

CITY OF NORWALK
REPORT TO THE NORWALK PLANNING COMMISSION

REQUEST: Request from KBK Investments LLC to approve the Final Plat of the **Arbor Glynn Plat 3**, a replat of **Arbor Glynn Plat 2**

MEETING DATE: September 12, 2016

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S): KBK Investments LLC Raccoon Valley Land Surveying
1682 Berry Drive 33235 L Avenue
Cedar Rapids, IA 52403 Adel, IA 50003

GENERAL DESCRIPTION: This request is to approve a final plat for Arbor Glynn Plat 3, which is a replat of Arbor Glynn Plat 2. The original Arbor Glynn Plat 2 included 25 single-family and two-family townhome lots. This replat is for the southeast corner of Arbor Glynn Plat 2, which originally had eight two-family townhome lots. This replat is a realignment of lot lines to allow for 8 single-family lots that meet appropriate setbacks.

IMPACT ON NEIGHBORHOOD: The proposal is to replat from two-family townhome lots into single family lots. The number of lots is not changing with the replat and impact on the neighborhood should be minimal.

VEHICULAR & PEDESTRIAN TRAFFIC: The lots are located on an existing private street network. There should not be any increase in traffic due to the replat.

TRAIL PLAN: Sidewalks are provided on some of the private streets in the development.

ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY: The site was zoned as parcel B of the Dobson PUD, which allowed for a mix of single-family and two-family townhomes as a cluster home development.

- BULK REGULATIONS:**
- Minimum lot area – 1,400 sf
 - Minimum lot width – 20'
 - Front Setback – 25' from the private street
 - Side setback – 5' and 10' total
 - Rear setback – 30'
 - Minimum Driveway length – 25'

DRAINAGE:	The final plat does not include details of storm water drainage. The infrastructure for the area was previously installed with Arbor Glynn Plat 2. This replat does not increase the number of units and the change from two-family townhomes to single-family homes would not increase runoff from the site.
DEVELOPMENT HISTORY:	The area was planned as a PUD on July 15, 2004. The site was platted as Arbor Glynn Plat 2 on September 20, 2007.
FLOODPLAIN:	None of the proposed lots are located within a floodplain.
PARKLAND:	Parkland dedication was originally required with the Arbor Glynn Plat 2 final plat.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER.	Adequate easements are provided for the appropriate City services and utilities.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The future land use plan the majority of this area as medium density residential. The change from two-family townhomes to single-family homes is in accordance with the plan.
STAFF ANALYSIS – ZONING ORDINANCE:	<p>The Final Plat consists of 8 single-family lots. The plat consists of 1.2 acres of land south of Marie Avenue. The lots vary in size measuring from 4,832 SF to 12,778 SF.</p> <p>The plat includes existing private streets that are covered by a 65' ingress/egress easement.</p> <p>The area was zoned to the Dobson PUD in July 2004.</p>
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	<p>The Subdivision Ordinance requires that Final Plat submissions include such criteria as boundaries of property, engineer's certificate, easements and right-of-way widths. All information has been submitted by the applicant. The Final Plat shows platted building lines, property lines with dimensions, easements and right-of-way widths.</p> <p>The applicant will need to submit all other required documents prior to release of the final plat for recording.</p>

**STAFF
RECOMMENDATION:**

Therefore, staff recommends that the request for the Final Plat of Arbor Glynn Plat 3 be approved with the following conditions:

- That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.
- That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.

PROPERTY DESCRIPTION:

