



AGENDA
PLANNING AND ZONING MEETING
Norwalk City Hall, 705 North Ave
Monday, April 25, 2016
5:45 P.M.

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – March 28, 2016
4. Chairperson – Welcome of Guests
5. Public Comment – 3-minute limit for items not on the agenda (No action taken)
6. New Business
 - a. Public hearing and consideration of a request from Norwalk Land Co to amend the setbacks, buffer requirements, and ownership requirement of Parcel 3 of the Orchard View Planned Unit Development
 - b. Request from Norwalk Land Co to approve the Preliminary Plat & Site Plan of the Norwalk Orchard View Townhomes
 - c. Request from Estates on the Ridge, LLC to approve the Final Plat of the Estates on the Ridge Plat 2
 - d. Request from Hubbell Realty Company to approve the Final Plat of the Legacy Plat 19
 - e. Request from Hubbell Realty Company to approve the Final Plat of the West Grove Villas
 - f. Discussion on Sign Ordinance memo
 - g. Discussion on Subdivision Regulations memo
7. Staff Development Update
8. Future Business Items
 - a. Legacy Plat 19 Final Plat
 - b. West Grove Villas Final Plat
 - c. Estates on the Ridge Plat 2 Final Plat
 - d. Cort Landing Final Plat
 - e. Old School Plat 2 Final Plat
9. Next Meeting Date: May 9, 2016
10. Adjournment

REGULAR NORWALK PLANNING AND ZONING MEETING 3-28-16

Call to order:

The Regular Meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, March 28th, 2016. The meeting was called to order at 5:45 P.M. by Acting Chairperson Chad Ross. Those present at roll call were Jim Huse, John Fraser, Chad Ross, Elizabeth Thompson, Donna Grant and Brandon Foldes.

Absent was Judy McConnell

Staff present included: Luke Parris, City Planner; Wade Wagoner, Planning and Economic Development Director; and Brandt Johnson, Development Services Intern.

Council liaison present: Stephanie Riva.

Approval of Agenda –

Motion by Fraser and seconded by Grant to approve the agenda as presented. Approved 6-0.

Approval of Minutes –

Motion by Huse and seconded by Foldes to approve the minutes from the February 8, 2016 meeting. Approved 6-0.

Welcome of Guests

With no guests present and no one wishing to speak the business portion of the meeting was open.

Public Comment – None received for items not on the agenda.

New Business:

Public hearing and consideration of a request from Cort Landing, LLC to rezone 2.31 acres of land at SW intersection of IA Hwy 28 and Elm Ave from C-2 Commercial to R-1 Residential in the Dobson PUD

Public hearing was opened at 5:47 P.M.

Parris discussed the public hearing request for Cort Landing to the Commission. Parris noted that the majority of the area is residential and that commercial lots would be a conflict of Norwalk's future land use plan. Parris cited that the 30 ft

buffer, parking, and building envelope for potential commercial lots in this area would be potentially problematic for this site.

Parris also recognized the need to protect valuable commercial property in close proximity to Highway 28.

Paul Clauson, Civil Engineer with Civil Engineering Consultant speaking on behalf of Kelly Cortum, discussed how it would be hard to have access to this site from Highway 28 and provided lot details if they were residential lots.

Huse – Asked the civil engineer about potential green space and erosion control for this site.

Wagoner – Added another question, will this help out the gentleman near this site (Mike Grubb) with his drainage issues?

Paul Clauson – Yes it will since our plan calls to approve drainage to other lots. Clauson showed a pipe and an outlet providing potential relief to the area upstream.

Kelly Cortum, 520 Creasent Lane. Was asked if there was consideration for medium density in this area and responded that there was no consideration since no one approached him to do so.

Chris Mason, 415 Pine Ave. What do you mean by medium density?

Luke clarified what medium density is and provided what type of structures would classify as such.

Foldes – Is there a specific buffer requirement for this site?

Luke – Explained the requirements for this site. Double Frontage lot requires 30' buffer on the back side if the property develops residentially. Otherwise R-1 is not required to buffer from other R-1.

The Commission asked about easements leading into a detention center on private lands and Luke answered that if easements leading into a dentition center are in private lands, then it is private.

Motion by Huse and seconded by Fraser to approve the PUD amendment to change from C-2 to R-1(60). Approved 6-0. (make sure this is right)

Public hearing and consideration of a request from United Properties LC to rezone approximately 28 acres of land at NE corner of IA Hwy 28 and Beardsley St from a

mix of C-O, C-1, PC, R-4 and R-3 to a mix of C-3, R-4, R-3 and R-2 in the Echo Valley PUD.

Public hearing was opened at 6:09 P.M.

Parris went over what the details of this request are. Parris mentioned that within the standards and specifications of SUDAS, road widths are preferred to be 31' for a local street in a commercial area, but that the minimum is stated at 26'.

Parris further explained that narrower streets often create a better urban environment for the pedestrian, that they create a development with a better human scale.

Wagoner – What about the effect of traffic speeds on narrower streets?

Luke – Studies show that the number one thing that dictates speed on any road is its width, followed by the number of bends and curve radii. All other things the same, narrower streets would have reduced speeds which would result in fewer and less injurious accidents. Parris directed the Commission's attention to some attachments he included in the packet regarding the value of narrower streets.

Parris explained the decision to recommend C-3 zoning instead of C-2 to allow for maximum flexibility of commercial uses so we can pay off the TIF (road) as soon as possible. He explained that in the R-4 district it would be limited to senior housing builds and explained that in the R-2 district the density requested has increased to 6 units per acre instead of the original 5. Parris indicated he didn't have any concerns about the additional density and felt it may improve the walkability of the area and provide additional critical mass for the commercial uses.

Parris went over why there would be a buffering wall between commercial lots and residential lots on the north side of this site.

Huse – What would be the height of those buffer walls?

Luke – About 6 ft.

Scott McMurray, United Properties LLC. Provided a 3D overview of what the site could look like if developed with the designated commercial and residential zoning. He wants to get through finalizing the zoning and the preliminary plat this week.

Ross – Expanding Beardsley doesn't appear to be an issue according to the layout presented.

Grant – Would the buffer requirement be a problem for the road?

Scott – No.

Thompson – Have you done any traffic studies for this lot?

Scott – No, but the City is doing that now. We have done some stop lights/stop sign studies around the site.

Ross - Those residential units are with 2 car garages?

Scott – Yes.

Foldes – Can we zone it as a C-3 but with some limitations?

Laura Trembley, 1137 Pinehurst Circle. Is the minimum 3 stories for the buildings?

Luke – Answered the question regarding the minimum height for the area is 50' feet for commercial, 45 for R-4 senior housing but limited to 3 stories, and 35' for all other residential.

Thompson – What do you propose for the commercial units in the middle of the layout?

Scott – About four 8,000 square ft. units.

Ross – We have to be careful not to make changes/exceptions/special considerations every time someone wants higher density.

Luke – Discussed in detail about the units per acre and how it allows for flexibility per lot. Luke also pointed out the large green space to the east between the development and the golf course.

The Commission discussed street width with SUDAS in regards to private & public streets.

Parris wanted to bring up a statement from a resident that could not be present at the meeting that they had concerns with increased traffic in this particular area.

Foldes – I like the concept for this site but I have concerns for height in certain areas and C-2, C-3 distinctions.

Scott – Whats the problem with C-3 zoning?

Foldes – The easement requirements and the allowance of mini storage and car wash structures.

Dean Roghair, Civil engineer with Civil Design Advantage for Scott McMurray, discussed that he usually sees things excluded from C-3 rather than adding uses to a C-2 district.

McMurray said he needed to add uses 4-6 to the list of approved uses. All others can be excluded.

Motion by Foldes and seconded by Husetto approve the amendment as presented by staff and exclude C-3 uses 1-3 and 7-12 Approved 5-1, with Ross in dissent.

Request from United Properties LC to approve the Preliminary Plat of the Marketplace at Echo Valley.

Parris discussed the details of the Preliminary Plat of the Marketplace at Echo Valley. He recommends the approval of the Preliminary Plat with the C-3 provision exceptions from the previous item.

Ross – Doesn't someone own parts of Lot 5? What problems could we run into here?

Wagoner - This will likely be worked out by the time of final platting, if it isn't, all property owners need to sign consent to plat before Warren County will record. So there is no issue here

Ross – Mentioned that this Plat is encompassing everything residential & commercial zoning wise.

Luke – Development agreements restrict the development of residential lots that would front onto Marketplace Drive, ensuring that the west half develops commercially.

Motion by Huse and seconded by Foldes to approve the Preliminary Plat for Marketplace at Echo Valley with the C-3 exceptions provision). Approved 5-1 with Ross in dissent.

Jim Huse had to excuse himself from the Commission meeting at 7:00 P.M.

Update on the AmericInn meeting on March 7, 2016.

Luke updated the commission on what this hotel design could encompass. Luke said the AmericInn people believe this would be a feasible project for Norwalk.

Update on the SubArea 1 and future Land Use projects.

Luke provided an update regarding the SubArea 1 meeting on March 24th, 2016. Luke also talked about a meeting with the consultants on March 25th regarding the results from the March 24th meeting.

Staff Development Update

Wagoner gave a copy of "The Job of The Planning Commissioner" to Elizabeth Thompson. Wagoner provided an update on where schools can go. Wagoner got an email from Jonathan Martin that said they were trying to get electricity to the Norwalk welcome sign. If there are problems, solar would be an option that can be considered for the sign. Chad asked if this sign falls into Norwalk's beautification plan and Wade said it was separate. Wagoner went over the building permits issued so far and the growth Norwalk could expect. 61 single family permits have been issued so far this fiscal year. John asked about the welcome sign and if there could be a directional signage as well.

Future Business Items:

Orchard Trail Drive Final Plat was submitted.

Legacy Plat 19 Final Plat
West Grove Villas Final Plat
Estates on the Ridge Plat 2 Final Plat
Cort Landing Final Plat
Old School Plat 2 Final Plat

Next Meeting Date: April 11, 2016

Adjournment

Motion by Fraser and seconded by Grant to adjourn at 7:48 P.M. Approved 5-0.

Chad A. Ross, Chairperson

Luke Parris, City Planner

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

REQUEST: Public hearing and consideration of a request from to amend the setbacks, buffer requirements, and ownership requirement of Parcel 3 of the Orchard View Planned Unit Development

MEETING DATE: April 25, 2016

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S): Norwalk Land Co.

LOCATION: Northeast on the intersection of Wright Road and Orchard Hills Drive.

CURRENT USE: The site is currently vacant development ground.

PROPOSED USE: The proposal does not change the uses but requests the following:

- Setbacks from private roadways are identified on the attached Master Plan for Parcel 3.
- Change the required setback for the complex from 30' to 35' and to allow for a 15' buffer to overlap the 35' setback.
- The requirement for "owner occupied units" be deleted.

A full description of the proposal is included as Attachment A.

ZONING HISTORY: The site was zoned as Parcel 3 of the Orchard View PUD in 2003 (Ordinance 12-09).

LAND USE PLAN: The future land use plan identifies the area as High Density Residential. This land use classification identifies multi-family dwellings as a typical use.

SURROUNDING LAND USE PLAN AND ZONING: Surrounding land use planned for the area is:

- North, East, and West – Medium Density Residential.
- South – Park/Recreation

Surrounding zoning for the area is:

- North, East, and West – R-1 Residential in the Orchard View and Orchard Hills PUD.
- South – unincorporated ground not zoned.

FLOOD INFORMATION: The proposed development is not located in a floodplain.

MAJOR STREET PLAN/TRAFFIC: The request to amend the Orchard View Planned Unit Development does not have an impact on the street network or the traffic in the area.

DEVELOPMENT SECTOR ANALYSIS: Parcel 3 is located on the west side of the proposed Orchard Hills Drive connection to Wright Road. Surrounding development ground is owned by Norwalk Land Co and each piece is in varying stages of the development process.

STAFF ANALYSIS: The future land use plan for the area is identified as High Density Residential. The PUD currently calls for R-3 zoning in this area. The proposed amendment does not request a change in zoning district. The proposal requests:

1. Setbacks from private roadways are identified on the attached Master Plan for Parcel 3.
2. Change the required setback for the complex from 30' to 35' and to allow for a 15' buffer to overlap the 35' setback.
3. The requirement for "owner occupied units" be deleted.

For request #1, the PUD currently states that buildings shall be setback 25' from any private roadway. This is mainly to provide for adequate driveway length to avoid a car parked in a driveway from hanging out into the roadway. When siting the buildings, the developer found that most buildings could be setback 25' from the street. However, at some intersections, it was not feasible to maintain the 25' separation on the side of a unit. To give assurances that the majority of buildings would maintain a 25' separation, the developer has requested that the setback from private roadways be identified on the attached site plan for the development. This would lock in the building layout and assures the City that the driveways for each unit will be of appropriate length.

For request #2, the PUD currently requires a 30' setback and a landscaped buffer. The City Subdivision Ordinance requires that a buffer be in addition to a required setback. The developer had proposed a 15' wide buffer with appropriate trees and shrubs. The combination of the 15' buffer and the 30' setback meant that the true building setback was 45' from the external lot lines of the complex. The developer requests that they increase the setback to 35' and allow the 15' landscaped buffer to overlap the setback. The developer's other option would be to construct a masonry buffer wall and adhere to the 30' setback. The developer and staff both agreed a buffer wall would not be the best option for a residential setting. Staff contacted other metropolitan area communities to learn if they allowed buffers to overlap. Below are the results:

- Ankeny – no current buffer requirement, negotiated with each development, when provided they are allowed to overlap
- Ames – allowed to overlap
- Des Moines – allowed to overlap
- Johnston – allowed to overlap
- Pleasant Hill – allowed to overlap
- Waukee – allowed to overlap
- West Des Moines – allowed to overlap except for double frontage lots

For request #3, the current PUD requires that only owner occupied lots be developed on Parcel 3. The developer requests that this requirement be deleted from the PUD as they would like the option to rent some of the units. Staff is concerned about the legality of the current PUD language. Additionally, standard R-3 zoning would not preclude a developer from renting units. Norwalk Land Co. currently owns the majority of the surrounding ground that they are developing into single family lots. This townhome project should be completed before any adjacent lots are developed. This would mean that future owners of any adjacent single-family homes would be aware of the development.

**STAFF
RECOMMENDATION:**

Staff recommends approval of the amendment to Parcel 3 of the Orchard View Planned Unit Development. The proposed amendments are relatively minor and do not alter the intent of that the original PUD had for Parcel 3. The proposal further locks in the layout of the townhome development through the inclusion of the Master Plan, providing further assurances on the type of development to occur on Parcel 3.

**PLANNING AND
ZONING ACTION:**

The Planning and Zoning Commission can consider several courses of action:

1. Deny the amendment request. Denying the amendment request would maintain the current zoning. The site could be developed as an R-3 townhome project per the current requirements. Note that a lack of motion is tantamount to a no vote that would recommend denial of the request and trigger a super majority vote at the City Council.
2. Approve the amendment request as proposed and attached. Approving the request would allow the site to be developed as shown on the attached Master Plan, with 35' setbacks, a 15' overlapping buffer, and the ability to rent units of the development.
3. Approve the amendment with conditions. The Commission may propose alterations to the amendment that could be agreeable to all parties involved.

Orchard View PUD Parcel 3 Amendment Request

Existing PUD Language

Townhouses - a townhouse, wherein the owner of the dwelling unit owns the lot beneath the dwelling unit, shall be permitted in Parcel 3 provided the lot for one dwelling has a minimum area of six thousand two hundred fifty (6,250) square feet, minimum width of fifty (50) feet and minimum side yard setback of zero (0) feet at the side lot line where the dwellings are attached. Public street frontage shall not be required for townhouse lots which are part of a complex which does not require a public street as part of the City's transportation network and is master planned with a private common roadway serving the townhouse lots and maintained by an association of townhouse homeowners. A private, common roadway serving a complex of townhouse dwellings shall not be greater than 660 feet in length for a cul-de-sac and 1,320 feet for a through street, which shall be intended to serve only dwellings within the complex. Individual townhouse lots shall not have minimum setback, lot width and area requirements, provided the tract of land encompassing the townhouse lots and common areas has public street frontage; a minimum width of one hundred (100) feet; a minimum area of forty thousand (40,000) square feet; maximum density of five (8) dwelling units per acre, minimum separation of fifteen (15) feet between residential buildings; minimum separation of twenty five (25) feet between a residential building and common private roadways; and a minimum building setback of thirty (30) feet from all boundaries of the complex, including public streets. The development of a townhouse complex shall require the approval of a site plan in accordance with the provisions of Chapter 17.80, Site Plans, and approval of Homeowners Association documents by the City which establishes provisions for maintenance of common areas.

