

PRELIMINARY PLAT

VISTA RIDGE SUBDIVISION

KALONA, WASHINGTON COUNTY, IOWA

LEGAL DESCRIPTION

BEING A PART OF THE SOUTHWEST ¼ (SW ¼), AND PART OF THE SOUTHEAST ¼ (SE ¼) OF SECTION 19, LYING SOUTH OF NORTH RIDGE SUBDIVISION PART 1, AND LYING SOUTH OF NORTH RIDGE SUBDIVISION PART 2, IN SECTION 19, TOWNSHIP 77 WEST, RANGE 07 NORTH OF THE 5TH P.M., IN THE CITY OF KALONA, WASHINGTON COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 53 OF SAID PART 1, THENCE S73°10'09"W, 161.22 FEET; THENCE S18°08'43"W, 161.73 FEET; THENCE S00°10'21"W, 359.66 FEET; THENCE S02°48'11"E, 313.88 FEET; THENCE S60°17'51"E, 818.57 FEET; THENCE N89°25'50"E, 99.67 FEET; THENCE N55°44'40"E, FEET; THENCE N78°31'54"E, 80.00 FEET; THENCE 129.09 FEET ALONG A 840.00 FOOT RADIUS CURVE CONCAVE WESTERLY (CHORD BEARING N15°52'15"W, 128.96 FEET); THENCE N20°16'24"W, 194.25 FEET; THENCE 379.77 FEET ALONG A 1160.00 FOOT RADIUS CURVE CONCAVE EASTERLY (CHORD BEARING N10°53'40"W, 378.07 FEET) TO THE SOUTH ROW LINE OF WESTWOOD CIRCLE AS SHOWN ON SAID PART 2; THENCE N89°48'31"E, 115.11 FEET; THENCE 261.53 FEET ALONG A 380.00 FOOT RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING N70°28'30"W, 256.40 FEET); THENCE S0°45'30"W, 327.45 FEET; THENCE 225.02 FEET ALONG A 380.00 FOOT RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING N33°47'41"W, 221.74 FEET) TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 19.23 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

NOTES:

1. THERE ARE NO STREAM CORRIDORS WITHIN THE BOUNDARY OF THE DEVELOPMENT.
2. THIS PROPERTY LIES WITHIN FEMA PANEL 19183C0155B (1/16/2013). THERE ARE NO MAPPED FLOODPLAINS ON THIS PROPERTY.
3. ALL PROPOSED WATERMAIN TO BE 8". ALL PROPOSED SANITARY SEWER TO BE 8".
4. LOTS A, B, C, AND D ARE TO BE DEDICATED TO THE CITY OF KALONA AS RIGHT-OF-WAY.
5. OUTLOT A IS TO BE DEDICATED TO THE CITY OF KALONA FOR THE PURPOSE OF STORM WATER MANAGEMENT, OPEN SPACE, AND TRAILS.
6. LOTS TO BE SINGLE FAMILY WITH R-3 ZONING.
7. ALL HOMES TO BE SINGLE STORY HOMES.
8. CONDITIONAL USE REZONING ALLOWANCE FOR 25' REAR YARD SETBACK AND 5' SIDE YARD SETBACK.
9. ZONING AND ASSOCIATED MINIMUM LOT INFORMATION ARE AS FOLLOWS:

