



**AGENDA**  
**PLANNING AND ZONING MEETING**  
**Norwalk City Hall, 705 North Ave**  
**Monday, August 8, 2016**  
**5:45 P.M.**

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – July 11, 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. Request from Diligent Orchard Hills, LLC to approve the Preliminary Plat of the Orchard Trail Plat 5
  - b. Request from Bruce Gerleman to reconsider the conditions of approval of the Twin Lakes Plat 4
  - c. Request from Norwalk Land Co, LLC to approve the Preliminary Plat and Site Plan of the Norwalk Orchard View Townhomes
  - d. Request from Diligent Development to approve the replat of the Preliminary Plat of Blooming Heights Plat 1
  - e. Variance request from Dollar Tree related to sign size
  - f. Variance request from Silverado JV15 related to front setbacks
  - g. Discussion on the Chapters 5-6 of Suburban Nation
7. Staff Development Update
8. Future Business Items
  - a. Trail Plan Update
  - b. Legacy Plat 20
  - c. SubArea 1 Master Plan & Future Land Use Plan
  - d. R-F District Rezoning
9. Next Meeting Date: August 22, 2016
10. Adjournment

## REGULAR NORWALK PLANNING AND ZONING MEETING 7-11-2016

### Call to order

The Regular Meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, July 11, 2016. The meeting was called to order at 5:45 p.m. by acting Chairperson Judy McConnell. Those present at roll call were, Judy McConnell, John Fraser, Elizabeth Thompson, Brandon Foldes, Donna Grant and Jim Huse. Absent: Chad Ross.

Present was City Council liaison Stephanie Riva.

Staff present included: Luke Parris, City Planner and Wade Wagoner, Planning and Economic Development Director.

### Approval of Agenda – 16-38

*Motion by Huse and seconded by Thompson to approve the agenda as presented. Approved 6-0.*

### Approval of Minutes – 16-39

Parris explained some changes to the minutes submitted by Stephanie Riva.

*Motion by Huse and seconded by Grant to approve the minutes as amended from the June 27, 2016 meeting. Approved 6-0.*

### Welcome of Guests

Acting Chairperson McConnell welcomed guests present. With no one wishing to speak, the business portion of the meeting was opened.

### New Business

#### **Public hearing and consideration of a request from Norwalk Land Co to amend the master plan and ownership requirement of Parcel 3 of the Orchard View Planned Unit Development – 16-40**

Parris gave the staff report. 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. Adoption of an updated master plan that expands the site to allow for the required setbacks and buffers for the parcel.
2. Change the owner occupied requirement from "The development of this parcel may only include owner occupied units" to "It is the intent that the parcel will be developed as an owner-occupied community. All units will initially be marketed individually for-sale."

For request #1, Parcel 3 was not adequate size to allow for the required buffer and setbacks. A previous PUD amendment requested a lessening of the buffer standards. That amendment request was denied. This new master plan expands the parcel to the west to allow for the appropriate buffer and setbacks for the site. The past request included 76 townhome lots on 6.77 acres. The new master plan would include 74 townhome lots on 7.07 acres. The new master plan also results in the shortening of a cul-de-sac to the west and the loss of 4 single-family lots.

For request #2, the current PUD requires that only owner occupied lots be developed on Parcel 3. This is problematic from a City enforcement perspective, as it would be difficult for staff to determine if a home was occupied by an owner or a renter. To enforce this code section, the City would need a mechanism to remove rental occupants from dwelling units. The City does not currently enforce the occupancy type on any other dwelling unit in the community and does not have a mechanism to enforce the requirement at this time. The request is to change the language to read "It is the intent that the parcel will be developed as an owner-occupied community. All units will initially be marketed individually for-sale." This proposed language

would not require the City to verify the occupancy status of each dwelling unit and would not require a mechanism to remove rental occupants from a dwelling unit.

During the previous meeting of the first amendment requests many concerns were raised regarding the impact that the townhome project would have on neighboring property values. Attached is an article with citations to numerous studies on the topic. Additional studies on the topic can be found at the following links:

[http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/rr07-14\\_obrinsky\\_stein.pdf](http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/rr07-14_obrinsky_stein.pdf)  
[https://smartech.gatech.edu/bitstream/handle/1853/10496/matthews\\_john\\_w\\_200605\\_phd.pdf](https://smartech.gatech.edu/bitstream/handle/1853/10496/matthews_john_w_200605_phd.pdf)

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 what 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.

McConnell opened the public hearing at 5:53 PM.

Jim Campney from Norwalk Land Co. LLC, 475 Alice's Road, Waukee, Iowa 50263 said that the new layout is less dense in that there are 2 less units in the townhomes and 4 less homes on the cul-de-sac to the west. Melissa Hills, engineer for Campney, indicated that the units in the middle are three stories, and on the perimeter they are two stories.

Thompson asked about all of the trees shown on the site plan. Parris indicated they were a part of the buffer requirements.

Huse asked if the storm water retention is in the SW corner. Parris indicated it is.

Hills noted that all of the private streets are 26' wide. Riva added that council has directed staff to ensure that the streets are being installed to SUDAS standards.

Wagoner indicated he had received two questions in the afternoon about design standards and why this is being brought back before one year.

Parris informed the Commission that they will have to use at least 3 different materials from the Class I through Class IV materials list and that will be fleshed out during site plan approval, and that the request had substantially changed to meet our buffer and setback requirements so it was not the same request.

Carl Morton, 610 Tangelo Circle, said he appreciated that Campney had made some changes but still thought that it was too dense. He felt 60 units is better. Morton also expressed concerns about the rental language changing and the quality of the private roads.

McConnell declared the public hearing closed at 6:06 PM.

Parris was asked about private roads. He explained they allow development to be much denser with homes being 25' from the curb as opposed to a minimum of 46' along public streets.

Grant asked about price points. Campney indicated \$165,000'ish for the three story and \$190,000'ish for the two story units.

Acting secretary Wagoner read the following letter aloud.

My apologies for not being able tonight to hear comments or cast a vote, however, I do want to provide comments on this topic.

Orchard Hills' residents are a passionate group of people that expressed concerns of having this parcel changed from R1 to R3 a few years ago. Asking why more townhomes needed built within the community as there were already townhomes on Orchard Hills Drive, Aspen Drive and Wright Road as well the potential investors converting owner occupied homes to rental properties. The owner provided a potential layout of townhomes they called patio homes coupled with wording in the PUD addressing owner occupied which relaxed the community's concern and allowed for the parcel to be rezoned. Note: The previous owner is not here today to support the wording they agreed to nor the layout they suggested.

Myself and others in the Orchard Hills Community have met with Mr. Campney and made suggestions to help Norwalk Land Company develop a townhome community that would complement Orchard Hills as a whole, such as the one that was presented during the rezoning of the parcel. Those suggestions were to lighten the density, lowering the profile of the homes, provide basements for storm protection and to make sure to build at a quality and value of the current community. As well move forward with the current wording of the PUD.

I can appreciate the efforts Norwalk Land Company has made to adjust the wording to ease concerns about a rental community being created as well the adjustment to attend land while decreasing the number of units but still do not feel this project compliments the current Orchard Hills community.

If we approve the removal of the 'Owner Occupied Only' then we will open up the same situation we had a few years ago where a development was proposed that also did not complement Orchard Hills or Norwalk as a whole.

Let's encourage Norwalk Land Company to bring a complimentary development to Orchard Hills by recommending less density, lower profile, basements, and owner occupied units only.

Sincerely,  
Chad A. Ross

Jim Campney reiterated that the PUD allowed 80 units but he only has 74 and that basements will ruin the price points. The two story units have 1,600 square feet and the three story have 625 per floor.

Grant indicated that no basements means all the storage ends up in the garage, displacing vehicles to the driveways and streets.

Foldes asked for higher standards, wants to see some permanent materials and more guest parking stalls when the site plan comes in.

Parris was asked if on street parking is allowed. Parris indicated that would be up to the HOA but he believes 26' wide streets can accommodate on one side, but the sheer number of driveways makes it sparse.

*Motion by Foldes and seconded by Huse to approve as proposed. Approved 6-0.*

**Public hearing and consideration of a request from Hubbell Realty Co. to amend the Parcel 10 of the Legacy PUD to designate the site for an assisted living facility – 16-41**

Parris gave the staff report.

Following the approval of the Legacy Landing apartment complex, directly south of this proposed site, the City passed an amendment to Parcel 10 of the Legacy PUD that restricted any future high density residential to only senior living type concepts. The proposal for this site is an assisted living center that meets the intent of Parcel 10. The development of an assisted living facility at this location can provide a transition of uses from the single-family homes to the west to the likely commercial development to the east. Additionally, in many recent City meetings, staff has heard of the desire for additional senior living options in Norwalk. This proposal provides a new facility in Norwalk to help meet the needs of an aging population.

McConnell declared the public hearing open at 6:23 PM.

Thompson asked what age of people would be living in this facility? Kris Sadoris from Hubbell homes said that the average entrance age is 85 and residents that need assistance with medicine, bathing, etc, but this is not a single bed nursing home.

Huse asked about the courtyards. Dean Roghair, engineer for Hubbell, explained that those are patios.

Sadoris added that they just opened a similar facility in Johnston and also one on the South side of Des Moines.

Huse indicated that the City received feedback at the Subarea 1 meeting that the City needs more senior housing so he was happy to see this proposal.

Thompson asked how this will affect traffic on Beardsley. Sadoris said that some individuals have vehicles but that this is not a big traffic generator.

Brittany N. Lumadue, 2986 Park Place, asked about a buffer, Dean Roghair pointed out where that buffer will be and how many trees per linear feet.

Andrew Crawford, 2990 Park Place, was worried about it being something other than assisted living. Parris indicated that it could not, as the only assisted living still allowed.

Sadoris indicated the project would not start until next spring.

McConnell closed the public hearing at 6:48 PM.

*Motion by Grant and seconded by Thompson to approve the PUD amendment to Parcel 10 of the Legacy PUD to designate the site for an assisted living facility. Motion carried 6-0*

**Request from Kruse Construction, LLC to approve the Final Plat of the Timber View Plat 1 – 16-42**

Parris gave the staff report.

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

This request would create 61 single family lots in the Timber View subdivision. 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. 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. 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. The Future Land Use Map designates the area in question as Low Density Residential and High Density Residential. The Final Plat consists of 61 single family lots, containing approximately 51.374 acres of ground.

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.

Therefore, staff recommends that the request for the Final Plat of Timber View Plat 1 be approved with the suggested 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.

*It was moved by Foldes, seconded by Fraser to approve the Final Plat of Timber View Plat 1 with staff's suggested conditions.*

**Request from Savannah Homes to approve the Final Plat of the Old School Plat 2 – 16-42**

Parris gave the staff report. The applicants are Savannah Homes. 800 S. 50th Street, Suite 101 West Des Moines, IA 50265 & Cooper Crawford & Associates, 475 S. 50th Street, Suite 800, West Des Moines, IA 50265. This request would create 10 single family lots in the Old School subdivision.

No public parkland is dedicated on site. Parkland dedication for the area needs to be satisfied via donation of ground outside of the development, improvements to existing parks, or a fee in lieu of parkland. The development would require 0.17 acres of parkland for the 10 lots. The site does provide a 0.77 acre private park. This private park reduces the parkland requirement by 25% down to 0.1275 acres. The City has determined that the fair market value of 0.1275 acres of parkland is \$1,848.75. The dedication requirement will need to be satisfied prior to release of the plat for recording.

Staff recommends that the request for the Final Plat of Old School Plat 2 be approved with the suggested 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.

*It was moved by Fraser, seconded by Grant to approve the Final Plat of Old School Plat 2 with staff's suggested conditions.*

### **Discussion on Subdivision Regulations update focusing on Parkland Dedication**

Wagoner discussed a staff prepared memo that was shared with the Planning & Zoning Commission related to updating the City's Subdivision Ordinance. That memo identified the following areas as focus points for the update:

- Review and Approval Procedures for Final Plats
- Complete Streets Policy
- Street Design Standards
- Lot Design Standards
- Drainage
- Parkland Dedication
- Fees

Wagoner mentioned the six sigma process that former council person Tom Greteman aided staff with. The purpose of the exercise was to streamline the platting process for developers without compromising the final product.

Wagoner indicated that last Thursday night he gave the presentation to council about Street widths. Wagoner feels that we can make our streets simultaneously better, but also narrower streets are cheaper streets as well. His research indicates that for every square yard of concrete not poured the developer saves about \$40. The City also saves down the road on maintenance cost. Wagoner would like to capture some of that savings and use it to implement a park plan. Parris explained the section of Sub Division Ordinance and Comprehensive Plan that were attached. Riva indicated that talks are under way with the Council, Parks Board, and hopefully a consultant to come up with a parks master plan, a cost of what it will take to implement/ implementation strategies. Wagoner reiterated that cost savings from unnecessarily wide streets is a potential way to fund a better parks system.

### **Discussion on the Chapters 2-4 of Suburban Nation**

Wagoner provided the following analysis and talking points City staff asked the Planning Commission to read and provide feedback from chapter 2, 3, and 4 of the book Suburban Nation. The purpose of this exercise is to have the Planning Commission gain a better understanding of past development patterns used across the U.S and to learn new practices to implement when developing future plans for the City of Norwalk. As we move forward on the Subdivision Regulation update, we feel the takeaways from Chapter 4 are particularly important.

The following are key takeaways identified from City staff after reading and review of the second chapter of *Suburban Nation*:

- Identifying why there are more traffic congestions in the suburbs than in the city (everyone is forced to drive)
- Creating a distinction between adjacency & accessibility.
- Visualizing structures in a different light: the convenience store as the corner store, the shopping center as the main street, and the office park included on main street.
- Rethinking how we use open space in the suburbs.
- Reevaluating the need to have curving streets and cul-de-sacs.
- Traffic calming

The following are key takeaways identified from City staff after reading and review of the third chapter of *Suburban Nation*:

- Considering why housing trends help support the spread of sprawl. "Isolation en masse"
- An examination of differences between the private and public realm of the 'McMansions' and subdivisions.
- Why suburbs fuel segregation by how much you earn.
- Cookie cutter housing and the value of diverse housing styles
- The two types of affordable housing that are illegal: The home above the store and the outbuilding.
- The two forgotten rules of affordable housing: affordable housing should not look different from market rate housing; and affordable housing shouldn't be concentrated in large quantities.
- The middle class housing crisis.

The following are key takeaways identified from City Staff after reading and review of the fourth chapter of *Suburban Nation*:

- Identifying the increasingly reluctance to participate in civic life: family, community, the public realm, the motorist.
- The relationship between drivers and pedestrians.

Prerequisites for street life: meaningful destinations, safe streets, comfortable streets, and interesting streets.



A small curb radius slows down vehicles and shortens crossing distance. Meanwhile, highway geometry applied to local streets encourage speeding and increases crossing distance



Poor street design severs walking connections and precludes pedestrian life. Proper design can create a street that is a sociable space with many purposes.

### **Staff Development Update**

Wagoner indicated that he been tasked with coming up with an Economic Development model or plan. The plan would include a business attraction and retention component, would set parameters for how and when the City will use TIF, abatement, and other incentives. Wagoner plans to work with the Economic Development CIAC group, and include members of the development community while drafting the policy document.

### **Future Business Items**

Parris provided an update on the following future upcoming business items.

- a. Sidewalks at St. John's Catholic Church
- b. Trail Plan Update
- c. Orchard Trail Plat 5
- d. Legacy Plat 20
- e. Old School Plat 2 Final Plat
- f. SubArea 1 Master Plan & Future Land Use Plan
- g. R-F District Rezoning

**Next meeting Date July 25**

**Adjournment – 16-43**

*Motion by Huse and seconded by Foldes to adjourn the meeting at 8:14 P.M. Approved 6-0.*

---

Judy McConnell, Vice Chairperson

---

Luke Parris, City Planner

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

**REQUEST:** Request from Diligent Orchard Hills, LLC to approve the Preliminary Plat of the **Orchard Trail Plat 5**

**MEETING DATE:** August 8, 2016

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

**APPLICANT(S):** Diligent Orchard Hills, LLC Civil Engineering Consultants, Inc.  
12119 Stratford Dr. Ste B 2400 86<sup>th</sup> St. Unit 12  
Clive, Iowa 50325 Des Moines, Iowa 50322

**GENERAL DESCRIPTION:** This request would create 33 lots along the continuation of the Rellim Drive stub off of West Pine Avenue

**IMPACT ON NEIGHBORHOOD:** The properties surrounding the new area are single-family homes.

**VEHICULAR & PEDESTRIAN TRAFFIC:** The plat shows the construction of two new streets. Rellim Drive provides a north/south street between Sycamore Drive and West Pine Avenue. The plat includes a section of Sycamore Drive that completes the development of this street, providing a connection from Orchard Hills Drive to North Avenue.

**TRAIL PLAN:** The plat includes standard 5' sidewalks. A 6' trail is included on the south side of Sycamore Drive.

**ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:** This site is zoned in the Orchard Hills PUD. Surrounding land is zoned in the Orchard Hills PUD and Orchard View PUD. The majority of the surround ground is R-1 Single Family with the exception of the R-3 parcel of the Orchard View PUD to the southwest and the existing R-3 townhome project to the northwest.

**BUFFERS REQUIRED/ NEEDED:** N/A

**DRAINAGE:** Drainage for the residential lots overland and to the storm sewer system on the streets. The storm sewer system eventually connects to the detention basin in Orchard Trail Plat 4 which is sized accordingly to handle storm water from the site.

**DEVELOPMENT HISTORY:** Development of single family homes in the area has been occurring since the mid 2000's.

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

**PARKLAND:** The subdivision ordinance requires 783 square feet of parkland per single family dwelling unit. The development has 33 lots and is required to provide 0.59 acres of parkland, or the equivalent per Subdivision Regulations, to the City. No park is shown on site. Parkland dedication requirements will be finalized during final platting.

- UTILITIES: WATER, SANITARY SEWER, STORM SEWER.**
- An 8" water main is provided on the east side of Rellim and on the south side of Sycamore.
  - Hydrants are shown along Rellim and Sycamore with adequate coverage .
  - An 8" sanitary sewer is provided on the west side of Rellim and provides service to the 33 lots.
  - A 15" storm sewer is along Rellim and connects to an 18" storm sewer that connects offsite to the south.

**RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:** The future land use plan designates this location medium density residential.

**STAFF ANALYSIS – ZONING ORDINANCE:** The Preliminary Plat consists of 33 residential lots. The plat consists of 10.06 acres of land south of West Pine Avenue and east of Orchard Hills Drive. The residential lots vary in size measuring from 8,714 SF to 17,246 SF.

Streets shown will be dedicated to the City for street use upon approval of the Final Plat. The designated street right-of-way is 60 feet with a 28' wide road on Rellim and 60 feet with a 31' wide road on Sycamore.

The proposed preliminary plat would be for any residential lots to be in the R-1 district with the following bulk regulations:

- Minimum lot area – 7,500 SF
- Minimum lot width – 60'
- Front Setback – 25' on Rellim, 30' on Sycamore
- Side setback – 12' total (min. 5' one side)
- Rear setback – 30'
- Height – 35'

**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:**

Therefore, staff recommends that the request for the Preliminary Plat of Orchard Trail Plat 5 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.

PRELIMINARY PLAT  
**ORCHARD TRAIL PLAT 5**  
 NORWALK, IOWA  
 SHEET 1 OF 2

PROPERTY OWNER / APPLICANT:  
 DILIGENT ORCHARD HILLS, L.L.C.  
 1214 STRATFORD DRIVE  
 SUITE B  
 CLIVE, IOWA 50325  
 PHONE: 515-240-1500  
 WWW.DILIGENTDEVELOPMENT.COM

CONTACT:  
 STEVE BRUIRE  
 PRESIDENT  
 PHONE: 515-240-1500  
 STEVE@DILIGENTDEVELOPMENT.COM

LEGAL DESCRIPTION  
 OUTLOT 'Y', ORCHARD TRAIL PLAT 4, AN OFFICIAL PLAT, AND OUTLOT 'D', ORCHARD TRAIL PLAT 1, AN OFFICIAL PLAT, EXCEPT PARCEL 'A' RECORDED IN BOOK 2013, PAGE 10463, CITY OF NORWALK, HARREN COUNTY, IOWA, SAID PROPERTY CONTAINS 10.0610 ACRES MORE OR LESS.

ZONING  
 ORCHARD HILLS P.U.D.

