



**AGENDA**  
**PLANNING AND ZONING MEETING**  
**Norwalk City Hall, 705 North Ave**  
**Monday, February 12, 2018**  
**5:45 P.M.**

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – January 22, 2018
4. Chairperson – Welcome of Guests
5. Public Comment – 3-minute limit for items not on the agenda (No action taken)
6. New Business
  - a. Public Hearing regarding a zoning amendment request to rezone the Hughes Farm property from C-2, R-1, R-3, and R-4 to Planned Unit Development with a mix of TC, C-2, IC, R-4, R-3, and R-1.
  - b. Public Hearing and Consideration of a zoning amendment to add additional restrictions to the Private Streets section of the City of Norwalk Zoning Ordinance
  - c. Public Hearing and Consideration of a zoning amendment to change the garage requirements for R-4 senior living projects within the R-4 section of the City of Norwalk Zoning Ordinance
  - d. Request from Platinum Homes, LLC to approve the Final Plat replat of Arbor Glynn Plat 5
  - e. Request from City State Bank to approve the Site Plan for the City State Bank at 1225 Colonial Parkway
  - f. Request from United Properties Invest Co LC and Civil Design Advantage to approve the Final Plat of Marketplace at Echo Valley Plat 2
  - g. Request from Norwalk Community School District to approve the Norwalk Middle School Addition and Renovation
7. City Council Update – Brian Baker, Planning and Zoning Commission Liaison
8. Economic Development Update – Hollie Askey, Economic Development Director
9. Future Business Items
  - a. Intro to Planning & Zoning Workshop – April 2<sup>nd</sup> @ 6:00 PM – Ankeny
  - b. Stark Property
  - c. Sign Ordinance Revisions – Project Finance Signs
  - d. Walkability Design
  - e. Affordable Housing – Housing Trust Fund
10. Next Meeting Date: February 26, 2018
11. Adjournment

## **REGULAR NORWALK PLANNING AND ZONING MEETING 01-22-2018**

### **Call to order**

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, January 22, 2018. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were Judy McConnell, Elizabeth Thompson, John Fraser, and Barbara Bellizzi. Absent: Brandon Foldes and Donna Grant

Staff present included: Luke Parris, Community Development Director, Hillarie Ramthun, Community Development Coordinator and Elliot Klimowski, Intern. Brian Baker, the City Council liaison was also present.

### **Approval of Agenda – 18-07**

Motion by Thompson and seconded by Fraser to approve the agenda. Approved 4-0.

### **Approval of Minutes – 18-08**

Motion by Fraser and seconded by Bellizzi to approve the minutes from the January 08, 2018 meeting. Approved 4-0.

Chairperson McConnell welcomed the 2 guests present.  
With no one wishing to speak, McConnell moved onto the first item of business.

### **New Business**

#### **Request from Ryan and Nicole Boyington to approve the Minor Subdivision Plat for the Reserve at Middle Creek–18-09**

The City received, reviewed, and approved a Neighborhood Sketch Plan in June of 2016 for a potential subdivision outside of City limits. Location of proposed development is north of Twin Lakes Subdivision and east of 80<sup>th</sup> Avenue. Property was acquired to split into 3 residential lots. The City requested a driveway easement shown of sufficient width to allow for any future street, also sanitary sewer easement identified for future sanitary sewer main.

Ryan Boyington, 204 SW Oakmont Street, Ankeny approached the dais and spoke regarding the reason why it has taken so long to bring anything back to P & Z. Boyington explained some changes due to a pipeline easement after finding out a gas pipeline runs through the property. Bellizzi asked how deep the pipe was in the ground. Boyington thought 6' deep. McConnell asked if it was okay to drive over, Boyington said it was. McConnell asked Parris if City Staff had checked again with Fire & Police Departments. Parris said all was well with both departments.

McConnell entertained a motion. Bellizzi motioned to approve the Minor Subdivision Plat for the Reserve at Middle Creek. Thompson seconded.

Approved 4-0

#### **Request from Hubbell Properties, LLC and McClure Engineering to approve the Preliminary Plat of Legacy Circle Villas Plat 2 –18-10**

This request from Hubbell Properties, LLC would create 36 residential lots and a private street right-of-way for Sawgrass Drive and also would pave the public street right-of-way for Colonial Circle. Elliot Klimowski presented and gave staff recommendations. Caleb Smith, McClure Engineering, 1360 NW 121<sup>st</sup> Clive, answered Commissioners questions regarding setbacks for the lots.

Motion by Bellizzi to approve the Preliminary Plat. Seconded by Fraser. Approved 4-0

### **Future Business Items-**

Intro to Planning and Zoning Workshop—April 2<sup>nd</sup> at 6:00 p.m. –Ankeny  
Stark Property

Sign Ordinance Revisions—Project Finance Signs  
Private Street Code Language  
Walkability Design  
Affordable Housing Research—Housing Trust Fund

**City Council Update-** Council discussed Project Finance Signs.

**Next meeting Date – February 12, 2018.**

**Adjournment – 18-11**

Motion by Fraser and seconded by Bellizzi to adjourn the meeting at 6:19 p.m. Approved 4-0.

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Judy McConnell, Chairperson

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Luke Parris, Community Development Director



**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

**Item No. 6A**  
**For Meeting of 02.12.2018**

**ITEM TITLE:** Public Hearing regarding a zoning amendment request to rezone the Hughes Farm property from C-2, R-1, R-3, and R-4 to Planned Unit Development with a mix of TC, C-2, IC, R-4, R-3, and R-1

**CONTACT PERSON:** Luke Parris, AICP – Community Development Director

**SUMMARY EXPLANATION:**

In January 2016, City staff and the City's consultant, Confluence, began developing the SubArea One Master Plan with engagement of the landowners in the area and the general public. The Master Plan set proposed land uses and development plans for approximately 1 square mile in the center of town, bounded by IA 28 on the west, E 27<sup>th</sup> Street/80<sup>th</sup> Avenue on the east, Beardsley Street on the north, and the Windflower neighborhood to the south. A main component of this Master Plan was the potential town center development within the Hughes Farm property.

In 2017, staff began working with the Diligent Development Group on potential Planned Unit Development guidelines for the development of the approximately 120 acres of the Hughes Farm property. The proposed PUD would be an extension of Chatham from the west into the property. Commercial opportunities are available along Iowa Highway 28 and the Chatham extension. The east end of the Chatham extension also includes potential for R-4 High Density Residential development or even light industrial development to the north of Chatham. A retail anchor space is identified central to the overall development. R-3 Townhomes uses provide a land use transition to single-family development in the southeast portion of the Hughes Farm. The Single-family area allows for a mix of lot widths and encourages the creation of narrower 40' lots to introduce more single-family homes into the community at an affordable price point. The Town Center concept is reserved for the southwest portion of the Hughes Farm property. This area will be planned in more specific detail as proposals come forward. The PUD does acknowledge the existing residential to the south and would require open space, civic uses, or lower density residential to be located on the southern boundary of the Town Center parcel near the adjacent existing residential.

The PUD also lays out desired street design guidelines. These guidelines focus on narrower lanes to increase safety, street aesthetics through the use of street trees, and pedestrian and bike accessibility through the inclusion of trails and bike lanes. In particular, the Town Center area will have unique street design concepts to allow for on-street parking and wide walking paths to accentuate the zero lot line development encouraged for the area.

A draft of the proposed PUD documents is included on the following pages. This hearing is intended to gather Commission, Council, and Public feedback on the proposal. The City will work with the developers to make necessary changes before the PUD is brought back through the City process for additional public hearings and formal adoption. No action is requested to be taken on this item at this time.



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF NORWALK, IOWA, BY REZONING CERTAIN PROPERTY FROM C-2, C-O, R-4, R-3 and R-1(60) TO PLANNED UNIT DEVELOPMENT (PUD) AND TO ADOPT THE MASTER PLAN AND ESTABLISH THE RULES, REGULATIONS, AND GUIDELINES FOR THE DEVELOPMENT OF THE HUGHES CENTURY CROSSING PUD**

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:**

**SECTION 1 – PURPOSE.** The purpose of this ordinance is to change the Official Zoning Map of the City of Norwalk, Iowa, under the provisions of Title 17 (Zoning Regulations), Chapter 17.04 (General Provisions), Section 17.04.060 (Zoning District Boundaries and Official Zoning Map) of the Norwalk Municipal Code, and to adopt a master plan pursuant to Chapter 17.10 (Zoning District Regulations), Section 17.10.170 (Planned Unit Development), Subdistrict 17.10.170.3 (Master Plan).

**SECTION 2 - OFFICIAL ZONING MAP AMENDED.** The Official Zoning Map of the City of Norwalk, Iowa, is amended from C-2, C-O, R-4, R-3 and R-1(60) to PUD, for the property legally described as follows:

**LEGAL DESCRIPTION:**

*(insert property legal description)*

**SECTION 3 - MASTER PLAN ADOPTION.** Attached hereto and made a part of this rezoning approval, for concept description and delineation is the Master Plan Document for the Hughes Century Crossing PUD marked Exhibit "A". The Master Plan is adopted to establish the rules, regulations, and development guidelines for the land use and performance standards pursuant to Section 17.10.170.4 of the Municipal Code of the City of Norwalk, Iowa, for the development of the Hughes Century Crossing PUD. The Master Plan layout, including the relationship of uses to each other and the relationship of land use to the general plan framework, and development requirements, shall be used as the implementation guide.

Individual parcels within the PUD may be developed independent of other parcels or tracks, provided the minimum requirements are met, unless modified herein, and the development of the parcel allows for the proper development of other parcels or tracks within the PUD.

It is recognized that shifts or modifications to the Master Plan layout and minor adjustments to the PUD Land Use Parcel boundaries may be made in order to establish workable street patterns, storm water management systems or facilities, elevations, grades, and/or usable building sites. Any modifications to the Master Plan considered by the Zoning Administrator to be major or significant and any amendments to the PUD text shall be made pursuant to Subsection 17.10.170.7 of the Municipal Code of the City of Norwalk, Iowa.

**SECTION 4 - REQUIRED PLANS.** The following plans shall be required as a part of the processing of any development application for any property within the Hughes Century Crossing PUD.

1. **Service Confirmation Plans for Public Sanitary Sewers, Storm Sewers, Water Mains and Streets:** Prior to or in conjunction with any Subdivision Plat and/or Site Plan, engineering design plans shall be provided to the City by the developer which demonstrate that properly sized and located public sanitary sewers, storm sewers, water mains, and streets will be constructed adjacent to or across the respective property in order to fully serve other parcels within the PUD.
2. **Platting:** Prior to, or in conjunction with development of any portion of the PUD, said area shall be platted in accordance with the City of Norwalk's subdivision regulations to delineate within a plat the parcel to be developed except as noted in this ordinance.
  - a. Plats-of-Surveys: In order to facilitate the sale or transfer of ownership of parcels within the PUD, a Plat-of-Survey may be created in accordance with State Law and submitted to the City of Norwalk for its review and approval following a finding of general compliance within the intent of the PUD. It is understood that the transfer of title of any Parcel in the PUD is an interim measure to facilitate development of the PUD and will ultimately culminate in the Final Platting of the respective Parcel. Parcels created by Plat-of-Survey shall not be buildable and no building permit shall be issued until the parcel is platted as part of a Subdivision Plat is approved and the final plat is recorded. No public or private infrastructure improvements are required to be installed or surety posted for any parcels created by Plat-of-Survey.
  - b. Outlots: As part of a Subdivision Plat, Outlot(s) may be created to facilitate the sale or transfer of ownership. Outlots shall not be buildable and no building permit shall be issued until such time that a Subdivision Plat is approved and the final plat is recorded that replats said Outlot(s) into one or more regular Subdivision Lots. No public or private infrastructure improvements are required to be installed or surety posted for any Outlots created by Subdivision Plat.
  - c. Acquisition Plats: Public street rights-of-way may be established by Acquisition Plat following the review and approval by the City.
  - d. Public Street Frontage: Lots without public street frontage shall be permitted provided the frontage requirements of the subdivision regulations have been otherwise satisfied by an abutting or surrounding lot which is under common ownership by an Owners' Association with all properties within the master development plan being part of the Association, or there have been cross parking and access easements executed which provide for the unrestricted use and access to the drives and parking for all members of the Association.
  - e. Postage Stamp Lots: Individual lots created within a common lot or outlot

that is owned and controlled by an Owner's Association or condominium regime, commonly referred to as a *Postage Stamp Lot*, may be permitted provided it is within an approved master planned development and the surrounding common lot or outlot meets the City's requirements for lot frontage, and provides for cross access/egress and public utilities for the Postage Stamp Lots.

3. **Development Applications:** Site Plans for all non-single family residential zoned parcels within the Hughes Century Crossing PUD shall be submitted to the City for its review and approval in accordance with the City's site plan review process prior to the development, and must meet the intent of the approved PUD Master Plan.

**SECTION 5 - GENERAL CONDITIONS.** The following general site development criteria are applicable to the Hughes Century Crossing PUD:

1. Any regulation, standard, provision or requirement that is not specifically addressed within this document that is regulated elsewhere in the Municipal Code of Norwalk, Iowa, the requirements of the Municipal Code shall be enforced.
2. All subdivisions, public streets, public street rights-of-way, public improvements, and other general development improvements shall adhere to the standards and design criteria set forth in the Norwalk Subdivision Ordinance and the Statewide Urban Design Specifications (SUDAS) as adopted or as amended by the City of Norwalk, pertaining thereto, unless otherwise stated within this Ordinance.
3. On-street parking may be allowed on streets as permitted by the City for convenience to adjoining property owners and for community use. Provisions for on-street parking will be reviewed by the City as development occurs. All off-street parking shall be in accordance with Chapter 17.40, Off-street Parking and Loading, of the Zoning Ordinance.
4. Applicable in all areas located within a 100-year frequency flood hazard zone, or in adjoining drainageways, detention areas, or other storm water management areas involving potential flood hazards, no building shall be erected which has a lowest floor elevation, including basements, of less than one (1) foot above the determined level of the one hundred (100) year frequency flood event; or the building shall be flood proofed to the same elevation in accordance with the City of Norwalk Floodplain Ordinance. No building shall be erected within 25-feet of any major drainage (as determined by the storm water management plan), storm water detention basin or pond, unless approved by the City.
5. The Developer, its successors and assigns, if any, shall pay all construction and engineering costs for the development and improvement of its property, including improvements located in all rights-of-way to be dedicated to the City, all in accordance with the current City policies and ordinances in affect at the time of development.
6. The physical character of the Hughes Century Crossing PUD dictates the configuration of transportation access to the property. All street names shall be determined at the time of platting. Street names stated in this ordinance are in reference to street names noted on the PUD Master Plan.

**SECTION 6 - STREET CIRCULATION AND RIGHT-OF-WAY.** ~~The PUD Master Plan~~ Exhibit A shows a conceptual roadway circulation system within each Land Use Area Parcel including the

classification of each road. The circulation and layout of street within Parcel F shall be determined when a proposal for the Town Center area is developed. The minimum standards of each road classification are as follows:

**Chatham Avenue (Major Collector):**

- 82' Right of Way
- 16' wide landscaped median
- Two 11.5' drive lanes
- Two 5.5' bike lanes
- 5' sidewalks on both sides
- Street trees

**Commercial Corridors:**

- 71' Right of Way
- Two 11.5' drive lanes
- One 11' center turn lane
- 10' trail on one side
- 5' sidewalk one side
- Street trees

**Town Center Main Street:**

- 60' Right of Way
- Two 10.5' drive lanes
- 8' parking lane on both sides
- 11.5' sidewalks on both sides with street trees

**Residential Minor Collector:**

- 64' Right of Way
- 8.5' parking lane on westside of street
- One 10' drive lane
- One 10.5' drive lane
- One 11' center turn lane
- 8' trail on westside of street
- 5' walk on eastside of street
- Street trees

**Residential Local Street:**

- 64' Right of Way
- 8.5' parking lane on westside of street
- One 10' drive lane
- One 10.5' drive lane
- One 11' center turn lane
- 5' walks on both sides
- Street trees

At a minimum, the Developer of each area shall design the local street circulation system and shall extend designated roadways across its plat to adjacent areas. Public street right-of-way shall be dedicated to the City at the time of platting consistent with the above standards and with the City's current Ordinances and Policies. Private streets shall establish a private street easement with a width that is no less than the prescribed right-of-way width as if a public street. Said easement shall detail the private street ownership, maintenance, private access rights, and the right of use by the general public and city emergency service vehicles for access and circulation.

The Developer of each area shall submit to the City for its review and approval, as a part of the Subdivision Plat review and approval process, a roadway alignment and circulation plan (including phasing) which satisfies the City's development requirements and standards. The roadway alignment and circulation plan shall also provide adequate connections to all adjacent plats, Land Use Area Parcels, and adjoining properties within and adjacent to the PUD.

The design and construction of the street (whether public or private) shall comply with the City's public street design standards and procedures.

**SECTION 7 - PEDESTRIAN TRAILS**

Pedestrian trails as identified on the PUD Master Plan shall be installed within the public street rights-of-way (or within the private street easement if applicable) by the developer at the time of street installation. These trails shall be in lieu of the corresponding street sidewalk. The City shall reimburse the developer for the installation cost of the pedestrian trail that is in excess of the installation cost of a standard 5 ft sidewalk.

**SECTION 8 - PARKLAND DEDICATION.** All development within this PUD shall comply with the City's parkland dedication requirements. Parkland to be dedicated to the City shall be contained within a single continuous parcel approximately ??? acres in size and located within PUD Land Use Parcel F. Once that dedication has been fulfilled, the remaining parkland dedication requirements shall be satisfied by the installation of improvements within this designated park site and installation of pedestrian trails identified on the PUD Master Plan.

**SECTION 9 - SANITARY SEWER SERVICE AND STORM WATER DRAINAGE.** Each Developer shall extend across its plat sanitary sewer and storm sewers at sufficient capacity and appropriate elevations and locations to serve the respective service area.

The Developer of all areas within the PUD shall submit to the City for its review and approval, as part of the Subdivision Plat and any Site Plan review and approval process, a sanitary sewer service and storm water drainage plan which satisfies the City's development standards and regulations. The sanitary sewer service and storm water drainage plan shall also provide for sufficient service within the respective service area both within and adjacent to the PUD.

Sufficient service is defined herein as sanitary sewer and storm water drainage facilities (pipes, structures, drainageways, detention ponds, and similar facilities) adequately sized and designed, including location and depth/elevation, to accommodate the expected flows generated within the service area. Furthermore, the design shall provide for the extension of the facilities across or through the respective Subdivision Plat and/or Site Plan so that all areas within the service area including those located 'upstream' from the Plat and/or Site Plan shall be adequately served.

**SECTION 10 - STORM WATER MANAGEMENT.** As a part of the review and approval for each Subdivision Plat and Site Plan, a storm water management plan for the area within the Subdivision Plat and/or Site Plan shall be submitted to the City for its approval. All storm water management plans shall comply with the current City design standards and shall incorporate best practices of the latest version of the Iowa Storm Water Management Manual specifically including Water Quality Volume and Channel Protection Storage Volume, and to all other standards applicable to the subdivision plat or site plan. Specific emphasis shall be placed on the Unified Sizing Criteria and Water Quality Volume.

The storm water management plan shall take into account all off-site drainage that passes through the site for both the undeveloped and developed conditions. It is understood that as development of areas outside of the PUD's boundaries progresses, those areas shall provide the necessary storm water management facilities to control flows and sedimentations from off-site properties.

The method of storm water management and the storm water conveyance system shall be approved by the City prior to the improvement of any Subdivision Plats or Site Plans.

**SECTION 11 - LAND USE DESIGN CRITERIA.** In addition to the general conditions as stated above, the following land use design criteria shall apply to the areas designated on the Hughes Century Crossing PUD Master Plan. The PUD Master Plan document, which is made a part of this rezoning action, delineates land use area parcels of the PUD as A through F. The following development standards and use regulations shall apply to each of the following development PUD Land Use Parcels:

1. **Land Use Parcels A and G:** All general use regulations and provisions set forth in Chapter 17, Zoning, of the City Code for C-2, Community Commercial District, shall apply to any development proposal for property located within Land Use Parcels A and G shown on the PUD Master Plan of the Hughes Century Crossing PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcels A and G incorporate approximately 38 acres.

a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the C-2 district, except the following uses shall be prohibited:

- i. Adult Entertainment Facilities
- ii. After Hours Businesses
- iii. Delayed Deposit Services Business including check cashing, payday lending, and car title loan establishments)
- iv. Extended Stay and Apartment Hotels
- v. Pawnshops
- vi. Smoking Lounges, Smoking Dens or Hookah Lounges

Vertically attached multiple-family dwellings (apartments and condominiums), located on the upper level of a multi-story, mixed use building (buildings containing a combination of retail, office and residential dwelling units). Stand-alone apartment and condominium buildings are prohibited, except that senior restricted housing, assisted living residential facilities, and nursing homes may be permitted. The maximum residential density for any development shall be no more than 18 dwelling units per acre.

Car washes, including self-service, shall be permitted.

Pet daycare centers (defined as short-term, daytime boarding for household pets, with no outdoor kennels) may be approved by Special Use Permit by the Board of Adjustment in accordance with Chapter 17.90 of the City Code. These facilities shall not include overnight boarding.

b. Setbacks: All setbacks shall be in accordance with the Height and Bulk Regulations for the C-2 district except as noted herein.

- c. Building Heights: No building shall exceed four (4) stories in height, not including roof-top patios.
  - d. Storage and Display: Outdoor storage is prohibited. Limited and temporary outdoor display and sales of retail goods, including lawn and garden centers, may be specifically permitted by the City Council as part of the Site Plan review and approval process.
  - e. Highway 28 Access: Vehicular access to Highway 28 is subject to and shall be in compliance with Iowa Department of Transportation (IDOT) requirements.
  - f. Alternate Standards and Regulations: The City Council may, at its full discretion, allow all or a portion of Land Use Parcel A to be developed under the standards as established herein for Land Use Parcel F.
2. **Land Use Parcel B**: All general use regulations and provisions set forth in Chapter 17, Zoning, of the City Code for R-4 High Density Multiple-Family Residential District, shall apply to any development proposal for property located within Land Use Parcel B shown on the PUD Master Plan of the Hughes Century Crossing PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel B incorporates approximately **7.25 acres** and contains approximately **130 dwelling** units for an average density of no more than 18 dwelling units per acre.
- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the R-4 district.
  - b. Setbacks: All setbacks shall be in accordance with the Height and Bulk Regulations for the R-4 district, except that for all principal structures the front yard setback from all public street right-of-way lines shall be a minimum of 15 feet and a maximum of 25 feet.
3. **Land Use Parcel C**: All general use regulations and provisions set forth in Chapter 17, Zoning, of the City Code for R-3, Medium Density Multiple-Family Residential District, shall apply to any development proposal for property located within Land Use Parcel C shown on the PUD Master Plan of the Hughes Century Crossing PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel C incorporates approximately **13.5 acres** and contains a ~~maximum of approximately~~ **160 dwelling units** with an overall density of no more the 12 dwelling units per acre.
- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the R-3 district including the following:
    - i. Assisted Living Residential Facilities, Nursing or Convalescent Home, Dormitories, or other group quarters, not exceeding eighteen (18) dwelling units per acre of lot area exclusive of public street right-of-way, or for those facilities which do not provide separate living quarters defined as dwelling units within this ordinance, a maximum of thirty-six (36) beds or residents per acre of lot area exclusive of public street right-of-way.
  - b. Setbacks: All setbacks shall be in accordance with the Bulk Regulations for the R-3 district, except as noted herein. For all principal structures, the front yard setback from all public street right-of-way lines shall be a minimum of 15 feet and a maximum of 25 feet.
  - c. Building Heights: No building shall exceed three (3) stories in height.

