PRELIMINARY PLAT
ORCHARD VIEW
NORWALK, IOWA
SHEET 1 OF 2

DEVELOPER:
HAPPE HOMES, L.L.P.
2515 N. ANKENY BOULEVARD, SUITE 211
ANKENY, IA 50021
PH. 515-463-0842

PROPERTY OWNERS:
HAPPE HOMES, L.L.P.
2515 N. ANKENY BOULEVARD, SUITE 211
ANKENY, IA 50021
PH. 515-463-0842

LEGAL DESCRIPTION

THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M.; EXCEPT THOSE PORTIONS PLATTED AS ORCHARD HILLS PLAT 1, ORCHARD HILLS PLAT 3, ORCHARD HILLS PLAT 4, ORCHARD TRAIL PLAT 1, AND EXCEPT PARCEL 'F' RECORDED IN IRREGULAR PLAT BOOK 12, PAGE 6 OF 77-25, CITY OF NORWALK, WARREN COUNTY, IOWA.

AND

THE SE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M.; EXCEPT THOSE PORTIONS PLATTED AS ORCHARD TRAIL PLAT 1 AND EXCEPT ORCHARD PARK.

AND

THE SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M.; EXCEPT THOSE PORTIONS PLATTED AS ORCHARD TRAIL PLAT 1, ORCHARD TRAIL PLAT 2, ORCHARD HILLS PLAT 2, ORCHARD HILLS PLAT 4, ORCHARD PARK AND EXCEPT ORCHARD RIDGE PLAT 6.

AND

PARCEL 'A' OF OUTLOT 'D' IN ORCHARD TRAIL PLAT 1.

SAID PROPERTY CONTAINS 42.1157 ACRES MORE OR LESS.

ZONING
ORCHARD HILLS P.U.D. - LOTS 1 TO 12
ORCHARD VIEW P.U.D. - LOTS 13 TO 105

NOTES:
1. CORNER LOTS ON ORCHARD HILLS DRIVE SHALL HAVE THEIR DRIVEWAY ACCESS TO THE SIDE STREET AND NOT CONNECT TO ORCHARD HILLS DRIVE.

SETBACKS (LOTS 1 TO 12)
FRONT YARD - 25'
REAR YARD - 30'
SIDE YARD - 12' TOTAL (5' MIN)

SETBACKS (LOTS 13 TO 105)
FRONT YARD - 30'
REAR YARD - 35'
SIDE YARD - 12' TOTAL (5' MIN)

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

CERTIFICATIONS

LICENSED LAND SURVEYOR JERRY P. OLIVER 7844 IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT HAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY 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, 2014
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

LICENSED PROFESSIONAL ENGINEER JERRY P. OLIVER 7844 IOWA

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 LIC. NO. 7844 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
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VICINITY MAP
NOT TO SCALE

PHASE MAP
NOT TO SCALE

NOTES
1. TEMPORARY TURAROUNDS SHALL BE PROVIDED AT TEMPORARY STREET DEAD ENDS.
2. ALL STORM SEWER EASEMENTS ARE TO BE 20 FEET WIDE OR TWO TIME THE DEPTH, WHICHEVER IS GREATER.
3. ALL SANITARY SEWER EASEMENTS ARE TO BE 30 FEET WIDE OR TWO TIMES THE DEPTH, WHICHEVER IS GREATER.

LEGEND
EXISTING/PROPOSED

- 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.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE
- P.O.B. — POINT OF BEGINNING
- BUILDING SETBACK LINE
- BUILDABLE AREA WITHIN BUILDING SETBACK LINES

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	11°38'27"	1524.05'	310.66'	155.67'	310.13'	S25°45'20"E
C2	1°03'49"	1524.05'	28.34'	14.14'	28.34'	S20°28'01"E
C3	30°42'28"	350.00'	187.58'	96.10'	185.35'	S54°42'34"W
C4	51°21'34"	500.00'	448.21'	240.42'	433.35'	N65°02'15"E
C5	2°06'24"	500.00'	18.38'	9.19'	18.38'	S40°24'37"W
C6	31°54'54"	400.00'	223.34'	114.64'	220.50'	N74°43'07"E
C7	15°28'00"	810.00'	218.65'	110.00'	217.94'	N50°44'45"E
C8	26°15'57"	500.00'	229.21'	116.66'	227.21'	N56°08'43"E
C9	21°26'22"	990.00'	370.45'	187.41'	368.24'	N74°59'53"E