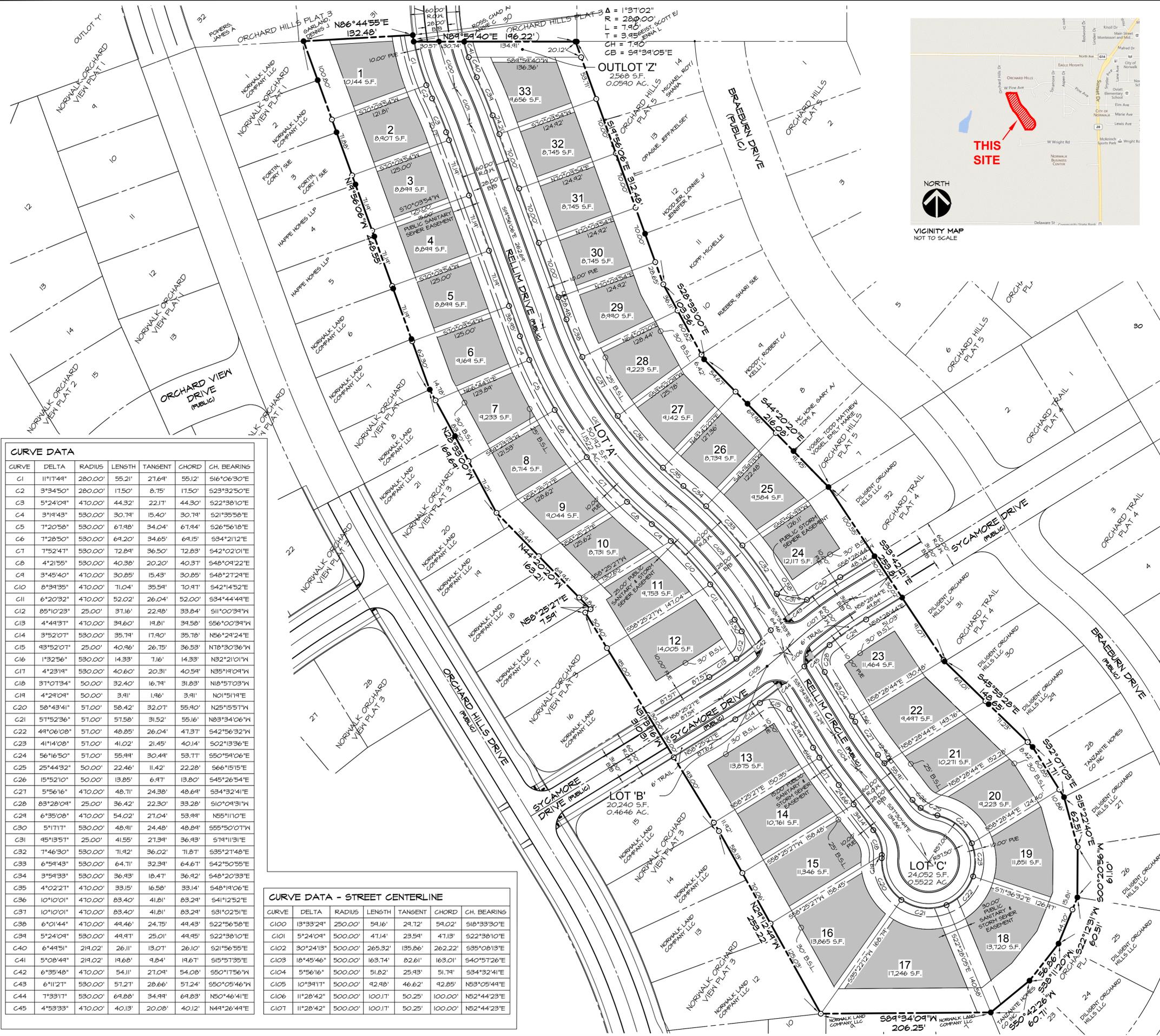
SETBACK REQUIREMENTS  
 FRONT YARD 30' (SYCAMORE DRIVE)  
 REAR YARD 25' (RELLIM DRIVE RELLIM CIRCLE)  
 SIDE YARD 12' TOTAL BOTH SIDES (5' MINIMUM)

UTILITIES  
 CITY OF NORWALK WATER WORKS  
 CITY OF NORWALK SANITARY SEWER SYSTEM  
 CITY OF NORWALK STORM SEWER SYSTEM

FLOOD ZONE  
 ZONE 'X'  
 FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 14181C0121F, REVISED OCTOBER 16, 2014.  
 ZONE 'X'  
 FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 14181C0124F, REVISED OCTOBER 16, 2014.



VICINITY MAP  
 NOT TO SCALE



**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	11°17'44"	280.00'	55.21'	21.64'	55.12'	S16°06'30"E
C2	3°34'50"	280.00'	11.50'	8.75'	11.50'	S23°32'50"E
C3	5°24'04"	470.00'	44.32'	22.11'	44.30'	S22°38'10"E
C4	3°14'43"	530.00'	30.74'	15.40'	30.74'	S21°35'58"E
C5	7°20'58"	530.00'	67.98'	34.04'	67.94'	S26°56'18"E
C6	7°28'50"	530.00'	64.20'	34.65'	64.15'	S34°21'12"E
C7	7°52'47"	530.00'	12.84'	36.50'	12.83'	S42°02'01"E
C8	4°21'55"	530.00'	40.38'	20.20'	40.37'	S48°04'22"E
C9	3°45'40"	470.00'	30.85'	15.43'	30.85'	S48°27'24"E
C10	8°34'35"	470.00'	71.04'	35.54'	70.91'	S42°14'52"E
C11	6°20'32"	470.00'	52.02'	26.04'	52.00'	S34°44'44"E
C12	85°10'23"	25.00'	31.16'	22.48'	33.84'	S11°00'34"W
C13	4°44'37"	470.00'	34.60'	14.81'	34.58'	S56°00'34"W
C14	3°52'07"	530.00'	35.74'	17.40'	35.73'	S56°24'24"E
C15	43°52'07"	25.00'	40.96'	26.75'	36.53'	N78°30'36"W
C16	1°32'56"	530.00'	14.33'	7.16'	14.33'	N32°21'01"W
C17	4°23'19"	530.00'	40.60'	20.31'	40.54'	N35°14'04"W
C18	37°07'34"	50.00'	32.40'	16.71'	31.83'	N18°57'03"W
C19	4°24'04"	50.00'	3.91'	1.96'	3.91'	N01°51'19"E
C20	58°43'41"	51.00'	58.42'	32.07'	55.40'	N25°15'57"W
C21	51°52'36"	51.00'	51.58'	31.52'	55.16'	N83°34'06"W
C22	44°06'08"	51.00'	48.85'	26.04'	47.37'	S42°56'32"W
C23	41°14'08"	51.00'	41.02'	21.45'	40.14'	S02°13'36"E
C24	56°16'50"	51.00'	55.94'	30.44'	53.71'	S50°54'06"E
C25	25°44'32"	50.00'	22.46'	11.42'	22.28'	S66°15'15"E
C26	15°52'10"	50.00'	13.85'	6.47'	13.80'	S45°26'54"E
C27	5°56'16"	470.00'	48.71'	24.38'	48.64'	S34°32'41"E
C28	83°28'04"	25.00'	36.42'	22.30'	33.28'	S10°04'31"W
C29	6°35'08"	470.00'	54.02'	27.04'	53.94'	N55°11'10"E
C30	5°17'17"	530.00'	48.91'	24.48'	48.84'	S55°50'07"W
C31	45°13'57"	25.00'	41.55'	27.34'	36.43'	S74°11'31"E
C32	7°46'30"	530.00'	71.92'	36.02'	71.87'	S35°27'48"E
C33	6°54'43"	530.00'	64.71'	32.34'	64.67'	S42°50'55"E
C34	3°54'33"	530.00'	36.43'	18.47'	36.42'	S48°20'33"E
C35	4°02'27"	470.00'	33.15'	16.58'	33.14'	S48°19'06"E
C36	10°10'01"	470.00'	83.40'	41.81'	83.24'	S41°12'52"E
C37	10°10'01"	470.00'	83.40'	41.81'	83.24'	S31°02'51"E
C38	6°01'44"	470.00'	44.46'	24.75'	44.43'	S22°56'58"E
C39	5°24'04"	500.00'	47.14'	23.54'	47.13'	S22°38'10"E
C40	6°44'51"	214.02'	26.11'	13.07'	26.10'	S21°56'55"E
C41	5°08'44"	214.02'	14.68'	9.84'	14.67'	S15°57'35"E
C42	6°35'48"	470.00'	54.11'	27.04'	54.08'	S50°17'56"W
C43	6°11'27"	530.00'	57.27'	28.66'	57.24'	S50°05'46"W
C44	7°33'17"	530.00'	64.88'	34.94'	64.83'	N50°46'41"E
C45	4°53'33"	470.00'	40.13'	20.08'	40.12'	N44°26'44"E

**CURVE DATA - STREET CENTERLINE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	13°33'24"	250.00'	54.16'	24.72'	54.02'	S18°33'30"E
C101	5°24'04"	500.00'	47.14'	23.54'	47.13'	S22°38'10"E
C102	30°24'13"	500.00'	265.32'	135.86'	262.22'	S35°08'13"E
C103	18°45'46"	500.00'	163.74'	82.61'	163.01'	S40°57'26"E
C104	5°56'16"	500.00'	51.82'	25.43'	51.74'	S34°32'41"E
C105	10°34'11"	500.00'	42.48'	46.62'	42.85'	N53°05'44"E
C106	11°28'42"	500.00'	100.17'	50.25'	100.00'	N52°44'23"E
C107	11°28'42"	500.00'	100.17'	50.25'	100.00'	N52°44'23"E

- 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.

**CERTIFICATIONS**

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.

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.

JERRY P. OLIVER, IOWA REG. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL.

**LEGEND**

- EXISTING/PROPOSED
- ST 18" PLAT BOUNDARY
  - SAN 18" STORM SEWER & SIZE
  - W 18" SANITARY SEWER & SIZE
  - MANHOLE
  - STORM INTAKE
  - FIRE HYDRANT
  - VALVE
  - F.E.S.
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - SILT FENCE
  - EXISTING TREE LINE
  - P.O.B.
  - B.S.L.
  - BUILDING SETBACK LINE
  - MAIL BOX CLUSTER
  - STREET LIGHT POLE
  - BUILDABLE LOT AREA

**BENCHMARKS**

- R/R SPIKE IN POWER POLE 48 FEET SOUTH OF CENTERLINE OF NORTH AVENUE AND 15 FEET EAST OF CENTERLINE OF ASPEN DRIVE. ELEVATION: 421.45
- BRASS PLUG IN HEADWALL OF REINFORCED BOX CULVERT, AT NORTHWEST CORNER OF INTERSECTION OF IOWA HIGHWAY 28 AND ASPEN AVENUE. ELEVATION: 674.90
- 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: 434.71



SCALE: 1"=60'  
 0' 20' 40' 60' 120'  
 22"x34" SHEET  
 1"=120' 11"x17" SHEET



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

**CEC**

ORCHARD TRAIL PLAT 5  
 NORWALK, IOWA  
 DIMENSIONS AND EASEMENTS

DATE:	REVISIONS	COMMENTS
JUNE 13, 2016	1	
JULY 8, 2016	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: JFO  
 DESIGNED BY: JFO  
 DRAWN BY: KEH

SHEET 1 OF 2

E-1518

Q:\EFILES\7000\7518\_C3D Drawings\Plat\7518 PP Sheet 1.dwg, 7/8/2016 10:31:43 AM, pelanzen, 1:1

PRELIMINARY PLAT  
**ORCHARD TRAIL PLAT 5**  
 NORWALK, IOWA  
 SHEET 1 OF 2

PROPERTY OWNER / APPLICANT:  
 DILIGENT ORCHARD HILLS, L.L.C.  
 1214 STRATFORD DRIVE  
 SUITE B  
 CLIVE, IOWA 50325  
 PHONE: 515-240-7500  
 WWW.DILIGENTDEVELOPMENT.COM

CONTACT:  
 STEVE BRUIERE  
 PRESIDENT  
 PHONE: 515-240-7500  
 STEVE@DILIGENTDEVELOPMENT.COM



**LEGEND**

EXISTING/PROPOSED	DESCRIPTION
—	PLAT BOUNDARY
— ST 18"	STORM SEWER & SIZE
— SAN 8"	SANITARY SEWER & SIZE
— W 8"	WATER MAIN & SIZE
○	MANHOLE
●	STORM INTAKE
△	FIRE HYDRANT
▲	VALVE
▲	F.E.S.
○	EXISTING CONTOURS
○	PROPOSED CONTOURS
—	SILT FENCE
—	EXISTING TREE LINE
—	POINT OF BEGINNING
—	BUILDING SETBACK LINE
—	MAIL BOX CLUSTER
—	STREET LIGHT POLE



DATE:	REVISIONS	COMMENTS
JUNE 13, 2016	1	JULY 8, 2016
	2	
	3	
	4	
	5	JFO
	6	MEH

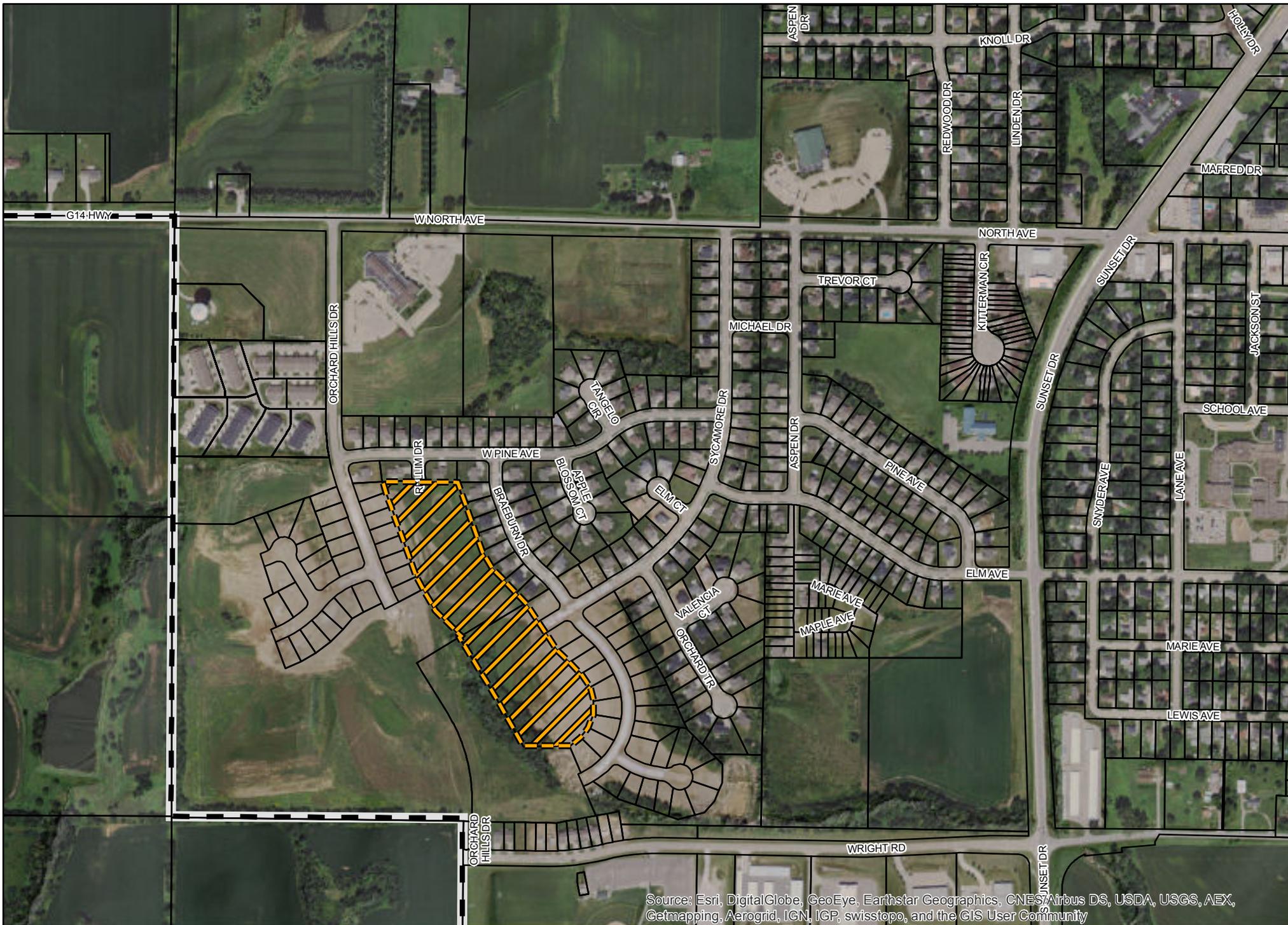
DATE OF SURVEY: JFO  
 DESIGNED BY: JFO  
 DRAWN BY: MEH

**ORCHARD TRAIL PLAT 5**  
 NORWALK, IOWA  
**GRADING AND UTILITIES**

Civil Engineering Consultants, Inc.  

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

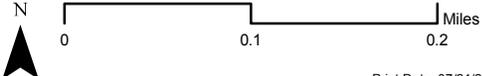
Q:\EFILES\7000\E7518\_C3D Drawings\PlatE7518 PP Sheet 2.dwg, 7/8/2016 10:32:51 AM, pelausen, 1:1



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



# Orchard Trail Plat 5 Vicinity Map



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

**REQUEST:** Request from Bruce Gerleman to reconsider the conditions of approval of the Twin Lakes Plat 4

**MEETING DATE:** August 8, 2016

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

**SUMMARY:** On May 19, 2016 the City Council approved the Twin Lakes Plat 4 Preliminary Plat with the following conditions:

- The applicant agrees to provide a bridge over the creek wide enough to accommodate a 26-foot wide road.
- The applicant agrees that the street in plat 4 be graded to allow for a 26-foot rural top section with the initial paving being 18-foot wide with the potential to add 4-foot of widening to each side.
- The applicant agrees to modify the steep area of Boston Circle located in plat 3 to widen street pavement to 24 feet and to steepen the slope of the street to a maximum of 14%.

On July 8, 2016, staff received a letter from Veenstra & Kimm, on behalf of Bruce Gerleman, developer of Twin Lakes Plat 4. Mr. Gerleman is request reconsideration of the approval conditions with the following:

- Boston Circle on the east side of the bridge would be graded to accommodate a future 26-foot wide pavement and would be initially paved with 18-foot wide asphalt to meet the other streets in Twin Lakes.
- The bridge would be constructed to accommodate an 18-foot wide street pavement with the bridge being designed to facilitate widening to accommodate a 26-foot wide pavement.
- On the east side of the bridge, Bruce Gerleman is requesting no change and agrees to grad the road to accommodate the future 26-foot wide pavement and pave the road to 18-foot wide.



July 6, 2016

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

**TWIN LAKES PLAT 4  
REQUEST FOR RECONSIDERATION**

Bruce Gerleman, the developer of Twin Lakes Plat 4 has reviewed the requirements imposed by the Norwalk City Council as part of the agreement of the preliminary plat of Twin Lakes Plat 4. The particular requirements that were reviewed by Bruce Gerleman include:

1. Paving Boston Circle on the westerly side of the bridge at 24-foot width.
2. Constructing the bridge on Boston Trail to accommodate a 26-foot wide pavement.
3. Grading Boston Trail on the east side of the bridge to accommodate a future 26-foot wide pavement with an initial 18-foot wide pavement.

Bruce Gerleman has reviewed the pricing for the improvements, especially the bridge. Based on the cost increase to meet these requirements Bruce Gerleman is requesting the City of Norwalk reconsider its approval in accordance with the following:

1. Boston Circle on the east side of the bridge would be graded to accommodate a future 26-foot wide pavement and would be initially paved with 18-foot wide asphalt to meet the other streets in Twin Lakes.
2. The bridge would be constructed to accommodate an 18-foot wide street pavement with the bridge being designed to facilitate widening to accommodate a 26-foot wide pavement.
3. On the east side of the bridge Bruce Gerleman is requesting no change and will agree to grade the road to accommodate the future 26-foot wide pavement and pave the road to 18-foot wide.

Luke Parris  
July 6, 2016  
Page 2

The changes Bruce Gerleman is requesting include deferring the widening of the road east of the bridge and widening the bridge until such time as the roadways are annexed to the City of Norwalk and the City determines it necessary and appropriate to widen the roadway and bridge to 26-foot wide to convert the road from a private road to a public street.

