



**AGENDA**  
**PLANNING AND ZONING MEETING**  
**Norwalk City Hall, 705 North Ave**  
**Wednesday, February 14, 2018**  
**12:00 P.M.**

1. Call meeting to order at 12:00 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. Request from United Properties Invest Co LC and Civil Design Advantage to approve the Final Plat of Marketplace at Echo Valley Plat 2
  - b. Request from City State Bank to approve the Site Plan for the City State Bank at 1225 Colonial Parkway
  - c. Request from Platinum Homes, LLC to approve the Final Plat replat of Arbor Glynn Plat 5
  - d. 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.

---

Judy McConnell, Chairperson

---

Luke Parris, Community Development Director



**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

Item No. 6A  
For Meeting of 2/14/2018

<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.	



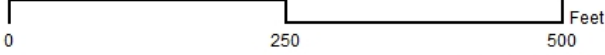
<b>FLOODPLAIN:</b>	None of the proposed lots are located within a floodplain.
<b>PARKLAND:</b>	A parkland dedication agreement was drafted during the development of the original Marketplace Plat with the intention of it being carried out comprehensively as part of the entire Echo Valley PUD development 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

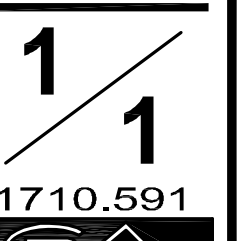
REQUESTOR: UNITED PROPERTIES INVEST CO LC

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





**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

Item No. 6B  
For Meeting of 02.14.2018

**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.

<b>PARKING:</b>	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.
<b>OPEN SPACE &amp; BUFFER LANDSCAPING:</b>	<p>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.</p> <p>The site does not require a buffer as it is adjacent to other commercial properties.</p>
<b>SIGNAGE:</b>	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.
<b>ARCHITECTURAL STANDARDS:</b>	<p>The façade of the building is composed of glass, limestone, terracotta panels, and profile metal panels.</p> <p>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.</p>
<b>DRAINAGE:</b>	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.
<b>UTILITIES: WATER, SANITARY SEWER, STORM SEWER.</b>	Adequate services are provided to the site and detailed on the site plan.
<b>STAFF ANALYSIS:</b>	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.
<b>STAFF RECOMMENDATION:</b>	<p>The staff recommends approval with the following conditions:</p> <ul style="list-style-type: none"><li>• That the site development and building construction follow all City code regulations.</li><li>• That any significant modifications to the site plan be reviewed and approved by the Planning &amp; Zoning Commission and City Council.</li><li>• That the applicant and City continue to work on the median cut.</li><li>• That the applicant agrees to finalize an agreement with the City in relation to waiving the construction of the 10' trail along IA 28.</li></ul>

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:

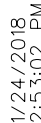
\_\_\_\_\_  
JODI EDDLEMAN, CITY CLERK

ROLL CALL VOTE:                      Aye                      Nay

Kuhl	___	___
Lester	___	___
Baker	___	___
Riva	___	___
Livingston	___	___



Y:\pen\date.tbl

Snyder  
1:500

Riley Mortenson  
v:\Projects\2017\117 0799 01\CADDD\SD 1170799 01TSH.dgn

## INDEX OF SHEETS

- |  |  |
|--|--|
|  | <p>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.</p><br><hr/> <p>Jason A. Ledden, P.E.                      Date _____</p><br><hr/> <p>License Number 24117</p><br><hr/> <p>My License Renewal Date is December 31, 2018</p><br><hr/> <p>Pages or sheets covered by this seal:</p> <p><u>Sheets C-100 To C-400</u></p><br><hr/><br><hr/><br><hr/><br><hr/> |
|--|--|

Project No: 117.0799

# TITLE SHEET

**NORWALK, IA**

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | [www.snyder-associates.com](http://www.snyder-associates.com)

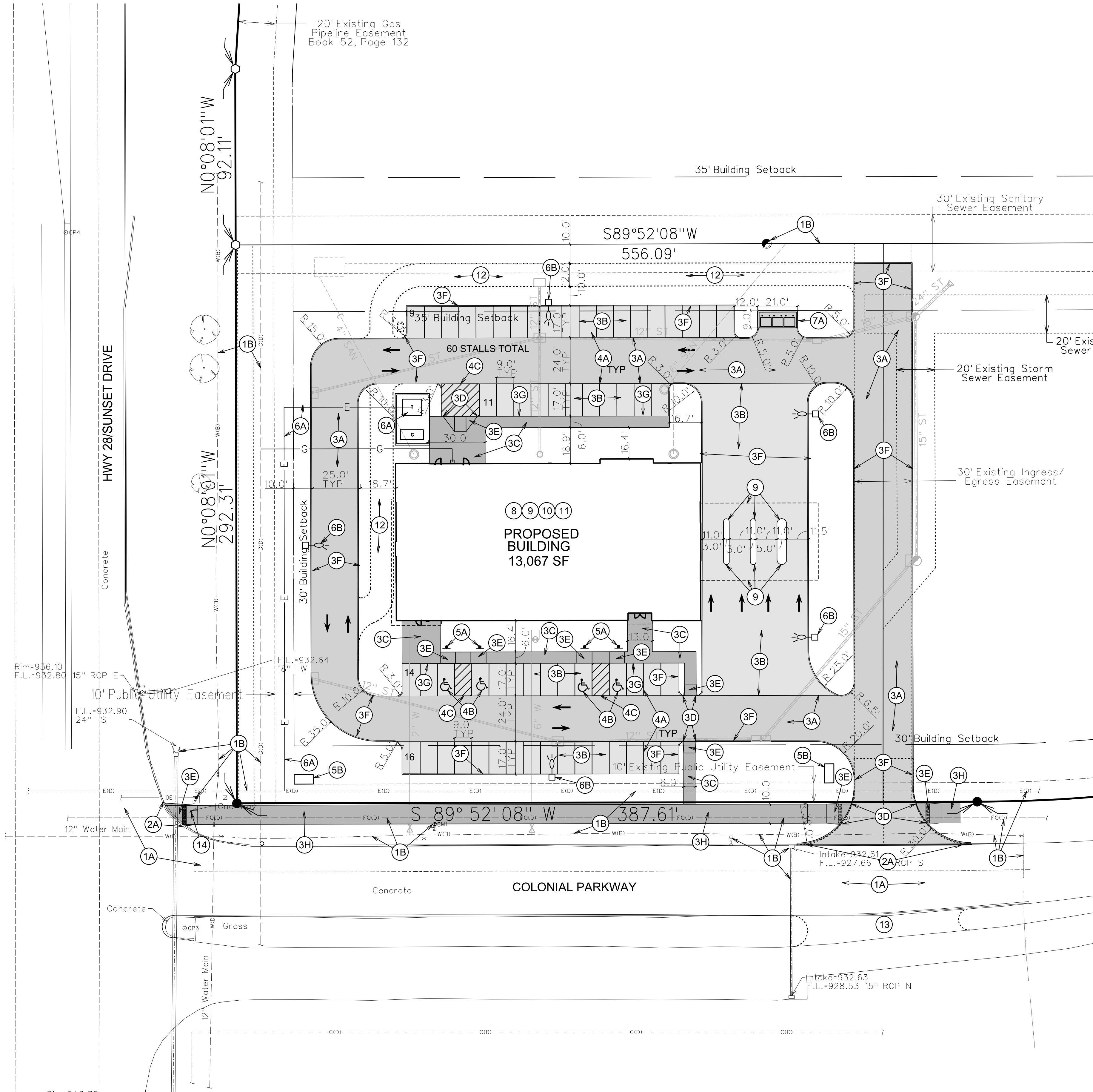
2		REVISED PER CITY COMMENTS	01/22/18	KSS	
1		REVISED PER CITY COMMENTS	12/28/17	KSS	
MARK		REVISION	DATE	BY	
Engineer:		KSS	Checked By:	JAL	Scale: 1"= 500'
Technician:		RMM	Date:	12 - 11 - 17	Field Bk:
Project No:		117.0799		Sheet C-100	





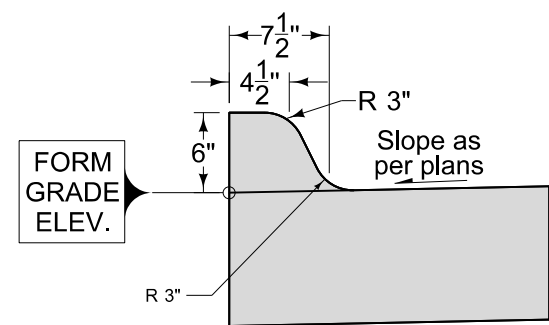


Y:\open\date.tbl  
Y:\sprint-drivers\Black\_Gray\_VSBW\unlashed\PDF.plt  
Snyder  
1:30  
1/24/2018  
2:53:17 PM  
Riley Mortenson  
Y:\Projects\2017\117-0799-01\CAD\SD\_1170799\_30M.dgn

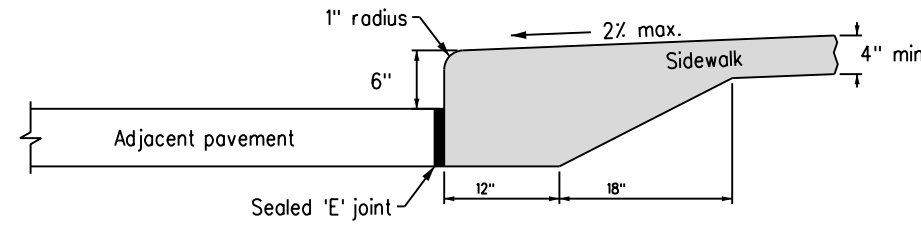


DIMENSION PLAN CONSTRUCTION NOTES

- 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 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.

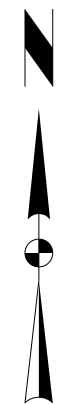


1  
C-200  
6" STANDARD CURB



2  
C-200  
INTEGRAL SIDEWALK AND CURB DETAIL

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



CITY STATE BANK

DIMENSION PLAN

SNYDER & ASSOCIATES, INC.



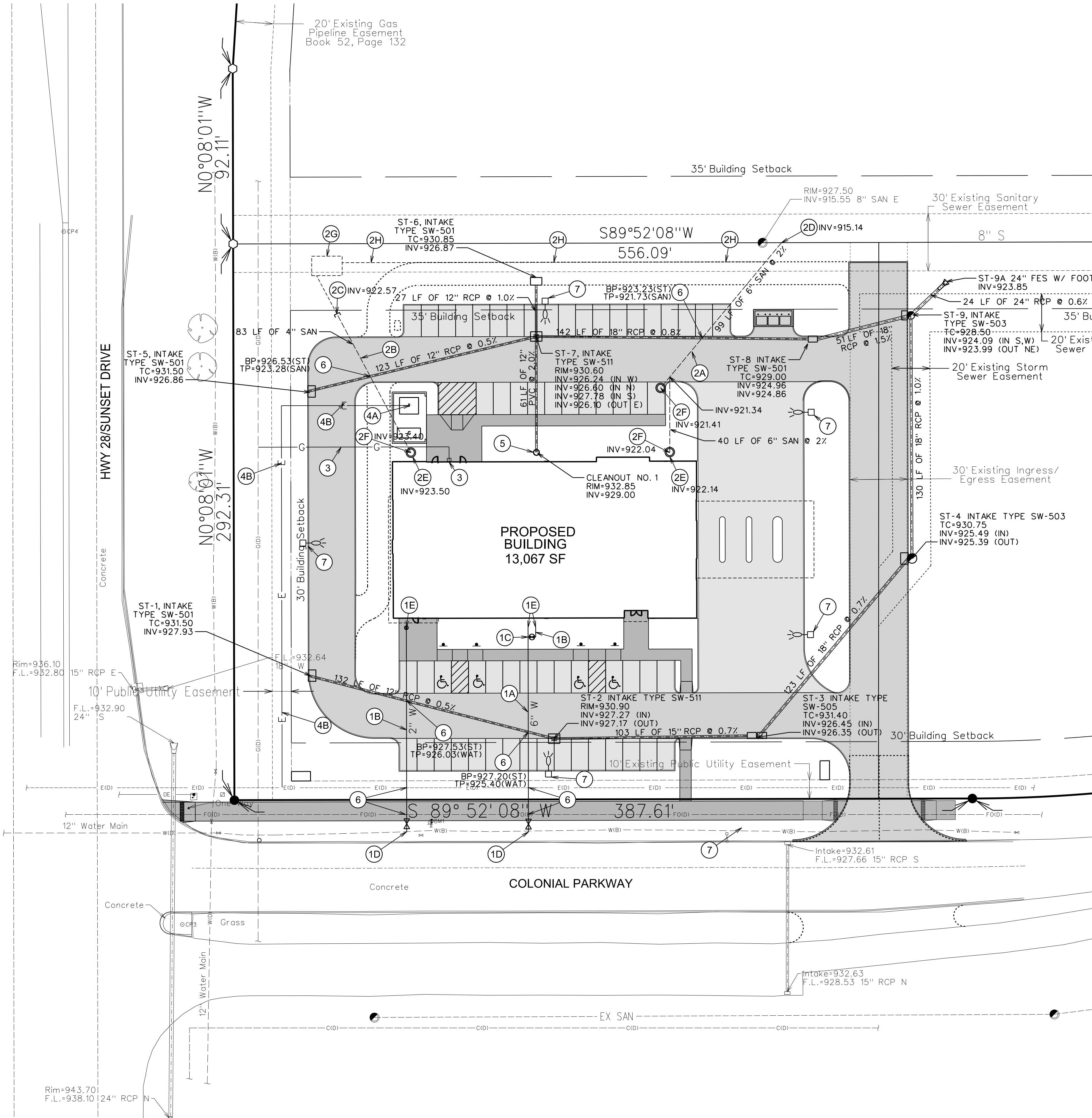
Project No: 117.0799  
Sheet C-200

NORWALK, IA

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

REVISION	DATE	BY	SCALE	FIELD BK.	Pg.
2	01/22/18	KSS			
1	12/28/17	KSS	1"= 30'		
MARK	REVISION	CHECKED BY	DATE	TECHNICIAN	PROJECT NO.
		JAL	12-11-17	RMM	117.0799
					SHEET C-200

