PRELIMINARY PLAT

NORTH RIDGE SUBDIVISION

KALONA, WASHINGTON COUNTY, IOWA

LEGAL DESCRIPTION

Commencing at the Northeast Corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 19, Township 77 West, Range 7 North of the 5th P.M., Washington County, Iowa; thence N 89° 30' 58" E, 279.15 feet to the Point of Beginning; thence continuing N 89° 30' 58" E, 80.00 feet; Thence S 00° 29' 02" E, 195.05 feet; Thence along a 760.00 foot curve concave East (chord S 03° 41' 43" E, 85.15 feet); Thence S 06° 54' 25" E, 50.98 feet; Thence N 89° 31' 35" E, 275.02 feet; Thence S 00° 28' 25" E, 324.82 feet; Thence N 89° 31' 35" E, 884.88 feet; Thence S 00° 28' 20" E, 450.00 feet; Thence N 89° 03' 37" W, 536.17 feet; Thence S08°54'16"W, 151.70 feet; Thence S 14° 25' 20" W, 334.06 feet; Thence S 24° 22' 32" E, 309.59 feet; Thence along a 530.00 foot curve concave North (chord S 82° 18' 49" W, 304.41 feet); Thence N 80° 59' 50" W, 226.35 feet; Thence along a 770.00 foot curve concave South (chord N 85° 35' 40" W, 123.56 feet); Thence S 89° 48' 31" W, 202.17 feet; Thence along a 380.00 foot curve concave North (chord S 70° 28' 30" E, 256.40 feet); Thence S 50° 45' 30" W, 327.45 feet; Thence along a 380.00 foot curve concave Northeast (chord S 33° 47' 41" E, 221.74 feet); Thence S 73° 10' 09" W, 160.97 feet; Thence N 00° 49' 36" W, 542.49 feet; Thence N 39° 30' 25" E, 257.67 feet; Thence N 52° 45' 17" E, 546.64 feet; Thence N 62° 22'14" E, 69.18 feet; Thence N 57°43'26" E, 123.46 feet; Thence N 00°29'02" W, 106.56 feet; Thence N 89° 30' 58" E, 123.70 feet; Thence N 00° 29' 02" W, 130.07 feet to the Point of Beginning.

Also:
Outlot E is as recorded in Book 97, Page 174 in the office of the Washington County Recorder.

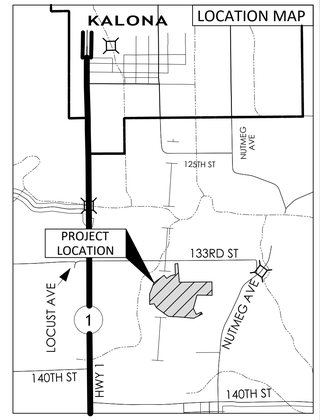
Described parcel contains 53.89 acres and is subject to easements and other restrictions of record.