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 over a horizontal line.

H. R. Veenstra Jr.

HRVjr:pjh  
234



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



## Twin Lakes Plat 4 Replat Location





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.

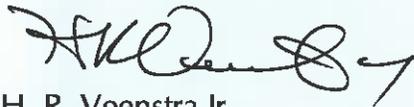
Water service is provided by the Des Moines Water Works as a continuation of the water service in the existing Twin Lakes Plat 1, 2 and 3. The roadway will be an 18-foot HMA pavement. The road is a continuation of the road design. The road would be a rural design with no storm sewer system provided in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

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.", with a stylized flourish at the end.

H. R. Veenstra Jr.

HRVJr:pjh  
234689  
Enclosure  
cc: Bruce Gerleman

**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:** August 8, 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 74 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. The City is currently considering an amendment to the PUD that rewords the ownership requirements for the units on the site.

**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 easement that is in addition to the required 30' 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 in the PUD 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 308,104 square feet and would be required to have 92,431 square feet. The site plan shows 155,592 square feet of open space. 61 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 74 units and would be required to have 185 parking spaces. Each unit has an attached garage and room for two cars parked in a driveway. This provides 222 parking spaces. An additional 8 visitor parking spaces have been provided.

The developer has indicated that there is space to install additional visitor parking if necessitated in the future.

**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 74 townhome lots. The plat consists of 7.08 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 PUD amendment. The amendment would change the owner occupied requirement to read:

- "It is the intent that the parcel will be developed as an owner-occupied community. All units will initially be marketed individually for-sale."

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:

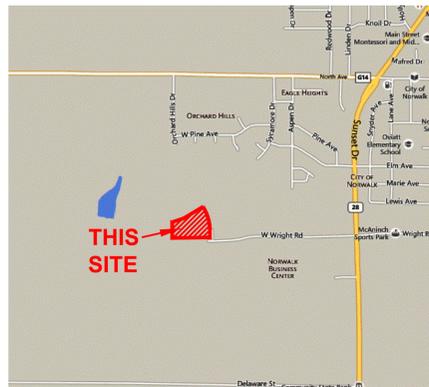
- That the finalized elevations for the dwelling unit types conform to the City's Architectural Standards.
- That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.
- That any significant modifications to the final plat be reviewed and approved by 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

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



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 (515-481-0228)
WATER MAIN	- NORNALK PUBLIC WORKS DEPARTMENT (515-481-0228)
STORM SEWER	- NORNALK PUBLIC WORKS DEPARTMENT (515-481-0228)
NATURAL GAS UTILITY	- MID AMERICAN ENERGY (515-252-6597)
ELECTRIC	- MID AMERICAN ENERGY (515-252-6597)

### AREAS:

BUILDINGS	=	66,641 S.F.	22.1%
IMPERVIOUS	=	85,851 S.F.	26.8%
OPEN SPACE	=	155,542 S.F.	30.5%
TOTAL	=	308,140 S.F.	100.0%

### QUANTITIES

#### SANITARY SEWER

PUBLIC- REFER TO PUBLIC IMPROVEMENT DRAWINGS	
551 LF.	8-INCH SANITARY SEWER
2 EA.	SW-301 SANITARY MANHOLE
2 EA.	SW-301 SANITARY MANHOLE W/ SW-307 DROP CONNECTION

#### PRIVATE-

619 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

1,762 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
5 EA.	8-INCH 45" BEND
6 EA.	HYDRANT, TEE AND 6-INCH VALVE
5 EA.	6-INCH SERVICES W/MAINFOLD (SEE DETAIL)
11 EA.	4-INCH SERVICES W/MAINFOLD (SEE DETAIL)

#### STORM SEWER QUANTITIES

##### PRIVATE-

154 LF.	12-INCH RCP CL III
854 LF.	15-INCH RCP CL III
31 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.	18" DIA. SW-512 AREA INTAKE W/SH-604 TYPE 4A GRATE

#### PAVING

##### PRIVATE-

5,341 SY.	7-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) SUBGRADE PREPARATION
-----------	---

##### PUBLIC-

8 EA.	HANDICAP PEDESTRIAN RAMPS W/TRUNCATED DOMES
665 LF.	5-FOOT WIDE SIDEWALK

### PARKING REQUIREMENTS

EACH UNIT IS REQUIRED TO HAVE AT LEAST 1 GARAGE STALL

VISITOR PARKING REQUIRED: 14 UNITS @ 1 SPACE / 10 UNITS = 8 SPACES

PARKING PROVIDED: 8 VISITOR SPACES, 148 SURFACE STALLS + 148 GARAGE STALLS = 304 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 1918C0127F, REVISED OCTOBER 16, 2014.  
ZONE 'X'  
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 1918C0129F, REVISED OCTOBER 16, 2014.

### EASEMENT NOTES:

- 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

PARCEL 'A' OF OUTLOT 'X', NORNALK ORCHARD VIEW PLAT 3, AN OFFICIAL PARCEL RECORDED IN BOOK 2016, PAGE 6210 AT THE WARREN COUNTY RECORDER'S OFFICE, CITY OF NORNALK, WARREN COUNTY, IOWA AND CONTAINING 1.08 ACRES MORE OR LESS.

### CONSTRUCTION SCHEDULE

08/15/16 TO 08/30/16 - CLEARING, ROUGH GRADING, SILT FENCE, SEDIMENT BASINS & TEMPORARY SEEDING  
08/30/16 TO 09/15/16 - UTILITY CONSTRUCTION  
09/15/16 TO 10/15/16 - PAVING  
10/15/16 TO 10/31/16 - 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	- - - - UNDERGROUND TELEVISION
- - - - TYPE SW-301 SANITARY MANHOLE	- - - - UNDERGROUND ELECTRIC
- - - - TYPE SW-302 SANITARY MANHOLE	- - - - UNDERGROUND GAS
- - - - TYPE SW-304 SANITARY MANHOLE	- - - - UNDERGROUND FIBER OPTIC
- - - - STORM/SANITARY CLEANOUT	- - - - UNDERGROUND TELEPHONE
- - - - WATER VALVE	- - - - OVERHEAD ELECTRIC
- - - - FIRE HYDRANT ASSEMBLY	- - - - SANITARY SEWER WITH SIZE
- - - - BLOW-OFF HYDRANT	- - - - STORM SEWER WITH SIZE
- - - - DETECTABLE WARNING PANEL	- - - - WATER MAIN WITH SIZE
- - - - SANITARY SEWER WITH SIZE	- - - - EXISTING CONTOUR
- - - - SANITARY SERVICE	- - - - TREE LINE
- - - - STORM SEWER WITH SIZE	- - - - BUILDING SETBACK LINE
- - - - STORM SERVICE	- - - - PUBLIC UTILITY EASEMENT
- - - - WATER SEWER WITH SIZE	- - - - MINIMUM OPENING ELEVATION
- - - - WATER SERVICE	
- - - - PROPOSED CONTOUR	
- - - - SILT FENCE	
- - - - RIP RAP	
- - - - ADDRESS	

### BENCHMARKS

- BRASS PLUG IN HEADWALL OF REINFORCED BOX CULVERT, AT NORTHWEST CORNER OF INTERSECTION OF IOWA HIGHWAY 28 AND ELM AVENUE. ELEVATION-----874.40
- 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

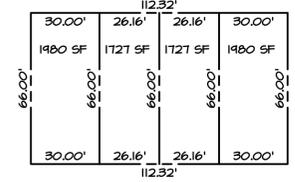
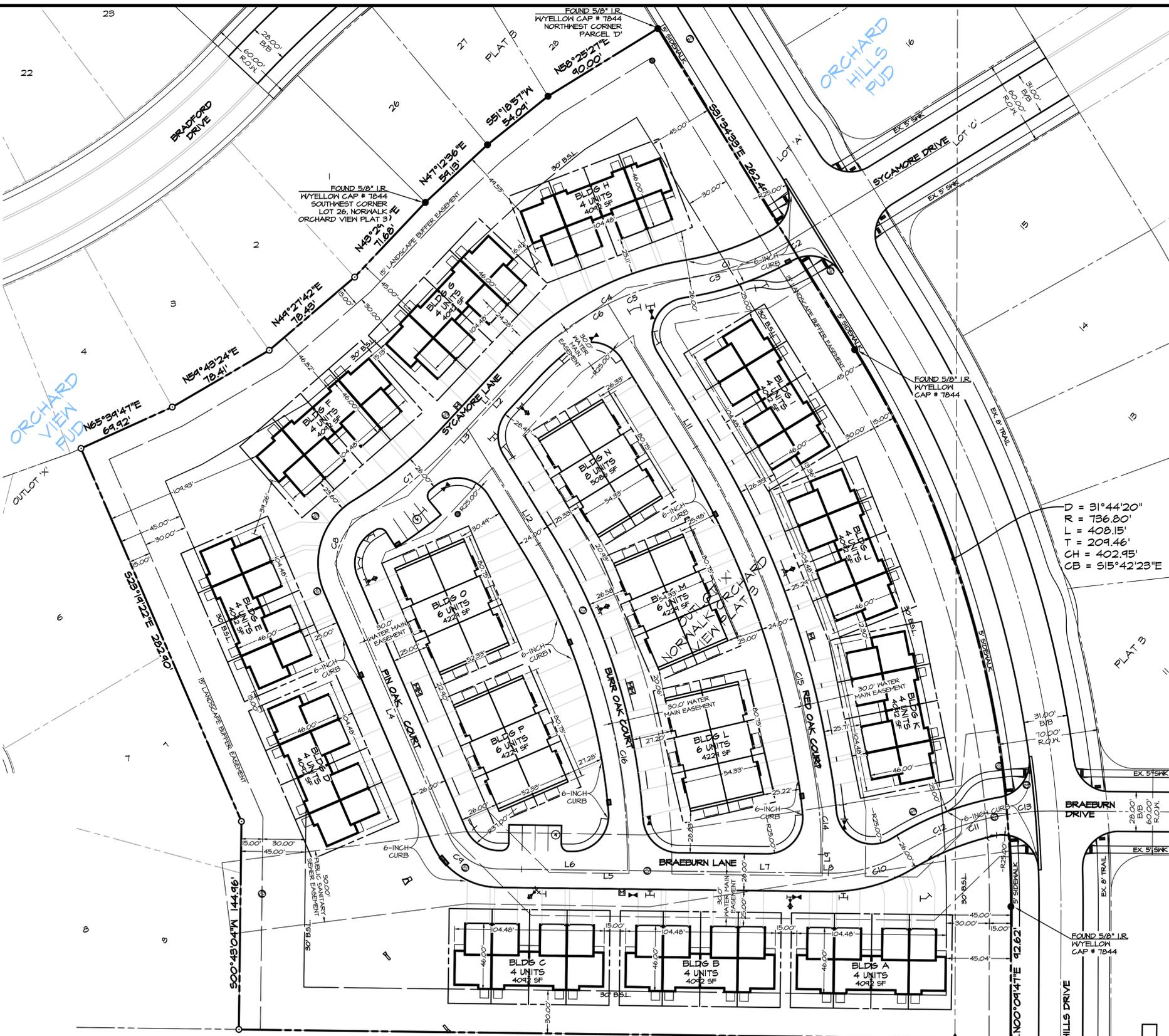
### CERTIFICATIONS

	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 DATE: 08/21/2016 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.  JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL: 1 - 2
	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, 2011 PAGES OR SHEETS COVERED BY THIS SEAL: 1 - 5

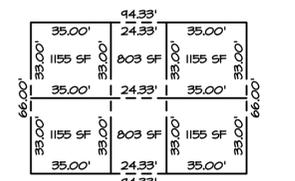
NORNALK ORCHARD VIEW TOWNHOMES  
NORNALK, IA  
COVER

SHEET 1 OF 5  
E-7442

DATE PLOTTED: 8/21/2016 11:14:00 AM, USERNAME: J...

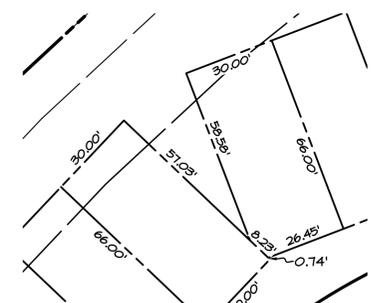


TYPICAL LOT DIMENSIONS  
4 UNIT TOWNHOME



TYPICAL LOT DIMENSIONS  
6 UNIT CONDOMINIUM

D = 31°44'20"  
R = 736.80'  
L = 408.15'  
T = 209.46'  
CH = 402.95'  
CB = S15°42'23"E

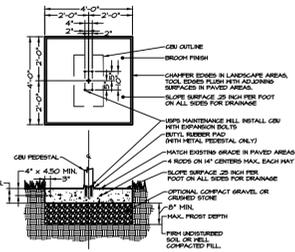


NON-TYPICAL LOT DIMENSION  
LOT 24

LINE #	DIRECTION	LENGTH
L1	S42°56'58"W	71.91'
L2	S42°56'58"W	58.74'
L3	S42°56'58"W	13.16'
L4	S23°14'22"E	190.62'
L5	S89°16'56"E	230.45'
L6	S89°16'56"E	40.10'
L7	S89°16'56"E	135.07'
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	117.04'
L12	S31°34'33"E	95.07'

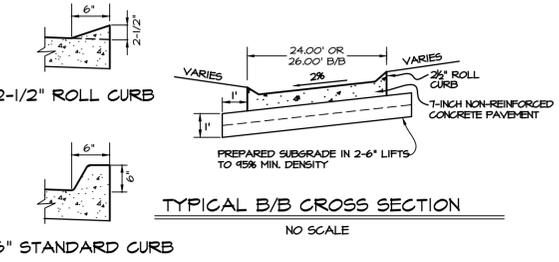
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	22°14'50"	200.00'	71.66'	34.32'	71.71'	S64°36'04"W
C2	0°42'51"	200.00'	2.50'	1.25'	2.50'	S58°50'13"W
C3	21°31'53"	200.00'	75.16'	38.03'	74.72'	S64°51'38"W
C4	37°46'31"	200.00'	131.87'	68.43'	124.44'	S61°50'16"W
C5	16°50'40"	200.00'	58.80'	29.61'	58.54'	S72°18'15"W
C6	20°55'51"	200.00'	78.07'	36.95'	72.66'	S53°24'56"W
C7	15°47'45"	300.00'	82.71'	41.62'	82.45'	S50°50'50"W
C8	82°04'05"	38.00'	54.43'	33.07'	44.84'	S17°42'40"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C9	65°57'34"	38.00'	43.75'	24.66'	41.37'	S56°10'04"E
C10	31°52'35"	100.00'	55.83'	28.56'	54.92'	N14°46'46"E
C11	31°38'05"	200.00'	110.43'	56.66'	104.03'	N14°34'32"E
C12	22°03'36"	200.00'	77.00'	38.48'	76.53'	S64°52'17"W
C13	4°34'24"	200.00'	33.42'	16.75'	33.38'	S85°41'20"W
C14	10°44'38"	300.00'	56.64'	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	32°35'24"	420.00'	238.40'	122.78'	235.64'	S15°16'51"E



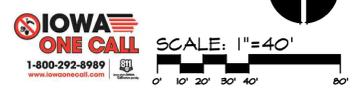
CONCRETE MAILBOX PAD -  
SINGLE UNIT DETAIL

NOT TO SCALE  
NOTES:  
1) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4# 1#1 - 6# MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3/8" - 4.50 SLUMP IN ACCORDANCE WITH ACI 308.  
2) REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.  
3) CURB MAINTENANCE SHALL USE EXPANSION BOLTS TO INSTALL CURB.



TYPICAL B/B CROSS SECTION

NO SCALE



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

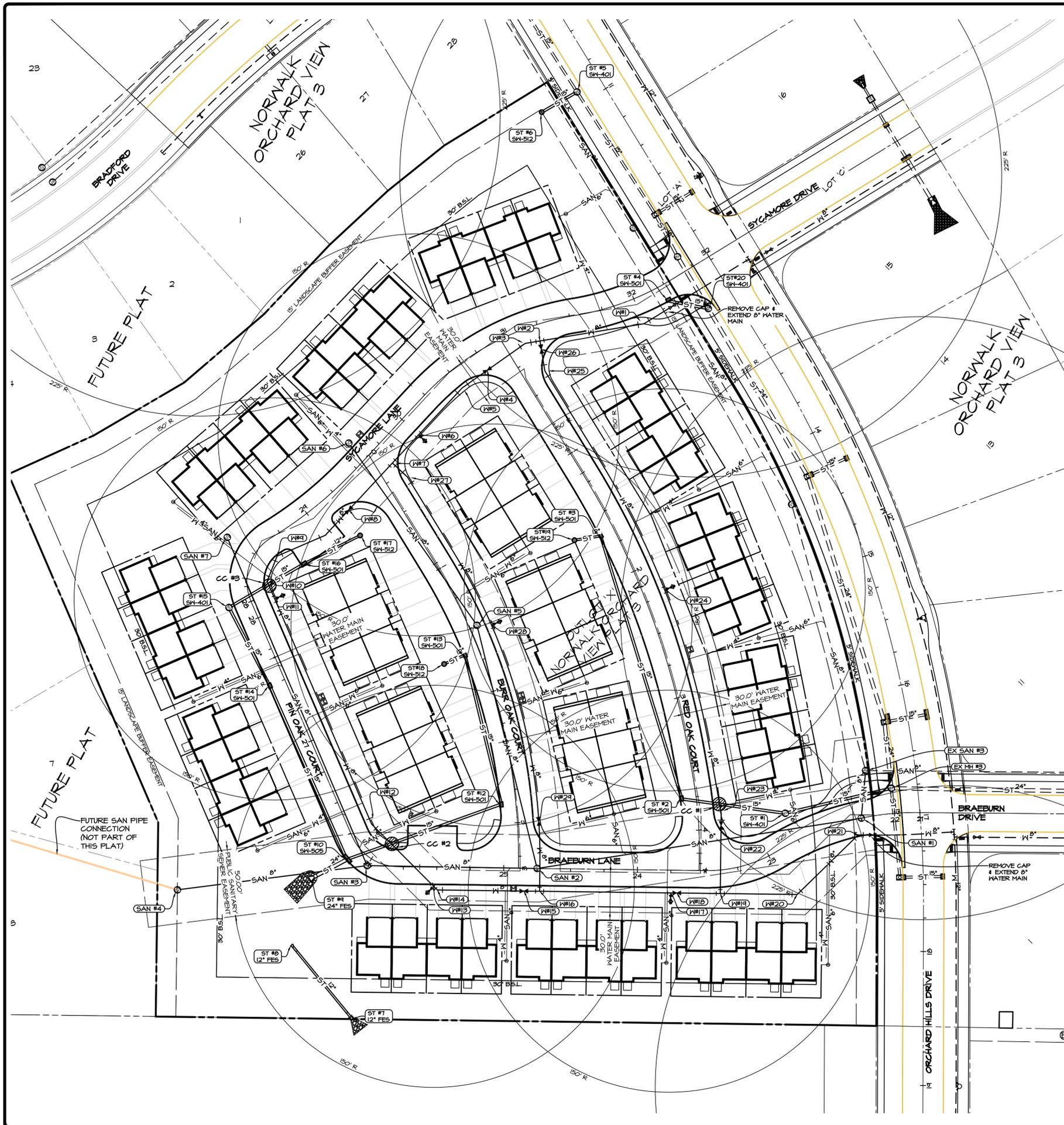
SCALE: 1"=40'

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
01/22/2016	2	01/22/2016
08/02/2016	3	08/02/2016
03/15/2016	4	
	5	PHH
	6	CM

