

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

REQUEST: Review of the Final Plat of *Norwalk Orchard View Plat 3*

MEETING DATE: June 27, 2016

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S): Norwalk Land Co, LLC Civil Engineering Consultants, Inc.
475 Alice's Rd, Ste A 2400 86th St. Unit 12
Waukee, Iowa 50263 Des Moines, Iowa 50322

GENERAL DESCRIPTION: This request would create 28 single family lots in the Norwalk Orchard View and Orchard Hills developments.

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

VEHICULAR & PEDESTRIAN TRAFFIC: The development creates a critical connection of Orchard Hills Drive from North Avenue to Wright Road and the McAninch Sports Complex. While staff does not feel this connection is a negative impact on the community, it should be noted that the connection to the sports complex will increase traffic along Orchard Hills Drive, particularly during times of heavy use of the sports complex.

TRAIL PLAN: This plat includes an 8' sidewalk along the east side of Orchard Hills Drive. In certain cases a sidewalk easement has been provided at the front of lots to avoid conflicts with hydrants along the trail.

ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY: Lots 1-21 are part of the Orchard Hills PUD. Lots 22-28 along Bradford Drive at part of the Orchard View PUD. Outlot X, to the west of this subdivision, is an R-3 parcel of the Orchard View Townhomes that is currently owned by Norwalk Land Co, LLC.

BULK REGULATIONS: Bulk Regulations Lots 1-21: 25' front setback, 12' side setback (minimum 5' on one side), 30' rear yard setback.

Bulk Regulations Lots 22-28: 30' front setback, 12' side setback (minimum 5' on one side), 35' rear yard setback.

In certain instances, where an easement encroaches into the setback, the easement line is set as the setback line.

DRAINAGE: The storm water from lots on the east side of this development drains into onsite detention basins. The other lots drain to the street collection system which is ultimately detained in an offsite detention pond to the east.

DEVELOPMENT HISTORY: The Orchard View PUD was approved on October 4, 2012. The Orchard Hills PUD was last amended on May 31, 2012. The preliminary plat for the overall Orchard View development was approved on January 16, 2014. The preliminary plat for Norwalk Orchard View Plat 3 was approved on August 6, 2015.

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

PARKLAND: Parkland dedication for the area is identified in the PUD as the 4 acre park to the north along Orchard Hills Drive.

- UTILITIES: WATER, SANITARY SEWER, STORM SEWER.**
- 10' PUEs are identified at the front and rear of each lot.
 - Occasional lots have a 5' PUE along the side lot line.
 - A 20' sanitary sewer easement is at the front of lots 22-25.
 - A 25' sanitary sewer easement is at the front of lot 28.
 - A 17' sanitary sewer easement is at the front of lots 7-11.
 - A 20' surface water flowage easement is at the rear of lots 16-21.
 - A stormwater detention easement is at the rear of lots 16-18.
 - A 45' surface water flowage easement is at the rear of lots 12-15.
 - A stormwater detention easement is at the rear of lots 7-9.
 - A 20' surface water flowage easement is at the rear of lots 1-6.
 - A 30' storm sewer easement is at the rear of lots 15 & 16.
 - A 20' storm sewer easement is at the rear of lots 7 & 8.
 - A 5' sidewalk easement is at the front of lots 11, 12, & 16.

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 28 single family lots, containing approximately 35.614 acres of land, south of the existing Orchard View development and west of the existing Orchard Hills development.

Streets shown will be dedicated to the City for street use upon approval of the Final Plat. The streets include a continuation of the 31' wide Orchard Hills Drive, a continuation of the 28' wide Braeburn Drive, and a new 28' wide Bradford Drive.

**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 Norwalk Orchard View Plat 3 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.

FINAL PLAT NORWALK ORCHARD VIEW PLAT 3 NORWALK, IOWA

DEVELOPER:
NORWALK LAND CO., LLC
415 ALICE'S RD, SUITE A
MAUI, IA 50263
PH. 515-441-4040

PROPERTY OWNERS:
NORWALK LAND CO., LLC
415 ALICE'S RD, SUITE A
MAUI, IA 50263
PH. 515-441-4040

LEGAL DESCRIPTION

OUTLOT 'Z' OF NORWALK ORCHARD VIEW PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 2015, PAGE 801 OF THE WARREN COUNTY RECORDER'S OFFICE, IN THE CITY OF NORWALK, WARREN COUNTY, IOWA

AND:
PARCEL 'D' OF OUTLOT 'X' OF ORCHARD PARK, AN OFFICIAL PARCEL, RECORDED IN BOOK 2015, PAGE 1046 OF THE WARREN COUNTY RECORDER'S OFFICE, IN THE CITY OF NORWALK, WARREN COUNTY, IOWA

SAID PROPERTY CONTAINS 35.614 ACRES MORE OR LESS.