SPECIFIC INFORMATION NOT IN TABLES

PARCEL 3. This Parcel may be no greater than 10 acres MIL. Proposed multi-family structures along all the perimeters shall be no taller than two (2) stories. A 30' landscape buffer shall be provided in addition to the required setback on any portion bordering single family residential zoning. In addition, the development of this parcel may only include owner occupied units.

Potential Amended Language:

Townhouses - a townhouse, wherein the owner of the dwelling unit owns the lot beneath the dwelling unit, shall be permitted in Parcel 3 provided the lot for one dwelling has a minimum area of six thousand two hundred fifty (6,250) square feet, minimum width of fifty (50) feet and minimum side yard setback of zero (0) feet at the side lot line where the dwellings are attached. Public street frontage shall not be required for townhouse lots which are part of a complex which does not require a public street as part of the City's transportation network and is master planned with a private common roadway serving the townhouse lots and maintained by an association of townhouse homeowners. A private, common roadway serving a complex of townhouse dwellings shall not be greater than 660 feet in length for a cul-de-sac and 1,320 feet for a through street, which shall be intended to serve only dwellings within the complex. Individual townhouse lots shall not have minimum setback, lot width and area requirements, provided the tract of land encompassing the townhouse lots and common areas has public street frontage; a minimum width of one hundred (100) feet; a minimum area of forty thousand (40,000) square feet; maximum density of five (8) dwelling units per acre, minimum separation of fifteen (15) feet between residential buildings; ~~minimum separation of twenty five (25) feet between a residential building and common private roadways; and a minimum building setback of thirty (30) feet from all boundaries of the complex, including public streets.~~ The residential buildings shall maintain a separation from the common private roadway as identified on the attached Master Plan for Parcel 3 (Attachment "A"). The minimum building setback shall be 35' from all boundaries of the complex, including public streets. The development of a townhouse complex shall require the approval of a site plan in accordance with the provisions of Chapter 17.80, Site Plans, and approval of Homeowners Association documents by the City which establishes provisions for maintenance of common areas.

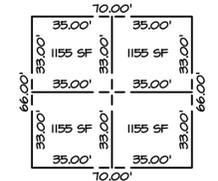
SPECIFIC INFORMATION NOT IN TABLES

PARCEL 3. This Parcel may be no greater than 10 acres MIL. Proposed multi-family structures along all the perimeters shall be no taller than two (2) stories. ~~A 30' landscape buffer shall be provided in addition to the required setback on any portion bordering single family residential zoning.~~ A 15' landscaped buffer shall be provided in accordance with the buffer regulations for a 15' Buffer 1 in section 17.50.030 of the Zoning Ordinance, including the 1.4 plant multiplier. The 15' landscaped buffer shall be allowed to overlap with the 35' minimum building setback. In addition, the development of this parcel may only include owner occupied units.

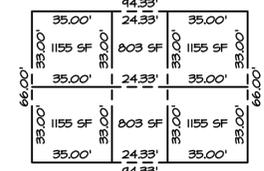
Orchard View PUD Parcel 3 Norwalk Orchard View Townhomes Master Plan



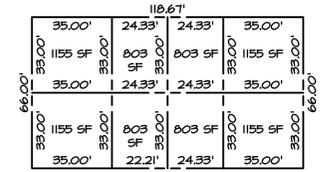
TYPICAL LOT DIMENSIONS
4 UNIT TOWNHOME



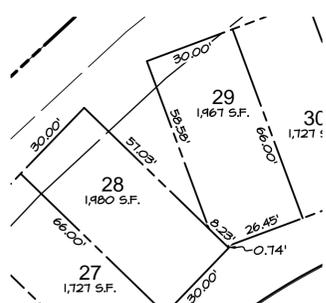
TYPICAL LOT DIMENSIONS
4 UNIT CONDOMINIUM



TYPICAL LOT DIMENSIONS
6 UNIT CONDOMINIUM



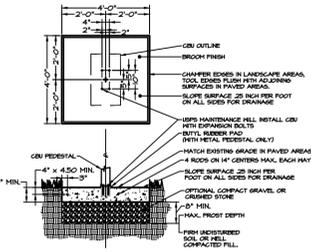
TYPICAL LOT DIMENSIONS
8 UNIT CONDOMINIUM



NON-TYPICAL LOT DIMENSION
LOT 24

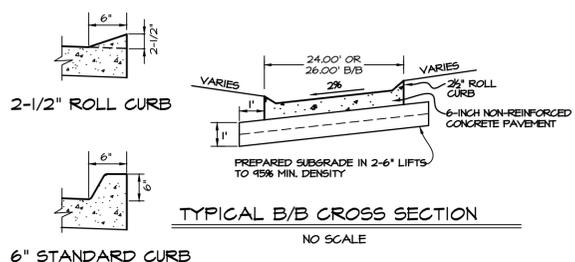
LINE #	DIRECTION	LENGTH
L1	S43°29'13\"W	71.91'
L2	S43°29'13\"W	55.71'
L3	S43°29'13\"W	16.14'
L4	S23°14'22\"E	202.35'
L5	S84°16'56\"E	214.18'
L6	S84°16'56\"E	81.06'
L7	S84°16'56\"E	127.85'
L8	S84°16'56\"E	5.28'
L9	S00°43'04\"W	12.88'
L10	S10°06'35\"E	18.73'
L11	S31°34'33\"E	124.40'
L12	S31°34'33\"E	104.66'

D = 31°44'20\"
R = 736.80'
L = 408.15'
T = 209.46'
CH = 402.45'
CB = 515°42'23\"E



CONCRETE MAILBOX PAD -
SINGLE UNIT DETAIL
NOT TO SCALE

- NOTES:
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI & 28 DAYS, CONTAIN 48 MIN. - 68 MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3/32\" - 4/30 SLUMP IN ACCORDANCE WITH ACI 308.
 - REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
 - USPS MAINTENANCE HILL USE EXPANSION BOLTS TO INSTALL CURB.



2-1/2\"/>

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	26°14'45\"	200.00'	41.91'	46.78'	41.10'	S71°38'37\"W
C2	10°04'46\"	200.00'	35.18'	17.64'	35.14'	S63°31'08\"W
C3	16°14'58\"	200.00'	56.72'	28.55'	56.53'	S76°41'00\"W
C4	41°19'16\"	200.00'	144.24'	75.42'	141.13'	S64°08'51\"W
C5	19°37'05\"	200.00'	68.48'	34.58'	68.15'	S74°54'56\"W
C6	21°42'11\"	200.00'	75.76'	38.34'	75.31'	S64°20'18\"W
C7	13°32'10\"	300.00'	70.81'	35.60'	70.71'	S50°15'18\"W
C8	80°20'45\"	38.00'	53.24'	32.08'	44.03'	S16°51'00\"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C9	65°57'34\"	50.00'	51.56'	32.45'	54.43'	S56°10'04\"E
C10	30°01'14\"	100.00'	52.40'	26.82'	51.80'	N75°42'24\"E
C11	24°46'44\"	200.00'	103.45'	53.18'	102.71'	N75°35'04\"E
C12	14°44'26\"	200.00'	68.91'	34.80'	68.57'	S70°33'58\"W
C13	10°02'23\"	200.00'	35.05'	17.57'	35.00'	S85°21'23\"W
C14	10°44'38\"	300.00'	56.84'	28.43'	56.61'	S04°41'45\"E
C15	21°27'58\"	600.00'	224.74'	113.73'	223.48'	S20°50'34\"E
C16	24°14'31\"	471.00'	240.38'	122.87'	237.78'	S16°57'18\"E

IOWA ONE CALL
1-800-292-9989
www.iowacall.com

SCALE: 1\"/>

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
09/21/2016	1	04/18/2016
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: 03/19/2016
DESIGNED BY: MPH
DRAWN BY: CM

NORWALK ORCHARD VIEW TOWNHOMES
NORWALK, IA
DIMENSION PLAN

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

- REQUEST:** Request from Norwalk Land Co to approve the Preliminary Plat and Site Plan of the *Norwalk Orchard View Townhomes*
- MEETING DATE:** April 25, 2016
- STAFF CONTACT:** Luke Parris, AICP
City Planner
- APPLICANT(S):** Norwalk Land Co
PO Box 267
Johnston, Iowa 50263
- GENERAL DESCRIPTION:** This request would create 76 townhome lots and site plan out the location of buildings and private roadways on Parcel 3 of the Orchard View PUD. The proposal is developed with the requests submitted in a separate PUD amendment.
- IMPACT ON NEIGHBORHOOD:** The surrounding ground is currently undeveloped with the exception of nearby two-family homes along Wright Road to the southeast. The surrounding development is all planned as single family residential as a part of various PUDs.
- VEHICULAR & PEDESTRIAN TRAFFIC:** The plat/site plan shows two connections onto Orchard Hills Drive at the intersections of Sycamore Drive and Braeburn Drive. The streets internal to the development are private and meet the city's standards for private streets. A four-way controlled intersection with stop signs will likely be required at the Sycamore Drive intersection.
- TRAIL PLAN:** The site would have a 5' wide sidewalk installed along Orchard Hills Drive.
- ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:** The site was zoned in the Orchard View Planned Unit Development on October 4, 2012 (Ordinance 12-09). The site is identified as Parcel 3 in the PUD and allows for R-3 uses. A request has been submitted to amend the following conditions in the PUD:
- Setbacks from private roadways are identified on the attached Master Plan for Parcel 3.
 - Change the required setback for the complex from 30' to 35' and to allow for a 15' buffer to overlap the 35' setback.
 - The requirement for "owner occupied units" be deleted.

The surround ground is zoned R-1 in the Orchard View and Orchard Hills PUDs. The ground directly south of the proposed development is not located in the City and is not zoned.

**BUFFERS REQUIRED/
NEEDED:**

The proposed development would require a buffer next to any adjacent single-family districts. Single family districts are located on the east, west, and north. The developer has shown a 15' wide buffer that includes the required 1.4 planting multiplier identified in the City Zoning Ordinance. The developer has requested that the buffer be allowed to overlap the setback in a proposed PUD amendment. Staff reviewed the buffer requirements of surrounding metro communities and found that all would allow a buffer to overlap the setback.

DRAINAGE:

The development includes a storm sewer system that connects with the City system along Orchard Hills Drive. The western portion of the development drains to the southwest into a detention pond that releases at the south property line.

**DEVELOPMENT
HISTORY:**

The area was planned as a PUD on October 3, 2012. A preliminary plat that included the area as an outlot was approved in January 2014.

FLOODPLAIN:

None of the proposed lots are located within a floodplain.

PARKLAND:

Parkland dedication was identified as a park in the northern area of the Orchard View development.

**OPEN SPACE AND
LANDSCAPING:**

The Zoning Ordinance requires 30% open space. The development is 294,489 square feet and would be required to have 88,347 square feet. 59 trees and 89 shrubs are provided to meet the planting requirements. An additional 215 trees and 374 shrubs are provided as part of the required landscaped buffer.

**PARKING
REQUIREMENTS:**

The zoning ordinance requires 2.5 spaces for each dwelling unit. One garage space can be counted towards the requirement, as well as driveway space. The development has 76 units and would be required to have 190 parking spaces. Each unit has an attached garage and room for two cars parked in a driveway. This provides 228 parking spaces. An additional 8 visitor parking spaces have been provided.

**ARCHITECTURAL
STANDARDS:**

The City's Architectural Standards require that multi-family townhomes incorporate 3 different materials from the City's list of classified materials. The developer submitted elevations for units that they would like to build though they have not

submitted the final elevations for this project. The elevations submitted met the City's Architectural Standards and anything similar would be considered acceptable.

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

- An 8" public water main is provided throughout the site with an associated easement.
- Hydrants are shown throughout the site at appropriate spacing to provide adequate coverage to all units.
- An 8" public sanitary sewer is to be constructed along Braeburn Drive and the proper easements have been shown.
- Private storm sewer is provided throughout the site. A portion of the storm sewer connects into existing City storm sewer, the remaining sewer drains into a private detention basin in the southwest of the development.

**RELATIONSHIP TO
COMPREHENSIVE LAND
USE PLAN:**

The future land use plan for the area is identified as High Density Residential. This R-3 development meets the intent of the Comprehensive Plan.

**STAFF ANALYSIS –
ZONING ORDINANCE:**

The Preliminary Plat consists of 76 townhome lots. The plat consists of 6.77 acres of land northwest of the proposed intersection of Orchard Hills Drive and Wright Road.

Streets shown will be private and maintained by the owner's association. The Zoning Ordinance requires that these streets be signed with blue signs and labeled as "Private Streets."

The area is currently being considered for a rezoning amendment to the Echo Valley Community PUD. The proposed PUD amendment proposes the following changes:

- Setbacks from private roadways are identified on the attached Master Plan for Parcel 3.
- Change the required setback for the complex from 30' to 35' and to allow for a 15' buffer to overlap the 35' setback.
- The requirement for "owner occupied units" be deleted.

The PUD requires that multi-family structures along the perimeter of the development be no taller than two stories. The proposed development includes two-story units along the perimeter and three-story units on the interior of the site.

**STAFF ANALYSIS –
SUBDIVISION
ORDINANCE:**

The Subdivision Ordinance requires that Preliminary Plat submissions details on lot design, street layout, sanitary sewer layout, water main layout, grading, and storm water

management. All information has been submitted by the applicant.

**STAFF
RECOMMENDATION:**

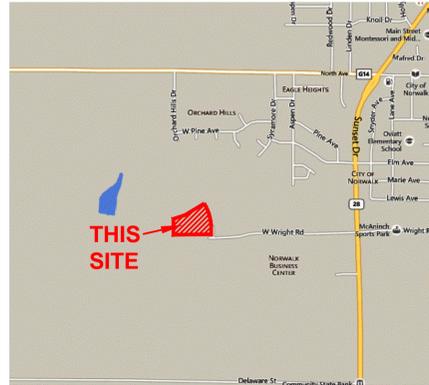
Staff recommends that the request for the Preliminary Plat & Site Plan for the Norwalk Orchard View Townhomes be approved with the following conditions:

- That the details of the amendment to the Orchard View PUD be incorporated into the Preliminary Plat.
- That the finalized elevations for the dwelling unit types conform to the City's Architectural Standards.
- 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.

