

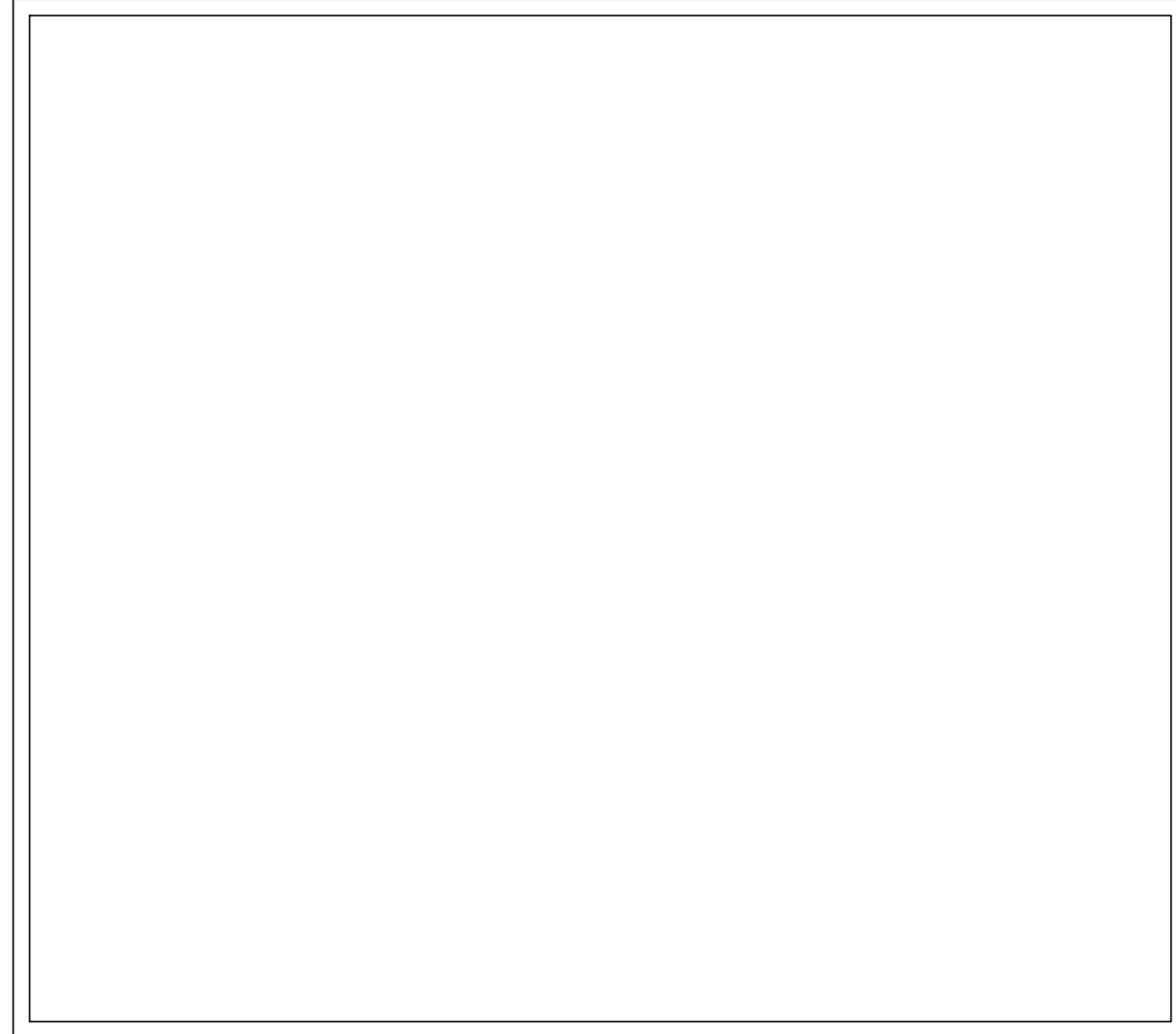
PRELIMINARY PLAT

INCLINE GROVE ESTATES

PARTS 2 AND 3

KALONA, WASHINGTON COUNTY, IOWA

LEGAL DESCRIPTION



CITY APPROVAL

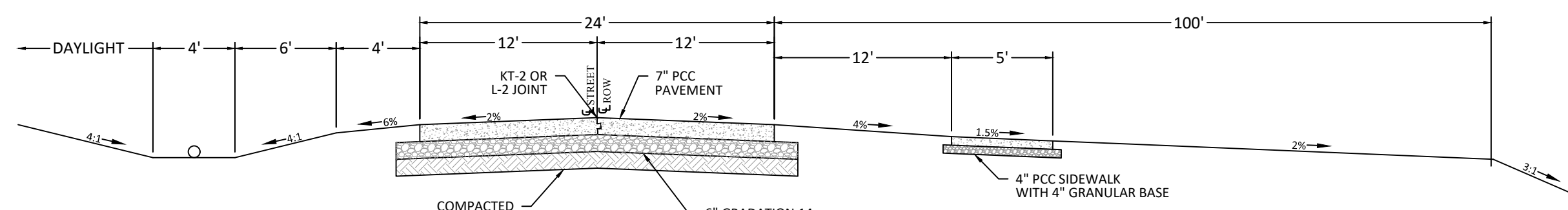
MAYOR _____ DATE _____

EASTERN IOWA LIGHT AND POWER COOPERATIVE UTILITY EASEMENT REQUIREMENTS FOR ALL RURAL HOUSING SUBDIVISIONS:
 UTILITY EASEMENTS SHALL CONSIST OF ALL PLATTED STREETS OR ROADS AND A 7 1/2 FOOT WIDE STRIP ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 25 FOOT STRIP ALONG ALL EXTERIOR LOT LINES AND A 25 FOOT WIDE STRIP ALONG AND