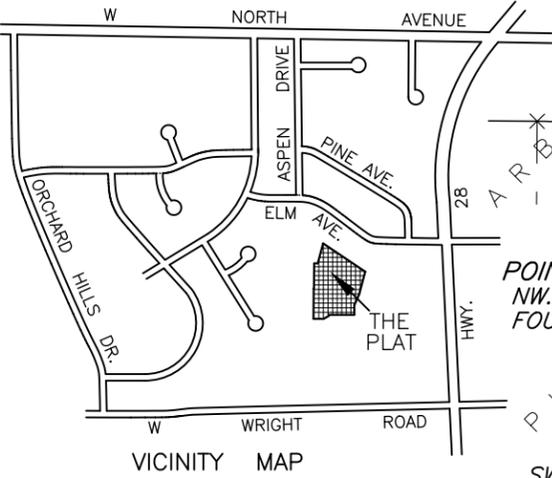
ALL OF LOTS 10, 11, 12, 13, 14, 20 AND 21 AND A PORTION OF LOT 9, ARBOR GLYNN PLAT 2, AN OFFICIAL PLAT, NORWALK, WARREN COUNTY, IOWA; INCLUDING PARCELS 'E' AND 'F', BEING A PORTION OF LOTS 9, 10 AND 11 IN SAID ARBOR GLYNN PLAT 2 AND A PORTION OF LOT 3 IN ORCHARD RIDGE PLAT 3, AN OFFICIAL PLAT, NORWALK, WARREN COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY IN BOOK 2009 AT PAGE 6499 IN THE OFFICE OF THE WARREN COUNTY RECORDER; AND A PORTION OF OUTLOT 'Y' IN SAID ARBOR GLYNN PLAT 2; ALL OF WHICH IS DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 20 IN SAID ARBOR GLYNN PLAT 2; THENCE S56°04'42"E (BEARING BASIS IOWA RTN) ALONG THE NORTHERLY LINE OF LOTS 20 AND 14 IN SAID ARBOR GLYNN PLAT 2, A DISTANCE OF 213.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE CONTINUING S56°04'42"E ALONG THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOTS 20 AND 14, A DISTANCE OF 8.55 FEET; THENCE S14°56'14"W ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF LOTS 14 AND 13 IN SAID ARBOR GLYNN PLAT 2, A DISTANCE OF 101.67 FEET; THENCE S23°50'40"W, A DISTANCE OF 53.05 FEET TO THE NORTHEAST CORNER OF LOT 12 IN SAID ARBOR GLYNN PLAT 2; THENCE S00°02'56"E ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 41.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE S89°59'34"W ALONG THE SOUTH LINE OF LOTS 12 AND 11, A DISTANCE OF 111.96 FEET TO THE EAST LINE OF SAID PARCEL 'F'; THENCE S00°24'09"W ALONG THE EAST LINE OF SAID PARCEL 'F', A DISTANCE OF 4.99 FEET TO THE SOUTHWEST CORNER OF PARCEL 'F'; THENCE S60°00'26"W ALONG THE SOUTHERLY LINE OF SAID PARCELS 'F' AND 'E', A DISTANCE OF 44.21 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'E'; THENCE N00°20'51"E ALONG THE WEST LINE OF SAID PARCEL 'E', A DISTANCE OF 132.035 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'E'; THENCE S89°33'30"E ALONG THE NORTH LINE OF SAID PARCEL 'E', A DISTANCE OF 1.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE N00°27'19"E ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE OF 110.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE S89°35'51"E ALONG THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 15.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE N14°54'18"E ALONG THE WESTERLY LINE OF SAID LOT 20, A DISTANCE OF 90.45 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 1.20 ACRES.