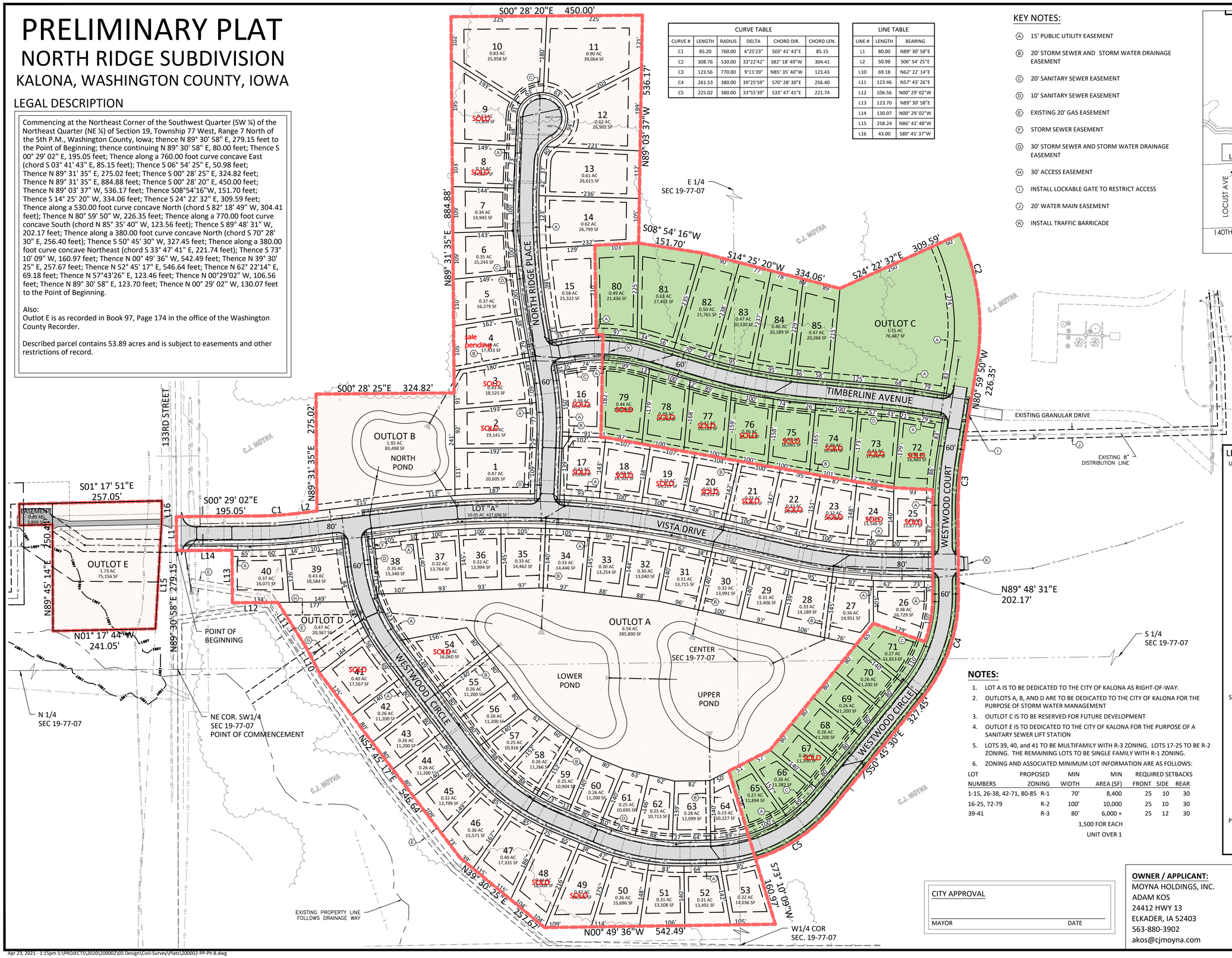
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	85.20	760.00	6°25'23"	S03° 41' 43"E	85.15
C2	308.76	530.00	33°22'42"	S82° 18' 49"W	304.41
C3	123.56	770.00	9°11'39"	N85° 35' 40"W	123.43
C4	261.53	380.00	39°25'59"	S70° 28' 30"E	256.40
C5	225.02	380.00	33°55'39"	S33° 47' 41"E	221.74

LINE TABLE		
LINE #	LENGTH	BEARING
L1	80.00	N89° 30' 58"E
L2	50.98	S06° 54' 25"E
L10	69.18	N62° 22' 14"E
L11	123.46	N57° 43' 26"E
L12	106.56	N00° 29' 02"W
L13	123.70	N89° 30' 58"E
L14	130.07	N00° 29' 02"W
L15	258.24	N86° 41' 48"W
L16	43.00	S89° 45' 37"W

KEY NOTES:

- Ⓐ 15' PUBLIC UTILITY EASEMENT
- Ⓑ 20' STORM SEWER AND STORM WATER DRAINAGE EASEMENT
- Ⓒ 20' SANITARY SEWER EASEMENT
- Ⓓ 10' SANITARY SEWER EASEMENT
- Ⓔ EXISTING 20' GAS EASEMENT
- Ⓕ STORM SEWER EASEMENT
- Ⓖ 30' STORM SEWER AND STORM WATER DRAINAGE EASEMENT
- Ⓗ 30' ACCESS EASEMENT
- Ⓘ INSTALL LOCKABLE GATE TO RESTRICT ACCESS
- Ⓙ 20' WATER MAIN EASEMENT
- Ⓚ INSTALL TRAFFIC BARRICADE





NOTES:

1. LOT A IS TO BE DEDICATED TO THE CITY OF KALONA AS RIGHT-OF-WAY.
2. OUTLOTS A, B, AND D ARE TO BE DEDICATED TO THE CITY OF KALONA FOR THE PURPOSE OF STORM WATER MANAGEMENT
3. OUTLOT C IS TO BE RESERVED FOR FUTURE DEVELOPMENT
4. OUTLOT E IS TO DEDICATED TO THE CITY OF KALONA FOR THE PURPOSE OF A SANITARY SEWER LIFT STATION
5. LOTS 39, 40, and 41 TO BE MULTIFAMILY WITH R-3 ZONING. LOTS 17-25 TO BE R-2 ZONING. THE REMAINING LOTS TO BE SINGLE FAMILY WITH R-1 ZONING.
6. ZONING AND ASSOCIATED MINIMUM LOT INFORMATION ARE AS FOLLOWS:

LOT NUMBERS	PROPOSED ZONING	MIN WIDTH	MIN AREA (SF)	REQUIRED SETBACKS FRONT	SIDE	REAR
1-15, 26-38, 42-71, 80-85	R-1	70'	8,400	25	10	30
16-25, 72-79	R-2	100'	10,000	25	10	30
39-41	R-3	80'	6,000 + 1,500 FOR EACH UNIT OVER 1	25	12	30

LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	(CO)	CO
OVERHEAD LINE	(OH)	OH
ELECTRIC	(E)	E
FIBER OPTIC	(FO)	FO
GAS	(G)	G
SANITARY SEWER	(SS)	SS
STORM	(ST)	ST
SUBDRAIN	(SD)	SD
WATER: DOMESTIC	(W)	W
COMM. HANDHOLE	C	C
COMM. PEDESTAL	C	C
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC TRANSFORMER	E	E
FIBER OPTIC HANDHOLE	FO	FO
GAS VALVE		
SANITARY MANHOLE	SS	
SANITARY CLEANOUT		
STORM MANHOLE	ST	
STORM INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WELL	W	W

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	100
FENCE: BARB WIRE	x—x—x	x—x—x
FENCE: CHAIN LINK		
FENCE: CONSTRUCTION		
FENCE: VINYL		
FENCE: WIRE		
FENCE: WOOD		
STREAM CENTERLINE		
SIGN		
SHRUBBERY		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN

PHASES
PHASE 1
PHASE 2

CITY APPROVAL

MAYOR DATE

OWNER / APPLICANT:
MOYNA HOLDINGS, INC.
ADAM KOS
24412 HWY 13
ELKADER, IA 52403
563-880-3902
akos@cjmoyna.com

PREPARED BY:
AXIOM CONSULTANTS, LLC
MICHAEL J. WELCH, PE
60 E. COURT STREET
UNIT 3
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ENGINEER: AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR: REVISED ZONING & PHASING
CURRENT REV: F
DATE ISSUED: APRIL 23, 2021
PROJECT NAME: NORTH RIDGE SUBDIVISION SOUTHTOWN DEVELOPMENT KALONA, IOWA
CLIENT NAME: CJ MOYNA
SHEET NAME: PRELIMINARY PLAT
SHEET NUMBER: 1 OF 3
PROJECT NO.: 200002
PROJECT MANAGER: BOELK

Apr 23, 2021 - 1:15pm S:\PROJECTS\2020\200002\05 Design\Civil-Survey\Plats\200002-PP-Ph B.dwg