Y:\open\date.tbl  
Y:\sprints-drivers\Black\_Gray\_VSBW\unlashedPDF.plt  
Snyder  
1:30  
1/24/2018  
2:53:18 PM  
Riley Mortenson  
Y:\Projects\2017\117.0799.01\CAD\SD\_1170799\_04\UTL.dgn



### 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



Project No: 117.0799

Sheet C-300

NORWALK, IA

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

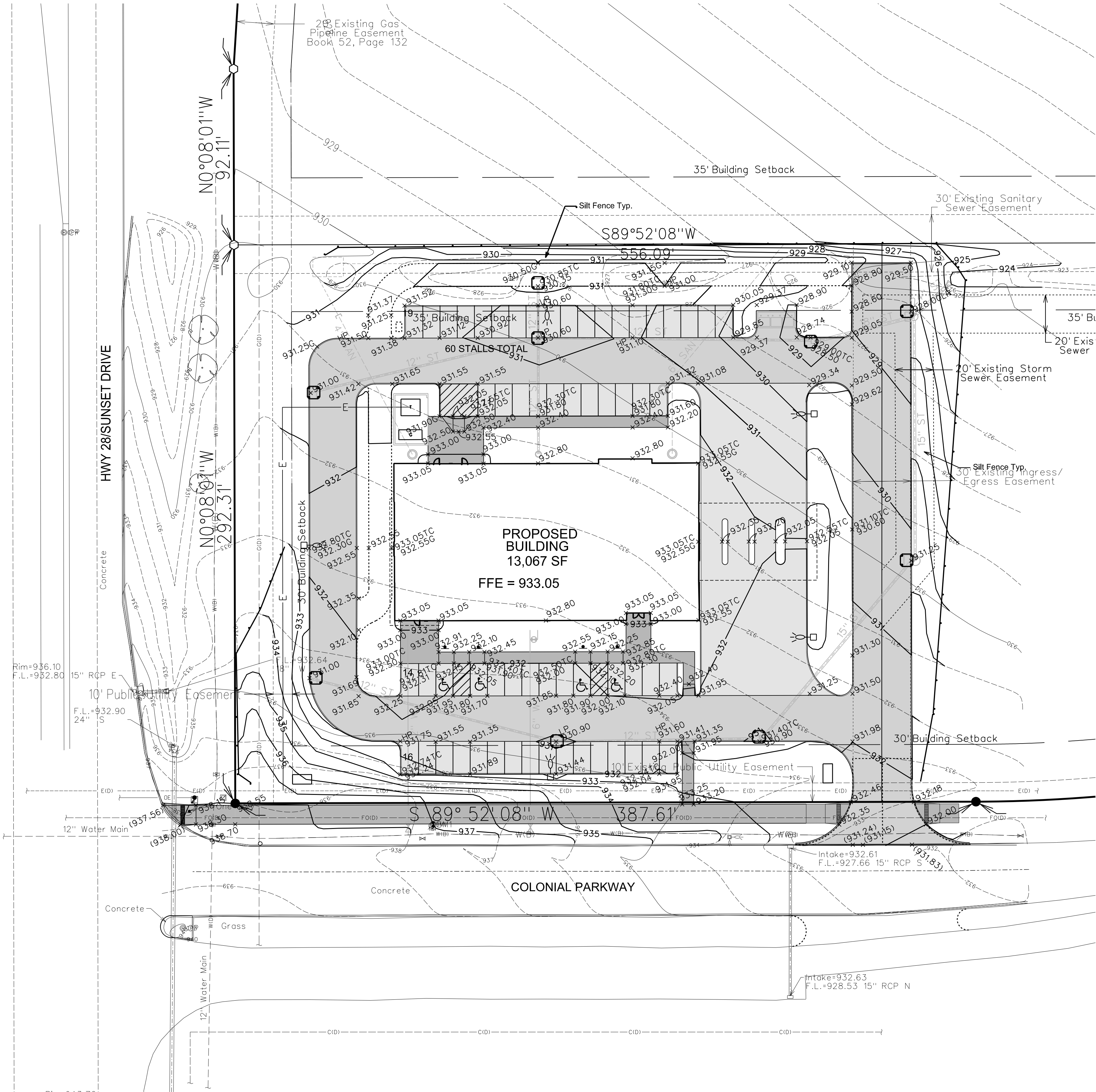
SNYDER & ASSOCIATES, INC.

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	BY	SCALE	FIELD BK.
Engineer: KSS	Checked By: JAL	12-11-17	1"= 1'		
Technician: RMM	Date: 117.0799				
Project No:	117.0799				



Y:\snyder\drivers\Black\_Gray\_VS8W\unlashed\PDF.plt  
Snyder  
1:50  
1/24/2018  
2:53:19 PM  
Riley Mortenson  
Y:\Projects\2017\117.0799.01\CAD\SD\_1170799\_056R4.dgn

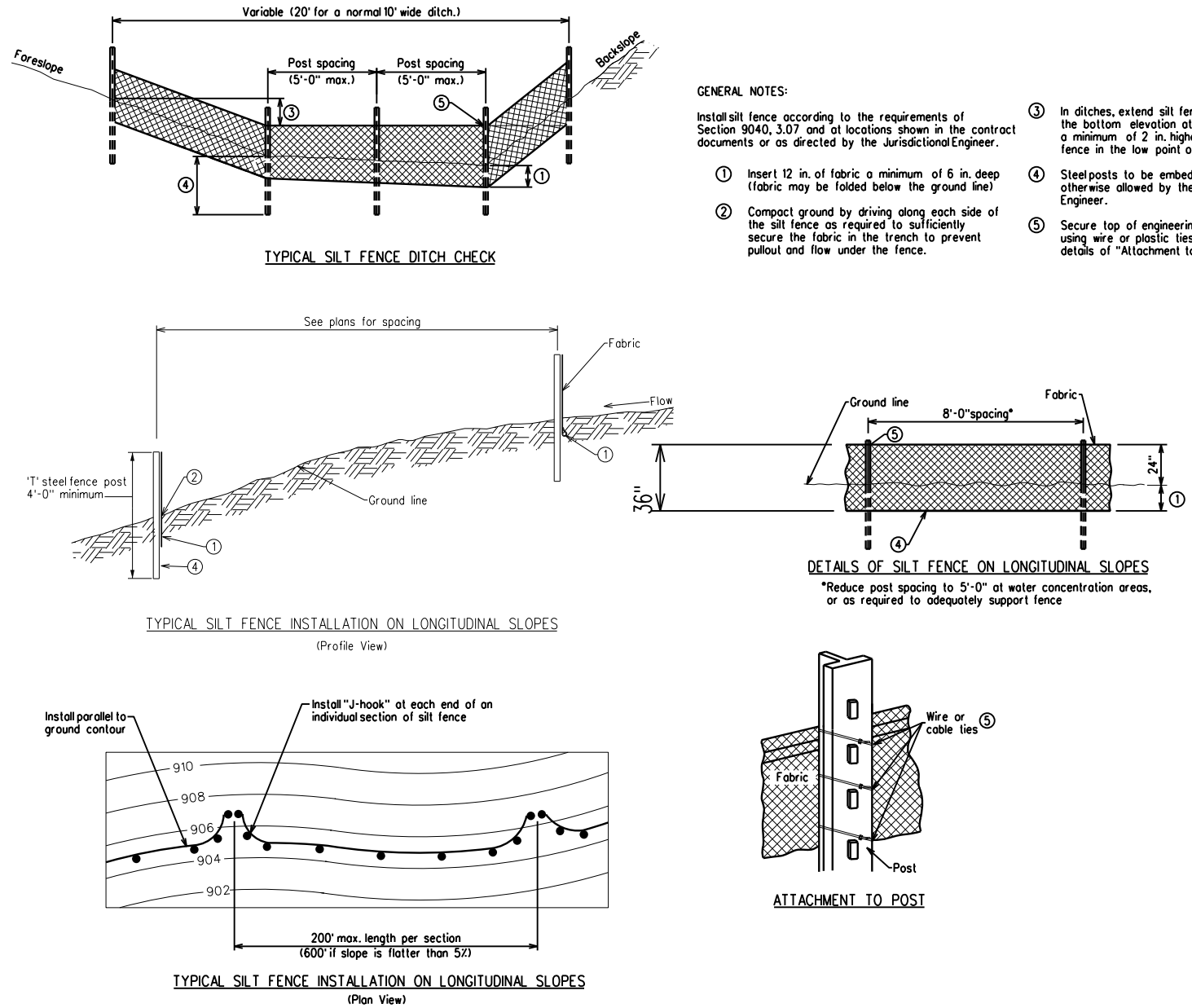


GRADING PLAN GENERAL NOTES

- 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.

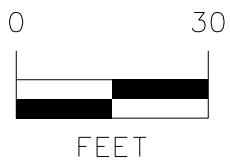
QUANTITIES

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.