ARBOR GLYNN PLAT 3

final plat

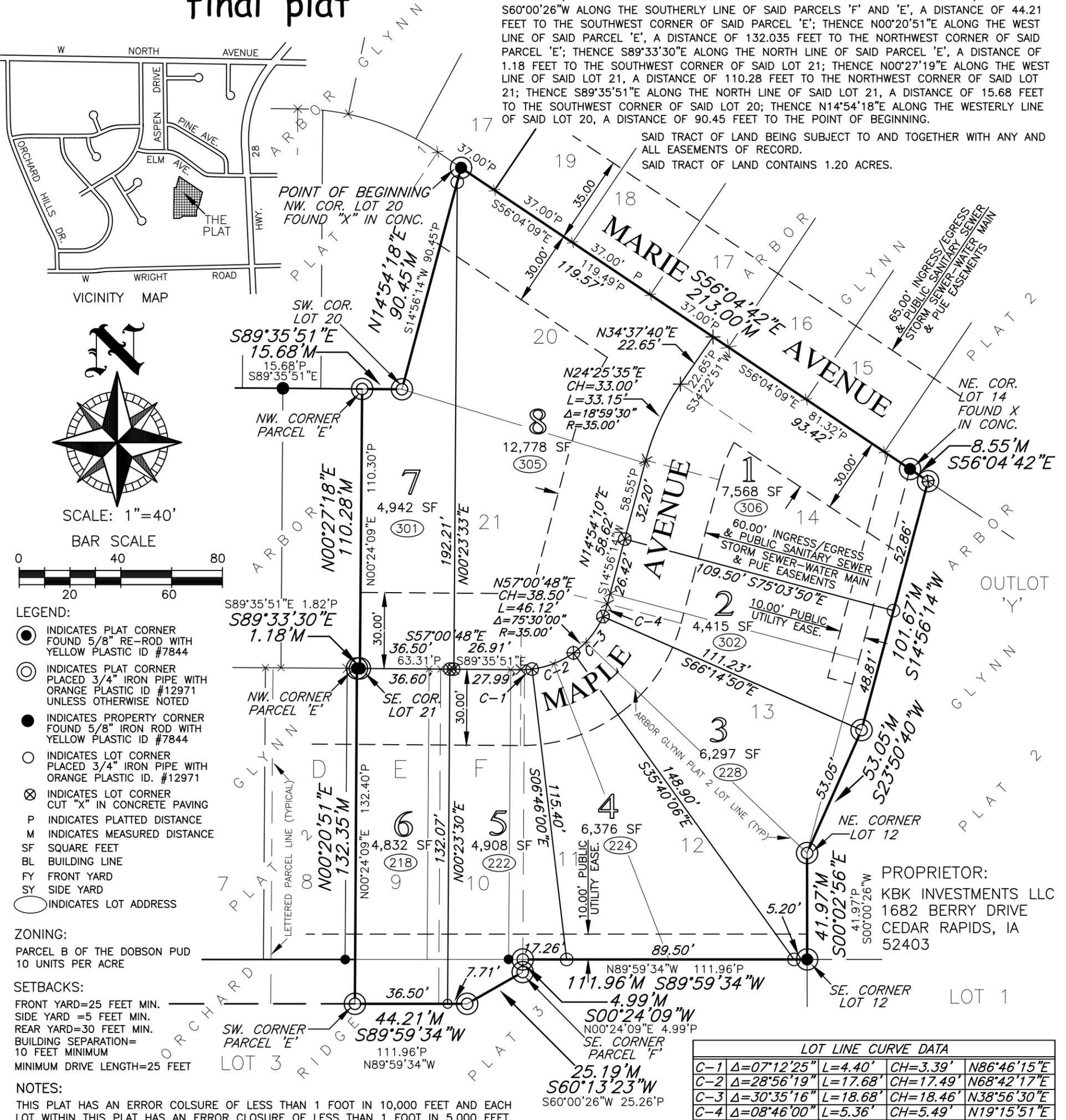


- LEGEND:
- INDICATES PLAT CORNER FOUND 5/8" RE-ROD WITH YELLOW PLASTIC ID #7844
 - INDICATES PLAT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC ID #12971 UNLESS OTHERWISE NOTED
 - INDICATES PROPERTY CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC ID #7844
 - INDICATES LOT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC ID. #12971
 - ⊗ INDICATES LOT CORNER CUT "X" IN CONCRETE PAVING
 - P INDICATES PLATTED DISTANCE
 - M INDICATES MEASURED DISTANCE
 - SF SQUARE FEET
 - BL BUILDING LINE
 - FY FRONT YARD
 - SY SIDE YARD
 - INDICATES LOT ADDRESS

ZONING:
PARCEL B OF THE DOBSON PUD
10 UNITS PER ACRE

SETBACKS:
FRONT YARD=25 FEET MIN.
SIDE YARD =5 FEET MIN.
REAR YARD=30 FEET MIN.
BUILDING SEPARATION=
10 FEET MINIMUM
MINIMUM DRIVE LENGTH=25 FEET

NOTES:
THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
ALL MONUMENTS PLACED ARE A 3/4 INCH DIAMETER IRON PIPE WITH AN ORANGE PLASTIC IDENTIFICATION CAP No. 12971.



