



AGENDA
PLANNING AND ZONING MEETING
Norwalk City Hall, 705 North Ave
Monday, September 25, 2017
5:45 P.M.

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – September 11, 2017
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 Rolling Green Ventures, LLC to approve the final plat for Rolling Green Plat 6
 - b. Request from Sunset Crest LLC to approve a site plan for the Sunset Crest site at 1329 Sunset Drive
7. City Council Update – Stephanie Riva, Planning and Zoning Commission Liaison
8. Economic Development Update – Hollie Askey, Economic Development Director
9. Future Business Items
 - a. Stark Property
 - b. Platting & Site Plan for Certified Industrial Site
 - c. Sunset Crest Platting & Site Plans
 - d. Sunset Corner Site Plan
 - e. North Shore Preliminary Plat
 - f. Warrior Run Plat 2 Final Plat
 - g. Rolling Green Plat 6 Final Plat
 - h. Orchard Trail Plat 5 Final Plat
 - i. Farms of Holland Plat 3 Final Plat
 - j. Affordable Housing Research
10. Next Meeting Date: October 9, 2017
11. Adjournment

REGULAR NORWALK PLANNING AND ZONING MEETING 09-11-2017

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, September 11, 2017. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were Donna Grant, Jim Huse, Judy McConnell, Elizabeth Thompson, and Barbara Belizzi. Absent: Brandon Foldes and John Fraser.

Staff present included: Luke Parris, Community Development Director, Elliot Klimowski, Intern and Hillarie Ramthun, Community Development Coordinator.

Approval of Agenda – 17-77

Motion by Huse and seconded by Thompson to approve the agenda. Approved 5-0.

Approval of Minutes – 17-78

Motion by Belizzi and seconded by Huse to approve the minutes from the August 28th, 2017 meeting. Approved 5-0.

Chairperson McConnell welcomed the 3 guests present. With no one wishing to discuss matters not on the agenda, the business portion of the meeting was opened.

New Business

Request from Norwalk Land Co. LLC to approve the final plat for Norwalk Orchard View Plat 4 –17-79

This approval would create 39 single-family lots along Walnut Drive, Bradford Drive and Tupelo Circle in the Norwalk Orchard View development. All requirements for the development appear to be met and City staff recommends approval with the condition that any significant modifications to the final plat be reviewed and approved by Planning and Zoning Commission and City Council.

Belizzi made a motion, Thompson seconded.
Approved 5-0

Request from Windsor Windows to approve an amendment to the Windsor Windows Site Plan related to parking, loading, and grading—17-80

This request was for an amendment to the site plan for the Windsor Windows & Doors vinyl window production facility, addressed as 901 Sunset Drive, for the following:

- Identify 39 parking spaces as future construction, as needed.
- Reduce the loading dock width from 150 feet to 130 feet.
- Show the grading of a dirt stockpile on the northern lot.

McConnell called for a motion.

Grant motioned to approve the request and Bellizzi seconded that motion. 5-0 approved.

Request from Hubbell Construction Services to approve a site plan for the Unity Point Clinic Expansion on Colonial Circle—17-81

This request was for the addition of an expansion on to the Unity Point Clinic located at 801 Colonial Circle. The expansion is to the southwest and requires additional ground to be added to the Unity Point lot. This platting was done via a plat of survey that was staff reviewed and approved.

McConnell called for a motion.

Huse motioned to approve the request and Thompson seconded that motion. 5-0 approved.

Future Business Items-

Stark Property

Platting and site plan for Certified Industrial Site

Sunset Crest Platting & Site Plans

Sunset Corner Site Plan

North Shore Preliminary Plat

Warrior Run Plat 2 Final Plat

Rolling Green Plat 6 Final Plat

Orchard Trail Plat 5 Final Plat

Farms of Holland Plat 3 Final Plat

Affordable Housing Research

City Council Update-

Councilmember Riva provided an update on several City Council topics.

Next meeting Date – September 11, 2017.

Adjournment – 17-82

Motion by Huse and seconded by Bellizzi to adjourn the meeting at 6:27 p.m. Approved 5 -0.

Judy McConnell, Vice Chairperson

Luke Parris, City Planner



**PLANNING & ZONING COMMISSION
AGENDA STATEMENT**

Item No. 6A
For Meeting of 09.25.2017

ITEM TITLE:	Request from Rolling Green Ventures, LLC to approve the final plat for Rolling Green Plat 6	
CONTACT PERSON:	Luke Parris, AICP – Community Development Director	
APPLICANT(S):	Rolling Green Ventures LLC 3100 White Pine Ct Waukee, Iowa 50263	Civil Design Advantage 3405 SE Crossroads Drive Suite G Grimes, Iowa 50111
GENERAL DESCRIPTION:	This request would create 28 single-family lots on Green Hills Drive, Prairie Vista Court, and Merle Huff Avenue in the Rolling Green subdivision, west of East 27 th Street.	
IMPACT ON NEIGHBORHOOD:	The properties surrounding are residential in nature or planned for future residential.	
VEHICULAR & PEDESTRIAN TRAFFIC:	The plat shows the construction of an extension of Green Hills Drive, an extension of Merle Huff Drive, and a new cul-de-sac, Prairie Vista Court. Merle Huff Drive will eventually connect to the existing Merle Huff Drive and provide a second egress out of the neighborhood.	
TRAIL PLAN:	The neighborhood will have 5' sidewalks along both sides of the streets.	
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	This site is zoned in the Rolling Green PUD as R-1(60) Single-Family Residential. Surrounding ground is also zoned R-1(60) within the PUD.	
BUFFERS REQUIRED/ NEEDED:	Adjacent uses are compatible and no buffer is required for this project.	
DRAINAGE:	Drainage from the lots are collected by the on-street storm sewer system and via drainage swales then conveyed to the storm water detention pond south of the Prairie Vista Court cul-de-sac bulb. The basin was designed and constructed as part of Rolling Green Plat 5.	
DEVELOPMENT HISTORY:	The area was first planned out in a PUD in October 1999. Subsequent amendments have been made to the PUD in 2007 and 2009. These amendments dealt with the current phases of Rolling Green that were recently approved in the Rolling Green Preliminary Plat and Rolling Green Plat 5 Final Plat that were approved in 2015.	

FLOODPLAIN:	None of the proposed lots are located within a floodplain.
PARKLAND:	The parkland space for Rolling Green Plat 6 and subsequent future phases was identified in the PUD and given to the City in 2015.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER.	Proper easements have been identified and shown where needed for sanitary sewer and for public utilities. Connections to existing public utility infrastructure have been identified.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	This area was part identified as low density residential. The final plat meets the intent of the land use plan.
STAFF ANALYSIS – ZONING ORDINANCE:	<p>The Final Plat consists of 28 lots. The plat consists of 14.51 acres of land with lots ranging from 8,995 sf to 14,927 sf.</p> <p>Streets will be dedicated to the City for street use upon approval of the Final Plat and acceptance of the public infrastructure. The designated street right-of-way is 60 feet with a 28' wide roads for Merle Huff and Green Hills, Prairie Vista Court is a 26' wide road with a 60' ROW.</p>
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	<p>The Subdivision Ordinance requires that Final Plat submissions include such criteria as boundaries of property, engineer's certificate, easements and right-of-way widths. All information has been submitted by the applicant. The Final Plat shows platted building lines, property lines with dimensions, easements and right-of-way widths.</p> <p>The applicant will need to submit all other required documents prior to release of the final plat for recording.</p>
STAFF RECOMMENDATION:	<p>Therefore, staff recommends that the request for the Final Plat of Orchard View Plat 4 be approved with the following conditions:</p> <ul style="list-style-type: none"> • That the applicant will or has provided all supporting documentation required within the Norwalk Subdivision Regulations prior to staff releasing this resolution and platting documents for recording at the County • That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.

DRAFT RESOLUTION NO. ____

A RESOLUTION APPROVING THE FINAL PLAT OF ROLLING GREEN PLAT 6

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on September 25, 2017 and recommends approval of the Final Plat; and

WHEREAS, that the applicant will or has provided all supporting documentation required within the Norwalk Subdivision Regulations prior to staff releasing this resolution and platting documents for recording at the County; and,

WHEREAS, that any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council; and,

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the Final Plat of Rolling Green Plat 6 as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

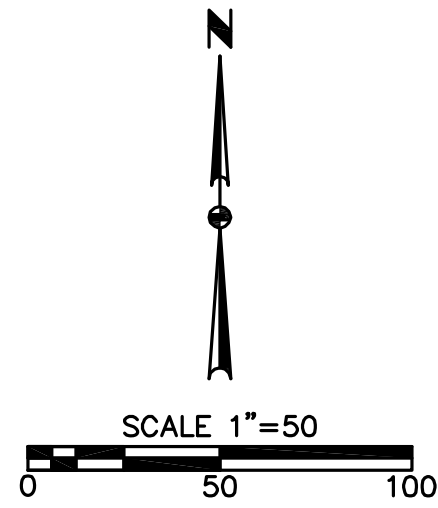
PASSED AND APPROVED this 5th day of October, 2017.

Tom Phillips - Mayor

ATTEST:

JODI EDDLEMAN, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>
Kuhl	___	___
Lester	___	___
Isley	___	___
Riva	___	___
Livingston	___	___



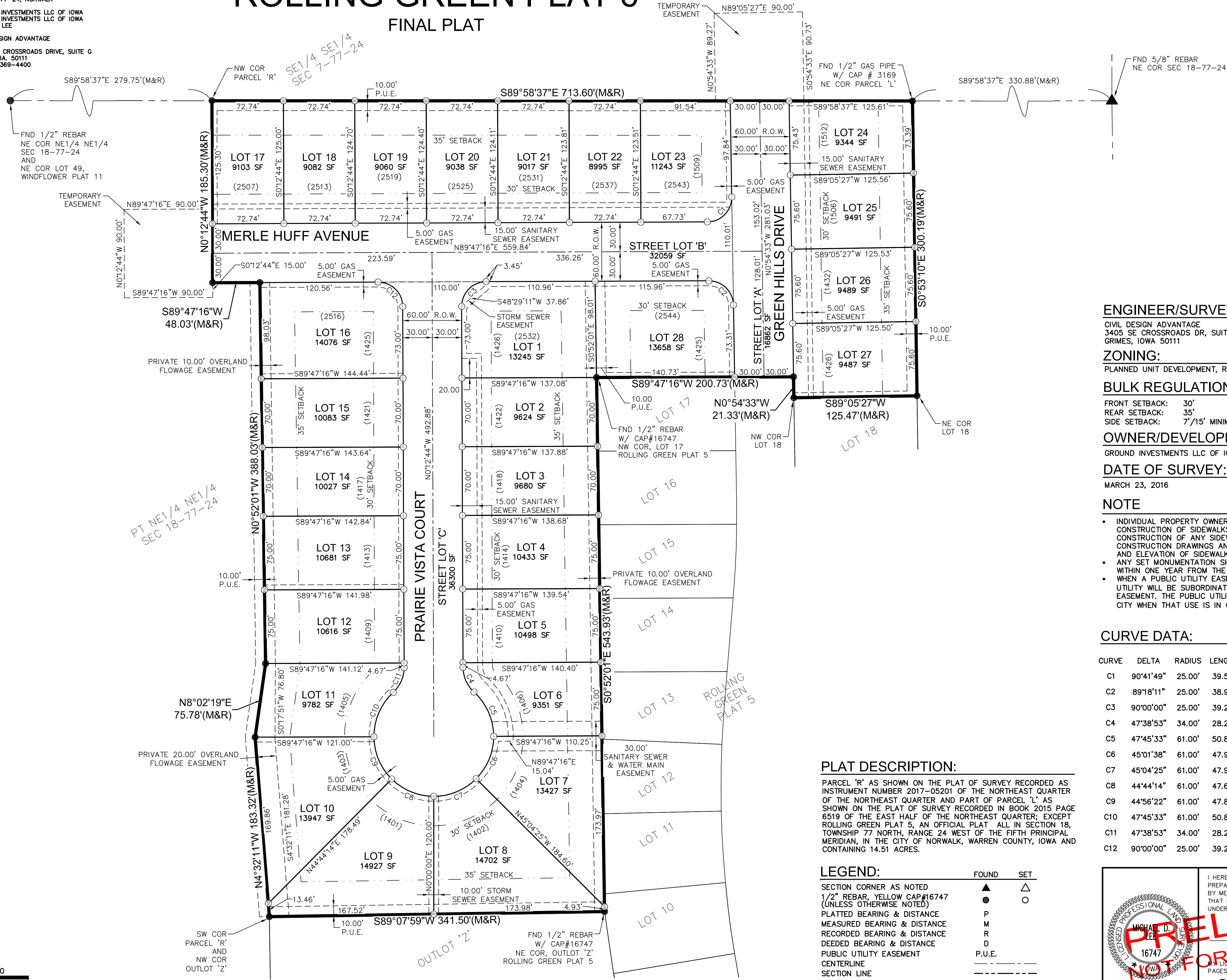
LOCATION: PARCEL 'L' & PARCEL 'R'
SEC 18-77-24, NORWALK

REQUESTOR: GROUND INVESTMENTS LLC OF IOWA
PROPRIETOR: GROUND INVESTMENTS LLC OF IOWA
SURVEYOR: MICHAEL LEE
COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA, 50111
PH: 515-369-4400

ROLLING GREEN PLAT 6

FINAL PLAT



ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

ZONING:

PLANNED UNIT DEVELOPMENT, R-1 (60)

BULK REGULATIONS:

FRONT SETBACK: 30'
REAR SETBACK: 35'
SIDE SETBACK: 7'/15' MINIMUM

OWNER/DEVELOPER:

GROUND INVESTMENTS LLC OF IOWA

DATE OF SURVEY:

MARCH 23, 2016

NOTE

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- WHEN A PUBLIC UTILITY EASEMENT OVERLAPS A CITY UTILITY THE PUBLIC UTILITY WILL BE SUBORDINATE TO THE CITY UTILITY OF ITS DESIGNATED EASEMENT. THE PUBLIC UTILITY MUST RELOCATE AT NO COST TO THE CITY WHEN THAT USE IS IN CONFLICT WITH THE CITY'S USE.