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

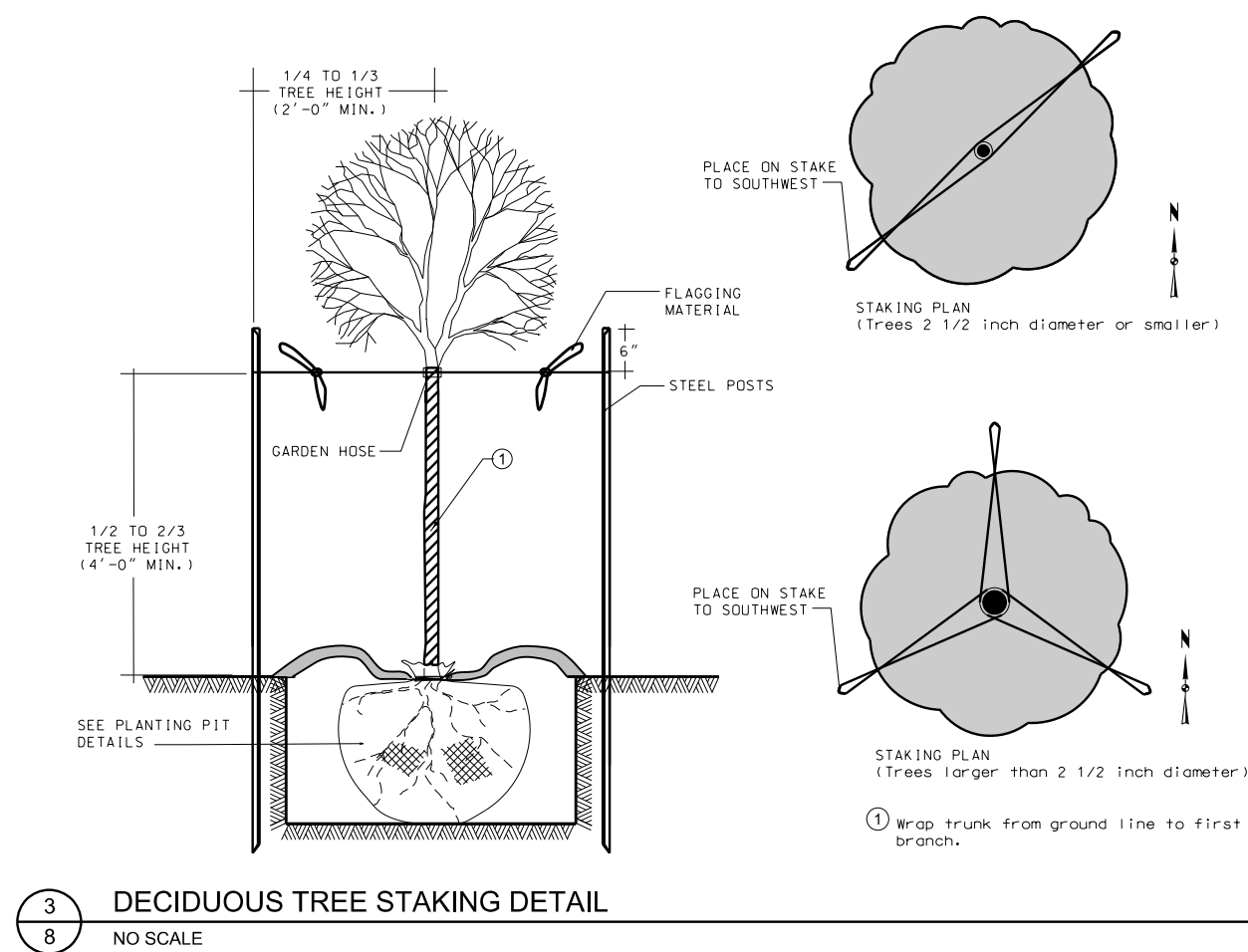
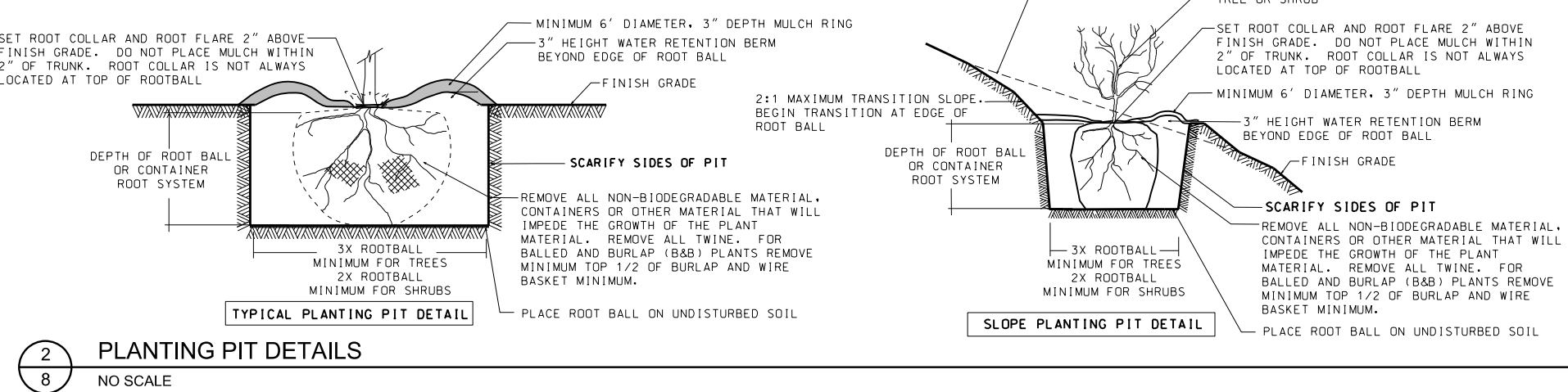
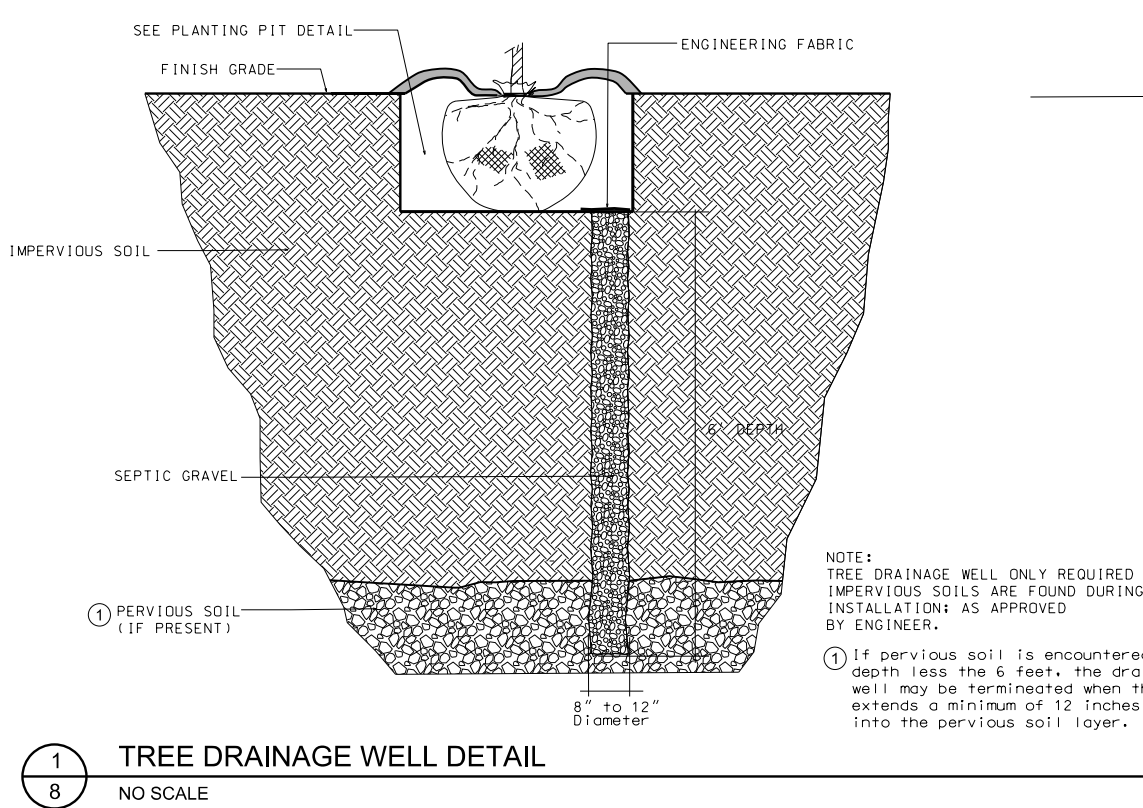
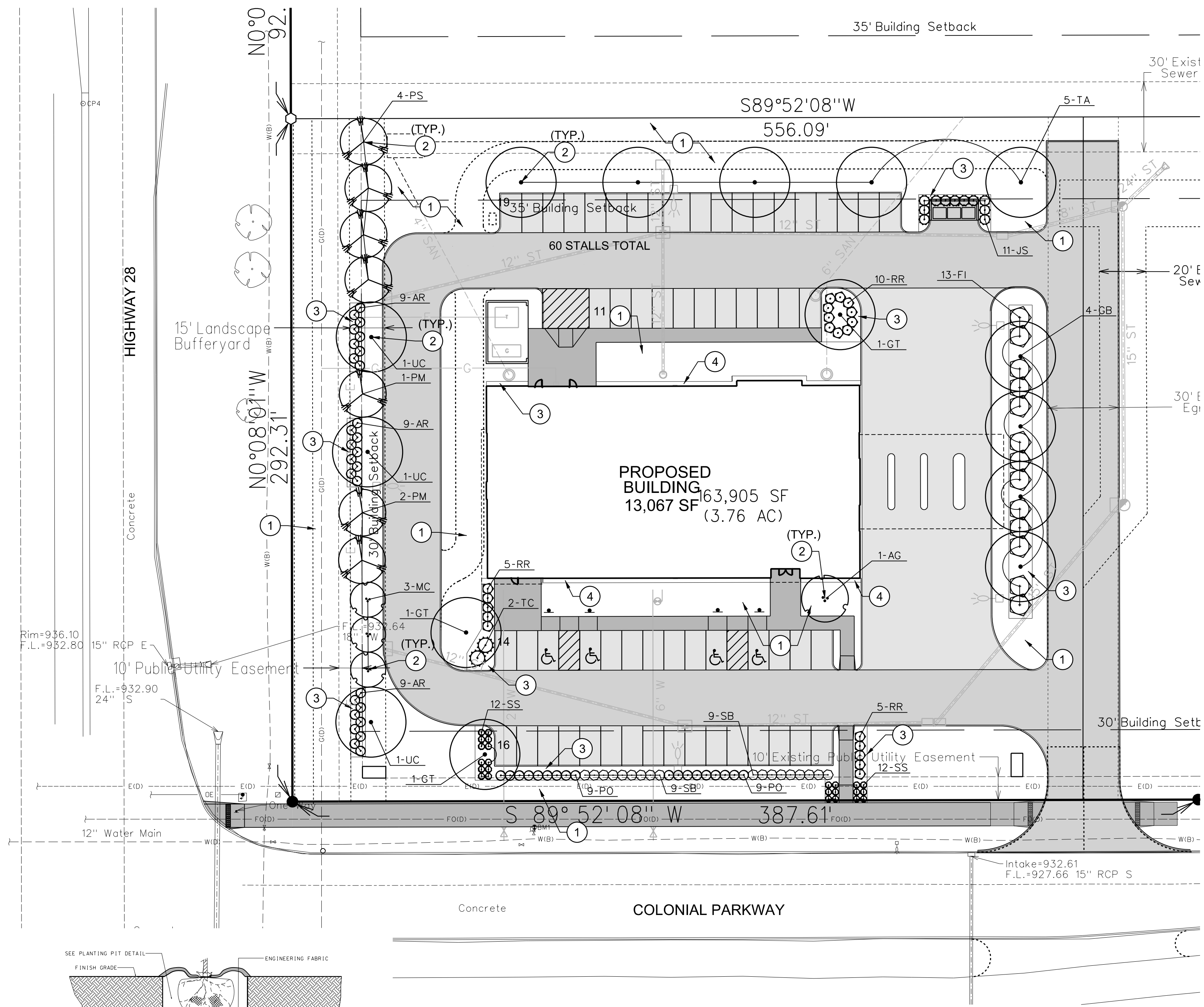


Project No: 117.0799

Sheet C-400

REVISION	DATE	BY	SCALE	FIELD BK.
2	01/22/18	KSS	1"= 1'	
1	12/28/17	KSS	1"= 1'	
MARK	REVISION	DATE	BY	FIELD BK.
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-400			

Riley Mortenson  
V:\Projects\2017\117.0799.01\CADD\SD\_1170799\_06LND.dgn



### PLANTING 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 PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. ALL PLANT SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE WAUKEE DEVELOPMENT SERVICES DEPARTMENT.

## PLANTING PLAN CONSTRUCTION NOTES

1. SOD ALL AREAS DISTURBED BY CONSTRUCTION.
2. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH RING AROUND ALL TREES, NOT IN PLANTING BEDS, TO A MINIMUM 3-FOOT PERIMETER.
3. PROVIDE 2" CLEAN ROCK MULCH IN PLANTING BEDS, MINIMUM 3" DEPTH, WITH 3/16" BLACK STEEL EDGING IN AREAS NOTED ON PLANS.
4. PROVIDE 2" CLEAN ROCK MOW STRIP, MINIMUM 3" DEPTH, WITH 3/16" BLACK STEEL EDGING ALONG BUILDING IN AREAS NOTED ON PLANS. MOW STRIP TO BE 24" WIDE.

## LANDSCAPE CALCULATIONS

(AS PER CITY OF NORWALK LANDSCAPE AND OPEN SPACE REQUIREMENTS FOR C-2 DISTRICT AND THE FARMS OF HOLLAND PUD REQUIREMENTS)

OPEN SPACE REQUIREMENT:  
 99,013 SF TOTAL LOT X 25% MIN. OPEN SPACE = 24,753.25 SF REQUIRED  
 39,315 SF (39.71%) TOTAL OPEN SPACE PROVIDED  
 24,753.25 SF / 1,500SF = 16.50 PLANT UNITS REQUIRED  
 PER PUD REQUIREMENTS, 50% OF TREES ARE REQUIRED  
 16.50 X .50 = 8.25 TREES REQUIRED (XX PROVIDED)  
 40% REQUIRED TO BE 2-2 1/2" CAL. AT INSTALLATION FOR DECIDUOUS TREES;  
 8 HT. FOR EVERGREEN TREES (5 PROVIDED)  
 BALANCE SHALL BE 1" HT. AT INSTALLATION FOR DECIDUOUS TREES;  
 6 HT. FOR EVERGREEN TREES (4 PROVIDED)  
 24,753.25 SF / 1,000SF = 24.75 SHRUBS REQUIRED  
 PER PUD REQUIREMENTS, 50% OF SHRUBS ARE REQUIRED  
 24.75 X .50 = 12.37 SHRUBS REQUIRED (13 PROVIDED)

OFF STREET PARKING LANDSCAPE REQUIREMENT:  
5% OF PAVED AREA TO BE LANDSCAPED  
46,640 SF X .05 = 2,332 SF REQUIRED (2,488 SF PROVIDED)

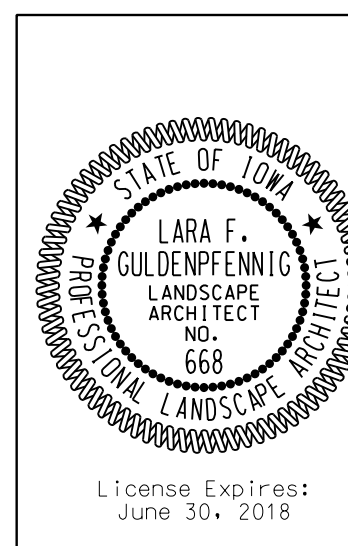
15' WIDE LANDSCAPE AREA TO BE PROVIDED ALONG SUNSET DR (HWY 28):  
PER PUD REQUIREMENTS, PLANT MATERIAL SHALL BE CALCULATED AS PER 30' BUFFERYARD  
REQUIREMENTS AND 50% PROVIDED

PER 100 LF. OF STREET FRONTAGE, PROVIDE THE FOLLOWING:  
2 CANOPY TREES  
2 UNDERSTORY TREES  
5 EVERGREEN TREES  
16 SHRUBS  
3' HT. BERM

292.31 LF OF STREET FRONTAGE / 100 LF = 2.92 X 1.0 (30' MULTIPLIER) = 2.92 PLANT  
UNITS REQUIRED  
2.92 X 2 = 5.84 CANOPY TREES X .50 = 2.92 CANOPY TREES REQUIRED (3 PROVIDED)  
2.92 X 2 = 5.84 UNDERSTORY TREES X .50 = 2.92 UNDERSTORY TREES REQUIRED (3  
PROVIDED)  
2.92 X 5 = 14.60 EVERGREEN TREES X .50 = 7.3 EVERGREEN TREES REQUIRED (7  
PROVIDED)  
2.92 X 16 = 46.72 SHRUBS X .50 = 23.36 SHRUBS REQUIRED (27 PROVIDED)

