

FINAL PLAT

THE GREENS AT WARRIOR RUN PLAT I

NORWALK, IOWA

DILIGENT WARRIOR RUN LLC, C/O PEOPLES CO., 12119 STRATFORD DRIVE, SUITE B, CLIVE IA 50325



VICINITY MAP
NOT TO SCALE

PROPERTY OWNER / APPLICANT:

DILIGENT WARRIOR RUN, L.L.C.
C/O PEOPLES CO
12119 STRATFORD DRIVE
SUITE B
CLIVE IA 50325

LEGAL DESCRIPTION

ALL OF LOT 30, WARRIOR RUN ESTATES PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 2015, PAGE 6541 IN THE OFFICE OF THE WARREN COUNTY RECORDER. SAID PROPERTY CONTAINS 6.04 ACRES MORE OR LESS.

EXISTING ZONING

R-3 MEDIUM DENSITY MULTI-FAMILY (LOT 30)

BULK REGULATIONS FOR R-3

FRONT YARD SETBACK - 30'
REAR YARD SETBACK - 35'
MINIMUM SEPARATION - 15' TOTAL

AREAS:

BUILDINGS	=	47,882 S.F.	19.3%
IMPERVIOUS	=	58,506 S.F.	23.6%
OPEN SPACE	=	141,552 S.F.	57.1%
TOTAL	=	247,940 S.F.	100.0%

UNIT DENSITY:

R-3 MAX. 12 UNITS PER ACRE
PROPOSED: 34 UNITS/6.04 ACRES = 5.7 UNITS PER ACRE

PARKING CALCULATIONS:

REQUIRED (2.5/UNIT)	=	2.5x34 UNITS = 90 SPACES
GARAGE SPACES	=	34 SPACES
DRIVEWAY SPACES	=	10 SPACES
TOTAL PARKING SPACES	=	117 SPACES

NOTES

1. ANY UTILITY UTILIZING THE PUBLIC UTILITY EASEMENT DOES SO AS A SUBORDINATE INTEREST TO THE CITY'S USE OF ITS DESIGNATED SANITARY SEWER EASEMENT AND ANY UTILITY UTILIZING THE PUBLIC UTILITY EASEMENT MUST RELOCATE AT ITS COST IF IN CONFLICT WITH THE CITY'S USE OF THE DESIGNATED SANITARY SEWER EASEMENT.
2. LOT 'A' TO BE DEEDED TO THE CITY OF NORWALK FOR STREET PURPOSES.
3. SURFACE WATER FLOWAGE EASEMENTS ARE PRIVATE. STORM WATER DETENTION AREAS ARE PRIVATE.
4. ALL LOTS SHOULD HAVE A 5' WIDE SIDEWALK IN THE PUBLIC RIGHT-OF-WAY, 1' FROM THE PROPERTY LINE.
5. SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.

AREA TABLE

PROPERTY	GROSS AREA
NN 1/4, NN 1/4 SEC. 17-TT-24	3.24 AC.
SW 1/4, NN 1/4 SEC. 17-TT-24	3.55 AC.
TOTAL	6.04 AC.

INDEX LEGEND

COUNTY: WARREN
CITY: NORWALK
SUBDIVISION: WARRIOR RUN ESTATES PLAT I
LOTS: OUTLOT 'Y' - WARRIOR RUN ESTATES PLAT I RECORDED IN BOOK 2015, PAGE 6541.
PROPRIETOR (S): DILIGENT WARRIOR RUN, L.L.C.
REQUESTED BY: DILIGENT WARRIOR RUN, L.L.C.
LAND SURVEYOR: JERRY P. OLIVER, PLS
CIVIL ENGINEERING CONSULTANTS, INC ATTN: JERRY P. OLIVER COMPANY: 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884

LEGEND

- ▲ FOUND SECTION CORNER
- FOUND CORNER W/ 5/8" I.R. W/YELLOW CAP #7844 UNLESS OTHERWISE NOTED
- SET PROPERTY CORNER W/ 5/8" I.R. W/YELLOW CAP #7844 UNLESS OTHERWISE NOTED
- PLAT BOUNDARY
- - - EXISTING PROPERTY LINES
- - - PROPOSED LOTS
- - - EASEMENT LINES
- - - BUILDING SETBACK LINES (B.S.L.)
- - - CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- B.S.L. BUILDING SETBACK LINE
- (1234) ADDRESS

