

FINAL PLAT WARRIOR RUN ESTATES PLAT I NORWALK, IOWA

PROPERTY OWNER / APPLICANT:
DILIGENT WARRIOR RUN LLC
C/O PEOPLES CO
1211 STRATFORD DRIVE
SUITE B
CLIVE IA 50325

LEGAL DESCRIPTION

THE NW 1/4 OF SECTION 17, TOWNSHIP 71 NORTH, RANGE 24 WEST OF THE 5th P.M., CITY OF NORWALK, WARREN COUNTY, IOWA, SUBJECT TO EASEMENT TO THE STATE OF IOWA RECORDED IN BOOK 110, PAGE 444, AND EXCEPT THAT PORTION OF THE NORTHWEST PORTION OF SECTION 17, TOWNSHIP 71 NORTH, RANGE 24 LYING NORTH OF AN EAST BY NORTH EAST ROAD IN THE NORTHERN PORTION OF SAID LAND, AND EXCEPT THAT PART THEREOF CONDEMNED BY WARREN COUNTY AS DESCRIBED IN THE CONDEMNATION PROCEEDINGS RECORDED IN BOOK 147, PAGES 435-463 IN THE OFFICE OF THE RECORDER OF WARREN COUNTY, IOWA, AND EXCEPT PARCEL 'E' OF THE SURVEY OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 71 NORTH, RANGE 24 WEST OF THE 5th P.M., WARREN COUNTY, IOWA, AS SHOWN IN IRREGULAR PLAT BOOK 4, PAGE 14 OF T1-24 IN THE OFFICE OF THE WARREN COUNTY RECORDER. SAID PROPERTY CONTAINS 146.13 ACRES MORE OR LESS.

ZONING

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (LOTS 1-24, OUTLOT 'Y', AND OUTLOT 'Z')
R-3 MEDIUM DENSITY MULTI-FAMILY (LOT 30)
R-4 HIGH DENSITY MULTI-FAMILY (OUTLOT 'W')
C-2 COMMUNITY COMMERCIAL DISTRICT (OUTLOT 'X')

BULK REGULATIONS FOR R-1 (10)

LOT AREA - 8,750 SF MINIMUM
LOT WIDTH - 10' MINIMUM
FRONT YARD SETBACK - 30'
REAR YARD SETBACK - 35'
SIDE YARD SETBACK - 1' TOTAL (1' MIN)

UTILITIES

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

FLOOD ZONE

ZONE 'X'
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 14161C0132E, REVISED MARCH 2, 2004