4. **Land Use Parcel D:** The intent of this parcel is to create a walkable Single-Family Residential neighborhood. The neighborhood will be a mix of lot types and sizes, allowing for Standard Single-Family Lots and Compact Single-Family Lots. All principal permitted uses and permitted accessory uses set forth in Chapter 17A, Zoning, of the City Code for the general R-F, Founders Single-Family Residential District, shall apply to any development proposal for property located within Land Use Parcel D shown on the PUD Master Plan of the Hughes Century Crossing PUD ordinance, unless noted otherwise in this ordinance. Specific bulk regulations to encourage walkable design elements of the neighborhood are outlined in this section. Land Use Parcel D incorporates approximately 24.8 acres and approximately 150 single family lots.

Areas designated as Single Family Residential are intended for traditional stand-alone single family lots. No multi-family units or commercial uses of any kind will be allowed in these areas. Accessory garages may be attached or detached, and the developer is encouraged to incorporate rear-loaded or alley-loaded garages where feasible. All public walks shall be constructed with concrete – see street standards for dimensions and relative locations. Hard surfacing on private lots may also include stamped concrete, colored (integral) concrete, concrete paving units, porous paving units.

- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the R-F district, in accordance with the specified minimum lot width suffix.
- b. Setbacks: All setbacks shall be in accordance with the Height and Bulk Regulations for the R-F district, except as modified herein.
- i. **Standard Single-Family Lot Dimensions:** Standard Single-Family Homes are allowed to have direct driveway access to the public street from a private driveway. Driveway access locations on each lot should be thoughtful and pair with access on adjacent lots to maximize opportunities for on-street parking. Lot dimensions and building setbacks shall comply with the following:
- (1) Lot Width – Minimum 60 feet.
  - (2) Lot Depth – Minimum 120 feet.
  - (3) Front Yard Setback – Minimum 15 feet and Maximum 20 feet, (minimum 25 feet setback for garage doors facing the street).
  - (4) Front Porch Setback – Minimum eight (8) feet.
  - (5) Side Yard Setback – Minimum five (5) feet one-side, 11 feet minimum total sum of the side yard setbacks.
  - (6) Rear Yard Setback – Minimum 25 feet.
- ii. **Compact Single-Family Lot Dimensions:** Compact Single-Family Lots allow for smaller, denser, and more affordable detached single-family homes. Compact Single-Family Homes shall not have individual driveway access to a public street. Garages are encouraged to be detached in the rear yard and either rear-loaded off a common alleyway or via public street access off a single-lane shared driveway between two lots.
- (1) Lot Width – Minimum 40 feet.
  - (2) Lot Depth – Minimum 120 feet.



- (3) Front Yard Setback – Minimum 15 feet and Maximum 20 feet, (minimum 25 feet setback for garage doors facing the street).
- (4) Front Porch Setback – Covered front porches that are not fully enclosed, minimum eight (8) feet.
- (5) Side Yard Setback – Minimum five (5) feet one-side, 11 feet minimum total sum of the side yard setbacks.
- (6) Rear Yard Setback – Minimum 25 feet.
- (7) Detached Garage Setback – Five (5) feet rear yard and five (5) feet side yard, minimum of 10-foot separation from all other structures.
- (8) Shared Driveway Dimensions – Minimum 12 feet wide with six (6) feet of driveway on each lot. All buildings shall be no closer than one (1) foot from the driveway lane.

5. **Land Use Parcel E:** All general use regulations and provisions set forth in Chapter 17A, Zoning, of the City Code for IC, Industrial Commerce Park District, and the R-4, High Density Multiple Family Residential District shall apply to any development proposal for property located within Land Use Parcel E shown on the PUD Master Plan of the Hughes Century Crossing PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel E incorporates approximately 23.8 acres. Any R-4 development will be at an overall density of no more than 18 dwelling units per acre.

- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the IC, Industrial Commerce Park District and the R-4, High Density Multiple Family Residential District.
- b. Setbacks, Site and Architectural Design Standards: All setbacks, site, parking, and building architectural design standards shall be in accordance with the regulations for the IC district or the R-4 district based upon the district under which the site's use is permitted.
- c. Storage and Display: Outdoor storage of all materials, goods, construction equipment (not including operable and licensed cars, trucks, and semi-trailers), containers, etc., is prohibited unless completely screen from view from all public street rights-of-way and all adjoining non-industrial uses.

Limited and temporary outdoor display and sales of retail goods, including lawn and garden centers, on retail developed sites may be specifically permitted by the City Council as part of the Site Plan review and approval process.

6. **Land Use Parcel F:** All general use regulations and provisions set forth in Chapter 17, Zoning, of the City Code for the TC, Town Center District, shall apply to any development proposal for property located within Land Use Parcel D shown on the PUD Master Plan of the Hughes Century Crossing PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel F incorporates approximately 15.2 acres.

- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the TC district, except the following uses shall be prohibited:
  - i. Adult Entertainment Facilities
  - ii. After Hours Businesses
  - iii. Delayed Deposit Services Business including check cashing, payday lending, and car title loan establishments)

- iv. Apartment Hotels
- v. Pawnshops
- vi. Single Tenant Buildings with Vehicle Drive-Thru Service
- vii. Smoking Lounges, Smoking Dens or Hookah Lounges

Horizontally attached multiple-family dwellings (rowhouses and townhomes), not exceeding twelve (12) dwelling units per acre and no greater than eight (8) dwelling units per building.

Vertically attached multiple-family dwellings (apartments and condominiums), not exceeding eighteen (18) dwelling units per acre and located on the upper level of a multi-story, mixed use building. Stand-alone apartment and condominium buildings are prohibited.

The south 200 ft of Land Use Parcel F shall be restricted to open space, park space, civic/municipal uses or the development of detached or horizontally attached residential units no taller than two-stories. It is intended that the 200 feet will encompass the depth of one row of development along the southern border. Said residential units shall be setback a minimum of 25 ft from the 30 ft wide buffer required along the southern edge of the PUD boundary.

- b. Setbacks: All setbacks shall be in accordance with the Bulk Regulations for the TC district, except as noted herein.
- c. Building Heights: No principal building shall exceed three (3) stories and fifty (50) feet in height. No accessory structure shall exceed fifteen (15) feet in height, unless a greater height is permitted for a special use.
- d. Site Design Standards: No off-street parking area, parking lot, or loading area shall be located between a street (public or private) and a principal structure.
- e. Vehicle Parking: All development shall comply with the off-street parking and loading standards as contained in the City Zoning Code. At the full discretion of the City, on-street parking may be counted towards fulfillment of the off-street parking requirements. Credit towards fulfillment of the off-street parking requirements may be granted by the City for parking shared between uses that are off-peak from each other.
- f. Bike Facilities: Every building that contains a residential or a retail use including restaurants, bars, and coffee shops, shall provide a bike parking facility, such as a bike rack or bike lock boxes or an indoor bike storage area.
- g. Open Space: On each developed lot, there shall be provided an open space area equal to no less than 15% of the lot area. Open space shall be defined as an area unencumbered with any structure, off-street parking area, roadways, driveways or similar paved area. Open space may include paved pedestrian areas, plazas, patios and courtyards.

Each development lot shall provide an outdoor seating and gathering plaza space for use of its patrons and/or occupants. The amount of outdoor seating and gathering space shall be proportional to the scale and type of use; e.g., restaurant uses should provide larger outdoor seating areas that would an office use.

At the full discretion of the City, fulfillment of this open space and outdoor seating/gathering plaza requirement may be provided on an adjoining lot or lots

as part of a planned development concept to congregate required open space into a larger, outdoor pedestrian space.

- h. Storage and Display: Outdoor storage is prohibited. Limited and temporary outdoor display and sales of retail goods may be specifically permitted by the City Council as part of the Site Plan review and approval process.

**SECTION 12 - BUFFERING.** A 30-foot wide landscaped buffer, in accordance with the provisions of the Zoning Code, shall be installed along the southern boundary of this PUD. All building and parking lot setbacks shall be measured from the edge of the buffer line. This buffer shall not be required where the adjoining property is developed with detached single-family residential lots.

A 30-foot wide, Type 1 landscaped buffer is required for all single family residential double frontage lots within Land Use Parcel D per the Zoning Code. No fences are permitted within this buffer and the building setbacks shall be measured from the edge of the buffer line.

No other buffers are required internally within this PUD to transition between differing uses, except that within Parcel E, a 30-foot wide, Type 3 landscaped buffer shall be required between any industrial use and all adjacent residential uses located either within or adjacent to PUD Parcel E.

**SECTION 13 - GENERAL LANDSCAPE STANDARDS.** All areas not covered by building or paving shall be landscaped with turf grass, prairie grass, plant beds, shrubs, and trees in accordance herein.

Landscape standards for this PUD are intended to help in the creation of an overall theme for streets, municipal buildings, and residential/commercial development. The base recommendations are a minimum requirement and efforts should be made to increase the overall level of landscape installation throughout.

The use of native, drought tolerant plant materials is encouraged throughout Hughes Farm. High maintenance annuals and plants needing significant watering after installation are discouraged.

Diversity of plantings is also strongly encouraged over mass monoculture plantings. As seen with the Emerald Ash Borer and other plant diseases, it's preferred to have a mix of plants. This way if something affects a certain species of plant it doesn't affect the entire landscape.

Irrigation systems are discouraged for shrub and perennial planting beds. Systems installed for turf areas should implement water saving features as much as possible in order to reduce overall consumption. Hybrid and native turf varieties are strongly encouraged as an alternate to typical bluegrass sod.

- a. Building Foundation Plantings: Low height plant materials (shrubs, ornamental grasses, perennials) shall be planted and maintained along all building foundation lines where not impeded by building entrances, loading areas and sidewalks. Foundation plant materials shall not count towards the fulfillment of the required open space landscaping.

- b. Mulch: Wood based mulch shall be used around all plantings and in all plant beds. Large areas of wood mulch that do not contain plantings shall not be permitted except when used around play structures. In organic ground cover material, including rock, chip brick, and synthetic turf, is prohibited except in extremely limited applications as may be deemed acceptable by the City.
- c. Street Right-of-Way Tree Installations: One (1) overstory tree (minimum 10 feet tall) shall be planted in the right-of-way or private street easement for every 50 feet of street frontage along every Major Collector, Minor Collector, and Main Street as defined in Section 6 of this PUD.

All other residential streets shall require one (1) overstory tree (minimum 6 feet tall) per street face of each residential lot (corner lots shall require 2 trees - 1 per street). Installation of all street trees will be the responsibility of the builder/owner.

Due to potential loss of tree canopy from disease and pests, it is recommended that the street tree plantings be a combination of diverse species. Plans should incorporate an alternating sequence of varying species throughout, allowing for minimal impact should one particular species die out. No more than 5 trees of one particular species are recommended in a single group. Additional overstory trees beyond the minimum are encouraged where possible, however, no evergreen trees are permitted anywhere within a street right-of-way.

At the time of development, the developer shall submit a tree plan for review. The specific location of all street trees shall be subject to the review and approval of the City.

- d. Open Space Landscaping Requirements: The following required landscaping shall be based on calculations of required open space per site. Sites are allowed and encouraged to have greater than the required open space, however landscape minimums are based only on the required Open Space.
  - 2 Overstory Trees (2.5" caliper or larger) per 5,000 SF of required Open Space
  - 1 Understory Tree (1.5" caliper or larger) per 3,000 SF of required Open Space
  - 1 Evergreen Tree (6' height or larger) per 5,000 SF of required Open Space
  - 6 Shrubs (#5 or larger) per 5,000 SF of required Open Space
- e. Off-Street Parking and Loading Area Landscape Requirements (Parking Lot Plantings): Vegetation in off street parking areas aids in breaking up large open areas of pavement and helps reduce overall negative environmental impacts on the property. All off-street parking areas shall be screened from view of public rights-of-way. Plantings shall be a minimum of 36 inches high and provide year-round screening. Perennial plants and ornamental grasses may be used in addition to shrubs, but not as the primary screening element. The following requirements will apply to all off-street parking lots within Hughes Farm:
  - i. Landscaped islands throughout the parking lot are required to help break up the overall expanse of pavement. Islands should be effectively placed to allow access for emergency vehicles.
  - ii. Landscaped islands shall be placed, at a minimum, every twelve (12) stalls within a row of parking. Landscaped islands shall be equal to or larger than a standard parking stall within the lot.

- iii. 'Tree Diamonds' are not allowed as acceptable parking lot planting islands.
- iv. The minimum planting requirement for off street parking areas are as follows:
  - 2 Overstory trees in each landscaped island equal to 2 parking stalls.
  - 1 Overstory tree in each landscaped island equal to 1 parking stall.
  - 12 Shrubs (#5 or larger) in each landscaped island equal to 2 parking stalls.
  - 6 Shrubs (#5 or larger) in each landscaped island equal to 1 parking stalls.
  - All landscaping required in off street parking shall be in addition to any requirements for open space.

**SECTION 14 - ARCHITECTURE AND SITE DESIGN REGULATIONS.** All single family residential, multi-family residential, office, commercial buildings, mixed-use buildings, industrial buildings, and accessory structures shall comply with the City's architectural standards.

**SECTION 15 - SIGNAGE.** All signage shall be in compliance with the City Zoning Code regulations.

**SECTION 16 - DEFINITION.** The term "Developer" for the purpose of the Ordinance, shall mean any person, individual, firm, partnership, association, corporation, estate, trust, entity, or agent or same acting or proposing to subdivide land, improve or develop land including grading or installation of utilities, or plat a Land Use Area Parcel (or fractional part therein) within the PUD by improving or grading the parcel, installing utilities, or for the construction of a building or buildings or amenities.

**SECTION 17 - VIOLATIONS AND PENALTIES.** Any person who violates the provision of this Ordinance upon conviction shall be punished as set forth in the Municipal Code of the City of Norwalk, Iowa.

**SECTION 18 - OTHER REMEDIES.** In addition to the provisions set out in Violation and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

**SECTION 19 - REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 20 - SEVERABILITY CLAUSE.** In any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 21 - EFFECTIVE DATE.** This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the \_\_\_\_ day of \_\_\_\_\_, 2018.

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Tom Phillips, Mayor

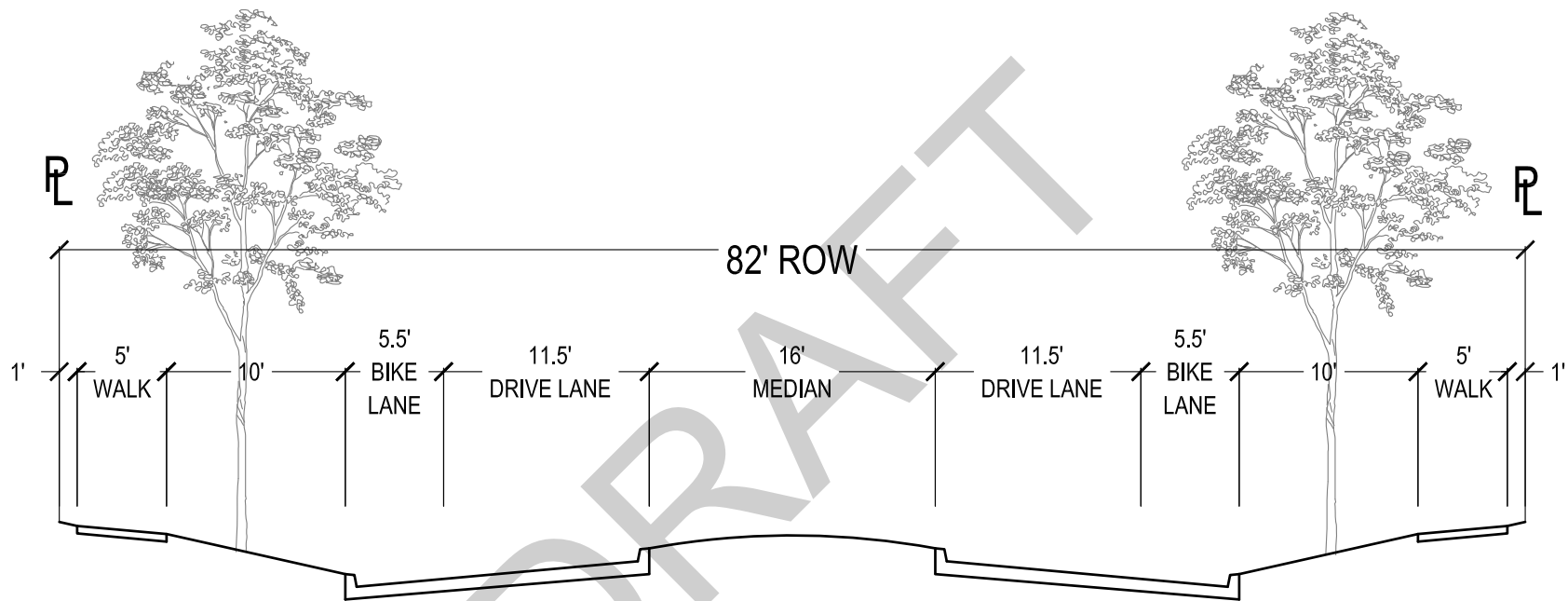
ATTEST:

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Jodi Eddleman, City Clerk

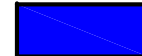
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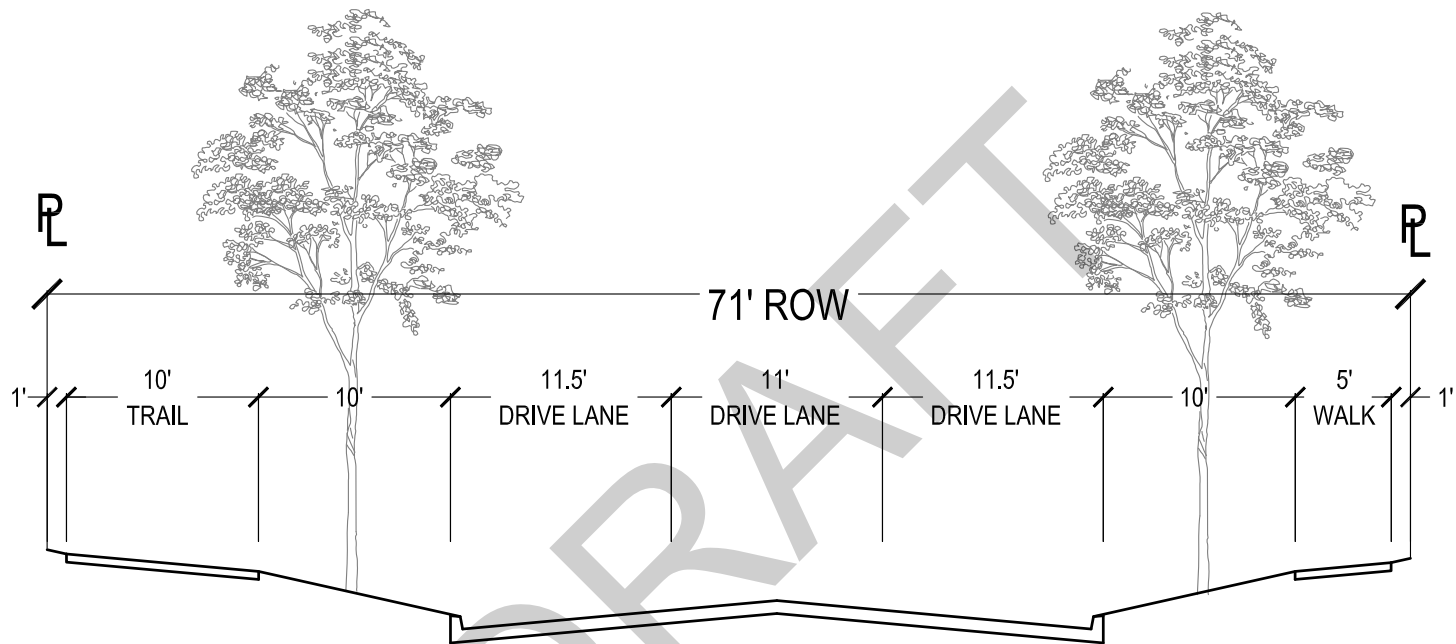


CHATHAM AVENUE PAVEMENT  
CROSS SECTION  
82' ROW WITH 16' MEDIAN (CHATHAM)