## PLANT SCHEDULE

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES	AC	1	<i>Amenchlerion grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	8' HL.	B&B (SINGLE STEM)
	GB	4	<i>Ginkgo biloba</i> 'Princeton Sentry'	PRINCETON SENTRY GINKGO	8' HL.	B&B (MALE ONLY)
	GT	3	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Draves'	STREET KEEPER HONEYLOCUST	1 1/2" Cal.	B&B
	JS	11	<i>Juniperus scopulorum</i> 'Bailey'	SKY HIGH JUNIPER	6' HL.	#10 CONT.
	MC	3	<i>Malus</i> 'Coralace'	CORALBURST CRABAPPLE	8' HL.	B&B
	PS	4	<i>Pinus strobus</i> 'Fastigiata'	COLUMNAR WHITE PINE	6 HL.	B&B
	PM	3	<i>Pseudotsuga menziesii</i>	DOUGLAS FIR	6 HL.	B&B
	TA	5	<i>Tilia americana</i> 'Boulevard'	BOULEVARD AMERICAN LINDEN	2" Cal.	B&B
	UC	3	<i>Ulmus carpinifolia</i> 'New Horizon'	NEW HORIZON ELM	1 1/2" Cal.	B&B
SHRUBS	AR	27	<i>Aronia melanocarpa</i> 'Morton'	IROQUOIS BEAUTY CHOKEBERRY	18" HT.	#2 CONT. (4' O.C.)
	FI	13	<i>Forsythia x intermedia</i> 'Mindor'	SHOW OFF FORSYTHIA	36" HT.	#2 CONT. (6' O.C.)
	PO	18	<i>Physocarpus opulifolius</i> 'Jelam'	AMBER JIGGLIEBEE NINEBARK	24" HT.	#2 CONT. (4' O.C.)
	RR	20	<i>Rosa rugosa</i> 'Frag Dagmar Hastrup'	FRAGR DAGMAR HAstrup ROSE	18" HT.	#2 CONT. (4' O.C.)
	SS	24	<i>Schizachyrium scoparium</i> 'Carousel'	CAROUSEL LITTLE BLUESTEM	12" HT.	#1 CONT. (30" O.C.)
	SB	18	<i>Spiraea betulifolia</i> 'TorGold'	GLOW GIRL BIRCHLEAF SPIREA	18" HT.	#2 CONT. (4' O.C.)
	TC	2	<i>Taxus cuspidata</i> 'Nana Aureaescens'	NANA AURESCENS YEW	12" HL.	#3 CONT. (6' O.C.)



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Lara F. Guldenpfennig, ASLA      Date \_\_\_\_\_  
License Number 668  
Pages or sheets covered by this seal:  
SHEET C-500

# CITY STATE BANK

## **PLANTING PLAN**

**NORWALK, IA**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | [www.snyder-associates.com](http://www.snyder-associates.com)

Project No: 117.0799 Sheet C-500



**SNYDER**  
& ASSOCIATES

Project No: 117.0799

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%

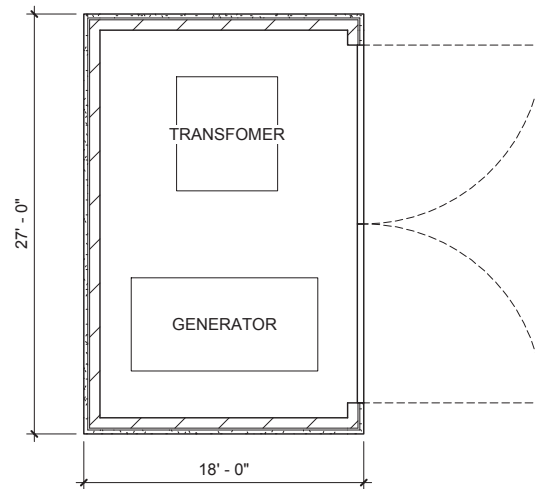


2 WEST ELEVATION  
1/16" = 1'-0"

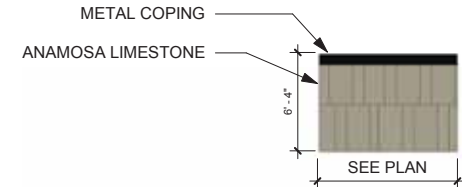
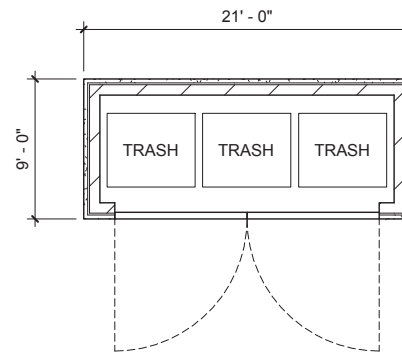
## CITY STATE BANK - ELEVATIONS

2/1/2018

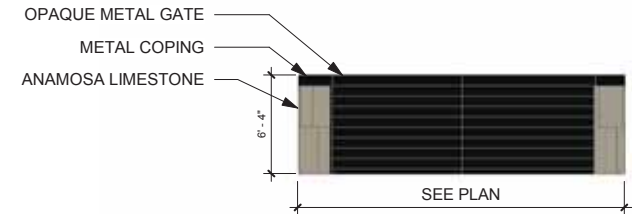




SEE SITE PLAN FOR LOCATION OF  
SCREEN WALL ENCLOSURES



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

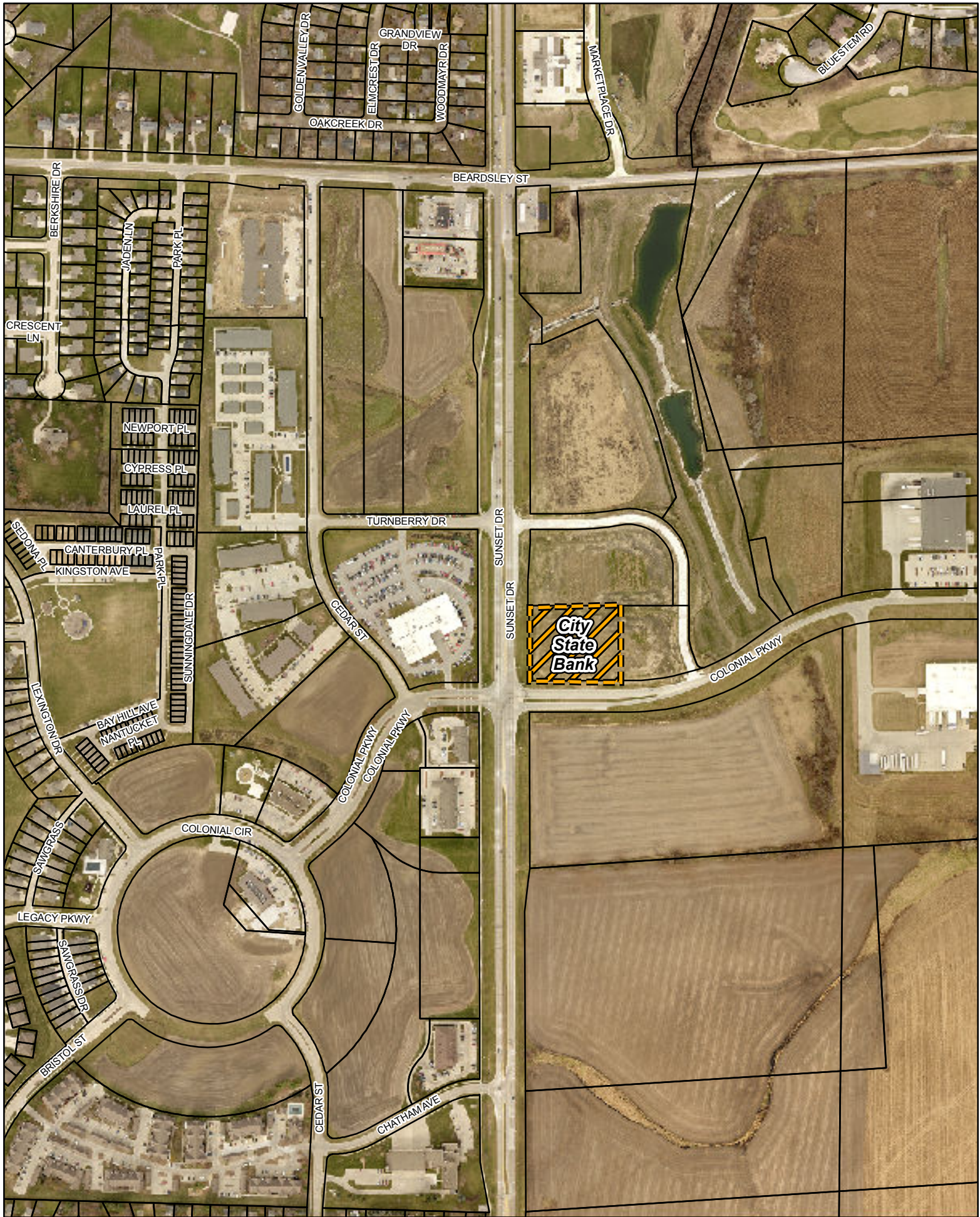
PRODUCT: ALUCOBOND  
FINISH: MATTE BLACK  
INSTALLATION: HORIZONTAL,  
CONCEALED FASTENER

## CITY STATE BANK - ELEVATIONS

2/1/2018











**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

Item No. 6C  
For Meeting of 02.14.2018

**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

---

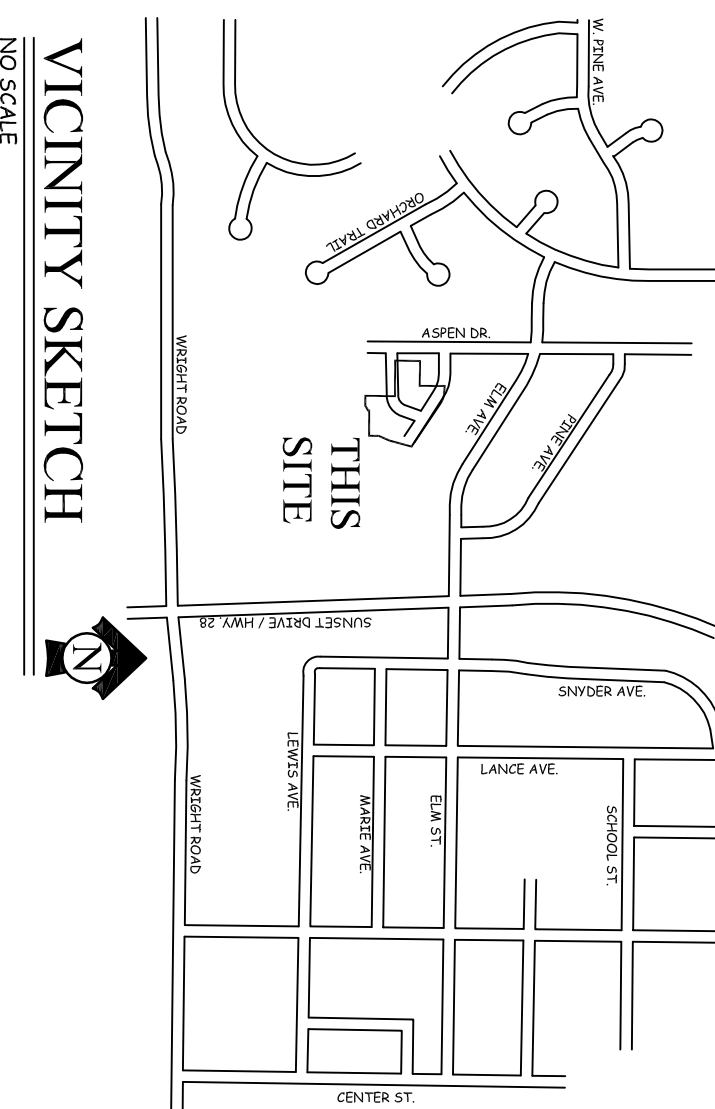
ATTEST:  
Jodi Eddleman, City Clerk

<b>ROLL CALL VOTE:</b>	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"/>

LOCATION : REQUESTOR : PROPIETOR : SURVEYOR : COMPANY :	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 TABLE					
			CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CH BEARING
			C1	0319121.21	100.00	39.50	30.12	57.67
			C2	019121.95	100.00	33.64	16.93	1824.44-39.7W
			C3	009121.85	100.00	33.64	16.93	5842.11-58.7W
RETURN TO :			C4	079120.48	100.00	46.13	27.11	42.86
			C5	009724.43	38.00	15.52	7.89	156.32-11.1E
			C6	031482.20	38.00	19.43	9.97	527.29-08.7W
			C7	00817.45	35.00	11.18	5.64	584.05-40.4W
			C8	01817.45	35.00	11.18	5.64	581.08-42.7W

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	018.714°	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 SUBJECT TO ALL EASEMENTS OF RECORD

## 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.

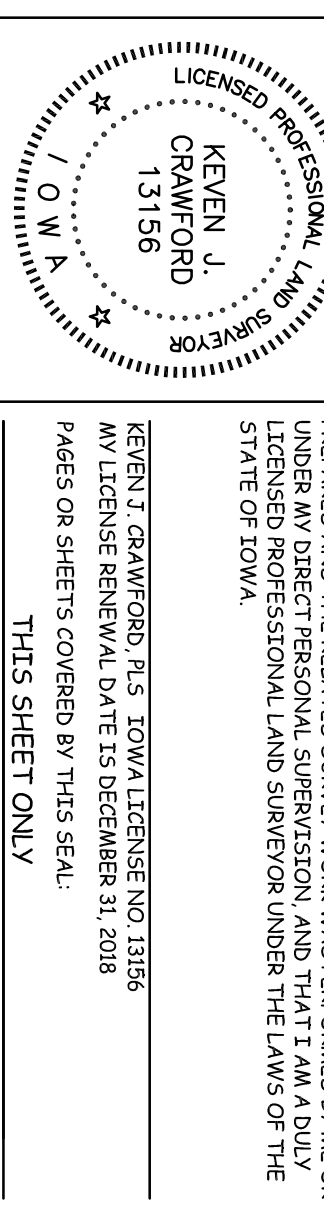
## BENCHMARKS

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 | PUBLIC UTILITY EASEMENT | ADDRESS | BUILDING SETBACK LINE | MINIMUM OPENING ELEVATION | MINIMUM PROTECTION ELEVATION | NOT RADIAL |