CURVE DATA:

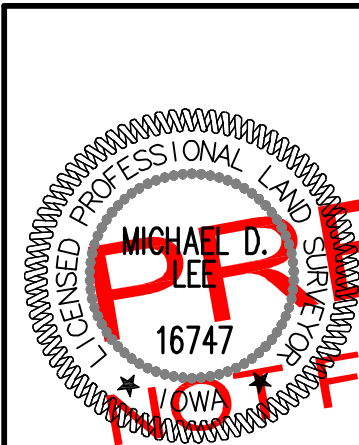
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°41'49"	25.00'	39.57'	S44°26'22"W	35.57'
C2	89°18'11"	25.00'	38.97'	S45°33'38"E	35.14'
C3	90°00'00"	25.00'	39.27'	N44°47'16"E	35.36'
C4	47°38'53"	34.00'	28.27'	N24°02'10"W	27.47'
C5	47°45'33"	61.00'	50.85'	N23°58'50"W	49.39'
C6	45°01'38"	61.00'	47.94'	N22°24'46"E	46.71'
C7	45°04'25"	61.00'	47.99'	N67°27'48"E	46.76'
C8	44°44'14"	61.00'	47.63'	S67°37'53"E	46.43'
C9	44°56'22"	61.00'	47.84'	S22°47'35"E	46.63'
C10	47°45'33"	61.00'	50.85'	S23°33'22"W	49.39'
C11	47°38'53"	34.00'	28.27'	S23°36'43"W	27.47'
C12	90°00'00"	25.00'	39.27'	S45°12'44"E	35.36'

PLAT DESCRIPTION:

PARCEL 'R' AS SHOWN ON THE PLAT OF SURVEY RECORDED AS INSTRUMENT NUMBER 2017-05201 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF PARCEL 'L' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2015 PAGE 6519 OF THE EAST HALF OF THE NORTHEAST QUARTER; EXCEPT ROLLING GREEN PLAT 5, AN OFFICIAL PLAT ALL IN SECTION 18, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF NORWALK, WARREN COUNTY, IOWA AND CONTAINING 14.51 ACRES.

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	- - - -	



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.

MICHAEL D. LEE
16747
DATE: _____

THIS SHEET

ROLLING GREEN PLAT 6
FINAL PLAT

1/1
1702.066

ENGINEER

TECH

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

ENGINEER

REVISIONS

DATE

08/01/17

1702.066

1702.066



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



Rolling Green Plat 6

N

0

0.0325

0.065

Miles

Print Date: 9/21/2017



**PLANNING & ZONING COMMISSION
AGENDA STATEMENT**

Item No. 6B
For Meeting of 09.25.2017

ITEM TITLE: Request from Sunset Crest LLC to approve a site plan for the Sunset Crest site at 1329 Sunset Drive

CONTACT PERSON: Luke Parris, AICP – Community Development Director

APPLICANT(S): Sunset Crest LLC
1200 Valley West Dr, Ste 304
West Des Moines, IA 50266
Engineering Resource Group, Inc
2413 Grand Avenue
Des Moines, Iowa 50312

GENERAL DESCRIPTION: This request is from Sunset Crest LLC to approve the site plan for the new Sunset Crest retail building at 1329 Sunset Drive. The developer recently acquired and demoed two houses and an existing retail building to make space for this new redevelopment project. The new retail building will have four tenant spaces and is zoned C-2 Community Commercial, allowing for a wide range of retail activities. The current identified uses are office space, restaurant space, and a fitness center. These are all allowed in the C-2 district.

IMPACT ON NEIGHBORHOOD: The site is on the western side of Iowa Highway 28 (Sunset Drive). The demolition and removal of the existing two homes and building resulted in the elimination of three driveways onto IA 28. The rearrangement of parking to the rear of the building has raised concerns from residential neighbors to the east. Appropriate buffers need to be provided to minimize this impact.

VEHICULAR & PEDESTRIAN TRAFFIC: The new Sunset Crest drive will have one driveway on the northern side of the building. The parking lot for this complex will connect to a new commercial lot directly to the south. The City is requiring any development on this new south lot to only have one driveway access that lines up with Richard George Drive. Furthermore, the City has required that the developer set ingress/egress easements over the northern and southern driveways. In the future, as the west side of IA 28 continues to develop, these two driveways will be the only access to IA 28. This will ultimately improve the access control on this section of IA 28, resulting in a safer section of street.

For pedestrian traffic, the development preserves the existing trail along IA 28. The building is situated fronting to IA 28 and will increase the walkability of this stretch of street.

PARKING: The Zoning Ordinance provides two ways to calculate parking for multi-tenant buildings. Utilizing proposed uses and considering them as standalone users, 115 stalls are required. Utilizing the Ordinance calculation for a multi-tenant shopping center, 57 stalls are

required. The developer is proposing 75 parking stalls. This provides more than the stalls required for a shopping center but fewer than required for the currently identified use. Given the nature of a multi-tenant shopping center and the expectation of tenant turnover throughout the building lifespan, the City staff opinion is that 75 parking stalls are adequate for the site.

**OPEN SPACE &
BUFFER
LANDSCAPING:**

The site provides the minimum of 20% (18,688 sf) of open space required by the City code. The site provides 24,390 sf of open space, exceeding the amount required.

The site plan shows the installation of a buffer wall along the western property line. The site plan does not show an adequately designed buffer wall. Code requires that a buffer wall be constructed of a permanent low maintenance material such as concrete block, cinder block, brick, concrete, precast concrete, tile block, etc.

SIGNAGE:

A monument sign is proposed along IA 28 and is properly setback from the right-of-way. Details of the monument sign, and any building signs will be reviewed and permitted through the sign permit process.

**ARCHITECTURAL
STANDARDS:**

The façade of the building is composed of glass, Nichiha fiber cement panels, PAC-CLAD aluminum metal panels, and PAC-CLAD corrugated wall panels.

The City's architectural standards require that buildings in the C-2 district be composed of 75% class 1 or class 2 materials on the street facing façade; no more than 25% class 3 materials, with any class 4 materials being no more than 10% of the façade.

The Zoning Ordinance states that the intent of the architectural standards is to establish basic parameters for building design that produces structures that preserve and enhance building and property values, are long-lasting, resistant to deterioration, and maintain their visual appeal overtime. The ordinances further states that it is not the intent of the standards to unduly restrict design freedom or apply a particular architectural style to all structures.

The City standards are written in a manner that encourages glass and masonry buildings. The developer is proposing a building that utilizes various architectural metal panels in lieu of the masonry products typically required by the code. The standards do not clearly classify this material type into the four classifications. The City needs to determine if these materials meet the intent of the ordinance. The developer has stated that the material is powder-coated, which requires less maintenance than painting, and that the manufacturer provides a 60 year warranty on the material. The developer and the architect are also prepared to further discuss the material at the Commission meeting.

DRAINAGE:

The site includes an on-site system to collect storm water runoff from the parking and building. The storm water system empties to an on-site detention basin at the rear of the southern lot. This basin was designed to hold the appropriate amount of runoff and will be shared by future site development on the southern lot.

**UTILITIES: WATER,
SANITARY SEWER,
STORM SEWER.**

Adequate services are provided to the site and detailed on the site plan. The City is currently working on a project to install a new 10' Water Main along IA 28 to serve the site.

STAFF ANALYSIS:

Overall the site plan meets the City's requirements for development of an C-2 parcel. The developer needs to provide a new design for the rear buffer wall so that the buffer requirements are met. The City also needs to make a determination on façade materials utilized on the building.

**STAFF
RECOMMENDATION:**

The staff recommends approval with the following conditions:

- That the site development and building construction follow all City code regulations.
- That any significant modifications to the site plan be reviewed and approved by the Planning & Zoning Commission and City Council.
- That the buffer wall be redesigned to meet City requirements.

RESOLUTION NO. ____

A RESOLUTION APPROVING THE SITE PLAN FOR SUNSET CREST AT 1329 SUNSET DRIVE

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on September 25, 2017 and recommends approval of the Site Plan; and

WHEREAS, that the site development and building construction follow all City code regulations; and

WHEREAS, that any significant modifications to the site plan be reviewed and approved by the Planning & Zoning Commission and City Council; and

WHEREAS, that the buffer wall be redesigned to meet City requirements.; and

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the Site Plan for Sunset Crest at 1329 Sunset Drive as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 5th day of October, 2017.

Tom Phillips - Mayor

ATTEST:

JODI EDDLEMAN, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>
Kuhl	___	___
Lester	___	___
Isley	___	___
Riva	___	___
Livingston	___	___

NOTE:
THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

SITE ADDRESS:
1329 SUNSET DRIVE

ZONING:
C-2

USE:
RETAIL CENTER

IMPERVIOUS SURFACE:
EXISTING = 14,528 SF
PROPOSED = 67,327 SF

OWNER/DEVELOPER:
SUNSET CREST LLC
1200 VALLEY WEST DRIVE SUITE 304
WEST DES MOINES, IA 50266
515-650-3950

OPEN SPACE:
SITE AREA = 93,441 SF
OPEN SPACE REQUIRED = 20% = 18,688 SF
PROVIDED = 24,390 SF = 26%

UTILITIES OWNERSHIP:

STORM SEWERS
SANITARY SEWERS
WATER
NATURAL GAS
ELECTRIC
TELEPHONE

CITY OF NORWALK
CITY OF NORWALK
CITY OF NORWALK
MIDAMERICAN ENERGY
MIDAMERICAN ENERGY
CENTURYLINK

CONSTRUCTION SCHEDULE:

ITEM	BEGIN	COMPLETED
GRADING/EROSION CONTROL	09/17	06/18
BUILDING CONSTRUCTION	09/17	06/18
PAVING	09/17	06/18
LANDSCAPING	09/17	06/18

PARKING:

REQUIRED:
OFFICE:

1/250SF

RESTAURANT:

1/50SF PATRON AREA +
1/EMPLOYEE, LARGEST

SHIFT

FITNESS CENTER:

10 STALLS + 1/200SF OVER
1,000SF

OFFICE:

976/250SF = 4 STALLS

RESTAURANT:

3410/50SF PATRON AREA = 69 STALLS
+ X EMPLOYEES = 15 STALLS

FITNESS CENTER:

10 + (4382-1000)/200 = 27 STALLS

TOTAL REQUIRED = 115 STALLS

ALTERNATIVE CALCULATION FOR
MULTI-TENANT SHOPPING
CENTERS:

REQUIRED: 1/200SF

11,240 / 200 = 57 STALLS

PROVIDED: 75
INCLUDING 3 H.C.