LOT LINE CURVE DATA				
C-1	Δ=07°12'25"	L=4.40'	CH=3.39'	N86°46'15"E
C-2	Δ=28°56'19"	L=17.68'	CH=17.49'	N68°42'17"E
C-3	Δ=30°35'16"	L=18.68'	CH=18.46'	N38°56'30"E
C-4	Δ=08°46'00"	L=5.36'	CH=5.49'	N19°15'51"E

Raccoon Valley Land Surveying
33235 L Avenue Adel Iowa 50003
Phone: 515.439.8317

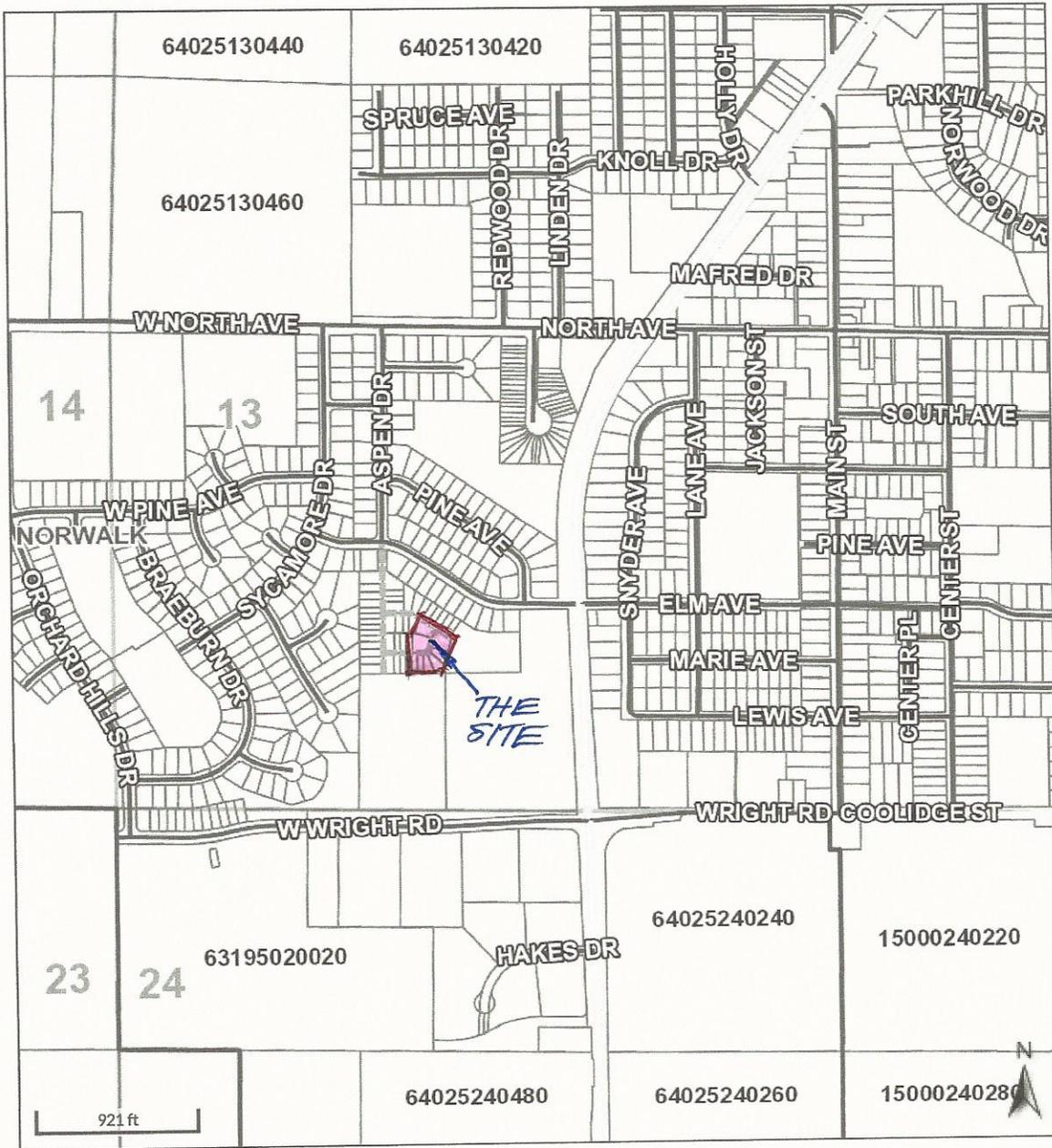
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2017. PAGES COVERED BY THIS SEAL: THIS PAGE ONLY.