CIVIL ENGINEERS

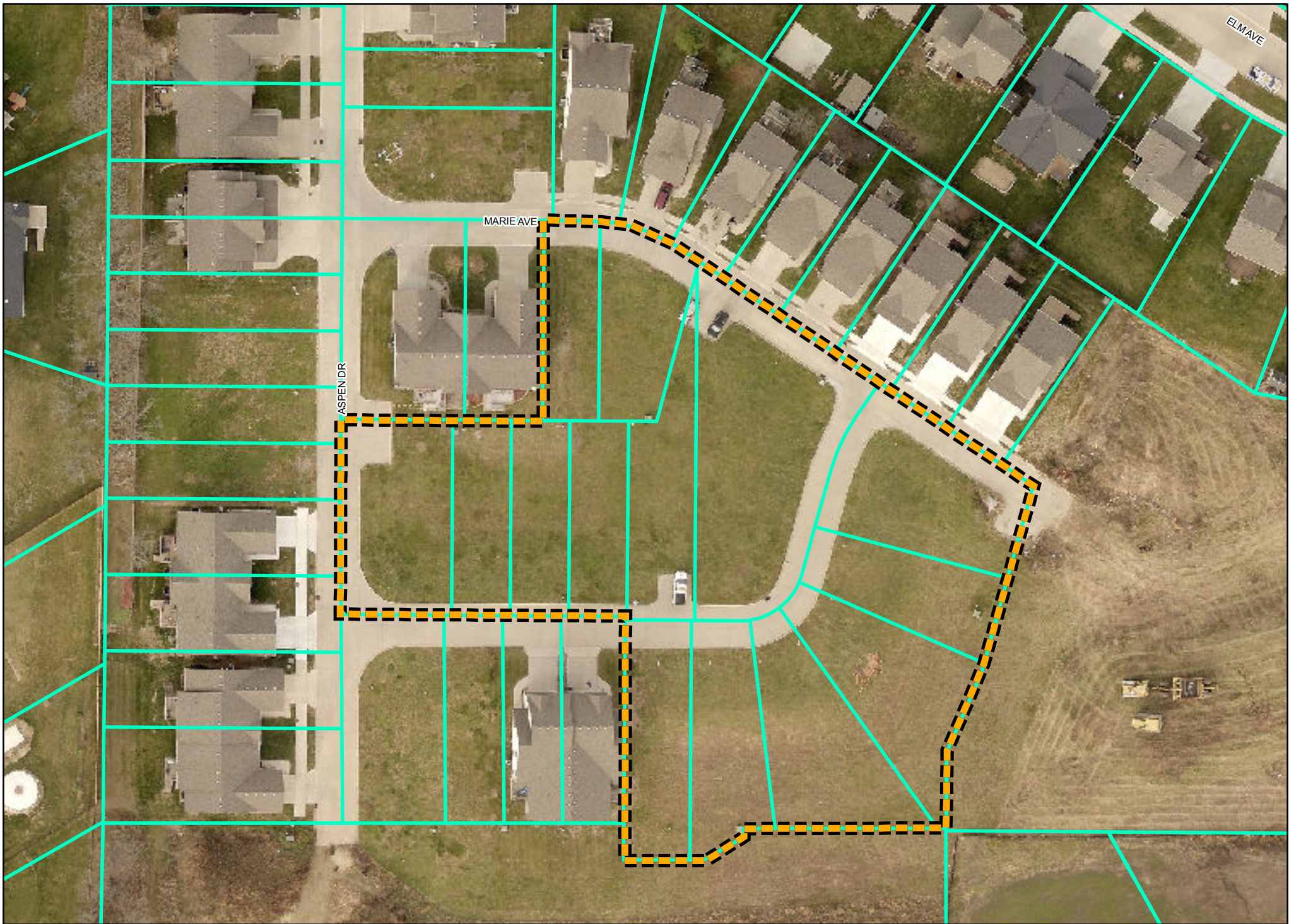
712 S. 20th STREET, SUITE 800, WEST DES MOINES, IOWA 50263  
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

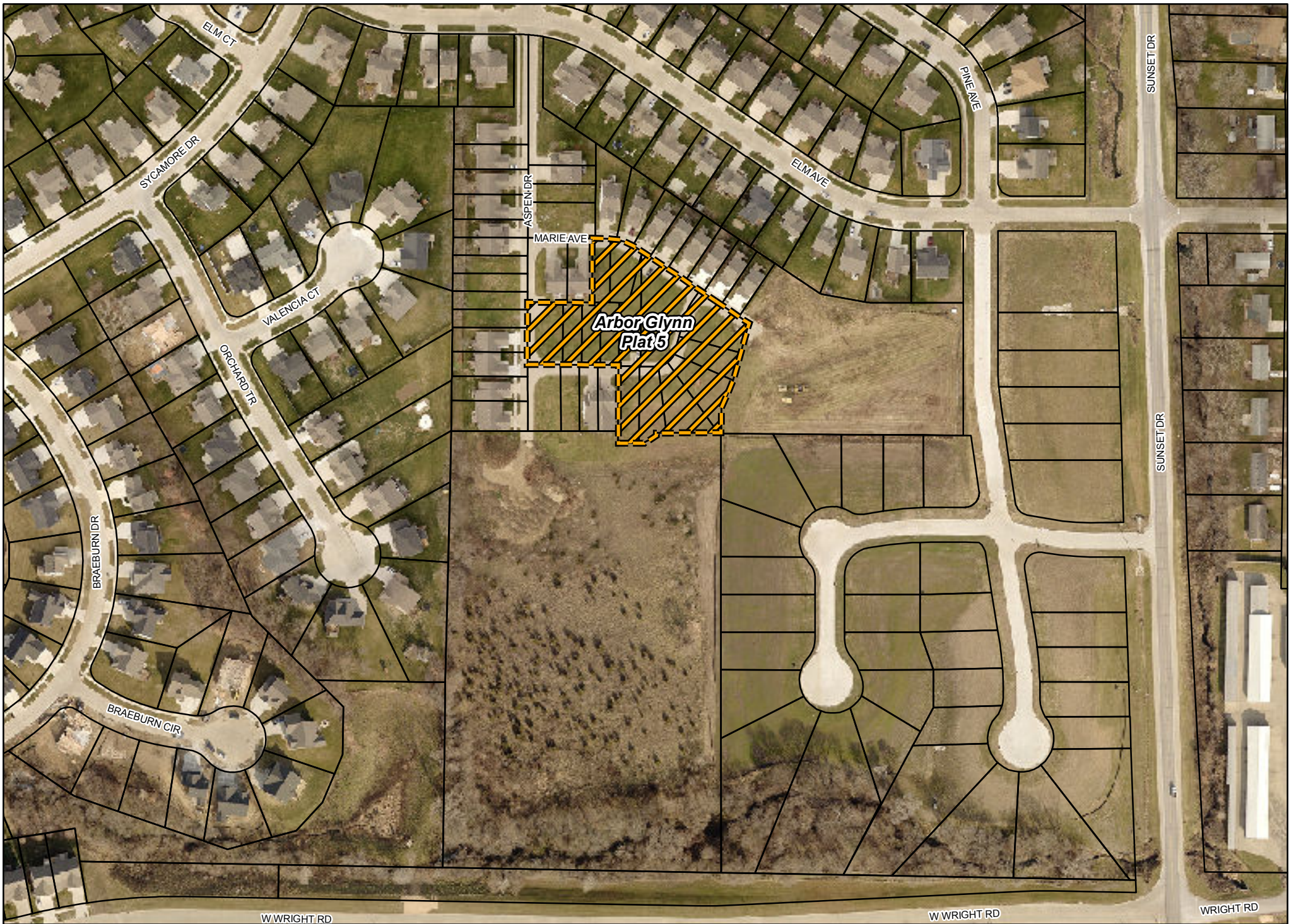
APPROVED: (X-X-2003)	INITIALED: XXX	AS-BUILT: (X-X-2003)	
----------------------	----------------	----------------------	---

ARBOR GLYNN PLAYS	1 OF 1
-------------------	--------













**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

Item No. 6D  
For Meeting of 2/14/2018

<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:**

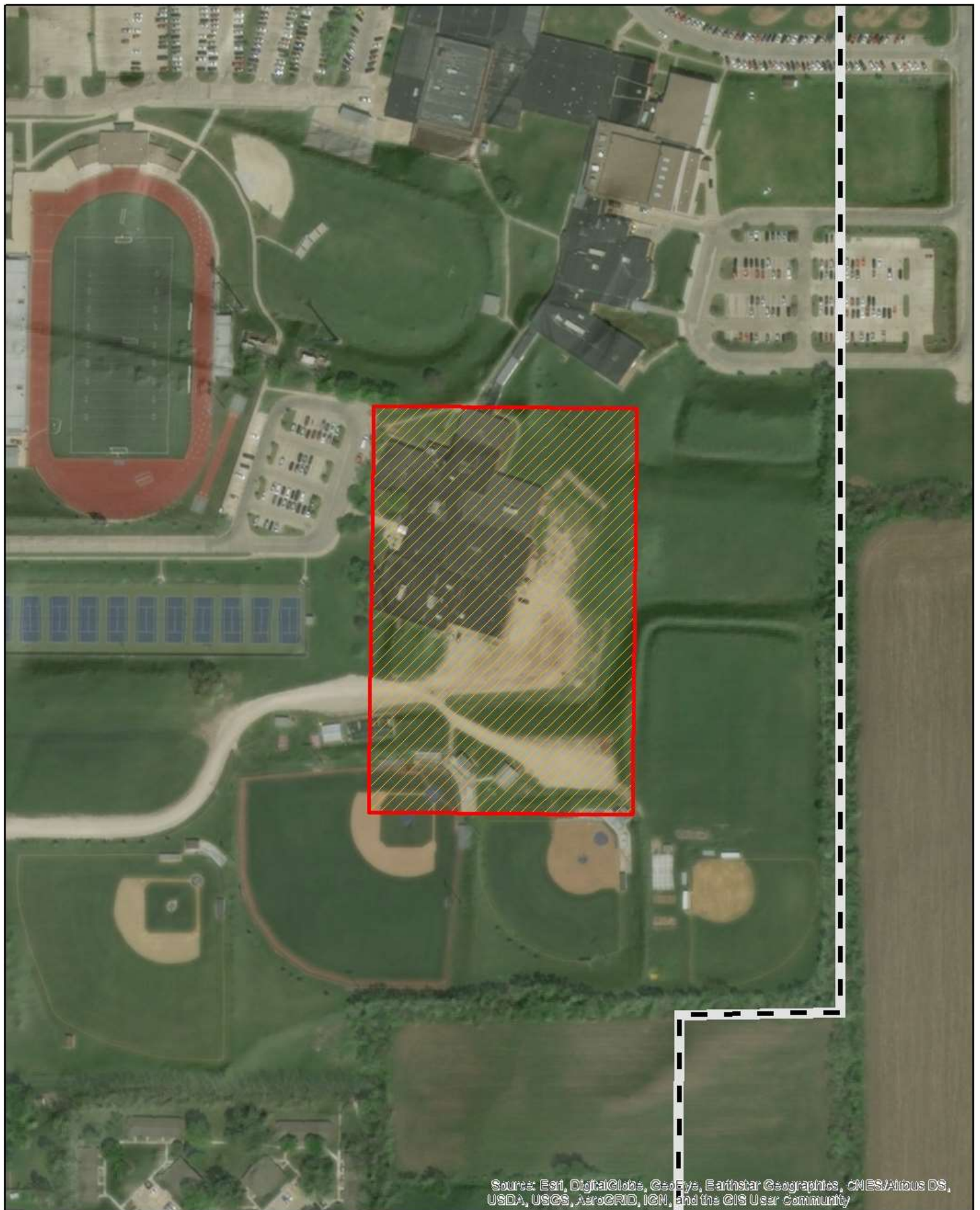
The Subdivision Ordinance requires that Final Plat submissions include such criteria as boundaries of property, engineer's certificate, easements and right-of-way widths. All information has been submitted by the applicant. The Final Plat shows platted building lines, property lines with dimensions, 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.

COPYRIGHT 2017 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE REPRODUCED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING. UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.