KEY COLOR



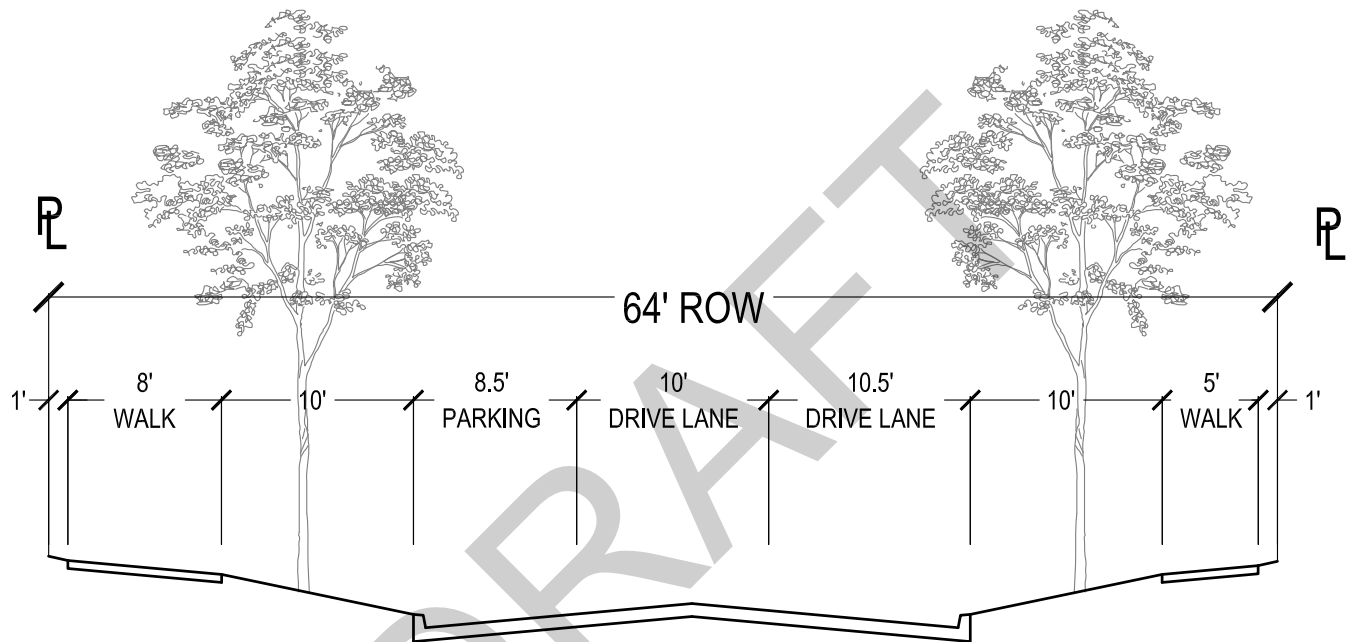




NORTH/SOUTH ROADS  
CROSS SECTION  
71' ROW - 34' B/B

KEY COLOR

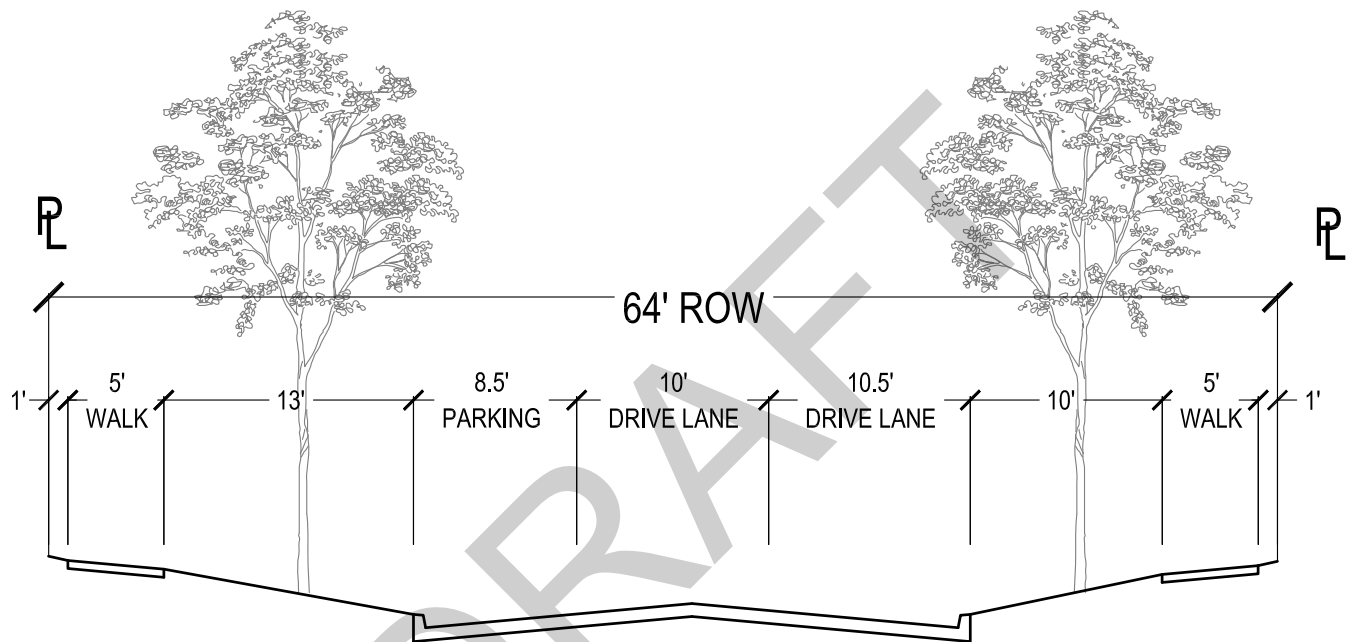




RESIDENTIAL ROADS  
CROSS SECTION  
64' ROW - 29' B/B

KEY COLOR



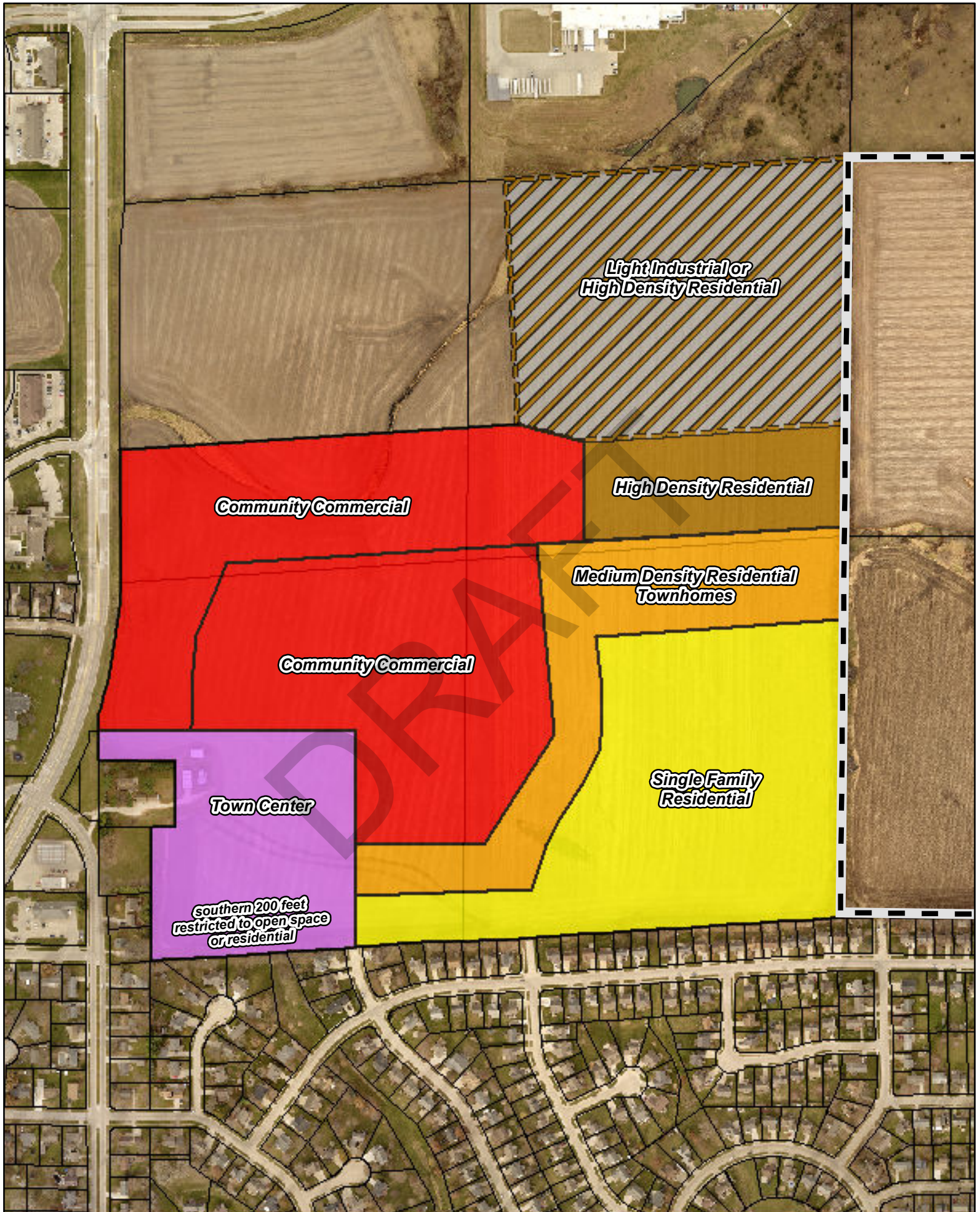


RESIDENTIAL ROADS  
CROSS SECTION  
64' ROW - 29' B/B

KEY COLOR









**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

**Item No. 6B**  
**For Meeting of 02.08.2018**

**ITEM TITLE:** **Public Hearing and Consideration of a zoning amendment to add additional restrictions to the Private Streets section of the City of Norwalk Zoning Ordinance**

**CONTACT PERSON:** **Luke Parris, AICP – Community Development Director**

**SUMMARY EXPLANATION:**

Several projects during 2017 raised concerns at the City Council regarding the usage of private streets. In addition to these projects, the City has experienced concerns for residents regarding private streets in already developed portions of the community. The Council directed staff to review the positives and negatives of allowing private streets in the community. Staff presented a memo to Council on January 18<sup>th</sup> describing potential positives and negatives. The staff opinion was that private streets provided for a needed style of development in the community. The Council directed staff to work on an ordinance that would amend the City Zoning Code to reduce many of the negatives and help to alleviate concerns with private streets. Staff has drafted the proposed amendment that focuses on limiting the development of private streets that serve as a through connection, limit the connection of high intensity private streets connecting to adjacent low intensity private streets, and identifying a neighborhood as having private streets for potential buyers within the development.

The full proposed amendment is on the following page.

**STAFF RECOMMENDATION:**

Staff recommends approval of the amendment.



**AN ORDINANCE AMENDING THE CITY OF NORWALK ZONING REGULATIONS TO ADD RESTRICTIONS AND REQUIREMENTS FOR PRIVATE STREETS TO SECTION 17.04.340**

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:

SECTION 1.     **PURPOSE.** The purpose of this ordinance is to amend the City of Norwalk, Iowa, Zoning Regulations (Title 17) to amend Section 17.04.340 Privately-Owned Improvements Serving More Than One Property Owner.

SECTION 2.     **ZONING REGULATIONS AMENDED.** The City of Norwalk Zoning Regulations (Title 17) is amended to add the following highlighted text into Section 17.04.340:

Private Streets and Roadways: Except as provided herein this section, all private streets and roadways shall be constructed with a paving design standard and street width consistent with the City standards as if said street were a public street. All typical street appurtenances, including sidewalks, street lights, traffic control and street name signage shall be provided in accordance with City standards for a public street. Private streets for a development shall not be designed to provide a through connection to two separate public streets, or to existing private streets, that would encourage the use of the private streets as an alternate route. Private streets for RE-1, R-1, R-F and R-2 developments shall not be allowed to connect to private streets serving higher intensity zoning districts of R-3, R-4, R-5, C-O, C-1, C-2, C-3, C-4, TC, PC, IC, and M-1.

Private Street and Roadway Signage options:

All private street developments shall be signed with an entry sign that identifies the development and street as private. Text on the sign shall read "PRIVATE STREETS ARE MAINTAINED BY ASSOCIATION." The lettering on the sign shall be designed to meet MUTCD standards. The sign shall be erected at all entrances to the development prior to final plat approval by the City.

Private Street Maintenance Sign example:



SECTION 3.     **REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE. In any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Tom Phillips, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Eddleman, Deputy City Clerk

PREPARED BY: Luke Parris, Community Development Director



**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

**Item No. 6C**  
**For Meeting of 02.08.2018**

**ITEM TITLE:** **Public Hearing and Consideration of a zoning amendment to change the garage requirements for R-4 senior living projects within the R-4 section of the City of Norwalk Zoning Ordinance**

**CONTACT PERSON:** **Luke Parris, AICP – Community Development Director**

**SUMMARY EXPLANATION:**

In 2017 the City has received several inquiries from developers looking to develop housing projects geared specifically towards seniors. In reviewing the City's requirements for higher density residential development, it has become apparent that current requirements for garages with apartment units are making it difficult for projects to develop to serve this market. Staff has discussed the concerns internally and with several developers and feels that an amendment can be made to the Zoning Code to exempt these types of uses from the garage requirement.

Staff has drafted an amendment that would tweak the garage requirement and exempt senior living projects from the requirement. The full proposed amendment is on the following page.

**STAFF RECOMMENDATION:**

Staff recommends approval of the amendment.



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CITY OF NORWALK ZONING REGULATIONS TO CHANGE THE GARAGE REQUIREMENTS FOR R-4 APARTMENT DEVELOPMENT WITHIN SECTION 17.10.060.2(D)**

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:

SECTION 1. PURPOSE. The purpose of this ordinance is to amend the City of Norwalk, Iowa, Zoning Regulations (Title 17) to amend Section 17.10.060.2(D) Multiple-Family Dwellings.

SECTION 2. ZONING REGULATIONS AMENDED. The City of Norwalk Zoning Regulations (Title 17) is amended to add the following highlighted text into Section 17.10.060.2(D):

- D. Multiple-Family Dwelling – Apartments, with no less than 3 dwelling units attached vertically and not exceeding eighteen (18) dwelling units per acre of lot area excluding public street right-of-way.
  - a. All multiple-family dwellings shall have no less than one garage space for each unit. The garage space may be attached or detached and shall be a minimum 10 feet in width and 20 feet in depth. The number of garage spaces required for each dwelling unit shall be for the exclusive use of the occupants of each dwelling unit. Garage spaces may not be transferred for use by another tenant or separate individual or entity. Multi-family dwellings designed as a senior living complex, and restricting the age of residents, shall be exempted from this requirement.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE. In any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Tom Phillips, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Eddleman, Deputy City Clerk

PREPARED BY: Luke Parris, Community Development Director



**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

Item No. 6D  
For Meeting of 02.12.2018

**ITEM TITLE:** Request from Platinum Homes, LLC to approve the Final Plat replat of Arbor Glynn Plat 5

**CONTACT PERSON:** Luke Parris, AICP – Community Development Director

**APPLICANT(S):** Platinum Homes, LLC  
1027 Norwood Court  
Norwalk, Iowa 50211

Cooper Crawford & Associates, LLC  
475 S. 50<sup>th</sup> Street, Suite 800  
West Des Moines, Iowa 50265

**GENERAL DESCRIPTION:** This request is to approve a final plat for Arbor Glynn Plat 5, which is a replat of several lots across Arbor Glynn Plat 1, 2, & 3. The original Arbor Glynn Plat 1 included two-family townhome lots on the southside of Marie Avenue. The Arbor Glynn Plat 2 included two-family lots along Maple Avenue. The Arbor Glynn Plat 3 included single-family lots along Maple Avenue. This replat encompasses 2 two-family lots in Arbor Glynn Plat 1, 4 two-family lots in Arbor Glynn Plat 2, and 8 single family lots in Arbor Glynn Plat 3. These 14 lots will be replatted into 11 single family lots. This proposal will reduce the overall density of the area by eliminating the two-family lots in favor of the single family lots. The applicant has stated that the request would make the homes more marketable.

**IMPACT ON NEIGHBORHOOD:** The proposal is to replat from two-family townhome lots and single family lots into all single family lots. The number of lots is reduced with the replat and impact on the neighborhood should be minimal or potentially lessened from the previous lot layout.

**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'

<b>DRAINAGE:</b>	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.
<b>DEVELOPMENT HISTORY:</b>	The area was planned as a PUD on July 15, 2004. The site was platted as Arbor Glynn Plat 2 on September 20, 2007. The site was partially replatted as Arbor Glynn Plat 3 in September 2016 to change several lots from two-family townhome lots to single family lots.
<b>FLOODPLAIN:</b>	None of the proposed lots are located within a floodplain.
<b>PARKLAND:</b>	Parkland dedication was originally required with the Arbor Glynn Plat 2 final plat.
<b>UTILITIES: WATER, SANITARY SEWER, STORM SEWER.</b>	Adequate easements are provided for the appropriate City services and utilities.
<b>STAFF ANALYSIS – ZONING ORDINANCE:</b>	<p>The Final Plat consists of 11 single-family lots. The plat consists of 1.78 acres of land along the private streets of Marie and Maple Avenue. The lots vary in size measuring from 4,829 SF to 8,658 SF.</p> <p>The plat includes existing private streets that are covered by a 60' ingress/egress easement.</p> <p>The area was zoned to the Dobson PUD in July 2004.</p>
<b>STAFF ANALYSIS – SUBDIVISION ORDINANCE:</b>	<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>
<b>STAFF RECOMMENDATION:</b>	<p>Therefore, staff recommends that the request for the Final Plat of Arbor Glynn Plat 5 be approved with the following conditions:</p> <ul style="list-style-type: none"> <li>• That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.</li> <li>• That any significant modifications to the final plat be reviewed and approved by the Planning &amp; Zoning Commission and City Council.</li> </ul>

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING THE FINAL PLAT OF ARBOR GLYNN PLAT 5**

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on February 12, 2018 and recommends approval of the Final Plat; and

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

**NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Norwalk, Iowa,** that the City Council does hereby approve the Final Plat of Arbor Glynn Plat 5 as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

Passed and approved this 15th day of February, 2018.

\_\_\_\_\_  
Tom Phillips, Mayor

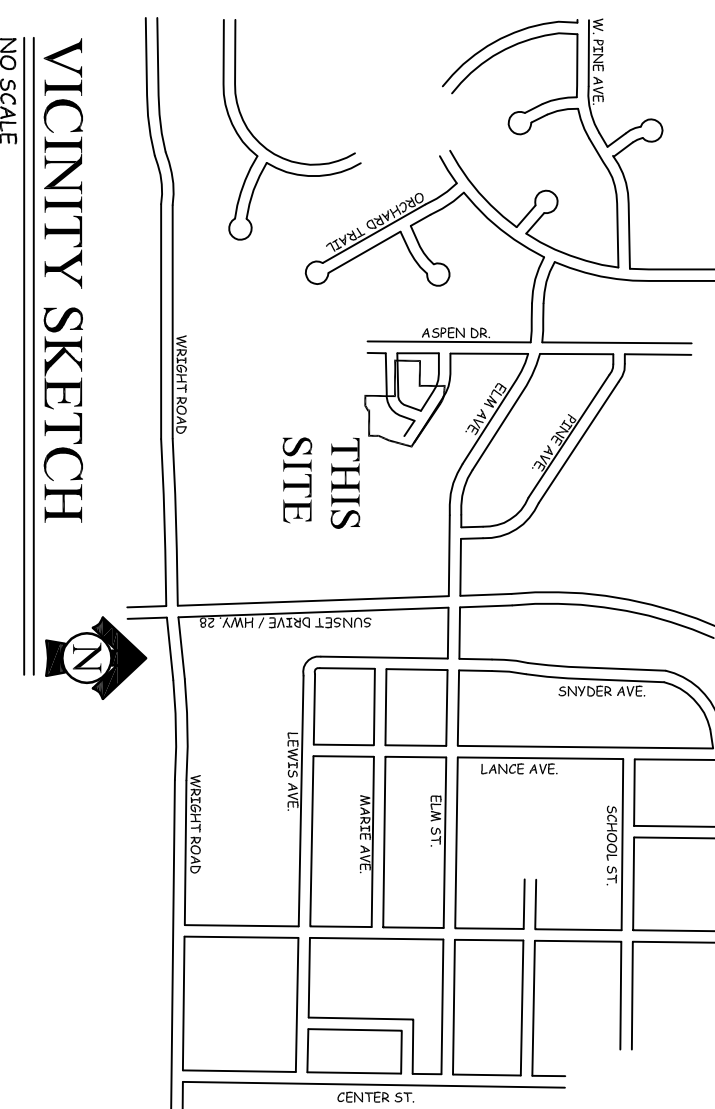
\_\_\_\_\_  
ATTEST:  
Jodi Eddleman, City Clerk

<b>ROLL CALL VOTE:</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Baker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kuhl	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lester	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Livingston	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Riva	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LOCATION : REQUESTOR : PROJECTOR : SURVEYOR : COMPANY :  RETURN TO :	SE 1/4 SW 1/4 SEC. 13-77-25 PLATTINUM HOMES LLC PLATTINUM HOMES LLC REVENUE J. CRAWFORD REVENUE J. CRAWFORD				COOPER CRAWFORD, & ASSOCIATES 475 S 50TH ST., STE. 800, WOMU, IA 50023 REVENUE J. CRAWFORD			
	CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CH BEARING		
	C1	031912121	100.00	30.12	57.67	N74°44'39"W		
	C2	019121957	100.00	31.54	16.93	N42°11'56"E		
	C3	019121957	100.00	33.64	36.93	S42°11'56"W		
	C4	079120487	100.00	46.13	27.11	S61°32'11"E		
	C5	029724437	35.00	15.52	7.89	S27°29'08"W		
	C6	031482207	35.00	19.43	9.97	S54°05'40"W		
	C7	018171457	35.00	11.18	5.64	S81°03'42"W		

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
				CH. BEARING	
C1	033.312°	100.00	58.50	30.12	57.67
C2	019.712°	100.00	33.54	16.93	33.38
C3	079.125°	100.00	33.54	16.93	33.38
C4	079.304°	350.00	46.13	27.11	42.86
C5	027.524°	350.00	15.92	7.89	15.40
C6	013.948°	350.00	19.43	9.97	19.18
C7	015.717°	350.00	11.18	5.64	11.13

KEVEN J. CRAWFORD



## OWNER/DEVELOPER

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

## SETBACKS

MINIMUM DRIVE LENGTH - 25 FEET

IOWA AT BOOK 2009, PAGE 6499

SAID TRACT OF LAND CONTAINS 1.781 ACRES MORE OR LESS.

## SURVEYORS' NOTES

1. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
2. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5000.
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.