NORNALK ORCHARD VIEW TOWNHOMES  
NORNALK, IA  
DIMENSION PLAN



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

NAME	LOCATION	DETAILS
WV #1	STA. 32+00.00, 20.0' RT. $\phi$	FG ELEV = 443.25
WV #2	STA. 31+23.32, 12.30' RT. $\phi$	FG ELEV = 444.14
WV #3	STA. 31+11.54, 10.25' RT. $\phi$	FG ELEV = 444.42
WV #4	STA. 30+75.00, 15.25' RT. $\phi$	FG ELEV = 445.14
WV #5	STA. 30+50.00, 17.00' RT. $\phi$	FG ELEV = 445.85
HYDRANT, TEE & 6-INCH VALVE	STA. 30+00.00, 17.00' RT. $\phi$	FG ELEV = 446.42
WV #7	STA. 29+11.33, 17.00' RT. $\phi$	FG ELEV = 446.05
WV #8	STA. 29+25.00, 18.15' RT. $\phi$	FG ELEV = 445.67
WV #9	STA. 28+62.41, 13.76' RT. $\phi$	FG ELEV = 444.67
WV #10	STA. 28+28.81, 15.15' RT. $\phi$	FG ELEV = 444.47
HYDRANT, TEE & 6-INCH VALVE	STA. 28+08.00, 17.00' RT. $\phi$	FG ELEV = 444.25
WV #12	STA. 26+25.00, 17.00' RT. $\phi$	FG ELEV = 441.72
WV #13	STA. 25+52.16, 14.32' LT. $\phi$	FG ELEV = 441.53
WV #14	STA. 25+44.41, 17.00' LT. $\phi$	FG ELEV = 441.66
WV #15	STA. 24+84.74, 17.00' LT. $\phi$	FG ELEV = 442.28

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

NAME	LOCATION	DETAILS
WV #16	STA. 24+72.83, 17.00' LT. $\phi$	FG ELEV = 442.37
HYDRANT, TEE & 6-INCH VALVE	STA. 23+75.00, 17.00' LT. $\phi$	FG ELEV = 443.38
WV #18	STA. 23+70.33, 17.00' LT. $\phi$	FG ELEV = 443.52
WV #19	STA. 23+34.44, 17.44' LT. $\phi$	FG ELEV = 443.42
WV #20	STA. 22+45.74, 35.44' LT. $\phi$	FG ELEV = 443.54
WV #21	STA. 22+30.10, 11.70' LT. $\phi$	FG ELEV = 440.14
WV #22	STA. 3+47.50, 16.64' LT. $\phi$	FG ELEV = 442.61
WV #23	STA. 3+88.96, 17.42' LT. $\phi$	FG ELEV = 442.82
HYDRANT, TEE & 6-INCH VALVE	STA. 2+21.36, 16.00' LT. $\phi$	FG ELEV = 444.13
WV #25	STA. 0+37.44, 16.00' LT. $\phi$	FG ELEV = 445.25
WV #26	STA. 0+22.37, 22.17' LT. $\phi$	FG ELEV = 444.34
WV #27	STA. 0+24.14, 16.00' LT. $\phi$	FG ELEV = 446.25
HYDRANT, TEE & 6-INCH VALVE	STA. 1+54.15, 16.00' LT. $\phi$	FG ELEV = 444.76
WV #29	STA. 3+00.00, 16.00' LT. $\phi$	FG ELEV = 443.02
WV #30	STA. 24+00.07, 21.38' RT. $\phi$	FG ELEV = 444.83

NAME	LOCATION	DETAILS
EX SAN #3	48" SW-301 MANHOLE & SW-307 DROP CONNECTION W/SH-601 B CASTING	STA. 16+54.90, 37.00' RT. $\phi$ . RIM = 440.87 IN S = 414.05
SAN #1	48" SW-301 MANHOLE W/SH-601 B CASTING	STA. 22+25.00, 0.00' $\phi$ . RIM = 440.61 IN N = 414.29 OUT N = 414.14
SAN #2	48" SW-301 MANHOLE & SW-307 DROP CONNECTION W/SH-601 B CASTING	STA. 24+75.00, 0.00' $\phi$ . RIM = 442.12 IN N = 415.58 IN N = 431.16 OUT E = 415.27
SAN #3	48" SW-301 MANHOLE & SW-307 DROP CONNECTION W/SH-601 B CASTING	STA. 26+00.00, 6.00' LT. $\phi$ . RIM = 441.08 IN N = 415.48 IN N = 430.28 OUT E = 415.88
SAN #4	48" SW-301 MANHOLE W/SH-601 A CASTING	STA. 26+37.51, 135.75' LT. $\phi$ . RIM = 439.77 OUT E = 416.56
SAN #5	48" SW-301 MANHOLE W/SH-601 B CASTING	STA. 1+50.00, 0.00' LT. $\phi$ . RIM = 444.43 IN N = 435.04 OUT S = 434.40
SAN #6	48" SW-301 MANHOLE W/SH-601 B CASTING	STA. 24+60.00, 17.00' LT. $\phi$ . RIM = 446.72 OUT SE = 437.00
SAN #7	48" SW-301 MANHOLE W/SH-601 B CASTING	STA. 28+50.00, 24.00' LT. $\phi$ . RIM = 445.41 OUT SE = 435.67

PIPE	DIA.	LENGTH	SLOPE
EX SAN #3 TO SAN #1	8" PVC	36 LF.	0.40%
SAN #2 TO SAN #5	8" PVC	187 LF.	2.00%
SAN #3 TO SAN #1	8" PVC	266 LF.	1.80%
SAN #1 TO SAN #2	8" PVC	245 LF.	0.40%
SAN #2 TO SAN #3	8" PVC	127 LF.	0.40%
SAN #3 TO SAN #4	8" PVC	143 LF.	0.40%
SAN #5 TO SAN #6	8" PVC	166 LF.	1.20%

PIPE	DIA.	LENGTH	SLOPE
ST #1 TO EX MH #3	15" RCP CLASS III	81 LF.	4.50%
ST #2 TO ST #1	15" RCP CLASS III	74 LF.	1.00%
ST #3 TO ST #2	15" RCP CLASS III	205 LF.	1.00%
ST #4 TO ST #3	15" RCP CLASS III	30 LF.	2.00%
ST #5 TO ST #4	15" RCP CLASS III	30 LF.	1.00%
ST #6 TO ST #5	12" RCP CLASS III	71 LF.	1.40%
ST #7 TO ST #6	24" RCP CLASS III	31 LF.	1.00%
ST #8 TO ST #7	15" RCP CLASS III	122 LF.	1.38%
ST #9 TO ST #8	15" RCP CLASS III	115 LF.	1.00%
ST #10 TO ST #9	15" RCP CLASS III	142 LF.	1.84%
ST #11 TO ST #10	15" RCP CLASS III	66 LF.	1.00%
ST #12 TO ST #11	15" RCP CLASS III	65 LF.	1.00%
ST #13 TO ST #12	12" RCP CLASS III	47 LF.	1.00%
ST #14 TO ST #13	12" RCP CLASS III	16 LF.	1.00%
ST #15 TO ST #14	12" RCP CLASS III	20 LF.	-1.67%

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

NAME	LOCATION	DETAILS
EX MH #3	60" SW-401 MANHOLE W/SH-602 F CASTING	STA. 16+75.86, 14.50' RT. $\phi$ . RIM = 434.48 IN N = 433.22 OUT E = 431.80
ST #1	SW-401 MANHOLE W/SH-602 E CASTING	STA. 22+75.00, 22.00' RT. $\phi$ . RIM = 442.15 IN N = 434.89 OUT E = 438.89
ST #5	SW-401 MANHOLE W/SH-602 E CASTING	STA. 10+02.84, 14.62' RT. $\phi$ . RIM = 444.38 IN SW = 440.44
ST #15	SW-401 MANHOLE W/SH-602 E CASTING	STA. 28+15.00, 17.00' LT. $\phi$ . RIM = 444.14 IN NE = 434.38 OUT SE = 438.89
ST #20	SW-401 MANHOLE W/SH-602 F CASTING	STA. 12+80.00, 20.68' RT. $\phi$ . RIM = 442.37 IN N = 438.13

NAME	LOCATION	DETAILS
ST #2	SW-501 INTAKE W/SH-603 R GRATE	STA. 3+75.00, 12.00' RT. $\phi$ . GRATE = 442.54 IN N = 437.88 OUT E = 437.18
ST #3	SW-501 INTAKE W/SH-603 R GRATE	STA. 1+65.00, 12.00' RT. $\phi$ . GRATE = 444.44 IN N = 434.73 IN SW = 434.93
ST #10	SW-505 INTAKE W/SH-603 R GRATES	STA. 26+11.75, 13.00' LT. $\phi$ . GRATE = 441.43 IN E = 435.91 IN N = 435.91 OUT SW = 435.31
ST #14	SW-501 INTAKE W/SH-603 R GRATE	STA. 27+50.00, 13.00' LT. $\phi$ . GRATE = 443.11 IN N = 438.62 OUT SE = 438.52

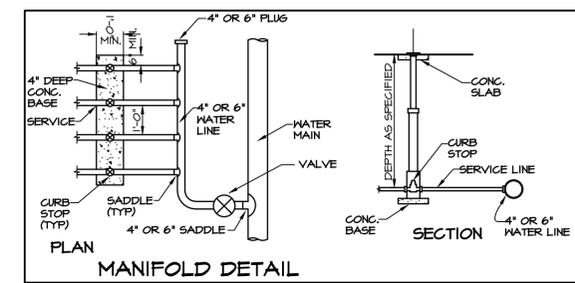
NAME	LOCATION	DETAILS
ST #6	18" SW-512 INTAKE W/SH-604 4A GRATE	STA. 10+84.98, 50.00' RT. $\phi$ . GRATE = 443.80 OUT NE = 441.24
ST #16	24" x 36" SW-501	STA. 28+71.84, 30.50' RT. $\phi$ . GRATE = 444.11 IN NE = 440.23 OUT SW = 440.03

NAME	LOCATION	DETAILS
ST #7	12" FES	STA. 25+87.11, 17.50' LT. $\phi$ . $\bar{E}$ = 433.00
ST #8	12" FES	STA. 26+04.88, 12.24' LT. $\phi$ . $\bar{E}$ = 434.00
ST #1	24" FES	STA. 26+14.75, 43.54' LT. $\phi$ . $\bar{E}$ = 435.00

**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 AND ST #20 ARE TO BE CONSTRUCTED OVER THE EXISTING STORM SEWER. VERIFY THE EXISTING IT'S AND POUR CONCRETE COLLARS & WELL DEFINED INVERTS. BASE SHALL BE POURED IN PLACE.

**CRITICAL CROSSINGS**

- CC#1  $\bar{E}$  15" RCP = 438.12  
 $\bar{F}$ .G. = 442.80  
 TOP 8-INCH WATER = 436.62
- CC#2  $\bar{E}$  15" RCP = 431.00  
 $\bar{F}$ .G. = 441.75  
 TOP 8-INCH WATER = 435.35
- CC#3  $\bar{E}$  15" RCP = 440.37  
 $\bar{F}$ .G. = 444.46  
 TOP 8-INCH WATER = 438.62



**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.

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

**CEC**

**NORWALK ORCHARD VIEW TOWNHOMES**  
 NORWALK, IA  
 UTILITY PLAN

SHEET 3 OF 5  
 E-7442

DATE	REVISIONS	COMMENTS
09/21/2016	1	04/18/2016
	2	07/22/2016
	3	08/02/2016
	4	
	5	
	6	

DATE OF SURVEY: 03/15/2016  
 DESIGNED BY: PPH  
 DRAWN BY: CM

**IOWA ONE CALL**  
 1-800-292-9899  
 www.iowacall.com

NORTH

SCALE: 1"=40'



**GRADING AND EROSION CONTROL NOTES**

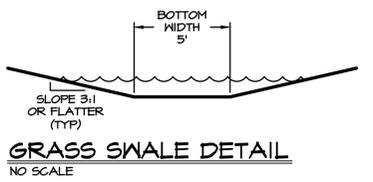
1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
3. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
4. AREAS TO RECEIVE FILL TO BE BENCHED.
5. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING 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.
6. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
7. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
8. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
9. 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.
10. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
11. TOPSOIL SHALL BE RESPREAD TO A MINIMUM THICKNESS OF 4-INCHES ON ALL DISTURBED UNPAVED AREAS.
12. BACKFILL TO TOP OF ALL CURBS.
13. GRADING & TREE PROTECTION LIMITS SHALL BE STAKED PRIOR TO ANY TREE REMOVAL.
14. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
15. 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-BUTZKES GEOTECHNICAL REPORT PN 131244 DATED OCTOBER 31, 2013.
16. STREET PAVEMENT SUBGRADE SHALL BE COMPACTED PER THE GUIDELINES IN THE GEOTECHNICAL EXPLORATION REPORT REFERENCED IN NOTE 15.
17. EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH SUDAS SECTION 904.0, 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.
18. ALL SLOPES SHALL BE 3:1 OR FLATTER FOR THE SITE.
19. 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 '2', ORCHARD VIEW PLAT 4 AND PROVIDES DETENTION FOR THE EAST 3.0 ACRES OF THIS SITE.

**MULCHING TABLE**

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

**QUANTITIES**

143,251 SF	SEEDING (TYPE II EROSION CONTROL MIX)
1,940 LF	SILT FENCE
12 EA	INLET FILTERS
1 TN	DRY STRAW OR HAY MULCH (2 TN / ACRE)
33 TN	CLASS E RIP RAP



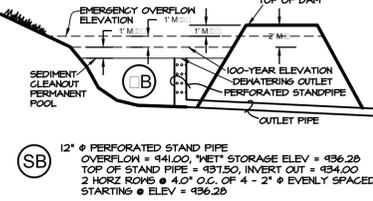
**SEEDING NOTES**

1. FERTILIZER (16-16-16) SHALL BE APPLIED TO THE AREA TO BE SEED AT A RATE OF 650 LBS/ACRE.
2. THE AREA TO BE SEED 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.
3. THE FERTILIZER SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 3" WITH A MECHANICAL ROCK PICKER OR A SPRING TOOTH CULTIVATOR.
4. 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.
5. ALL SEEDING AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.
6. THE MULCH MAY CONSIST OF STRAW (OAT, WHEAT, BARLEY OR RYE), HAY, BROMEGRASS, TIMOTHY, ORCHARD GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS.
7. ALL SEEDING 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
---	SAN 8"	SANITARY SEWER # & SIZE
---	ST 8"	STORM SEWER # & SIZE
---	W 8"	WATER MAIN # & SIZE
○	MANHOLE	MANHOLE
□	STORM INTAKE	STORM INTAKE
⊕	FIRE HYDRANT	FIRE HYDRANT
⊗	VALVE	VALVE
---	EXISTING FENCE	EXISTING FENCE
---	SILT FENCE	SILT FENCE
---	INLET FILTER	INLET FILTER
○	EXISTING / PROPOSED STREET TREES	EXISTING / PROPOSED STREET TREES
---	EXISTING / PROPOSED TREE LINE	EXISTING / PROPOSED TREE LINE
---	PROPOSED TREE PROTECTION FENCING	PROPOSED TREE PROTECTION FENCING

**SEDIMENT BASIN DETAIL**



**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 = 874.44

CUT 'X' INTERSECTION SYCAMORE DRIVE AND ELM AVENUE. ELEVATION = 874.71

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 CLOGGING 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

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	07/22/2016
	3	08/02/2016
	4	
	5	
	6	

DATE OF SURVEY: 03/15/2016  
DESIGNED BY: PPH  
DRAWN BY: CM

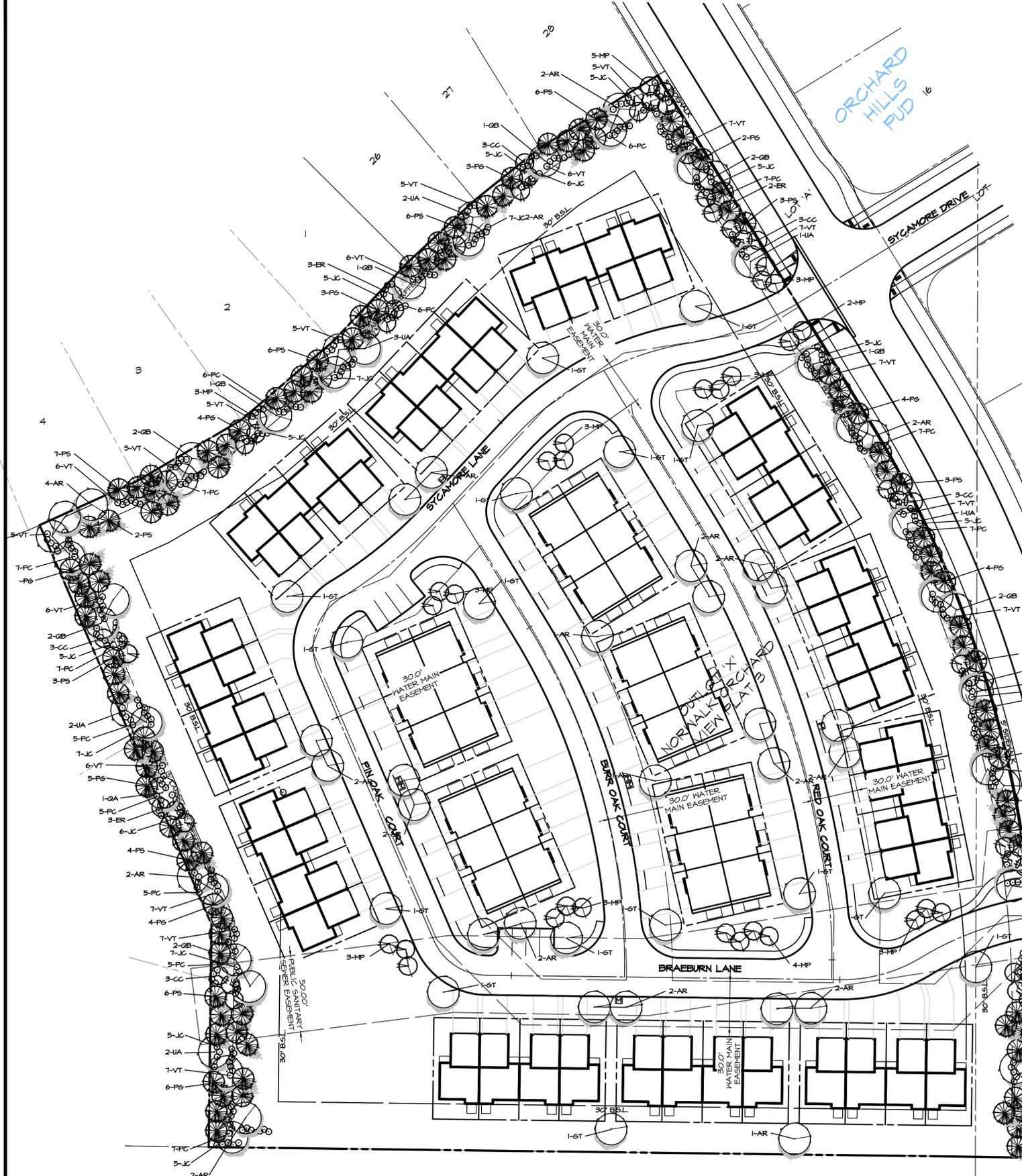
**NORWALK ORCHARD VIEW TOWNHOMES**  
NORWALK, IA  
**GRADING PLAN**

SHEET 4 OF 5  
E-7442

**IOWA ONE CALL**  
1-800-292-8989  
www.iowaonecall.com

NORTH

SCALE: 1"=40'



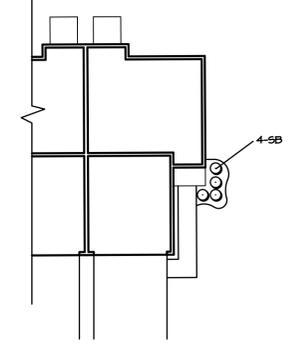
**PLANTING SCHEDULE**

AR 21	Acer rubrum Red Maple	2" Cal.	B4B	See Plan
GB 4	Quercus bicolor Swamp White Oak	2" Cal.	B4B	See Plan
GT 21	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.	T5/B4B	See Plan
PG 20	Picea glauca densata Black Hills Spruce	6'-8" Ht.	T5/B4B	See Plan
AC 17	Abies concolor White Fir	6'-8" Ht.	T5/B4B	See Plan
JC 50	Juniperus chinensis Sea Green Juniper	#3	Cont.	See Plan
CD 85	Caryopteris divaricata 'Snow Fairy' Variegated Blue Mist Spirea	#2	Cont.	See Plan
MF 72	Meibomia Florida 'Vermelig' My Honey Meibomia	#2	Cont.	See Plan
VT 74	Viburnum trilobum American Cranberry Bush Viburnum	3" Cal.	Cont.	See Plan
DS 46	Dierilla sessilifolia Cool Splash Honeysuckle	#2	Cont.	See Plan
CA 86	Galatagrostis x acutiflora Karl Foerster Grass	#2	Cont.	See Plan
BW 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