NORNALK ORCHARD VIEW TOWNHOMES

NORNALK, IA

NORNALK LAND CO. L.L.C., P.O. BOX 267, JOHNSTON, IOWA 50263 ATTN: JOHN LARSON



VICINITY SKETCH
NORTH
NOT TO SCALE

SHEET INDEX

SHEET #	SHEET TITLE
1	COVER
2	DIMENSION PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	LANDSCAPE PLAN

UTILITY CONTACTS:

SANITARY SEWER	- NORNALK PUBLIC WORKS DEPARTMENT (515-401-0228)
WATER MAIN	- NORNALK PUBLIC WORKS DEPARTMENT (515-401-0228)
STORM SEWER	- NORNALK PUBLIC WORKS DEPARTMENT (515-401-0228)
NATURAL GAS UTILITY	- MID AMERICAN ENERGY (515-252-6547)
ELECTRIC	- MID AMERICAN ENERGY (515-252-6547)

AREAS:

BUILDINGS	=	66,647 S.F.	22.7%
IMPERVIOUS	=	84,551 S.F.	28.7%
OPEN SPACE	=	143,291 S.F.	48.6%
TOTAL	=	294,489 S.F.	100.0%

QUANTITIES

SANITARY SEWER	
PUBLIC- REFER TO PUBLIC IMPROVEMENT DRAWINGS	
532 LF.	8-INCH SANITARY SEWER
2 EA.	SW-301 SANITARY MANHOLE
2 EA.	SW-301 SANITARY MANHOLE W/ SW-301 DROP CONNECTION
PRIVATE-	
614 LF.	8-INCH SANITARY SEWER
3 EA.	SW-301 SANITARY MANHOLE
16 EA.	6-INCH SANITARY SEWER SERVICE
16 EA.	SANITARY SEWER CLEANOUT

WATER MAIN

PUBLIC- REFER TO PUBLIC IMPROVEMENT DRAWINGS	
1,760 LF.	8-INCH WATER MAIN
4 EA.	8"X8"X8" TEE
7 EA.	8-INCH VALVE
3 EA.	8-INCH 11.25" BEND
5 EA.	8-INCH 22.5" BEND
4 EA.	8-INCH 45" BEND
6 EA.	HYDRANT, TEE AND 6-INCH VALVE
4 EA.	6-INCH SERVICES W/MAINFOLD (SEE DETAIL)
12 EA.	4-INCH SERVICES W/MAINFOLD (SEE DETAIL)

STORM SEWER QUANTITIES

PRIVATE-	
56 LF.	12-INCH RCP CL III
1,002 LF.	15-INCH RCP CL III
34 LF.	24-INCH RCP CL III
2 EA.	12-INCH RCP F.E.S.
1 EA.	24-INCH RCP F.E.S.
6 EA.	SW-501 INTAKE W/SH-603 TYPE R CASTING
1 EA.	SW-505 INTAKE W/SH-603 TYPE R CASTING
2 EA.	48" DIA. SW-401 MANHOLE W/SH-602 TYPE E CASTING
3 EA.	24" DIA. SW-512 AREA INTAKE W/SH-604 TYPE 4B GRATE

PAVING

PRIVATE-	
5,354 SQ.	6-INCH NON-REINFORCED P.C.C. W/2.5" ROLL CURB (6-INCH CURB TO BE USED AT STREET INTAKES AND AT INTERSECTIONS W/ORCHARD HILLS DRIVE. SEE PLAN)
5,944 SQ.	SUBGRADE PREPARATION
66 EA.	HANDICAP PEDESTRIAN RAMPS W/TRUNCATED DOMES
	5-FOOT WIDE SIDEWALK

PARKING REQUIREMENTS

EACH UNIT IS REQUIRED TO HAVE AT LEAST 1 GARAGE STALL

VISITOR PARKING REQUIRED: 76 UNITS @ 1 SPACE / 10 UNITS = 8 SPACES

PARKING PROVIDED: 8 VISITOR SPACES, 152 SURFACE STALLS + 152 GARAGE STALLS = 312 SPACES PROVIDED

ZONING:

EXISTING: ORCHARD VIEW P.U.D.

P.U.D.:

ORCHARD VIEW P.U.D. - PARCEL 3

SETBACKS:

MINIMUM SETBACK FROM PROPERTY BOUNDARIES - 35'
MINIMUM BUILDING SEPARATION - 15'

FLOOD ZONE:

ZONE 'X'
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 1910C1021F, REVISED OCTOBER 16, 2014.

ZONE 'X'
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 1910C1021F, REVISED OCTOBER 16, 2014.

EASEMENT NOTES:

- ALL STORM SEWER EASEMENTS ARE TO BE 20 FEET WIDE OR TWO TIMES THE DEPTH, WHICHEVER IS GREATER.
- ALL SANITARY SEWER EASEMENTS ARE TO BE 30 FEET WIDE OR TWO TIMES THE DEPTH, WHICHEVER IS GREATER.
- THE USE OF PUBLIC UTILITY EASEMENTS IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT.
- SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.

GENERAL NOTES

- ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH THE 2015 EDITION OF SUDAS STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF NORNALK PUBLIC WORKS DEPARTMENT.
 - NORNALK LAND CO., L.L.C.
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - IOWA ONE-CALL
- THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER. DAMAGE TO UTILITIES OR STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.
- A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER.
- ANY CHANGES TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF NORNALK PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY THE CITY OF NORNALK PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF NORNALK PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON A HOLIDAY OR WEEKEND.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A LICENSED ENGINEER OR LAND SURVEYOR.
- A CERTIFIED AS-BUILT GRADING PLAN SHALL BE PROVIDED TO THE CITY OF NORNALK PUBLIC WORKS DEPARTMENT PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND APPROVAL OF THE FINAL PLAN.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
- THE CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON THE R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH DAY.
- IF DISCREPANCY EXISTS BETWEEN THE DETAILED PLANS AND THE QUANTITIES, THE PLANS SHALL GOVERN.
- THE CITY OF NORNALK REQUIRES ALL HANDICAP ACCESS RAMPS AND LANDING PADS TO BE CONSTRUCTED AS PART OF THE PUBLIC IMPROVEMENTS. SIDEWALKS AND TRAILS ARE NOT TO BE CONSTRUCTED AS PART OF THESE IMPROVEMENTS.

LEGAL DESCRIPTION

A PARCEL OF LAND IN OUTLOT '2', NORNALK ORCHARD VIEW PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2015, PAGE 8011 AT THE WARREN COUNTY RECORDER'S OFFICE, CITY OF NORNALK, WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID OUTLOT '2'; THENCE N04°00'00"W, 38.70 FEET ALONG THE SOUTH LINE OF SAID OUTLOT '2' TO THE SW CORNER OF SECTION 13, TOWNSHIP 71 NORTH, RANGE 25 WEST OF THE 5TH P.M.; THENCE N04°16'56"W, 464.85 FEET ALONG THE SOUTH LINE OF SAID OUTLOT '2' AND SAID SECTION 13 TO A POINT; THENCE N00°45'03"E, 136.91 FEET TO A POINT; THENCE N03°14'22"W, 304.26 FEET TO A POINT; THENCE N4°43'35"E, 41.06 FEET TO A POINT; THENCE N04°43'24"E, 78.41 FEET TO A POINT; THENCE N44°21'42"E, 78.43 FEET TO A POINT; THENCE N43°24'13"E, 71.60 FEET TO A POINT; THENCE N47°12'36"E, 54.13 FEET TO A POINT; THENCE N51°18'57"E, 54.04 FEET TO A POINT; THENCE N50°25'21"E, 90.00 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT '2'; THENCE S01°54'39"E, 262.44 FEET ALONG SAID EAST LINE TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 136.80 FEET AND A CHORD BEARING S15°42'23"E, AN ARC LENGTH OF 402.45 FEET ALONG SAID EAST LINE TO A POINT OF TANGENCY; THENCE S00°04'47"W, 42.44 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 6.71 ACRES MORE OR LESS.

CONSTRUCTION SCHEDULE

05/15/16 TO 05/30/16 - CLEARING, ROUGH GRADING, SILT FENCE, SEDIMENT BASIN & TEMPORARY SEEDING
06/15/16 TO 07/15/16 - UTILITY CONSTRUCTION
07/15/16 TO 07/31/16 - PAVING
07/15/16 TO 07/31/16 - FINAL GRADING/SEEDING

GENERAL LEGEND

PROPOSED	EXISTING
--- PLAT BOUNDARY	--- LOT LINE
--- SECTION LINE	○ SANITARY/STORM MANHOLE
--- LOT LINE	○ WATER VALVE
--- CENTERLINE	○ FIRE HYDRANT
--- EASEMENT LINE	○ STORM SEWER SINGLE INTAKE
▭ FLARED END SECTION	○ STORM SEWER DOUBLE INTAKE
▭ TYPE SW-501 STORM INTAKE	○ STORM SEWER ROUND INTAKE
▭ TYPE SW-502 STORM INTAKE	○ FLARED END SECTION
▭ TYPE SW-503 STORM INTAKE	○ DECIDUOUS TREE
▭ TYPE SW-504 STORM INTAKE	○ CONIFEROUS TREE
▭ TYPE SW-505 STORM INTAKE	○ SHRUB
▭ TYPE SW-506 STORM INTAKE	○ POWER POLE
▭ TYPE SW-511 STORM INTAKE	○ STREET LIGHT
▭ TYPE SW-512 STORM INTAKE	○ GUY ANCHOR
▭ TYPE SW-513 STORM INTAKE	○ ELECTRIC TRANSFORMER
▭ TYPE SW-401 STORM MANHOLE	○ TELEPHONE RISER
▭ TYPE SW-402 STORM MANHOLE	○ SIGN
▭ TYPE SW-403 STORM MANHOLE	--- CATV --- UNDERGROUND TELEVISION
▭ TYPE SW-301 SANITARY MANHOLE	--- UGE --- UNDERGROUND ELECTRIC
▭ TYPE SW-302 SANITARY MANHOLE	--- UGFO --- UNDERGROUND GAS
▭ TYPE SW-304 SANITARY MANHOLE	--- UGTO --- UNDERGROUND FIBER OPTIC
○ STORM/SANITARY CLEANOUT	--- UGT --- UNDERGROUND TELEPHONE
○ WATER VALVE	--- OHN --- OVERHEAD ELECTRIC
○ FIRE HYDRANT ASSEMBLY	--- SAN ⁸ --- SANITARY SEWER WITH SIZE
○ BLOW-OFF HYDRANT	--- ST ⁸ --- STORM SEWER WITH SIZE
○ DETECTABLE WARNING PANEL	--- M ⁸ --- WATER MAIN WITH SIZE
	○ 926 EXISTING CONTOUR
	○ TREELINE
	○ BUILDING SETBACK LINE
	○ PUBLIC UTILITY EASEMENT
	○ MINIMUM OPENING ELEVATION

BENCHMARKS

BRASS PLUG IN HEADWALL OF REINFORCED BOX CULVERT, AT NORTHWEST CORNER OF INTERSECTION OF IOWA HIGHWAY 28 AND ELM AVENUE. ELEVATION-----874.90

BURY BOLT ON HYDRANT, AT NORTHEAST CORNER OF INTERSECTION OF ASPEN DRIVE AND ELM AVENUE. ELEVATION-----924.44

CUT 'X' INTERSECTION SYCAMORE DRIVE AND ELM AVENUE. ELEVATION-----934.71

CERTIFICATIONS

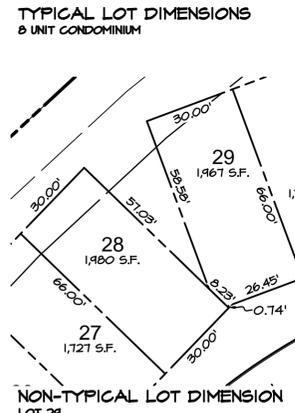
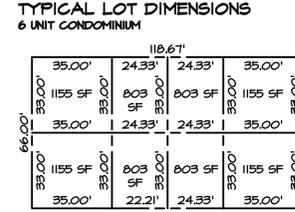
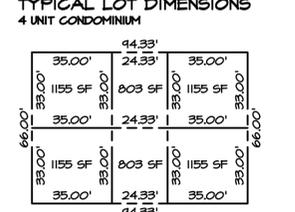
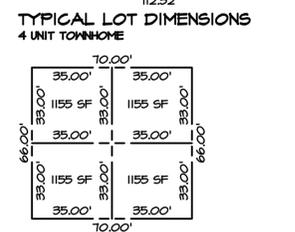
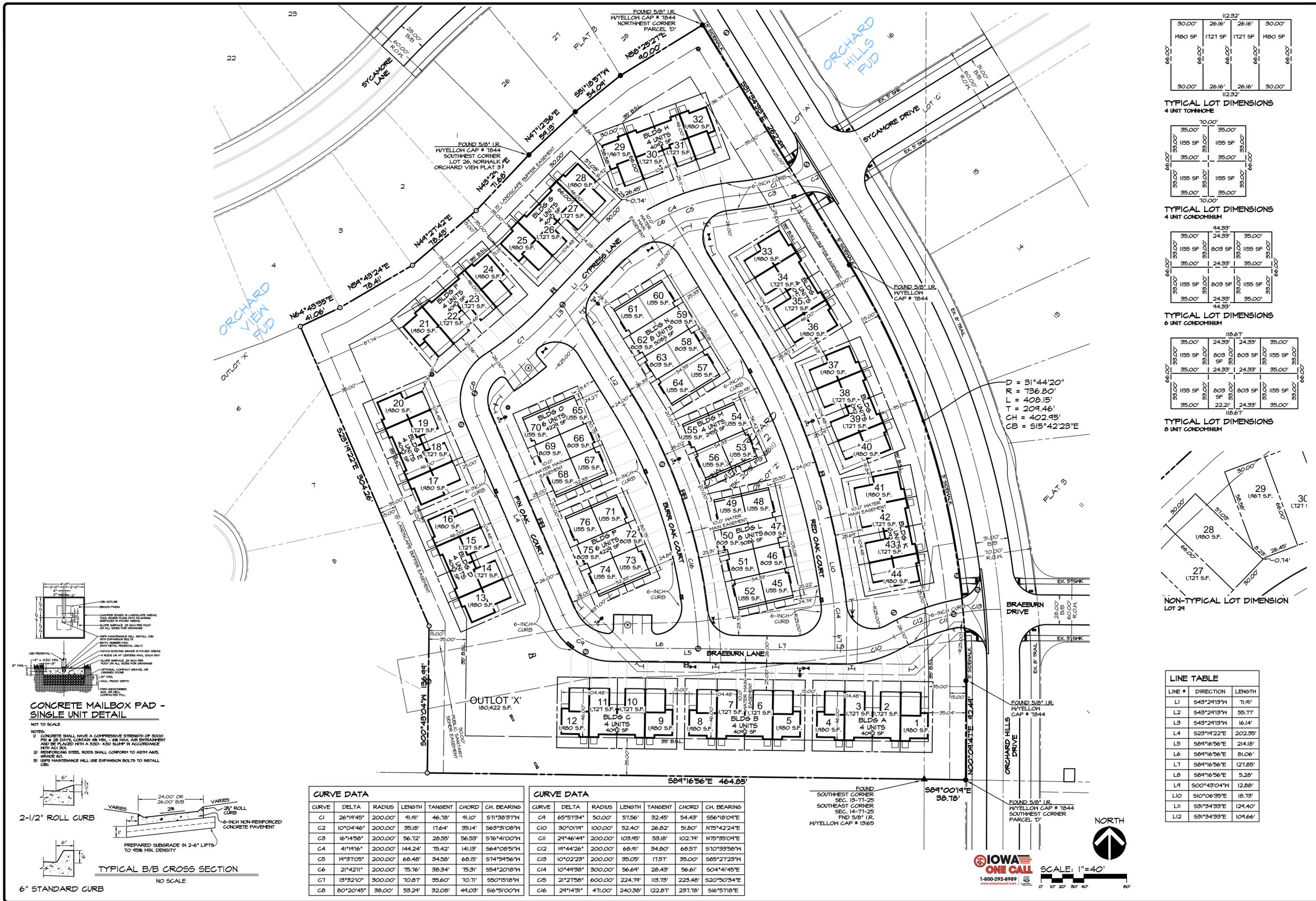
	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. BY: MICHAEL D. MORGAN IOWA REG. NO. 383 PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 5
	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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. JERRY P. OLIVER, IOWA REG. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL:
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. MELISSA M. HILLS, IOWA REG. NO. 16023 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017 PAGES OR SHEETS COVERED BY THIS SEAL: 1 - 5

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



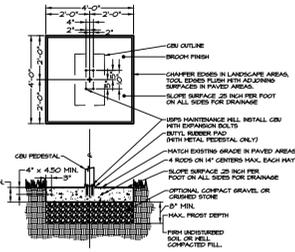
DATE:	REVISIONS	COMMENTS
09/21/2016	1	04/18/2016
	2	
	3	
	4	
	5	
	6	

NORNALK ORCHARD VIEW TOWNHOMES
NORNALK, IA
COVER



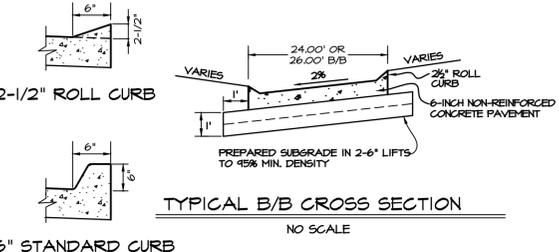
LINE #	DIRECTION	LENGTH
L1	S43°29'13"W	71.91'
L2	S43°29'13"W	55.71'
L3	S43°29'13"W	16.14'
L4	S23°14'22"E	202.35'
L5	S89°16'56"E	214.18'
L6	S89°16'56"E	81.06'
L7	S89°16'56"E	127.85'
L8	S89°16'56"E	5.28'
L9	S00°43'04"W	12.88'
L10	S10°06'35"E	18.73'
L11	S31°34'33"E	124.40'
L12	S31°34'33"E	104.66'

$D = 31^{\circ}44'20''$
 $R = 736.80'$
 $L = 408.15'$
 $T = 209.46'$
 $CH = 402.95'$
 $CB = 515^{\circ}42'23''E$



CONCRETE MAILBOX PAD - SINGLE UNIT DETAIL
NOT TO SCALE

- NOTES:
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 48 MIN. - 68 MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3/32" - 4/30 SLUMP IN ACCORDANCE WITH ACI 308.
 - REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
 - USPS MAINTENANCE HILL SHALL USE EXPANSION BOLTS TO INSTALL CURB.