PRELIMINARY

SIGNED: _____ DATE: _____
JOEL R. ROMÉY P.L.S. 12971

PN:16044

JOEL R. ROMÉY
IOWA
12971
LICENSED PROFESSIONAL LAND SURVEYOR



Overview



Legend

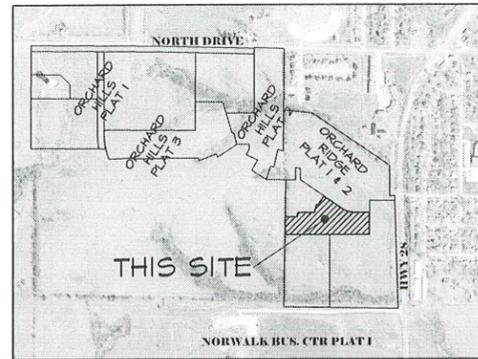
- Roads**
- Interstate
 - Highway
 - Ramp
 - County Hwy
 - County Paved
 - County Gravel
 - County Level B
 - County Level C
 - City Gravel
 - City Street
 - Private Street
- Corporate Limits
 - Parcels
 - Political Township
 - Sections
 - Water

Disclaimer:

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The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 9/7/2016
 Last Data Uploaded: 9/6/2016 11:26:20 PM



VICINITY SKETCH



FINAL PLAT APPROVED

DATE 9/20/07
CITY OF NORWALK *Chris Nussbach*

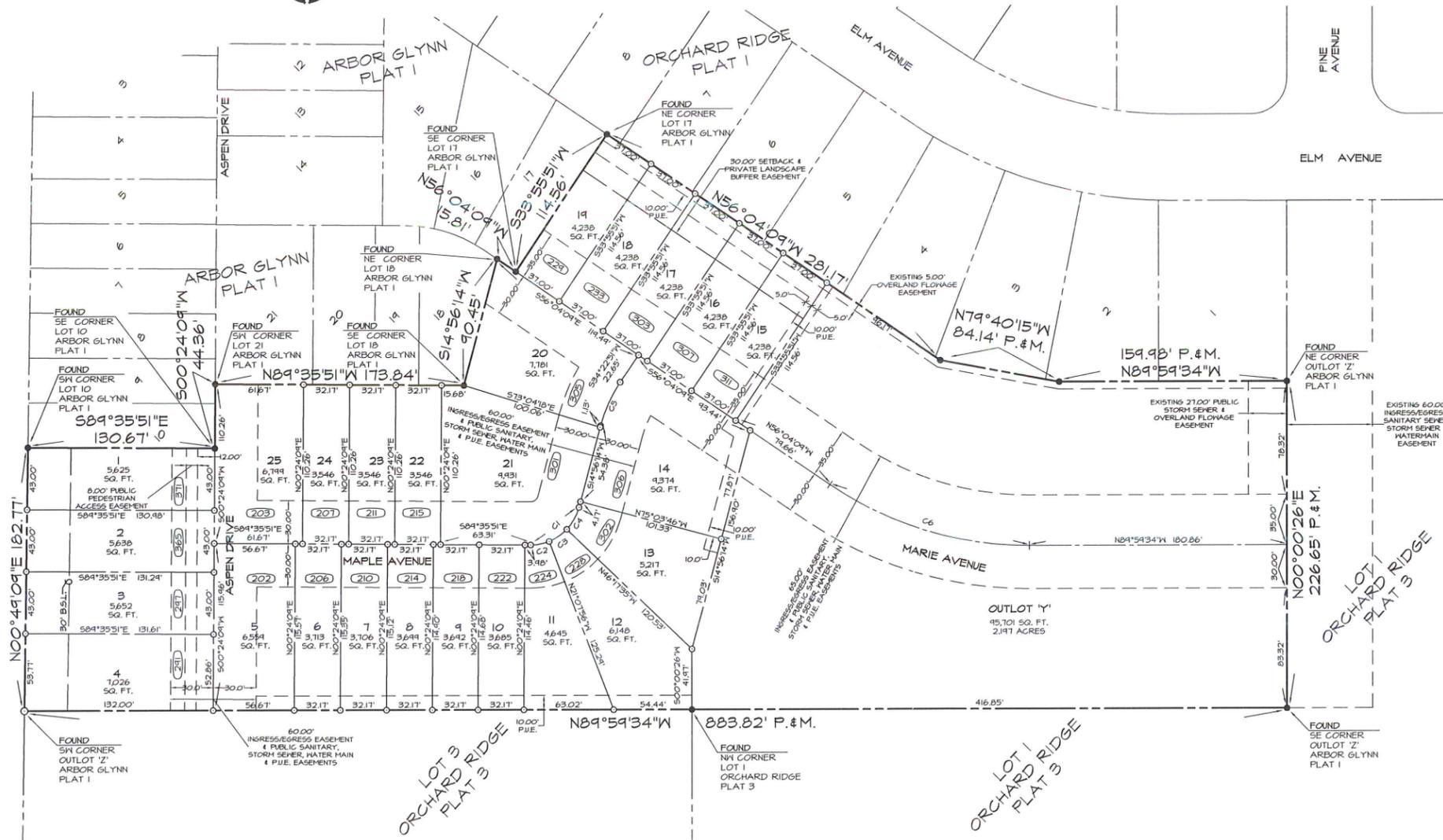
FINAL PLAT
**ARBOR
GLYNN
PLAT 2**
NORWALK, IOWA

