

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

**REQUEST:** Request from Locust Center, LTD to approve the Preliminary Plat of the *Twin Lakes Plat 4*

**MEETING DATE:** May 9, 2016

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

**APPLICANT(S):** Locust Center, LTD                      Veenstra & Kimm, INC.  
303 Locust St, Suite 150                      3000 Westown PKWY  
Des Moines, Iowa 50309                      West Des Moines, Iowa 50266

**GENERAL DESCRIPTION:** This request would create 8 lots east of 80<sup>th</sup> Avenue that are outside Norwalk city limits.

Under Norwalk's subdivision regulation section 16.05(8) the division of land within unincorporated areas within two (2) miles of the corporate limits of the City shall be reviewed in accordance with an established by agreement with Warren County pursuant to Chapter 28E of the Code of Iowa. The Subdivision Regulations state that proposed plats within two miles shall be reviewed under the City's normal plat review procedure.

**IMPACT ON NEIGHBORHOOD:** This is an extension of a private cul-de-sac street with undeveloped ground to the north and east and an existing rural subdivision to the south. The street is an 18' wide private road, similar to the existing private streets in the development

**VEHICULAR & PEDESTRIAN TRAFFIC:** The plat shows the extension of a private cul-de-sac, Boston Trail.

**TRAIL PLAN:** N/A

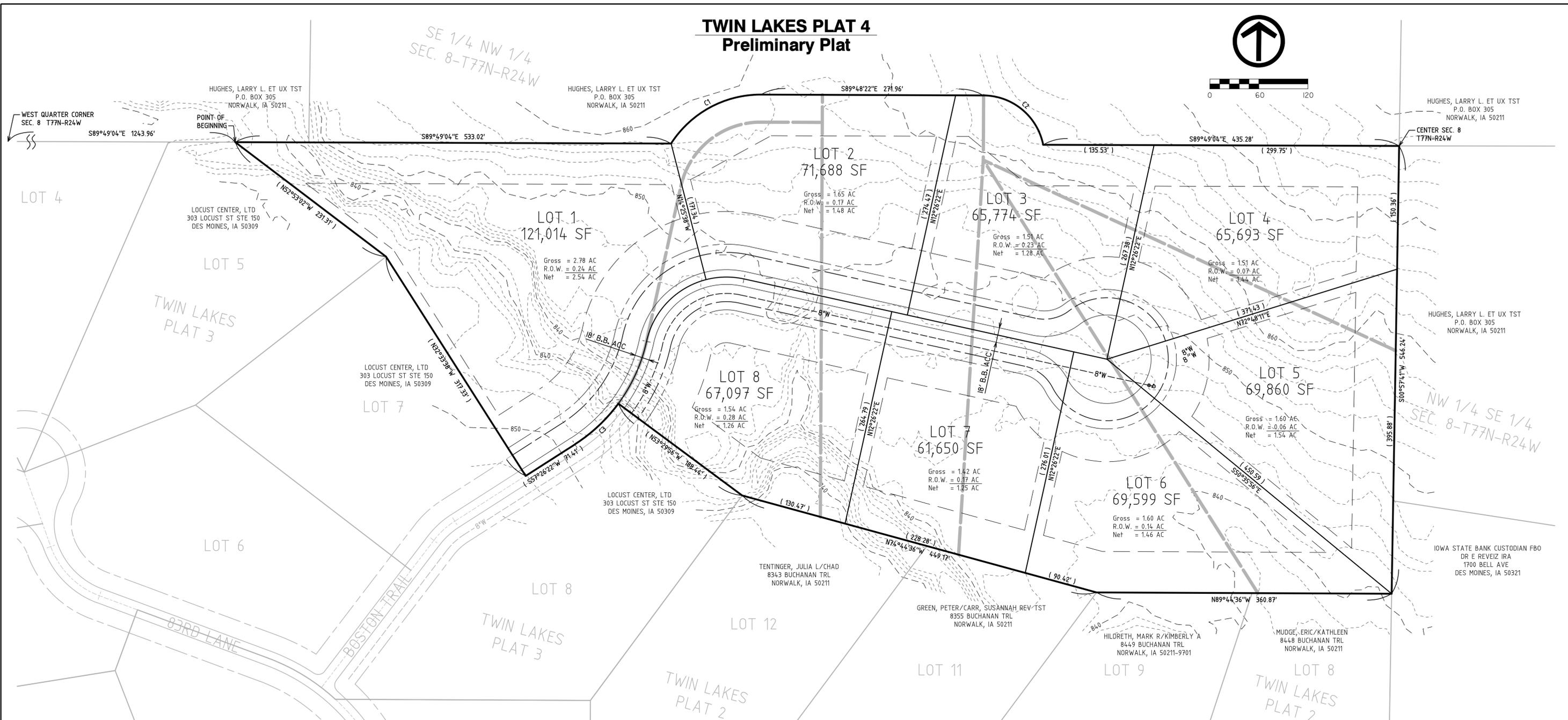
**ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:** The Preliminary Plat for Twin Lakes Plat 4 is located outside of Norwalk City limits and is not currently zoned. If the city of Norwalk were to annex this land, the future land use plan identifies the area as medium density residential and any future zoning of this area would likely be RE-1.