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	26°14'45"	200.00'	91.91'	46.78'	91.10'	S71°38'37"W
C2	10°04'46"	200.00'	35.18'	17.64'	35.14'	S63°31'08"W
C3	16°14'58"	200.00'	56.72'	28.55'	56.53'	S76°41'00"W
C4	41°19'16"	200.00'	144.24'	75.42'	141.13'	S64°08'51"W
C5	19°37'05"	200.00'	68.48'	34.58'	68.15'	S74°54'56"W
C6	21°42'11"	200.00'	75.76'	38.34'	75.31'	S54°20'18"W
C7	13°32'10"	300.00'	70.81'	35.60'	70.71'	S50°15'18"W
C8	80°20'45"	38.00'	53.29'	32.08'	44.03'	S16°51'00"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C9	65°57'34"	50.00'	51.56'	32.45'	54.43'	S56°10'04"E
C10	30°01'14"	100.00'	52.40'	26.82'	51.80'	N75°42'24"E
C11	24°46'44"	200.00'	103.45'	53.18'	102.71'	N75°35'04"E
C12	19°44'26"	200.00'	68.91'	34.80'	68.57'	S70°33'58"W
C13	10°02'23"	200.00'	35.05'	17.57'	35.00'	S85°21'23"W
C14	10°44'38"	300.00'	56.84'	28.43'	56.61'	S04°41'45"E
C15	21°27'58"	600.00'	224.71'	113.73'	223.48'	S20°50'34"E
C16	29°14'31"	471.00'	240.38'	122.87'	237.78'	S16°57'18"E

SCALE: 1"=40'
 0' 10' 20' 30' 40'

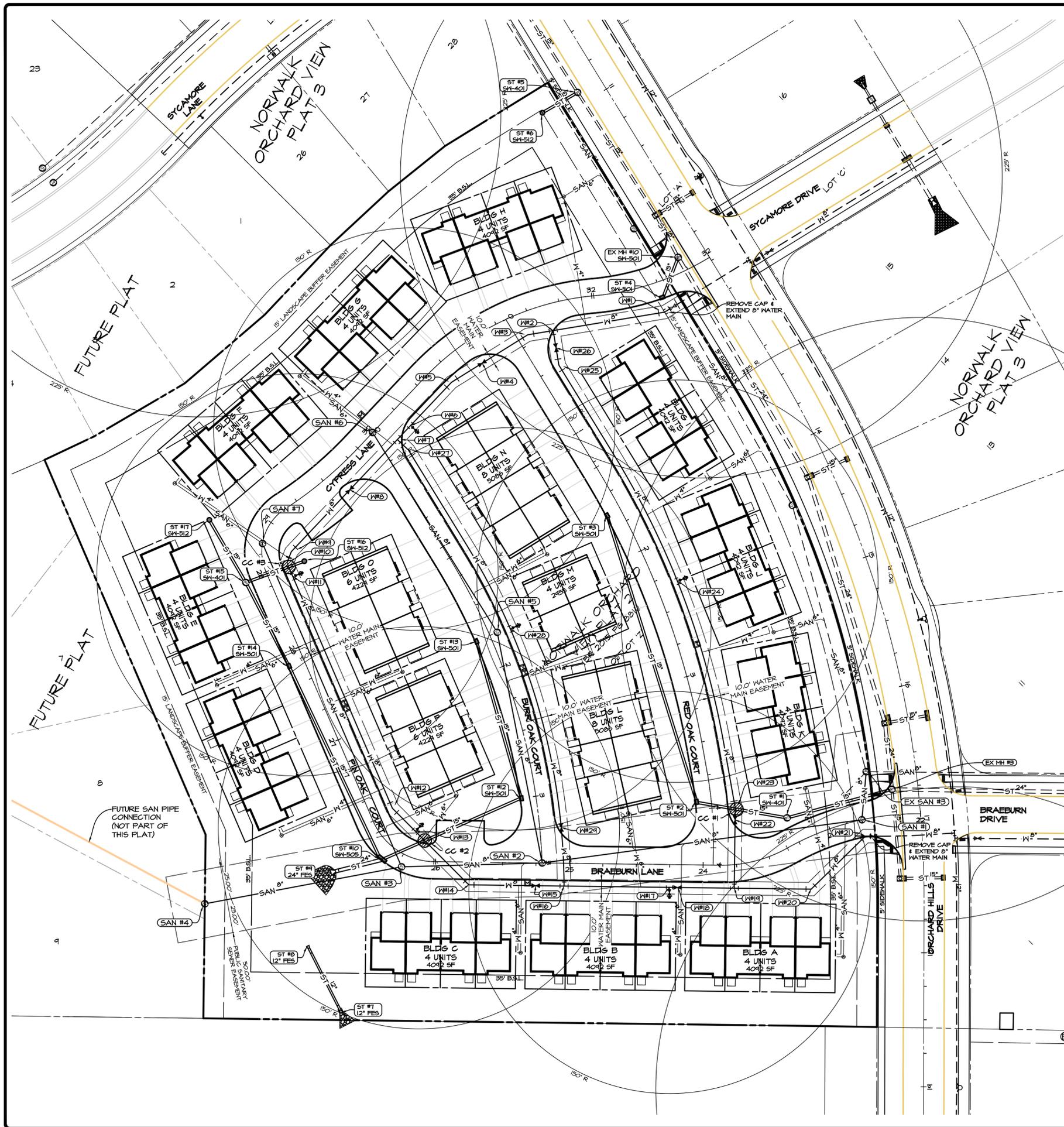
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CEC

DATE:	REVISIONS	COMMENTS
09/21/2016	1	04/18/2016
	2	
	3	
	4	
	5	PHH
	6	CM

NORWALK ORCHARD VIEW TOWNHOMES
 NORWALK, IA
 DIMENSION PLAN

SHEET
2
 OF 5
 E-7442



NOTE:
 FG ELEVATIONS IN TABLE REPRESENT FINISH GRADE ELEVATION AT STRUCTURES.

WATER STRUCTURE TABLE		
NAME	LOCATION	DETAILS
WM1	STA. 32+40.33, 22.40' RT. &	FG ELEV = 944.06
WM2	STA. 31+65.21, 20.11' RT. &	FG ELEV = 943.91
WM3	STA. 31+44.14, 17.00' RT. &	FG ELEV = 944.34
WM4	STA. 31+00.00, 14.74' RT. &	FG ELEV = 945.14
WM5	STA. 30+70.50, 16.61' RT. &	FG ELEV = 945.85
WM6	STA. 30+25.00, 17.00' RT. &	FG ELEV = 946.36
WM7	STA. 30+10.61, 17.00' RT. &	FG ELEV = 946.21
WM8	STA. 29+60.41, 18.11' RT. &	FG ELEV = 945.95
WM9	STA. 29+16.50, 22.04' RT. &	FG ELEV = 944.30
WM10	STA. 28+61.35, 17.00' RT. &	FG ELEV = 944.54
WM11	STA. 28+50.00, 17.00' RT. &	FG ELEV = 944.37
WM12	STA. 28+26.10, 17.00' RT. &	FG ELEV = 942.17
WM13	STA. 28+25.00, 14.04' RT. &	FG ELEV = 942.20
WM14	STA. 25+75.00, 17.00' LT. &	FG ELEV = 941.80
WM15	STA. 25+25.00, 17.00' LT. &	FG ELEV = 942.30

WATER STRUCTURE TABLE		
NAME	LOCATION	DETAILS
WM16	STA. 25+03.71, 17.02' LT. &	FG ELEV = 942.48
WM17	STA. 24+25.00, 17.00' LT. &	FG ELEV = 943.33
WM18	STA. 24+18.95, 17.00' LT. &	FG ELEV = 943.47
WM19	STA. 23+78.11, 17.44' LT. &	FG ELEV = 943.37
WM20	STA. 23+34.20, 35.44' LT. &	FG ELEV = 943.51
WM21	STA. 22+75.00, 12.46' LT. &	FG ELEV = 940.87
WM22	STA. 4+04.75, 16.70' LT. &	FG ELEV = 942.64
WM23	STA. 4+01.18, 17.42' LT. &	FG ELEV = 942.98
WM24	STA. 2+31.28, 16.00' LT. &	FG ELEV = 943.76
WM25	STA. 0+48.80, 16.00' LT. &	FG ELEV = 944.86
WM26	STA. 0+37.63, 20.97' LT. &	FG ELEV = 944.61
WM27	STA. 0+25.00, 16.00' LT. &	FG ELEV = 946.44
WM28	STA. 1+76.54, 16.00' LT. &	FG ELEV = 944.84
WM29	STA. 3+25.00, 16.00' LT. &	FG ELEV = 943.09

WATER NOTE:
 1. REFER TO PUBLIC IMPROVEMENT DRAWINGS FOR ALL WATER MAIN CONSTRUCTION.

SANITARY STRUCTURE TABLE		
NAME	LOCATION	DETAILS
EX SAN #3	STA. 16+54.90, 37.00' RT. &	RIM = 941.15 IN S = 914.05
48" SW-301 MANHOLE & SW-307 DROP CONNECTION W/SH-301 A CASTING		
SAN #1	STA. 22+75.00, 0.00' &	RIM = 940.61 IN N = 914.29 OUT N = 914.14
48" SW-301 MANHOLE W/SH-601 B CASTING		
SAN #2	STA. 25+20.37, 0.00' &	RIM = 942.06 IN N = 915.36 IN N = 931.00 OUT E = 915.26
48" SW-301 MANHOLE & SW-307 DROP CONNECTION W/SH-601 B CASTING		
SAN #3	STA. 26+22.28, 9.26' LT. &	RIM = 941.06 IN N = 915.88 IN N = 931.00 OUT E = 915.78
48" SW-301 MANHOLE W/SH-601 A CASTING		
SAN #4	STA. 26+57.21, 14.01' LT. &	RIM = 941.96 OUT E = 916.48
48" SW-301 MANHOLE W/SH-601 B CASTING		
SAN #5	STA. 1+75.00, 6.00' LT. &	RIM = 944.47 IN N = 935.10 OUT S = 935.00
48" SW-301 MANHOLE W/SH-601 B CASTING		
SAN #6	STA. 30+01.63, 0.00' &	RIM = 946.44 OUT SE = 937.00
48" SW-301 MANHOLE W/SH-601 B CASTING		
SAN #7	STA. 28+82.98, 0.00' &	RIM = 944.67 OUT SE = 935.67
48" SW-301 MANHOLE W/SH-601 B CASTING		

SANITARY PIPE TABLE			
PIPE	DIA.	LENGTH	SLOPE
EX SAN #3 TO SAN #1	8" PVC	36 LF.	0.40%
SAN #2 TO SAN #5	8" PVC	175 LF.	2.28%
SAN #3 TO SAN #7	8" PVC	263 LF.	1.78%
SAN #1 TO SAN #2	8" PVC	241 LF.	0.40%
SAN #2 TO SAN #3	8" PVC	105 LF.	0.40%
SAN #3 TO SAN #4	8" PVC	150 LF.	0.40%
SAN #5 TO SAN #6	8" PVC	176 LF.	1.08%

STORM PIPE TABLE			
PIPE	DIA.	LENGTH	SLOPE
ST #1 TO EX MH #1	15" RCP CLASS III	81 LF.	4.23%
ST #2 TO ST #1	15" RCP CLASS III	70 LF.	1.22%
ST #3 TO ST #2	15" RCP CLASS III	224 LF.	1.00%
ST #4 TO EX MH #10	15" RCP CLASS III	33 LF.	1.00%
ST #6 TO ST #5	15" RCP CLASS III	30 LF.	1.00%
ST #8 TO ST #7	12" RCP CLASS III	56 LF.	1.00%
ST #10 TO ST #9	24" RCP CLASS III	34 LF.	1.64%
ST #12 TO ST #10	15" RCP CLASS III	113 LF.	2.25%
ST #13 TO ST #12	15" RCP CLASS III	122 LF.	1.49%
ST #14 TO ST #10	15" RCP CLASS III	158 LF.	1.77%
ST #15 TO ST #14	15" RCP CLASS III	70 LF.	1.00%
ST #15 TO ST #16	15" RCP CLASS III	47 LF.	1.00%
ST #17 TO ST #15	15" RCP CLASS III	54 LF.	1.32%

SANITARY NOTE:
 1. REFER TO PUBLIC IMPROVEMENT DRAWINGS FOR CONSTRUCTION OF SANITARY #1 - #4 & EX SAN #3.

SW-401 MANHOLE TABLE		
NAME	LOCATION	DETAILS
EX MH #3	60" SW-401 MANHOLE W/SH-602 F CASTING	RIM = 939.99 IN N = 933.22 OUT E = 931.80
EX MH #10	SW-401 MANHOLE W/SH-602 F CASTING	RIM = 942.14 IN S = 938.47 OUT S = 937.47
ST #3	SW-401 MANHOLE W/SH-602 E CASTING	RIM = 942.40 IN N = 936.75 OUT E = 936.65
ST #5	SW-401 MANHOLE W/SH-602 E CASTING	RIM = 944.36 IN S = 940.94 OUT S = 940.24
ST #15	SW-401 MANHOLE W/SH-602 E CASTING	RIM = 944.48 IN E = 934.55 OUT SE = 934.45

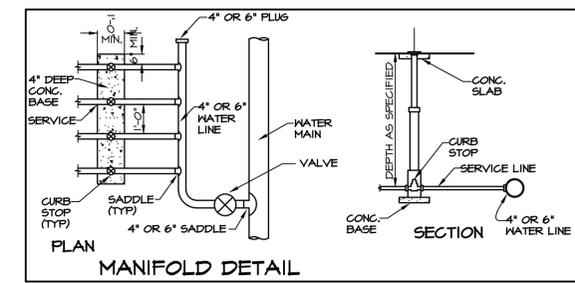
PAVEMENT INTAKE TABLE		
NAME	LOCATION	DETAILS
ST #2	SW-501 INTAKE W/SH-603 R GRATE	GRATE = 942.23 IN N = 937.10 OUT E = 937.60
ST #3	SW-501 INTAKE W/SH-603 R GRATE	GRATE = 943.56 OUT S = 934.93
ST #10	SW-505 INTAKE W/SH-603 R GRATES	GRATE = 941.18 IN NE = 935.84 IN N = 935.84 OUT N = 935.64
ST #14	SW-501 INTAKE W/SH-603 R GRATE	GRATE = 943.14 IN N = 938.75 OUT SE = 938.65

SW-512 INTAKE TABLE		
NAME	LOCATION	DETAILS
ST #6	18" SW-512 INTAKE W/SH-604 4A GRATE	GRATE = 944.84 OUT NE = 941.24
ST #16	18" SW-512 INTAKE W/SH-604 4A GRATE	GRATE = 943.76 OUT N = 940.22
ST #17	18" SW-512 INTAKE W/SH-604 4A GRATE	GRATE = 944.27 OUT SE = 940.26

STORM F.E.S. TABLE		
NAME	LOCATION	DETAILS
ST #7	STA. 26+21.04, 12.60' LT. &	FE = 934.01
ST #8	STA. 26+35.74, 97.47' LT. &	FE = 934.03
ST #1	STA. 26+47.30, 46.86' LT. &	FE = 935.00

STORM NOTE:
 1. EX MH #3 & EX MH #10 MAY NEED TO HAVE RIMS ADJUSTED TO MATCH THE RIM ELEVATIONS SHOWN IN THE TABLE. VERIFY THE ASBUILT ELEVATIONS PRIOR TO CONSTRUCTION.
 2. ST #5 IS TO BE CONSTRUCTED OVER THE EXISTING 15" RCP. VERIFY THE EXISTING FE'S AND POUR CONCRETE COLLARS & WELL DEFINED INVERTS. BASE SHALL BE POURED IN PLACE.