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 SEEDED 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:

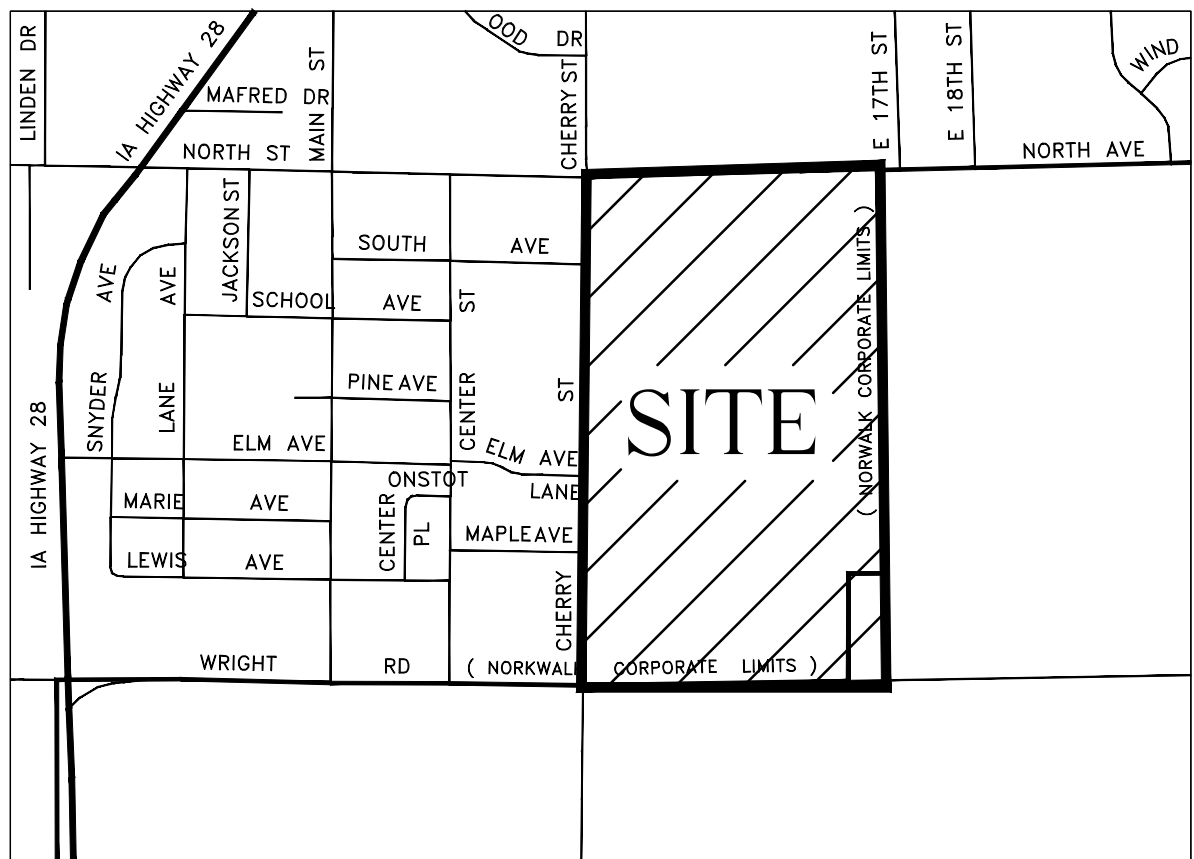
1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING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

50% CD ADDITION AND RENOVATION TO

NORWALK SECONDARY CAMPUS  
VOLUME I - MIDDLE SCHOOL

NORWALK, IA

PROJECT NO.:

1024A10

DATE:

JANUARY 2018

REVISIONS:

DRAWING TITLE:

CIVIL  
INFORMATION

DRAWING NO.:

C-001

2/8/2018 5:26:34 PM M:\LAND PROJECTS 2017\10250\DWG\C001 COVER.DWG

frk architects + engineers

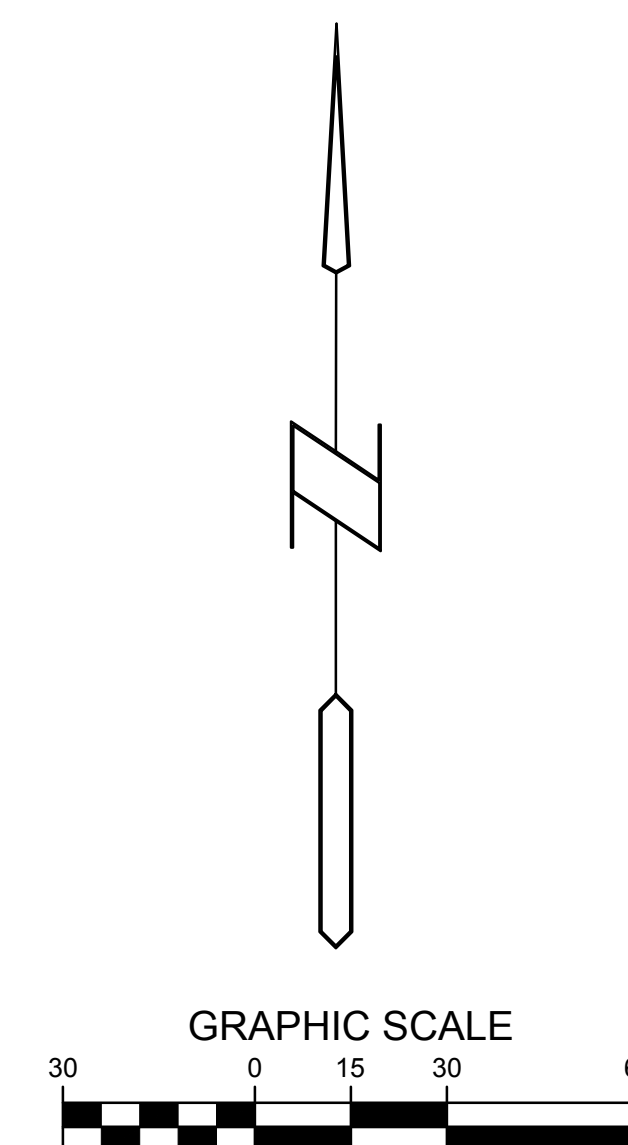
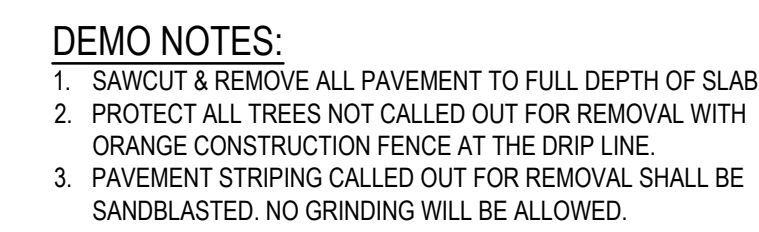
2000 westtown parkway suite 340 west des moines, iowa 50326  
p 515 223 5100 f 515 223 7226 www.frk-ae.com

Bishop Engineering  
"Planning Your Successful Development"

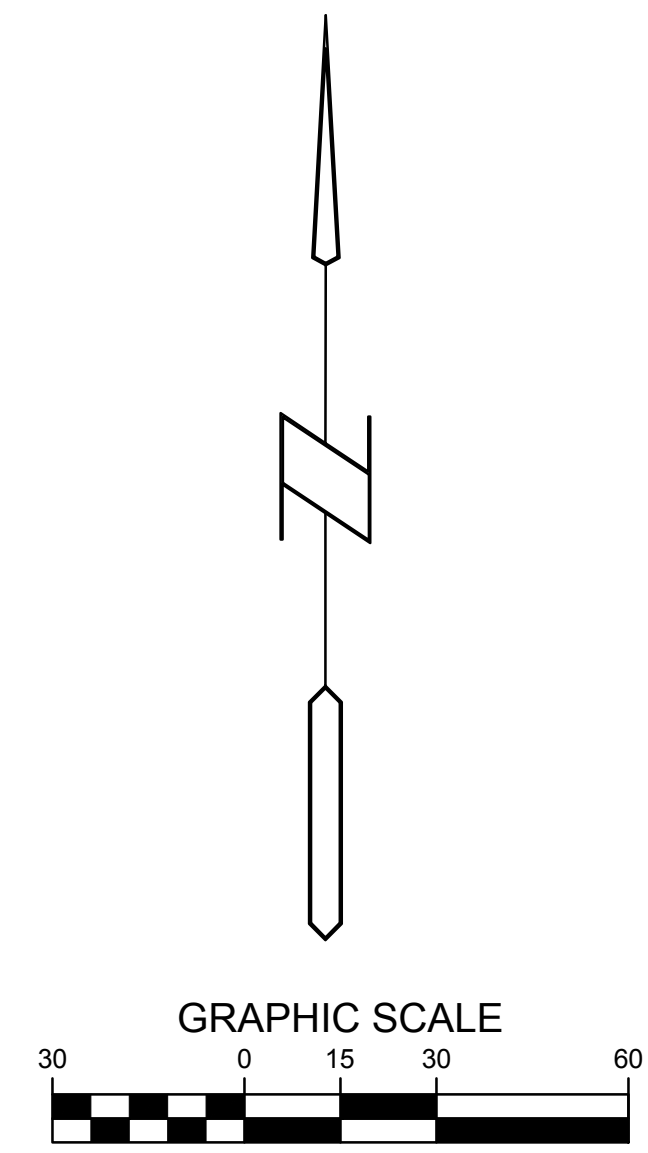
3501 104th Street  
Des Moines, Iowa 50322-3625  
Phone: (515) 276-0467 Fax: (515) 276-0217