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----------927.45

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

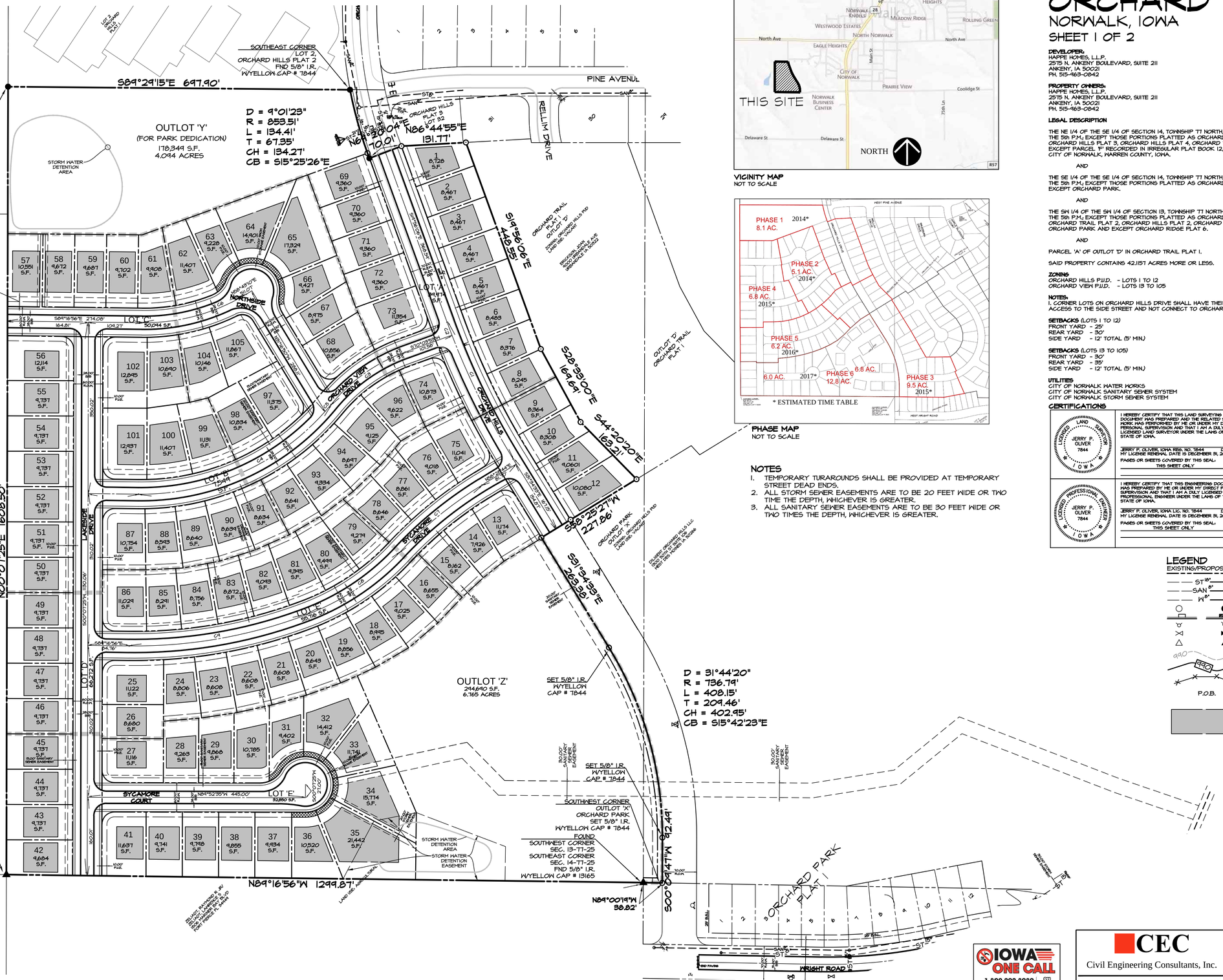
ELEVATION----------874.90

BURY BOLT ON HYDRANT, AT NORTHEAST CORNER OF INTERSECTION OF ASPEN DRIVE AND ELM AVENUE.

ELEVATION----------924.49

CUT 'X' INTERSECTION SYCAMORE DRIVE AND ELM AVENUE.