ADJACENT TO ALL PLATTED STREETS OR ROADS, AND A 15 FOOT WIDE STRIP OF LAND ON ALL LOTS, 7 1/2 FOOT EITHER SIDE OF THE ELECTRIC SERVICE AS BUILT, FROM THE POINT OF ORIGIN TO THE POINT OF SERVICE ENTRANCE.

EASTERN IOWA LIGHT AND POWER COOPERATIVE _____ DATE _____

KEY NOTES:

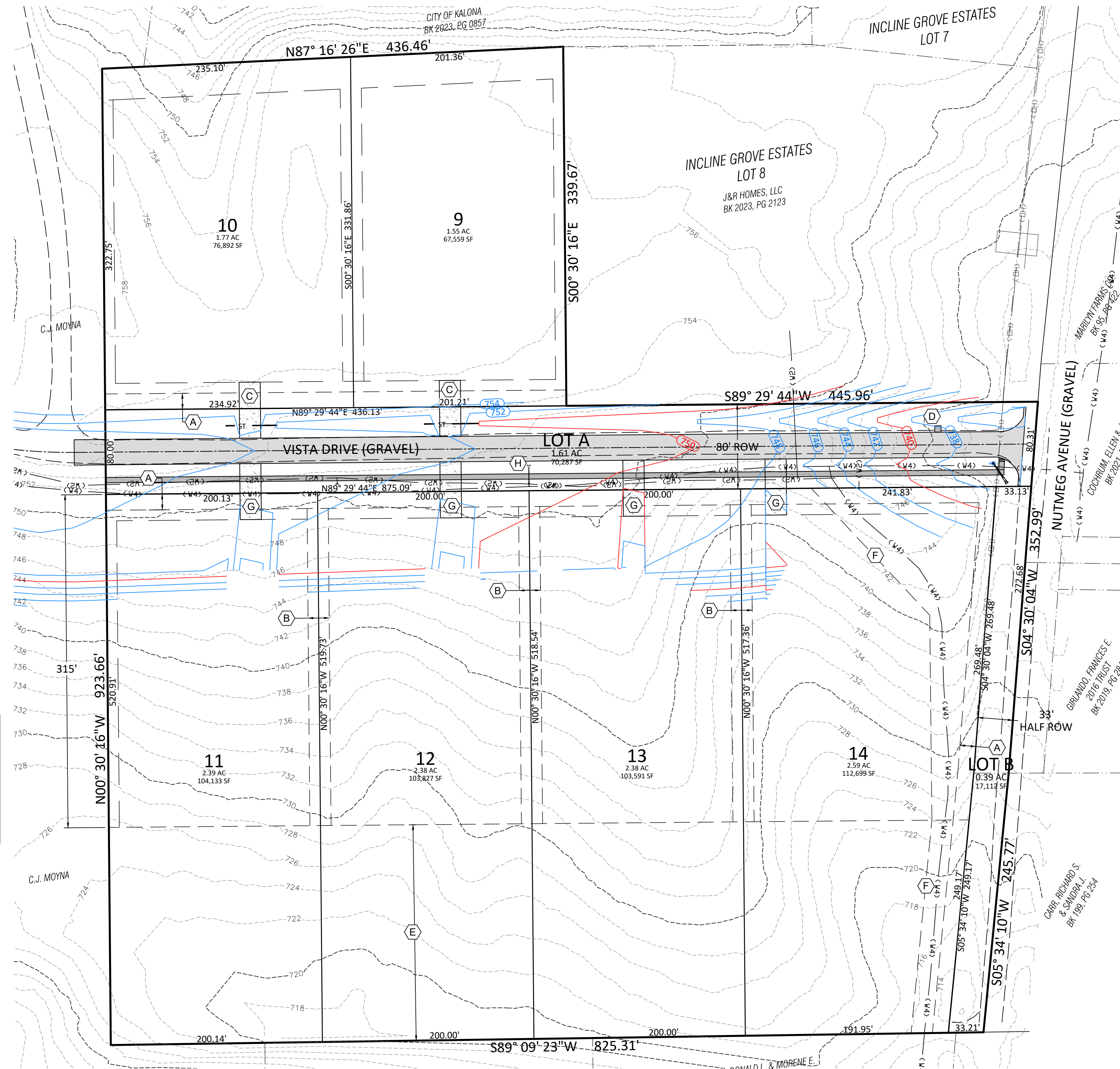
- (A) 15' PUBLIC UTILITY EASEMENT
- (B) 20' DRAINAGE EASEMENT
- (C) PROPOSED DRIVEWAY LOCATION-15" CULVERT
- (D) MAILBOX LOCATION
- (E) DRAINAGE EASEMENT
- (F) WATER MAIN EASEMENT
- (G) PROPOSED DRIVEWAY LOCATION-NO CULVERT
- (H) PROPOSED FIRE HYDRANT