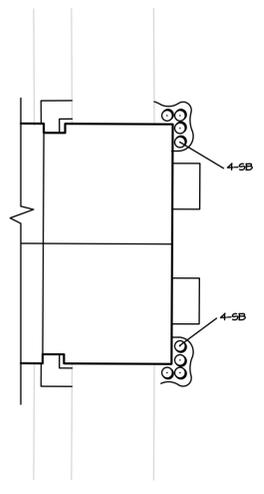
**PLANTING NOTES**

- ALL SITEWORK, 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/](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" CALIFER 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 SEEDED 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 CONTRACT.
- 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 SURFACE.
  - 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 SEEDED 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 SEEDED 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 SEEDED AREAS. SPREAD BY HAND, BLOWER, OR OTHER SUITABLE EQUIPMENT.
    - ANCHOR STRAW MULCH BY CRIMPING INTO SOIL WITH SUITABLE MECHANICAL EQUIPMENT.
  - PROTECT SEEDED 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 POCKETS, 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 NEST 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/3,000 SF  
 300,141 X 30% = 42,444 SF  
 42,444 SF / 1,500 = 61 TREES  
 42,444 SF / 500 = 84 SHRUBS

**PROPOSED:**  
 61 TREES  
 84 SHRUBS

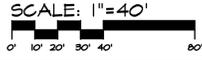
**15' BUFFER REQUIRED:** 2.0 OVERSTORY, 7 EVERGREEN TREES, 2.0 UNDERSTORY & 22 SHRUBS/100 LF  
 1662 LF / 100 = 17  
 48 OVERSTORY  
 119 EVERGREEN TREES  
 48 UNDERSTORY  
 374 SHRUBS

**PROVIDED:**  
 48 OVERSTORY  
 119 EVERGREEN TREES  
 48 UNDERSTORY  
 374 SHRUBS



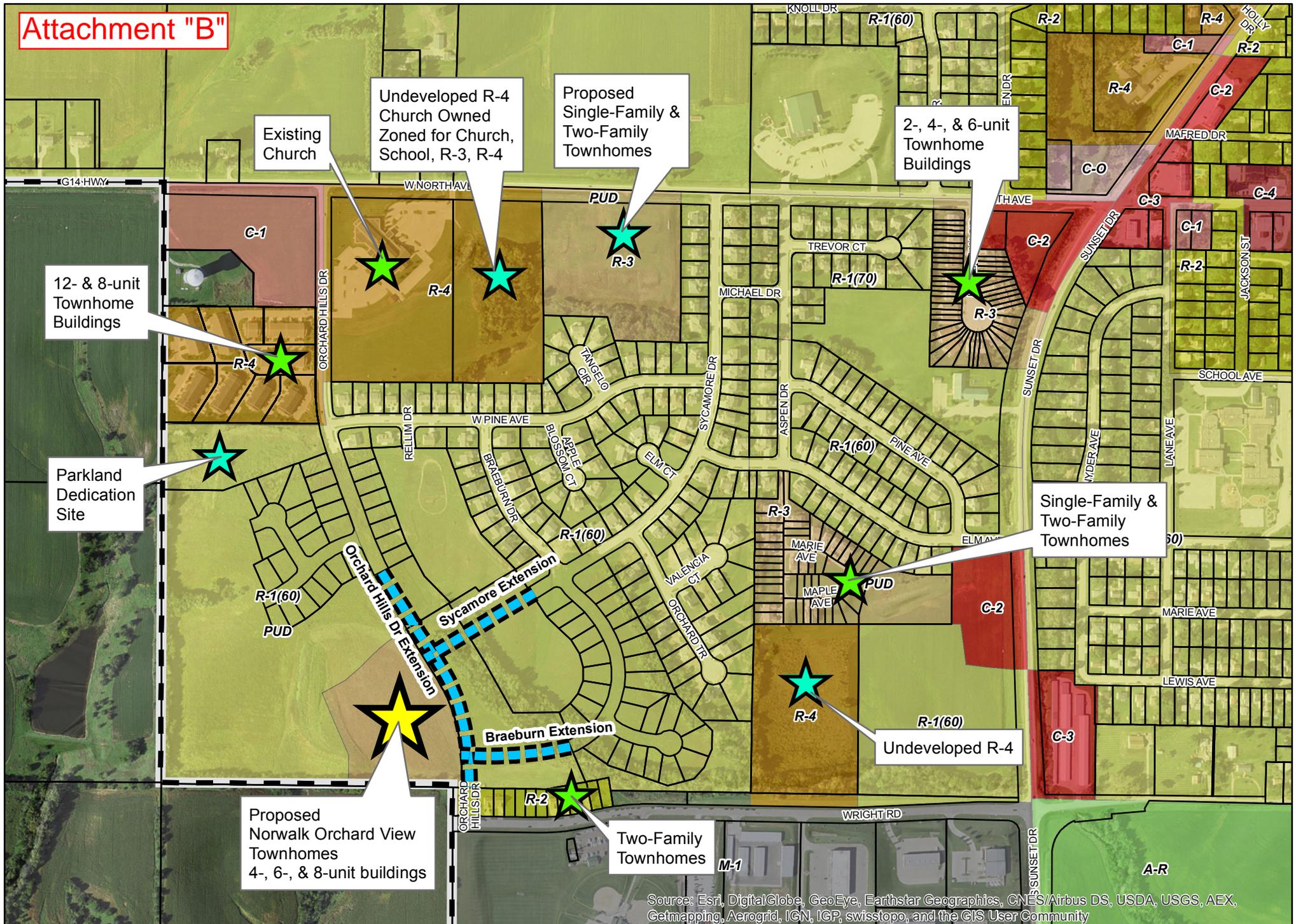
DATE	REVISIONS	COMMENTS
09/21/2016	1	04/18/2016
	2	07/22/2016
	3	08/02/2016
	4	
	5	
	6	

DATE OF SURVEY: 03/15/2016  
 DESIGNED BY: MPH  
 DRAWN BY: CMT



Q:\E:\1515\151501\151501\_01\151501\_01.dwg, 9/21/2016, 12:21:11 PM, cecinc, 1:1

**Attachment "B"**



**Norwalk Orchard View Townhomes Location**



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

**REQUEST:** Request from Diligent Development to approve a replat of the Preliminary Plat for *Blooming Heights*

**MEETING DATE:** August 8, 2016

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

**APPLICANT(S):** Diligent Development      Cooper Crawford & Associates  
12119 Stratford Dr. Ste B      475 S. 50<sup>th</sup> Street, Suite 800  
Clive, Iowa 50325      West Des Moines, Iowa 50265

**GENERAL DESCRIPTION:** The original preliminary plat was approved on October 2, 2014. It included 35 single family lots that met the R-1(100) zoning of the land. Many of these lots far exceeded the 100' minimum width. This replat of the development is to reduce the size of the lots and add six additional lot within the same street layout as originally approved.

**IMPACT ON NEIGHBORHOOD:** The properties surrounding the replat area is primarily agricultural with the new Timber View development back to the west.

**VEHICULAR & PEDESTRIAN TRAFFIC:** Traffic will access the subdivision through a connection onto 50<sup>th</sup> Avenue. The street layout of the subdivision remains the same as originally proposed.

**TRAIL PLAN:** The plat includes standard 5' sidewalks.

**ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:** This site is zoned R-1(100). Surrounding ground is zoned Agricultural Reserve. The Timber View subdivision to the west is zoned R-1(70) and R-1(80).

**BUFFERS REQUIRED/ NEEDED:** N/A

**DRAINAGE:** Drainage for the residential lots overland and to the storm sewer system on the streets. Detention is handled through the adjacent pond to the west.

**DEVELOPMENT HISTORY:** The site was rezoned and platted in 2014. The adjacent Timber View development was rezoned and platted in 2015.

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

**PARKLAND:** The subdivision ordinance requires 783 square feet of parkland per single family dwelling unit. The development has 41 lots and is required to provide 0.74 acres of parkland, or the equivalent per Subdivision Regulations, to the City. No park is shown on site. Parkland dedication requirements will be finalized during final platting.

**UTILITIES: WATER, SANITARY SEWER, STORM SEWER.** The design for sanitary sewer, storm sewer, and water main did not change from the original preliminary plat.

**RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:** The future land use plan designates this location low density residential.

**STAFF ANALYSIS – ZONING ORDINANCE:** The Preliminary Plat consists of 41 residential lots. The plat consists of 77.2 acres of land west of 50th Avenue. The residential lots vary in size measuring from 16,047 SF to 94,534 SF.

Streets shown will be dedicated to the City for street use upon approval of the Final Plat. The designated street right-of-way is 60 feet on all streets. Redbud Street and Crabapple Drive are both 28' wide streets. The Crabapple Drive cul-de-sac and Dogwood Circle are both 26' wide streets.

The proposed preliminary plat would be for any residential lots to be in the R-1 district with the following bulk regulations:

- Minimum lot area – 15,000 SF
- Minimum lot width – 100'
- Front Setback – 40'
- Side setback – 25' total (min. 12' one side)
- Rear setback – 40'
- Height – 35'

**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:**

Therefore, staff recommends that the request for the replat of the Preliminary Plat of Blooming Heights 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.

# PRELIMINARY PLAT

# BLOOMING HEIGHTS

SHEET 1 OF 4

OWNER/DEVELOPER

JCP, LLC  
160 64th STREET, SUITE 1008  
WEST DES MOINES, IA 50266

DEVELOPER

DILIGENT DEVELOPMENT  
2119 STRATFORD DRIVE, SUITE B  
CLIVE, IA 50252

ZONING

EXISTING: A-R, AGRICULTURAL RESERVE  
PROPOSED: R-1(100) SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS

MIN. LOT AREA-15,000 S.F.  
MIN. LOT WIDTH-100'

SETBACKS  
FRONT-40'  
REAR-40'  
SIDE-12' MIN. (25% TOTAL)

LEGAL DESCRIPTION

A part of the North half of the Southeast quarter of Section 10, Township 77 North, Range 25 West of the 5th P.M., City of Norwalk, Warren County, Iowa, that is more particularly described as follows:

Beginning at the Center of Section 10, Township 77 North, Range 25 West of the 5th P.M., City of Norwalk, Warren County, Iowa; thence S89°44'17"E, 2624.70 feet along the North line of the Southeast quarter of said Section 10 to the East 1/4 corner of said Southeast quarter of said Section 10, thence S00°37'45"W, 350.00 feet to the South line of the North half of the Southeast quarter of said Section 10; thence N89°42'42"W, 2274.64 feet along said South line to the West line of the Southeast quarter of said Section 10; thence N00°06'20"W, 1329.42 feet along said West line to the Point of Beginning.

Said tract of land contains 77.202 acres more or less (includes 0.616 acres road right-of-way).

Said tract of land being subject to any and all easements of record.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- LIGHT POLE
- APPROVED
- PROPOSED
- PLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- LIGHT POLE
- APPROVED
- PROPOSED

CERTIFICATION

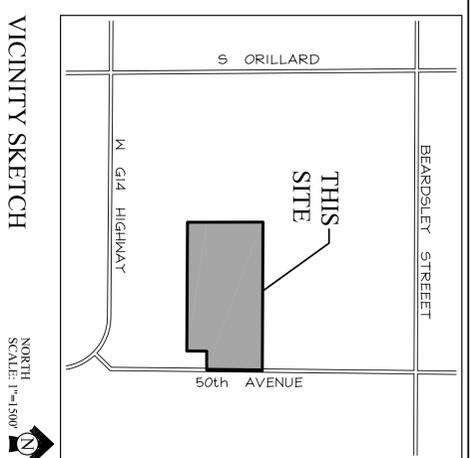
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017  
PAGES OR SHEETS COVERED BY THIS SEAL:  
Sheets 1-4

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

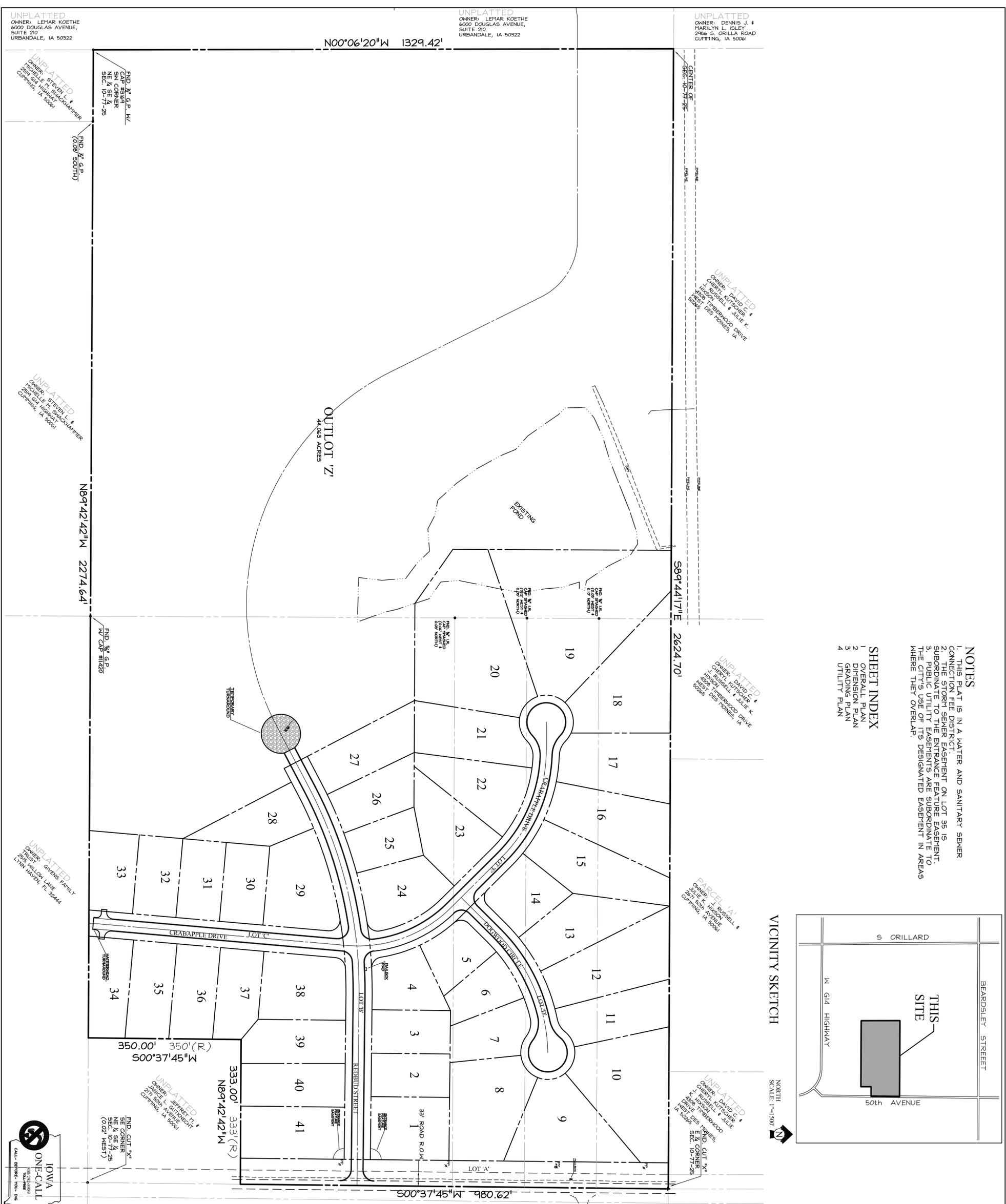
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345  
DATE: 7-18-2016  
REVISIONS:

APPROVED: [Signature] INITIALS: ASB/ULT  
SCALE: 1"=100'  
JOB NUMBER  
**CC 1459**  
SHEET 1 OF 4



- NOTES
1. THIS PLAT IS IN A WATER AND SANITARY SEWER CONNECTION FEE DISTRICT.
  2. THE STORM SEWER EASEMENT ON LOT 35 IS SUBORDINATE TO THE ENTRANCE FEE EASEMENT.
  3. PUBLIC UTILITY EASEMENTS ARE SUBORDINATE TO THE PUBLIC USE OF ITS DESIGNATED EASEMENT IN AREAS WHERE THEY OVERLAP.

- SHEET INDEX
- 1 OVERALL PLAN
  - 2 GENERAL PLAN
  - 3 GRADING PLAN
  - 4 UTILITY PLAN



UNPLATTED  
OWNER: DENNIS J. & MARILYN L. ISLEY  
2986 S. ORILLARD ROAD  
CUMMING, IA 50061

UNPLATTED  
OWNER: LEMAR KOETHE  
6000 DOUGLAS AVENUE,  
SUITE 210  
URBANDALE, IA 50322

UNPLATTED  
OWNER: LEMAR KOETHE  
6000 DOUGLAS AVENUE,  
SUITE 210  
URBANDALE, IA 50322

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

UNPLATTED  
OWNER: DAVID G. & KATHLEEN L. RUSSELL & JULIE K. HANSEN  
1403 THUNDERWOOD DRIVE  
WEST DES MOINES, IA 50266

UNPLATTED  
OWNER: DAVID G. & KATHLEEN L. RUSSELL & JULIE K. HANSEN  
1403 THUNDERWOOD DRIVE  
WEST DES MOINES, IA 50266

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

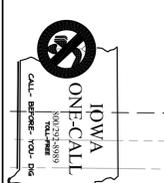
UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

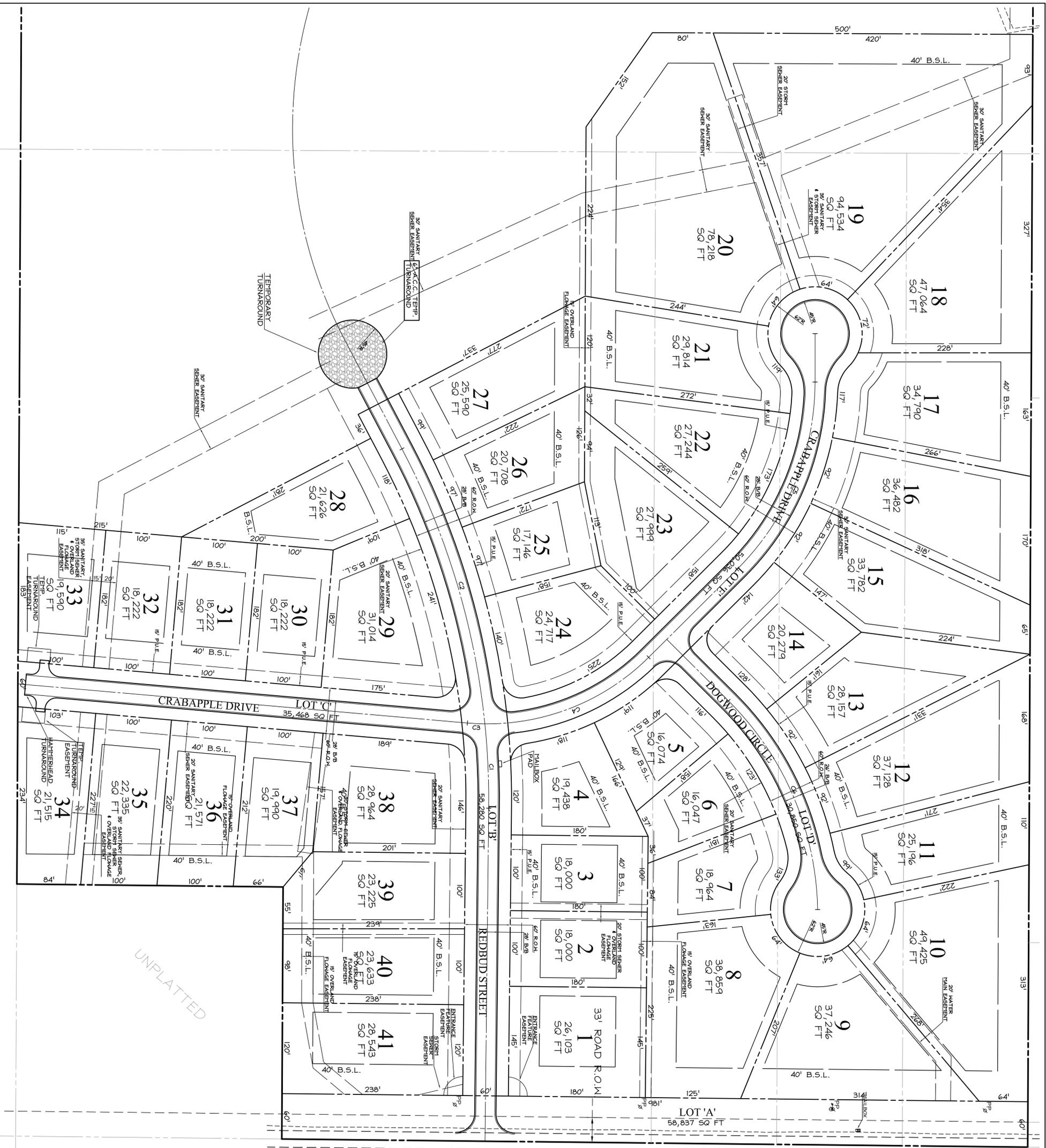
UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001