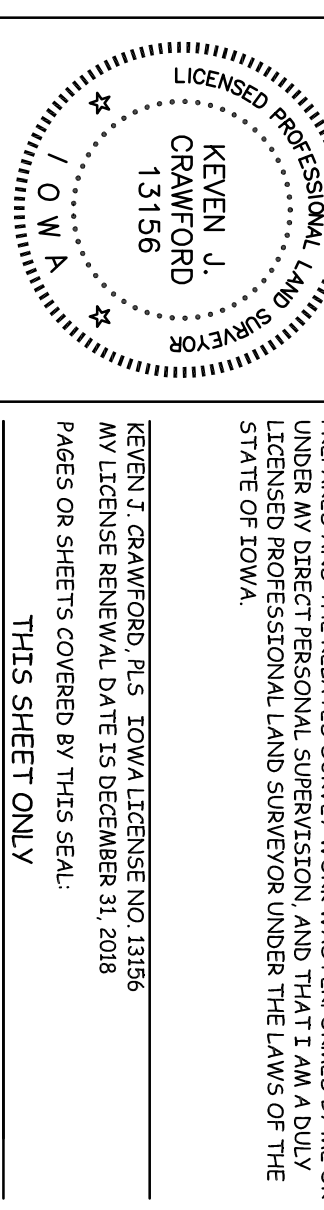
## BENCHMARKS

ASPEN DRIVE  
ELEVATION -60.747

INTERSECTION OF IOWA HIGHWAY  
ELEVATION -55 843

## LEGEND


- |                |   |  |          |                   |                              |         |                       |                           |                              |            |
|----------------|---|--|----------|-------------------|------------------------------|---------|-----------------------|---------------------------|------------------------------|------------|
| PLAT BOUNDARY  | ▲ | FOUND CORNER, AS NOTED                 | IR       | R.                | P.U.E.                       | 3333    | B.S.L.                | M.O.E.                    | M.P.E.                       | N.R.       |
| SECTION CORNER | ● | SET CORNER 8"Ø IR W/ YELLOW CAP #13156 | GAS PIPE | MEASURED DISTANCE | PREVIOUSLY RECORDED DISTANCE | ADDRESS | BUILDING SETBACK LINE | MINIMUM OPENING ELEVATION | MINIMUM PROTECTION ELEVATION | NOT RADIAL |



## CIVIL ENGINEERS

PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 2-7-2018  
REVISIONS:

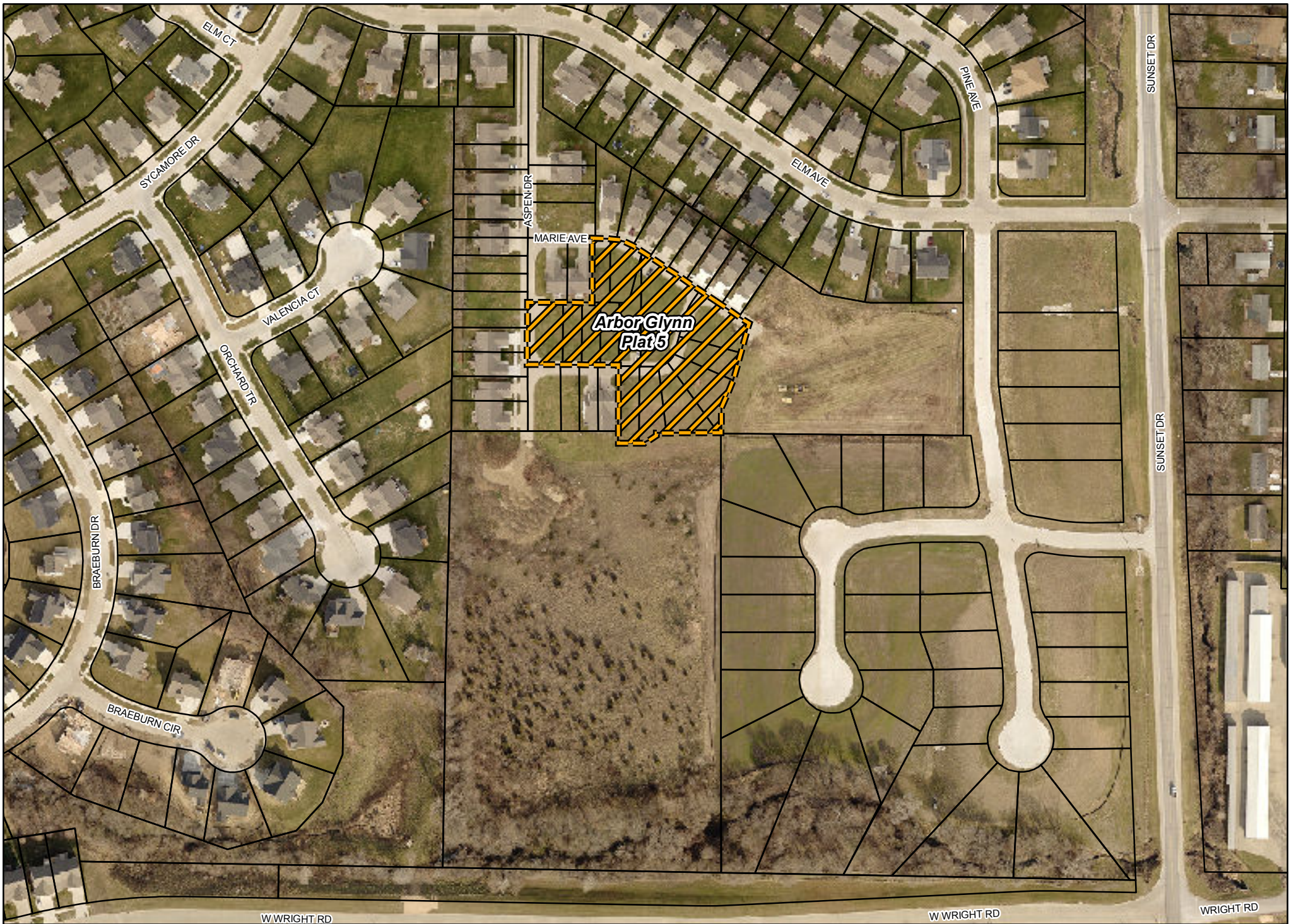
APPROVED: (X-X-2003)	INITIALED: XXX	AS-BUILT: (X-X-2003)	
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ARBOR GLYNN PLAYS	1 OF 1
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**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

Item No. 6E  
For Meeting of 02.12.2018

**ITEM TITLE:** Request from City State Bank to approve the Site Plan for the City State Bank at 1225 Colonial Parkway

**CONTACT PERSON:** Luke Parris, AICP – Community Development Director

**APPLICANT(S):** City State Bank  
PO Box 159  
801 Main Street  
Norwalk, Iowa 50211

Snyder & Associates, Inc  
2727 SW Snyder Blvd  
Ankeny, Iowa 50023

**GENERAL DESCRIPTION:** This request is from City State Bank to approve the site plan for the new City State Bank building at 1225 Colonial Parkway. In addition to the bank, the building will have retail space for one tenant. The property is zoned within the Farms of Holland Planned Unit Development as C-2 Community Commercial, allowing for a wide range of retail activities. The current identified uses are the bank and a retail opportunity. These are all allowed in the C-2 district, with a few minor restrictions to retail uses identified in the PUD.

**IMPACT ON NEIGHBORHOOD:** The site is on the northeast corner of Iowa Highway 28 (Sunset Drive) and Colonial Parkway. Existing development on Colonial Parkway includes 3 light industrial users to the east. The impact on the neighboring property will be minimal as the area was planned cohesively within the PUD process.

**VEHICULAR & PEDESTRIAN TRAFFIC:** The site will be accessed from Colonial Parkway via a cut in the existing median along Colonial Parkway. This median cut was originally planned as part of improvements to Colonial Parkway related to the Hy-Vee project to south. The development of the bank necessitates the need for the median cut at this time. Through the site plan process, the applicant has agreed to work with the City on the design and construction of the median cut.

Internal to the site, traffic access the parking areas from a common drive off of Colonial Parkway. The bank drive through is located on the east side of the building. Potential drive-thru lanes are shown to accommodate a retail user that may request drive-thru access.

For pedestrian traffic, the site shows a 10 foot trail along Colonial Parkway. This trail will ultimately connect to Elizabeth Holland Park to the east. The Farms of Holland PUD required a north/south trail along Iowa Highway 28. The City has reviewed the need for this trail and determined that extending to the north would be cost prohibitive to the City due to the need for a bridge to cross a drainage way to the north. As an alternative, the



City is working with the applicant to determine the cost of the trail along Iowa Highway 28. The applicant would then provide funds equal to that cost to the City to assist with the development of the north/south trail through Elizabeth Holland Park.

**PARKING:**

The Zoning Ordinance would require a total of 59 parking stalls for a building with a bank and a retail use. The site provides 60 stalls.

**OPEN SPACE &  
BUFFER  
LANDSCAPING:**

The Farms of Holland PUD reduces the required amount of open space by 50%. The site required to provide 12.5% (12,376 sf) of open space. The site provides 39,315 sf of open space, exceeding the amount required.

The site does not require a buffer as it is adjacent to other commercial properties.

**SIGNAGE:**

Two monument signs are proposed along Colonial Parkway and are properly setback from the right-of-way. Details of the monument signs, 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, limestone, terracotta panels, and profile metal 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 glass, limestone, and terracotta panels comprise the required 75% of class 1 or class 2 materials.

**DRAINAGE:**

The site includes an on-site system to collect storm water runoff from the parking and building. The storm water system empties is collected and empties to the east into the regional detention basin located at Elizabeth Holland Park.

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

Adequate services are provided to the site and detailed on the site plan.

**STAFF ANALYSIS:**

Overall the site plan meets the City's requirements for development of a C-2 parcel. The applicant and the City will continue to work on the design and construction of the required median cut. The applicant and City will also finalize the cost and agreement related to the trail along IA 28.

**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 applicant and City continue to work on the median cut.
- That the applicant agrees to finalize an agreement with the City in relation to waiving the construction of the 10' trail along IA 28.

RESOLUTION NO. \_\_\_\_

**A RESOLUTION APPROVING THE SITE PLAN FOR CITY STATE BANK AT 1225 COLONIAL PARKWAY**

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on February 12, 2018 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, the City identified the location of the Colonial Parkway median cut in the Farms of Holland PUD and the applicant and the City will work on finalizing the design and construction of the median cut;

WHEREAS, that the applicant agrees to finalize an agreement with the City in relation to waiving the construction of the 10' trail along IA 28; and

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the Site Plan for City State Bank at 1225 Colonial Parkway as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 15th day of February, 2018.

\_\_\_\_\_  
Tom Phillips - Mayor

ATTEST:

\_\_\_\_\_  
JODI EDDLEMAN, CITY CLERK

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

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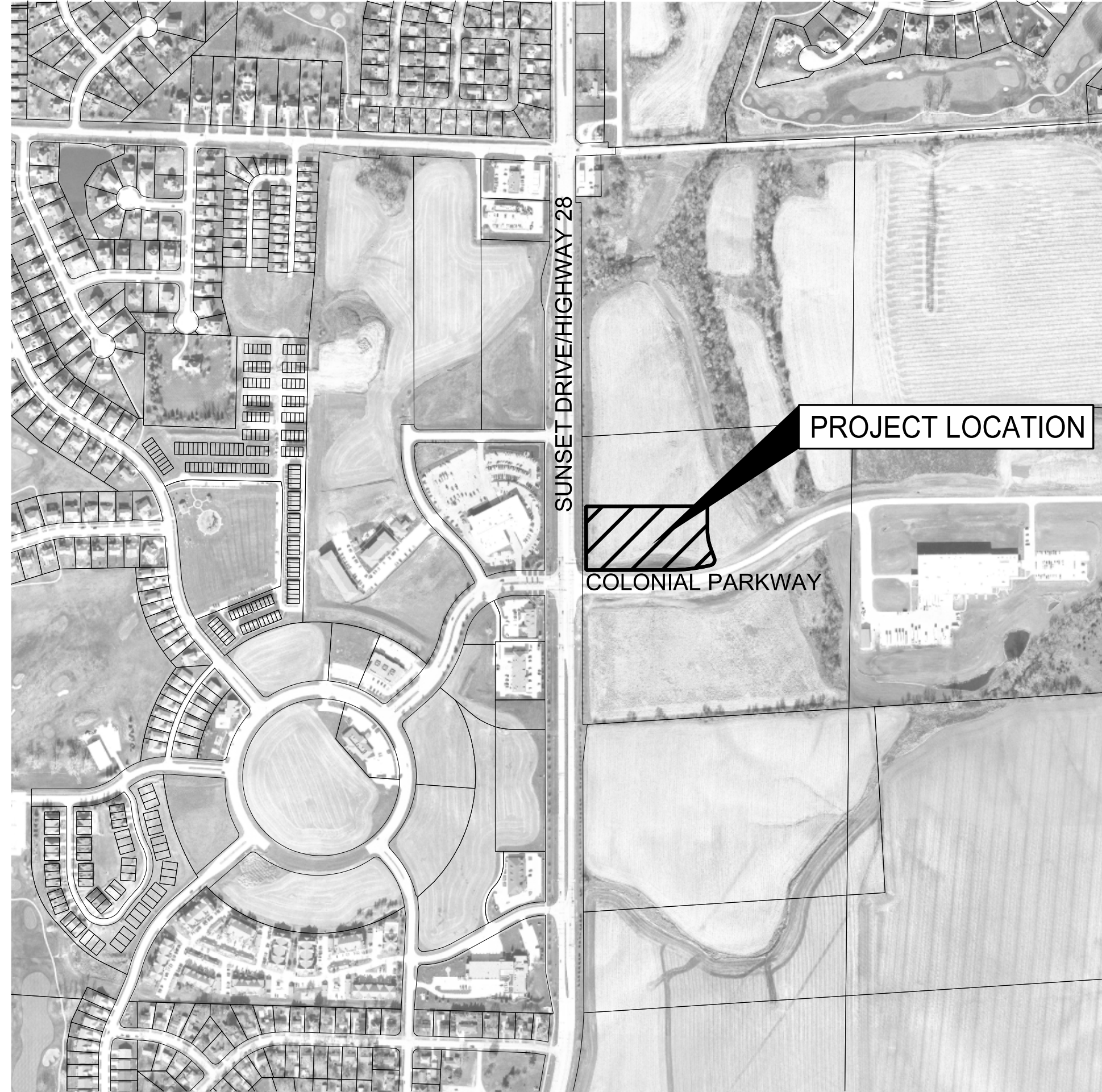
# SITE PLANS FOR

# CITY STATE BANK

## 1225 COLONIAL PARKWAY

## NORWALK, IOWA

OWNER/APPLICANT  
CITY STATE BANK  
PO BOX 159  
801 MAIN STREET  
NORWALK, IA 50211



NOT TO SCALE

VICINITY MAP

### INDEX OF SHEETS

- C-100 TITLE SHEET
- C-101 PROJECT INFORMATION
- C-200 DIMENSION PLAN
- C-300 UTILITY PLAN
- C-400 GRADING AND EROSION CONTROL PLAN
- C-500 PLANTING PLAN

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.

Jason A. Ledden, P.E. \_\_\_\_\_ Date \_\_\_\_\_

License Number: 24117

My License Renewal Date is December 31, 2018

Pages or sheets covered by this seal:  
Sheets C-100 To C-400

2	REVISED PER CITY COMMENTS	01/22/18	KSS		
1	REVISED PER CITY COMMENTS	12/28/17	KSS	BY	
MARK	REVISION	DATE	DATE	DATE	BY
Engineer:	KSS	Checked By:	JAL	Scale:	1"= 500'
Technician:	RMM	Date:	12-11-17	Field Bk:	Pg:
Project No:			117.0799	Sheet C-100	

### CITY STATE BANK

### TITLE SHEET

### NORWALK, IA

### SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

### SNYDER & ASSOCIATES

Project No: 117.0799

Sheet C-100

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LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	93.0
Contour Elevation	93	93
Fence (Barbed, Field, Hog)	-x-x-	
Fence (Chain Link)	-x-x-	
Fence (Wood)	-x-x-	
Fence (Silt)	-x-x-	
Tree Line	-x-x-	
Tree Stump	-x-x-	
Deciduous Tree \ Shrub		
Coniferous Tree \ Shrub		
Communication	---C(x)---	---C---
Overhead Communication	---OC(x)---	---OC---
Fiber Optic	---FO(x)---	---FO---
Underground Electric	---E(x)---	---E---
Overhead Electric	---OE(x)---	---OE---
Gas Main with Size	---4" G(x)---	---4" G---
High Pressure Gas Main with Size	---4" HPG(x)---	---4" HPG---
Water Main with Size	---8" W(x)---	---8" W---
Sanitary Sewer with Size	---8" S(x)---	---8" S---
Duct Bank	---DUCT(x)---	
Test Hole Location for SUE w/ID	31	
(*) Denotes the survey quality service level for utilities		
Sanitary Manhole	12" ST	12" ST
Storm Sewer with Size		
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box		
Electric Transformer		
Traffic Sign		
Communication Pedestal		
Communication Manhole		
Communication Handhole		
Fiber Optic Handhole		
Gas Valve		
Gas Manhole		
Gas Apparatus		
Fence Post or Guard Post		
Underground Storage Tank		
Above Ground Storage Tank		
Sign		
Satellite Dish		
Mailbox		
Soil Boring		



GENERAL NOTES

- A. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO 2017 SUDAS STANDARD SPECIFICATIONS.
- B. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- C. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY. FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- D. NOTIFY OWNER, ENGINEER AND CITY OF NORWALK AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- E. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- F. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- G. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- H. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF LAYOUT. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION.
- I. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THIS PROJECT.

PLAT DESCRIPTION

LOT 2, FARMS OF HOLLAND PLAT 3, AN OFFICIAL PLAT NOW INCLUDED IN AND BEING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA.

ZONING

PARCEL 5 OF THE FARMS OF HOLLAND PUD

OWNER/DEVELOPER

CITY STATE BANK PO BOX 159  
801 MAIN STREET  
NORWALK, IA 50211

BULK REGULATIONS

MINIMUM LOT AREA = 20,000 SF  
FRONT YARD SETBACK = 30 FEET  
SIDE YARD SETBACK = 10 FEET  
REAR YARD SETBACK = 35 FEET

LOT ADDRESSES

TENANT SPACES  
1215 COLONIAL PARKWAY  
NORWALK, IOWA 50211

CITY STATE BANK  
1225 COLONIAL PARKWAY  
NORWALK, IOWA 50211

PARKING REQUIREMENTS

BANK:  
1 STALL REQUIRED PER 250SF = 45 STALLS REQUIRED  
11,067SF / 250

RETAIL:  
1 STALL REQUIRED PER 250SF UP TO 2,000 SF  
2,000SF / 250 = 8 STALLS REQUIRED  
1 STALL PER EMPLOYEE  
6 EMPLOYEES X 1 STALL = 6 STALLS REQUIRED  
= 59 STALLS REQUIRED  
60 STALLS PROVIDED

POLLUTION PREVENTION NOTES

- A. POLLUTION PREVENTION AND EROSION PROTECTION
1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
- B. STORM WATER DISCHARGE PERMIT
1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 INCLUDING CREATING OR MAINTAINING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND POSSIBLY OBTAINING THE GENERAL PERMIT COVERAGE FROM THE IDNR.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.
- C. POLLUTION PREVENTION PLAN:
1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
- a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS. DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
- b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
- c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
- d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD, CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
- e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS, RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
- f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
- g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
- h. RESPREAD A MINIMUM OF 4 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
- i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, OR SOD AS SOON AS PRACTICAL UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES NO LATER THAN 14 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY HAS FINISHED OR IS PLANNED TO BE DELAYED MORE THAN 21 CALENDAR DAYS.
- j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
- k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

CITY STATE BANK

PROJECT INFORMATION

SNYDER & ASSOCIATES, INC.



Project No: 117.0799

Sheet C-101

NORWALK, IA

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

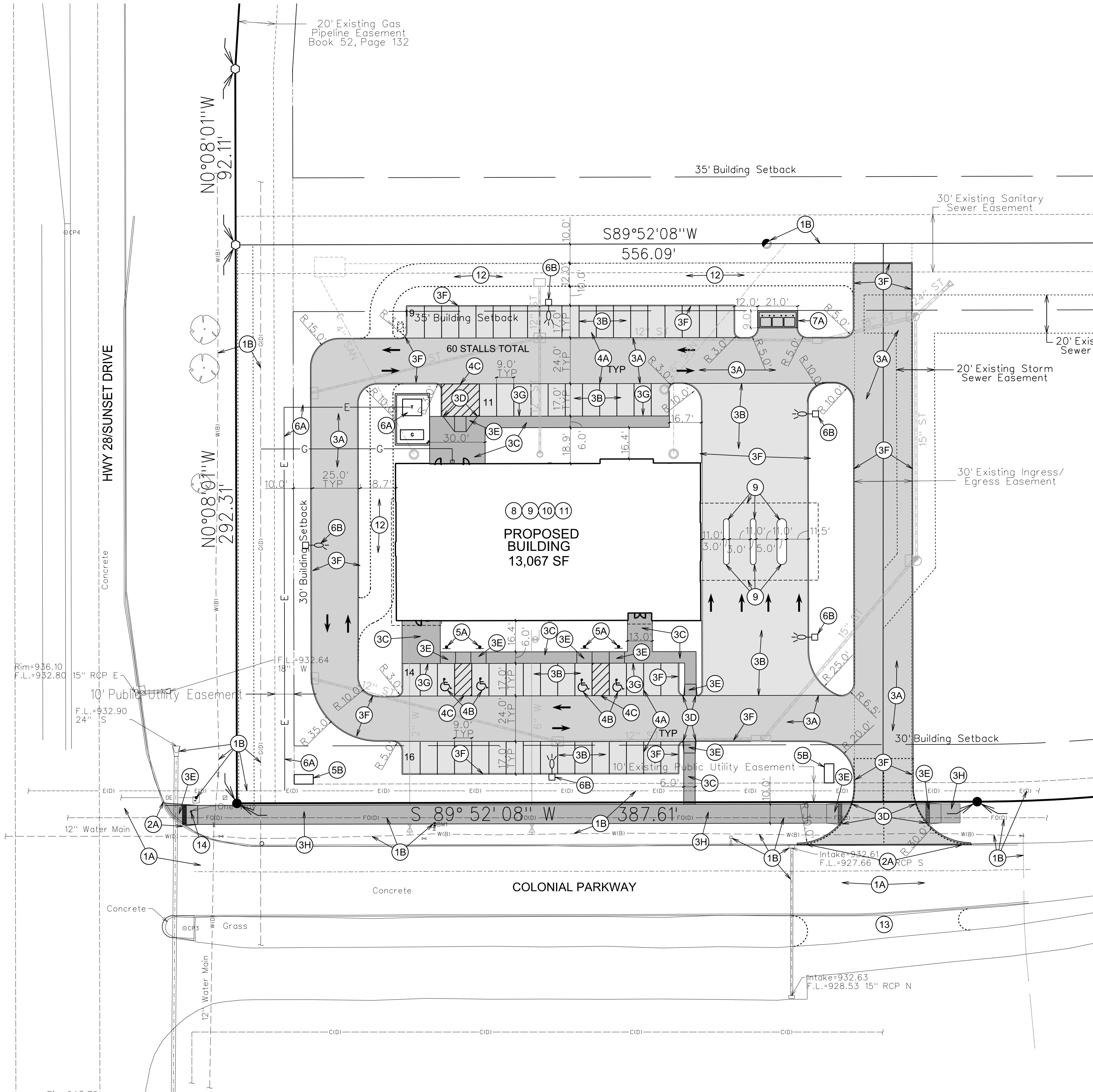
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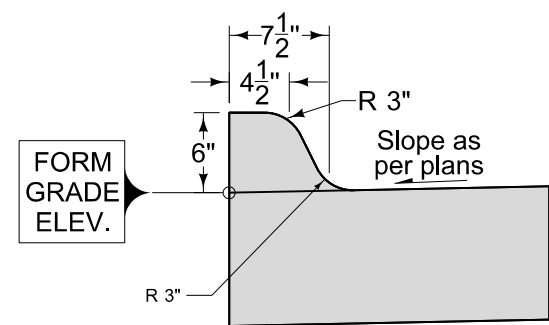


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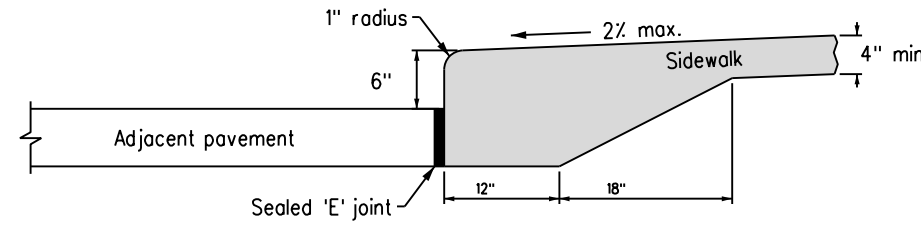


### DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:  
A. PAVEMENTS TO REMAIN.  
B. PROTECT EXISTING UTILITIES, ADJUST PROPOSED IMPROVEMENTS AND TO GRADE AS REQUIRED FOR CONSTRUCTION.
- DEMOLITION, REMOVE THE FOLLOWING:  
A. GRIND EXISTING CURB AND CONNECT TO EXISTING STREET.
- PAVEMENTS, PROVIDE THE FOLLOWING:  
A. 7" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.  
B. 6" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.  
C. PCC SIDEWALKS, 4" DEPTH PAVEMENT.  
D. TAPER CURB, 6" DISTANCE.  
E. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33% AND 1.5% CROSS SLOPE. PROVIDE DETENTION WARNING PANELS WHERE SHOWN.  
F. 6" STANDARD CURB. SEE DETAIL 1.  
G. INTEGRAL SIDEWALK AND CURB. SEE DETAIL 2.  
H. 5" PCC TRAIL.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:  
A. 4" WIDE PAINTED PARKING STALL LINES.  
B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.  
C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
- SIGNS, PROVIDE THE FOLLOWING:  
A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.  
B. MONUMENT SIGN, COORDINATE SIZE AND LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- SITE LIGHTING, PROVIDE THE FOLLOWING:  
A. CONTRACTOR TO COORDINATE WITH THE UTILITY PROVIDER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE AND TRANSFORMER PAD.  
B. SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION.
- SITE AMENITIES, PROVIDE THE FOLLOWING:  
A. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAIL.
- SEE STRUCTURAL PLANS FOR BUILDING FOUNDATION AND STOOP LOCATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING, WALL, DRIVE THROUGH CANOPY AND EQUIPMENT FOR CONSTRUCTION INFORMATION.
- COORDINATE ELECTRICAL AND NATURAL GAS SERVICES WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION.
- COORDINATE CABLE AND TELEPHONE SERVICES WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION.
- FUTURE DRIVE-THRU LANE FOR RETAIL SPACE.
- COORDINATE MEDIAN BREAK WITH CITY OF NORWALK AND NEIGHBORING PROPERTY OWNER PRIOR TO CONSTRUCTION.
- COORDINATE RELOCATION OF EXISTING SIGN WITH IOWA DOT PRIOR TO CONSTRUCTION.