LEGAL DESCRIPTION:

Part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 77 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of Norwalk, Warren County, Iowa, and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 13; thence North 88(degrees) 31'(minutes) 00'(seconds) West, 595.38 feet along the North line of the Northeast Quarter of the Northeast Quarter of said Section 13 to its intersection with the West right-of-way line of State Highway 28; thence South 29°11'06" West, 270.66 feet along the West right-of-way line of said State Highway 28 to the Point of Beginning at the Northeast corner of Parcel B in the Northeast Quarter of the Northeast Quarter of said Section 13 per that Plat of Survey filed in Irregular Plat Book 4, Page 10 of 77-25 in the Office of the Recorder for Warren County, Iowa; thence continuing South 29°11'06" West, 221.26 feet along the West right-of-way line of said State Highway 28; thence North 53°37'15" West, 90.76 feet; thence North 89°36'01" West, 126.22 feet to a point on the West line of said Parcel B; thence North 01°27'05" East, 209.37 feet along the West line of said Parcel B to the Northwest corner of said Parcel B; thence South 88°15'47" East, 185.79 feet along the North line of said Parcel B; thence South 60°41'47" East, 133.23 feet along the North line of said Parcel B to the point of beginning.

Containing 56,343 square feet (1.29 acres).

SETBACKS:

30' FRONT
35' REAR
20' SIDE

INDEX OF SHEETS

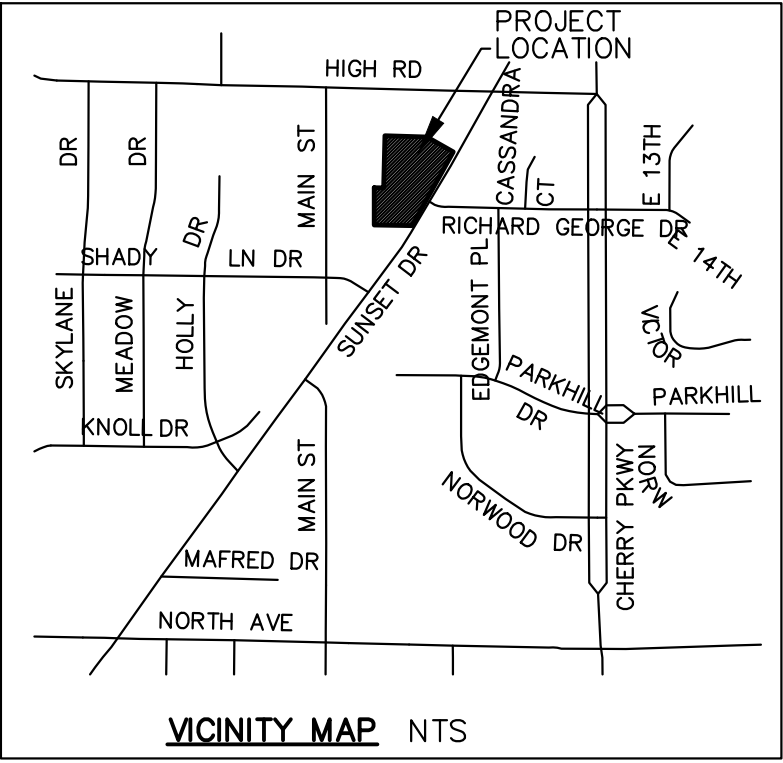
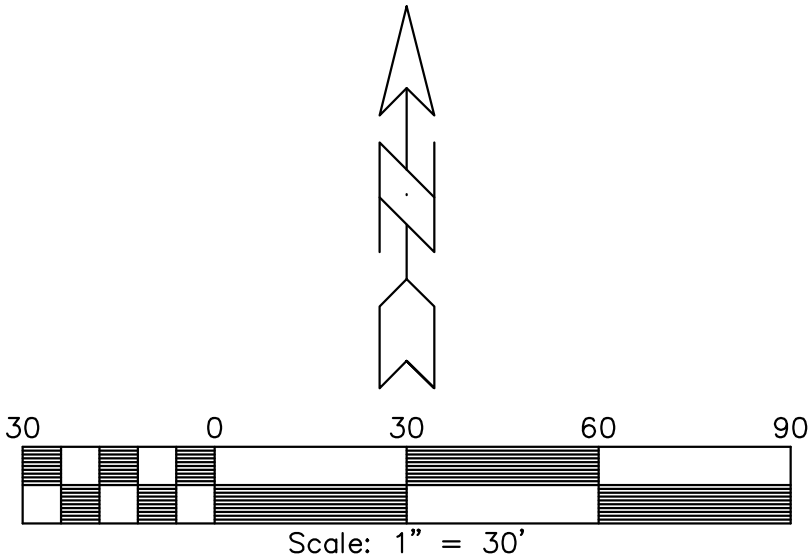
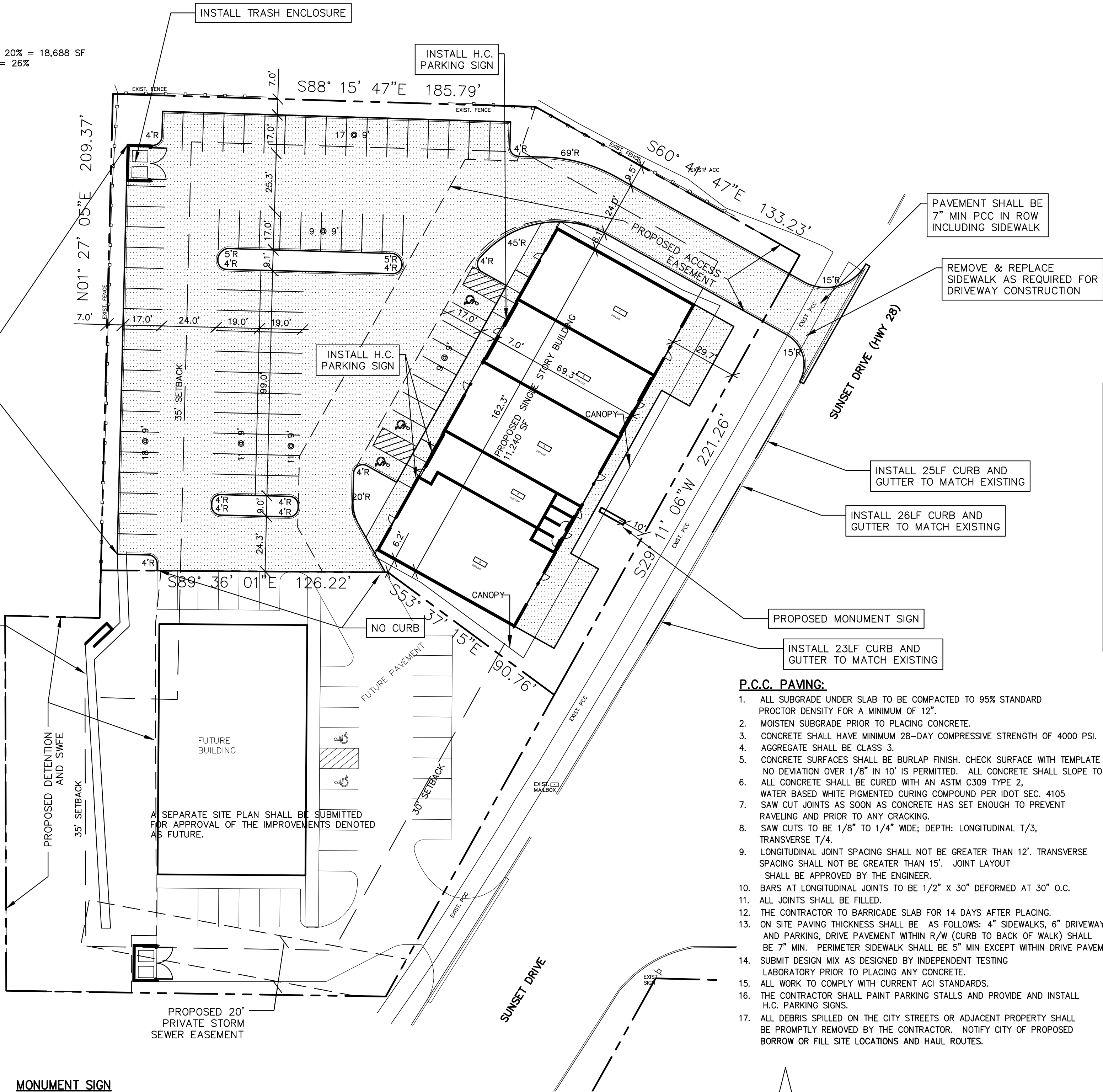
- 1 - GEOMETRIC PLAN
- 2 - GRADING PLAN
- 3 - UTILITY PLAN
- 4 - DEMOLITION PLAN
- 5 - DETAILS

INSTALL CURB/WALL
SEE DETAIL SHEET

INSTALL CONCRETE FLUME
SEE DETAIL SHEET

MONUMENT SIGN

1. DIMENSIONS: 12'X2'. MAXIMUM 7' TALL.
2. SIGN AREA: 12' X 6.5' = 78 SF
3. MONUMENT SIGN MATERIAL TO BE FIBER CEMENT PANELS AND BREAK METAL TO MATCH BUILDING.

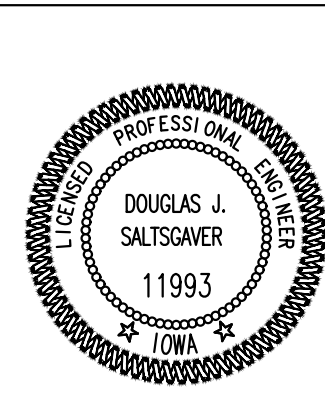


P.C.C. PAVING:

1. ALL SUBGRADE UNDER SLAB TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY FOR A MINIMUM OF 12".
2. MOISTEN SUBGRADE PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
4. AGGREGATE SHALL BE CLASS 3.
5. CONCRETE SURFACES SHALL BE BURLAP FINISH. CHECK SURFACE WITH TEMPLATE. NO DEVIATION OVER 1/8" IN 10' IS PERMITTED. ALL CONCRETE SHALL SLOPE TO DRAIN.
6. ALL CONCRETE SHALL BE CURED WITH AN ASTM C309 TYPE 2, WATER BASED WHITE PIGMENTED CURING COMPOUND PER IDOT SEC. 4105
7. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET ENOUGH TO PREVENT RAVELING AND PRIOR TO ANY CRACKING.
8. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
9. LONGITUDINAL JOINT SPACING SHALL NOT BE GREATER THAN 12'. TRANSVERSE SPACING SHALL NOT BE GREATER THAN 15'. JOINT LAYOUT SHALL BE APPROVED BY THE ENGINEER.
10. BARS AT LONGITUDINAL JOINTS TO BE 1/2" X 30" DEFORMED AT 30" O.C.
11. ALL JOINTS SHALL BE FILLED.
12. THE CONTRACTOR TO BARRICADE SLAB FOR 14 DAYS AFTER PLACING.
13. ON SITE PAVING THICKNESS SHALL BE AS FOLLOWS: 4" SIDEWALKS, 6" DRIVEWAYS AND PARKING, DRIVE PAVEMENT WITHIN R/W (CURB TO BACK OF WALK) SHALL BE 7" MIN. PERIMETER SIDEWALK SHALL BE 5" MIN EXCEPT WITHIN DRIVE PAVEMENT.
14. SUBMIT DESIGN MIX AS DESIGNED BY INDEPENDENT TESTING LABORATORY PRIOR TO PLACING ANY CONCRETE.
15. ALL WORK TO COMPLY WITH CURRENT ACI STANDARDS.
16. THE CONTRACTOR SHALL PAINT PARKING STALLS AND PROVIDE AND INSTALL H.C. PARKING SIGNS.
17. ALL DEBRIS SPILLED ON THE CITY STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR. NOTIFY CITY OF PROPOSED BORROW OR FILL SITE LOCATIONS AND HAUL ROUTES.

