

PRELIMINARY PLAT

NORTH RIDGE SUBDIVISION

KALONA, WASHINGTON COUNTY, IOWA

LEGAL DESCRIPTION

Commencing at the Northeast Corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) 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 S 08° 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:
Outlet E as is recorded in Book 97, Page 174 in the office of the Washington County Recorder.

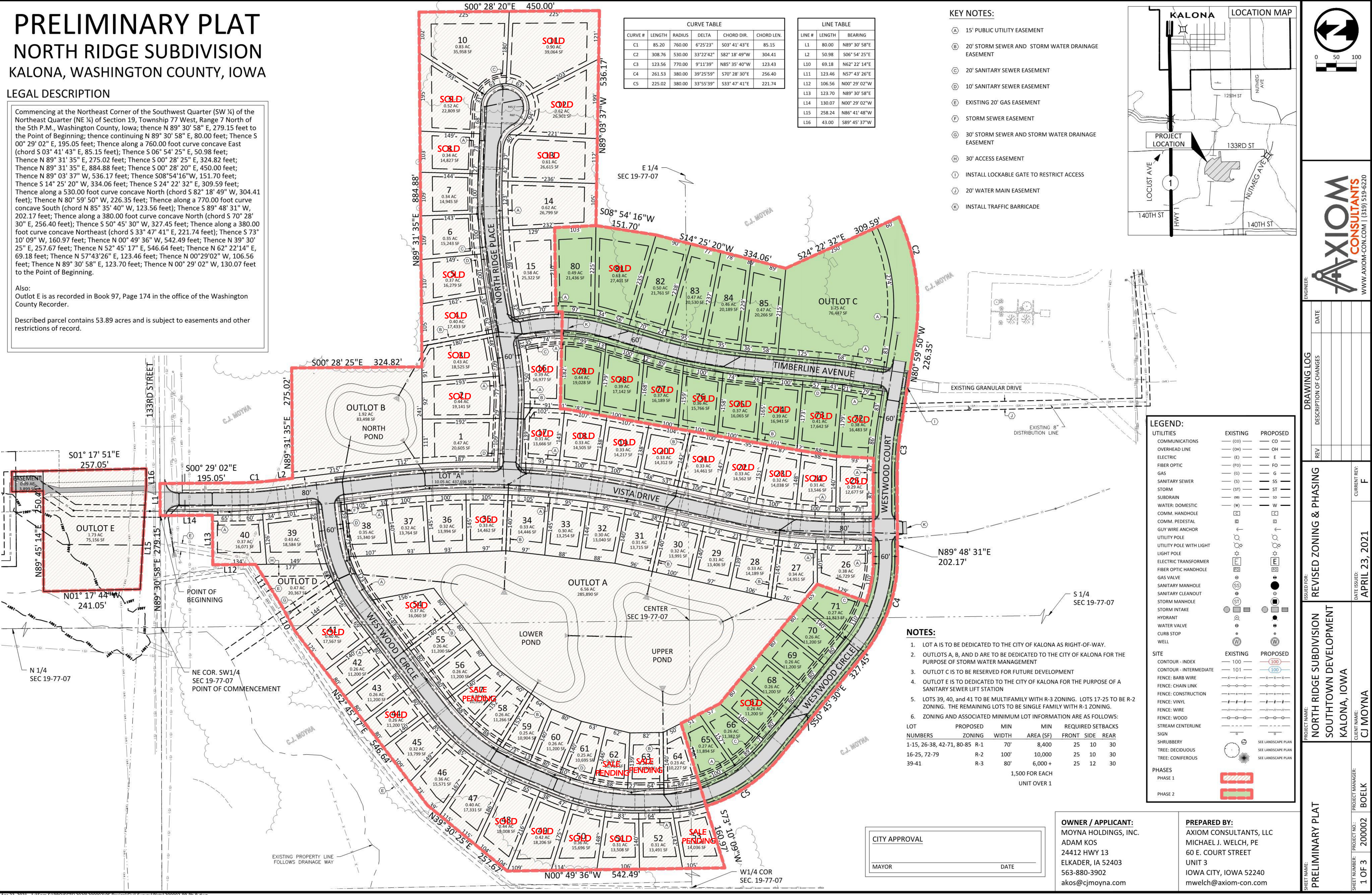
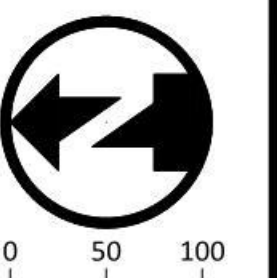
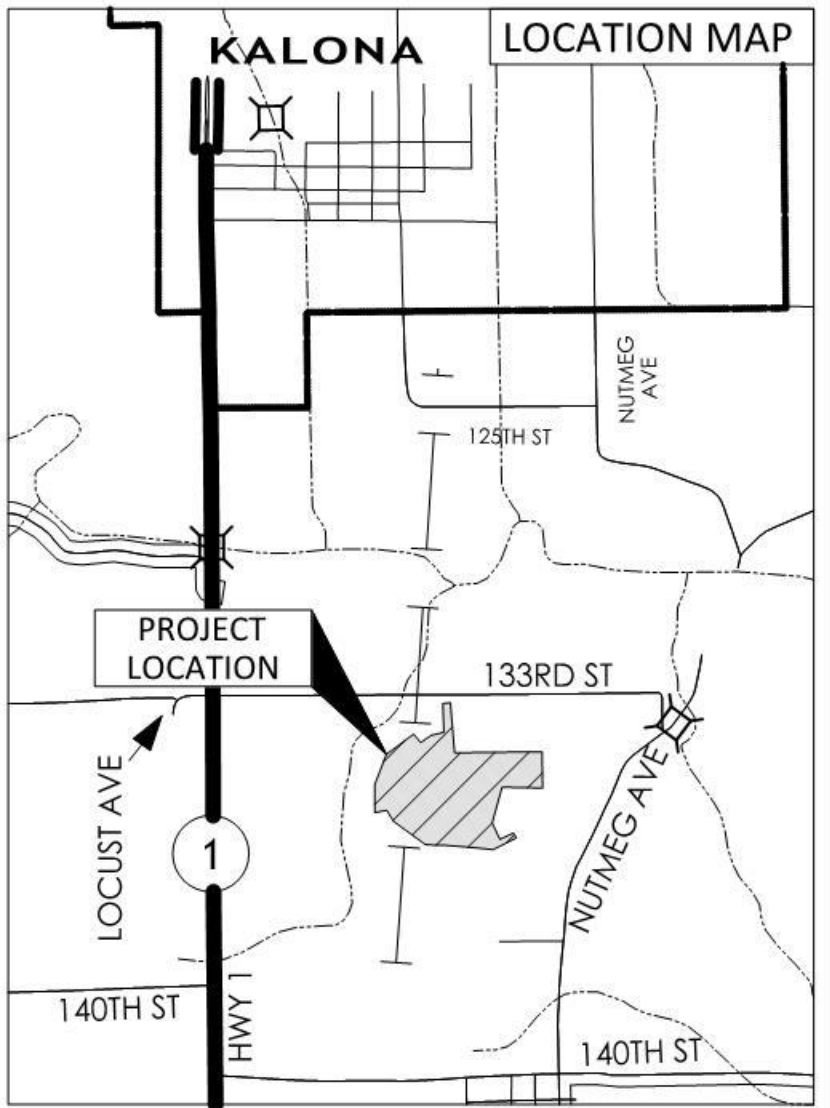
Described parcel contains 53.89 acres and is subject to easements and other restrictions of record.