ZONING

ORCHARD HILLS P.U.D. (LOTS 1-17)
ORCHARD VIEW P.U.D. (LOTS 18-28)

SETBACKS

ORCHARD HILLS P.U.D. (LOTS 1-17)
FRONT YARD - 25'
REAR YARD - 30'
SIDE YARD - 12' TOTAL 5' MIN

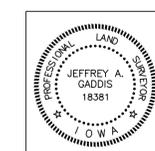
ORCHARD VIEW P.U.D. (LOTS 18-28)

FRONT YARD - 30'
REAR YARD - 25'
SIDE YARD - 12' TOTAL 5' MIN

NOTES

- ANY UTILITY UTILIZING THE PUBLIC UTILITY EASEMENT DOES SO AS A SUBORDINATE INTEREST TO THE CITY'S USE OF ITS DESIGNATED SANITARY SEWER EASEMENT AND ANY UTILITY UTILIZING THE PUBLIC UTILITY EASEMENT MUST RELOCATE AT ITS COST IF IN CONFLICT WITH THE CITY'S USE OF THE DESIGNATED SANITARY SEWER EASEMENT.
- LOTS 'A', 'B', 'C' AND 'D' TO BE DEEDED TO THE CITY OF NORWALK FOR STREET PURPOSES.
- SURFACE WATER FLOWAGE EASEMENTS ARE PRIVATE. STORM WATER DETENTION AREAS ARE PRIVATE.
- STRUCTURES ARE PRECLUDED FROM BEING IN ANY EASEMENT.

CERTIFICATION

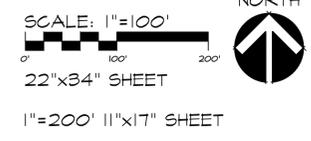


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEVAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

LEGEND

- ▲ FOUND SECTION CORNER
- FOUND CORNER W/ 5/8" I.R. WYELLOW CAP #7844 UNLESS OTHERWISE NOTED
- SET PROPERTY CORNER W/ 5/8" I.R. WELBUE CAP #18381 UNLESS OTHERWISE NOTED
- PLAT BOUNDARY
- - - EXISTING PROPERTY LINES
- - - PROPOSED LOTS
- - - EASEMENT LINES
- - - BUILDING SETBACK LINES (B.S.L.)
- - - CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- B.S.L. BUILDING SETBACK LINE
- ADDRESS



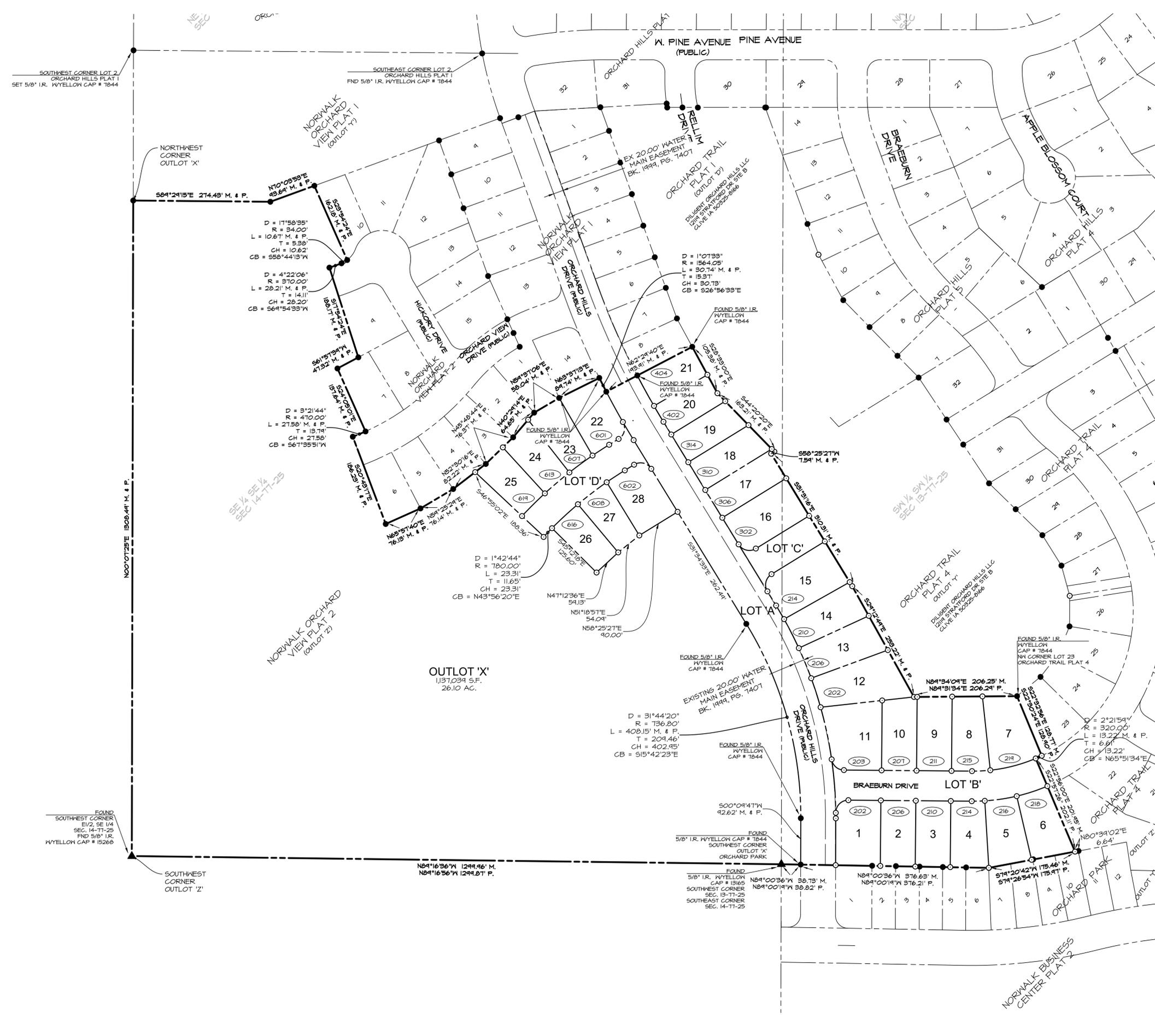
Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