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 VERSION OF SUDAS.
2. ALL DEBRIS SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
3. ALL CONSTRUCTION PROCEDURES AND MATERIALS TO MEET OR EXCEED MINIMUM REQUIREMENTS OF THE CITY.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY AND ALL APPROPRIATE SAFETY REGULATIONS.
5. THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE CITY PROPER NOTICE FOR THEIR REQUIRED INSPECTIONS.
7. WORK SHALL INCLUDE CONNECTION TO EXISTING PUBLIC UTILITIES AND ANY AND ALL FITTINGS, CLEANOUTS AND APPURTENANCES REQUIRED BY CODES.
8. THE CONTRACTOR IS RESPONSIBLE FOR CLEARING & GRUBBING THE SITE, AND REMOVAL & DISPOSAL OF ANY DELETERIOUS AND EXCESS MATERIALS FROM THE SITE.
9. ANY DAMAGE DONE TO THE EXISTING FENCES, YARDS OR OTHER IMPROVEMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK, INCLUDING DRIVEWAY AND SIDEWALK PERMITS.
11. THE CONTRACTOR SHALL PLACE SILT FENCE AROUND ALL STORM SEWER INLET LOCATIONS, STEEP SLOPES, OR AS DIRECTED BY THE CITY.
12. CONTACT TRAFFIC AND TRANSPORTATION (283-4973) PRIOR TO INITIATING CONSTRUCTION. REMOVAL/REPLACEMENT OF EXISTING TRAFFIC SIGNS AND PARKING METERS SHALL BE COORDINATED WITH THE CITY TRAFFIC DEPT.



ENGINEERING CERTIFICATION
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT, SPECIFICATION OR REPORT 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.

DOUGLAS J. SALTGAVER, P.E. #11993 DATE
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2018

PAGES OR SHEETS COVERED BY THIS SEAL

SPI

SUNSET CREST - GEOMETRIC PLAN

ERC
Engineering Resource Group, Inc.
1115 CRANDALL AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

17-043

NO.	REVISION	DATE	BY	FOR:	LOCATION:	SCALE:	1" = 30'	DESIGNED BY:	DJS	DRAWN BY:	PJV
						DWG:	17-043-GE0.dwg	CHECKED BY:			
						FIELD BOOK:		SHEET	1	OF	6
											FILE NO.: 17-043

THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

EXTENT OF WORK

The extent of work includes the removal of existing pavements, landscaping, retaining walls, lighting, appurtenances. This section also covers the removal, salvage and storage of existing items on site.

Provide temporary bricades and other forms of protection as required to protect personnel and public from injury due to demolition work, and preclude access to the areas of construction. Provide temporary barricades and other forms of protection for trees and other landscaping to be saved from removal and demolition.

Remove all vegetation, improvements, or obstructions within the limits of the construction as noted on the plan. Note that adjacent properties disturbed by this action shall be repaired upon damage and barricaded to prevent future occurrences.

Comply with the environmental protection and safety requirements of the Owner and all governmental authorities having jurisdiction. Keep dust to a minimum. Maintain streets and walks free of mud, dirt and debris.

The contractor shall supply his/her own portable toilets.

Remove all improvements shown on the drawings.

Remove all pavement and base course materials to provide clean area for new construction. Transport materials from site as they are removed.

Sawcut existing pavements to provide clean straight edges for new construction. Do not try to jack hammer or attempt to break off existing pavements to provide clean edges.

Removals of signs, bike racks, and other small items shall be incidental to A.C.C. pavement removal.

Remove all substructures including but not limited to footings and foundation walls, pole bases, as well as loose, soft or otherwise unsuitable backfill materials adjacent to these structures. All backfill shall be compacted to 95% standard proctor.

Observation and testing of fill operation shall be by the soils engineer hired by the contractor.

Remove any conduits, cables, pipe or other materials associated with the underground structures, unless directed otherwise by the Owner's Representative.

Burning on Property: Burning of combustible cleared and grubbed materials is not permitted on the Owner's property. All plant material denoted for demolition shall be removed from site.

Removal from Property: Remove all waste materials and unsuitable soil from the Owner's property and legally dispose of it. Disposal methods and locations are at the Contractor's option, but in no case shall the Contractor engage in illegal dumping, disposing on the Owner's property, or other acts in conflict with local and state ordinances and laws. All cost associated with transporting and disposal of material shall be born by the contractor.

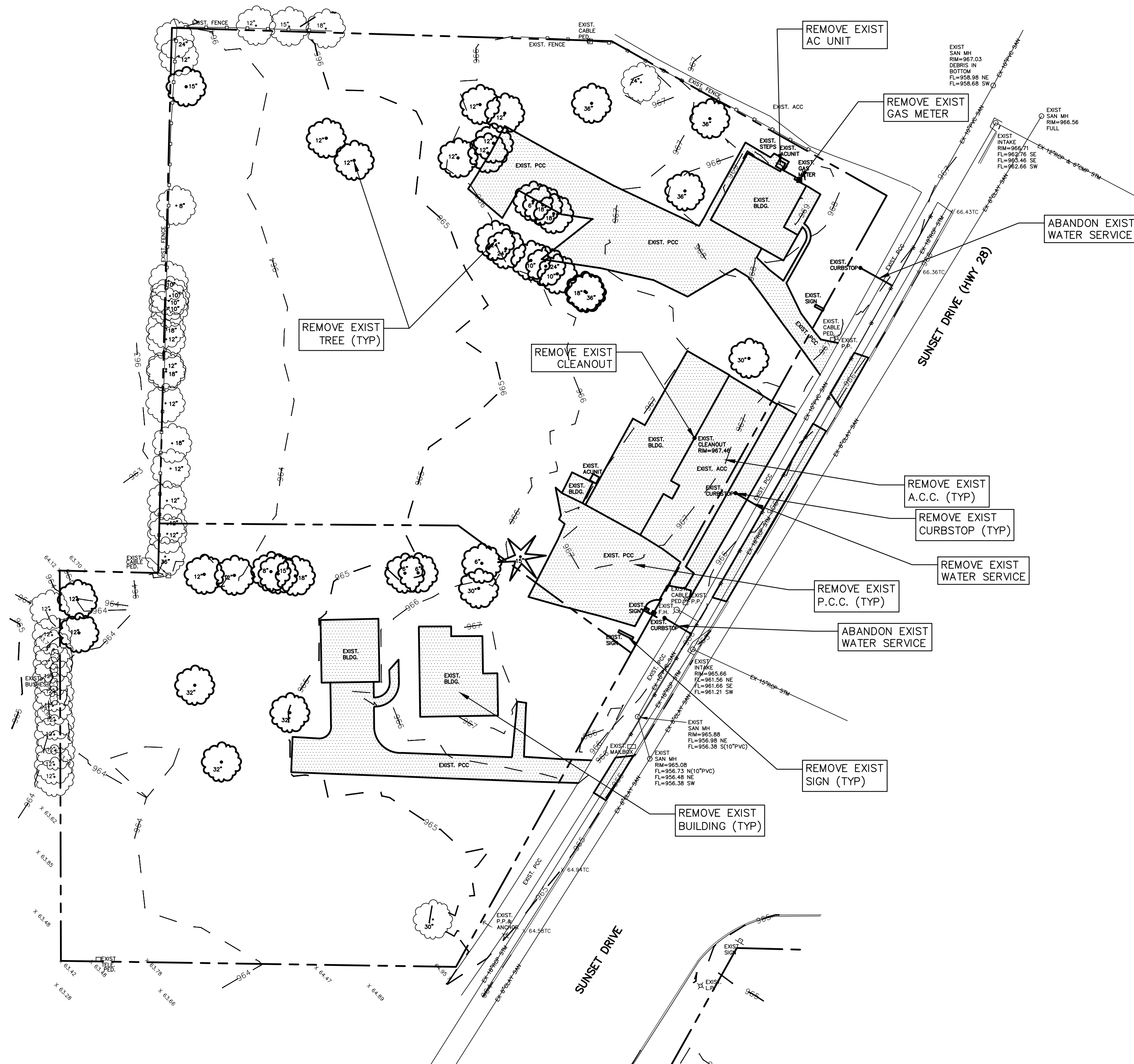
Locate existing underground utilities in the areas of work before starting demolition operations. If utilities are to remain in place, provide adequate means of protection during demolition operations.

Should uncharted or incorrectly charted piping or other utilities be encountered during excavation, consult the Owner's representative immediately for directions as to procedure. Cooperate with the Owner and public and private utility companies in keeping their respective services and facilities in operation.

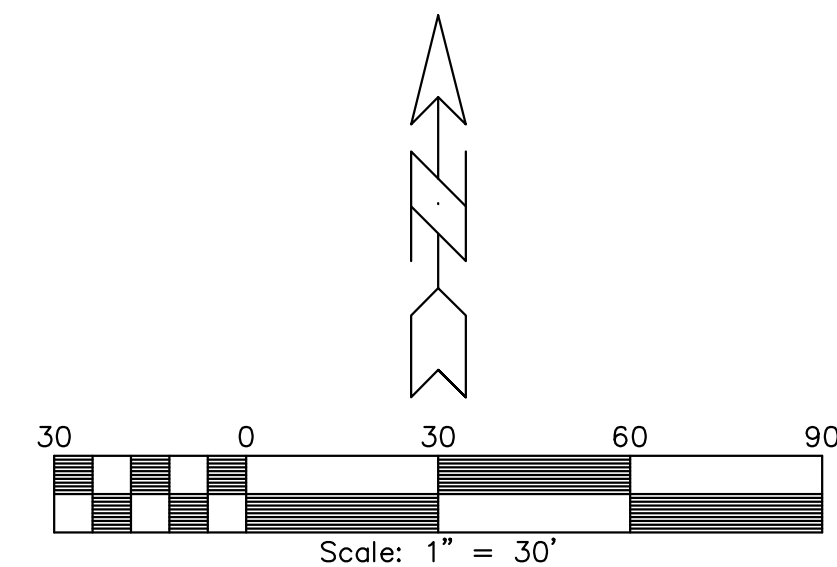
The contractor shall coordinate the work with all utilities including gas, electricity, phone. The contractor shall remove any abandoned poles, pedestals and other structures.

Barricade open excavations made as a part of earthwork operations and post with warning lights. Operate warning lights during hours from dusk to dawn each day and as otherwise required and may be required by local codes.

Protect structures, utilities, sidewalks, pavements and other facilities on and off the site from damages caused by settlement, lateral movement, undermining, washout and other hazards created by earthwork operations.



 DENOTES TREE TO REMAIN



SUNSET CREST - DEMOLITION PLAN

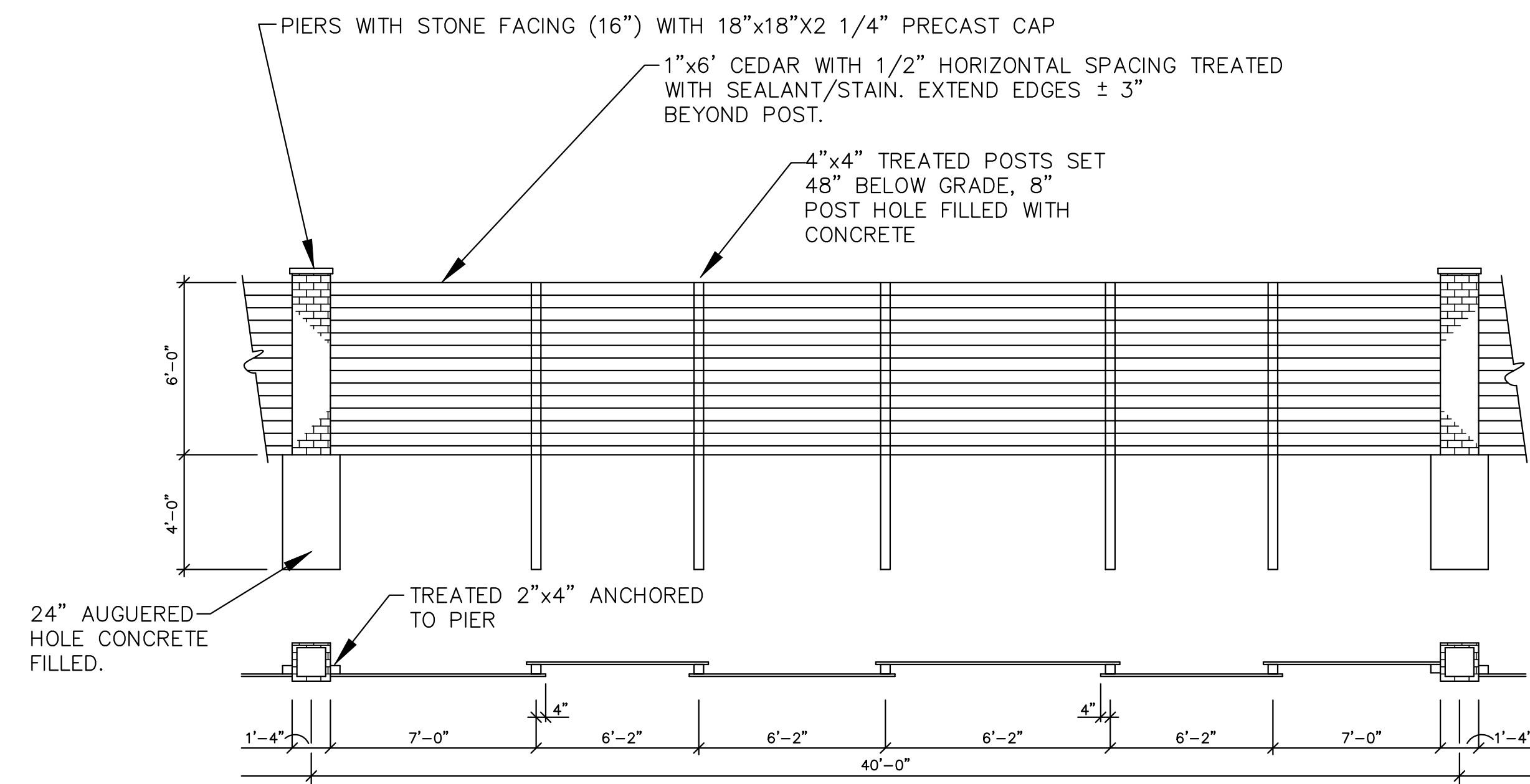
SUNSET CREST - DEMOLITION PLAN			
NO.	REVISION	DATE	BY
LOCATION:		SCALE: 1"= 30'	DESIGNED BY:
		DWG: 17-043-DMD.dwg	CHECKED BY:
		FIELD BOOK:	SHEET 4 OF 6
		DRAWN BY:	PJV
		DATE: 09/06/2017	FILE NO.: 17-043

