

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

REQUEST: Review of the Final Plat of *Timber View Plat 1*

MEETING DATE: July 11, 2016

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S): Kruse Construction Cooper Crawford & Associates
2209 Riverwoods Ave 475 S. 50th Street, Suite 800
Des Moines, Iowa 50320 West Des Moines, Iowa 50265

GENERAL DESCRIPTION: This request would create 61 single family lots in the Timber View subdivision.

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

VEHICULAR & PEDESTRIAN TRAFFIC: The development provides access onto Cumming Avenue to the south. The preliminary plat shows eventual access to subdivision to the east, though that area is not part of this final plat.

TRAIL PLAN: The subdivision will have standard city sidewalks on both sides of the streets throughout. An 8' trail is shown on the preliminary plat along Cumming Avenue.

ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY: Lots in this section of Timber View are zoned R-1(70). Later phases of the development property have R-1(80) zoning along the north boundary, but are not part of this request.

BULK REGULATIONS: Front Setback: 30'
Side Setback: Minimum 7' on one side, total of 17'
Rear Setback: 35'

DRAINAGE: The storm water detention pond is provided on Outlot Z. The developed lots drain overland or through the storm sewer system to this pond where the water is detained and released to the northwest.

DEVELOPMENT HISTORY: This area was farm ground that was annexed into the City in 2005. In the fall of 2015 the land was rezoned to a mix of R-1(70) and R-1(80).

FLOODPLAIN:	None of the proposed lots are located within a floodplain.
PARKLAND:	Parkland dedication for the area is identified in the preliminary plat as a 3.233 acres parkland site that will be dedicated to the City during the next phase of the subdivision.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER.	Adequate easements are provided for the appropriate City services and utilities.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates the area in question as Low Density Residential and High Density Residential.
STAFF ANALYSIS – ZONING ORDINANCE:	<p>The Final Plat consists of 61 single family lots, containing approximately 51.374 acres of ground.</p> <p>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 main street named Timberview Drive and 28' wide local streets name Partlow Street, Serenity Circle, and Blooming Heights Drive.</p>
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	<p>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.</p> <p>The applicant will need to submit all other required documents prior to release of the final plat for recording.</p>
STAFF RECOMMENDATION:	<p>Therefore, staff recommends that the request for the Final Plat of Timber View Plat 1 be approved with the following conditions:</p> <ul style="list-style-type: none"> • 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

TIMBER VIEW

PLAT 1

Sheet 1 of 3

OWNER/DEVELOPER

KRUSE CONSTRUCTION, LLC
2209 RIVERWOODS AVENUE
DES MOINES, IA 50320

ZONING

R-(70) SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS

MIN. LOT AREA-9,750 S.F.

MIN. LOT WIDTH-70'

SETBACKS

FRONT-15'

REAR-35'

SIDE-7' MIN. (17' TOTAL)

LEGAL DESCRIPTION

PARCEL 'G', IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M. CITY OF NORMAL, WARREN COUNTY, IOWA, RECORDED IN BOOK 2015, PAGE 8029, AT THE WARREN COUNTY RECORDER'S OFFICE, CONTAINING 51,374 ACRES MORE OR LESS.

NOTES

1. THIS PLAT IS IN A WATER AND SANITARY SEWER CONNECTION FEE DISTRICT.
2. ANY P.U.E. IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENTS AND ANY USER OF THE P.U.E. MUST RELOCATE ITS FACILITIES AT NO COST TO THE CITY WHEN THE USE OF THE P.U.E. IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENTS.
3. OUTLOT 'Z' IS FOR FUTURE DEVELOPMENT.
4. LOTS 'A', 'B', 'C', 'D', AND 'E' TO BE DEEDED TO THE CITY OF NORMAL FOR PUBLIC STREETS.
5. HOME BUILDER AND PLUMBING CONTRACTOR SHALL VERIFY SANITARY SEWER SERVICE STUB-OUT ELEVATIONS PRIOR TO HOUSE CONSTRUCTION TO ENSURE BASEMENT FLOOR ELEVATIONS WILL PROVIDE ADEQUATE FALL IS SERVICE PIPE (2% MINIMUM).
6. THE PRIVATE SIGN EASEMENTS ON LOTS 1 & 61 SHALL BE FOR THE BENEFIT OF THE DEVELOPER.

SURVEYORS NOTES

1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
4. BEARINGS BASED ON AN ASSUMED BEARING.

LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND 5/8" I.R. W/ YELLOW CAP #13156,
- UNLESS OTHERWISE NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- H. MEASURED DISTANCE
- H. PREVIOUSLY RECORDED DISTANCE
- R. PUBLIC UTILITY EASEMENT
- P.U.E. ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

CERTIFICATION

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

PRELIMINARY DRAWING

KEVIN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-3

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345
DATE: 6-5-2016
REVISIONS: 7462016

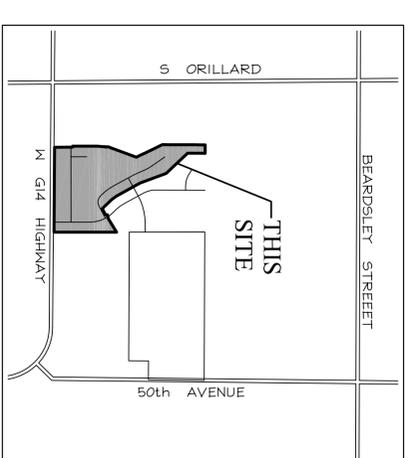
JOB NUMBER
CC 1720

APPROVED:  SCALE: 1"=120'

INITIALED: AS-BUILT: **1720**

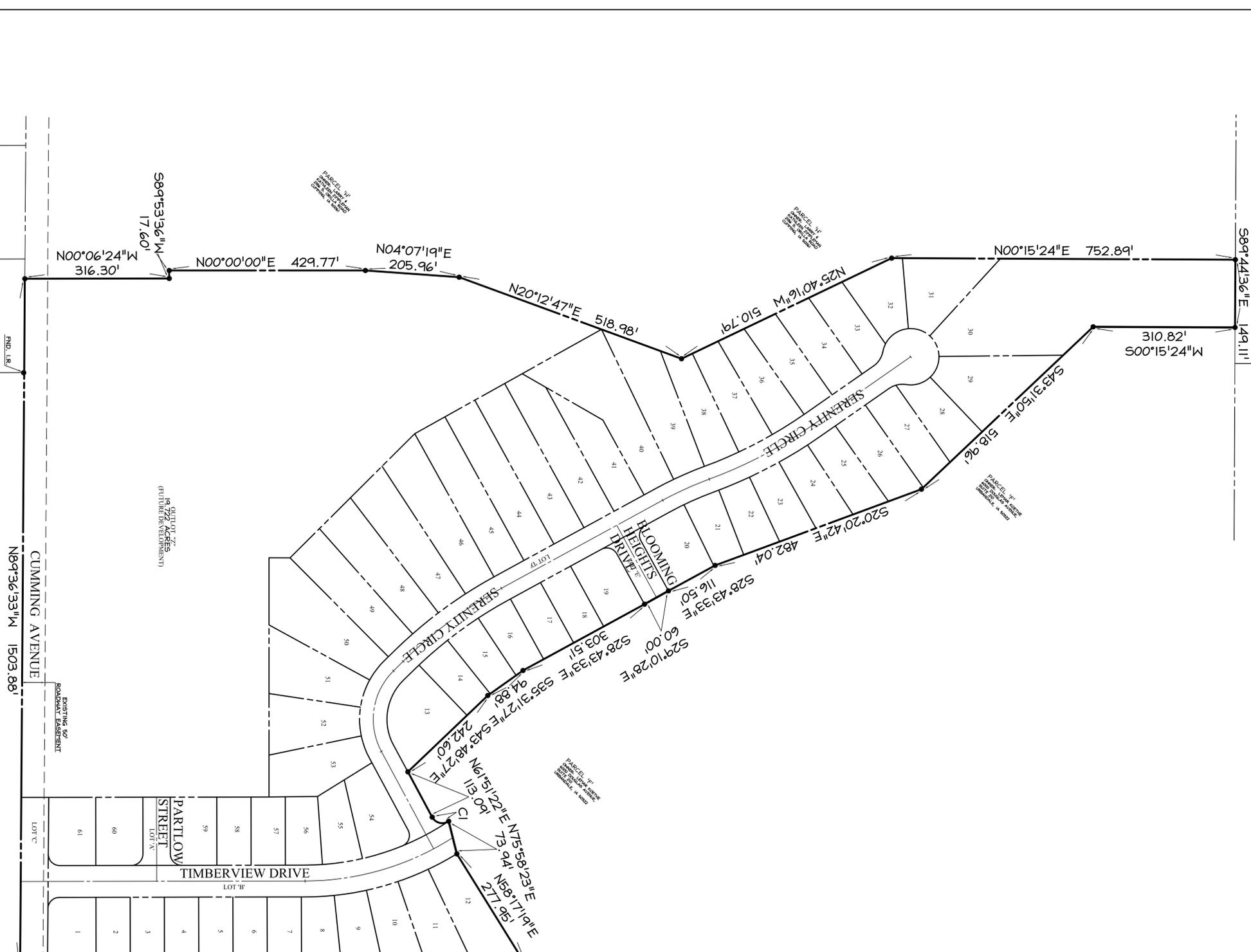
FINAL PLAT SHEET 1 OF 3

TIMBER VIEW PLAT 1



VICINITY SKETCH

NORTH
SCALE: 1"=500'



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
CI	98°50'45"	25.00	41.82	27.69	37.11	N13°56'00"E