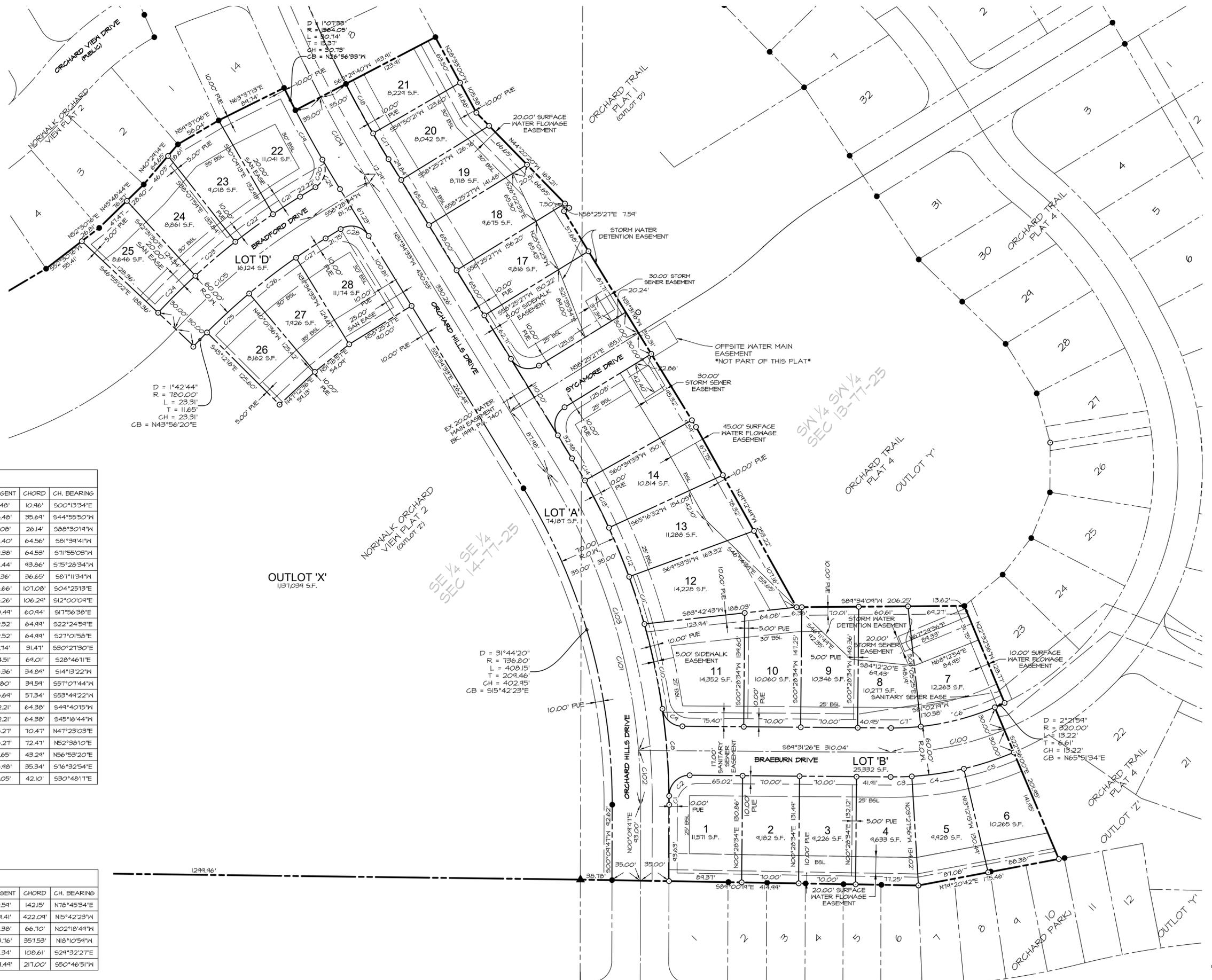
DATE:	REVISIONS	COMMENTS
MAY 4, 2016	1	JUNE 21, 2016
	2	
	3	
	4	
	5	MHC
	6	MEHC