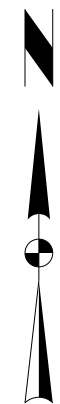


1  
C-200  
6" STANDARD CURB



2  
C-200  
INTEGRAL SIDEWALK AND CURB DETAIL

- 7" PCC
- 6" PCC
- 4" PCC



CITY STATE BANK

DIMENSION PLAN

SNYDER & ASSOCIATES, INC.



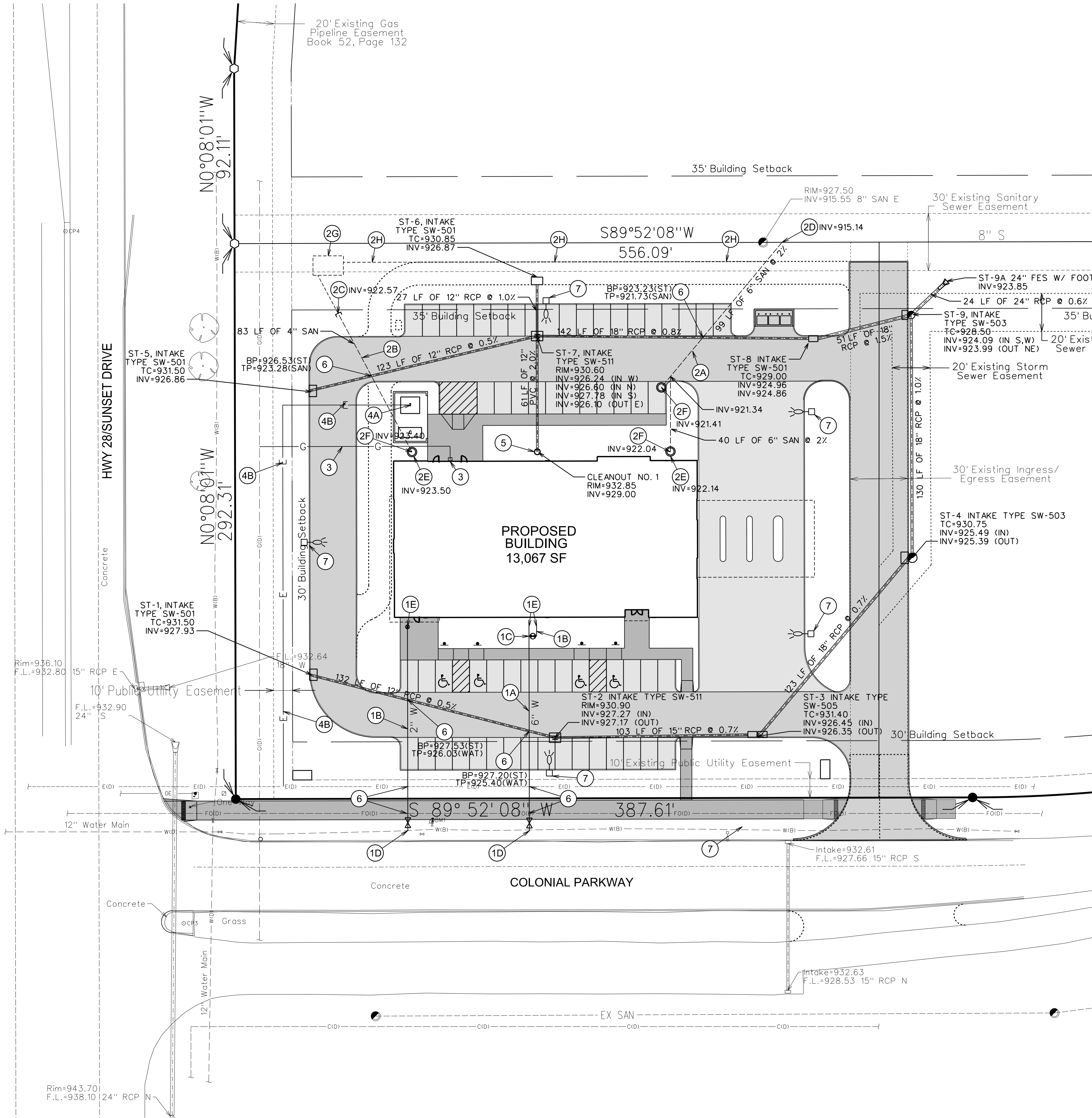
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NORWALK, IA

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1	12/28/17	KSS	1"= 30'		
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Technician: RMM					
Project No:	117.0799				Sheet C-200

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### GENERAL CONSTRUCTION NOTES

- NOTIFY THE CITY OF NORWALK AT LEAST 48 HRS PRIOR TO CONNECTING TO ANY PUBLIC UTILITY.
- ALL UTILITIES SHALL BE TESTED TO THE SUDAS 2017 STANDARD SPECIFICATION FOR PUBLIC IMPROVEMENTS AND ANY TESTING OR TIE-INS SHALL BE WITNESSED BY THE CITY OF NORWALK ENGINEERING DEPARTMENT.
- ALL SANITARY SEWER AND STORM SEWER SHALL BE CLEANED AND TELEVIEWED PRIOR TO PAVING. THE CITY OF NORWALK SHALL WITNESS ALL CLEANING AND TELEVIEWING. COPIES OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF NORWALK. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
- ALL SANITARY MANHOLES TO BE VACUUM TESTED.
- ALL WATERMAIN SHALL BE PRESSURE AND BACTERIA TESTED AND DECHLORINATED.

### UTILITY PLAN CONSTRUCTION NOTES

- WATER SERVICES, PROVIDE THE FOLLOWING:
  - 6" WATER SERVICE LINE, CONNECT TO EXISTING WATER MAIN.
  - 2" DOMESTIC WATER SERVICE LINE WITH CURB STOP.
  - SPLIT DOMESTIC AND FIRE PROTECTION LINES WITH 6"x6" TEE AND REDUCER.
  - CONNECT TO EXISTING WATER MAIN WITH TAPPING SLEEVE AND VALVE.
  - CONNECT TO BUILDING WATER SERVICE LINE. VERIFY LOCATION AND ELEVATION WITH BUILDING PLUMBING PLANS PRIOR TO CONSTRUCTION.
  - REMOTE FIRE DEPARTMENT CONNECTION. COORDINATE WITH MECHANICAL PLANS.
- SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING:
  - 6" SANITARY SEWER SERVICE LINE. PROVIDE 1% MINIMUM SLOPE AND 1:1 RISER SECTION AS NECESSARY TO ACHIEVE DESIRED DEPTH.
  - 4" SANITARY SEWER SERVICE LINE. PROVIDE 2% MINIMUM SLOPE.
  - 4" SANITARY SEWER STUB. PROVIDE METAL TEE POST PAINTED GREEN.
  - CONNECT TO EXISTING SANITARY SEWER WITH 1:1 RISER AS NECESSARY.
  - CONNECT TO PROPOSED BUILDING SERVICE. REFER TO BUILDING PLUMBING PLANS PRIOR TO CONSTRUCTION. VERIFY SIZE, LOCATION AND ELEVATION.
  - CLEANOUT.
  - FUTURE 5,000 GALLON GREASE INCEPTOR FOR RETAIL SPACE AS NEEDED.
  - FUTURE 4" SANITARY SEWER SERVICE LINE FOR RETAIL SPACE AS NEEDED.
- GAS SERVICE AND METER LOCATION. COORDINATE WITH UTILITY PROVIDER AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
- ELECTRICAL SERVICE. COORDINATE WITH UTILITY PROVIDER AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
  - TRANSFORMER PAD AND GENERATOR PAD AS PER UTILITY PROVIDER SPECIFICATIONS.
  - ELECTRICAL SERVICE.
- ROOF DRAIN CONNECTION. SEE MECHANICAL PLANS FOR DETAILS AND VERIFY LOCATION, SIZE AND ELEVATION PRIOR TO CONSTRUCTION.
- CRITICAL CROSSING. PROVIDE 18" MINIMUM SEPARATION AND VERIFY PRIOR TO CONSTRUCTION.
- SITE LIGHTING SHOWN FOR COORDINATION PURPOSES ONLY. SEE SITE LIGHTING PLAN FOR DETAILS.

CITY STATE BANK

UTILITY PLAN

NORWALK, IA

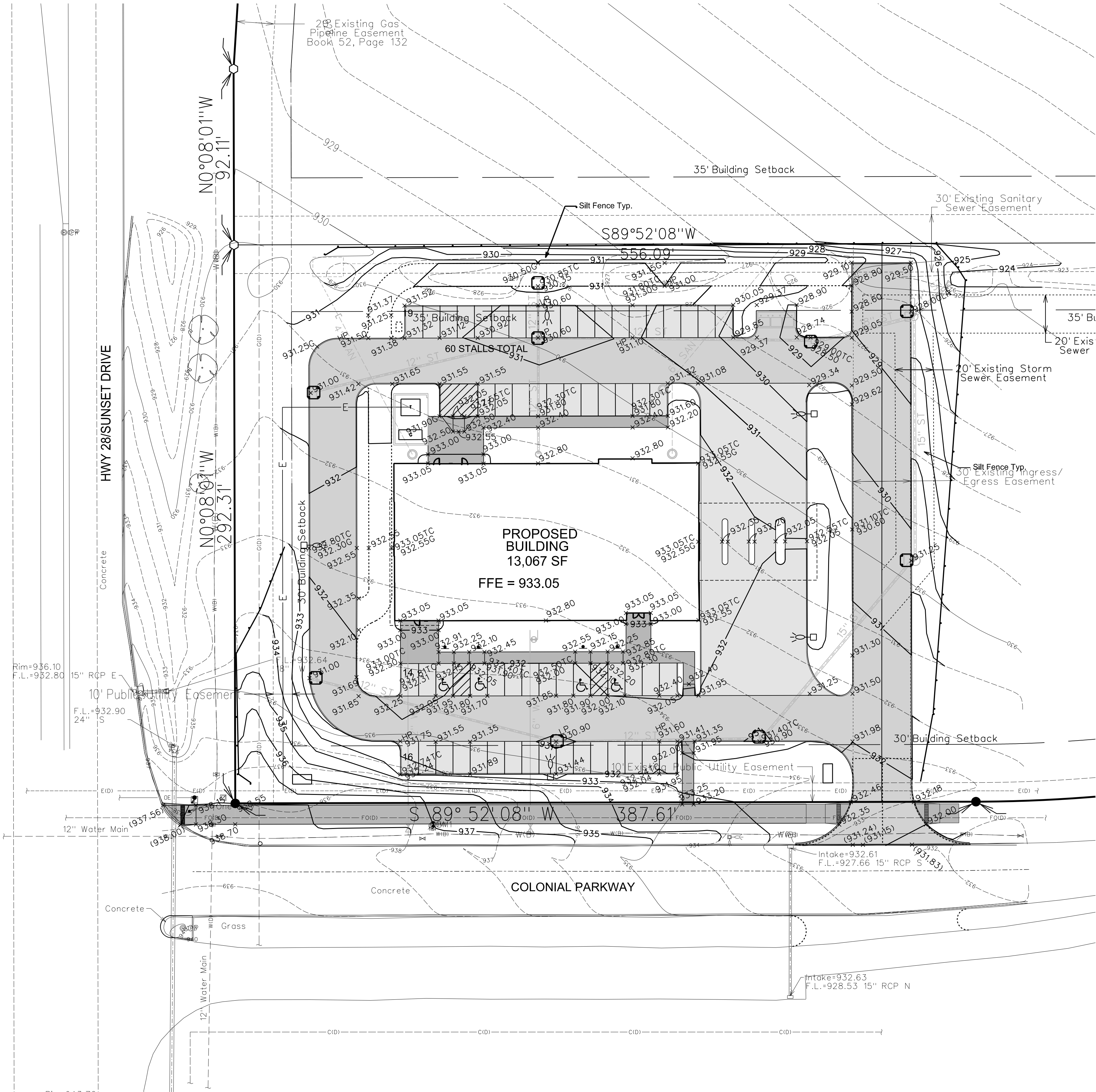
SNYDER & ASSOCIATES, INC.



Project No: 117.0799  
Sheet C-300

REVISION	DATE	BY	SCALE	FIELD BK	Pg
2	01/22/18	KSS	1"= 1'		
1	12/28/17	KSS	1"= 1'		
MARK	REVISION	DATE	SCALE	FIELD BK	Pg
Engineer: KSS	Checked By: JAL	DATE: 12-11-17	Scale: 1"= 1'	Field Bk:	
Technician: RMM	Date: 117.0799				
Project No:	117.0799				
Sheet	C-300				

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Snyder  
1:50  
1/24/2018  
2:53:19 PM  
Riley Mortenson  
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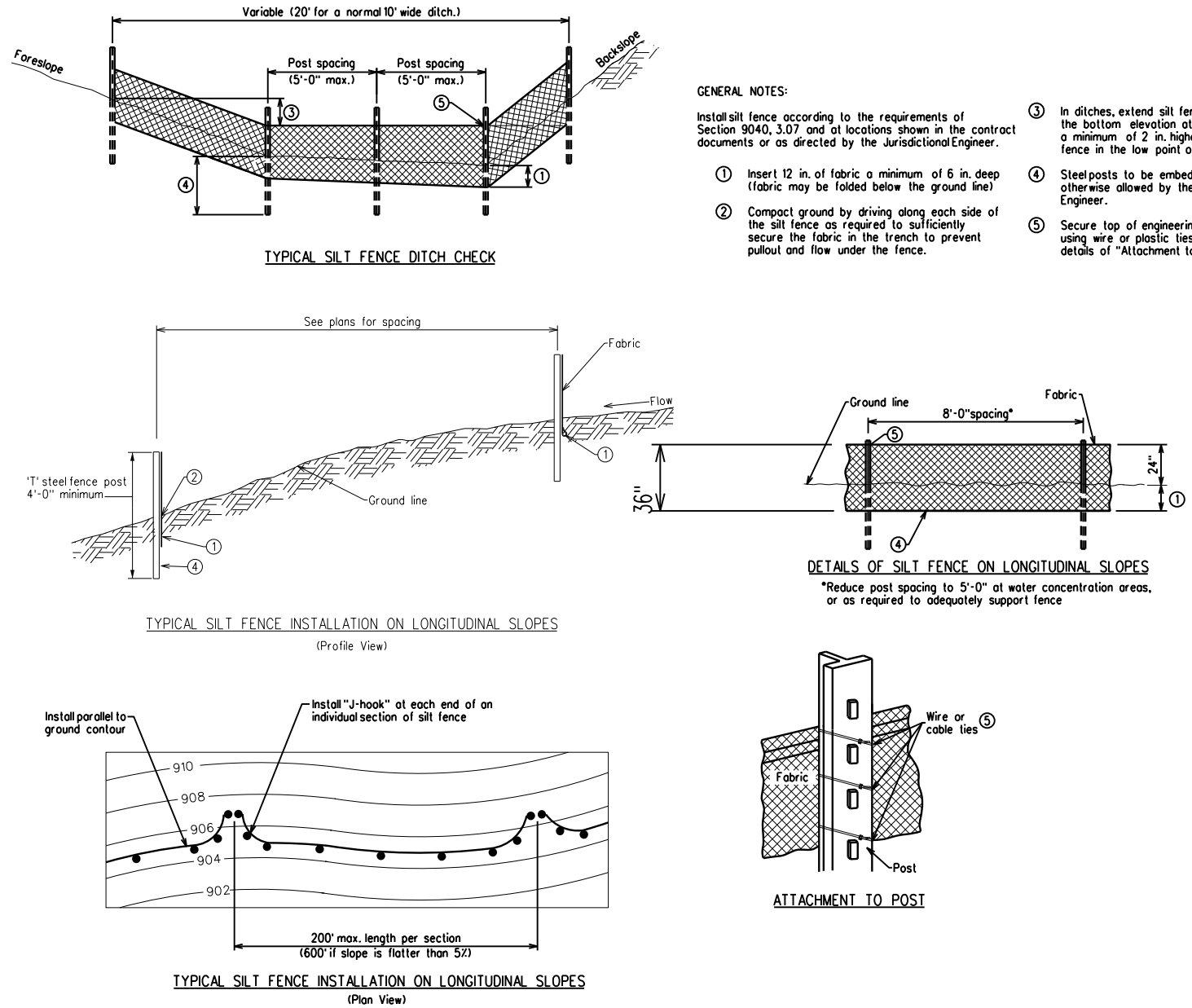


GRADING PLAN GENERAL NOTES

- A. UTILITY WARNING-THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- D. ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
- E. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 4" DEPTH TO FINISH GRADES.
- F. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.

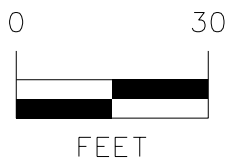
QUANTITIES

SILT FENCE 1630 L.F.  
SEEDING AND MULCHING 3 AC.



1 SILT FENCE DETAIL

C-400 NO SCALE



CITY STATE BANK

GRADING AND EROSION CONTROL PLAN

NORWALK, IA

SNYDER & ASSOCIATES, INC.



Project No: 117.0799

Sheet C-400

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Sheet C-500





1 SOUTH ELEVATION  
1/16" = 1'-0"

MATERIAL	SQUARE FOOT	% OF ELEVATION
STONE	1,110 ft²	33%
TERRACOTTA	480 ft²	14%
GLASS	980 ft²	30%
PROFILE METAL PANEL	195 ft²	6%
MISC. METAL COPING/FLASHING	550 ft²	17%
TOTAL	3,315 ft²	100%



2 NORTH ELEVATION  
1/16" = 1'-0"

MATERIAL	SQUARE FOOT	% OF ELEVATION
STONE	1,250 ft²	38%
TERRACOTTA	475 ft²	14%
GLASS	780 ft²	24%
PROFILE METAL PANEL	195 ft²	6%
MISC. METAL COPING/FLASHING	615 ft²	18%
TOTAL	3,315 ft²	100%

CITY STATE BANK - ELEVATIONS

2/1/2018



MATERIAL	SQUARE FOOT	% OF ELEVATION
STONE	860 ft <sup>2</sup>	55%
TERRACOTTA	200 ft <sup>2</sup>	13%
GLASS	86 ft <sup>2</sup>	5%
PROFILE METAL PANEL	140 ft <sup>2</sup>	9%
FLAT METAL PANEL	114 ft <sup>2</sup>	7%
MISC. METAL COPING/FLASHING	170	11%
TOTAL	1,570 ft <sup>2</sup>	100%



1 EAST ELEVATION  
1/16" = 1'-0"

MATERIAL	SQUARE FOOT	% OF ELEVATION
STONE	650 ft <sup>2</sup>	41%
TERRACOTTA	210 ft <sup>2</sup>	13%
GLASS	190 ft <sup>2</sup>	12%
PROFILE METAL PANEL	140 ft <sup>2</sup>	9%
FLAT METAL PANEL	50 ft <sup>2</sup>	3%
MISC. METAL COPING/FLASHING	330	22%
TOTAL	1,570 ft <sup>2</sup>	100%

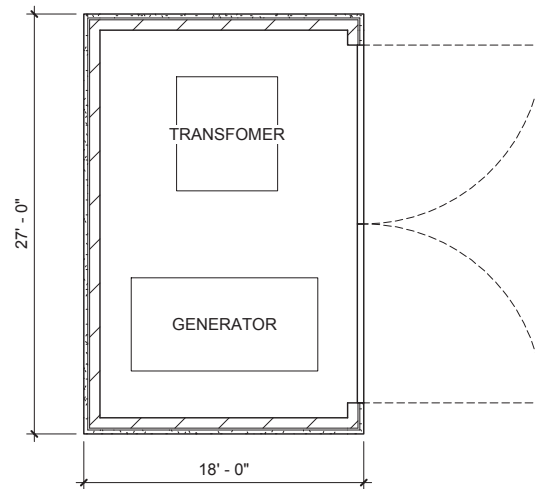


2 WEST ELEVATION  
1/16" = 1'-0"

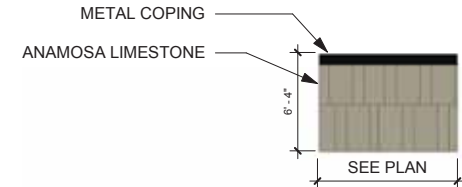
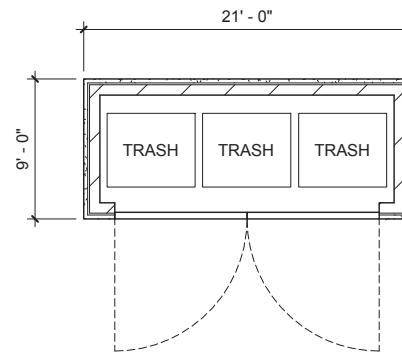
## CITY STATE BANK - ELEVATIONS