SITE ADDRESS:
1329 SUNSET DRIVE

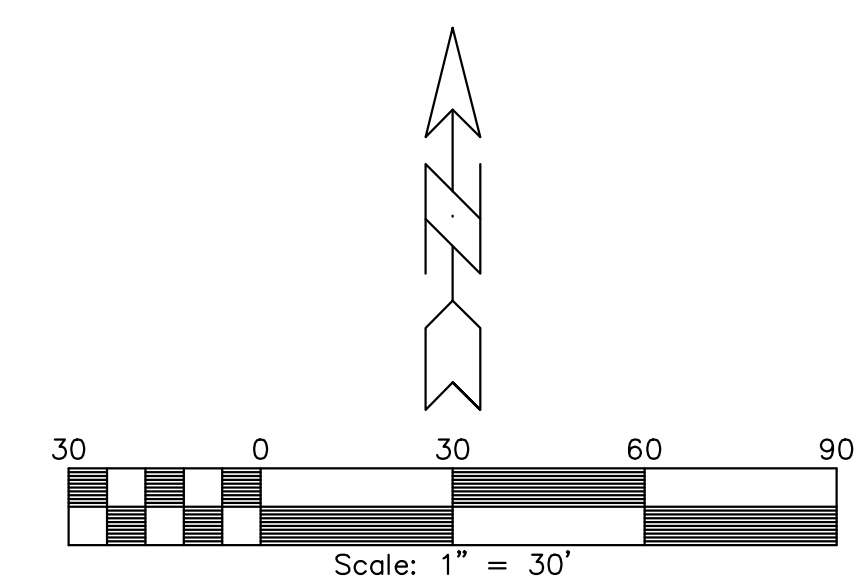
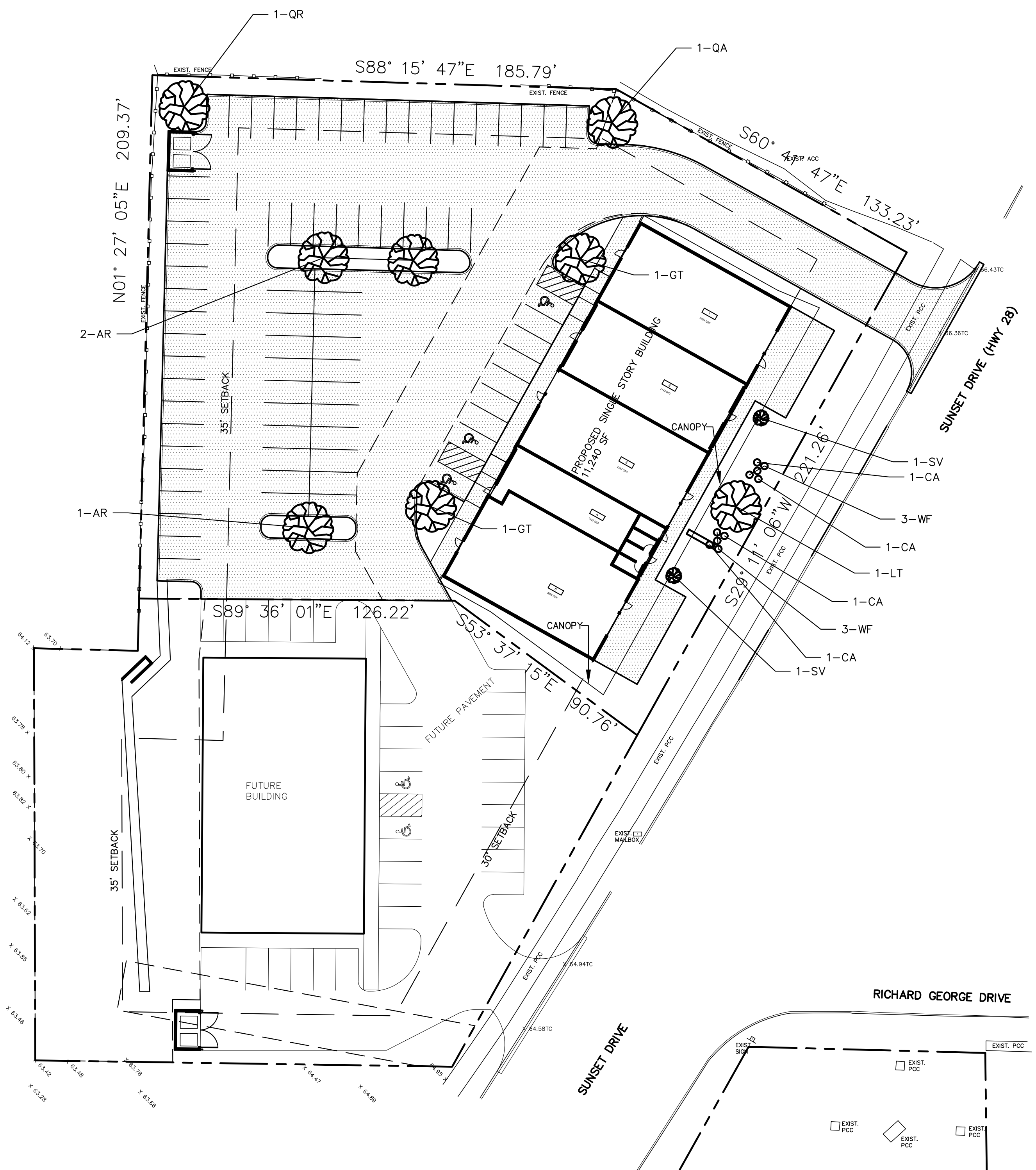
1 TREE PER 1,500 SF OF
OPEN SPACE
= 8 TREES
1 SHRUBS PER 1,000 SF OF
OPEN SPACE
= 12 SHRUBS

AR	Red Maple	<i>Acer rubrum</i>	3	2" CAL. B&B
QR	Northern Red Oak	<i>Quercus rubra</i>	1	8" TALL B&B
QA	Sawtooth Oak	<i>Quercus acutissima</i>	1	8" TALL B&B
LT	Tulip Tree	<i>Liriodendron tulipifera</i>	1	8" TALL B&B
GT	Skyline Honeylocust	<i>Gleditsia triacanthos f. inermis 'Skyline'</i>	2	2" CAL. B&B

SV Common Lilac	Syringa vulgaris	2	1 GAL. CONT.
WF Wine & Roses® Weigela	Weigela florida 'Alexandra'	6	1 GAL. CONT.
CA Strawberry Daiquiri Dogwood	Cornus alba 'Stdazam'	4	1 GAL. CONT.