Civil Engineering & Land Surveying Established 1959

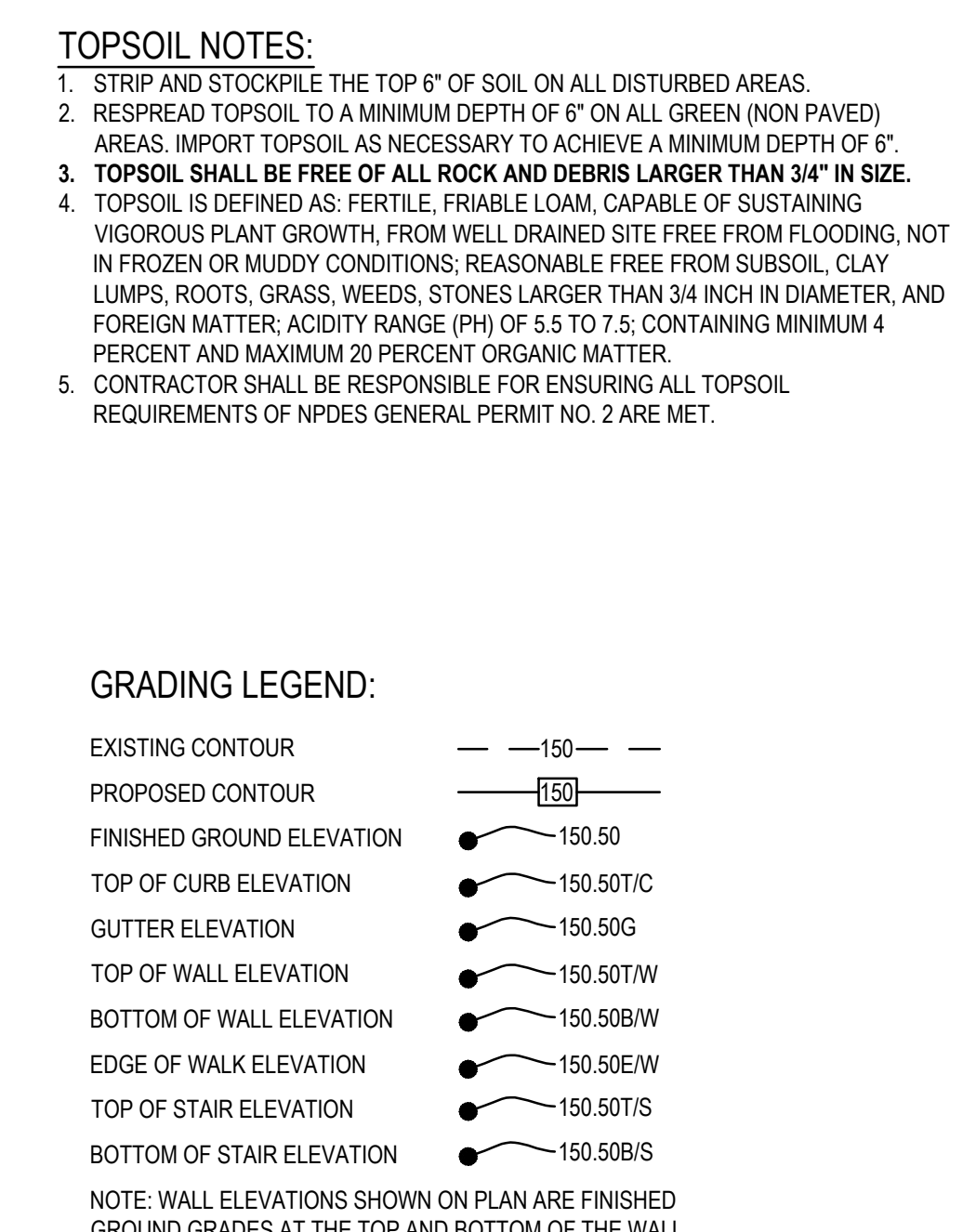




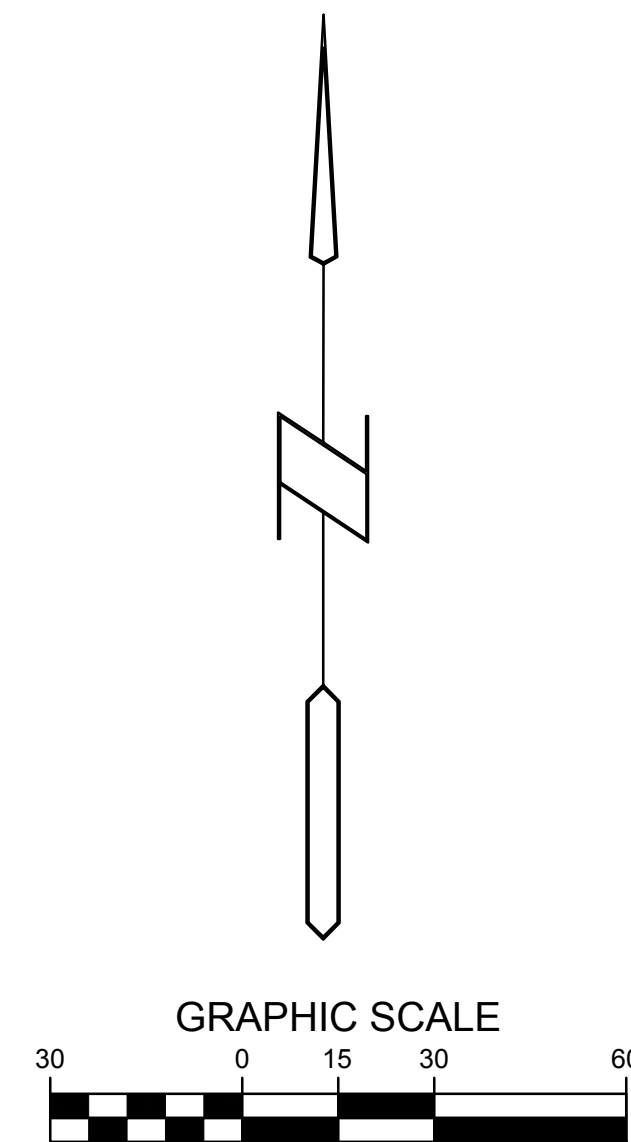
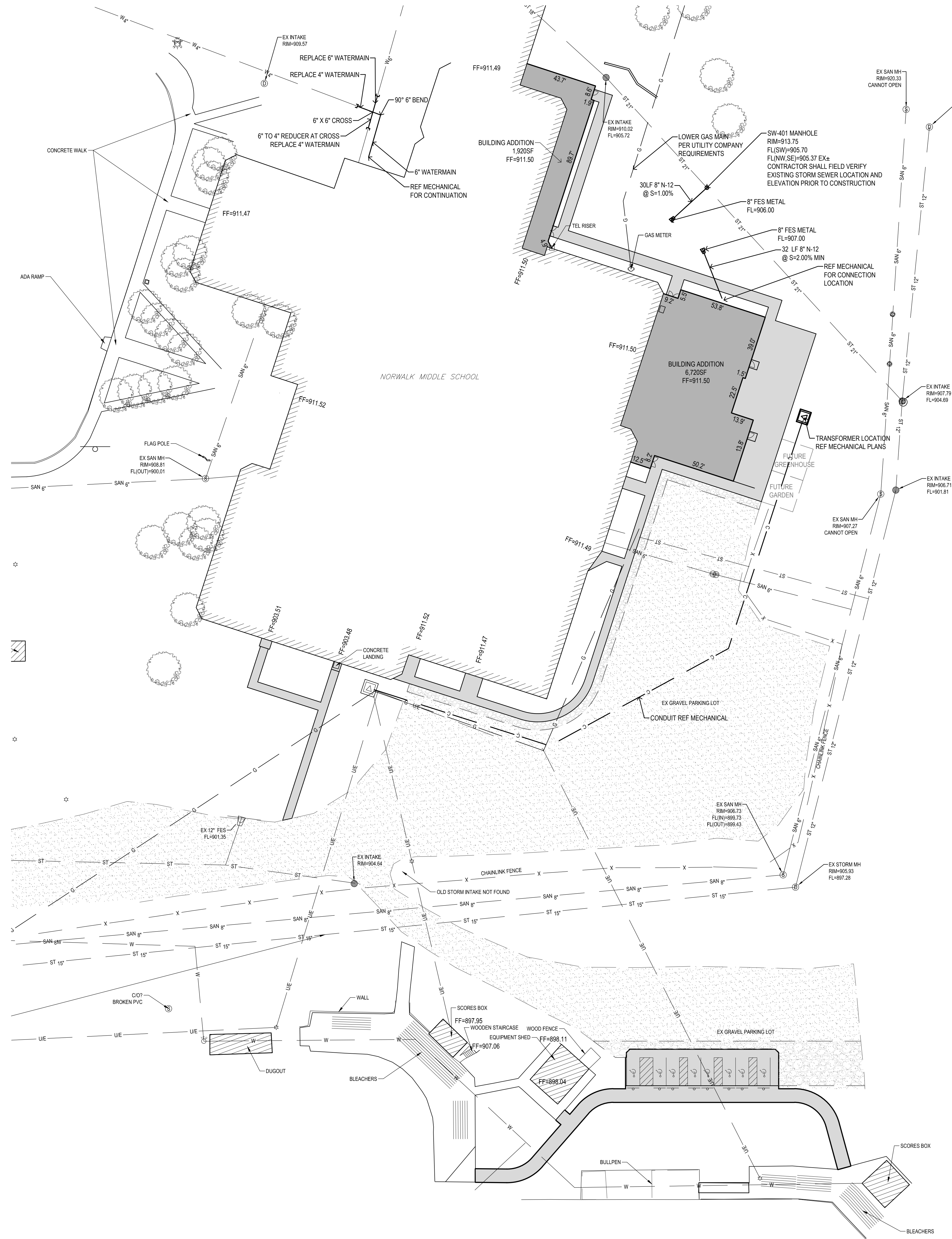






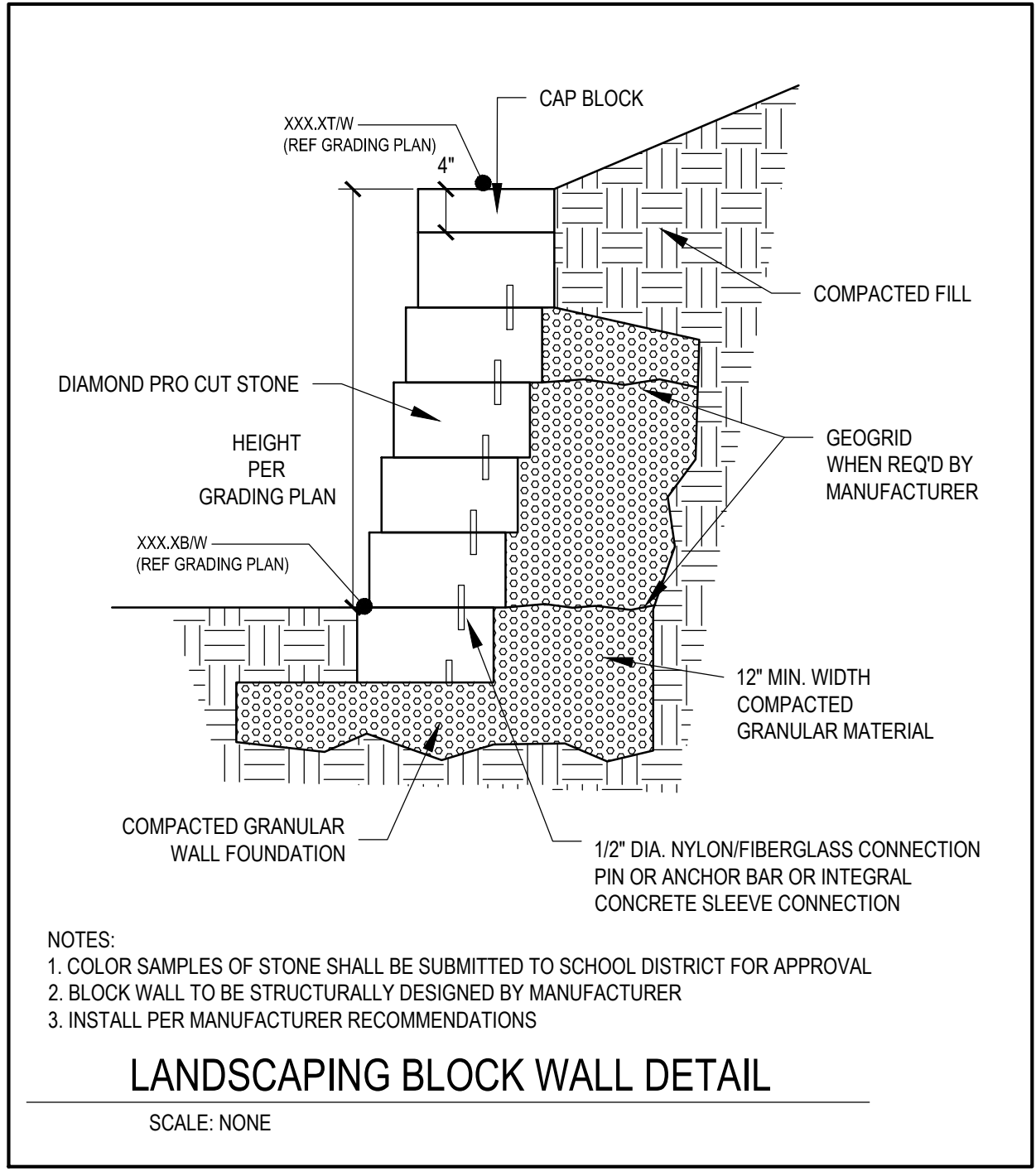
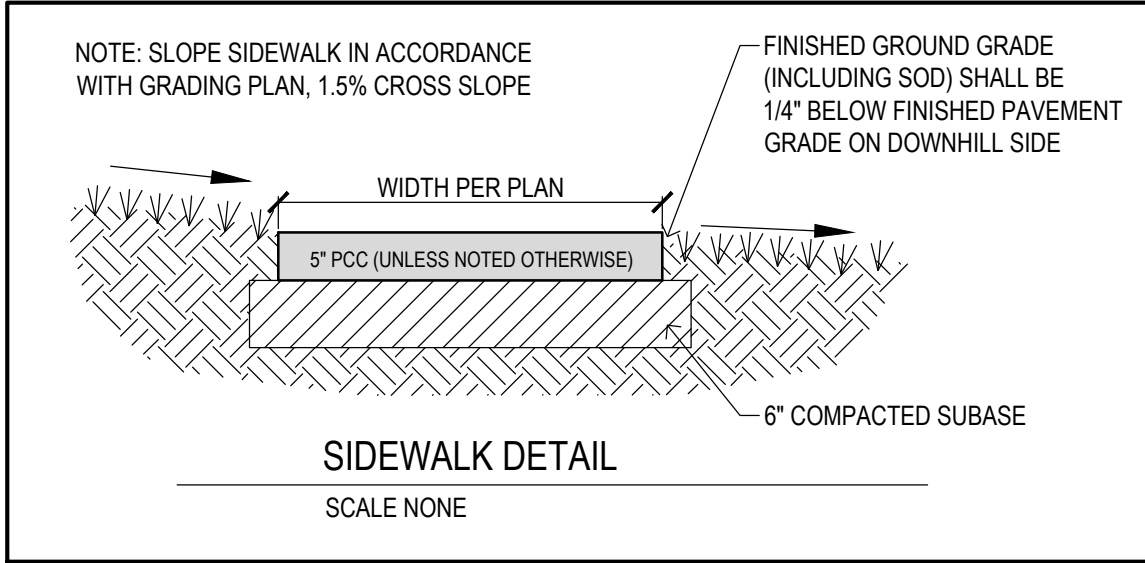
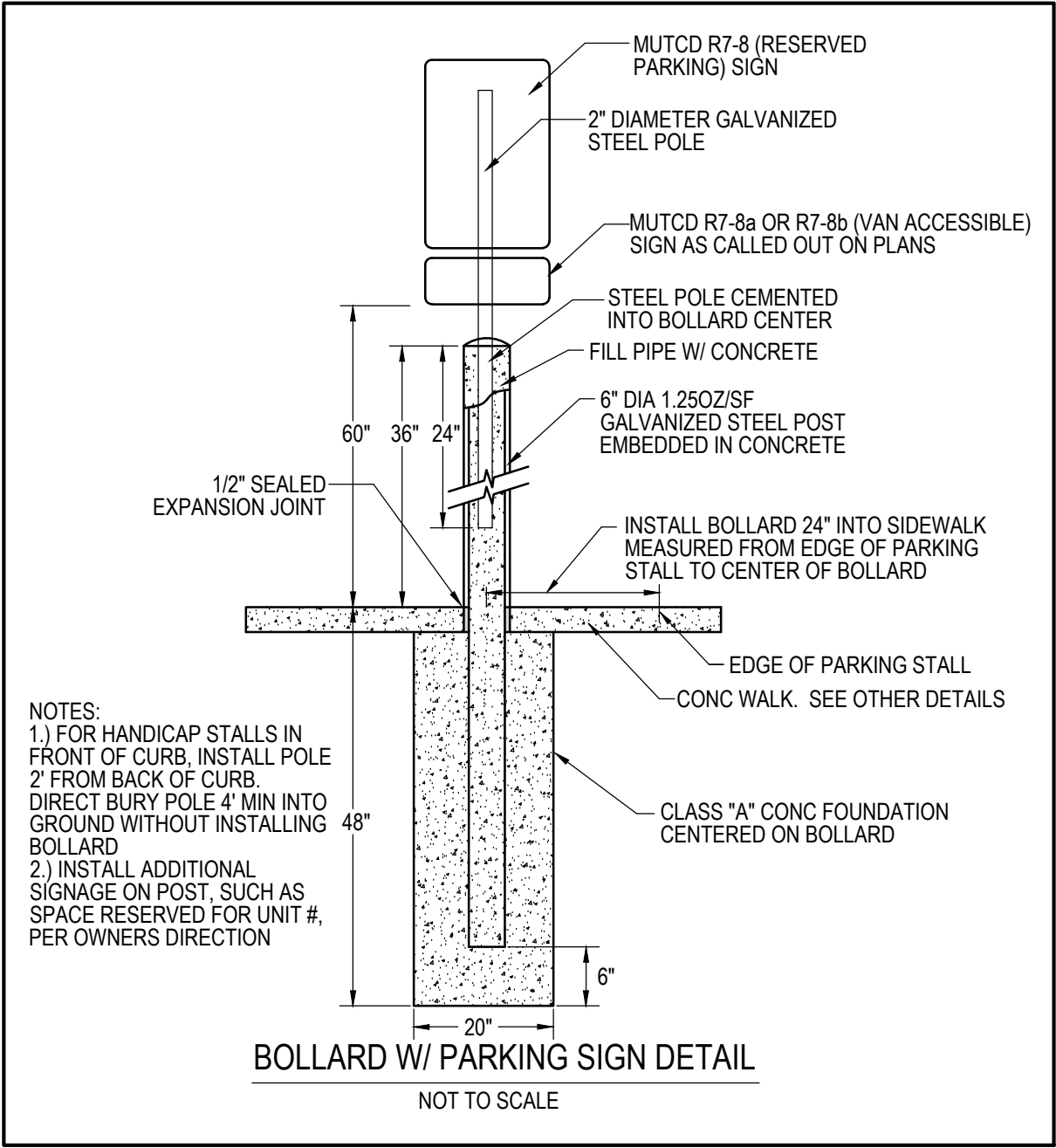