FLOOD ZONE

ZONE 'X'
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 19101C0132E,
REVISED MARCH 2, 2009

CERTIFICATION

	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK HAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
	JERRY P. OLIVER, IOWA REG. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 PAGES OR SHEETS COVERED BY THIS SEAL: sheets 1-2

CEC

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

DATE:	REVISIONS	COMMENTS
OCTOBER XX, 2019	1	
	2	
	3	
	4	
	5	JFO
	6	MEH

THE GREENS AT WARRIOR RUN PLAT I
 NORWALK, IOWA
 FINAL PLAT COVER SHEET



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CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	30°01'13"	50.00'	26.20'	13.41'	25.80'	N75°10'45"W
C2	4°13'30"	61.00'	4.50'	2.25'	4.50'	N62°16'54"W
C3	25°11'02"	61.00'	26.92'	13.68'	26.70'	N77°02'10"W
C4	14°23'30"	61.00'	20.65'	10.42'	20.55'	S80°31'35"W
C5	15°47'16"	61.00'	16.81'	8.46'	16.76'	S63°02'12"W
C6	24°52'12"	61.00'	26.48'	13.45'	26.27'	S42°42'28"W
C7	8°13'55"	61.00'	9.14'	4.60'	9.18'	S25°51'25"W
C8	18°06'04"	61.00'	14.21'	7.12'	14.14'	S12°35'23"W
C9	24°54'04"	61.00'	26.51'	13.47'	26.30'	S08°54'46"E
C10	8°50'44"	61.00'	9.42'	4.72'	9.41'	S25°47'13"E
C11	30°01'13"	50.00'	26.20'	13.41'	25.80'	S15°11'50"E
C12	7°18'38"	38.00'	4.85'	2.43'	4.85'	S03°21'51"W