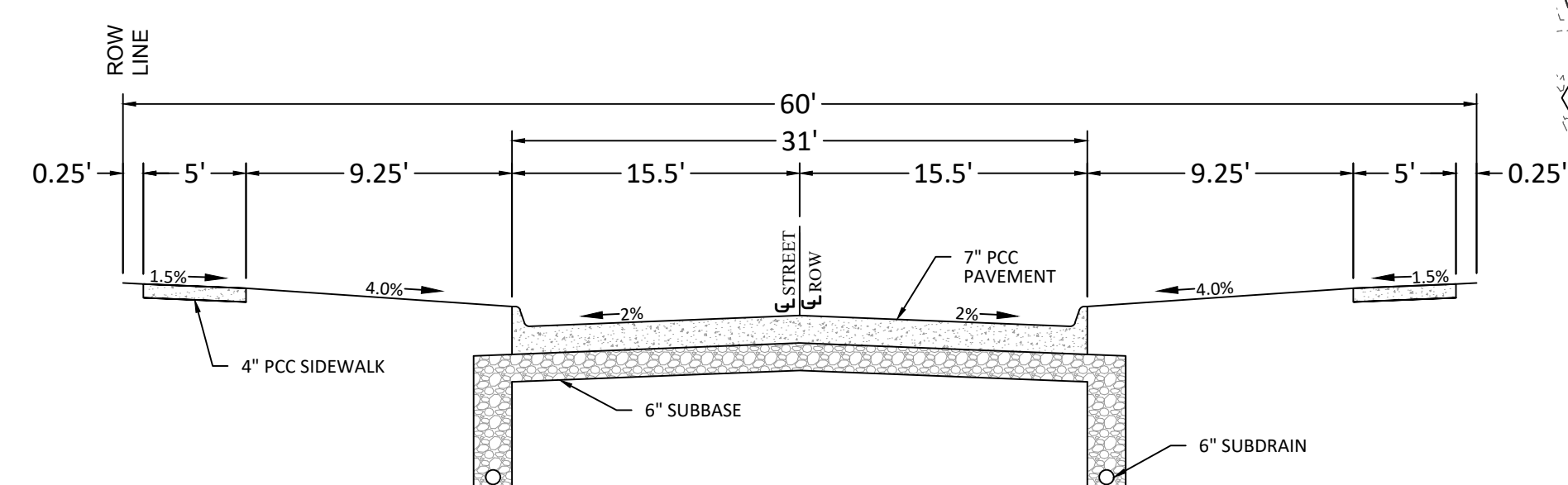
LOT NUMBERS	PROPOSED ZONING	MIN WIDTH	MIN AREA (SF)	MIN REQUIRED SETBACKS
ALL	R-3	60'	7,000	25' 5' 25'

CITY APPROVAL

MAYOR _____ DATE _____

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

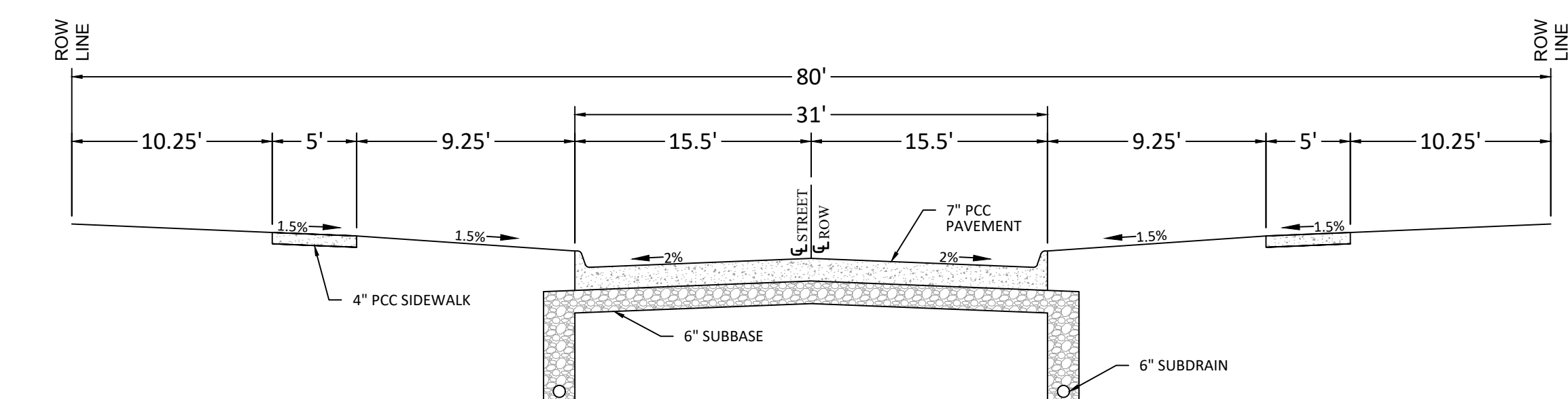
PREPARED BY:
AXIOM CONSULTANTS, LLC
BRIAN BOELK, PE
60 E. COURT STREET
UNIT 3
IOWA CITY, IOWA 52240
bboelk@axiom-con.com