OWNER/DEVELOPER
K&K INVESTMENTS, L.L.C.
1682 BERRY DRIVE
CEDAR RAPIDS, IOWA 52403-9014
PHONE: 319-551-2713

LEGAL DESCRIPTION
OUTLOT 'Z', ARBOR GLYNN PLAT 1 AN OFFICIAL PLAT,
CITY OF NORWALK, WARREN COUNTY, IOWA.

ZONING
P.U.D. - 10 DWELLING UNITS PER ACRE

SITE AREA
TOTAL - 5.148 ACRES



CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED 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, 2008
PAGES OR SHEETS COVERED BY THIS SEAL: 1 (of 1) this sheet only

LEGEND

- PLAT BOUNDARY
- ▲ SECTION CORNER
- FOUND CORNER W/ 5/8" I.R. W/YELLOW CAP #7844
- SET CORNER W/ 5/8" I.R. W/YELLOW CAP #7844
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- (1234) ADDRESS
- B.S.L. BUILDING SETBACK LINE
- N.R. NOT RADIAL
- M.O.E. MINIMUM OPENING ELEVATION

BENCHMARKS

- R.R. SPIKE IN POWER POLE
48 FEET SOUTH OF CENTERLINE OF NORTH AVENUE AND
115 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 ELM AVENUE.
ELEVATION:-----874.40
- 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

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	75°21'55"	35.00	46.10'	27.08	42.84	N52°40'12"E
C2	21°53'08"	35.00	13.37'	6.77	13.24	N79°27'35"E
C3	24°48'37"	35.00	15.16'	7.70	15.04	N56°06'43"E
C4	28°46'10"	35.00	17.57'	8.88	17.34	N24°19'14"E
C5	18°54'37"	100.00	33.15'	16.73	33.00	S24°26'03"W
C6	33°55'25"	250.00	148.02'	76.25	145.87	S73°01'51"E



NORTH

Scale: 1"=60'



Civil Engineering Consultants, Inc.

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

Q:\E-FILES\5-5000\5595\dwg\5595 PLAT 2 FP.dwg, 10/4/2007 2:50:40 PM, mehll, 1:100