CRITICAL CROSSINGS
 CC#1 FE 15" RCP = 937.21
 F.G. = 942.93
 TOP 8-INCH WATER = 935.50
 CC#2 FE 15" RCP = 936.61
 F.G. = 941.79
 TOP 8-INCH WATER = 934.85
 CC#3 FE 15" RCP = 934.90
 F.G. = 944.49
 TOP 8-INCH WATER = 938.15



NOTE: USE 4" WATER LINE FROM MAIN TO MANIFOLD FOR ALL 4-PLEX BUILDINGS. ALL BUILDINGS GREATER THAN 4 UNITS SHALL HAVE A 6" WATER LINE FROM MAIN TO MANIFOLD.

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NORWALK ORCHARD VIEW TOWNHOMES
 NORWALK, IA

UTILITY PLAN

DATE: 09/21/2016
 REVISIONS: 1 04/18/2016
 2
 3
 4
 5
 6

DATE OF SURVEY: 02/15/2016
 DESIGNED BY: PPH
 DRAWN BY: CM

SHEET 3 OF 5
 E-7442

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NORTH

SCALE: 1" = 40'



GRADING AND EROSION CONTROL NOTES

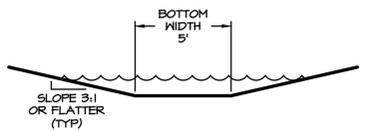
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHMARKED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
- UNLESS GRADING FOR A DESIGNED SUMP OR LOW POINT AREA, GRADE ALL SITE AREAS TO DRAIN WITHOUT TRAPPING OR PONDING SURFACE WATER WHEN SITE GRADING IS COMPLETE.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- TOPSOIL SHALL BE RESPREAD TO A MINIMUM THICKNESS OF 4-INCHES ON ALL DISTURBED UNPAVED AREAS.
- BACKFILL TO TOP OF ALL CURBS.
- GRADING & TREE PROTECTION LIMITS SHALL BE STAKED PRIOR TO ANY TREE REMOVAL.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE ENGINEER AND ASKING FOR GEOTECHNICAL EXPLORATION REPORT. THE CONTRACTOR SHALL REFER TO AND FOLLOW THE RECOMMENDATIONS OF ALLENDER-BUTZKE GEOTECHNICAL REPORT PN 191244 DATED OCTOBER 31, 2013.
- STREET PAVEMENT SUBGRADE SHALL BE COMPACTED PER THE GUIDELINES IN THE GEOTECHNICAL EXPLORATION REPORT.
- EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH SDAS SECTION 9040, BY A CERTIFIED PROFESSIONAL IN EROSION & SEDIMENT CONTROL (CPESC). A CPESC IS A RECOGNIZED SPECIALIST IN SOIL EROSION AND SEDIMENT CONTROL, THE SOIL AND WATER CONSERVATION SOCIETY AND THE INTERNATIONAL EROSION CONTROL ASSOCIATION, IN COOPERATION WITH THE AMERICAN SOCIETY OF AGRONOMY, SPONSOR THE CERTIFICATION PROGRAM. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A CERTIFIED PROFESSIONAL IN EROSION & SEDIMENT CONTROL.
- ALL SLOPES SHALL BE 3:1 OR FLATTER FOR THE SITE.
- A REGIONAL STORM WATER DETENTION & SEDIMENT BASIN IS LOCATED IN ORCHARD TRAIL PLAT 4. REFER TO THE SWPPP PLAN FOR THAT PLAT. NPDES PERMIT NO. 25444-25701. THE REGIONAL BASIN IS LOCATED IN OUTLOT 'Z', ORCHARD VIEW PLAT 4 AND PROVIDES DETENTION FOR THE EAST 3.0 ACRES OF THIS SITE.

MULCHING TABLE

- DRY STRAW OR HAY, 2 TONS PER ACRE. ANCHOR STRAW WITH MULCH TILLER OR ASPHALT TACT @ 1200 PER ACRE.
- WOOD CHIPS OR BARK, 10-12 TONS PER ACRE.

QUANTITIES

143,251 SF	SEEDING (TYPE II EROSION CONTROL MIX)
1,454 LF	SILT FENCE
11 EA	INLET FILTERS
7 TN	DRY STRAW OR HAY MULCH (2 TN / ACRE)
30 TN	CLASS E RIP RAP



GRASS SWALE DETAIL
NO SCALE

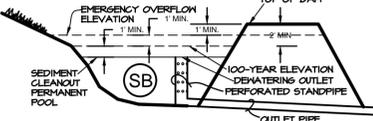
SEEDING NOTES

- FERTILIZER (16-16-16) SHALL BE APPLIED TO THE AREA TO BE SEEDDED AT A RATE OF 650 LBS/ACRE.
- THE AREA TO BE SEEDDED SHALL BE SMOOTH, AND ALL WASHED AND GULLIES FILLED TO MEET THE DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO A DEPTH OF 3". AREAS INACCESSIBLE TO MACHINE SHALL BE CULTIVATED TO A DEPTH OF 1 1/2 INCHES.
- THE FERTILIZER SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 3" WITH A MECHANICAL ROCK PICKER OR A SPRING TOOTH CULTIVATOR.
- ON ALL AREAS ACCESSIBLE TO MACHINERY, A DROP-TYPE SEEDER ATTACHED TO A LANDSCAPE ROLLER SHALL BE USED TO SOW THE GRASS SEED. ON AREAS INACCESSIBLE TO MACHINERY A CYCLONE SEEDER WILL BE PERMITTED. NO OTHER HAND SEEDING METHOD IS ACCEPTABLE.
- ALL SEEDDED AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.
- THE MULCH MAY CONSIST OF STRAW (OAT, WHEAT, BARLEY OR RYE), HAY, BROMSGRASS, TIMOTHY, ORCHARD GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS.
- ALL SEEDDED AREAS SHALL BE WATERED ARTIFICIALLY A MINIMUM OF TWICE A DAY FOR THE FIRST WEEK AFTER INSTALLATION, AND ONCE A DAY DURING THE SECOND AND THIRD WEEK AFTER INSTALLATION.

LEGEND

EXISTING/PROPOSED	
	FLAT BOUNDARY
	SANITARY SEWER # SIZE
	STORM SEWER # SIZE
	WATER MAIN # SIZE
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	EXISTING FENCE
	SILT FENCE
	INLET FILTER
	EXISTING / PROPOSED STREET TREES
	EXISTING / PROPOSED TREE LINE
	PROPOSED TREE PROTECTION FENCING

SEDIMENT BASIN DETAIL



12" Ø PERFORATED STAND PIPE OVERFLOW = 941.00, 1" NET STORAGE ELEV = 936.40
TOP OF STAND PIPE = 931.74, INVERT OUT = 934.00
2 HORZ. ROWS @ 4.0' O.C., OF 4 - 2" Ø EVENLY SPACED STARTING @ ELEV = 936.40

BENCHMARK
BRASS PLUG IN HEADWALL OF REINFORCED BOX CULVERT AT NORTHWEST CORNER OF INTERSECTION OF IOWA HIGHWAY 20 AND ELM AVENUE.
ELEVATION = 874.90

BURY BOLT ON HYDRANT, AT NORTHEAST CORNER OF INTERSECTION OF ASPEN DRIVE AND ELM AVENUE.
ELEVATION = 424.44

CUT 'X' INTERSECTION SYCAMORE DRIVE AND ELM AVENUE.
ELEVATION = 439.71

GRASS SWALE INSPECTION & MAINTENANCE	
ACTIVITY	SCHEDULE
MOW GRASS TO MAINTAIN HEIGHT OF 3-6 INCHES	AS NEEDED (FREQUENTLY/SEASONALLY)
REMOVE SEDIMENT BUILDUP IN THE BOTTOM OF THE GRASS SWALE ONCE IT HAS ACCUMULATED TO 25% OF ORIGINAL DESIGN VOLUME.	AS NEEDED (INFREQUENTLY)
INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES AND CORRECT.	ANNUALLY (SEMI ANNUALLY THE FIRST YEAR)
REMOVE TRASH AND DEBRIS ACCUMULATED IN THE CHANNEL.	AS NEEDED BASED ON INSPECTION
BASED ON INSPECTION, PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED.	ROUTINE

DRY DETENTION/DRY ED BASIN INSPECTION & MAINTENANCE	
ACTIVITY SCHEDULE	
REMOVE DEBRIS FROM BASIN SURFACE TO MINIMIZE OUTLET CLOGGINGS AND IMPROVE AESTHETICS.	ANNUALLY AND FOLLOWING SIGNIFICANT STORM EVENTS
INSPECT INSTALLED LOW-FLOW ORIFICES IN ED BASINS FOR CLOGGING	
REMOVE SEDIMENT BUILDUP	
REPAIR AND RE-VEGETATE ERODED AREAS	
PERFORM STRUCTURAL REPAIRS TO INLET AND OUTLETS	
MOW TO LIMIT UNWANTED VEGETATION	ROUTINE

IOWA ONE CALL
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NORTH

SCALE: 1" = 40'

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DATE:	REVISIONS	COMMENTS
09/21/2016	1	04/18/2016
	2	
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DATE OF SURVEY: 02/19/2016
DESIGNED BY: PPH
DRAWN BY: CM

NORWALK ORCHARD VIEW TOWNHOMES
NORWALK, IA

GRADING PLAN

SHEET **4** OF 5
E-7442



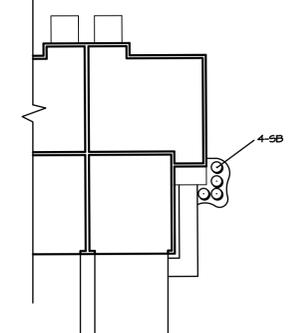
PLANTING SCHEDULE

AR 20	Acer rubrum Red Maple	2" Cal.	B4B	See Plan
QB 4	Quercus bicolor Swamp White Oak	2" Cal.	B4B	See Plan
GT 20	Gleditsia triacanthos 'skyline' Skyline Honeylocust	2" Cal.	B4B	See Plan
UA 4	Ulmus americana American Elm	3" Cal.	B4B	See Plan
PT 7	Populus tremuloides Quaking Aspen	3" Cal.	Cont.	See Plan
CC 14	Crataegus crusgalli 'cockspur' Thornless Hawthorn	1 1/2" Cal.	Cont.	See Plan
ER 6	Cercis canadensis Eastern Redbud	1 1/2" Cal.	Cont.	Multi-trunk See Plan
MP 21	Malus species Prairiefire Crabapple	1 1/2" Cal.	Cont.	See Plan
PS 6	Pinus strobus White Pine	6'-8" Ht.	TS/B4B	See Plan
PG 20	Picea glauca densata Black Hills Spruce	6'-8" Ht.	TS/B4B	See Plan
AG 11	Abies concolor White Fir	6'-8" Ht.	TS/B4B	See Plan
JC 50	Juniperus chinensis Sea Green Juniper	#3	Cont.	See Plan
CD 85	Corydalis divaricata 'Snow Fairy' Variegated Blue Mist Spirea	#2	Cont.	See Plan
MF 72	Meibomia Florida 'Verweig' Mt. Forest Heigelia	#2	Cont.	See Plan
VT 14	Viburnum trilobum American Cranberry Bush Viburnum	3" Cal.	Cont.	See Plan
DS 46	Dierrevilla sessilifolia Cool Spish Honeysuckle	#2	Cont.	See Plan
CA 86	Calamagrostis x acutiflora Karl Foerster Grass	#2	Cont.	See Plan
BN 14	Asclepias tuberosa Butterfly Weed	#2	Cont.	See Plan
SB 20	Spiraea x bumalda 'Anthony Waterer' Anthony Waterer Spirea	#2	Cont.	See Plan
PC 11	Prunus cerasifera Purple Leaf Plum	2" Cal.	Cont.	See Plan

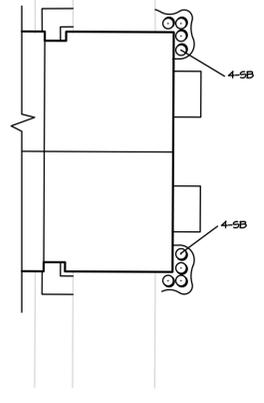
PLANTING NOTES

- ALL SITEMARK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH WEST DES MOINES STANDARD SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.
http://ftp.wdm-ia.com/NDM_Metro%20Design%20Standards/
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1986).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND ACCEPTANCE BY OWNERS REPRESENTATIVE AFTER INSTALLATION.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND THE CITY.
- 2" TO 3" CALIPER DECIDUOUS TREES SHALL BE STAKED (2 STAKES) AND WRAPPED IMMEDIATELY AFTER PLANTING. ALL CONIFERS SHALL BE STAKED (2 STAKES).
- ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, DRAWING SHALL PREVAIL WHERE CONFLICT OCCURS.
- ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT CIVIL ENGINEERING CONSULTANTS, INC. (TELEPHONE 515-276-4884).
- THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
- ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.M. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.M.
- ALL DISTURBED AREAS SHALL BE SEEDDED OR SODDED AS SHOWN ON DRAWING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP CORDS ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF THE PROJECT.
- ALL METERS AND MECHANICAL TO BE SCREENED BY PLANTINGS OR SCREEN WALL.
- NO OVERSTORY TREES ARE ALLOWED WITHIN PUBLIC SANITARY AND STORM SEWER EASEMENTS.
- SEEDING
 - SOW SEED WITH DRILL-TYPE SEEDING MACHINE. EVENLY DISTRIBUTE SEED BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
 - DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED.
 - DO NOT SEED AGAINST EXISTING TREES. LIMIT EXTENT OF SEED TO OUTSIDE EDGE OF PLANTING SAUCER.
 - SOW SEED AT A TOTAL RATE OF 6 lb/1000 sf.
 - RAKE SEED LIGHTLY INTO TOP 1/8 INCH OF SOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
 - PROTECT SEEDDED AREAS WITH SLOPES EXCEEDING 1:4 WITH EROSION-CONTROL BLANKETS AND 1:6 WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - PROTECT SEEDDED AREAS WITH SLOPES NOT EXCEEDING 1:6 BY SPREADING STRAW MULCH. SPREAD UNIFORMLY AT A MINIMUM RATE OF 2 TONS/ACRE TO FORM A CONTINUOUS BLANKET 1-1/2 INCHES IN LOOSE DEPTH OVER SEEDDED AREAS. SPREAD BY HAND, BLOWER, OR OTHER SUITABLE EQUIPMENT.
 - ANCHOR STRAW MULCH BY CRIMPING INTO SOIL WITH SUITABLE MECHANICAL EQUIPMENT.
- PROTECT SEEDDED AREAS FROM HOT DR, DRY WEATHER OR DRYING WINDS BY APPLYING COMPOST MULCH UNIFORMLY TO A DEPTH OF 3/16 INCH, AND ROLL SURFACE SMOOTH.
- SODDING
 - LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
 - LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS, BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SUBGRADE OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE. ELIMINATE AIR ROCKETS, AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL OR FINE SAND INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS.
 - LAY SOD ACROSS ANGLE OF SLOPES EXCEEDING 1:3.
 - ANCHOR SOD ON SLOPES EXCEEDING 1:6 WITH WOOD PEGS OR STEEL STAPLES SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN 2 ANCHORS PER SOD STRIP TO PREVENT SLIPPAGE.
 - SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW SOD.
 - ISLANDS TO BE SODDED WITH MUCH RINGS AT TREE LOCATIONS PER DETAIL.
 - THE 30 FOOT BUFFER PARK LANDSCAPING ALONG E. P. TRUE PARKWAY WILL BE INSTALLED BY THE DEVELOPER AS A PART OF THE JORDAN WEST OVERLAY DISTRICT SITE PLAN.

TYPICAL PLANTING DETAIL (SINGLE SIDDED TOWNHOMES)



TYPICAL PLANTING DETAIL (DOUBLE SIDDED TOWNHOMES)



LANDSCAPE REQUIREMENTS

OPEN SPACE REQUIRED: 2 TREE & 3 SHRUBS/3000 SF
 294,484 X 30% = 88,347
 88,347 SF/1500 = 59
 88,347 SF/1500 = 84
 84 SHRUBS

PROPOSED:
 54 TREES
 84 SHRUBS

15' BUFFER REQUIRED: 2.0 OVERSTORY, 1 EVERGREEN TREES, 2.0 UNDERSTORY & 22 SHRUBS/100 LF
 1633 LF / 100 = 17
 48 OVERSTORY
 119 EVERGREEN TREES
 48 UNDERSTORY
 374 SHRUBS

PROVIDED:
 48 OVERSTORY
 119 EVERGREEN TREES
 48 UNDERSTORY
 374 SHRUBS

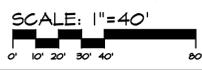
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NORWALK ORCHARD VIEW TOWNHOMES
 NORWALK, IA
LANDSCAPE PLAN

SHEET
U
 OF 5
 E-7442



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.