NOTES

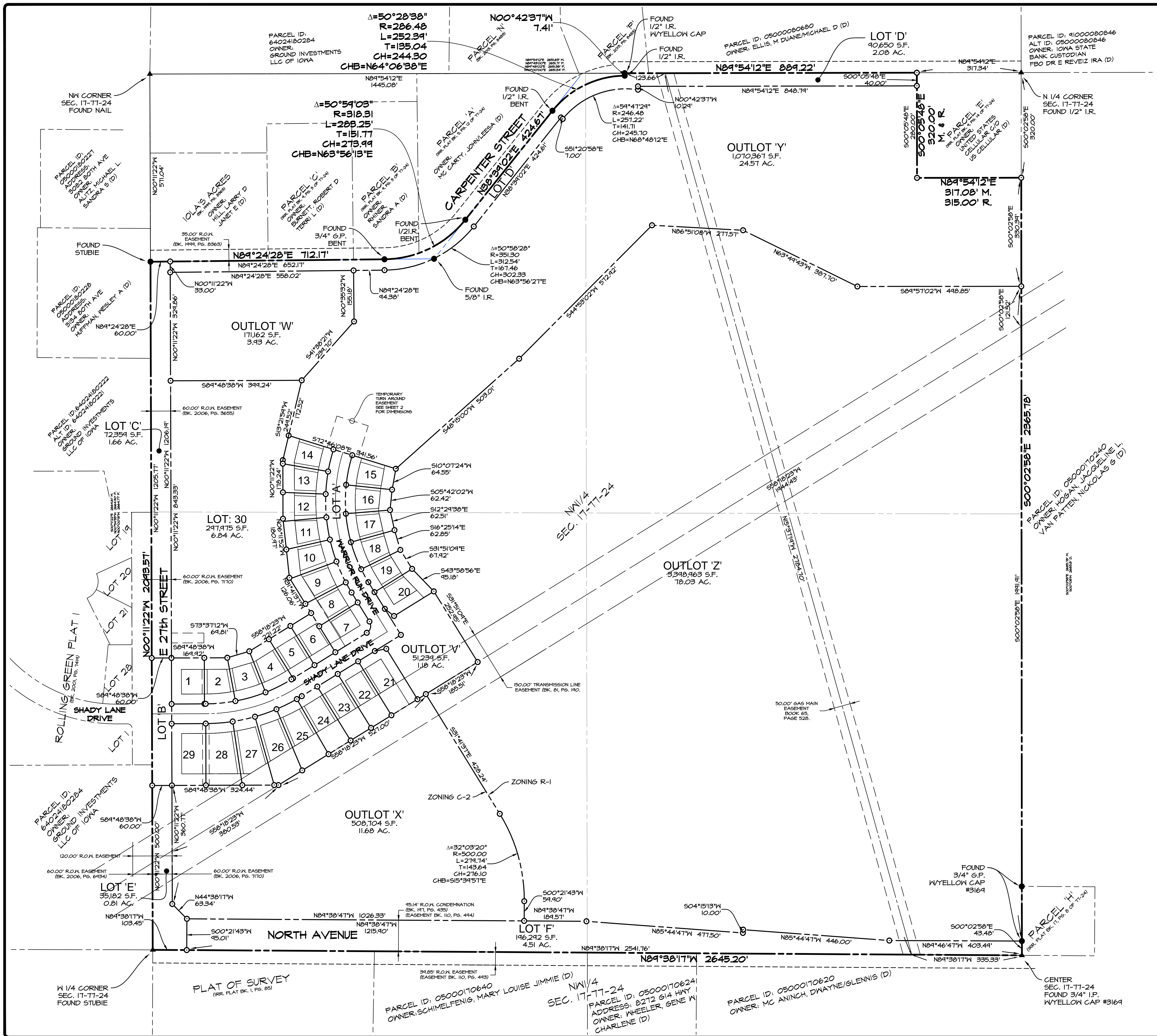
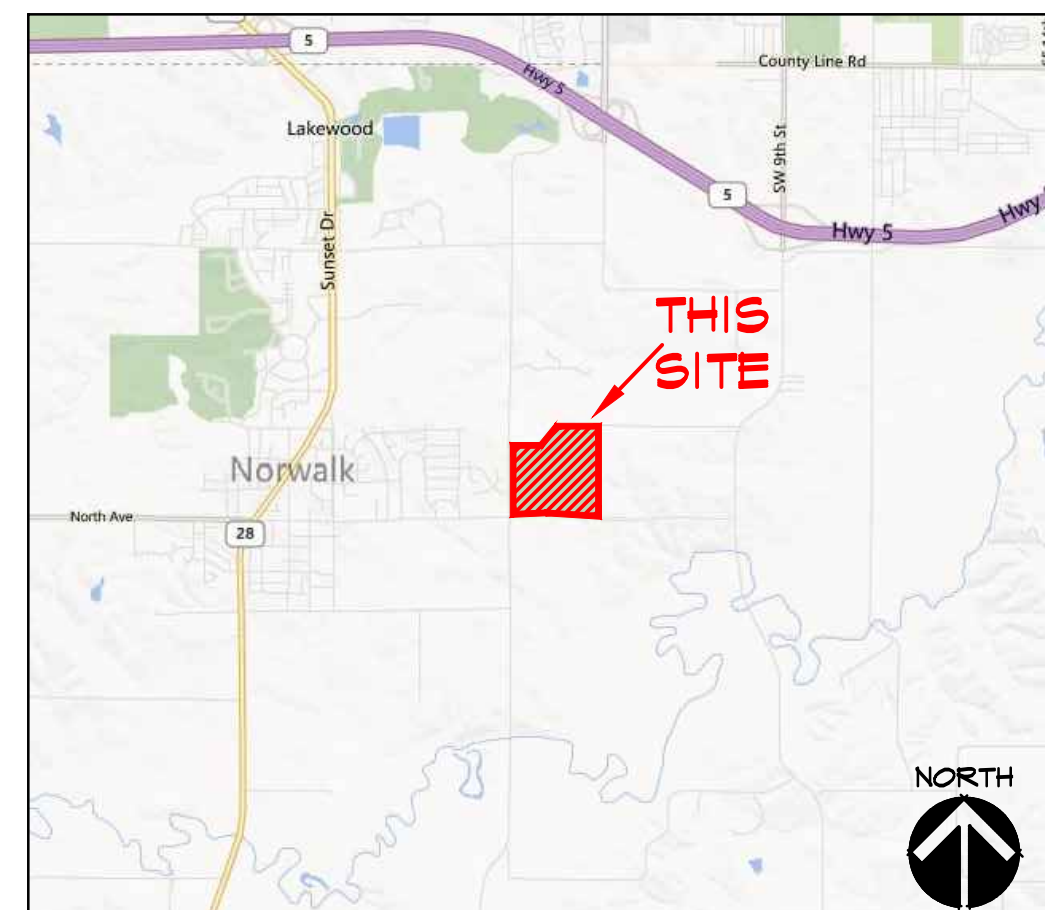
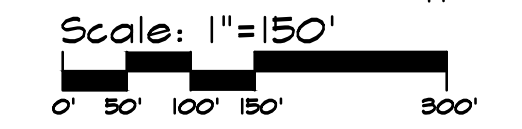
1. ALL STORM SEWER EASEMENTS ARE TO BE 20 FEET WIDE OR TWO TIMES THE DEPTH, WHICHEVER IS GREATER.
2. ALL SANITARY SEWER EASEMENTS ARE TO BE 30 FEET WIDE OR TWO TIMES THE DEPTH, WHICHEVER IS GREATER.
3. CORNER LOTS ON 27th STREET SHALL HAVE THEIR DRIVEWAY ACCESS TO THE SIDE STREET AND NOT CONNECT TO 27th STREET.
4. THE USE OF PUBLIC UTILITY EASEMENTS IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT.
5. LOT 1, LOT 24 AND LOT 30 THERE WILL NEED TO BE A DEVELOPMENT AGREEMENT OR PETITION AND MAINTENANCE FOR FUTURE CONSTRUCTION OF THE SIDEWALK ALONG EAST 27th STREET.
6. SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.
7. NO OBSTRUCTIONS SHALL BE LOCATED IN THE TRANSMISSION LINE EASEMENT, REFER TO BOOK 81 PAGE 140.