UNPLATTED  
OWNER: STEVEN L. & JUDITH A. DACHAMMER  
2101 W. HIGHWAY 200  
CUMMING, IA 50001



PRELIMINARY PLAT  
 BLOOMING  
 HEIGHTS  
 SHEET 2 OF 4



50th AVENUE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	6°23'48"	1000.00	111.64	55.85	111.58	S87°25'51"W
C2	2°15'15"	3000.00	381.60	193.15	376.24	S73°16'02"W
C3	4°24'02"	3000.00	233.04	115.53	233.04	N02°41'55"E
C4	48°28'55"	3500.00	5392.66	144.97	2327.83	N62°55'06"W
C6	43°55'11"	4000.00	595.97	161.49	299.49	S66°55'06"W

- LEGEND**
- EXISTING/PROPOSED
  - PLAT BOUNDARY
  - STORM SEWER & SIZE
  - SANITARY SEWER & SIZE
  - WATER MAIN & SIZE
  - MANHOLE
  - STORM INTAKE
  - FIRE HYDRANT
  - VALVE
  - F.E.S.
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - SILT FENCE OR APPROVED FILTRATION SOCK
  - LIGHT POLE

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

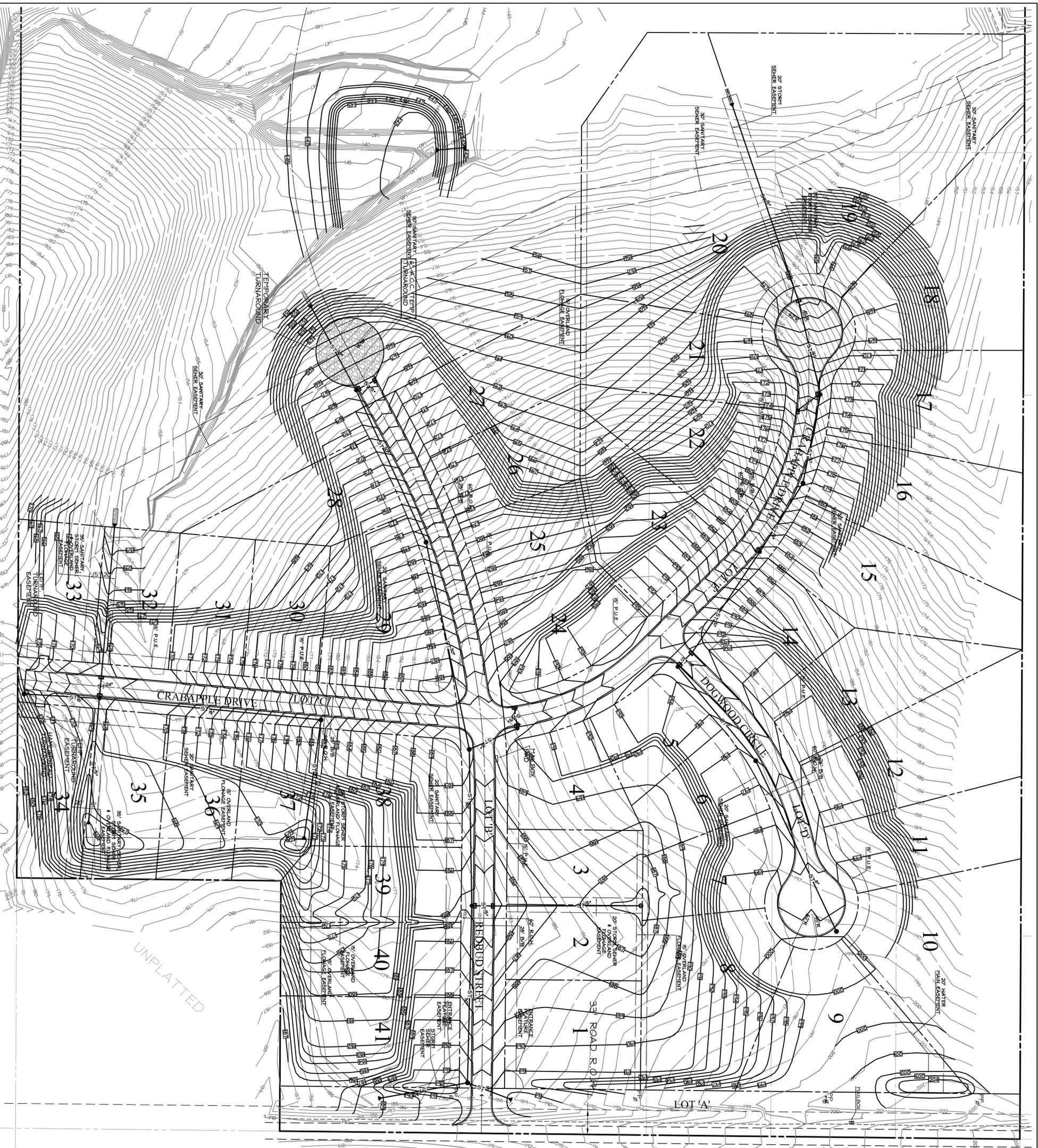
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345  
 DATE: 7-18-2016

APPROVED: [Signature] INITIALS: [Signature] AS-BUILT: [Signature]  
 SCALE: 1"=60'  
 DIMENSION PLAN  
 BLOOMING HEIGHTS

JOB NUMBER  
**1459**  
 SHEET  
 2 OF 4



# PRELIMINARY PLAT BLOOMING HEIGHTS SHEET 3 OF 4



50th AVENUE

**NOTES**  
1. IN THE AREA OF LOTS 17-24, ADJOINING LOTS WILL FLOW OVERLAND TRAVERSING THE FUTURE BUILDING SITE AND THAT ANY BUILDING ON THE LOT MUST TAKE INTO ACCOUNT THE UPSTREAM DRAINAGE.

**LEGEND**

—	EXISTING/PROPOSED PLAT BOUNDARY
—	ST <sup>10"</sup> STORM SEWER & SIZE
—	SAN <sup>12"</sup> SANITARY SEWER & SIZE
—	W <sup>12"</sup> WATER MAIN & SIZE
○	MANHOLE
—	STORM INTAKE
▽	FIRE HYDRANT
▽	VALVE
△	F.E.S.
—	EXISTING CONTOURS
—	PROPOSED CONTOURS
—	SILT FENCE OR APPROVED FILTRATION SOCK
—	APPROVED LIGHT POLE



**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: 7-18-2016

REVISIONS:  
APPROVED: --- INITIALS: --- AS-BUILT: ---

SCALE: 1"=60'

JOB NUMBER  
**CC 1459**

GRADING PLAN  
BLOOMING HEIGHTS

SHEET 3 OF 4

# PRELIMINARY PLAT BLOOMING HEIGHTS SHEET 4 OF 4



50th AVENUE

### LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
- ST<sup>18"</sup> STORM SEWER & SIZE
- SAN<sup>20"</sup> SANITARY SEWER & SIZE
- W<sup>18"</sup> WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT VALVE
- F.E.S.
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- LIGHT POLE

**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: 7-18-2016  
REVISIONS:

APPROVED: SCALE: 1"=60'  
INITIALED: AS-BUILT:

UTILITY PLAN  
BLOOMING HEIGHTS  
JOB NUMBER  
**CC 1459**  
SHEET  
4 OF 4



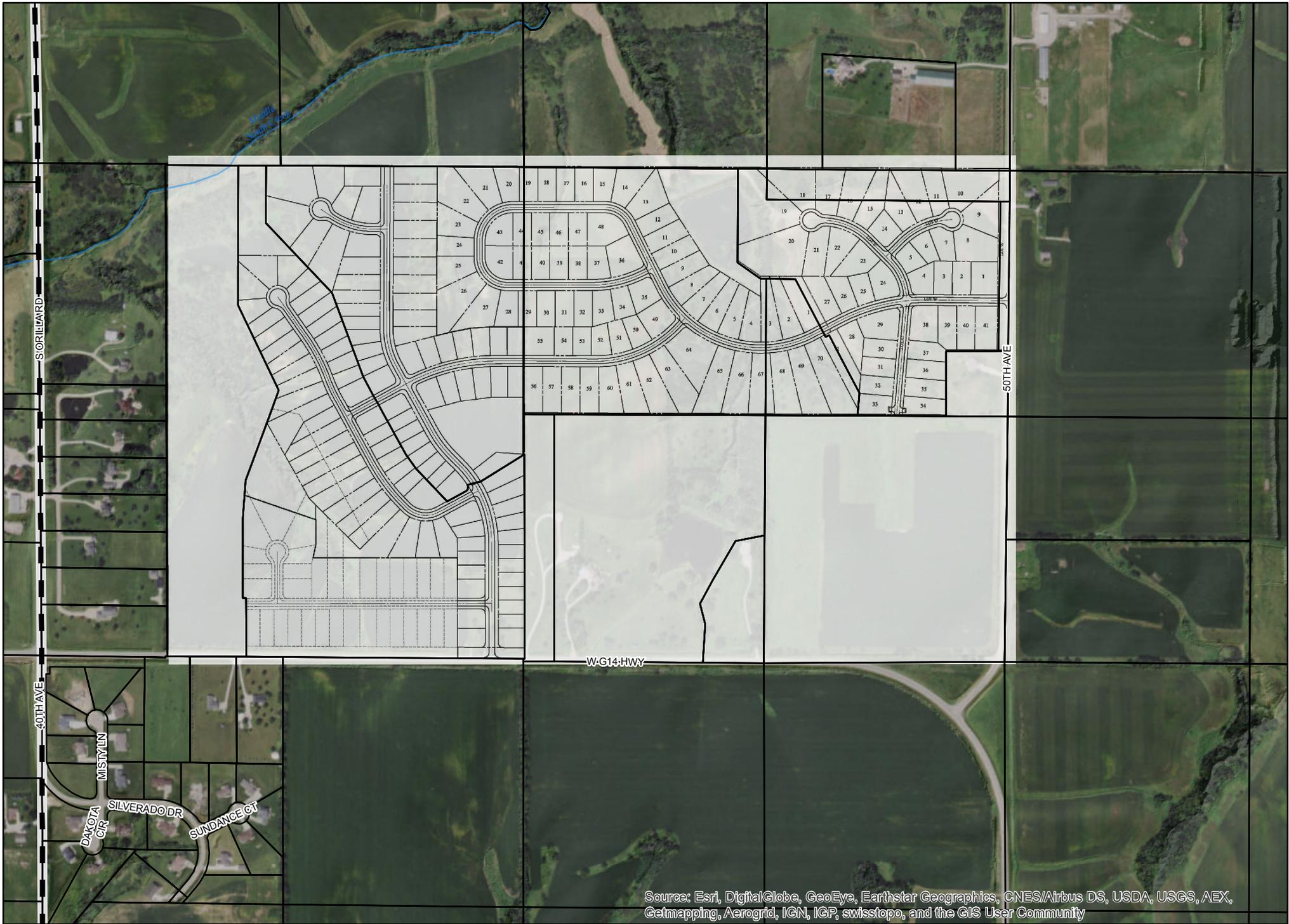


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



# Blooming Heights Vicinity Map

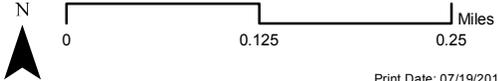




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



# Timber View & Blooming Heights Layout



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

**REQUEST:** Request for variance of sign ordinance requirements.

**DATE:** August 8, 2016

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

**LOCATION:** 1120 Sunset Drive

**APPLICANT:** Dollar Tree; and,  
Eagle Sign Company  
5130 Park Avenue  
Des Moines, Iowa 50321

**ZONING:** C-2, Community Commercial

**ATTACHMENTS:** Attachment "A" – Board of Adjustment Staff Report  
Attachment "B" – Sign Concepts

**BOARD OF ADJUSTMENT STAFF REPORT**  
**DOLLAR TREE SIGN SIZE – 1120 SUNSET DRIVE**

ATTACHMENT "A"

**INTRODUCTION**

Staff received a variance application on July 27, 2016 regarding the size of a sign located on the façade of the building at 1120 Sunset Drive. The request was submitted by Eagle Sign Company on behalf of Dollar Tree.

The request is for a variance to allow the building sign to be larger than the allowed sign per code.

The property is currently zoned C-2, Community Commercial. The property is the building at 1120 Sunset Drive, which is owned by DJMA, Inc, who owns and operates the Ace Hardware located in a portion of the building.

The Board of Adjustment makes the final determination on approval/denial of the variance.

**APPLICABLE CODE:**

Zoning Ordinance 17.04.190 (D): Powers and Duties. The Board shall have the following powers and duties:

2. To grant a variation from the terms of this ordinance when a property owner can show that their property by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional site conditions, the strict application of the terms of this ordinance actually prohibits the use of their property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of this ordinance would result in unnecessary hardship; provided, however, that all variations granted under this section shall be in harmony with the general purpose and intent of this ordinance.

In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of this ordinance.

Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

17.70.080 Building Signs. The following standards and regulations shall be applied to Building Signs as permitted by use and zoning district:

- B. C-0, C-1, C-2, C-3, and C-4 Zoning Districts. Building Signs shall incorporate aesthetic features compatible with the overall character of the zoning district and neighborhoods. All building signs are encouraged to be composed of solid individual letters and logos or individual illuminated self-contained letters and logos attached to the building's exterior wall fascia. Open-channel neon signs are permitted provided the neon does not flash,

pulsate, or have a moving light. Panel signs with letters incorporated or painted upon a panel may be used on a building for one occupant, and shall be consistent in design. A uniform panel sign system to identify more than one occupant of a multi-tenant building may be permitted if approved by the City Council, upon receiving a recommendation by the Planning and Zoning Commission, and after a determination that the use of a uniform panel sign system maintains the aesthetic quality and character of the development, zoning district and neighborhood. Signs painted upon the building's exterior wall fascia shall be prohibited.

The following maximum building sign area requirements shall apply to the following uses within the C-0, C-1, C-2, C-3, and C-4 Zoning Districts:

1. Combined building signs not in excess of thirty (30) square feet per apartment complex, and for all other uses, except residential, combined wall signs not exceeding five (5) percent of the total square footage of each wall area of the principal building facing the street frontage.

## REQUEST

The request is to vary from the required 5% of the building façade for the size of the sign. The proposed sign would be 8.5% of the front façade.

## FACTS

Staff has reviewed the request and found the following facts important.

From the zoning ordinance:

- The zoning ordinance requires that a building sign be 5% of the façade area.

For the case:

- The property at 1120 Sunset Drive contains space for two businesses. The front façade for each business is used to calculate the allowed sign size.
- The user of one retail space in the building is Ace Hardware. Ace Hardware applied for a sign permit and installed a sign that met the City requirement 5% size.
- The size of the Ace Hardware 83.67 square feet.
- The front façade of the Dollar Tree portion of the building is 1,503 square feet.
- The maximum sign allowed per the zoning ordinance is 75.16 square feet.
- The requested sign in the variance application is 129.06 square feet.
- The building façade is setback approximately 265 feet from Sunset Drive.
- The building and businesses located at 1120 Sunset Drive are proposing a shared monument sign near the street.

## STAFF RECOMMENDATION

Staff has identified following point of emphasis for the variance request:

1. Does the distance from the street create an undue hardship related to the visibility of the sign and business?

After reviewing the request and facts, the Staff opinion on the points of emphasis is:

1. It is staff's opinion that the distance from the street does not constitute an unnecessary hardship for the following reasons:
  - a. The main purpose of the building sign is not to notify passing motorists of the presence of the business.
  - b. The businesses at 1120 Sunset Drive are proposing as shared monument sign that will serve to notify the passing motorists of the presence of the business.
  - c. The existing Ace Hardware business has a sign that meets the zoning code requirements and no concerns have been raised about visibility.

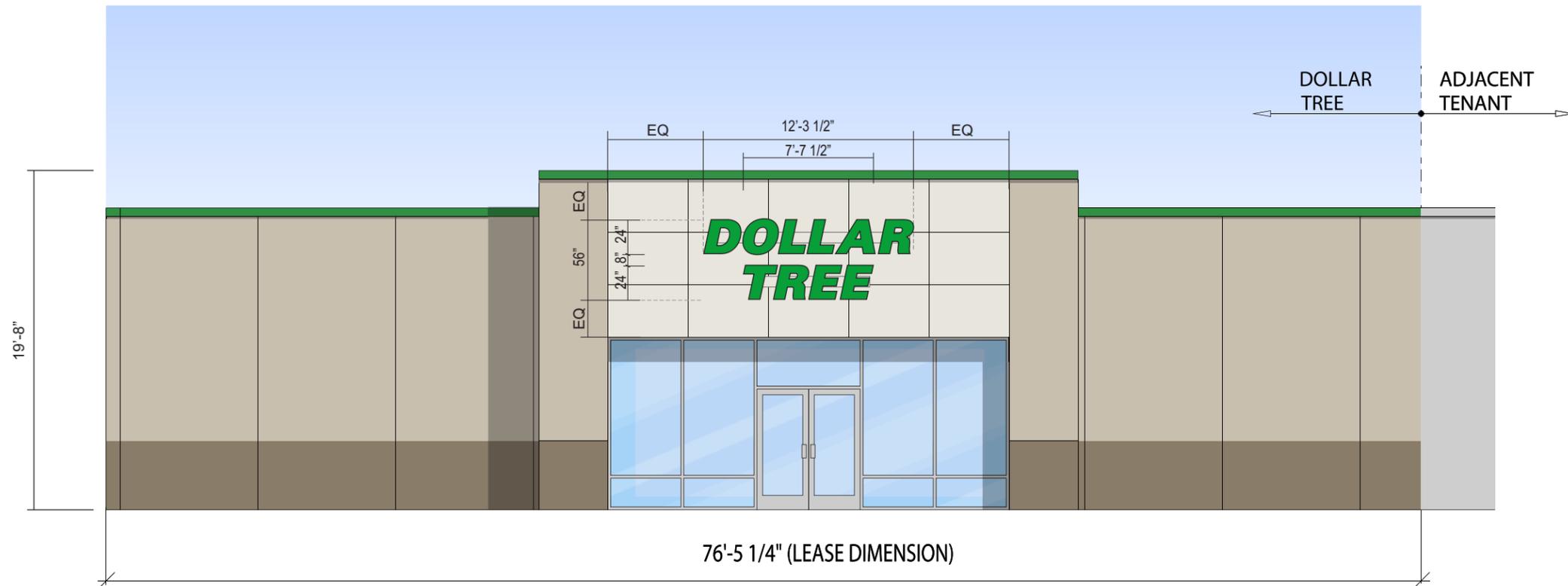
After review of the request and the facts of the case, it is staff opinion that an unnecessary hardship is not present in this case.

# CL.1 24" FACE LIT CHANNEL LETTERS ON RACEWAY - QTY. 1

SQUARE FOOTAGE: 57.36

ALLOWABLE SQUARE FOOTAGE: 75.16

## OPTION #1- CODE COMPLIANT



### EXTERIOR ELEVATION

PROPOSED FRONT ELEVATION  
SCALE: 1/8"=1'



SW ENVY



SW BALANCED BEIGE  
/ STO SANDSTONE



SW AESTHETIC WHITE  
/ STO SMOKED PUTTY



SW VIRTUAL TAUPE

**JONES SIGN**  
Your Vision Accomplished  
GREEN BAY • PHILADELPHIA  
SAN DIEGO • LAS VEGAS  
www.jonessign.com

JOB #: 217542-R0  
DATE: 06.30.16  
DESIGNER: H. MOLES  
SALES REP: M. BJORKLUND  
PROJ MGR: J. LAVINSKY

REV.	DATE	BY	DESCRIPTION
1	00.00.00	XX	XXXX
2	00.00.00	XX	XXXX
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	QC APPROVED <small>By Mike Behrle at 12:00 pm, Jun 30, 2016</small>

**DOLLAR  
TREE**

EXTERIOR SIGNAGE  
1120 SUNSET DR  
NORWALK, IA 50211  
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER  
**1.0**

# CL.1 24" FACE LIT CHANNEL LETTERS ON RACEWAY - QTY. 1

SQUARE FOOTAGE: 57.36

ALLOWABLE SQUARE FOOTAGE: 75.16

## OPTION #1 - CODE COMPLIANT



PROPOSED ELEVATION

SCALE: N.T.S.