2/1/2018

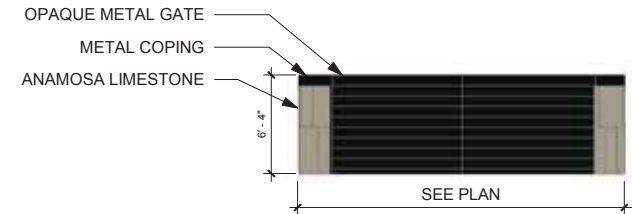




SEE SITE PLAN FOR LOCATION OF  
SCREEN WALL ENCLOSURES



2 TYPICAL SCREEN WALL ELEVATION  
1/8" = 1'-0"



3 TYPICAL GATE ELEVATION  
1/8" = 1'-0"

1 SCREEN WALL ENCLOSURES  
1/8" = 1'-0"

## CITY STATE BANK - ELEVATIONS

2/1/2018



TERRACOTTA PANELS

PRODUCT: TERREAL - ZEPHIR  
FINISH: SMOOTH BROWN  
INSTALLATION: HORIZONTAL



PROFILE METAL PANELS

PRODUCT: CENTRIA CONCEPT SERIES  
FINISH: MATTE BLACK  
INSTALLATION: HORIZONTAL,  
CONCEALED FASTENER



ANAMOSA LIMESTONE

PRODUCT: ANAMOSA LIMESTONE  
FINISH: VEINE CUT  
INSTALLATION: SEE ELEVATIONS



FLAT METAL PANELS

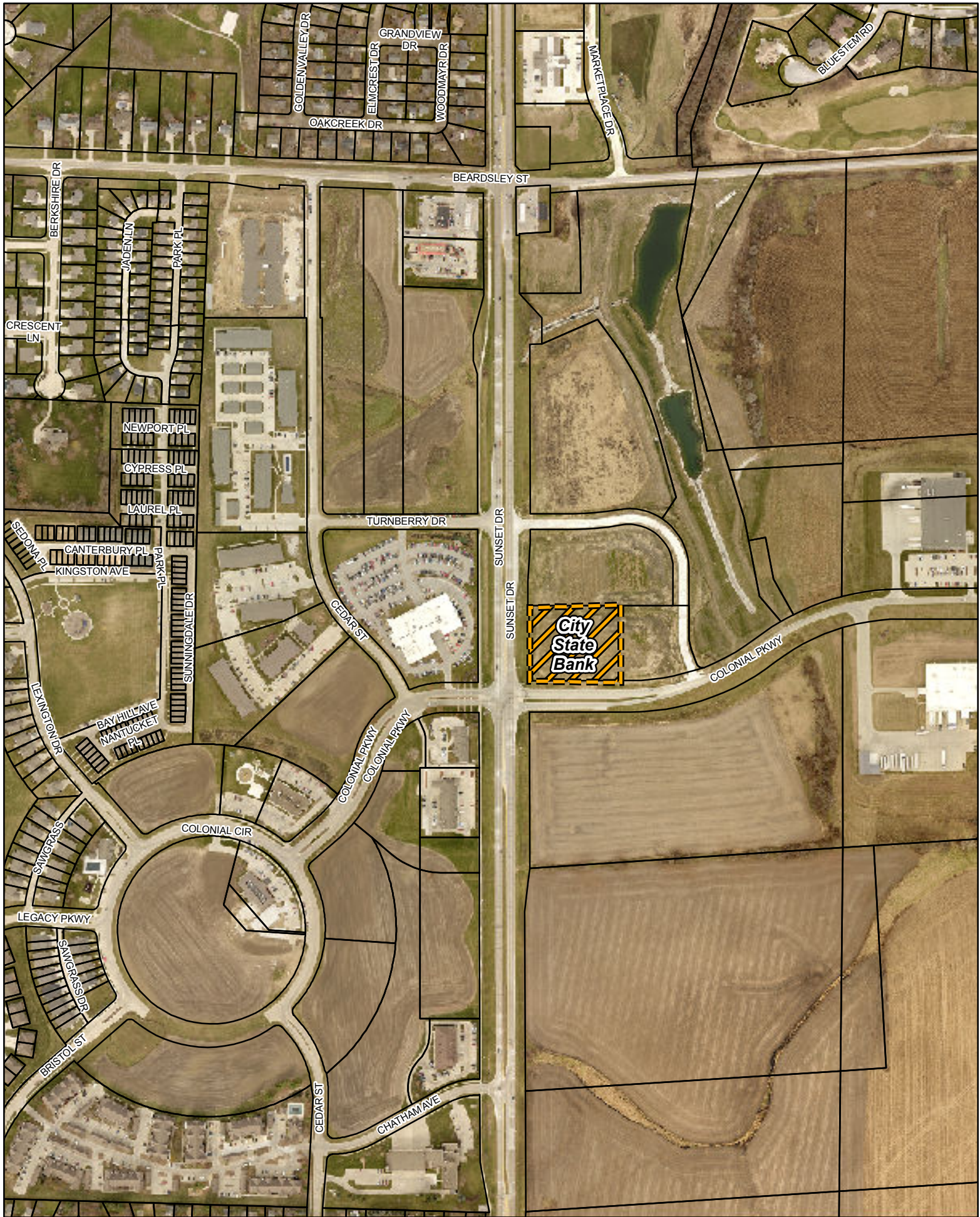
PRODUCT: ALUCOBOND  
FINISH: MATTE BLACK  
INSTALLATION: HORIZONTAL,  
CONCEALED FASTENER

## CITY STATE BANK - ELEVATIONS

2/1/2018











**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

Item No. 6F  
For Meeting of 2/12/2018

<b>ITEM TITLE:</b>	<b>Request from United Properties Invest Co LC and Civil Design Advantage to approve the Final Plat of Marketplace at Echo Valley Plat 2.</b>	
<b>CONTACT PERSON:</b>	<b>Luke Parris, AICP – Community Development Director Elliot Klimowski – Community Development Intern</b>	
<b>APPLICANT(S):</b>	United Properties Invest Co LC 4521 Fleur Drive, Suite C Des Moines, Iowa 50321	Civil Design Advantage 3405 SE Crossroads Drive, Suite G Grimes, IA 50111
<b>GENERAL DESCRIPTION:</b>	This request would create a commercial lot at the northeast corner of Beardsley Street and Marketplace Drive.	
<b>IMPACT ON NEIGHBORHOOD:</b>	This lot would be created as part of the Marketplace at Echo Valley commercial area to the east of the already platted commercial lots across Marketplace Drive.	
<b>VEHICULAR &amp; PEDESTRIAN TRAFFIC:</b>	Construction documents for the plat show a footpath alongside the lot on the east side of Marketplace Drive. Vehicular access to the lot will be granted by way of Marketplace Drive off of Beardsley Street or Highway 28.	
<b>TRAIL PLAN:</b>	Construction documents for the plat show a footpath alongside the right of way for Marketplace Drive.	
<b>ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:</b>	The plat is located in Parcel J of the Echo Valley Planned Unit Development. Parcel J is considered a mixed-use parcel with C-2, R-2, R-3, and R-4 all being acceptable uses. The lot was originally platted as an outlot in the original Marketplace Plat. To the south is currently-unzoned land. To the east are one of the Echo Valley golf holes as well as the end of a cul-de-sac of R-1(80) Single-Family Residential.	
<b>BUFFERS REQUIRED/NEEDED:</b>	There are no buffering requirements for this plat.	
<b>DRAINAGE:</b>	Drainage from the lot flows east into a local storm sewer that empties to the large detention pond to the northeast. Stormwater on the extreme west side of the lot flows into the local storm sewer and drainage ditch along Marketplace Drive.	
<b>DEVELOPMENT HISTORY:</b>	The original Marketplace at Echo Valley was approved on October 20, 2016. Site plans for Marketplace Lots 3 & 4 were approved November 3, 2016.	

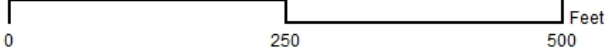
<b>FLOODPLAIN:</b>	None of the proposed lots are located within a floodplain.
<b>PARKLAND:</b>	A parkland dedication agreement was drafted during the development of the original Marketplace Plat with the intention of it being carried out comprehensively as part of the entire Echo Valley PUD development area.
<b>UTILITIES: WATER, SANITARY SEWER, STORM SEWER.</b>	<ul style="list-style-type: none"> <li>• Water service will be provided by a main that runs along the east side of Marketplace Drive.</li> <li>• Hydrants are shown along Lookout Street and Peaceful Circle with adequate coverage.</li> <li>• Sanitary sewer service will be provided by connecting to a line that runs on the west side of Marketplace Drive and on the north side of Beardsley Street.</li> <li>• An appropriate storm sewer and retention basin system was designed to convey water from the lots and street into the existing and new stormwater management system.</li> </ul>
<b>RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:</b>	This area is part of the Echo Valley PUD and the Marketplace development area. The development of this plat is in keeping with the intended development of commercial property.
<b>STAFF ANALYSIS – ZONING ORDINANCE:</b>	<p>The Preliminary Plat consists of a single commercial lot with an area of 0.99 Acres.</p> <p>The new plat meets future land use goals and all zoning requirements for the site.</p>
<b>STAFF ANALYSIS – SUBDIVISION ORDINANCE:</b>	<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>
<b>STAFF RECOMMENDATION:</b>	<p>Staff recommends that the request for the Final Plat of Marketplace at Echo Valley Plat 2 be approved with the following conditions:</p> <ul style="list-style-type: none"> <li>• That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.</li> <li>• That any significant modifications to the final plat be reviewed and approved by the Planning &amp; Zoning Commission and City Council.</li> </ul>



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



**Marketplace at Echo Valley Plat 2**



Print Date: 2/2/2018



RESOLUTION NO. \_\_\_\_\_

**Resolution approving the Final Plat of Marketplace at Echo Valley Plat 2**

WHEREAS, the Planning & Zoning Commission strives to; and,

WHEREAS, the Planning & Zoning Commission wishes to; and,

WHEREAS, the Final Plat of Marketplace at Echo Valley Plat 2 has been reviewed by Planning & Zoning Commission at their regular meeting on February 12, 2018 and recommends approval of the Final Plat; and

WHEREAS, the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations; and

WHEREAS, any significant modification to the Final Plat be reviewed and approved by the Planning & Zoning Commission and City Council;

**NOW, THEREFORE, BE IT RESOLVED by the Planning & Zoning Commission of the City of Norwalk, Iowa, that**

**Section 1:** The Final Plat of Marketplace at Echo Valley Plat 2 be approved as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

Passed and approved this 12th day of February, 2018.

\_\_\_\_\_  
Tom Phillips, Mayor

\_\_\_\_\_  
ATTEST:  
Jodi Eddleman, City Clerk

<b>ROLL CALL VOTE:</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Baker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kuhl	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lester	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Livingston	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Riva	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INDEX LEGEND

LOCATION: OUTLOT 'Y', MARKETPLACE AT ECHO VALLEY, NORWALK, IOWA

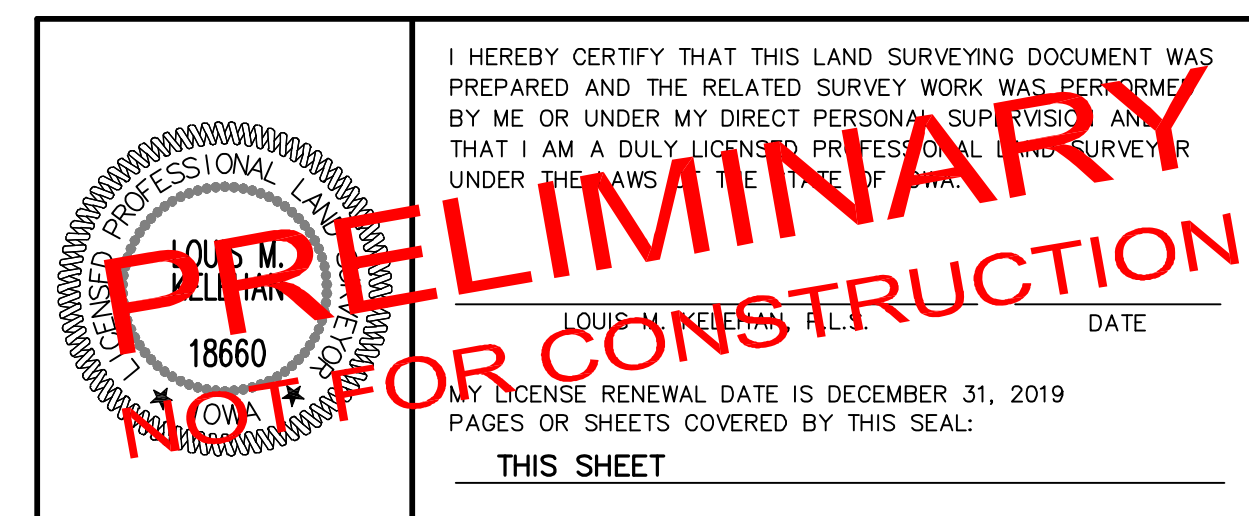
REQUESTOR: UNITED PROPERTIES INVEST CO LC

PROPRIETOR: UNITED PROPERTIES INVEST CO LC  
4521 FLEUR DRIVE, SUITE C  
DES MOINES, IOWA 50321

SURVEYOR: LOUIS M. KELEHAN

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400



**1/1**  
**1710.591**  
**GA**



**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

Item No. \_\_\_\_\_  
For Meeting of 2/12/2018

<b>ITEM TITLE:</b>	<b>Request from Norwalk Community School District to approve the Norwalk Middle School Addition and Renovation.</b>
<b>CONTACT PERSON:</b>	<b>Elliot Klimowski – Community Development Intern</b>
<b>APPLICANT(S):</b>	Norwalk Community School District 906 School Avenue Norwalk, Iowa 50211
<b>GENERAL DESCRIPTION:</b>	This request would add approximately 8640 square feet of space to the east side of Norwalk Middle School and add paved walkways connected the added space. The request will also add paved walkways and paved handicap parking stalls to the baseball/softball diamond area replacing part of a gravel parking surface.
<b>IMPACT ON NEIGHBORHOOD:</b>	The impact on the neighborhood will be negligible. New stormwater calculations for the site have been devised and provided with the submission.
<b>VEHICULAR &amp; PEDESTRIAN TRAFFIC:</b>	5-foot paved walkways will be added to the area near the building additions. The construction documents show the addition of paved handicap parking stalls added to the gravel parking area by the baseball/softball diamond area. The developer has been asked to provide a schedule of completion of the paving of the gravel area so as to bring the property into conformance with city code.
<b>TRAIL PLAN:</b>	The plat shows 5-foot sidewalks.
<b>ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:</b>	This site and vicinity are overwhelmingly zoned R-1 (70) Single Family Residential.
<b>BUFFERS REQUIRED/NEEDED:</b>	There are no buffering requirements for this plat.
<b>DRAINAGE:</b>	Adequate stormwater management facilities have been added to the site with a triangular detention basin planned for the area between the two building additions.
<b>FLOODPLAIN:</b>	None of the proposed lots are located within a floodplain.

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

Adequate facilities for all utilities are shown on the plat. Stormwater will be managed with the new detention basin, and water and sanitary sewer service will be provided by existing lines already servicing the school.

**STAFF ANALYSIS –  
ZONING  
ORDINANCE:**

The Plat shows the addition of 8640 square feet of space to the Norwalk Middle School and paved handicap parking spaces by the baseball/softball fields.

Adequate stormwater management and sidewalk infrastructure is shown on the plat.

To be in conformance with the City Zoning Ordinance Section 17.40.030, the gravel parking surface should be paved at some point in the near future. The Community Development Department has requested that an official plan statement be presented by the developer to confirm when this shall be done.

**STAFF ANALYSIS –  
SUBDIVISION  
ORDINANCE:**

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.

The applicant will need to submit all other required documents prior to release of the final plat for recording.

**STAFF  
RECOMMENDATION:**

Staff recommends that the request for the Middle School Addition and Renovation 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.





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



RESOLUTION NO. \_\_\_\_\_

**Resolution approving the Middle School Addition and Renovation**

WHEREAS, the Middle School Addition and Renovation has been reviewed by Planning & Zoning Commission at their regular meeting on February 12, 2018 and recommends approval of the Plat; and

WHEREAS, the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations; and

WHEREAS, any significant modification to the Plat be reviewed and approved by the Planning & Zoning Commission and City Council;

**NOW, THEREFORE, BE IT RESOLVED by the Planning & Zoning Commission of the City of Norwalk, Iowa, that**

**Section 1:** The Middle School Addition and Renovation be approved as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

Passed and approved this 15th day of February, 2018.

\_\_\_\_\_  
Tom Phillips, Mayor

\_\_\_\_\_  
ATTEST:  
Jodi Tassin, City Clerk

<b>ROLL CALL VOTE:</b>	Aye	Nay	Abstain	Absent
Baker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kuhl	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lester	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Livingston	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Riva	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



CIVIL INDEX:

- C-001 CIVIL INFORMATION  
C-101 CIVIL DEMO PLAN  
C-201 LAYOUT PLAN  
C-301 GRADING PLAN  
C-401 UTILITY PLAN  
C-601 DETAILS SHEET  
C-701 SWPPP

PROPERTY DESCRIPTION:

PART OF THE FRACTIONAL SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE 5th P.M., IOWA, BEGINNING AT THE WEST 1/4 CORNER OF SECTION 18, TOWNSHIP 77 NORTH, RANGE 24, WEST OF THE 5th P.M. AND RUNNING THENCE EAST 200 FEET, THENCE SOUTH 917 FEET, EAST 950 FEET, NORTH 277 FEET, EAST 357.2 FEET TO A POINT 1052.7 FEET WEST OF THE 1/4 SECTION LINE, THENCE SOUTH 1386.4 FEET, WEST 757 FEET, THENCE SOUTH 128 FEET, THENCE WEST 761 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18 THAT IS 528 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 18, THENCE NORTH 2115 FEET TO POINT BEGINNING, EXCEPT, BEGINNING 429 FEET SOUTH OF THE WEST 1/4 CORNER OF SECTION 18, AND RUNNING THENCE EAST 200 FEET, THENCE SOUTH 50 FEET, WEST 200 FEET, NORTH 50 FEET TO BEGINNING, BEING AN EXTENSION OF SOUTH STREET, ALL IN THE TOWN OF NORWALK, WARREN COUNTY, IOWA, CONTAINING 46.6 ACRES, MORE OR LESS.

ADDRESS:

200 CHERRY ST  
NORWALK, IA 50211

OWNER:

NORWALK COMMUNITY SCHOOL DISTRICT  
906 SCHOOL AVENUE  
NORWALK, IOWA 50211  
PHONE: 515-981-0676

PREPARED FOR:

NORWALK COMMUNITY SCHOOL DISTRICT  
906 SCHOOL AVENUE  
NORWALK, IOWA 50211  
PHONE: 515-981-0676

ZONING:

C-COMMERCIAL

BENCHMARK:

TAG BOLT ON HYDRANT ON SOUTH SIDE OF NORTH AVENUE. HYDRANT LOCATED APPROXIMATELY 500' WEST OF NORTHEAST CORNER OF SCHOOL PROPERTY.

TBM ELEV. = 941.35

UTILITY MAPS PROVIDED BY:

1. ELECTRIC (PROVIDER / CONTACT INFO)
2. STORM AND SANITARY (PROVIDER / CONTACT INFO)
3. FIBER OPTIC (PROVIDER / CONTACT INFO)
4. CABLE (PROVIDER / CONTACT INFO)
5. GAS (PROVIDER / CONTACT INFO)
6. WATER (PROVIDER / CONTACT INFO)
7. OTHERS (PROVIDER / CONTACT INFO)



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY. EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING. UNLESS OTHERWISE NOTED, ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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GENERALCIVIL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF NORWALK MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF NORWALK.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDS IN ACCORDANCE WITH CITY OF NORWALK STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENTZ AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
4. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
5. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
6. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
7. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
8. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
9. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
10. WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
11. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF NORWALK.
13. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
14. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF NORWALK WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

UTILITY CONFLICT NOTES:

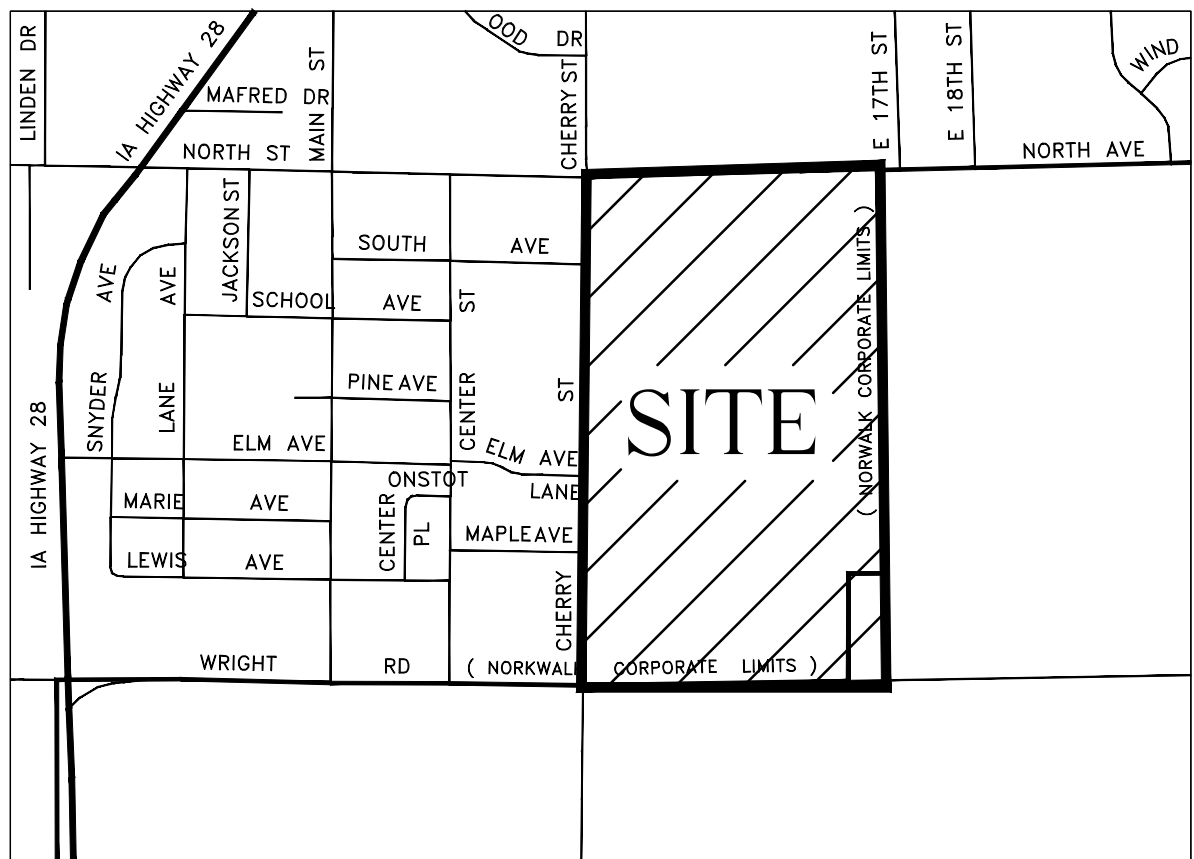
1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNERS RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 12/15/17. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.