FINAL PLAT TIMBER VIEW PLAT 1

Sheet 3 of 3

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHANGING
C1	95°50'45"	25.00	41.82	27.68	37.11	N195°40'07"W
C2	32°40'25"	600.00	342.16	175.87	337.54	N162°26'36"W
C3	28°02'14"	600.00	293.61	149.80	290.68	N147°07'31"W
C4	4°38'11"	600.00	48.55	24.29	48.54	N50°27'43"W
C5	73°24'10"	150.00	192.17	111.81	174.29	S81°26'33"E
C6	16°00'55"	965.00	264.74	135.75	266.86	S36°44'01"E
C7	8°23'05"	765.00	111.95	56.07	111.95	S24°32'01"E
C8	14°34'31"	1000.00	225.84	129.62	225.15	N27°28'14"W
C9	6°53'10"	635.00	107.09	57.08	107.09	N41°18'22"E
C10	4°27'18"	635.00	44.11	22.48	44.11	N29°07'07"W
C11	6°27'18"	635.00	71.54	35.81	71.50	N15°34'25"W
C12	6°27'18"	635.00	71.54	35.81	71.50	N15°34'25"W
C13	6°27'18"	635.00	71.54	35.81	71.50	N22°01'43"W
C14	6°27'18"	635.00	71.54	35.81	71.50	N28°29'02"W
C15	5°50'45"	565.00	57.65	28.85	57.62	N31°04'00"W
C16	5°50'45"	565.00	57.65	28.85	57.62	N25°19'15"W
C17	73°24'10"	120.00	153.73	89.45	148.43	S81°26'33"E
C18	10°08'53"	120.00	20.82	11.12	20.82	S41°00'00"E
C19	5°05'14"	995.00	83.02	41.54	82.99	S10°00'00"E
C20	5°05'14"	995.00	83.02	41.54	82.99	S35°57'45"E
C21	4°41'35"	995.00	76.59	38.51	76.56	S31°04'21"E
C22	9°00'00"	25.00	34.27	25.00	35.36	S16°16'27"W
C23	9°00'00"	25.00	34.27	25.00	35.36	S73°43'31"E
C24	2°48'53"	795.00	36.11	18.06	36.11	S27°19'07"E
C25	5°34'11"	795.00	71.45	35.75	71.42	S23°07'34"E
C26	0°37'18"	1030.00	11.97	5.41	11.97	N2°00'42"W
C28	4°03'17"	1030.00	72.89	36.46	72.88	N13°00'25"W
C29	4°03'17"	1030.00	72.89	36.46	72.88	N31°06'40"W
C30	1°51'42"	1030.00	33.47	16.73	33.46	N34°04'00"W
C31	18°31'58"	50.00	16.17	8.16	16.10	S25°44'11"E
C32	25°53'17"	50.00	22.54	11.49	22.40	S29°31'43"E
C33	5°52'45"	62.00	57.22	30.83	55.21	N17°01'28"W
C34	47°06'31"	62.00	50.98	27.03	49.55	S65°52'24"W
C35	47°06'31"	62.00	50.98	27.03	49.55	S65°52'24"W
C37	65°46'31"	62.00	62.84	34.42	60.18	S16°40'00"E
C38	16°33'21"	62.00	17.92	9.02	17.85	S71°08'15"E
C39	44°24'55"	50.00	38.76	20.41	37.80	N47°12'28"W
C40	0°03'20"	970.00	0.94	0.47	0.94	N47°58'20"W
C41	4°53'05"	970.00	82.70	41.37	82.67	N32°30'08"W
C42	4°53'05"	970.00	82.70	41.37	82.67	N27°37'03"W
C43	4°53'05"	970.00	82.70	41.37	82.67	N27°37'03"W
C44	5°16'14"	795.00	73.13	36.54	73.10	S22°58'36"E
C45	5°16'14"	795.00	73.13	36.54	73.10	S22°58'36"E
C46	3°06'51"	995.00	2.43	1.21	2.43	S30°57'34"E
C47	4°11'26"	995.00	72.77	36.40	72.76	S30°57'34"E
C48	4°11'26"	995.00	72.77	36.40	72.76	S30°57'34"E
C49	4°11'26"	995.00	72.77	36.40	72.76	S30°57'34"E
C50	4°11'26"	995.00	72.77	36.40	72.76	S30°57'34"E
C51	18°31'19"	180.00	51.91	26.13	51.73	S53°00'00"E
C52	20°14'58"	180.00	63.62	32.14	63.28	N65°21'42"E
C53	20°14'58"	180.00	63.62	32.14	63.28	N65°21'42"E
C54	16°22'55"	25.00	27.69	14.82	27.69	N17°00'00"E
C55	5°27'09"	565.00	91.57	45.85	91.47	N17°38'10"W
C56	9°17'08"	565.00	81.03	44.61	88.43	N08°23'55"W
C57	9°10'41"	565.00	38.24	19.13	38.23	N02°07'44"W
C58	3°52'40"	25.00	34.27	25.00	35.36	N44°53'56"E
C59	9°00'00"	25.00	34.27	25.00	35.36	N45°06'24"W
C60	9°00'00"	25.00	34.27	25.00	35.36	N45°06'24"W
C61	9°02'45"	25.00	34.49	25.22	35.51	N45°08'32"E

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DATE: 5-3-2016
REV: 01
JOB NUMBER: 1720

APPROVED: [Signature] INITIALS: [Signature] AS-BUILT: [Signature]

SCALE: 1"=60'

FINAL PLAT
TIMBER VIEW PLAT 1
SHEET 3 OF 3