ELEVATION----------934.71



IOWA ONE CALL
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www.iowaonecall.com

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

Scale: 1"=100'
0' 100' 200'
NORTH

DATE OF SURVEY:	Sep. 10, 2013	
DATE CREATED:	Sep. 10, 2013	
REVISIONS:	Nov. 25, 2013	
	Jan. 06, 2014	

SHEET 1 OF 3

DWG BY: LAG

E6929

PRELIMINARY PLAT
ORCHARD VIEW
NORWALK, IOWA
SHEET 2 OF 3

DEVELOPER:
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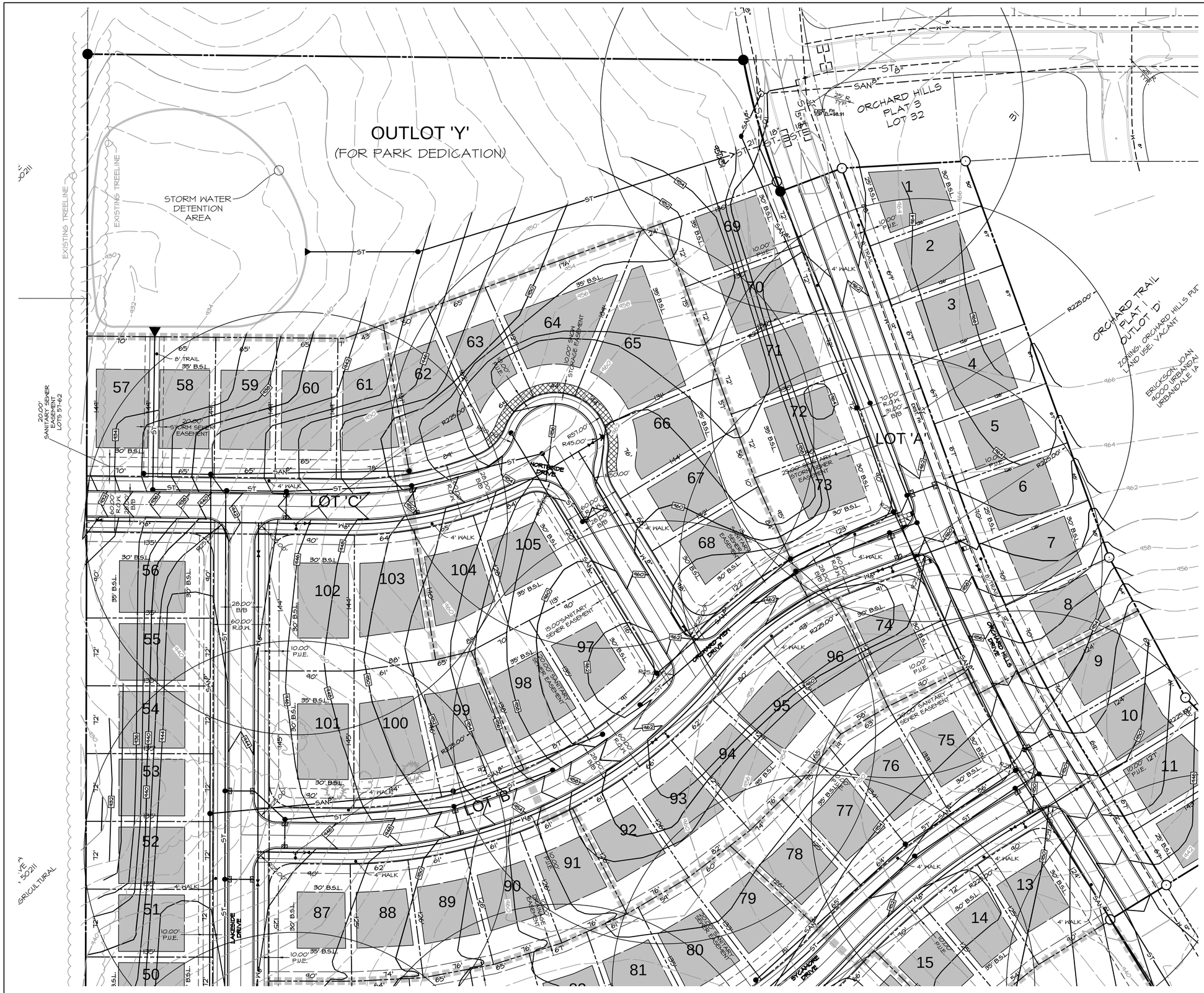

LEGEND
EXISTING/PROPOSED

- PLAT BOUNDARY
- 51" STORM SEWER & SIZE
- 8" SAN SANITARY SEWER & SIZE
- 6" W WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 EXISTING CONTOURS
- 990 PROPOSED CONTOURS
- SILT FENCE
- P.O.B. POINT OF BEGINNING
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ELEVATION----------924.44

CUT 'X' INTERSECTION SYCAMORE DRIVE AND ELM AVENUE.