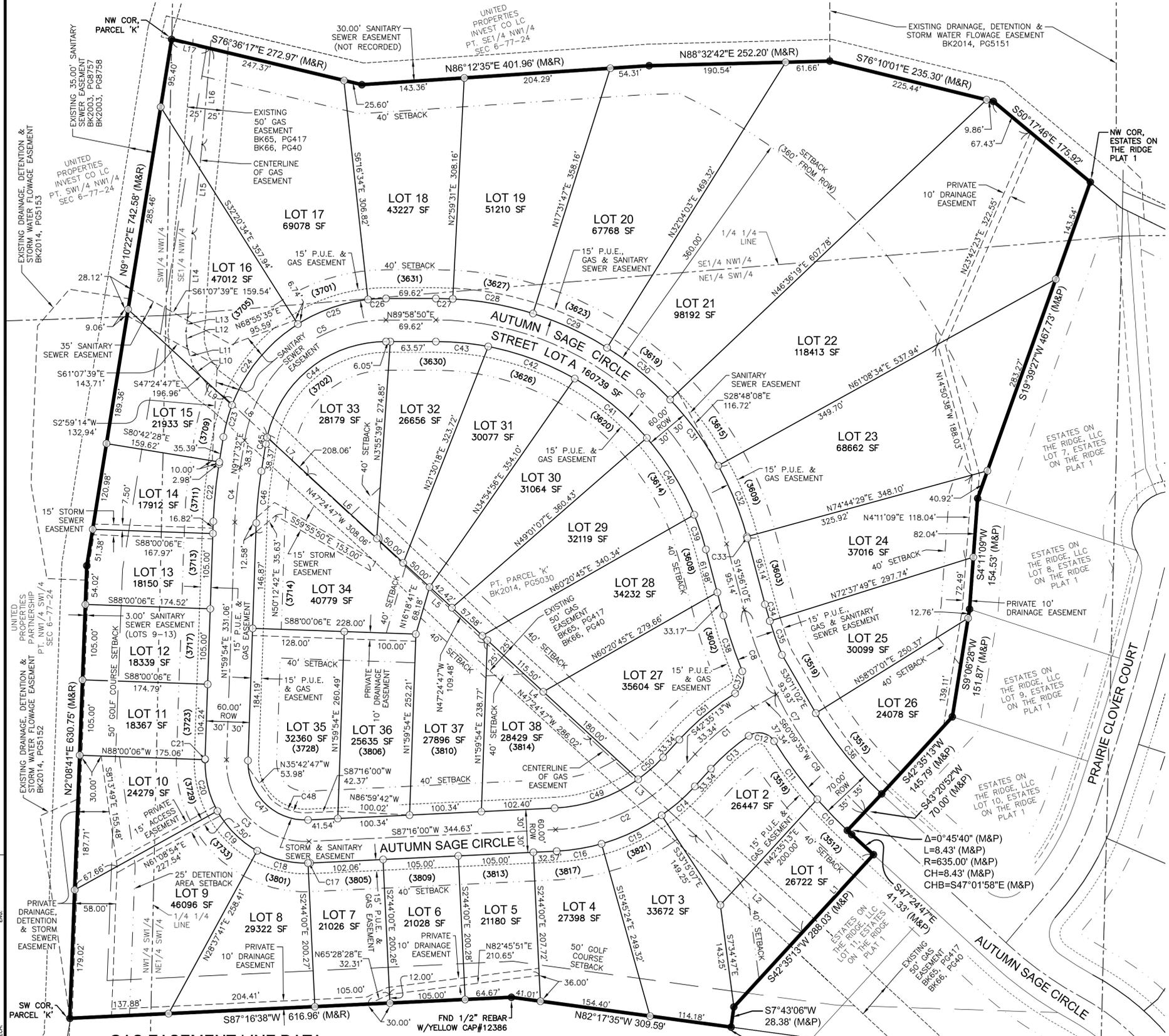
**STAFF
RECOMMENDATION:**

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.

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

PROPERTY CONTAINS 35.82 ACRES (1,560,395 SQUARE FEET).
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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

BULK REGULATIONS

MIN LOT AREA: 15,000 SF
MIN LOT WIDTH: 100'
FRONT SETBACK: 40'
SIDE SETBACK: 25' TOTAL
REAR SETBACK: 40'
MAX BLDG HEIGHT: 35' OR 40'

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'	

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 SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY
NOT FOR CONSTRUCTION

LOUIS M. REILLY
18660
DATE: _____

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

**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:

- 1) LOT A TO BE DEDICATED TO THE CITY OF NORWALK FOR USE AS PUBLIC RIGHT-OF-WAY
- 2) 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

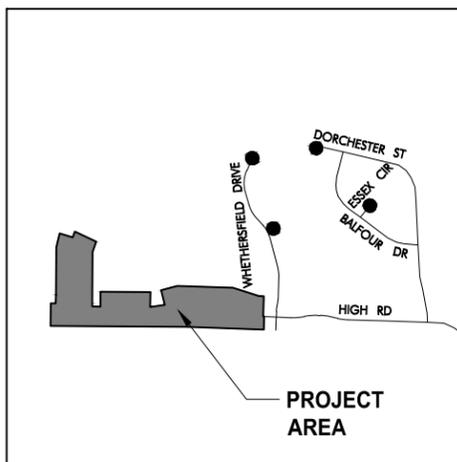
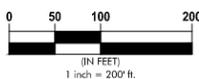
- BOUNDARY LINE
- EXIST PROPERTY LINE
- SECTION LINE
- FIELD FENCE

CORNERS FOUND:

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

OUTLOT Z THE LEGACY PLAT 1

H-CM LLC
(BK 2001, PG 6164)

LEGACY GOLF CLUB INC
(BK 2001, PG 6161)

KOETHE, LEMAR
(BK 2001, PG 11395)

BAACK, CHRISTINE L
& DANNY D
(BK 257, PG 299)

FREESE, WILLARD C & SHIRLEY H
(BK 256, PG 197)

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

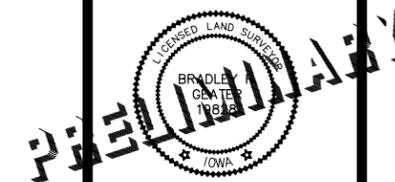


building strong communities.

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

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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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

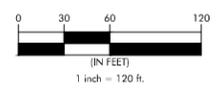
CHECKED BY: B. GEATER
FIELD BOOK NO.:

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



**THE LEGACY
FINAL PLAT 19**

NORWALK, IA
2213025
1/27/2016

REVISIONS

ENGINEER: B. BROCKMAN
DRAWN BY: C. CARLETON

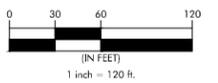
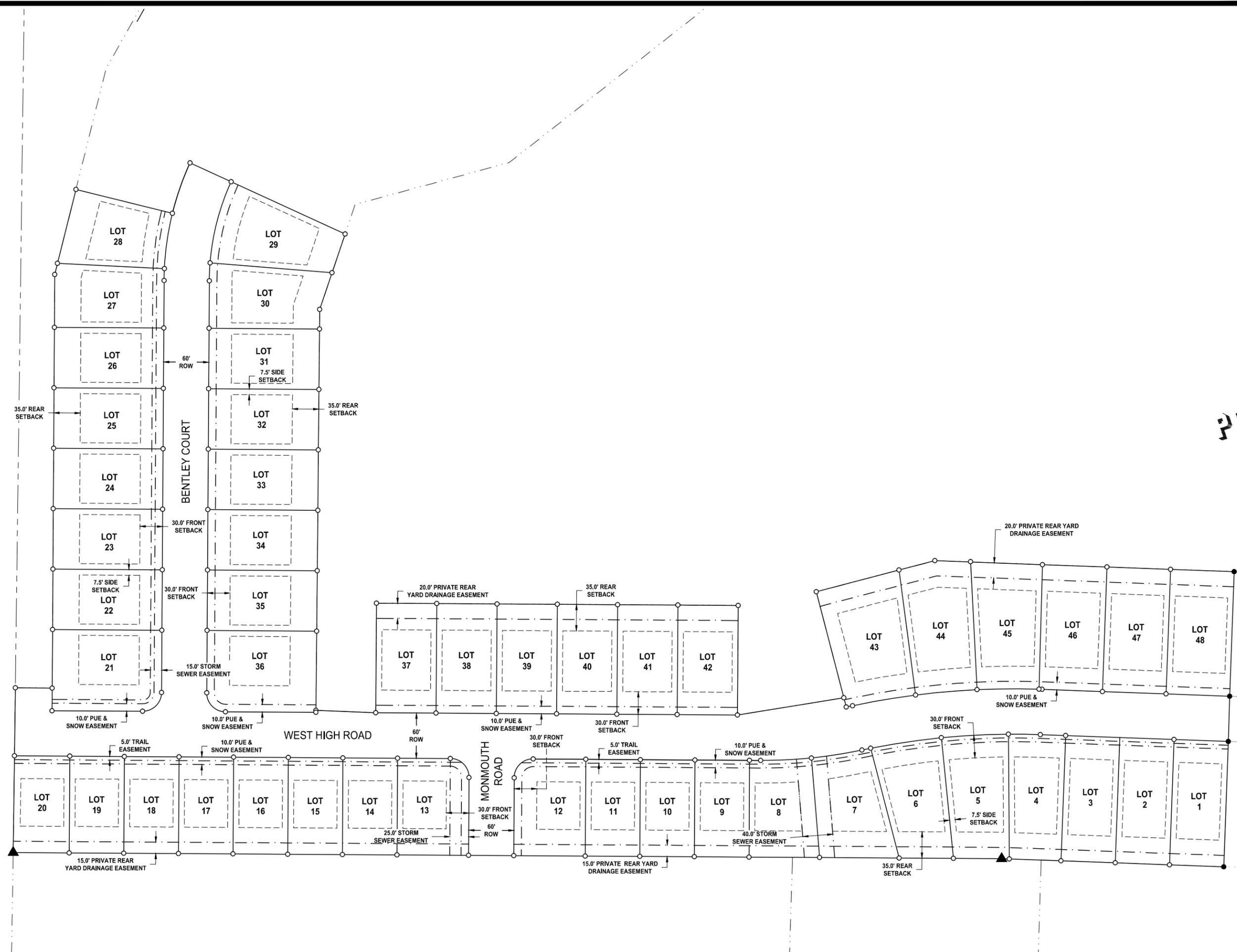
CHECKED BY: B. GEATER
FIELD BOOK NO.:

DRAWING NO.: FP-19
SHEET NO.: 02/03

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PRELIMINARY



**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.: 03/03

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

REQUEST:	Review of the Final Plat of <i>West Grove Villas</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 12 single family lots and 22 bi-attached townhome lots in Parcel 4 of the Orchard Hills PUD.
IMPACT ON NEIGHBORHOOD:	The request would a medium density multi-family parcel in the Orchard Hills PUD area. The development itself only connects to North Avenue and does not have direct connection to the neighboring single-family development. The proposal includes single family lots along the perimeter of the development that share a boundary with the existing single family development. The bi-attached units are internal to the development and located along the western boundary of the plat.
VEHICULAR & PEDESTRIAN TRAFFIC:	The request would not appear to have a negative impact on traffic conditions. Two access points to North Avenue are provided for adequate traffic circulation. Streets are 26' wide and exceed the City standard for private streets.
TRAIL PLAN:	There are sidewalks within the subdivision and a proposed 8' trail along North Avenue (G14). The trail along North Avenue would be built with the infrastructure for the plat. The trail will connect to existing trail to the east and a planned future trail to the west along North Avenue.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The site zoned as Parcel 4 of the Orchard Hills PUD, which allowed for R-3 uses or a cluster development. Adjacent property is zoned in the Orchard Hills PUD as R-1.
BULK REGULATIONS:	25' setback from private street, 15' side setback (minimum 7' on one side), 30' rear yard setback.
DRAINAGE:	Drainage on the site is through rear yard drainage swales and a private storm sewer system. Storm water from the streets is collected in the private storm sewer system and outlet into a

detention basin in the southeastern corner of the development.

Rear yard drainage from the internal bi-attached lots collected into the storm sewer system and discharged at the detention basin.

Rear yard drainage from the bi-attached lots to the west drains through the rear of the yards into a natural drainage way that ultimately collects into the southwestern drainage basin.

Rear yard drainage from the single family lots to the east drains through the rear of the yards into a natural drainage way that ultimately collects into the southwestern drainage basin. Home owners directly to the east have experience drainage in the past, the creation of this rear yard swale should help alleviate some of these home owners problems.

DEVELOPMENT HISTORY:

The Legacy PUD was approved on June 3, 2004 and the preliminary plat was approved on November 19, 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 25' front setback on all lots.
- The final plat shows a 30' rear setback on all lots.
- A 7.5' side setback for all lots, 15' with both sides.
- 26' private streets
- 25' rear yard drainage easements along lots 1-7 and lots 13-20.
- 20' rear yard drainage easements on lots 21-34.
- A private overland flowage easement at the rear of lots 8-12.
- 15' storm sewer easement along lots 8, 21-24 and 27-34.
- 25' storm sewer easement along lots 25-26.
- 15' water main easement along lots 1-20.

RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:

The Future Land Use Map designates the area in question as High Density Residential. The Comprehensive Plan identifies single-family and two-family homes as a typical use in both categories. This request would be in compliance with such designation.

**STAFF ANALYSIS –
ZONING ORDINANCE:**

The Final Plat consists of 34 lots, containing approximately 7.9 acres of land, south of North Avenue and west of Sycamore Drive. The area is being developed according to the Orchard Hills PUD requirements for Parcel 4. Setbacks for the single family lots are 25' off of the private street and 15' between buildings. Setbacks for the bi-attached lots are 25' off of the private street, 15' between buildings, and 0' for each bi-attached structure. Rear setbacks for all lots are 30 feet.

**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 West Grove Villas 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.

WEST GROVE VILLAS PLAT 1 NORWALK, IA

OWNER/APPLICANT:

WEST GROVE HOMES, LLC
C/O HUBBEL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
(515) 243-3228
JOE.PIETRUSZYNSKI@HUBBELLREALTY.COM
ATTN: JOE PIETRUSZYNSKI

ENGINEER:

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

LEGAL DESCRIPTION:

ALL OF LOT 4 IN ORCHARD HILLS PLAT 1, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA. DESCRIBED AREA CONTAINS 7.91 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:

1) STRUCTURES AND FENCES SHALL NOT BE LOCATED IN THE OVERLAND FLOWAGE EASEMENTS.