VICINITY MAP  
SCALE: 1" = 1,000'

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- ⊙ STORM MANHOLE
- ⌘ CURB INTAKE
- SURFACE INTAKE
- ⌘ FLARED END SECTION
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ⌘ FIRE HYDRANT
- ⌘ SPRINKLER
- ⌘ IRRIGATION CONTROL VALVE
- ⊙ WATER MANHOLE
- ⊙ WELL
- ⌘ WATER VALVE
- ⌘ WATER SHUT OFF
- ⌘ YARD HYDRANT
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC RISER
- ⊙ ELECTRIC VAULT
- ⊙ POWER POLE
- ⌘ TRANSFORMER POLE
- ⌘ LIGHT POLE
- ⊙ ELECTRIC JUNCTION BOX
- ⊙ ELECTRIC PANEL
- ⌘ TRANSFORMER
- ⌘ GROUND LIGHT
- GUY WIRE
- ⌘ ELECTRIC HANDHOLE
- ⌘ GAS METER
- ⌘ GAS VALVE
- ⌘ AIR CONDITIONING UNIT
- ⌘ TELEPHONE RISER
- ⌘ TELEPHONE VAULT
- ⌘ TELEPHONE MANHOLE
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⌘ FIBER OPTIC RISER
- ⌘ FIBER OPTIC FAULT
- ⌘ CABLE TV RISER
- SIGN
- ⑦ DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14475
- ⊙ SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

PROJECT NO.:

1024A10

DATE:

JANUARY 2018

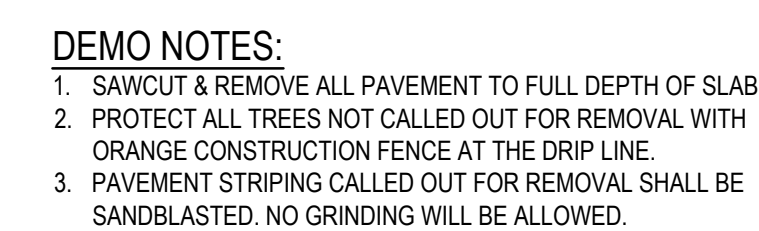
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CIVIL  
INFORMATION

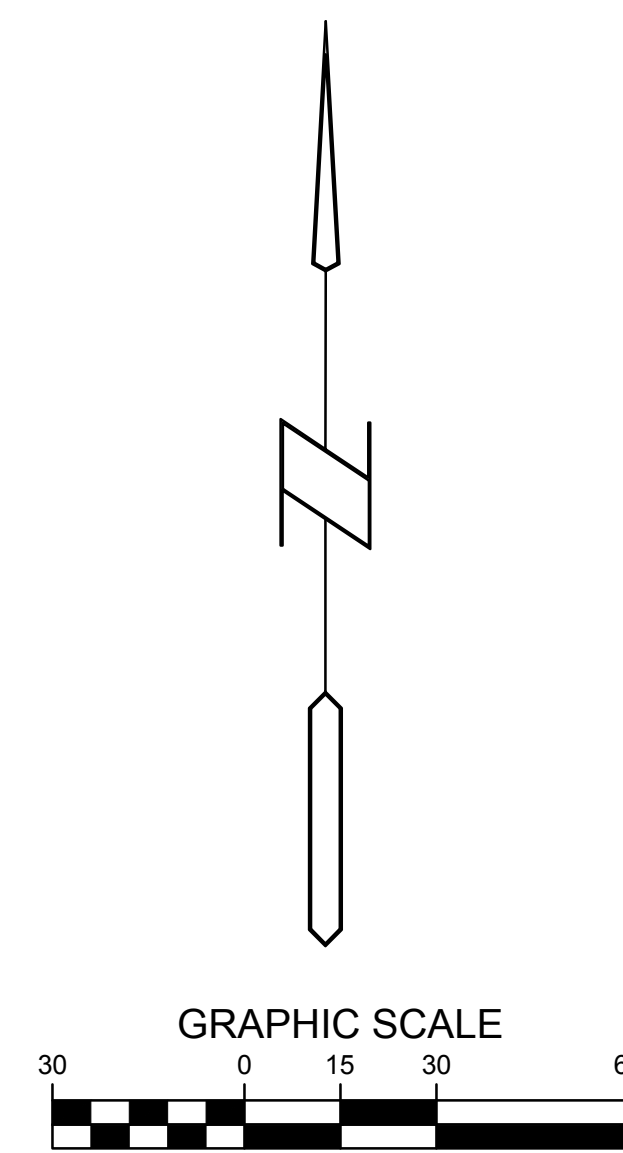
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- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
  2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
  3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
  4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

**GRADING LEGEND:**

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
FINISHED GROUND ELEVATION	●
TOP OF CURB ELEVATION	●
GUTTER ELEVATION	●
TOP OF WALL ELEVATION	●
BOTTOM OF WALL ELEVATION	●
EDGE OF WALK ELEVATION	●
TOP OF STAIR ELEVATION	●
BOTTOM OF STAIR ELEVATION	●

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

50% CD ADDITION AND RENOVATION TO  
**NORWALK SECONDARY CAMPUS**  
**VOLUME I - MIDDLE SCHOOL**  
NORWALK, IA

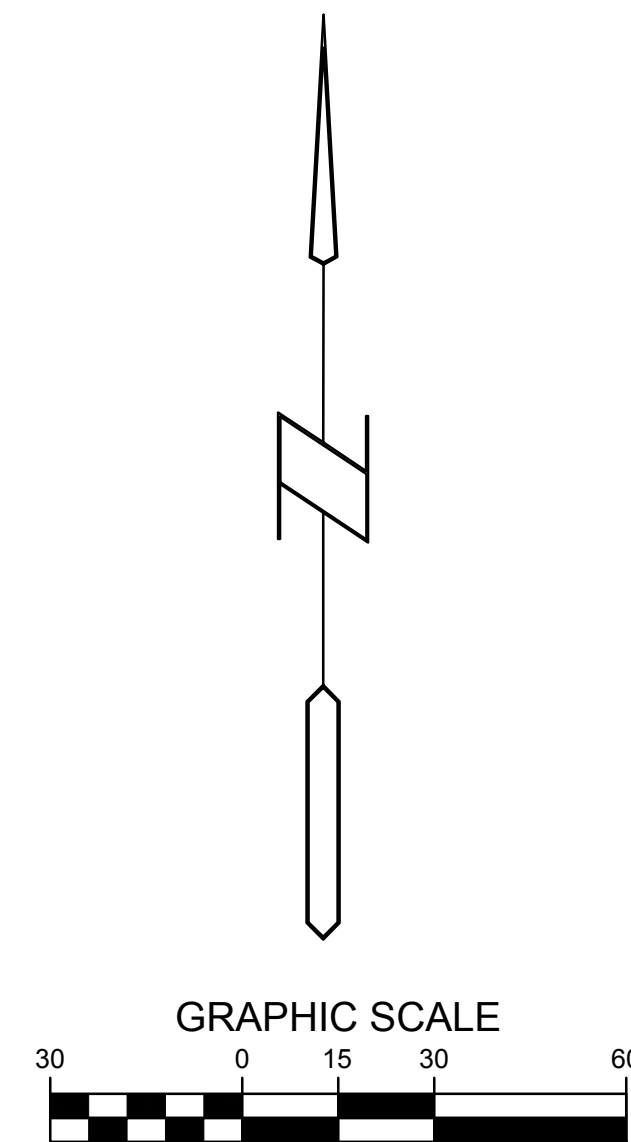
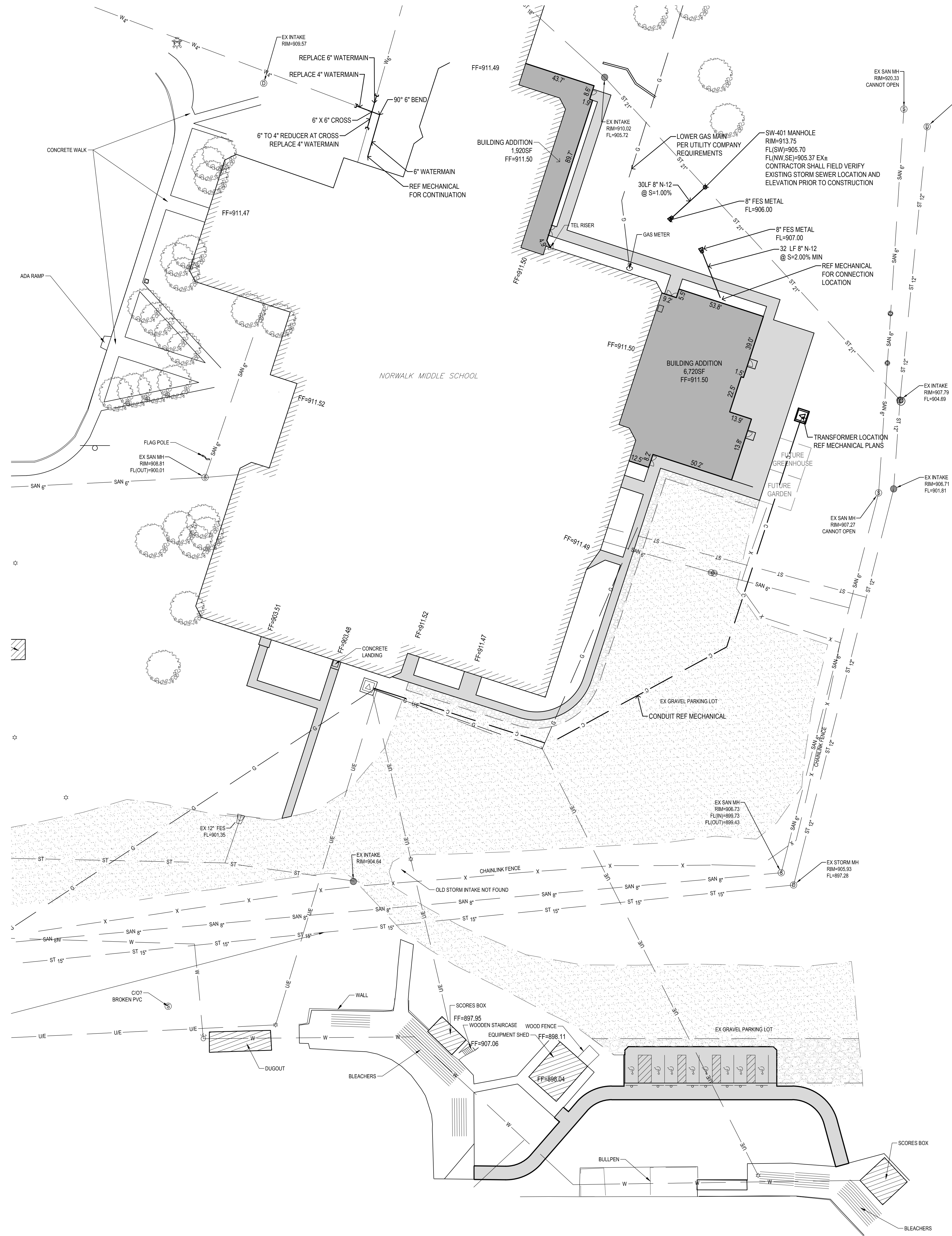
PROJECT NO.:	1024A10
DATE:	JANUARY 2018
REVISIONS:	
DRAWING TITLE:	GRADING PLAN
DRAWING NO.:	C-301

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**Bishop Engineering**  
"Planning Your Successful Development"  
Des Moines, Iowa 50322-3625  
Phone: (515) 276-0467 Fax: (515) 276-0217  
Civil Engineering & Land Surveying Established 1959

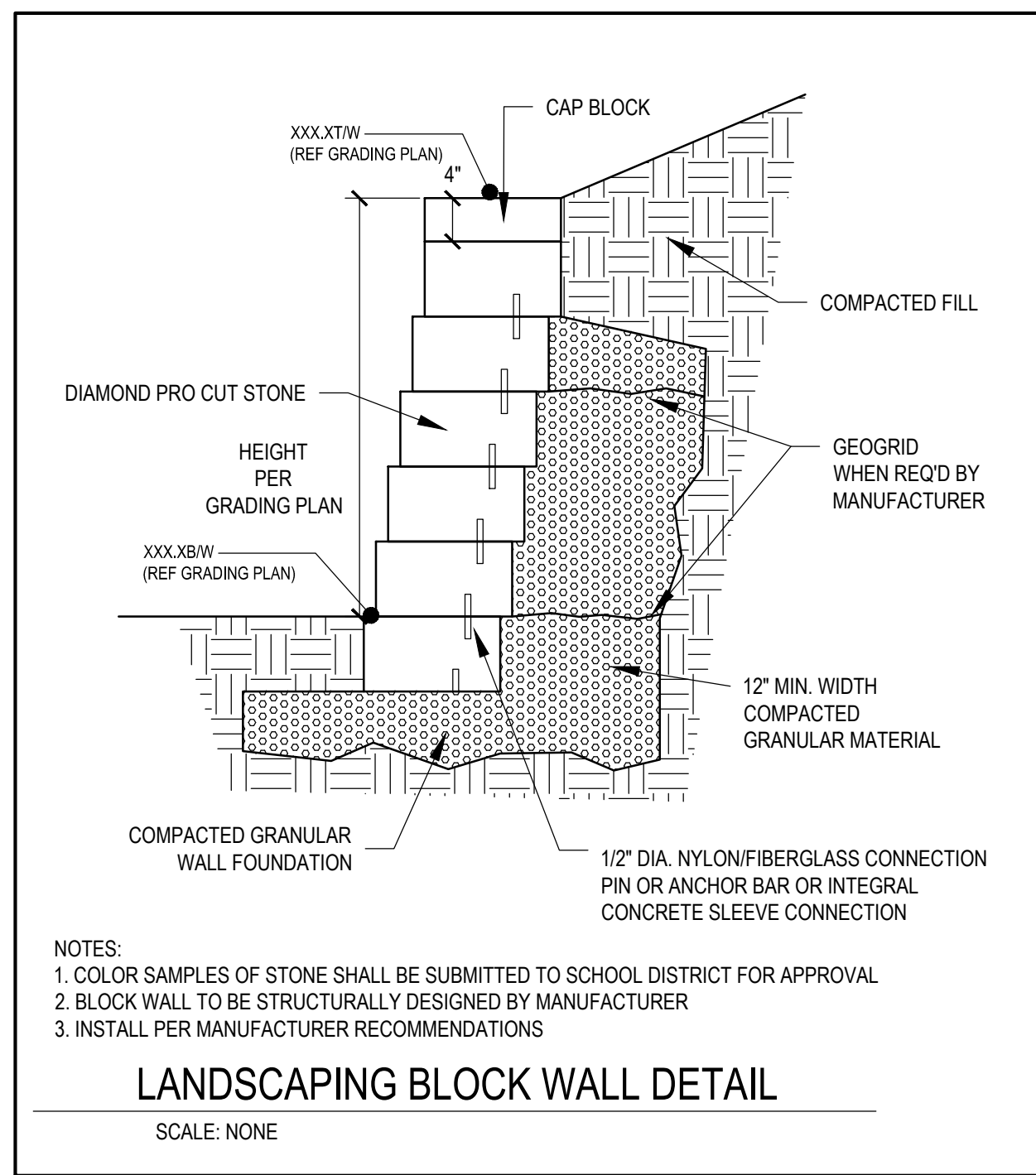
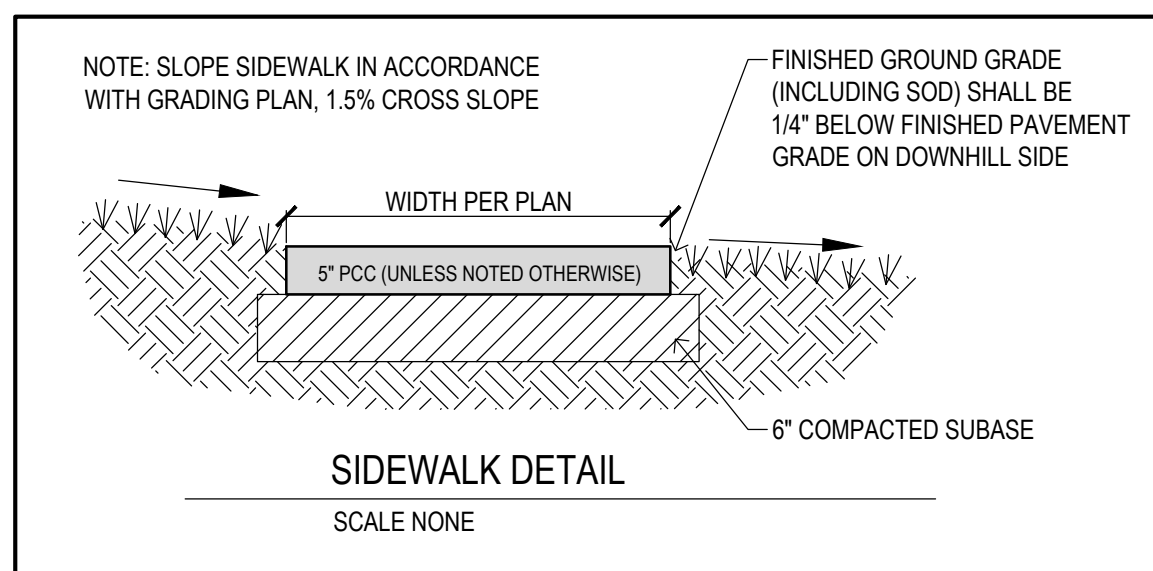
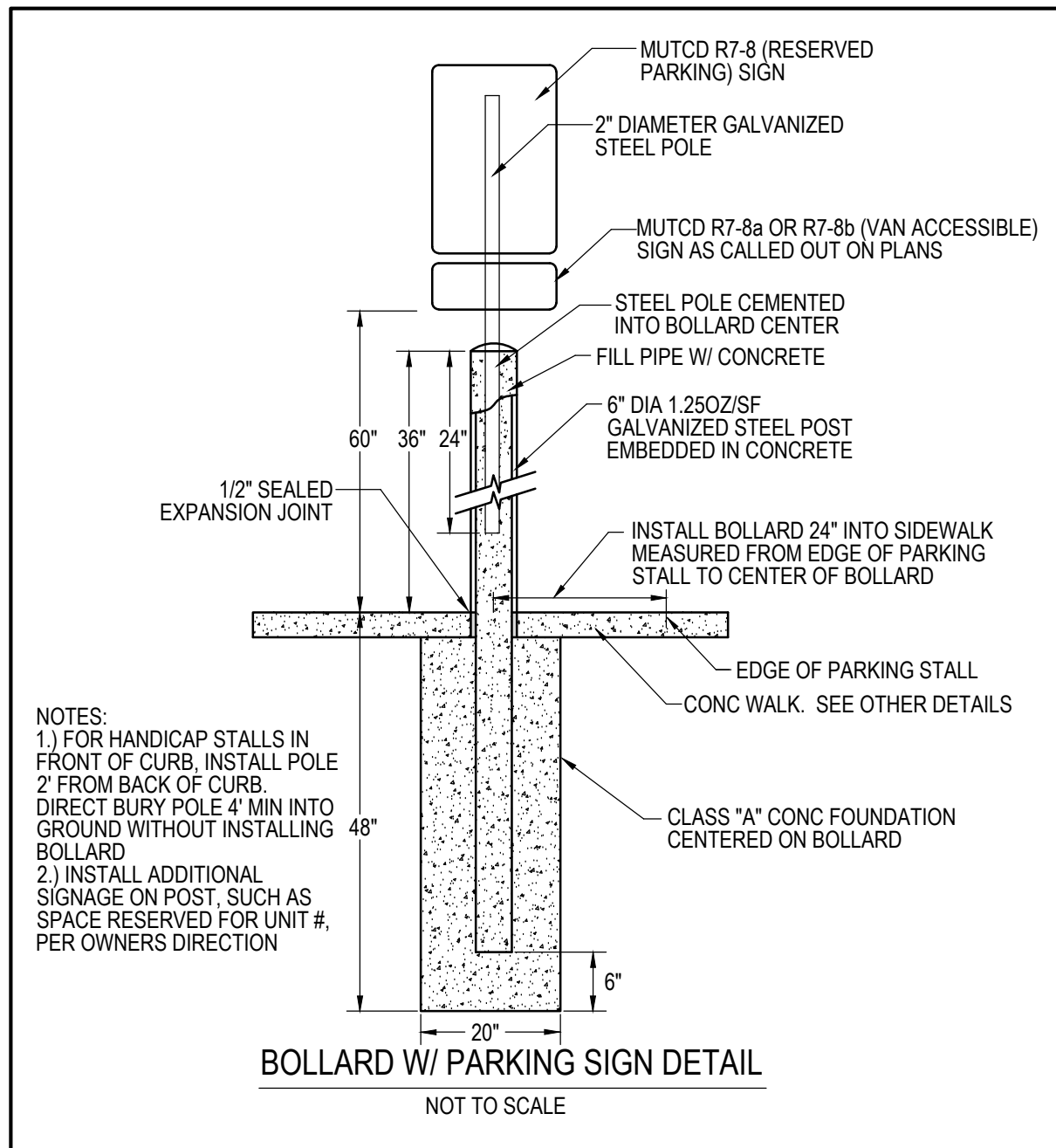
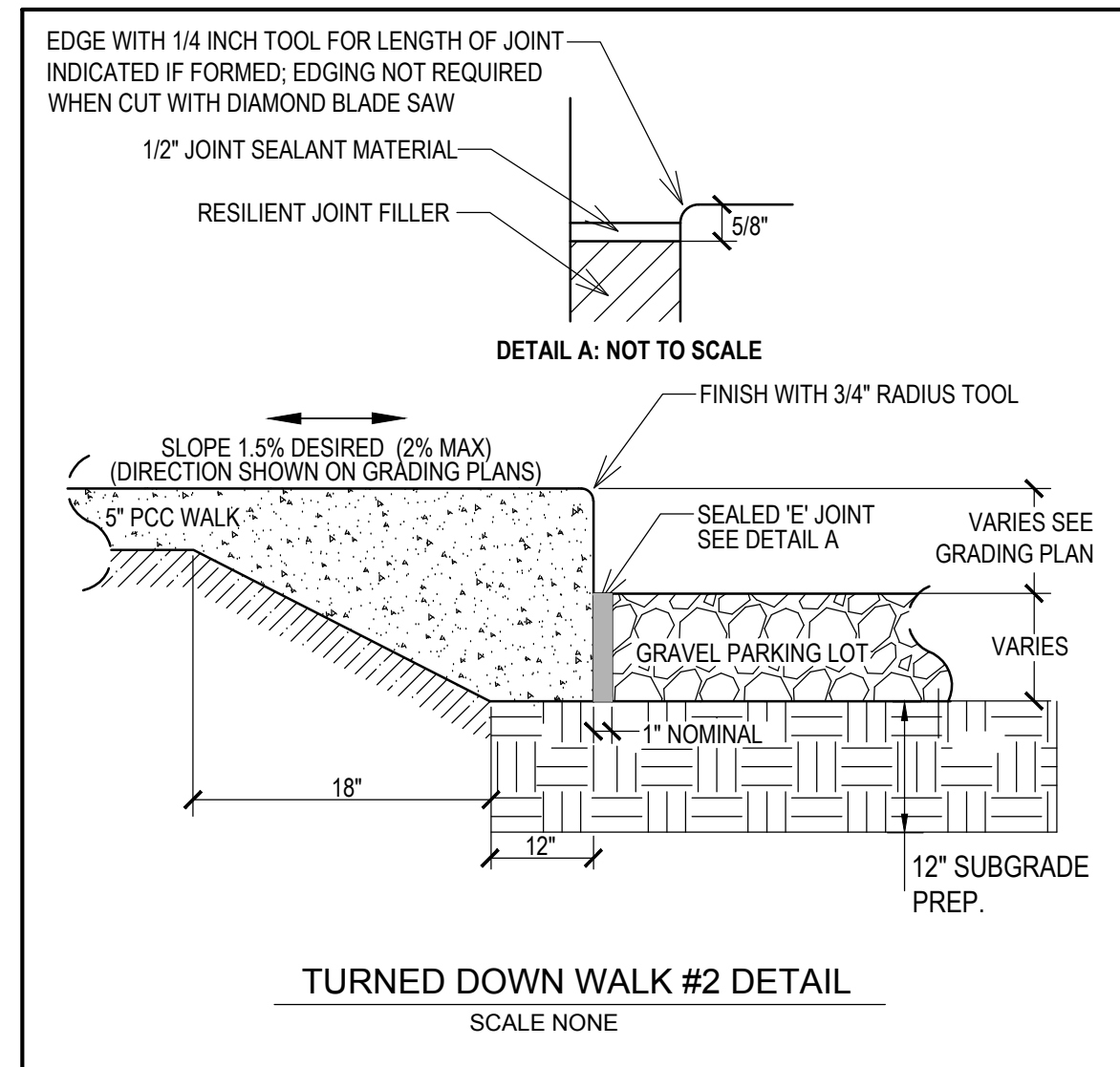
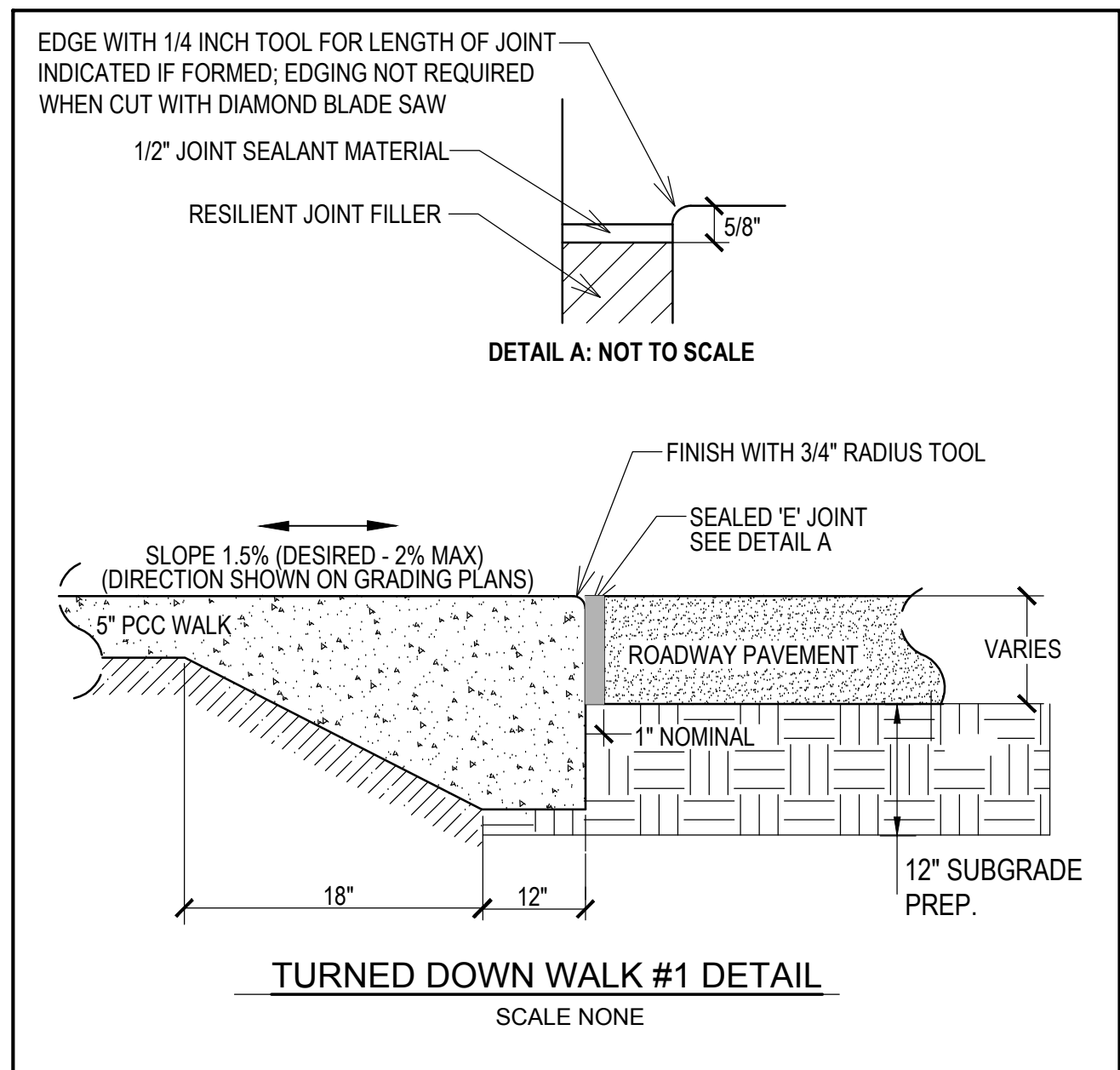
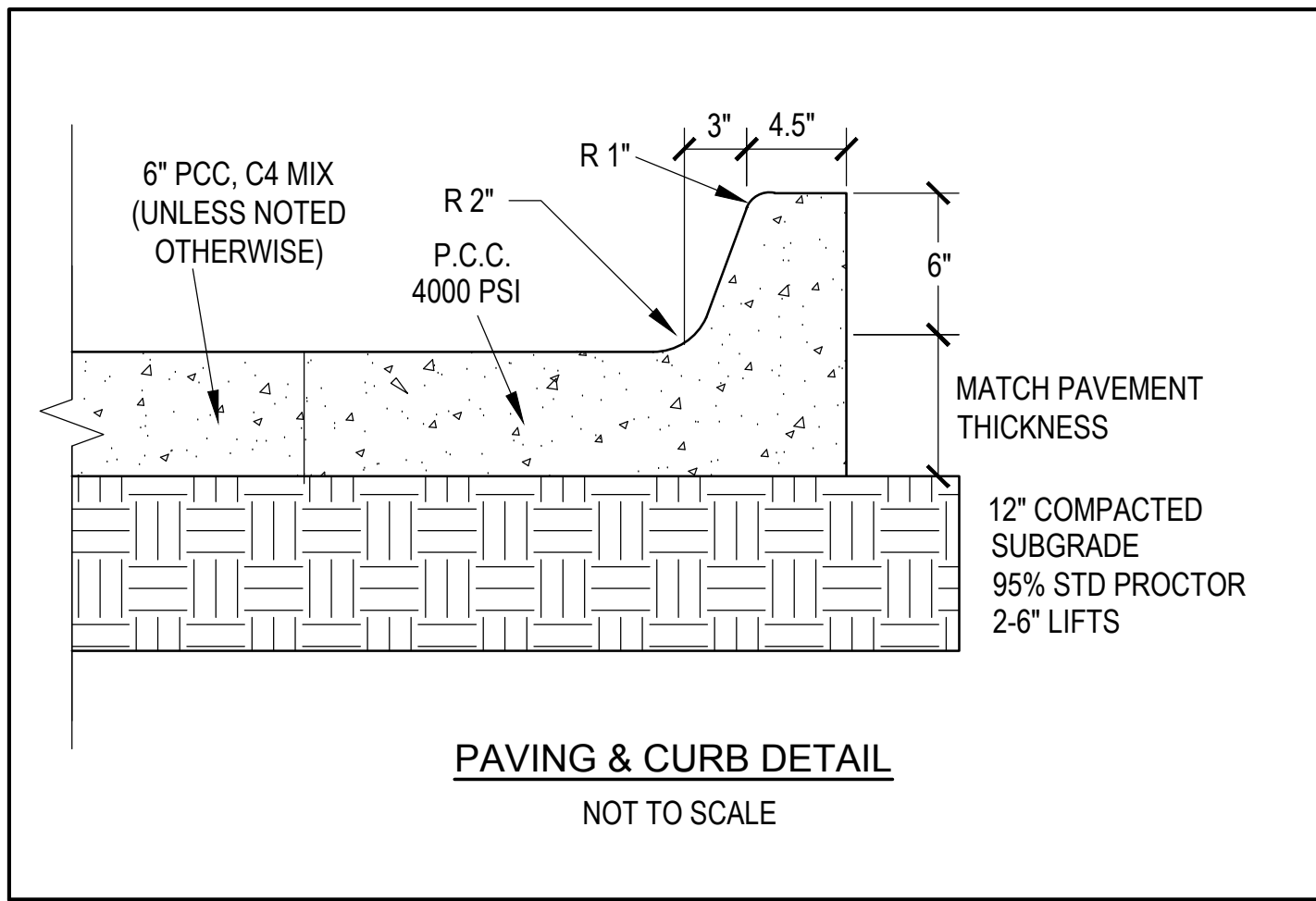
**frk architects + engineers**  
2020 westtown parkway suite 340 west des moines, iowa 50326  
p 515 223 5100 f 515 223 7226 www.frk-ae.com