NORWALK ORCHARD VIEW PLAT 3
NORWALK, IOWA
FINAL PLAT

SHEET
OF 2



Q:\E:\FILES\7000\7390_CSD Drawings\Plot\7390 FP 2.dwg, 6/21/2016 1:38:26 PM, pdawson, 1:1



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	0°46'42"	806.71'	10.96'	5.48'	10.96'	S00°13'34"E
C2	91°05'28"	25.00'	39.75'	25.48'	35.69'	S44°55'50"W
C3	3°56'30"	380.00'	26.14'	13.08'	26.14'	S88°30'19"W
C4	4°44'45"	380.00'	64.64'	32.40'	64.56'	S81°34'41"W
C5	4°44'31"	380.00'	64.61'	32.38'	64.53'	S71°55'03"W
C6	16°52'01"	320.00'	44.20'	41.44'	43.86'	S75°28'34"W
C7	6°33'59"	320.00'	36.67'	18.36'	36.65'	S87°11'34"W
C8	7°36'37"	806.71'	107.16'	53.66'	107.08'	S04°25'13"E
C10	7°33'15"	806.71'	106.37'	53.26'	106.29'	S12°00'04"E
C11	4°19'43"	806.71'	60.95'	30.49'	60.94'	S17°56'38"E
C12	4°36'59"	806.71'	65.00'	32.52'	64.99'	S22°24'54"E
C13	4°36'59"	806.71'	65.00'	32.52'	64.99'	S27°01'58"E
C14	2°14'06"	806.71'	31.47'	15.74'	31.47'	S30°27'30"E
C19	2°31'41"	1564.05'	69.01'	34.51'	69.01'	S28°46'11"E
C20	88°30'46"	25.00'	38.62'	24.36'	34.89'	S14°13'22"W
C21	2°42'01"	840.00'	34.59'	19.80'	34.54'	S57°07'44"W
C22	3°54'42"	840.00'	57.35'	28.69'	57.34'	S53°49'22"W
C23	4°23'32"	840.00'	64.39'	32.21'	64.38'	S49°40'15"W
C24	4°23'32"	840.00'	64.39'	32.21'	64.38'	S45°16'44"W
C25	5°10'42"	780.00'	70.50'	35.27'	70.47'	N47°23'03"E
C26	5°19'31"	780.00'	72.50'	36.27'	72.47'	N52°38'10"E
C27	3°10'49"	780.00'	43.29'	21.65'	43.29'	N56°53'20"E
C28	8°45'43"	25.00'	34.25'	24.98'	35.34'	S76°32'54"E
C29	1°32'32"	1564.05'	42.10'	21.05'	42.10'	S30°48'17"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	23°26'00"	350.00'	143.15'	72.59'	142.15'	N78°45'34"E
C101	31°44'21"	771.79'	427.54'	219.41'	422.09'	N15°42'23"W
C102	4°57'13"	771.79'	66.73'	33.38'	66.70'	N02°18'44"W
C103	26°47'08"	771.79'	360.81'	183.76'	357.53'	N18°10'54"W
C104	4°04'14"	1529.05'	108.63'	54.34'	108.61'	S29°32'27"E
C105	15°23'46"	810.00'	217.66'	109.49'	217.00'	S50°46'51"W