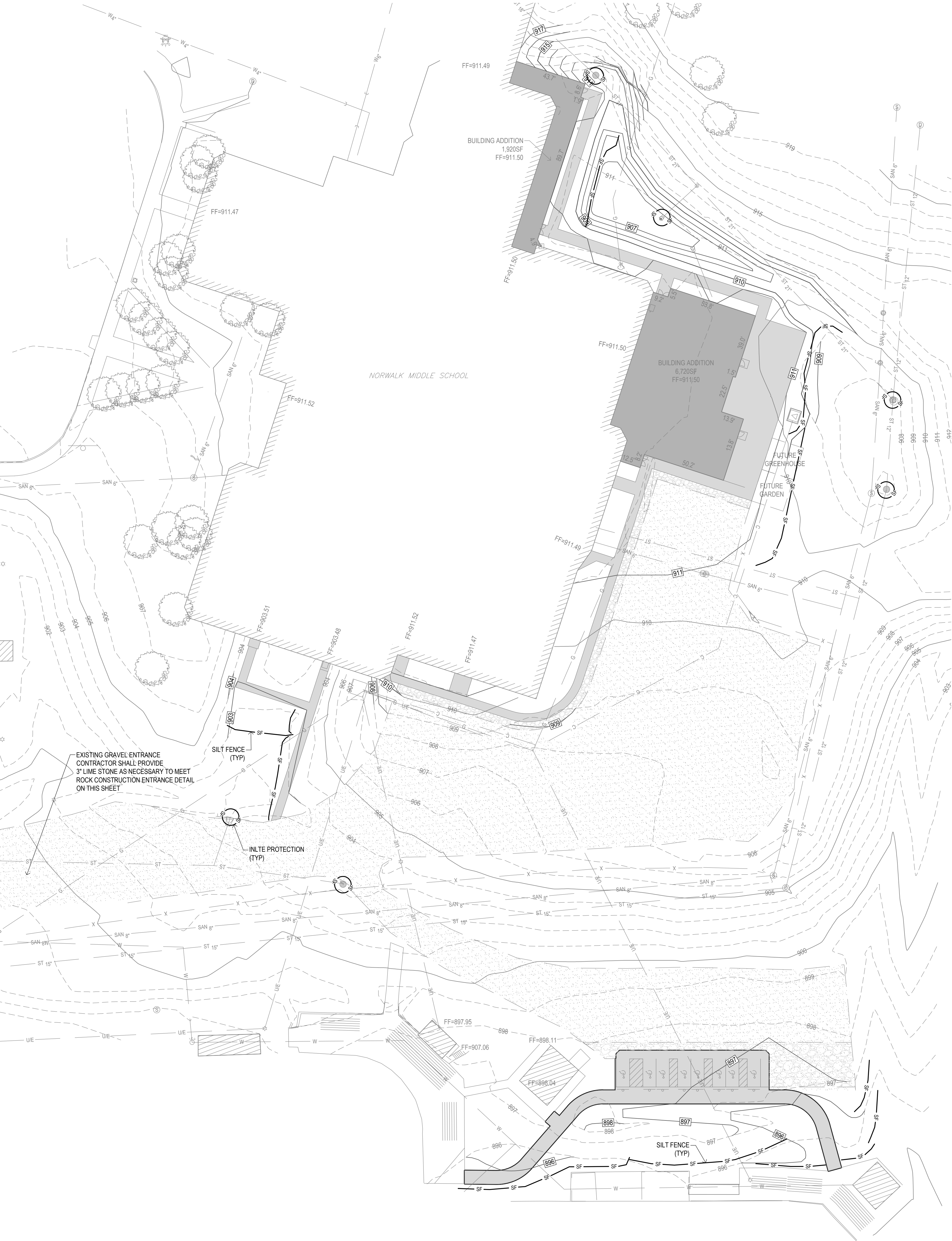
- UTILITY NOTES:
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
  2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
  3. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
  4. STORM SEWER CALLED OUT AS RCP MUST BE CLASS 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.





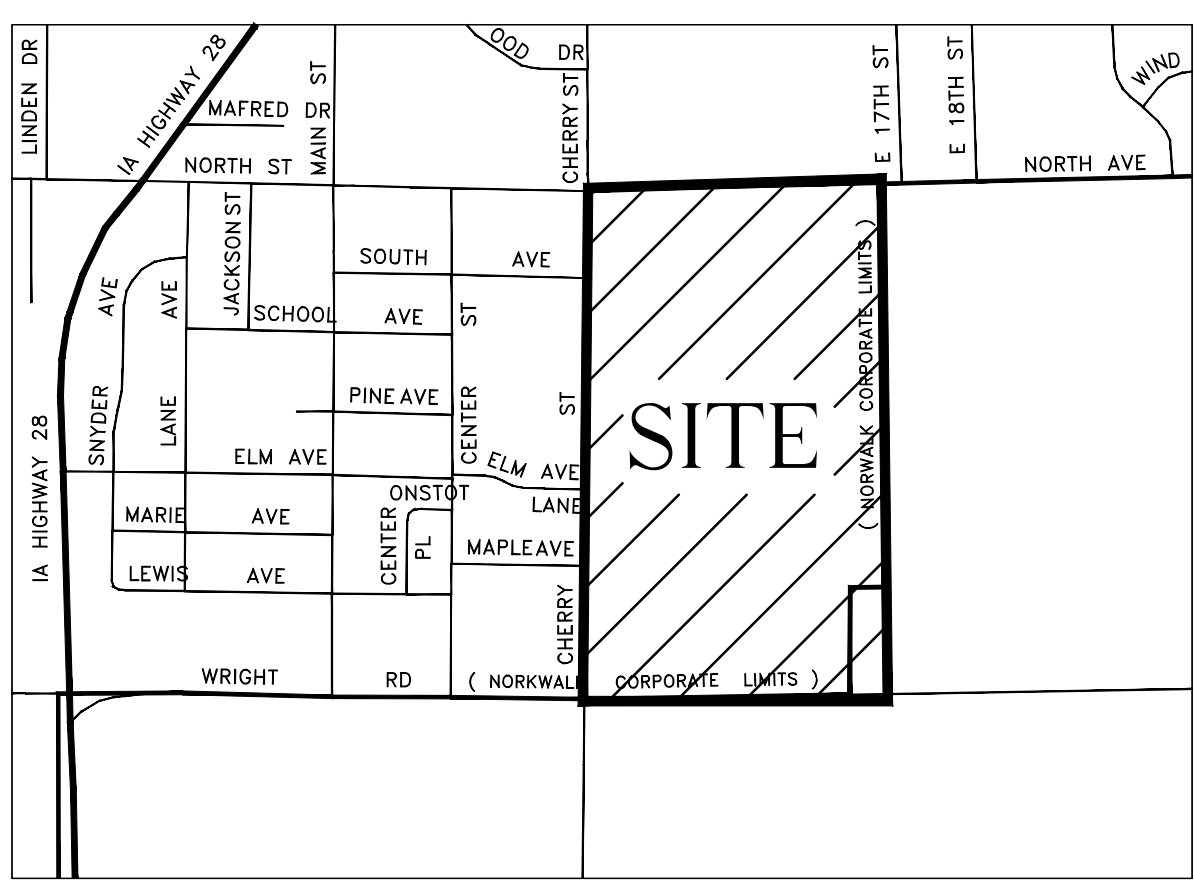


STORM WATER POLLUTION PREVENTION PLAN



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.



VICINITY MAP  
SCALE: 1" = 1,000'

**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.

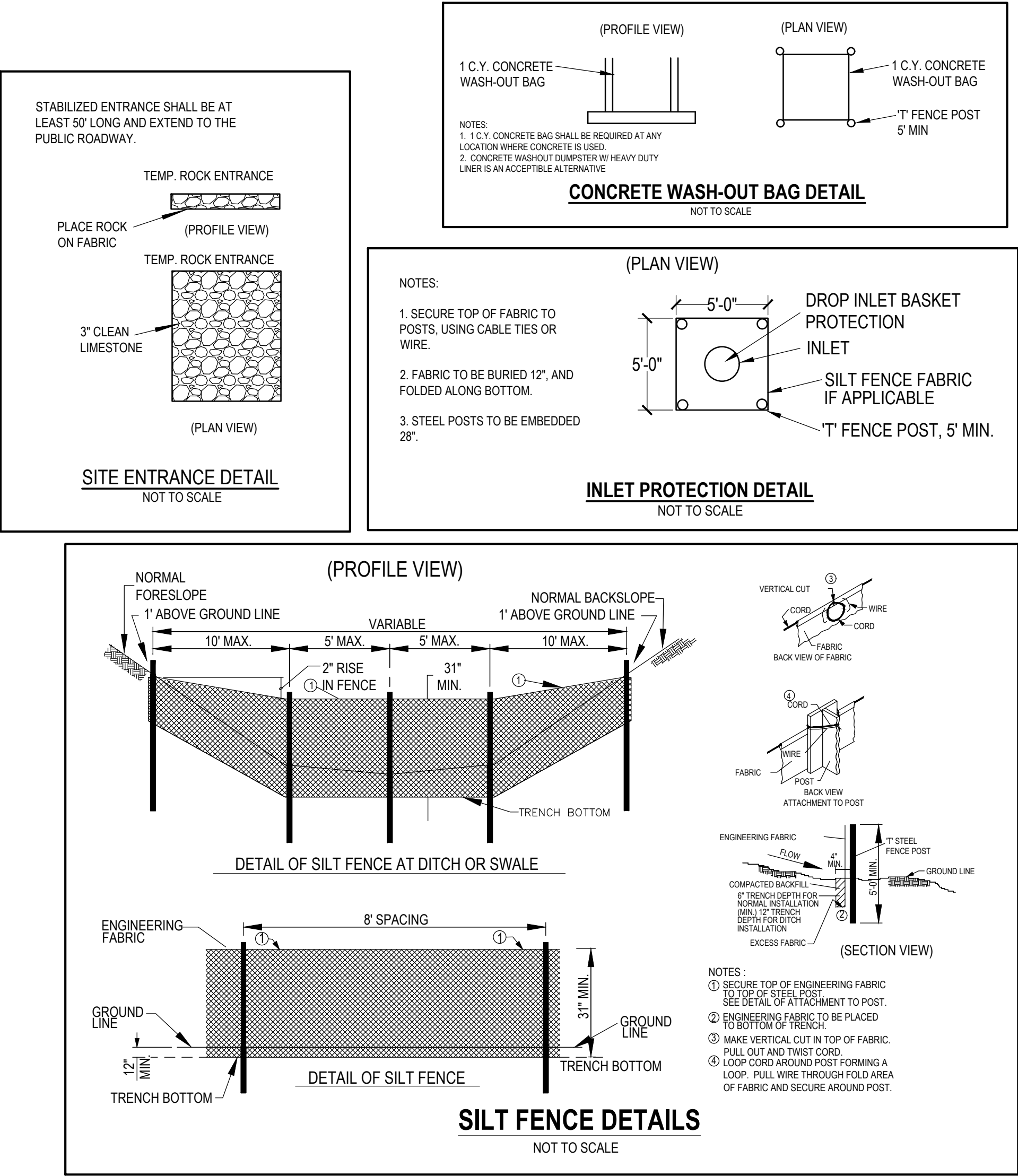
TBM ELEV. = 941.35

- LEGEND:**

  - 120 — EXISTING CONTOUR
  - 120 — PROPOSED CONTOUR
  - SF — SILT FENCE
  - SAN — SANITARY SEWER
  - ST — STORM SEWER
  - W — WATER LINE
  - G — GAS LINE
  - UE — UNDERGROUND ELECTRIC
  - OE — OVERHEAD ELECTRIC
  - TELE — TELEPHONE LINE
  - FIO — 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

- 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 STANDPIPES.



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**

M:\LAND PROJECTS\2017\1024A10\DWG-C-701 SWPPP.DWG 2/8/2018 5:26:33 PM

**Bishop Engineering**  
"Planning Your Successful Development"

3501 104th Street  
Des Moines, Iowa 50322-3625  
Phone: (515) 252-0467 Fax: (515) 274-0217  
Civil Engineering & Land Surveying Established 1959

**frk architects + engineers**

2820 westown parkway suite 340 west des moines, iowa 50326  
p 515 223 5100 f 515 223 7236 www.frk-ae.com