ELEVATION----------934.71

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SHEET 2 OF 3

DWG BY J.A.G.

E6929

PRELIMINARY PLAT
ORCHARD VIEW
NORWALK, IOWA
SHEET 3 OF 3

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2575 N. ANKENY BOULEVARD, SUITE 211
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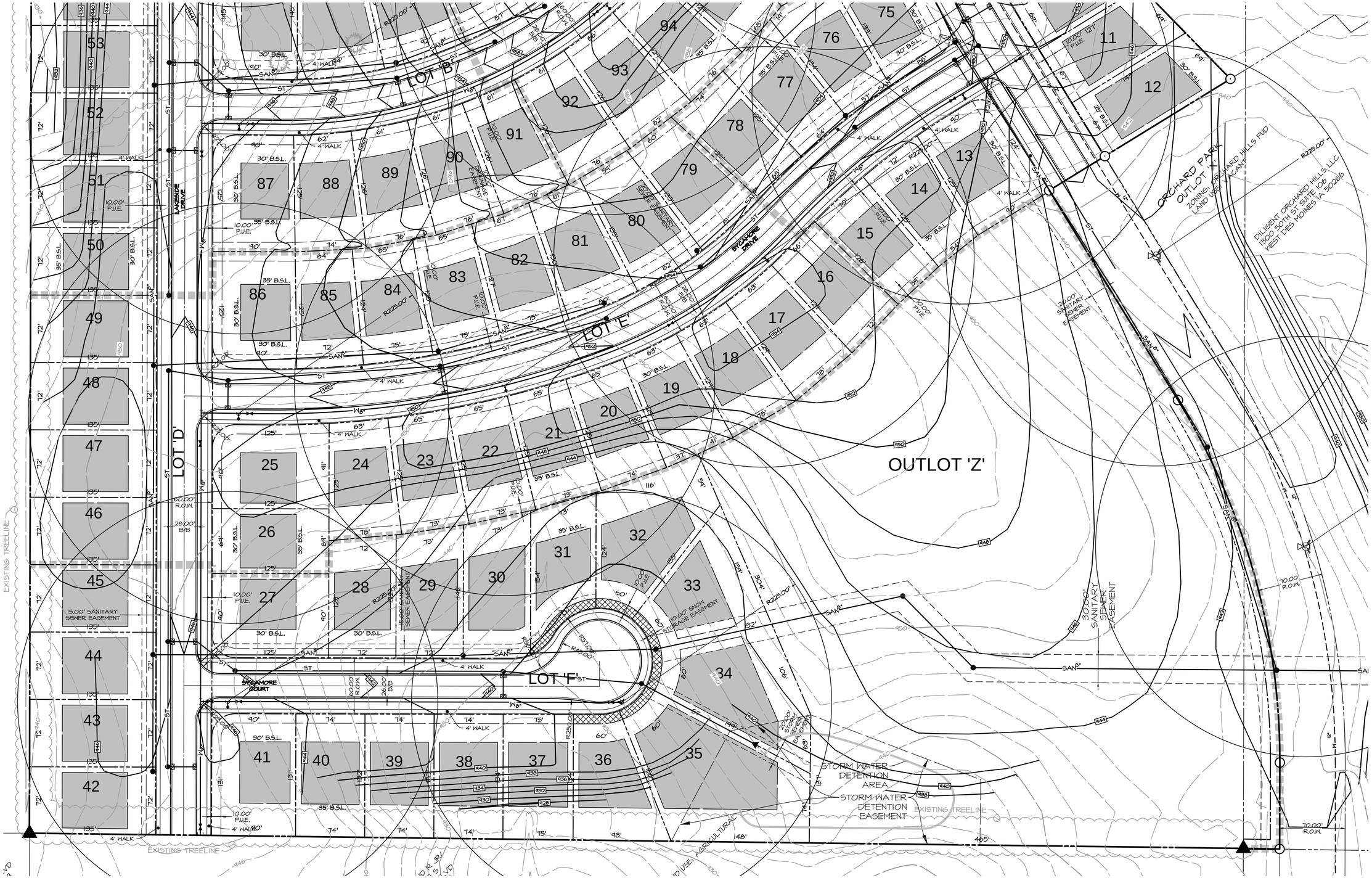

LEGEND
EXISTING/PROPOSED

- PLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
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