D = 1°42'44"
R = 780.00'
L = 23.31'
T = 11.65'
CH = 23.31'
CB = N43°56'20"E

D = 31°44'20"
R = 736.80'
L = 408.15'
T = 209.46'
CH = 402.45'
CB = S15°42'23"E

D = 2°21'59"
R = 320.00'
L = 13.22'
T = 6.61'
CH = 13.22'
CB = N65°51'34"E

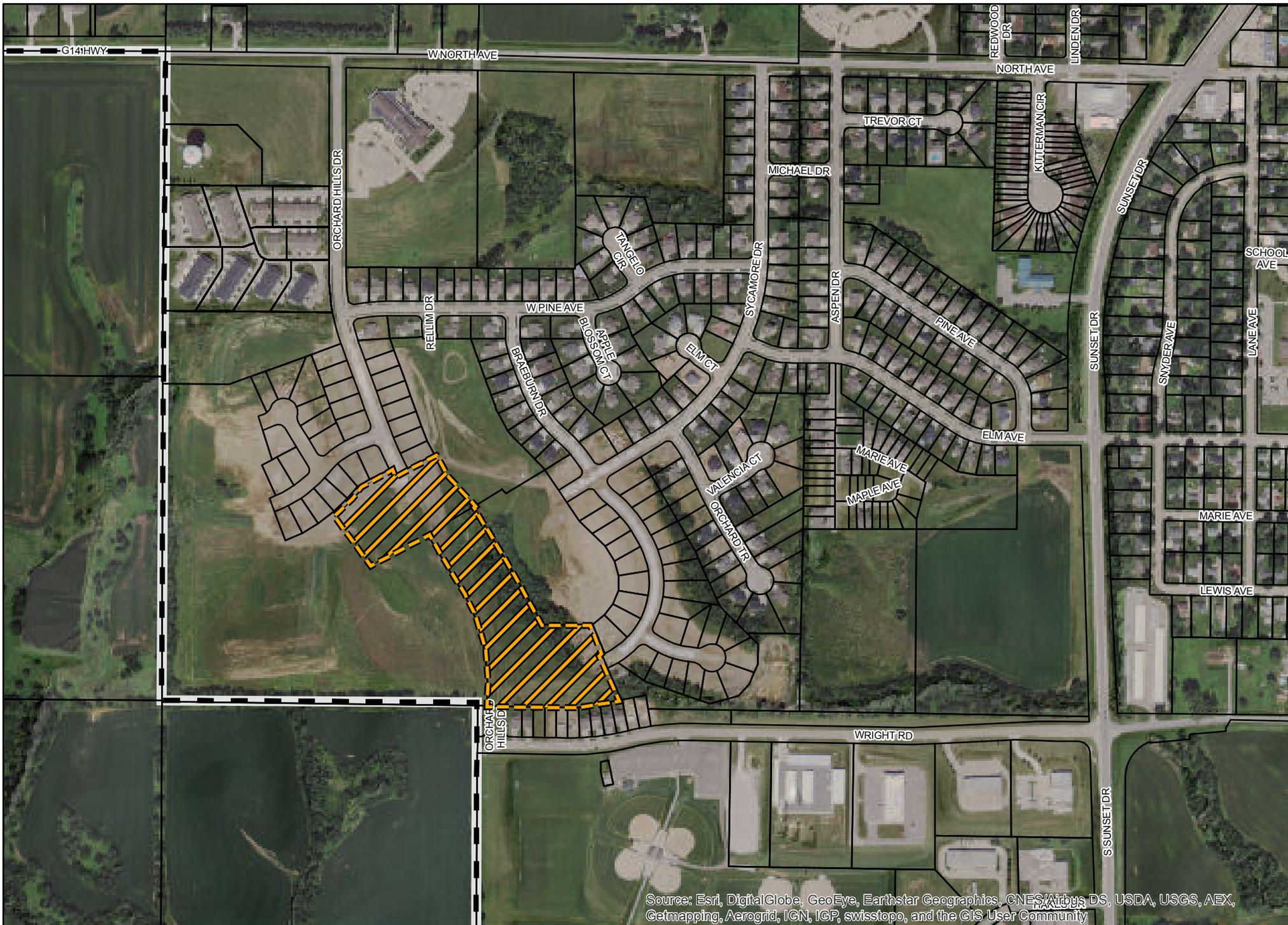


SCALE: 1"=60'
0' 20' 40' 60' 80' 100' 120'

1"=120' 11"x17" SHEET

DATE:	REVISIONS	COMMENTS
MAY 4, 2016	1	JUNE 21, 2016
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: M/M
DESIGNED BY: M/M
DRAWN BY: M/M



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Norwalk Orchard View Plat 3 - Vicinity Map