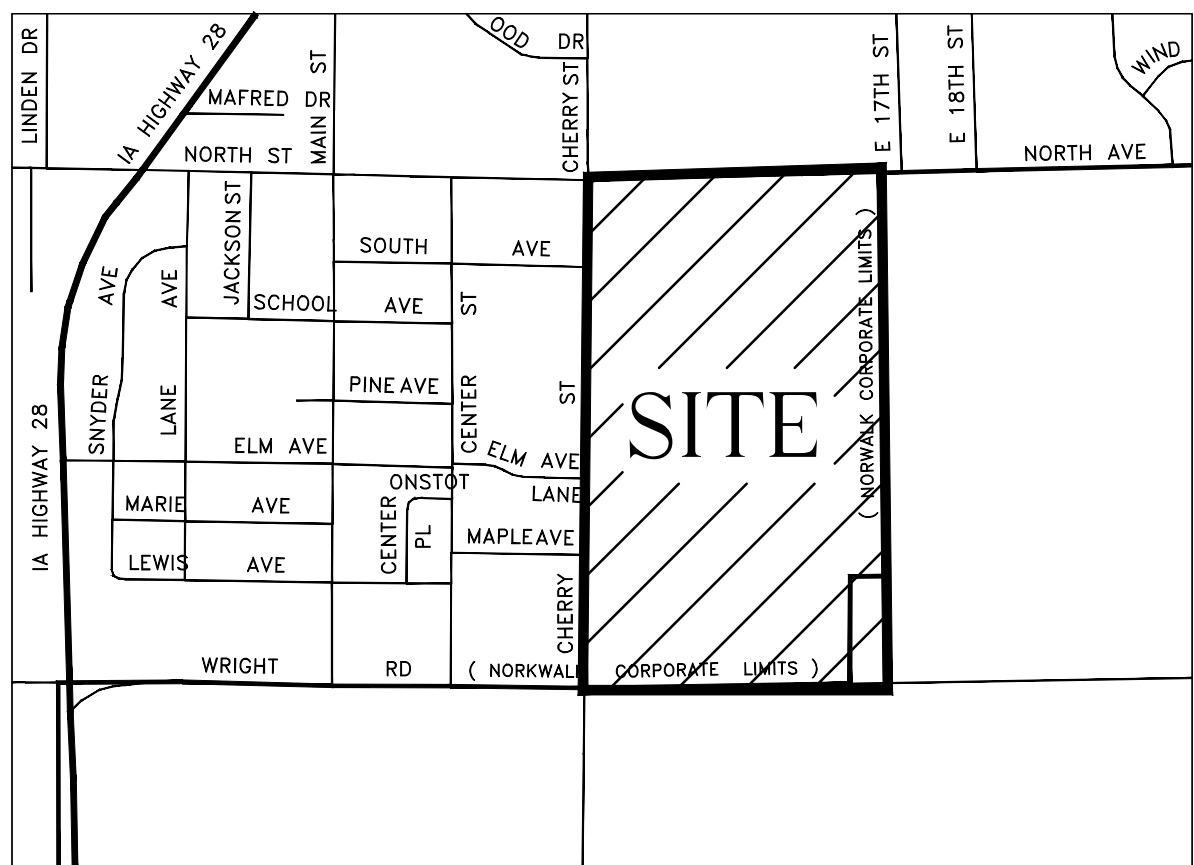
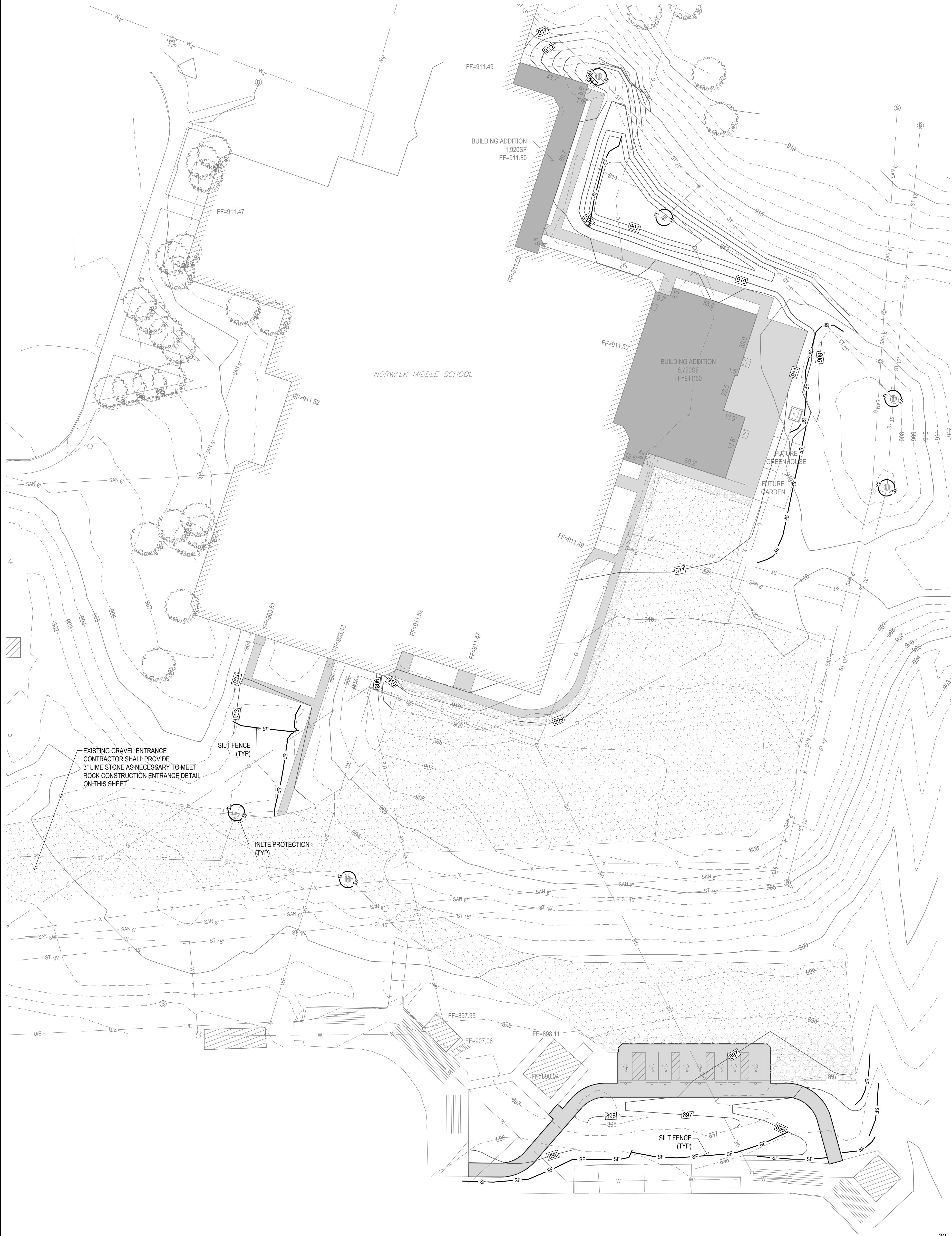
- UTILITY NOTES:
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
  2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
  3. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
  4. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
  5. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
  6. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
  7. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.







STORM WATER POLLUTION PREVENTION PLAN



**PROPERTY DESCRIPTION:**  
PART OF THE FRACTIONAL SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE 5TH P.M. IOWA, BEGINNING AT THE WEST 1/4 CORNER OF SECTION 18, TOWNSHIP 77 NORTH, RANGE 24, WEST OF THE 5TH P.M. AND RUNNING THENCE EAST 200 FEET, THENCE SOUTH 917 FEET, EAST 950 FEET, NORTH 271 FEET, EAST 357.2 FEET TO A POINT 1052.7 FEET WEST OF THE 1/4 SECTION LINE, THENCE SOUTH 1386.4 FEET, WEST 757 FEET, THENCE SOUTH 128 FEET, THENCE WEST 761 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18 THAT IS 528 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 18, THENCE NORTH 2115 FEET TO POINT BEGINNING, EXCEPT, BEGINNING 429 FEET SOUTH OF THE WEST 1/4 CORNER OF SECTION 18, AND RUNNING THENCE EAST 200 FEET, THENCE SOUTH 50 FEET, WEST 200 FEET, NORTH 50 FEET TO BEGINNING, BEING AN EXTENSION OF SOUTH STREET, ALL IN THE TOWN OF NORWALK, WARREN COUNTY, IOWA, CONTAINING 46.6 ACRES, MORE OR LESS.

**ADDRESS:**  
200 CHERRY ST  
NORWALK, IA 50211

**OWNER:**  
NORWALK COMMUNITY SCHOOL DISTRICT  
906 SCHOOL AVENUE  
NORWALK, IOWA 50211  
PHONE: 515-981-0676

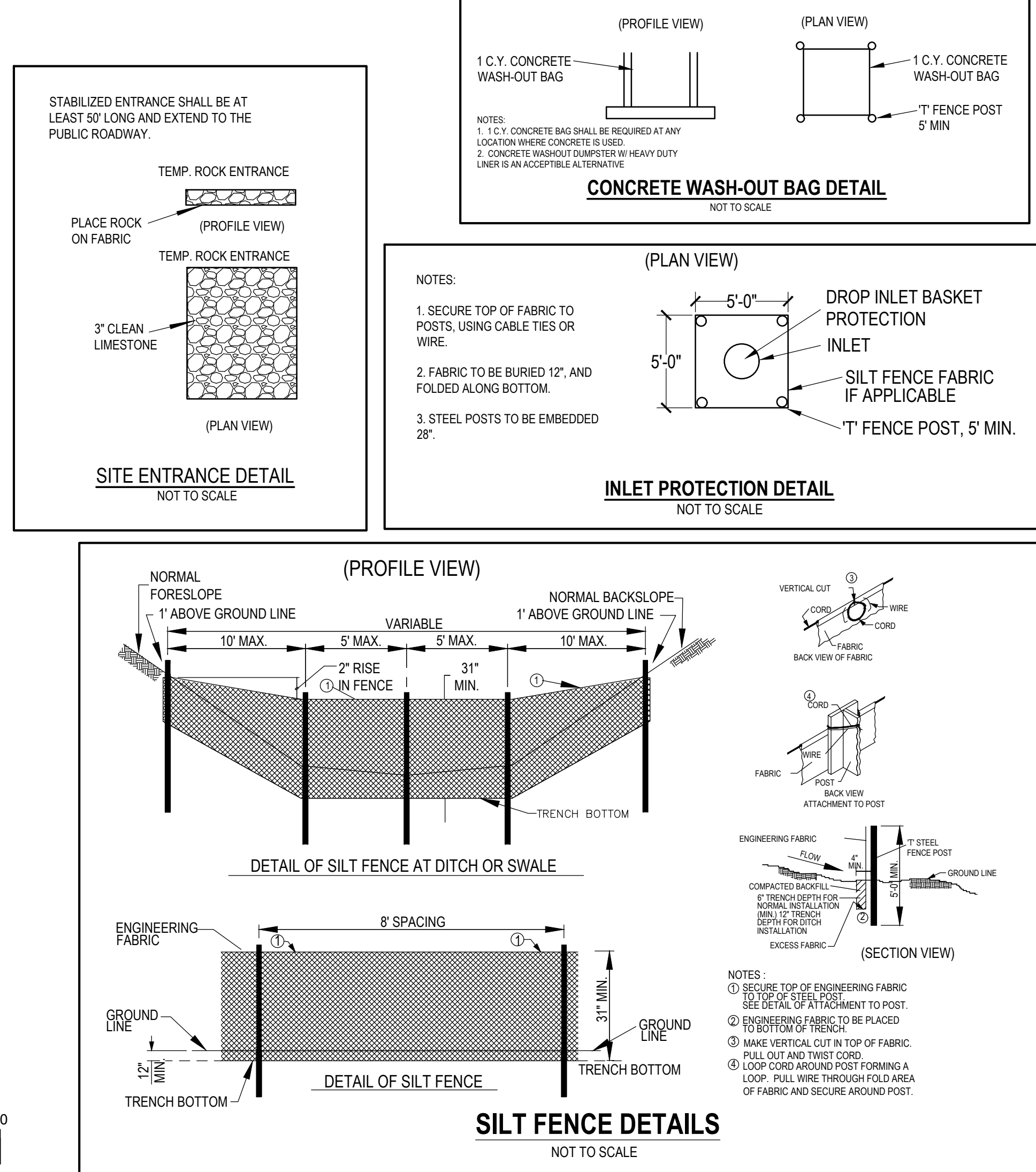
**SITE AREA:**  
TOTAL PROPERTY AREA: 46.6 ACRES MORE OR LESS  
ESTIMATES DISTURBED AREA DUE TO PROPOSED IMPROVEMENTS: 3.1 ACRES MORE OR LESS

**BENCHMARK:**  
TAG BOLT ON HYDRANT ON SOUTH SIDE OF NORTH AVENUE. HYDRANT LOCATED APPROXIMATELY 500' WEST OF NORTHEAST CORNER OF SCHOOL PROPERTY.

TBM ELEV. = 941.35

- EROSION CONTROL NOTES:**
- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
  - SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
  - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
  - INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
  - INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
  - OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

- EROSION CONTROL REMOVAL NOTES:**
- AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPINES.



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

**UTILITY NOTE:**  
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

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**50% CD ADDITION AND RENOVATION TO  
NORWALK SECONDARY CAMPUS  
VOLUME I - MIDDLE SCHOOL**  
NORWALK, IA

**PROJECT NO.:  
1024A10**

**DATE:  
JANUARY 2018**

**REVISIONS:**

**DRAWING TITLE:  
SWPPP**

**DRAWING NO.:  
C-701**

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