CURVE #	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°53'39"	S33°47'41"E	221.74

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:

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



LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	(CO)	CO
OVERHEAD LINE	(OH)	OH
ELECTRIC	(E)	E
FIBER OPTIC	(FO)	FO
GAS	(G)	G
SANITARY SEWER	(S)	SS
STORM	(ST)	ST
SUBDRAIN	(SD)	SD
WATER: DOMESTIC	(W)	W
COMM. HANDHOLE	(CH)	CH
COMM. PEDESTAL	(CP)	CP
GUY WIRE ANCHOR	(GA)	GA
UTILITY POLE	(UP)	UP
UTILITY POLE WITH LIGHT	(UPL)	UPL
LIGHT POLE	(LP)	LP
ELECTRIC TRANSFORMER	(ET)	ET
FIBER OPTIC HANDHOLE	(FHH)	FHH
GAS VALVE	(GV)	GV
SANITARY MANHOLE	(SM)	SM
SANITARY CLEANOUT	(SC)	SC
STORM MANHOLE	(SMH)	SMH
STORM INTAKE	(SI)	SI
HYDRANT	(H)	H
WATER VALVE	(WV)	WV
CURB STOP	(CS)	CS
WELL	(W)	W

SITE	EXISTING	PROPOSED
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE	(X-X)	(X-X)
FENCE: CHAIN LINK	(- - -)	(- - -)
FENCE: CONSTRUCTION	(---)	(---)
FENCE: VINYL	(= = =)	(= = =)
FENCE: WIRE	(---)	(---)
FENCE: WOOD	(---)	(---)
STREAM CENTERLINE	(---)	(---)
SIGN	(S)	(S)
SHRUBBERY	(S)	(S)
TREE: DECIDUOUS	(T)	(T)
TREE: CONIFEROUS	(T)	(T)

PHASES	PHASE 1	PHASE 2
PHASE 1	(Red outline)	(Red outline)
PHASE 2	(Green outline)	(Green outline)

NOTES:

- LOT A IS TO BE DEDICATED TO THE CITY OF KALONA AS RIGHT-OF-WAY.
 - OUTLOTS A, B, AND D ARE TO BE DEDICATED TO THE CITY OF KALONA FOR THE PURPOSE OF STORM WATER MANAGEMENT
 - OUTLOT C IS TO BE RESERVED FOR FUTURE DEVELOPMENT
 - OUTLOT E IS TO BE DEDICATED TO THE CITY OF KALONA FOR THE PURPOSE OF A SANITARY SEWER LIFT STATION
 - 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.
 - ZONING AND ASSOCIATED MINIMUM LOT INFORMATION ARE AS FOLLOWS:
- | LOT NUMBERS | PROPOSED ZONING | MIN WIDTH | MIN AREA (SF) | REQUIRED SETBACKS |
|---------------------------|-----------------|-----------|---------------|--------------------------------|
| 1-15, 26-38, 42-71, 80-85 | R-1 | 70' | 8,400 | FRONT 25
SIDE 10
REAR 30 |
| 16-25, 72-79 | R-2 | 100' | 10,000 | FRONT 25
SIDE 10
REAR 30 |
| 39-41 | R-3 | 80' | 6,000+ | FRONT 25
SIDE 12
REAR 30 |
- 1,500 FOR EACH UNIT OVER 1

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
IOWA CITY, IOWA 52240
mwelch@axiom-con.com

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | 515-519-6220

ENGINEER: CJ MOYNA

ISSUED FOR: REVISED ZONING & PHASING

PROJECT NAME: NORTH RIDGE SUBDIVISION SOUTHTOWN DEVELOPMENT KALONA, IOWA

CLIENT NAME: CJ MOYNA

DATE ISSUED: APRIL 23, 2021

CURRENT REV: F

PROJECT NUMBER: 200002

SHEET NUMBER: 1 OF 3

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