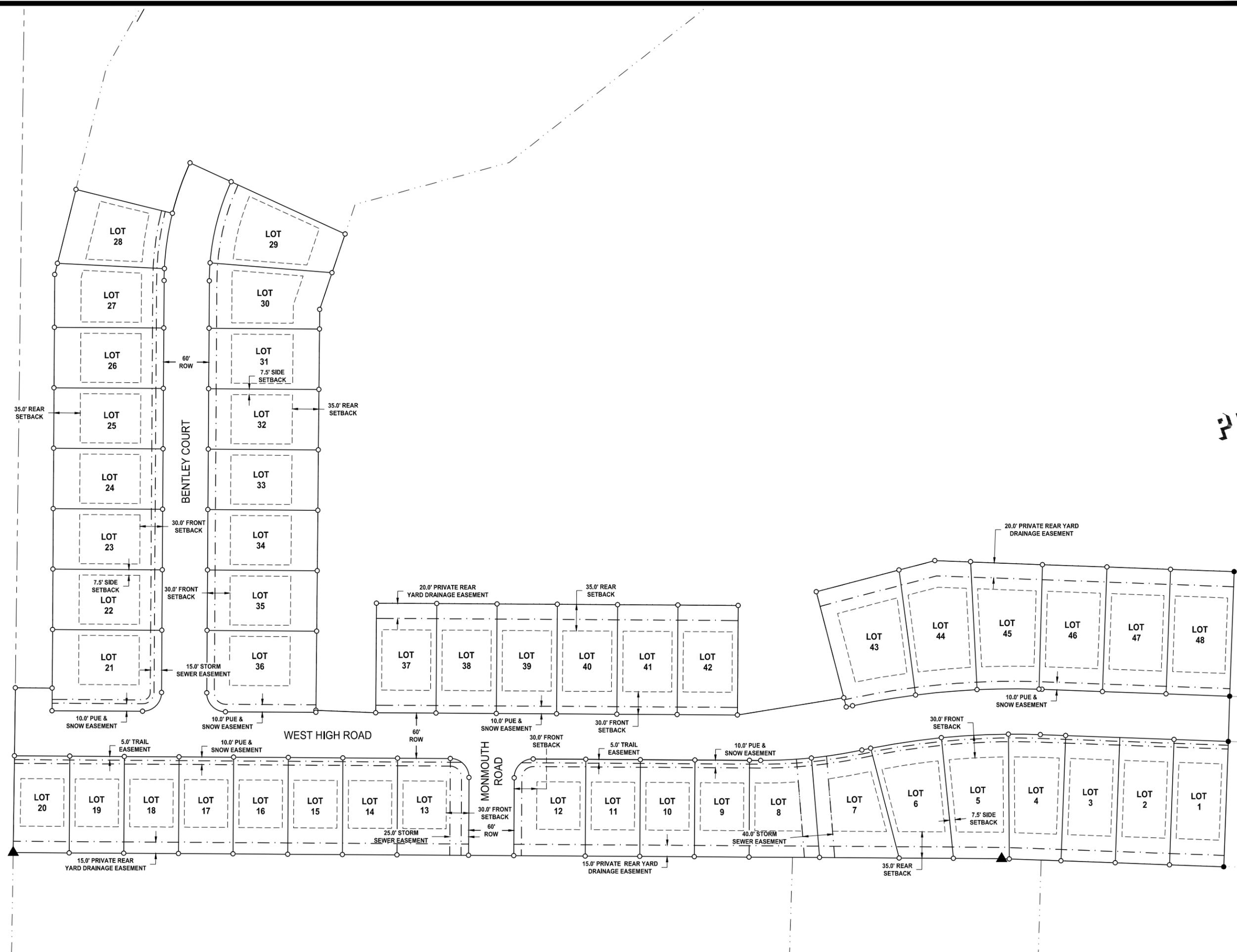
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PRELIMINARY



**THE LEGACY
FINAL PLAT 19**

NORWALK, IA
2213025
1/27/2016

REVISIONS

ENGINEER **B. BROCKMAN** DRAWN BY **C. CARLETON**

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DRAWING NO. **FP-19** SHEET NO. **03/03**