BUFFER WALL DETAIL
NO SCALE



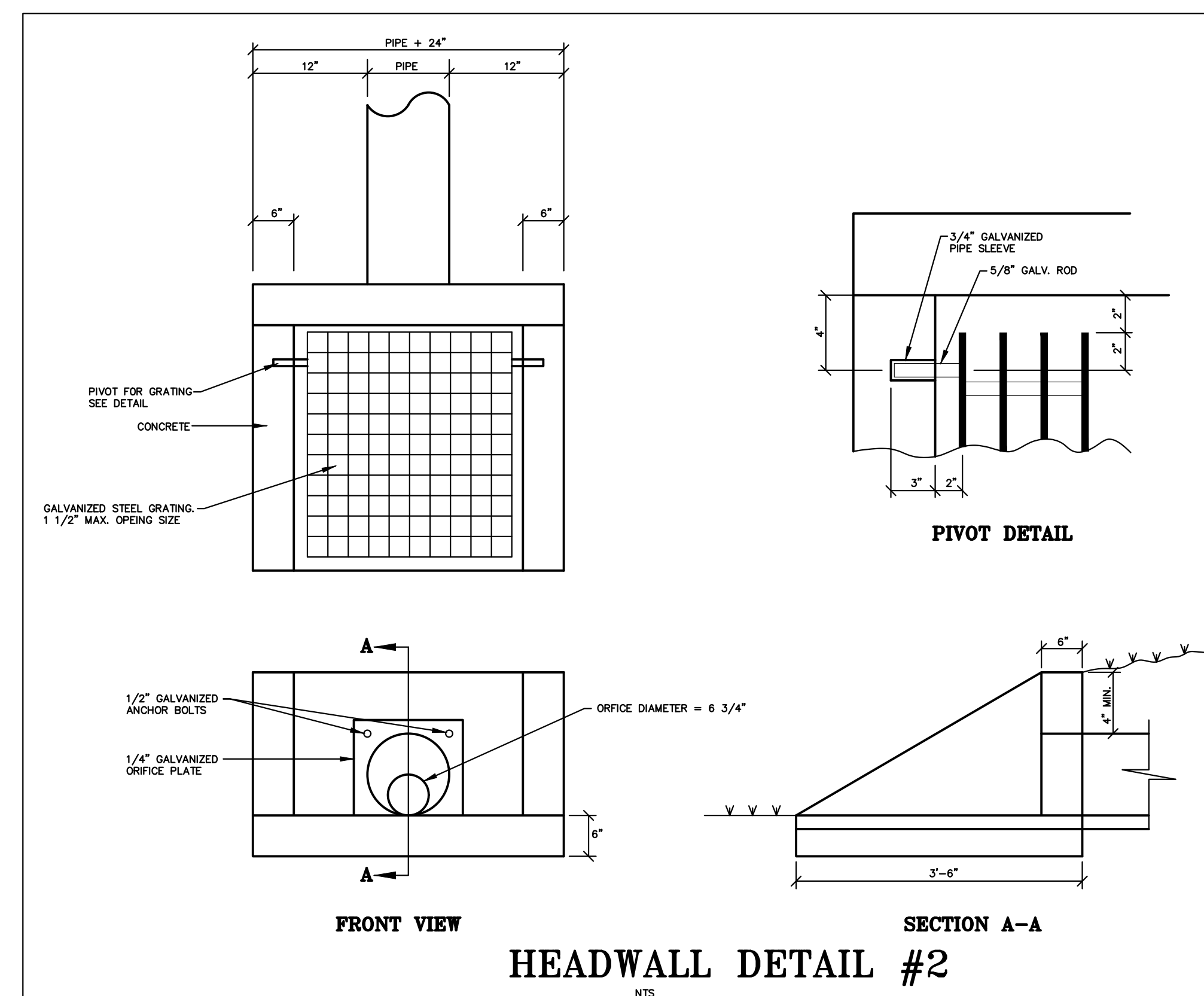
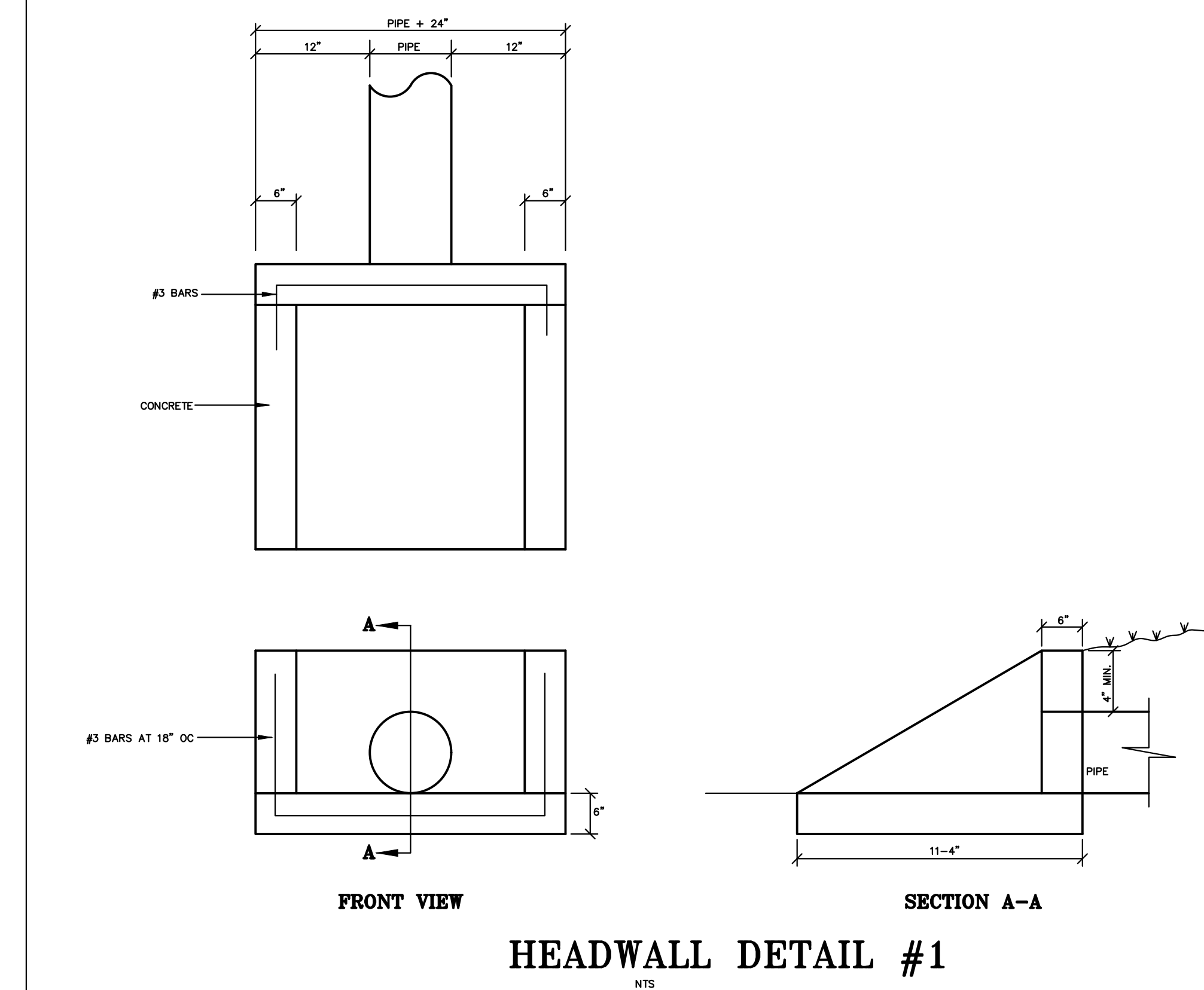
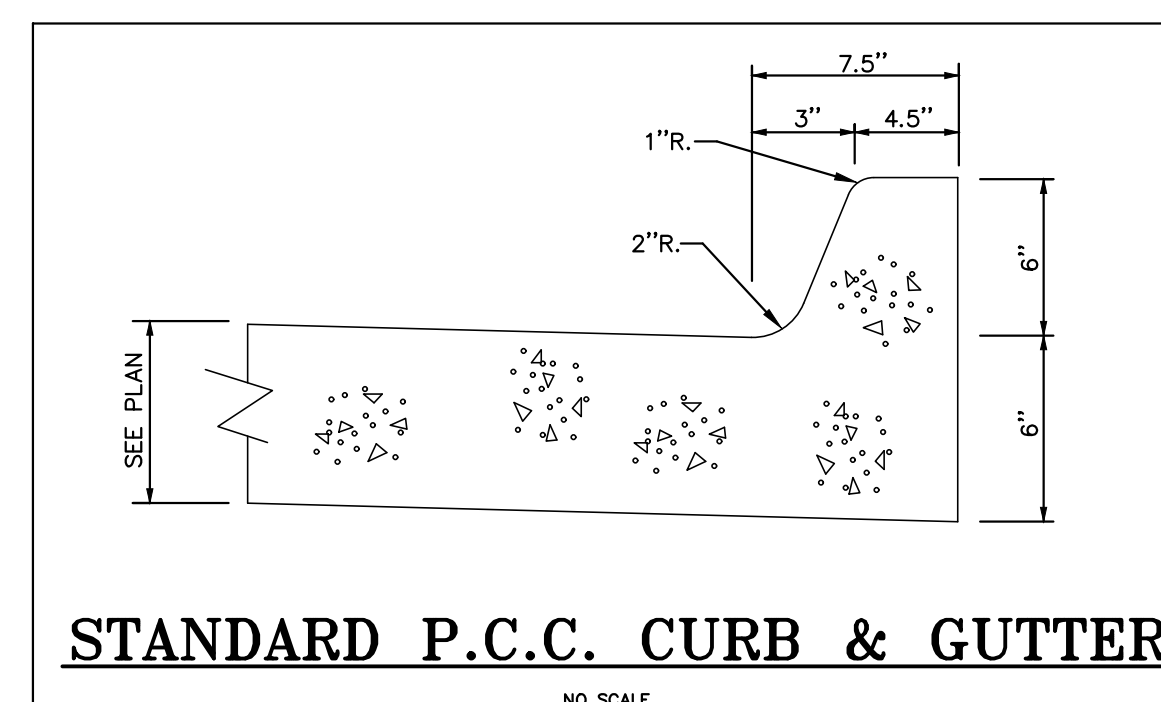
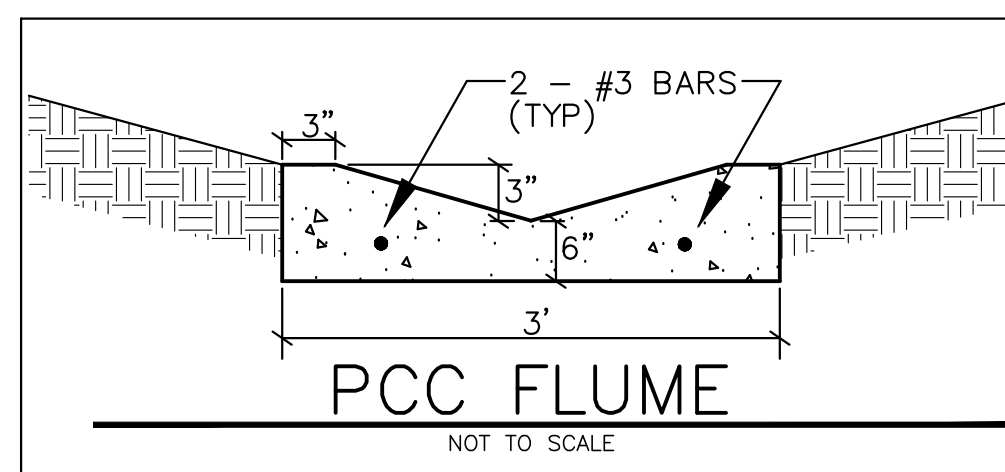
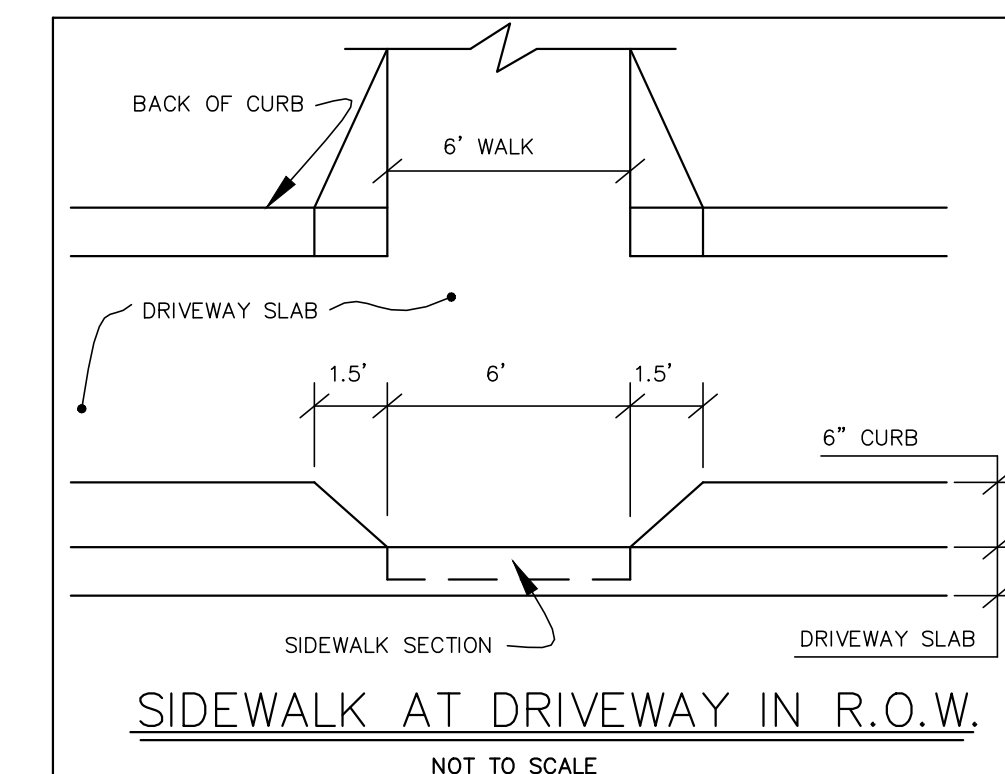
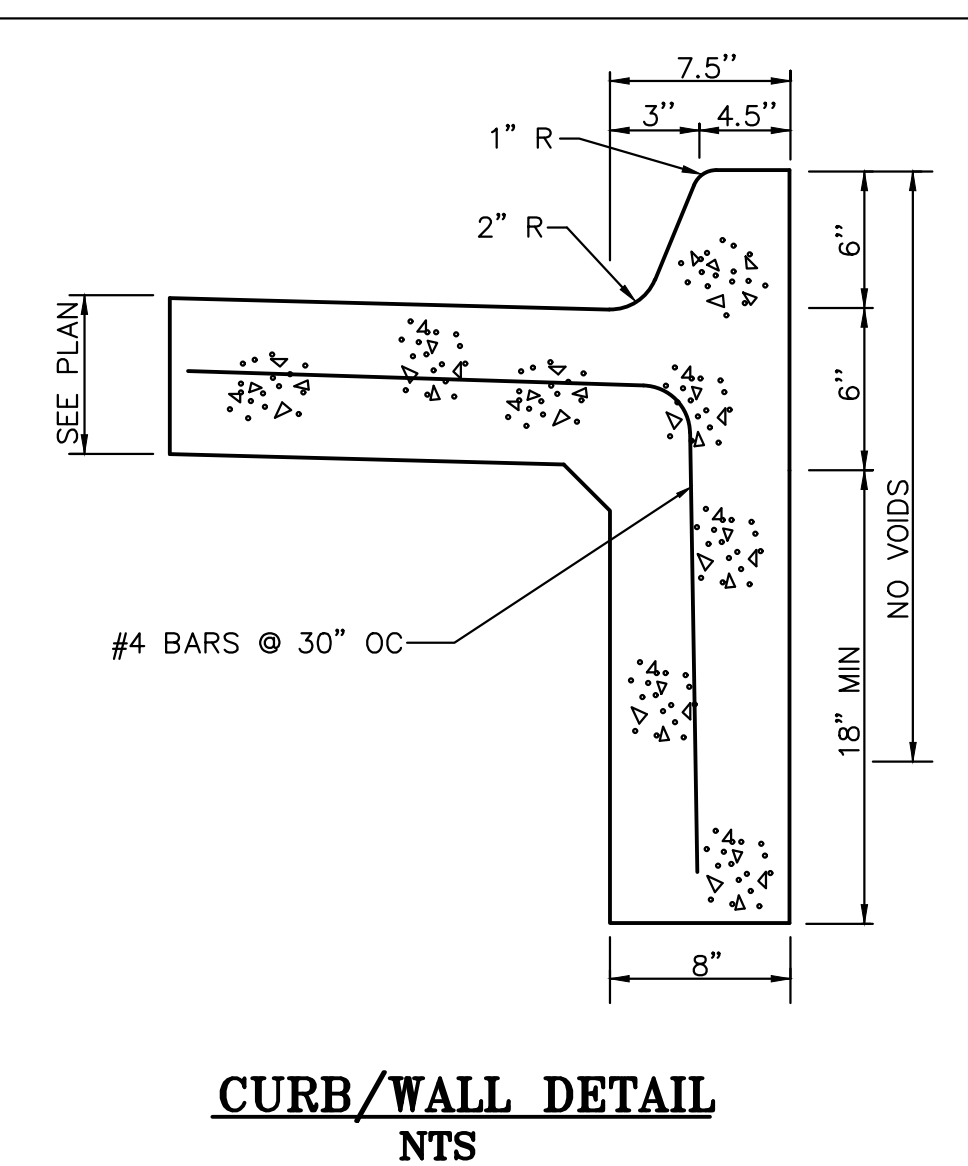