EVENING VIEW

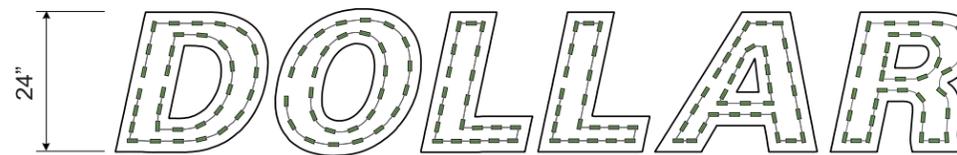
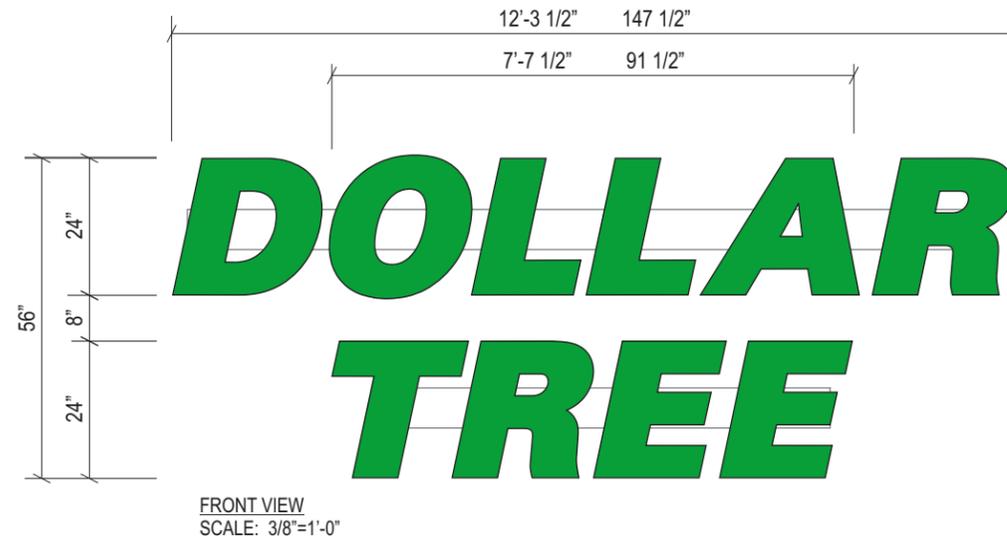
SCALE: N.T.S.

### SPECIFICATIONS

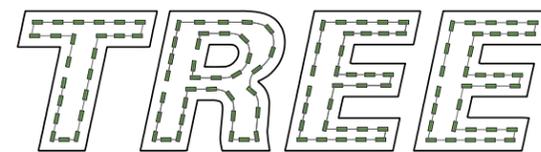
- FACES: **WHITE LEXAN W/ APPLIED VINYL AS SHOWN**  
APPLIED 1ST SURFACE
- RETURNS / TRIMCAP: **DURANODIC BRONZE**
- ILLUMINATION: **GREEN L.E.D. MODULES FOR LETTERS**
- RACEWAY: **TO MATCH SW AESTHETIC WHITE / STO SMOKED PUTTY**

### COLORS/FINISHES

- **V-2** ARLON #2500-156 VIVID GREEN  
*First Surface*
- **BRONZE**
- **P-1** Returns and Trim Cap
- **P-2** SW AESTHETIC WHITE / STO SMOKED PUTTY
- **M-1** LEXAN  
*White Faces*



<b>D</b>	<b>O</b>	<b>L</b>	<b>L</b>	<b>A</b>	<b>R</b>
32	28	20	20	33	34
9.6 w	8.4 w	6.0 w	6.0 w	9.9 w	10.2 w



<b>T</b>	<b>R</b>	<b>E</b>	<b>E</b>
23	35	32	32
6.9 w	10.5 w	9.6 w	9.6 w

**289 Modules: .3 GREEN**  
**86.7 Watts**  
**2 Power Supply(s) 60w**  
 \*Layout based on can depth no larger than 6".

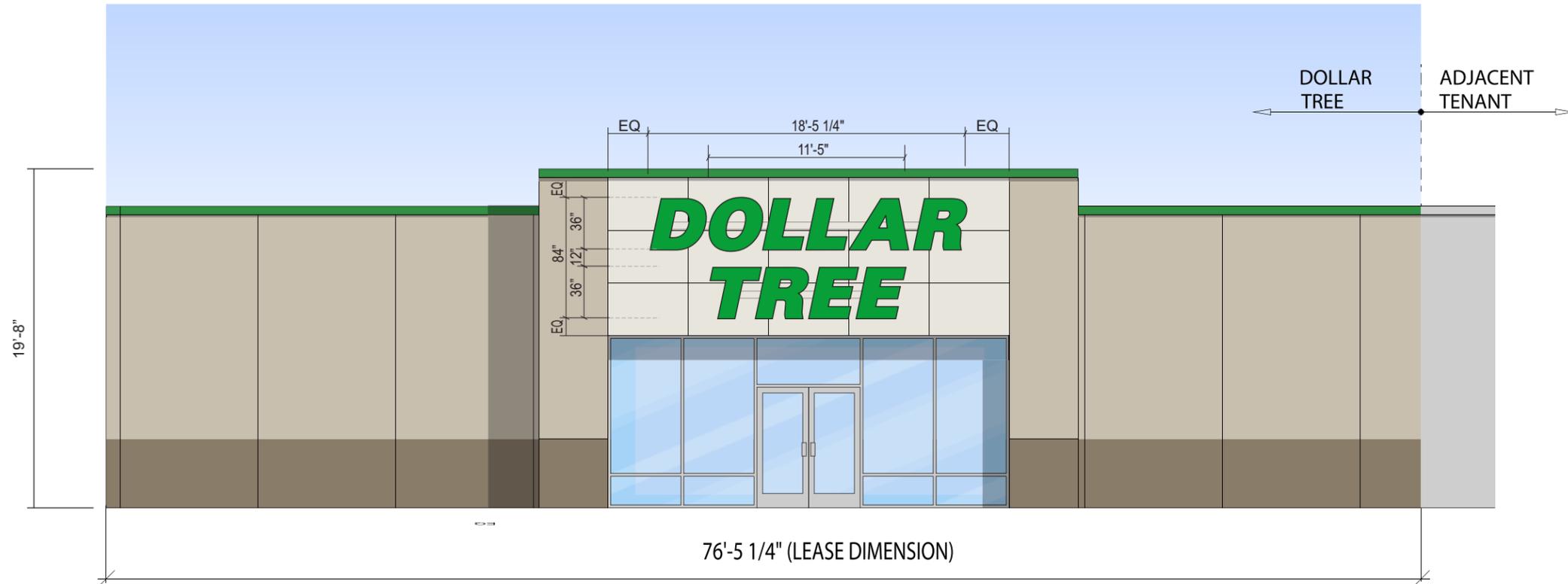
<b>JONES SIGN</b> Your Vision Accomplished GREEN BAY • PHILADELPHIA SAN DIEGO • LAS VEGAS www.jonessign.com	JOB #: 217542-R0 DATE: 06.30.16 DESIGNER: H. MOLES SALES REP: M. BJORKLUND PROJ MGR: J. LAVINSKY	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>2</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	00.00.00	XX	XXXX	2	00.00.00	XX	XXXX	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____ QC _____		EXTERIOR SIGNAGE 1120 SUNSET DR NORWALK, IA 50211 DESIGN PHASE: CONCEPTUAL	SHEET NUMBER <h1>1.1</h1>
	REV.	DATE	BY	DESCRIPTION																																														
	1	00.00.00	XX	XXXX																																														
2	00.00.00	XX	XXXX																																															
3	00.00.00	XX	XXXX																																															
4	00.00.00	XX	XXXX																																															
5	00.00.00	XX	XXXX																																															
6	00.00.00	XX	XXXX																																															
7	00.00.00	XX	XXXX																																															
8	00.00.00	XX	XXXX																																															
9	00.00.00	XX	XXXX																																															
10	00.00.00	XX	XXXX																																															
		QC APPROVED <small>By Mike Behrle at 12:00 pm, Jun 30, 2016</small>																																																
This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.																																																		

# CL.3 36" FACE LIT CHANNEL LETTERS ON RACEWAY - QTY. 1

SQUARE FOOTAGE: 129.06

ALLOWABLE SQUARE FOOTAGE: 75.16

## OPTION #3- MAY REQUIRE VARIANCE



### EXTERIOR ELEVATION

PROPOSED FRONT ELEVATION  
SCALE: 1/8"=1'



SW ENVY



SW BALANCED BEIGE  
/ STO SANDSTONE



SW AESTHETIC WHITE  
/ STO SMOKED PUTTY



SW VIRTUAL TAUPE

<b>JONES SIGN</b> Your Vision Accomplished GREEN BAY • PHILADELPHIA SAN DIEGO • LAS VEGAS www.jonessign.com	JOB #: 217542-R0 DATE: 06.30.16 DESIGNER: H. MOLES SALES REP: M. BJORKLUND PROJ MGR: J. LAVINSKY	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>2</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	00.00.00	XX	XXXX	2	00.00.00	XX	XXXX	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____ QC _____		EXTERIOR SIGNAGE 1120 SUNSET DR NORWALK, IA 50211 DESIGN PHASE: CONCEPTUAL	SHEET NUMBER <h1>3.0</h1>
	REV.	DATE	BY	DESCRIPTION																																														
	1	00.00.00	XX	XXXX																																														
2	00.00.00	XX	XXXX																																															
3	00.00.00	XX	XXXX																																															
4	00.00.00	XX	XXXX																																															
5	00.00.00	XX	XXXX																																															
6	00.00.00	XX	XXXX																																															
7	00.00.00	XX	XXXX																																															
8	00.00.00	XX	XXXX																																															
9	00.00.00	XX	XXXX																																															
10	00.00.00	XX	XXXX																																															
This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.																																																		

# CL.3 36" FACE LIT CHANNEL LETTERS ON RACEWAY - QTY. 1

SQUARE FOOTAGE: 129.06  
ALLOWABLE SQUARE FOOTAGE: 75.16

## OPTION #3- MAY REQUIRE VARIANCE



EXISTING ELEVATION

SCALE: N.T.S.



PROPOSED ELEVATION

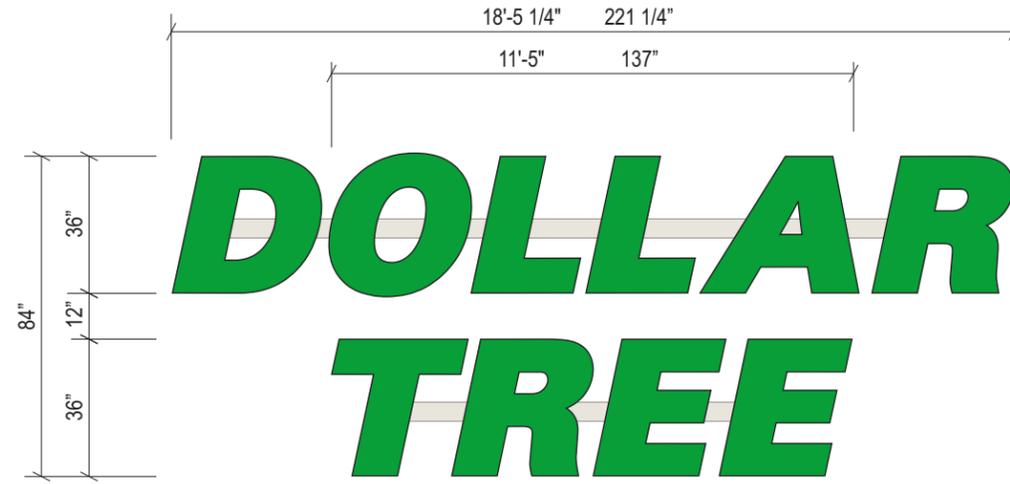
SCALE: N.T.S.

### SPECIFICATIONS

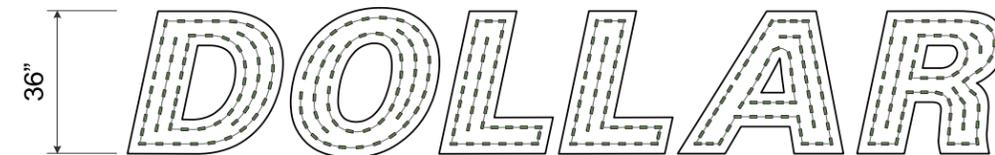
- FACES: **WHITE LEXAN W/ APPLIED VINYL AS SHOWN**  
APPLIED 1ST SURFACE
- RETURNS / TRIMCAP: **DURANODIC BRONZE**
- ILLUMINATION: GREEN L.E.D. MODULES FOR LETTERS
- RACEWAY: **TO MATCH SW AESTHETIC WHITE / STO SMOKED PUTTY**

### COLORS/FINISHES

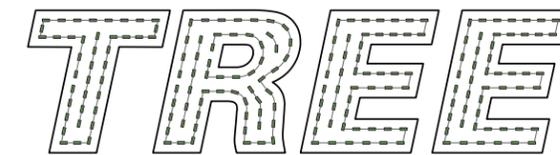
-  **V-2** ARLON #2500-156 VIVID GREEN  
*First Surface*
-  **BRONZE**  
**P-1** Returns and Trim Cap
-  **P-2** SW AESTHETIC WHITE / STO SMOKED PUTTY
-  **M-1** LEXAN  
*White Faces*



FRONT VIEW  
SCALE: 1/4"=1'-0"



<b>D</b>	<b>O</b>	<b>L</b>	<b>L</b>	<b>A</b>	<b>R</b>
57	53	34	34	53	59
17.1 w	15.9 w	10.2 w	10.2 w	15.9 w	17.7 w



<b>T</b>	<b>R</b>	<b>E</b>	<b>E</b>
40	59	49	50
12.0 w	17.7 w	14.7 w	15.0 w

**JONES SIGN**  
Your Vision Accomplished  
GREEN BAY • PHILADELPHIA  
SAN DIEGO • LAS VEGAS  
www.jonessign.com

JOB #: 217542-R0  
DATE: 06.30.16  
DESIGNER: H. MOLES  
SALES REP: M. BJORKLUND  
PROJ MGR: J. LAVINSKY

REV.	DATE	BY	DESCRIPTION
1	00.00.00	XX	XXXX
2	00.00.00	XX	XXXX
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	QC APPROVED <small>By Mike Behrle at 12:00 pm, Jun 30, 2016</small>

**DOLLAR TREE**

EXTERIOR SIGNAGE  
1120 SUNSET DR  
NORWALK, IA 50211  
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER  
**3.1**

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

# TO.1 ILLUM TENANT PANEL (Qty 2)

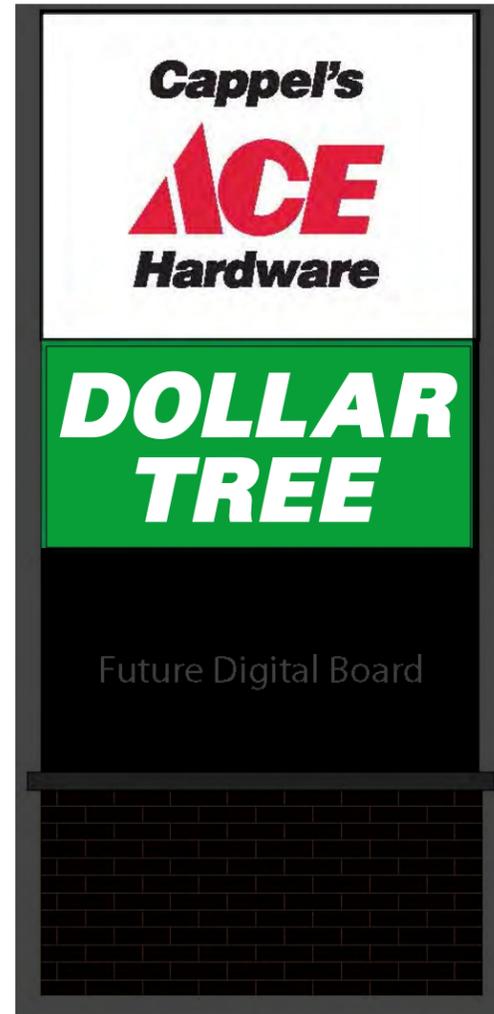
SQUARE FOOTAGE: T.B.D.

ALLOWABLE SQUARE FOOTAGE: N/A



PROPOSED ELEVATION

SCALE: N.T.S.



PROPOSED EVENING ELEVATION

SCALE: N.T.S.



FRONT VIEW  
SCALE: TBD

**SPECIFICATIONS**

- INSTALL NEW WHITE LEXAN TENANT PANEL WITH 1ST SURFACE VINYL APPLIED TO FACE.

**COLORS/FINISHES**

- V-2 ARLON-2500-156 VIVID GREN

**NOTE:** Masonry base shown for illustration only, not engineered and not in Jones scope.

<b>JONES SIGN</b> Your Vision Accomplished GREEN BAY • PHILADELPHIA SAN DIEGO • LAS VEGAS www.jonessign.com	JOB #: 217542-R0 DATE: 06.30.16 DESIGNER: H. MOLES SALES REP: M. BJORKLUND PROJ MGR: J. LAVINSKY	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>2</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	00.00.00	XX	XXXX	2	00.00.00	XX	XXXX	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____ QC _____	<b>DOLLAR TREE</b>	EXTERIOR SIGNAGE 1120 SUNSET DR NORWALK, IA 50211	SHEET NUMBER <h1>4.0</h1>
	REV.	DATE	BY	DESCRIPTION																																														
	1	00.00.00	XX	XXXX																																														
2	00.00.00	XX	XXXX																																															
3	00.00.00	XX	XXXX																																															
4	00.00.00	XX	XXXX																																															
5	00.00.00	XX	XXXX																																															
6	00.00.00	XX	XXXX																																															
7	00.00.00	XX	XXXX																																															
8	00.00.00	XX	XXXX																																															
9	00.00.00	XX	XXXX																																															
10	00.00.00	XX	XXXX																																															
	QC APPROVED <small>By Mike Bohler at 12:00 pm, Jun 30, 2016</small>	DESIGN PHASE: CONCEPTUAL																																																

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

**CITY OF NORWALK**  
**REPORT TO THE ZONING BOARD OF ADJUSTMENT**

**DATE:** August 17, 2016

**REQUEST:** Request for variance of setback requirement.

**LOCATION:** 1033 Silverado Drive  
1121 Silverado Drive  
1127 Silverado Drive

**APPLICANT:** Ryan Wiederstein  
Silverado JV15 LLC  
987 Tulip Tree Lane  
West Des Moines, Iowa 50266

**ZONING:** RE-1, Rural Estates Single Family District

**ATTACHMENTS:**  
Attachment "A" – Staff Report  
Attachment "B" – Grading Plan  
Attachment "C" – Final Plat

**BOARD OF ADJUSTMENT STAFF REPORT**  
**SILVERADO RANCH ESTATES PLAT 2 – LOTS 14, 18 & 19**

ATTACHMENT "A"

**INTRODUCTION**

Staff received a setback variance application on August 3, 2016 regarding property located in the Silverado Ranch Estates Plat 2. The request was submitted by the owner of three lots, Ryan Wiederstein. The lots in the request are lot 14 (1033 Silverado Drive), lot 18 (1121 Silverado Drive), and lot 19 (1127 Silverado Drive).

The property is currently zoned RE-1, Rural Estates Single Family Residential.

The request is for a variance to reduce the front setbacks to 50' to for the construction of a single family homes on the lots. During the platting of the Silverado Ranch Estates Plat 2, several lots were identified as not meeting the minimum width requirement of 125' for the RE-1 district. The developer proposed increasing the setback on these lots to a point that would meet the minimum width. The setbacks established on the final plat are as follows:

Lot 14 (1033 Silverado Drive) – 110' front setback  
Lot 18 (1121 Silverado Drive) – 79' front setback  
Lot 19 (1127 Silverado Drive) – 88' front setback

The request is to reduce the front setback of these lots to 50 feet.