ZONING:

PARCEL 4 OF THE ORCHARD HILLS PLANNED UNIT DEVELOPMENT - R-3 MEDIUM DENSITY RESIDENTIAL

UTILITIES:

WATER - NORWALK WATER SYSTEM
SANITARY SEWER - NORWALK SANITARY SEWER SYSTEM

SETBACK SUMMARY:

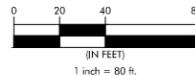
FRONT = 25'
SIDE = 7.5'
REAR = 30'

ORCHARD HILLS PLAT 1 LOT 3
(BK 2005, PG 8489)

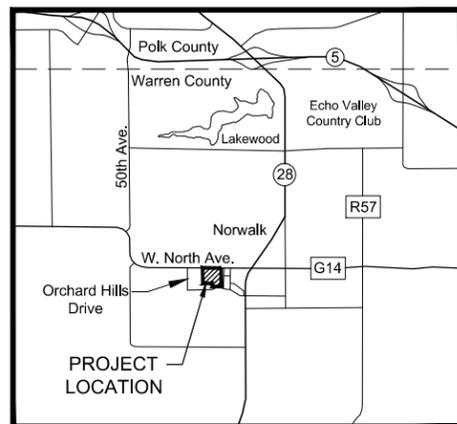
ST. JOHN'S CHURCH OF CUMMING ST. JOHN'S PARISH
(BK 2003, PG 13415)



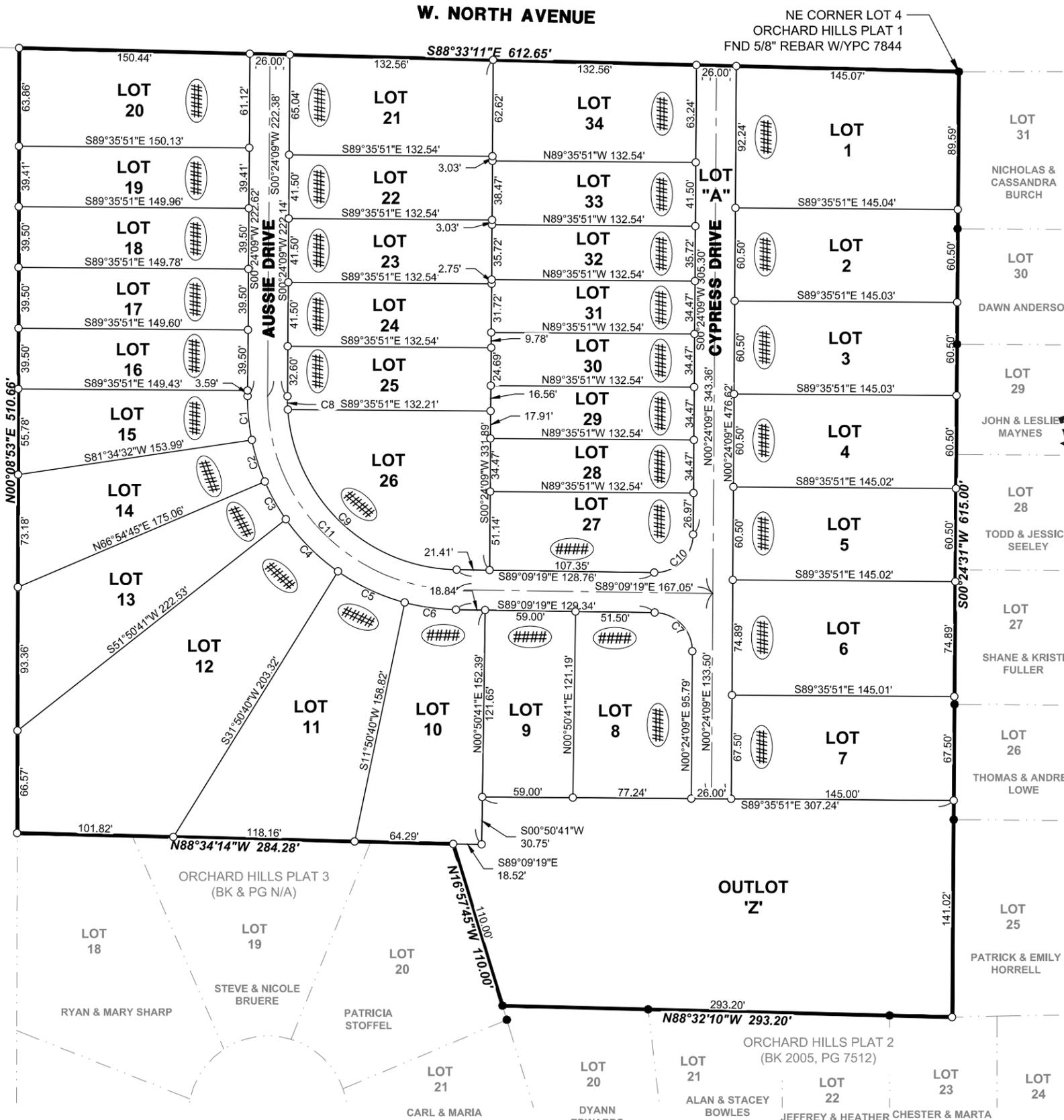
NORTH



Curve Table					
Curve #	Length	Radius	Delta	Chd B	Chd L
C1	28.76	138.00	11°56'32"	S05°34'07"E	28.71
C2	28.45	138.00	11°48'47"	S17°26'47"E	28.40
C3	28.15	138.00	11°41'12"	S29°11'47"E	28.10
C4	48.17	138.00	20°00'01"	S45°02'23"E	47.93
C5	48.17	138.00	20°00'01"	S65°02'24"E	47.93
C6	34.00	138.00	14°06'55"	S82°05'52"E	33.91
C7	39.08	25.00	89°33'28"	N44°22'35"W	35.22
C8	8.65	112.00	4°25'32"	S01°48'37"E	8.65
C9	166.41	112.00	85°07'56"	S46°35'21"E	151.52
C10	39.46	25.00	90°26'32"	N45°37'25"E	35.49
C11	195.38	125.00	89°33'28"	S44°22'35"E	176.09



VICINITY MAP (NOT TO SCALE)



GENERAL LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- PROPERTY LINE
- - - EXIST PROPERTY LINE
- - - EASEMENT LINE (TYPE AS NOTED)

- CORNERS FOUND:
- ▲ - SECTION CORNER (TYPE AS NOTED)
 - - BOUNDARY CORNER; FOUND 5/8" REBAR W/YPC 7844 (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

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.

BRADLEY R. GEATER, PLS
NO. 19828
MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:
TWO PAGES

WEST GROVE VILLAS
PLAT 1
FINAL PLAT
NORWALK, IA
20215018
03/07/2016

REVISIONS:

ENGINEER: B. BROCKMAN
DRAWN BY: C. CARLETON

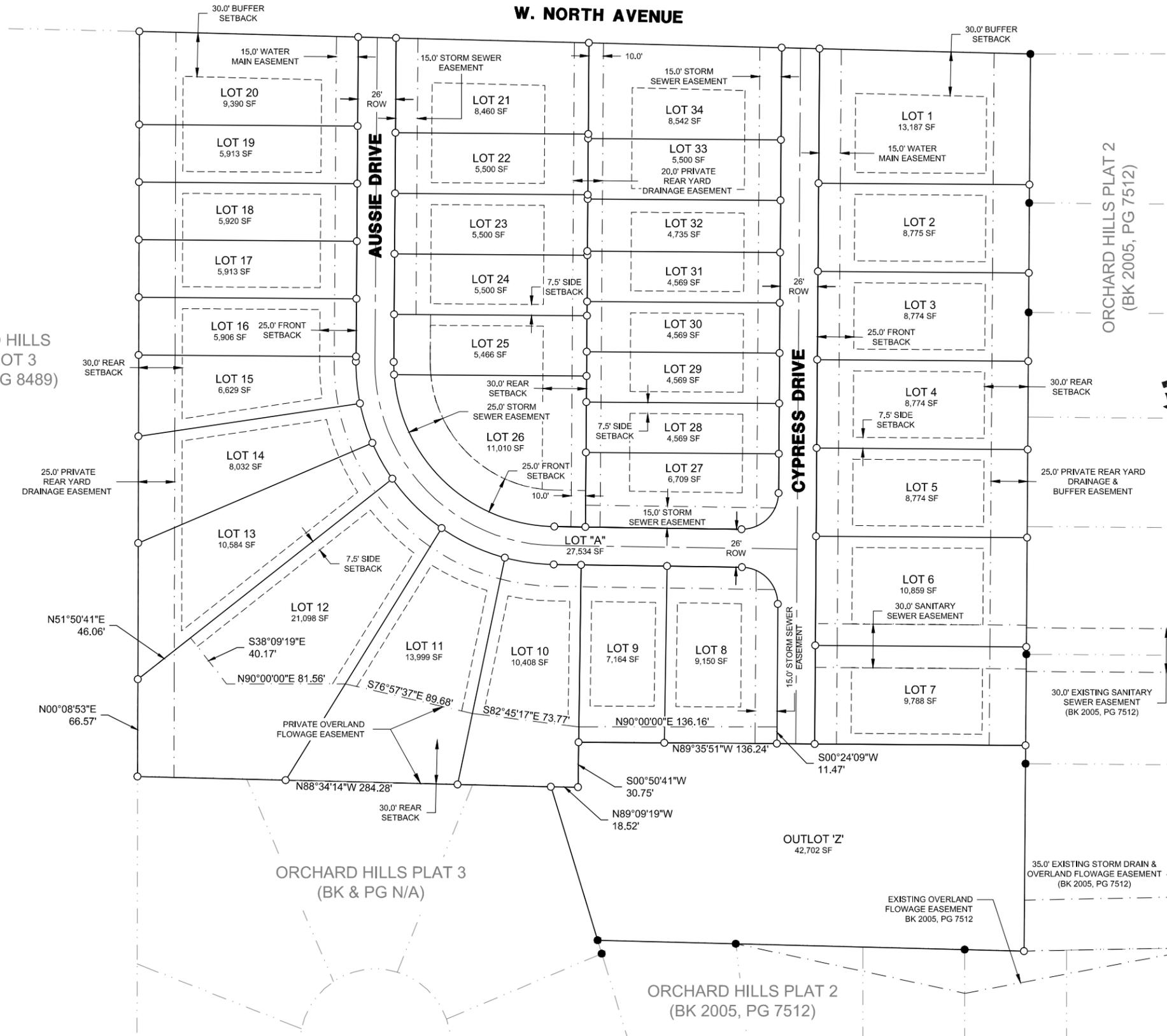
CHECKED BY: B. GEATER
FIELD BOOK NO.:

DRAWING NO. FP-01
SHEET NO. 01/02

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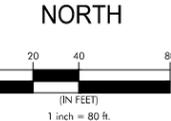
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PRELIMINARY



GENERAL LEGEND

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**WEST GROVE VILLAS
PLAT 1
FINAL PLAT**
NORWALK, IA
20215018
03/07/2016

REVISIONS

ENGINEER	DRAWN BY
B.BROCKMAN	C.CARLETON
CHECKED BY	FIELD BOOK NO.
B.GEATER	-----
DRAWING NO.	SHEET NO.
FP-01	02/02

MEMO

TO: Planning and Zoning Commission Members

FROM: Luke Parris, City Planner

DATE: April 11, 2016

RE: Sign Regulations

The City of Norwalk has seen steady residential growth for the last few years. We have recently started to see development projects that will begin to grow the commercial side of Norwalk as well. Most of this commercial growth will be focused on the Iowa Highway 28 corridor and nearby ground. This new development will shape the look of the City for years to come. One way that the aesthetic of the community will be affected is through the signage put up for these new commercial developments. This memo serves as an overview of the City's sign regulations and as a discussion point for the type of signage that the community will desire in the future.

The City's sign regulations are included in Chapter 17.70 of the Zoning Ordinance (pages 201-212). The regulations cover prohibited signs, exemptions, on-premise signs, freestanding identifications signs, directory signs, building signs, projecting signs, marquees and awnings, directional signs, and temporary signs. The signs that will impact the aesthetics of the community the most are building signs and freestanding identification signs associated with commercial businesses.

Section 17.70.060 describes the regulations for freestanding signs. This section allows one freestanding sign for each street frontage of a lot, or one sign for each 300 feet of street frontage, whichever is greater. Commercial lots zoned C-O, C-1, C-2, and C-3 are allowed to have a monument sign or project identification sign. The C-3 district is also allowed to have a pole sign.

Monument Signs

A monument sign is a low to the ground sign for a specific business. Below are several examples of monument signs:



In the commercial districts, a monument sign is allowed size of 80 square feet and height of 7 feet. The monument sign must be setback from the front lot line a minimum of 10 feet. The code does allow for a monument sign to be larger than 80 square feet and 7 feet tall if it is setback further than 10 feet from the front lot line. For each one foot in additional setback, the height of the sign may increase by one foot, to a maximum of 15 feet. Additionally, for each one foot in additional setback, the area of the sign may increase by 4 square feet, to a maximum of 80 square feet (this may be an error in the code as the standard area identified and the area a sign can increase are the same).

Project Identification Signs

A project identification sign is a sign that identifies the name of a retail shopping center, or office, or industrial complex that has more than one tenant on a lot of 100,000 square feet or more and a minimum 300 feet of street frontage. Below are some examples of project identification signs:



A project identification sign is allowed to be 200 square feet in area, 25 feet high, and must be setback 15 feet from the front lot line. There is no provision to allow for a project identification sign to be larger than described.

Pole Signs

The only commercial district that allows a pole sign is the C-3 district. Pole signs are not defined by the zoning ordinance. Common knowledge states that a pole sign would be a sign elevated to a height on a pole. Below are some examples of pole signs:



A pole sign is allowed to be 80 square feet in area, 25 feet high, and must be setback 10 feet from the front lot line. There is no provision to allow for a pole sign to be larger than described.

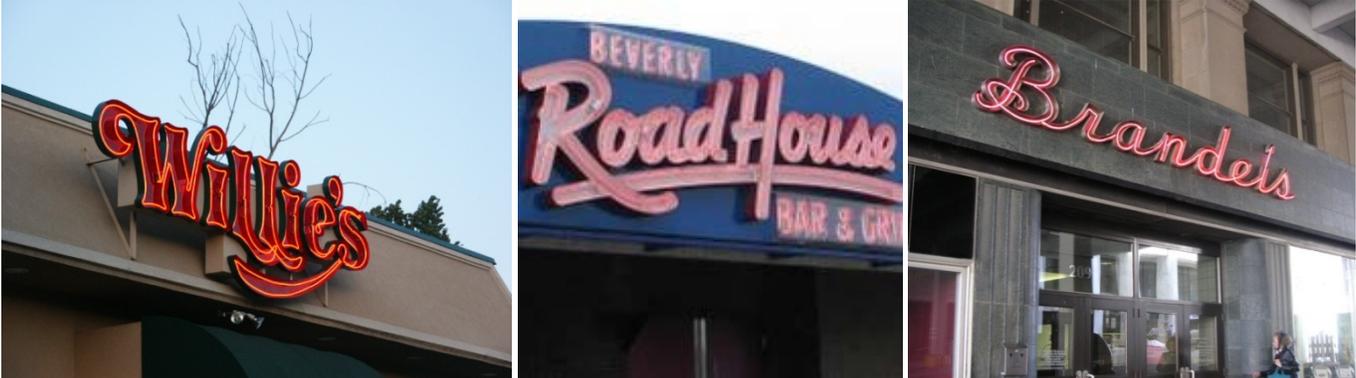
Building Signs

Buildings on commercial lots are allowed to have buildings signs in addition to any freestanding signs. Each street facing wall is allowed to have a building sign. Each wall may have multiple signs provided that the combined area of all building signs not exceeds 5 percent of the total square footage of the wall façade.

The code encourages building signs to be composed of solid individual letters and logos or individual illuminated self-contained letters and logos attached to the building exterior. Open-channel neon signs are permitted provided the neon does not flash. Panel signs are allowed for buildings with one occupant. Uniform panel sign systems for a multi-use building may be allowed if approved by Council with a recommendation by the Commission. Signs painted on the exterior wall are prohibited.



Examples of solid individual letter and logo signs



Examples of open-channel neon signs



Examples of panel signs

Style and Content of Signs

The types of signs allowed in the City greatly affect the aesthetic of commercial property in the community. For freestanding signs, the regulations require that they are constructed of materials which are acceptable to the City and compatible with the principal building's exterior wall materials. Building signs are required to incorporate aesthetic features compatible with the overall character of the zoning district and neighborhoods. Both of these statements offer guidelines for City staff when reviewing sign permits, though some thought could be given towards tying the language to the City's new architectural standards.

The content of a sign is considered to be protected speech and cannot specifically be regulated by the City. The sign regulation does prohibit signs that display obscene, indecent or immoral matter.



MEMO

TO: Planning and Zoning Commission Members

FROM: Luke Parris, City Planner

DATE: April 12, 2016

RE: Subdivision Regulations

The City's Subdivision Regulations are a key piece of city code that guides the type of development in the City. Whereas the Zoning Ordinance specifically deals with allowable uses, the subdivision regulations deal with how land is divided and the criteria to do so. As with all regulations, it is important to revisit the language frequently to ensure that the code is in line with the goals of the City. The current Subdivision Regulations were adopted in October 2006. After recently updating the City's Zoning Ordinance, and with the current work updating the Land Use chapter of the Comprehensive Plan, staff feels it is important to look at the Subdivision Regulations to determine which areas might need updating. Below are a list of sections and some background on why we feel an update may be needed.