**BUFFERS REQUIRED/ NEEDED:** No buffers are required since this is outside Norwalk city limits.

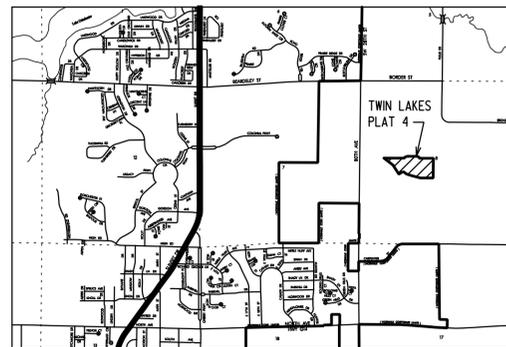
**DRAINAGE:** The County handles drainage requirements and does not require detention for small, low impact developments.

|   |  |
|---|--|
| <b>DEVELOPMENT HISTORY:</b>                           | This Preliminary Plat is a replat of lots 9-14 of Twin Lakes Plat 3 which will go from 6 to 8 lots, the pond originally to be located in the northern part of Plat 3 is to be removed and realignment of the street farther to the south.  |
| <b>FLOODPLAIN:</b>                                    | None of the proposed lots are located within a floodplain.   |
| <b>PARKLAND:</b>                                      | No parkland dedication is required.  |
| <b>UTILITIES: WATER, SANITARY SEWER, STORM SEWER.</b> | <ul style="list-style-type: none"> <li>• An 8" water main is provided under Boston Trail.</li> <li>• Each lot will have their own septic tank for sanitary sewer usage.</li> <li>• One Hydrant is shown on Boston Trail at the end of the cul-de-sac, additional hydrants will be needed on lots as they develop to ensure adequate lot coverage.</li> </ul>   |
| <b>RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:</b>   | The future annex land use plan for the majority of this area will be RE-1.   |
| <b>STAFF ANALYSIS – ZONING ORDINANCE:</b>             | The Preliminary Plat consists of a replating of 6 residential lots to 8 residential lots. The plat consists of 13.60 acres of land east of 80 <sup>th</sup> Avenue. The preliminary plat is outside of Norwalk's city limits and is not currently zoned. If the city of Norwalk were to annex this land, future land use planning would zone this area as RE-1.  |
| <b>STAFF ANALYSIS – SUBDIVISION ORDINANCE:</b>        | 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.   |
| <b>STAFF RECOMMENDATION:</b>                          | <p>Therefore, staff recommends that the request for the Preliminary Plat of Twin Lakes Plat 4 be approved for the following conditions:</p> <ul style="list-style-type: none"> <li>• That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.</li> <li>• That any significant modifications to the final plat be reviewed and approved by the Planning &amp; Zoning Commission and City Council.</li> </ul> |

# TWIN LAKES PLAT 4 Preliminary Plat



LOCATION MAP



**NOTES:**

STREET EASEMENT WIDTH IS 60 FEET. CUL-DE-SACS HAVE A DIAMETER OF 150 FEET  
CUL-DE-SACS HAVE AN ASPHALT SURFACE DIAMETER OF 108 FEET.  
STREET EASEMENT ALSO SERVES AS PUBLIC UTILITY EASEMENTS, IN ADDITION TO THE 10' P.U.E.

**PROPERTY OWNER:**

LOCUST CENTER, LTD (CONTRACT)  
GERLEMAN, BRUCE W (DEED)  
303 LOCUST STREET, SUITE 150  
DES MOINES, IOWA 50309

**ENGINEER / SURVEYOR:**

VEENSTRA & KIMM, INC.  
3000 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266

**AREAS:**

SE 1/4 NW 1/4 8-77-24  
24,254 SQ. FT. (0.56 AC)  
NE 1/4 SW 1/4 8-77-24  
568,124 SQ. FT. (13.04 AC)

**ZONING:**

R-1 RESIDENTIAL

**BUILDING SETBACK:**

FRONT YARD = 50'  
REAR YARD = 50'  
SIDE YARD = 12'

**PROPOSED UTILITIES:**

WATER - DES MOINES WATER WORKS  
SANITARY - ON-SITE TREATMENT SYSTEM  
ON EACH LOT AS APPROVED  
BY WARREN COUNTY

LEGEND

- PLAT BOUNDARY
- - - BUILDING SETBACK LINE
- - - 60 FOOT STREET EASEMENT
- - - 10 FOOT PUBLIC UTILITY EASEMENT
- - - PLATTED LOTS 9 THROUGH 14 - TWIN LAKES PLAT 3
- 100.00' MEASURED
- (100.00') RECORDED OR PLATTED
- WATER MAIN
- HYDRANT
- WATER VALVE