**APPLICABLE CODE:**

*Zoning Ordinance 17.04.190 (D): Powers and Duties. The Board shall have the following powers and duties:*

2. *To grant a variation from the terms of this ordinance when a property owner can show that their property by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional site conditions, the strict application of the terms of this ordinance actually prohibits the use of their property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of this ordinance would result in unnecessary hardship; provided, however, that all variations granted under this section shall be in harmony with the general purpose and intent of this ordinance.*

*In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of this ordinance.*

*Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.*

*Zoning Ordinance 17.10.020.6: Bulk Regulations. The following minimum bulk requirements shall be observed in the RE-1 District:*

<i>Principal Use</i>	<i>Lot Area (sq ft)</i>	<i>Lot Width (Ft)</i>	<i>Front Setback (Ft)</i>	<i>Side Setback – Least width on any side</i>	<i>Sum of both Side Setbacks</i>	<i>Rear Setback</i>
<i>Dwellings</i>	<i>40,000</i>	<i>125'</i>	<i>50'</i>	<i>20'</i>	<i>40'</i>	<i>50'</i>

## REQUEST

The request is to vary from the required front setbacks to allow for the construction of a home on the lot. The request is specifically for:

- A variance from the platted front setback line at 1033 Silverado Drive (lot 14), which was set at 110 feet, and reduce the front setback to the 50' required in the City Zoning Ordinance.
- A variance from the platted front setback line at 1121 Silverado Drive (lot 18), which was set at 79 feet, and reduce the front setback to the 50' required in the City Zoning Ordinance.
- A variance from the platted front setback line at 1127 Silverado Drive (lot 19), which was set at 88 feet, and reduce the front setback to the 50' required in the City Zoning Ordinance.

## FACTS

Staff has reviewed the requests, the dimensions of the lot, and the proposed site plan. Staff found the following facts important.

From the zoning ordinance:

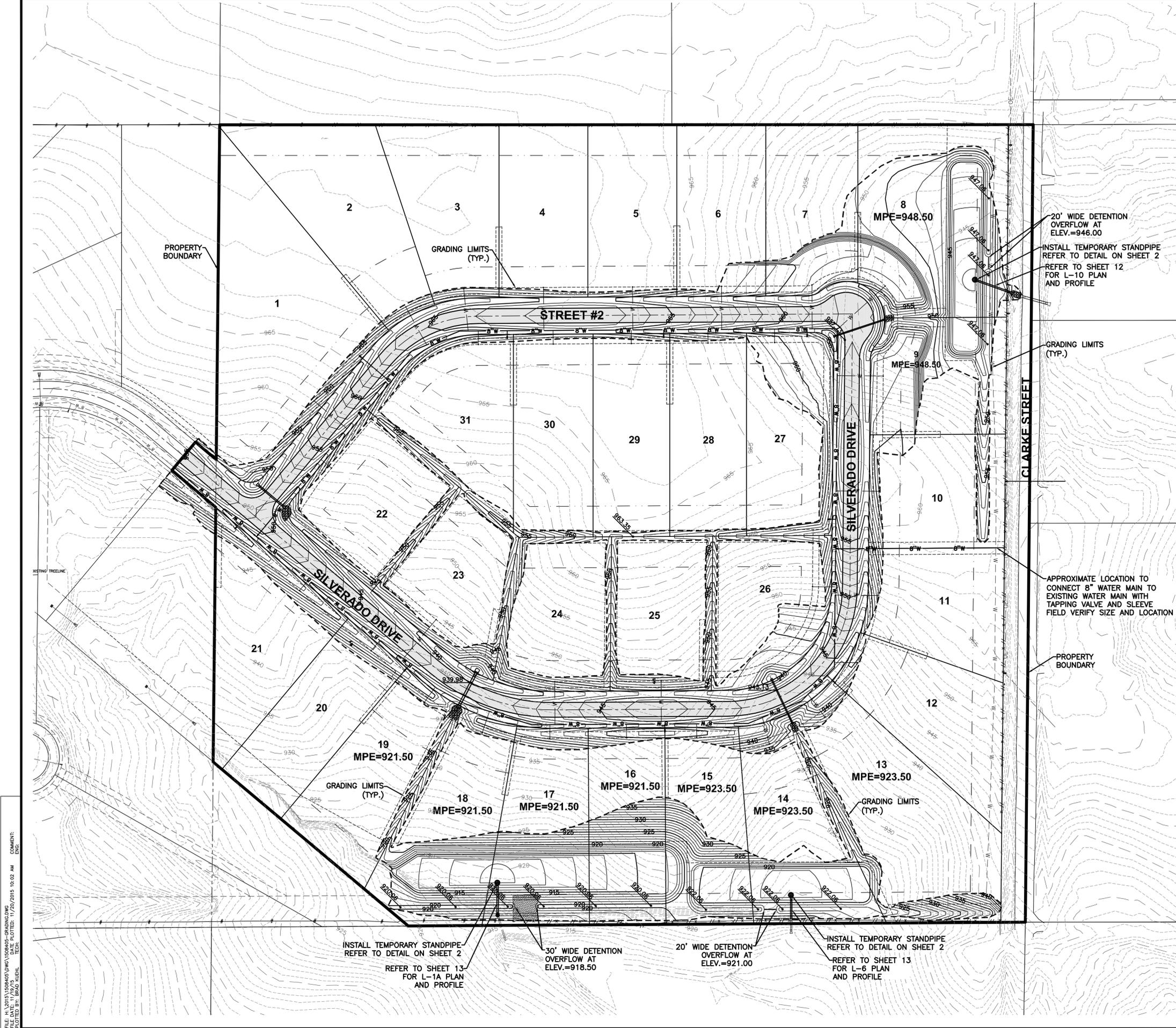
- The zoning ordinance requires a 50' front setback from all public right-of-way.
- The zoning ordinance requires a minimum lot width of 125' measured at the front setback line.

For the case:

- The property at 1033 Silverado Drive (Lot 14) currently has 110' front setback
- The property at 1121 Silverado Drive (Lot 14) currently has 79' front setback
- The property at 1127 Silverado Drive (Lot 14) currently has 88' front setback
- 1425 Misty Lane was platted with a front setback of 80 feet.
- Other lots in the Silverado Estates subdivision are shown with a 50' front setback.
- The original reasoning for the greater than 50' setback was to achieve the minimum lot width measured at the front setback line.
- All three properties contain slopes that would require fill material to allow for the construction of houses on the lots.

## STAFF OPINION

After reviewing the request and facts, the Staff opinion is that the platted front setback lines increase the difficulty of developing homes on the lots due to the need to level a spot for the house with the existing setbacks. It is also the Staff opinion that moving the setback forward would result in the lot not meeting the minimum width requirement when measured at the front setback line. Adjusting the front setback of these lots to 50' would match the setback of other lots in the development. Ultimately, the adjustment of the front setback is unlikely to cause the lots to be developed in a manner that is inconsistent with the general purpose of the RE-1 district.



**NOTES**

1. REFER TO THE SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROLS AND POLLUTION PREVENTION REQUIREMENTS.
2. PROTECT ALL TREES OUTSIDE GRADING LIMITS AND NOTIFY OWNER OF LARGE TREES WITHIN GRADING LIMITS. REVIEW ALL TREE CLEARING WITH DEVELOPER ON SITE PRIOR TO CONSTRUCTION.

MINIMUM ENTRANCE CULVERT SIZES				
LOT NO.	15"	18"	24"	30"
1		X		
2	X			
3	X			
4	X			
5	X			
6	X			
7	X			
8		X		
9	X			
10	X			
11	X			
12	X			
13	X			
14	X			
15	X			
16	X			
17	X			
18	X			
19	X			
20	X			
21	X			
22 (NE)	X			
22 (NW)			X	
23				X
24	X			
25	X			
26 (S)	X			
26 (W)	X			
27 (S)	X			
27 (E)	X			
28	X			
29	X			
30	X			
31	X			

FILE: H:\2015\1508405\DWG\1508405-GRADING.DWG  
 DATE: 11/20/2015 10:02 AM  
 PLOTTED BY: BRAD KUEHL  
 SCALE:

REVISIONS	DATE
FIRST SUBMITTAL	11/19/15
SECOND SUBMITTAL	10/26/15

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JAT  
 E.I. NEM

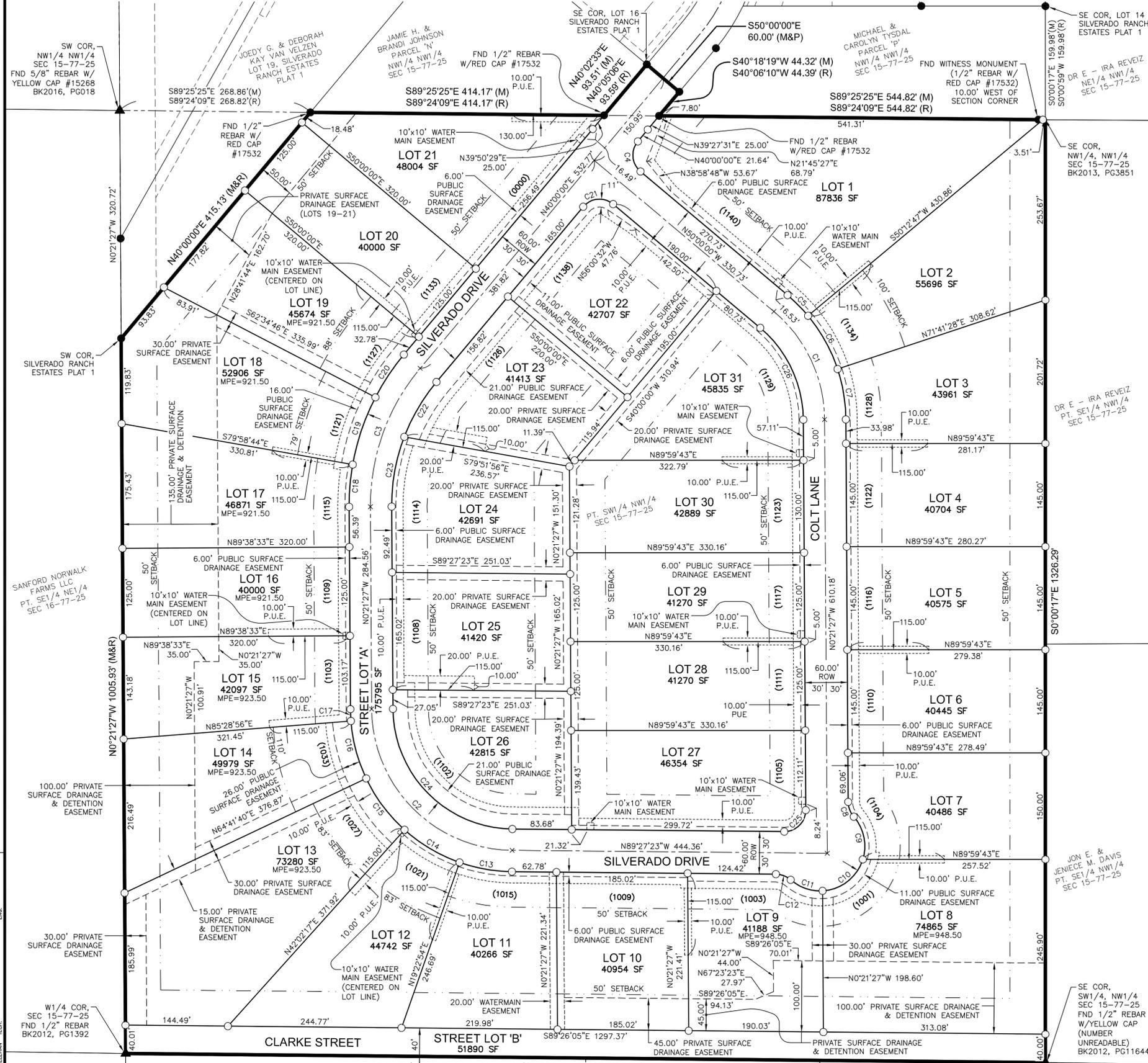


NORWALK, IOWA

**SILVERADO RANCH ESTATES PLAT 2  
GRADING PLAN**

# SILVERADO RANCH ESTATES PLAT 2

## FINAL PLAT



### OWNER / DEVELOPER

SILVERADO JV15 LLC  
987 TULIP TREE LANE  
WEST DES MOINES, IOWA 50266

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400

### PLAT DESCRIPTION

BOOK 2015, PAGE 6708

THE W1/2 OF THE NW1/4 OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA

EXCEPT PARCEL "G" OF THE SURVEY OF THE W1/2 OF THE NW1/4 OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA AS SHOWN IN IRREGULAR PLAT BOOK 10 PAGE 1 OF 77-25 IN THE OFFICE OF THE WARREN COUNTY RECORDER

AND EXCEPT PARCEL "H" OF THE SURVEY OF THE W1/2 OF THE NW1/4 OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA AS SHOWN IN IRREGULAR PLAT BOOK 11 PAGE 15 OF 77-25 IN THE OFFICE OF THE WARREN COUNTY RECORDER

AND EXCEPT PARCEL "J" OF THE AMENDED SURVEY OF THE W1/2 OF THE NW1/4 OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA AS SHOWN IN IRREGULAR PLAT BOOK 13 PAGE 16 OF 77-25 IN THE OFFICE OF THE WARREN COUNTY RECORDER

AND EXCEPT ALL LOTS IN SILVERADO RANCH ESTATES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA

AND EXCEPT PARCEL "M" OF THE SURVEY OF THE NW1/4 OF THE NW1/4 OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA AS SHOWN AND RECORDED IN BOOK 2010, PAGE 3707 ON MAY 19, 2010 IN THE OFFICE OF THE WARREN COUNTY RECORDER

AND EXCEPT PARCEL "N" OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 77N, RANGE 25 WEST OF THE 5TH P.M., CITY OF NORWALK, WARREN COUNTY, IOWA, AS DESCRIBED IN THE PLAT OF SURVEY ON RECORD FILE IN THE OFFICE OF THE WARREN COUNTY RECORDER, DATED APRIL 22, 2013, AND LOCATED AT BOOK 2013, PAGE 3701

AND EXCEPT PARCEL "P" OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 77N, RANGE 25 WEST OF THE 5TH P.M., CITY OF NORWALK, WARREN COUNTY, IOWA, AS DESCRIBED IN THE PLAT OF SURVEY ON RECORD FILE IN THE OFFICE OF THE WARREN COUNTY RECORDER, DATED APRIL 22, 2013, AND LOCATED AT BOOK 2013, PAGE 3702.

PROPERTY CONTAINS 38.73 ACRES (1,686,878 SQUARE FEET).

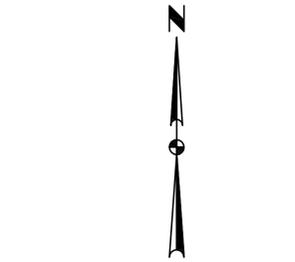
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### AREA SUMMARY

AREA OF THE PLAT WITHIN  
NW1/4 NW1/4 = 0.09 ACRES (4,125 SQUARE FEET)  
SW1/4 NW1/4 = 38.63 ACRES (1,682,753 SQUARE FEET)

### LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (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	---	



### ZONING

RE-1: SINGLE FAMILY RURAL ESTATE DISTRICT

### BULK REGULATIONS

FRONT SETBACK: 50' MIN  
SIDE SETBACK: 20' MIN (SUM OF BOTH = 40')  
REAR SETBACK: 50' MIN

### BENCHMARK

- PK NAIL IN CENTERLINE AT INTERSECTION OF HIGHWAY 4-45 AND HIGHWAY G-14, ALSO THE NW CORNER OF SECTION 15, T77N, R25W, WARREN COUNTY, IOWA. ELEVATION = 945.02
- CAPPED 1/2" REBAR AT WEST QUARTER CORNER OF SECTION 15, T77N, R25W, WARREN COUNTY, IOWA. ELEVATION = 937.63

### DATE OF SURVEY

OCTOBER, 2015

### NOTES

- NO STRUCTURES TO BE CONSTRUCTED WITHIN EASEMENTS.
- ALL SURFACE DRAINAGE EASEMENTS AND DETENTION EASEMENTS ARE TO BE PRIVATE EXCEPT FOR SURFACE DRAINAGE EASEMENTS ADJACENT TO THE RIGHT-OF-WAY.
- LOT OWNERS SHALL ACCOMMODATE SURFACE WATER FROM ADJOINING LOTS.
- ANY USE OF THE PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY'S USE OF ITS 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.

### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	49°38'33"	200.00'	173.28'	N25°10'44"W	167.92'
C2	89°05'56"	200.00'	311.01'	N44°54'25"W	280.61'
C3	40°21'27"	300.00'	211.31'	N19°49'16"E	206.97'
C4	90°00'00"	30.00'	47.12'	N5°00'00"W	42.43'
C5	10°12'47"	230.00'	41.00'	N44°53'36"W	40.94'
C6	21°28'41"	230.00'	86.22'	S29°02'52"E	85.71'
C7	17°57'05"	230.00'	72.06'	S9°19'59"E	71.77'
C8	40°43'16"	32.00'	22.74'	S20°43'05"E	22.27'
C9	58°21'44"	63.00'	64.17'	S11°53'51"E	61.43'
C10	69°37'46"	63.00'	76.56'	S52°05'54"W	71.94'
C11	44°21'06"	63.00'	48.77'	N70°54'40"W	47.56'
C12	40°43'16"	32.00'	22.74'	N69°05'45"W	22.27'
C13	18°47'06"	230.00'	75.41'	N80°03'50"W	75.07'
C14	22°36'13"	230.00'	90.74'	N59°22'10"W	90.15'
C15	22°37'12"	230.00'	90.80'	N36°45'28"W	90.21'
C16	20°55'48"	230.00'	84.02'	N14°58'58"W	83.55'
C17	4°09'37"	230.00'	16.70'	N2°26'16"W	16.70'
C18	10°22'43"	330.00'	59.78'	N4°49'54"E	59.69'
C19	17°23'58"	330.00'	100.21'	N18°43'15"E	99.83'
C20	12°34'46"	330.00'	72.45'	N33°42'37"E	72.31'
C21	90°00'00"	30.00'	47.12'	S85°00'00"W	42.43'
C22	19°05'25"	270.00'	89.96'	S30°27'18"W	89.55'
C23	21°16'02"	270.00'	100.22'	S10°16'34"W	99.65'
C24	89°05'56"	170.00'	264.36'	S44°54'25"E	238.52'
C25	90°54'04"	30.00'	47.60'	N45°05'35"E	42.76'
C26	49°38'33"	170.00'	147.29'	N25°10'44"W	142.73'

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

LOUIS M. BELL  
18660  
IOWA PROFESSIONAL LAND SURVEYOR

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.

DATE \_\_\_\_\_

THIS SHEET

**SILVERADO RANCH ESTATES PLAT 2**  
**FINAL PLAT**  
 WARREN COUNTY, IOWA  
 CIVIL DESIGN ADVANTAGE  
 3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: \_\_\_\_\_  
 TECH: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 SECOND SUBMITTAL: \_\_\_\_\_  
 FIRST SUBMITTAL: \_\_\_\_\_  
 DATE: 1/19/16  
 1508.405

<b>CITY OF NORWALK REPORT TO THE NORWALK PLANNING COMMISSION</b>
--

**ITEM:** Discussion on the fifth and sixth chapters of *Suburban Nation*

**MEETING DATE:** August 8, 2016

**STAFF CONTACT:** Luke Parris, AICP  
City Planner  
Wade Wagoner, AICP  
Planning & Economic Development Director

**GENERAL DISCUSSION:** City staff asked the Planning Commission to read and provide feedback from chapter 5, and 6 of the book *Suburban Nation*. The purpose of this exercise is to have the Planning Commission gain a better understanding of past development patterns used across the U.S and to learn new practices to implement when developing future plans for the City of Norwalk.

The following are key takeaways identified from City Staff after reading and review of the fifth chapter of *Suburban Nation*:

- Examining the impacts of the national transportation policy of the United States and how it effects municipal planning.
- Exploring the phrase “the highwayless town and the townless highway”.
- Visualizing why adding lanes makes traffic worse for communities.
- Breaking down why automobile users receive a subsidy.

The following are key takeaways identified from City Staff after reading and review of the sixth chapter of *Suburban Nation*:

- Analyzing the history of the American developer.
- Reconsidering the advice from ‘market experts’.
- Going back to using conventional wisdom when thinking about development.
- Studying the shifts in home builder behaviors.
- A tour of a National Association Homebuilders convention.