Review and Approval Procedures for Final Plats

Review and approval of a final plat is the last stage of the development process before building permits can be pulled. Smooth transition from the platting process to the building permit process is important to land developers. Often times at this stage the land developer has commitments for lots and has a desire to record the final plat so that abstracts can be created and land can be transacted upon. For the City, the final plat is a key step to ensuring that all public infrastructure is built in an acceptable manner. At times the City's interest and the developer interest come into conflict. Having a clear approval process can reduce the conflicts and provide a clear set of expectations to the developer.

The approval process as identified in the Subdivision Regulations is as follows:

1. Developer submits final plat to the City for review
2. Staff coordinates review and provides comments to the developer
3. Planning & Zoning Commission review and referral to Council with a recommendation
4. City Council consideration and approval
 - a. The Council shall not give final approval of the plat until all improvements serving the area of the final plat have been constructed and accepted by the Council.
 - b. The Council can give tentative approval of a final plat to approve the plat's street and lot layout prior to construction of required improvement with the condition the improvements will be completed prior to releasing the plat for recording at the county.
 - c. Approval of the final plat and final acceptance of improvements shall be given by resolution of the Council.
 - d. The Council directs the Mayor and City Clerk to certify the resolution and the plat as approved.

The process as described above has not been precisely followed during the current staff's administration of the code, nor has it been precisely followed when reviewing records of plat approval going back to 2006. The approval process used in practice has been as follows:

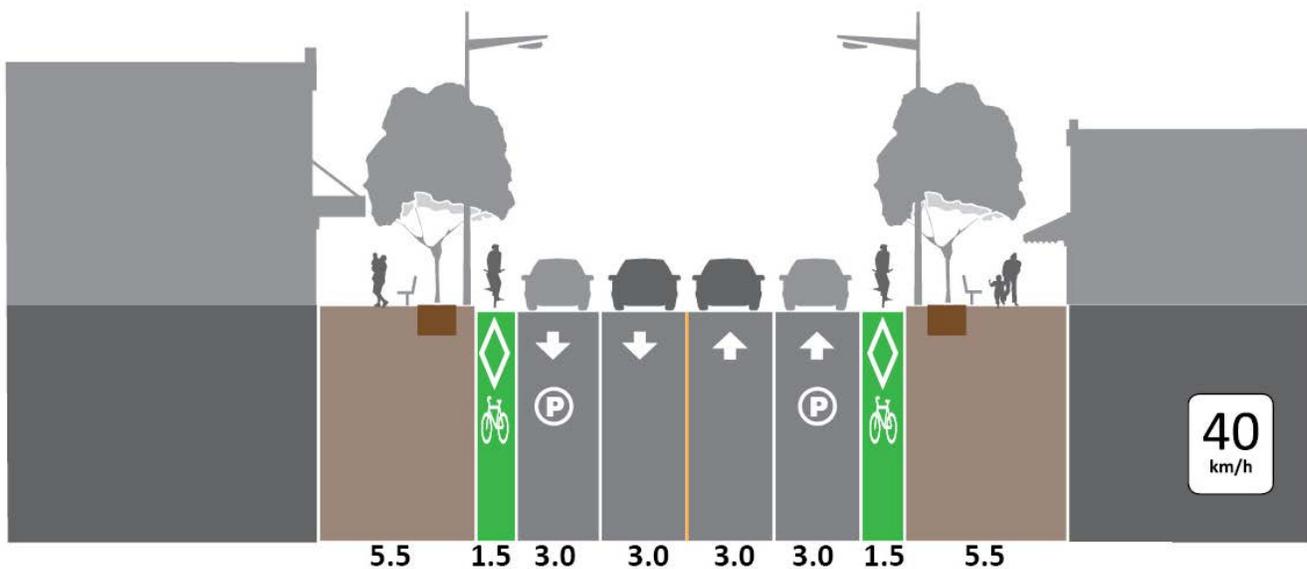
1. Developer submits final plat to the City for review
2. Staff coordinates review and provides comments to the developer
3. Planning & Zoning Commission review and referral to Council with a recommendation

4. City Council consideration and approval
 - a. The Council resolution includes a condition that the developer adheres to all provisions in the Subdivision Regulations. This has allowed staff to obtain Council approval and hold the final plat for recording until the City accepts the public infrastructure.
 - b. The Public Works Department takes the acceptance of the public infrastructure to Council, usually on a separate timeline at a separate meeting.
 - c. The Council resolution includes language allowing for the Planning & Economic Development Director, or his designee, to stamp, sign and release the final plat once all conditions of the Subdivision Ordinance are released.

Recent discussions with local developers have called to issue a concern with the need to wait for the City Council to formally approve the public infrastructure at a separate meeting. The development community contends that approval by Council is a formality as long as the Public Works Department has inspected the infrastructure and is recommending acceptance to the Council. A potential solution would be to allow City staff to release a plat for recording once the Public Works Department has inspected and decided to recommend acceptance to the Council.

Complete Streets Policy

The City of Norwalk was one of the first metro communities to adopt a complete streets policy into its subdivision regulations. The idea of Complete Streets is that a street should be designed to accommodate all users of the public right-of-way, such as bicyclists, pedestrians, automobiles, and transit use. Norwalk's Complete Streets Policy was adopted 10 years ago and large amount of additional research has gone into how Complete Streets should be designed. This section could be bolstered by looking at current examples of Complete Street policies and implementing some of the best practices.



Example cross section of a complete street

Street Design Standards

The Subdivision Regulations includes a long section describing the criteria for the design of streets in the City of Norwalk. The design of our streets has just as much impact on the aesthetic of the community as the Zoning Codes Architectural Standards. The section provides standards for:

- Compatibility with the Comprehensive Plan
- Continuity of Existing Streets or Planned Streets
- Traffic Circulation
- Street Intersection Design
- Block Length
- Cul-de-sac use and length
- Street Names

- Topographic Features
- Alleys
- Access to Major Thoroughfares
- Traffic Impact Studies
- Dedication to the City
- Street Widths
- Rural Cross Section Streets
- Street Grade
- Temporary Turnarounds

This section should be looked at in conjunction with the Complete Streets policy to ensure that the design standards are compatible with Complete Streets. Additionally, the City has adopted the Statewide Urban Designs and Standards (SUDAS) guidelines for public infrastructure. SUDAS is a great resource for general practices on design throughout the state of Iowa; however, with the current street design standards and the adoption of SUDAS, there are many cases of inconsistency between the two.

Lot Design Standards

This section will need a brief review to ensure that any changes made in the Zoning Ordinance update are incorporated into the lot design standards.

Drainage

This section provides details on how the City requires property to be drained. The City has recently started requiring that drainage easement be label as private when they are not leading into a public facility. This language should be formalized in the code. Further review of best practices in storm water management will be reviewed and considered for incorporation.

Parkland Dedication

This section provides details the requirement for dedicating parkland to the city. Developers currently have three options to meet the dedication requirement if they don't provide the parkland space in their development. Those options are:

1. Dedicate land owned elsewhere in the City for use as parks or trails.
2. Construct or install park improvements equal to the fair market value of the park land required.
3. Pay a cash deposit as a performance surety in an amount equal to the fair market value of the park land required.

These three options need to be reviewed to ensure they are still allowed under state law. If the options continue to be used, a definition of the fair market value of the land should be developed.

Fees

This section details the fees for the various development review activities conducted by the City. The fee structure should be reviewed in relation to the fees charged by other communities to determine if any adjustment is needed.

Norwalk Community Development March 2016 Monthly Report



Planning & Economic Development:

Kelly Cortum Rezoning Analysis

Kelly Cortum met with the Committee to discuss the possible change of zoning in the Dobson PUD from C-2 to R-1 (60). The group discussed the viability of commercial property in this PUD and what constraints it would face if it stayed C-2. The viability of the parcel to develop commercially was related to the requirement of buffers next to adjacent residential property. The required buffers significantly reduce the developable area of the parcel. It was also discussed that this area was designated commercial in the City's long term plan, but could be amended to accommodate changes.

AmericInn

Warren County Economic Development reported that they received about 25 RSVP's to attend an informational meeting on a potential AmericInn hotel in town. The meeting was held on March 7, 2016, at the Echo Valley Country Club and was well attended. AmericInn had not decided upon a site yet, but was gauging interest from potential local investors. They typically seek to generate 30% of the project cost locally before moving forward with a project. It was estimated that the project would be approximately \$7.8 million, with 30% being \$2.3 million that would be needed to start the project.

Marketplace at Echo Valley Update

The City continues to work with United Properties on a PUD amendment.



Elizabeth Holland Park Development

Work continues on the development of Elizabeth Holland Park and the regional storm water detention ponds. Recently the vegetation was cleared from the site, provided a clearer look at the future of the park.



Planning and Zoning Commission

The Planning Commission met on March 28, 2016 and discussed the following items:

- Public hearing and consideration of a request from Cort Landing, LLC to rezone 2.31 acres of land at SW intersection of IA HWY 28 and Elm Avenue from C-2 Commercial to R-1 Residential in the Dobson PUD.
- Public hearing and consideration of a request from United Properties LC to rezone approximately 28 acres of land at the northeast corner of IA HWY 28 and Beardsley Street from a mix of C-O, C-1, PC, R-4 and R-3 to a mix of C-3, R-4, R-3, and R-2 in the Echo Valley PUD.
- Request from United Properties, LC to approve the Preliminary Plat of the Marketplace at Echo Valley
- Update on the AmericInn meeting on March 7, 2016
- Update on the SubArea 1 and Future Land Use projects

Board of Adjustment

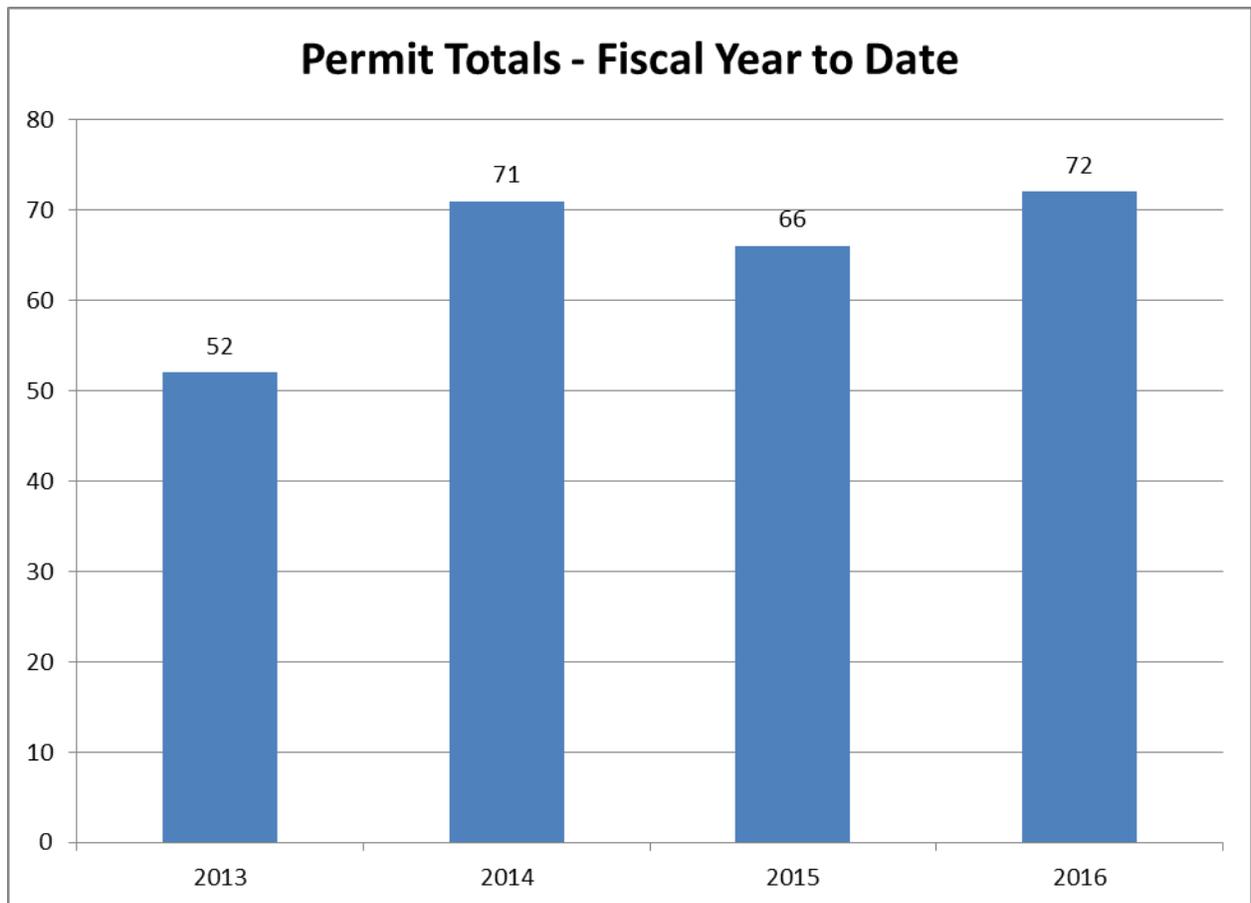
The Board of Adjustment did not meet in March.

Code Enforcement

The City has ongoing code enforcement issues it continues to work through.

Building Department - Permit Information:

City of Norwalk - March New Construction Building Permits								
BP Issued	Single Family	Value	Townhome	Value	Multi-Family	Value	Commercial	Value
2016								
This month	11	\$ 2,736,869	0	\$ -	0	\$ -	3	\$ 582,736
YTD	0	\$ -	0	\$ -	0	\$ -	0	\$ -
FYD	72	\$ 18,826,992	13	\$ 2,987,492	0	\$ -	3	\$ 582,736
2015								
This month	8	\$ 2,884,839	0	\$ -	0	\$ -	0	\$ -
YTD	32	\$ 9,671,881	12	\$ 2,481,492	0	\$ -	0	\$ -
FYD	66	\$ 20,331,760	18	\$ 4,037,888	5	\$ 13,574,770	1	\$ 345,864
2014								
This month	12	\$ 3,582,199	0	\$ -	0	\$ -	0	\$ -
YTD	25	\$ 8,540,087	0	\$ -	2	\$ 6,945,179	1	\$ 4,072,969
FYD	71	\$ 22,989,430	21	\$ 5,516,923	2	\$ 6,945,179	1	\$ 4,072,969
2013								
This month	13	\$ 2,952,441	2	\$ 605,643	0	\$ -	1	\$ 747,262
YTD	21	\$ 5,784,342	2	\$ 605,643	0	\$ -	2	\$ 2,267,654
FYD	52	\$ 13,606,398	14	\$ 2,431,310	0	\$ -	1	\$ 1,471,204



Building Permit Revenue Report			
PERMIT TYPE	MONTHLY TOTAL	MARCH REVENUE	FYD REVENUE
Apartment Building	0	\$ -	
Commercial Addition	0	\$ -	
Commercial Building	3	\$ 3,180.24	\$ 3,180.24
Commercial Remodel	2	\$ 3,013.73	\$ 4,052.56
Deck	2	\$ 25.00	\$ 475.00
Demolition	0	\$ -	\$ 200.00
Driveway	0	\$ -	\$ 425.00
Electrical	12	\$ 783.70	\$ 6,913.70
Fence	2	\$ 50.00	\$ 975.00
Garage	0	\$ -	\$ 1,504.32
Misc	2	\$ 120.00	\$ 338.99
Mechanical	4	\$ 230.00	\$ 6,748.00
Plumbing	9	\$ 658.00	\$ 7,190.00
Porch	1	\$ 50.00	\$ 410.97
Pool	0	\$ -	\$ 40.00
Residential (Single Family)	11	\$ 26,154.44	\$ 172,166.10
Residential Addition	1	\$ 309.38	\$ 309.38
Residential Remodel	3	\$ 741.14	\$ 3,905.56
Shed	1	\$ 25.00	\$ 200.00
Sidewalk	4	\$ 150.00	\$ 200.00
Sign	1	\$ 66.25	\$ 426.85
Townhome	0	\$ -	\$ 31,009.53
	58	\$ 35,556.88	\$240,671.20

Together Tony and Chris averaged 10 inspections a day during the 23 working days in March.

MARCH BUILDING INSPECTIONS

Deck	18
Electrical	46
Final	13
Footing	11
Foundation Drain	1
Foundation Wall	11
Framing	33
Mechanical	34
Plumbing	32
Sheer Wall	6
Sidewalk/Approach	19
Tar/Tile/Gravel	9

TOTAL INSPECTIONS 233

FY 15-16 Budget	Balance
\$120,000	\$ 120,671.20