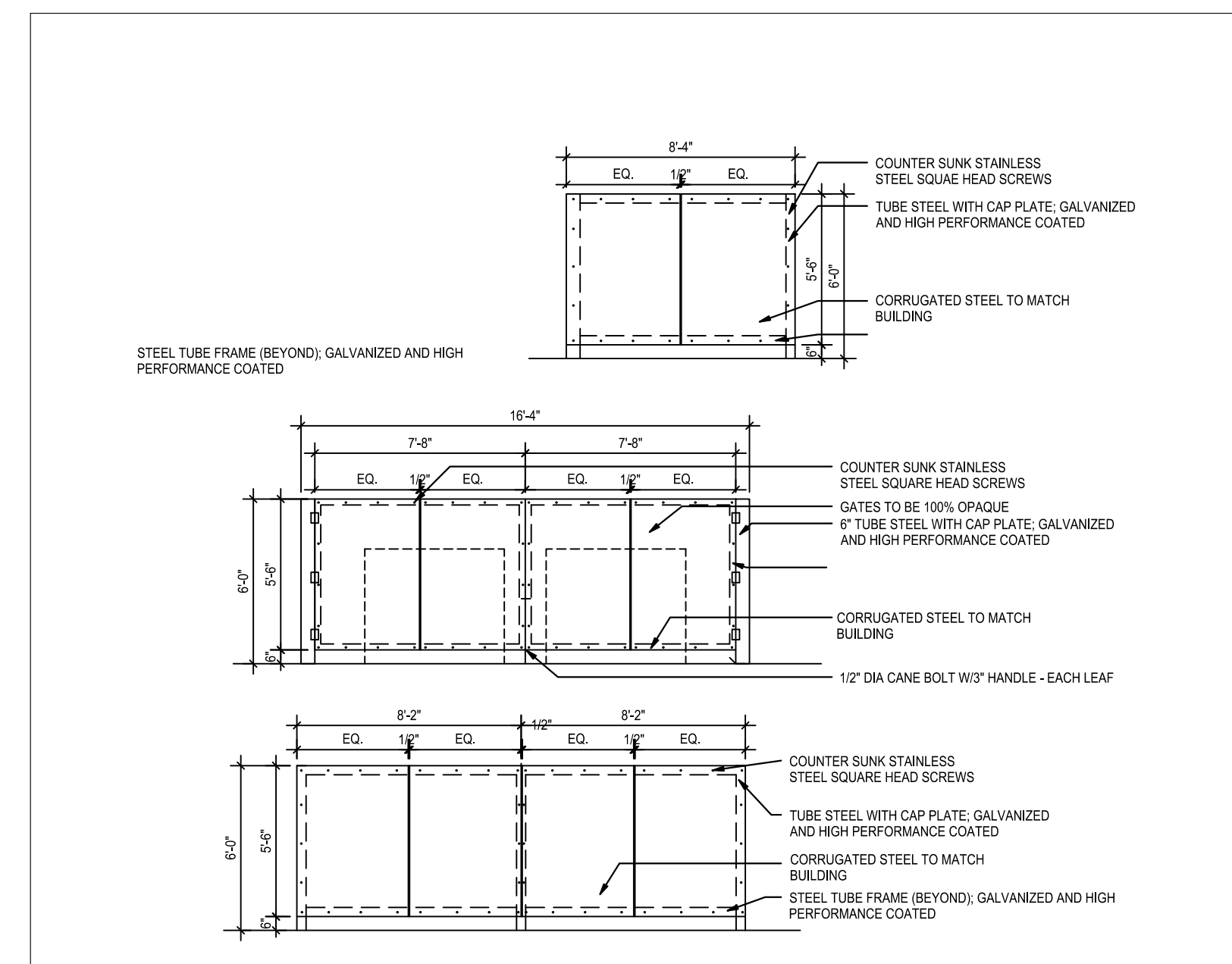
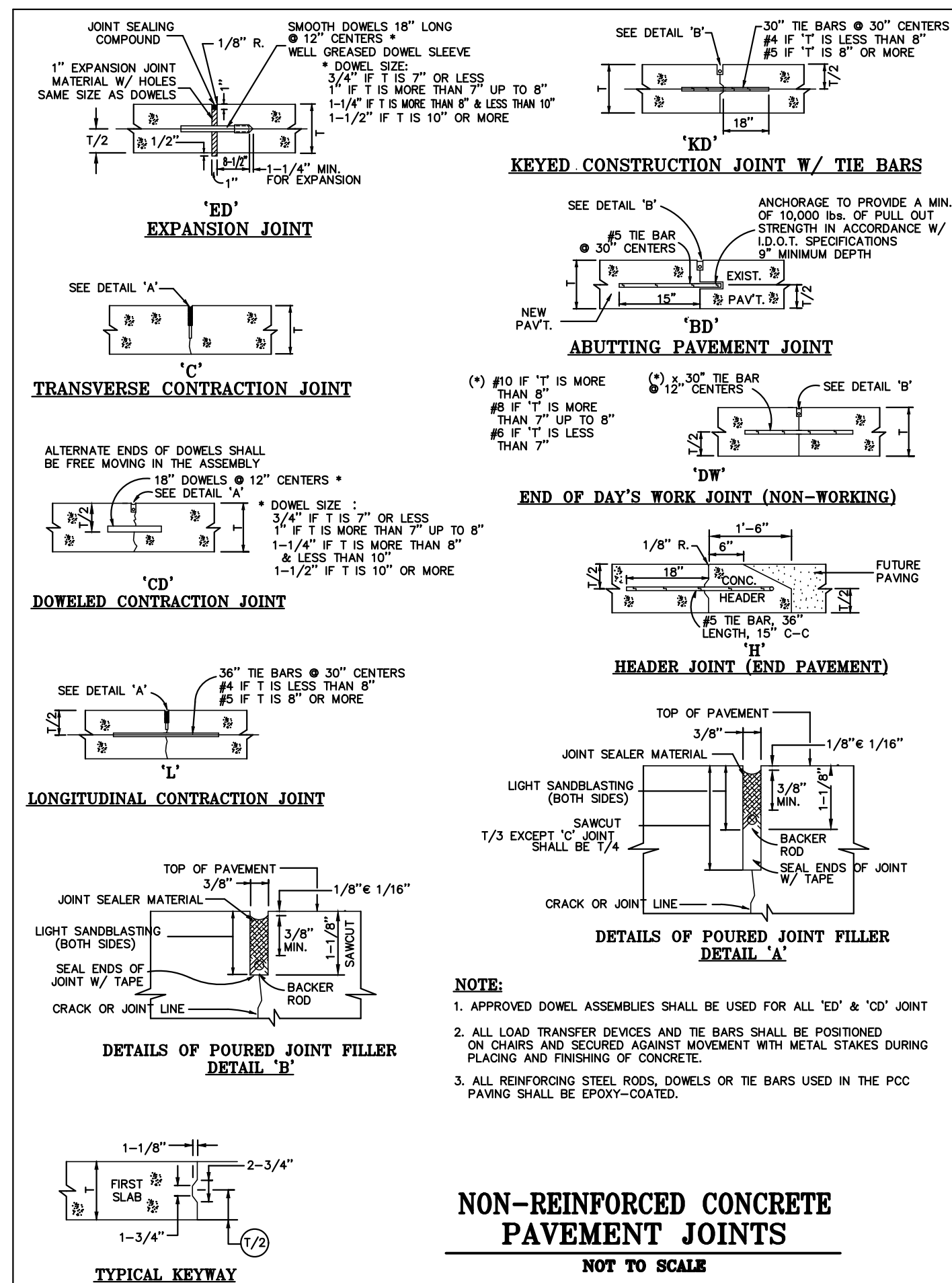
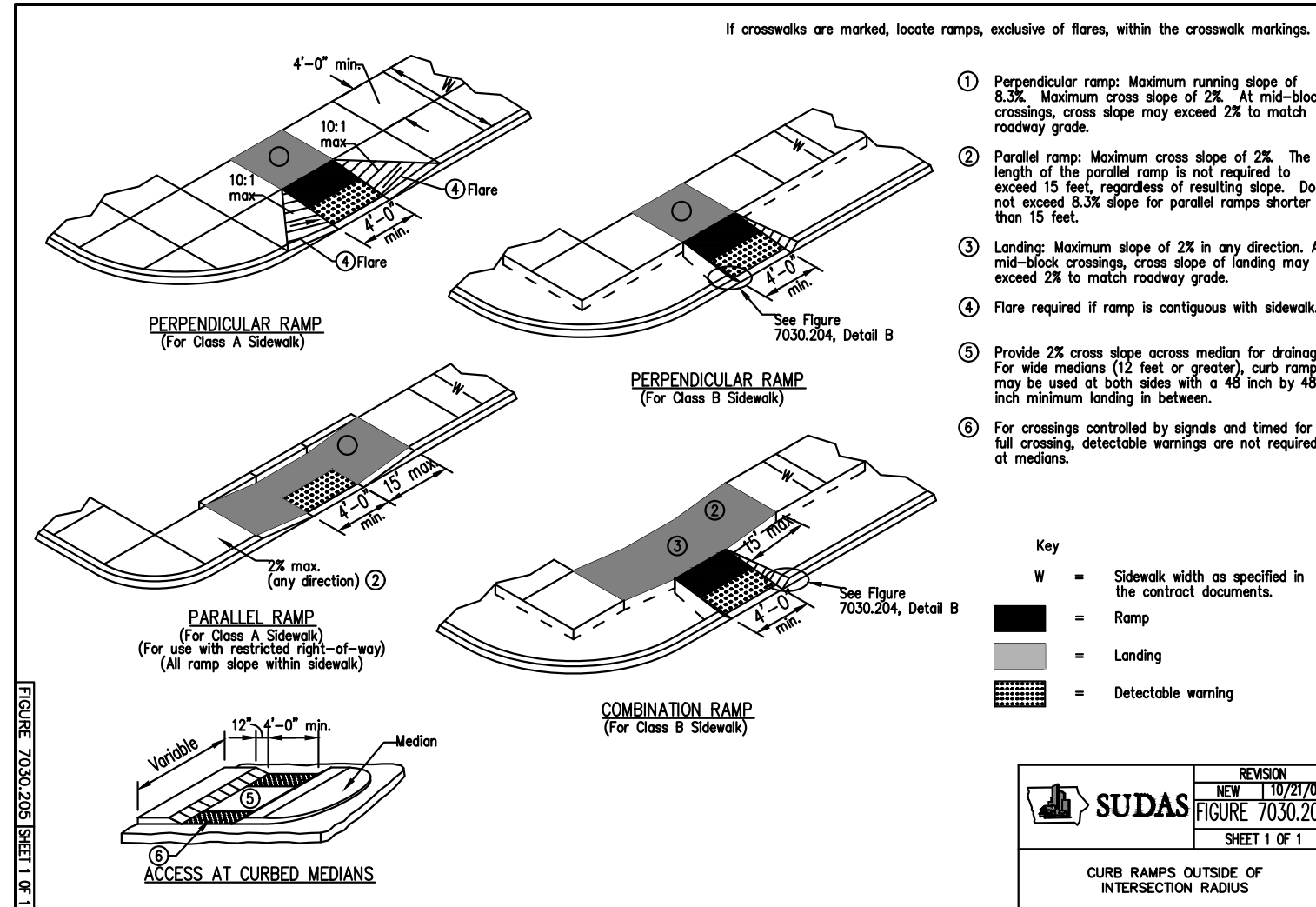
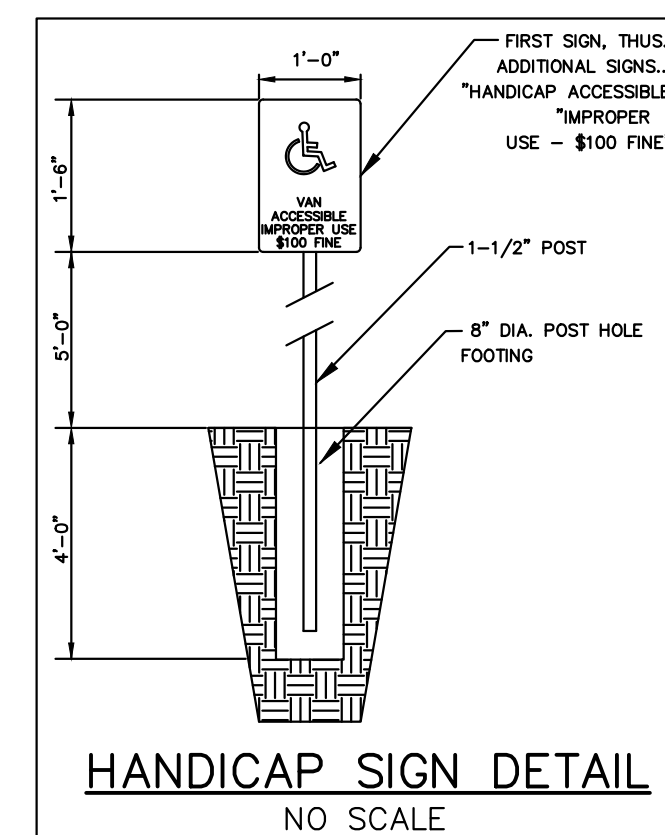
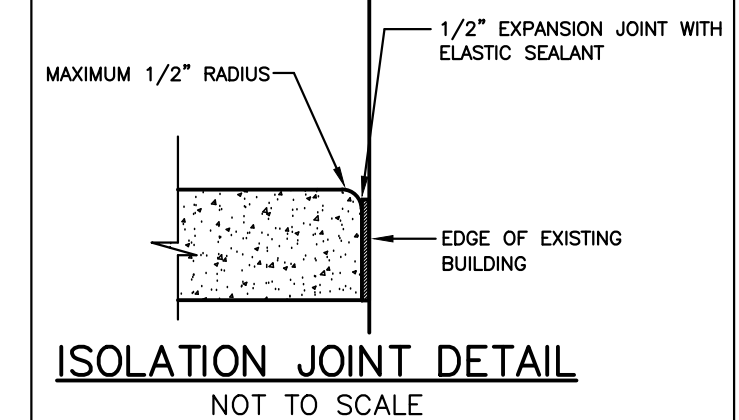
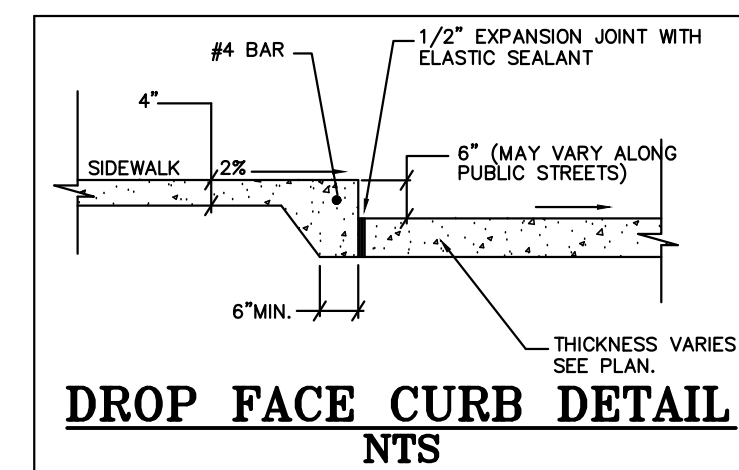
SP5