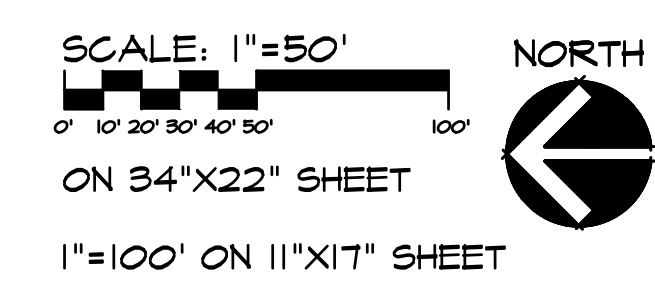
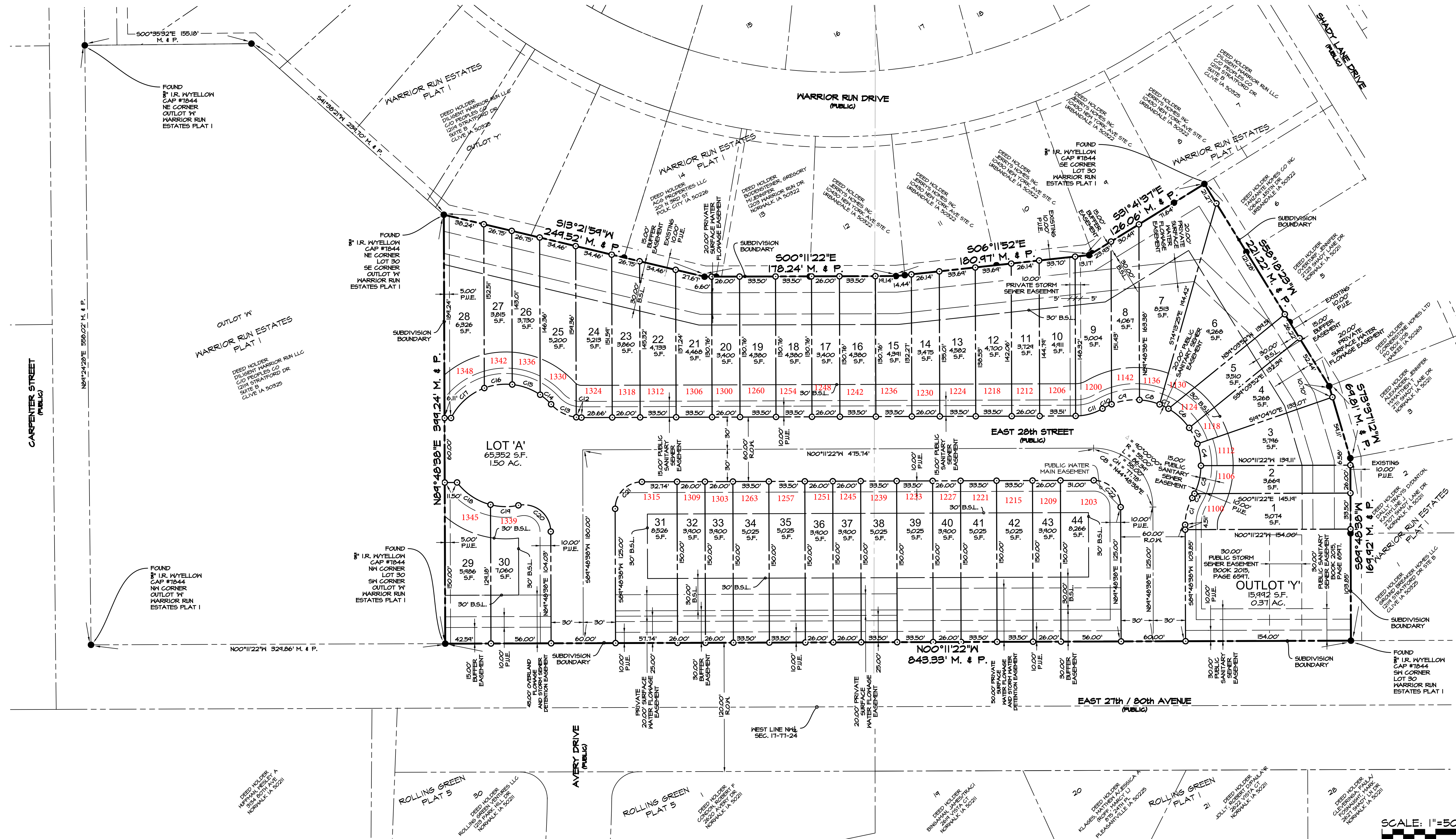
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C13	40°36'30"	38.00'	26.93'	14.06'	26.37'	S27°25'31"W
C14	13°33'14"	57.00'	13.44'	6.77'	13.45'	S40°57'06"W
C15	28°08'46"	57.00'	28.00'	14.24'	27.72'	S20°06'04"W
C16	26°34'21"	57.00'	26.44'	13.46'	26.20'	S07°15'30"E
C17	42°52'53"	57.00'	42.66'	22.38'	41.67'	S41°54'07"E
C18	38°14'21"	57.00'	38.12'	19.81'	37.42'	N33°36'46"E
C19	26°18'55"	57.00'	26.18'	13.32'	25.95'	N01°17'38"E
C20	101°40'28"	25.00'	44.36'	30.64'	38.77'	N88°58'24"E
C21	90°00'00"	25.00'	34.27'	25.00'	35.36'	N45°11'21"W
C22	90°00'00"	25.00'	34.27'	25.00'	35.36'	N44°48'38"E

NOTES

- LOT 'A' TO BE DEEDED TO THE CITY OF NORMAL, IOWA FOR STREET PURPOSES.
- OUTLOT 'Y' TO BE OWNED AND MAINTAINED BY THE TOWNHOME ASSOCIATION. ALL OF OUTLOT 'Y' IS A SURFACE WATER FLOWAGE AND STORM WATER DETENTION EASEMENT.
- OUTLOT 'Z' TO BE RE-PLATTED IN A FUTURE PHASE.

**FINAL PLAT
THE GREENS AT
WARRIOR RUN PLAT 1
NORMAL, IOWA
SHEET 02 of 02**

PROPERTY OWNER / APPLICANT:
DILIGENT WARRIOR RUN LLC
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1218 STRATFORD DRIVE
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CEC

DATE:	REVISIONS	COMMENTS
OCTOBER XX, 2018	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: JFO
DESIGNED BY: JFO
DRAWN BY: MEH

THE GREENS AT WARRIOR RUN PLAT 1
NORMAL, IOWA

FINAL PLAT - SHEET 2

SHEET 02 OF 02
E-1285

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