TYPICAL 24' ROADWAY SECTION

NOT TO SCALE

1



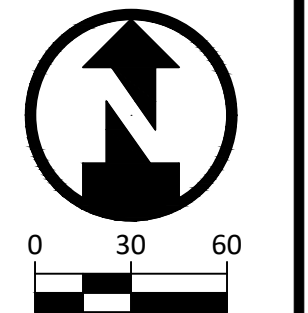
LEGEND	
EXISTING	PROPOSED
OVERHEAD LINE	---
ELECTRIC	---
WATER- DOMESTIC	---
GUY WIRE ANCHOR	↑
UTILITY POLE	○
HYDRANT	●
WATER VALVE	○
CONTOUR - INDEX	100
CONTOUR - INTERMEDIATE	101

NOTES:

- EACH LOT OWNER WILL BE RESPONSIBLE FOR A PRIVATE SEWERAGE DISPOSAL SYSTEM INCLUDING ALL NECESSARY PERMITTING AND DESIGN. THE WASHINGTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT WILL BE RESPONSIBLE FOR REVIEW AND APPROVAL OF SAID SYSTEM.
- SEPTIC TANKS, DRAIN FIELD & DISCHARGE LINES CANNOT BE LOCATED CLOSER THAN 30FT FROM ANY PROPERTY LINE. NO DISCHARGE FROM SEPTIC SYSTEM MAY DRAIN ONTO AN ADJACENT SUBDIVISION LOT. LOCATION OF SEPTIC TANKS, DRAIN FIELD, DISCHARGE AND DRAINAGE TO BE APPROVED BY DEVELOPER IN WRITING BEFORE CONSTRUCTION COMMENCES.
- LOTS 9-14 TO BE R-1. SETBACKS FOR R-1 ARE 25' FOR FRONT, 30' FOR REAR, AND 10' SIDE YARD.
- INCLINE GROVE PART 2 SHALL INCLUDE LOTS A, 9 AND 10.
- INCLINE GROVE PART 3 SHALL INCLUDE LOTS B, AND 11-14.
- VISTA DRIVE TO BE CHIP SEALED WITHIN 12 MONTHS OF CONSTRUCTION BEGINNING ON LOTS 9 OR 10.
- VISTA DRIVE TO BE RECONSTRUCTED AS PCC PAVING DURING PART 3.

OWNER / APPLICANT:
 MOYNA HOLDINGS, INC.
 ADAM KOS
 24412 HWY 13
 ELKADER, IA 52403
 563-880-3902
 AKOS@CJMOYNA.COM

PREPARED BY:
 AXIOM CONSULTANTS, LLC
 BRIAN BOELK, PE
 300 S. CLINTON STREET
 UNIT 200
 IOWA CITY, IOWA 52240



DATE	DESCRIPTION OF CHANGES

PROJECT NAME:
 INCLINE GROVE ESTATES
 PARTS 2 AND 3
 KALONA, IA
 CLIENT NAME:
 MOYNA HOLDINGS, INC.

SHEET NAME:
 PRELIMINARY PLAT
 SHEET NO.:
 23-0073
 DESIGNED, DETAILED, AND CHECKED BY:
 BOELK