SUNSET CREST - LANDSCAPE PLAN

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

17-043

NO.	REVISION	DATE	BY	FOR:	LOCATION:	SCALE: 1" = 30'	DESIGNED BY:	DUS	DRAWN BY:	PJV
						DWG: 17-043-LA.dwg	CHECKED BY:		DATE:	09/06/2017
						FIELD BOOK:	SHEET 5	OF 6	FILE NO.:	17-043



PRECISION SERIES WALL PANELS

MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel
.050 aluminum	

SPECS

12" or 16" Wide 7/8" High



AVAILABLE WITH OR WITHOUT CLIP



PRODUCT FEATURES

- ▶ No-clip panel or clip installation
- ▶ Multiple rib patterns provide a variety of looks and design options
- ▶ 7/8" depth available
- ▶ Cost-effective installation
- ▶ Horizontal or vertical installation
- ▶ Panel lengths:
30' max. on steel
22' max. on aluminum
4' min. steel and aluminum

MATERIAL

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 15 stocked colors (22 gauge steel)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ 29 stocked colors (.050 aluminum)
- ▶ Galvalume Plus available in 22 and 24-gauge steel

TESTS

- ▶ ASTM E330
- ▶ ASTM E283
- ▶ ASTM E331
- ▶ ASTM 501.1-05
- ▶ ASTM 1592

FLORIDA BUILDING PRODUCT APPROVALS

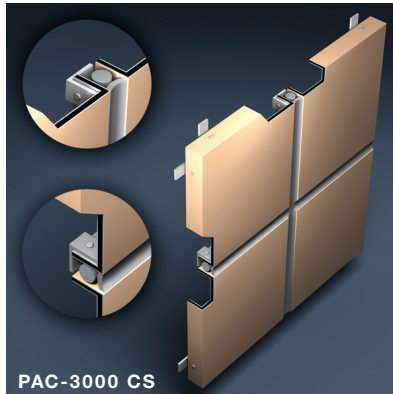
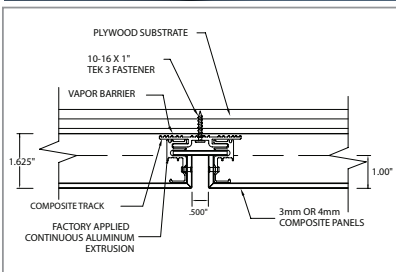
Please refer to pac-clad.com or your local factory for specific product approval numbers for Precision Series panels.

Note: Line drawings may not be to scale.

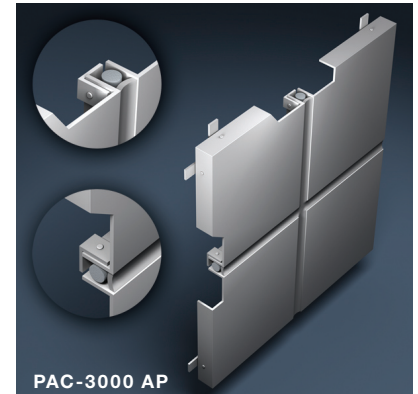
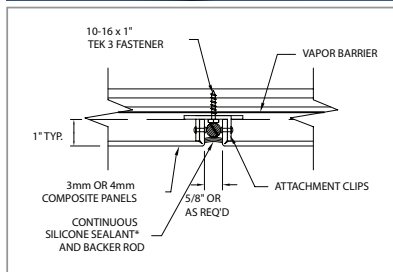
COMPOSITE WALL PANELS



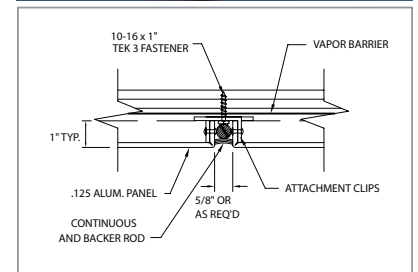
PAC-3000 RS



PAC-3000 CS



PAC-3000 AP



PRODUCT FEATURES

- Available in a wide variety of colors and finishes
- Precise fabrication to meet exacting tolerances
- Rout-and-return fabrication
- Welded Corners Available

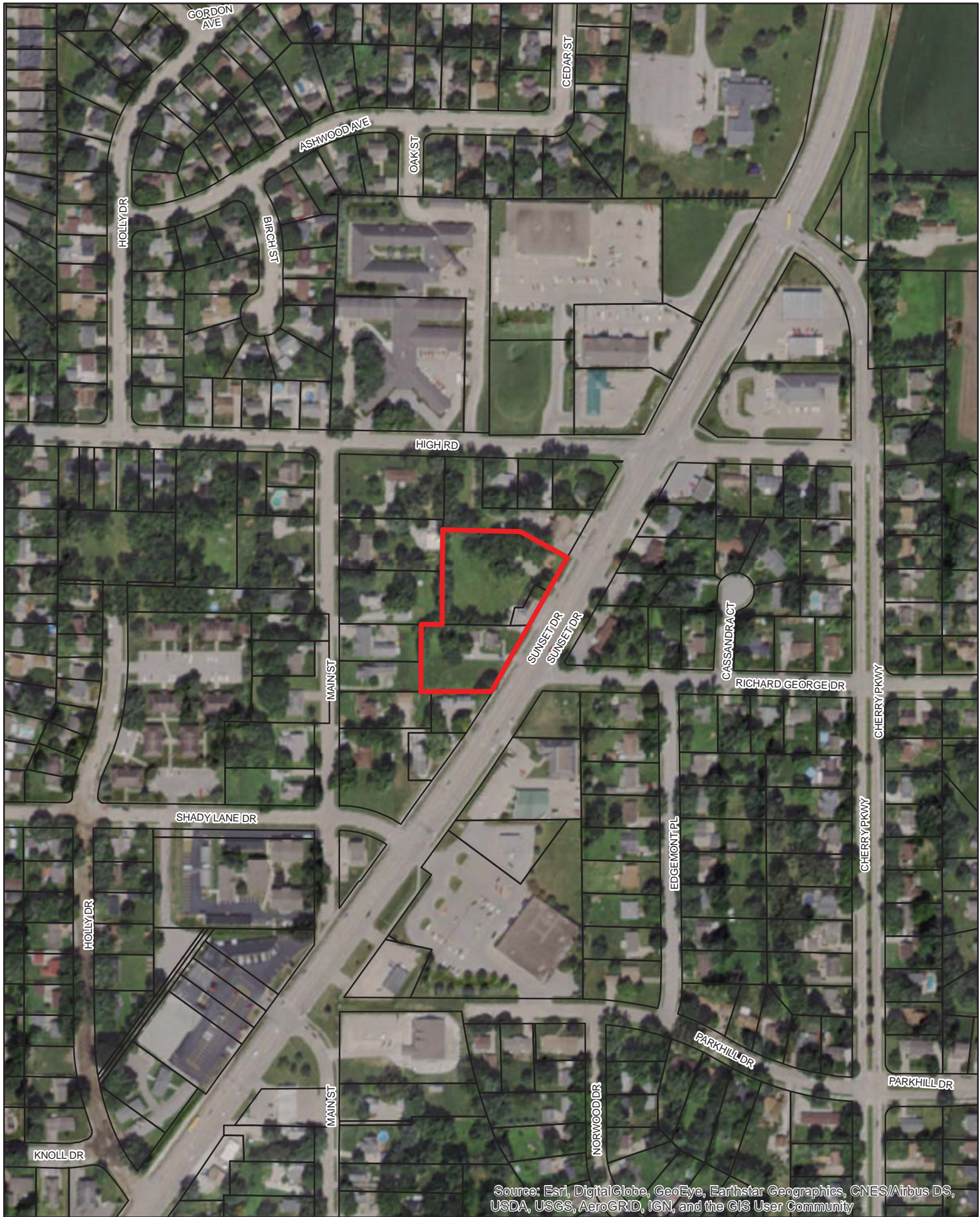
MATERIALS

- 3mm, 4mm, 6mm – Composite
- .063 - .125 Mill Finish Aluminum
- Zinc
- Copper
- Stainless Steel
- Anodized Aluminum

TESTS

- ASTM E283
- ASTM E330
- ASTM E331





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



Sunset Crest