CURVE TABLE

| CURVE | DELTA     | RADIUS  | ARC     | TANGENT | CHORD   | CHORD BEARING |
|-------|-----------|---------|---------|---------|---------|---------------|
| C1    | 57°25'21" | 130.00' | 130.29' | 71.21'  | 124.90' | N61°27'57"E   |
| C2    | 78°27'57" | 75.00'  | 102.71' | 61.24'  | 94.87'  | N50°35'24"E   |
| C3    | 20°56'18" | 200.00' | 73.09'  | 36.96'  | 72.68'  | S46°58'13"W   |

LEGAL DESCRIPTION

A REPLAT OF LOTS 9 THROUGH 14 OF TWIN LAKES PLAT 3 LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA;  
THENCE SOUTH 89°49'04" EAST, 1243.96 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'04" EAST, 1331.03 FEET ALONG THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE NORTHEASTERLY 130.29 FEET ALONG A 130.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WITH A CHORD OF NORTH 61°27'57" EAST, 124.90 FEET; THENCE SOUTH 89°48'22" EAST, 271.96 FEET; THENCE SOUTHEASTERLY 102.71 FEET ALONG A 75.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WITH A CHORD OF SOUTH 50°35'24" EAST, 94.87 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 8; THENCE SOUTH 89°49'04" EAST, 435.28 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°57'41" WEST, 546.24 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 89°44'36" WEST, 360.87 FEET; THENCE NORTH 74°44'36" WEST, 449.17 FEET; THENCE NORTH 53°29'56" WEST, 188.44 FEET; THENCE SOUTHWESTERLY 73.09 FEET ALONG AN 200.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY WITH A CHORD OF SOUTH 46°58'13" WEST, 72.68 FEET; THENCE SOUTH 57°26'22" WEST, 71.41 FEET; THENCE NORTH 32°33'38" WEST, 317.33 FEET; THENCE NORTH 52°53'02" WEST, 231.31 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 13.60 ACRES, WHICH IS DIVIDED INTO EIGHT LOTS.

| DATE | REVISIONS | SCALE    | AS NOTED |
|------|-----------|----------|----------|
|      |           | DRAWN    | CLV      |
|      |           | CHECKED  | HRV      |
|      |           | APPROVED | HRV      |
|      |           | DATE     | 4-29-16  |
|      |           | A.C.     |          |



**VEENSTRA & KIMM, INC.**  
3000 Westown Parkway • West Des Moines, Iowa 50266-1320  
515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

PRELIMINARY PLAT  
TWIN LAKES PLAT 4  
WARREN COUNTY, IOWA

DWG. NO.  
PP-1  
PROJECT 234689





April 29, 2016

Luke Parris, AICP  
City Planner  
City of Norwalk  
705 North Avenue  
Norwalk, Iowa 50211

TWIN LAKES PLAT 4  
PRELIMINARY PLAT SUBMITTAL

Enclosed is a copy of the preliminary plat of Twin Lakes Plat 4. Twin Lakes Plat 4 is a replat of the northeast portion of the already platted Twin Lakes Plat 3. The property owner Bruce Gerleman is proposing to replat a portion of the undeveloped area of Plat 3 to better utilize the area.

Under the proposed Plat 4 the six lots on the easterly side of the creek in Plat 3 will be replatted to eight lots. The pond originally to be located in the northern part of Plat 3 is being deleted and the street is being realigned to shift the street farther to the south. With this change there will be eight lots of a more regular shape compared to the original seven lots.

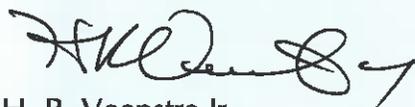
Water service is provided by the Des Moines Water Works as a continuation of the water service in the existing Twin Lakes Plat 1, 2 and 3. The roadway will be an 18-foot HMA pavement. The road is a continuation of the road design. The road would be a rural design with no storm sewer system provided in the plat. The plat would be developed with minimal lot grading. Sanitary sewer service would be provided by onsite treatment systems as a continuation of the design in the existing Twin Lakes.

Twin Lakes Plat 4 involves no additional area not included in Twin Lakes Plat 3. The only change is the alignment of the road to delete the pond and to increase the number of lots from six to eight. In all other respects the design for the existing Twin Lakes development is continued in Twin Lakes Plat 4.

Luke Parris  
April 29, 2016  
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If you have any questions or comments concerning the project, please contact the writer at 225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in black ink, appearing to read "H. R. Veenstra Jr.", written in a cursive style.

H. R. Veenstra Jr.

HRVJr:pjh  
234689  
Enclosure  
cc: Bruce Gerleman