CERTIFICATIONS

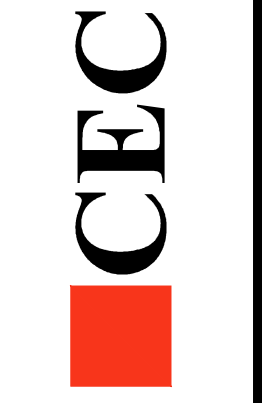
	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. JERRY P. OLIVER, IOWA REG. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL.
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. JERRY P. OLIVER, IOWA REG. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL. THIS SHEET ONLY.

LEGEND

- | | |
|-------------|-----------------------|
| — ST-18" — | PLAT BOUNDARY |
| — SAN 18" — | STORM SEWER & SIZE |
| — W 18" — | SANITARY SEWER & SIZE |
| — W 18" — | WATER MAIN & SIZE |
| ○ | MANHOLE |
| ○ | STORM INTAKE |
| ○ | FIRE HYDRANT |
| ○ | VALVE |
| ○ | F.E.S. |
| ○ | EXISTING CONTOURS |
| ○ | PROPOSED CONTOURS |
| ○ | SILT FENCE |
| ○ | EXISTING TREE LINE |
| ○ | POINT OF BEGINNING |
| ○ | BUILDING SETBACK LINE |
| ○ | MAIL BOX CLUSTER |
| ○ | STREET LIGHT POLE |



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DATE:	REVISIONS	COMMENTS
JUNE 26, 2015	1	07-02-2015
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	3	
	4	
	5	JPO
	6	MEH

WARRIOR RUN ESTATES PLAT I
NORWALK, IA
FINAL PLAT
SHEET 1 OF 2
E-1007

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