TYPICAL 60' ROW ROADWAY SECTION

NOT TO SCALE

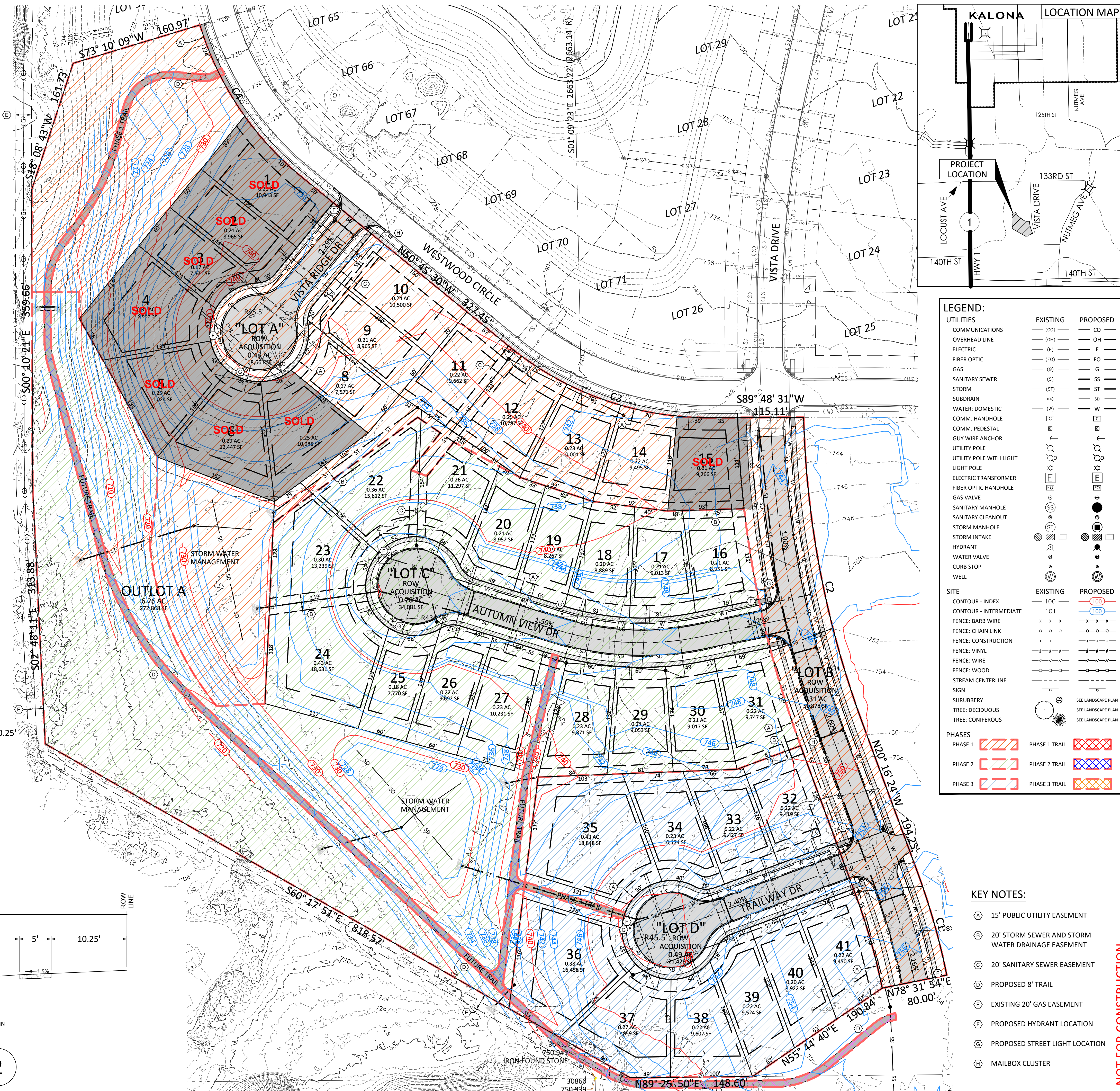
1



TYPICAL 80' ROW ROADWAY SECTION

NOT TO SCALE

2



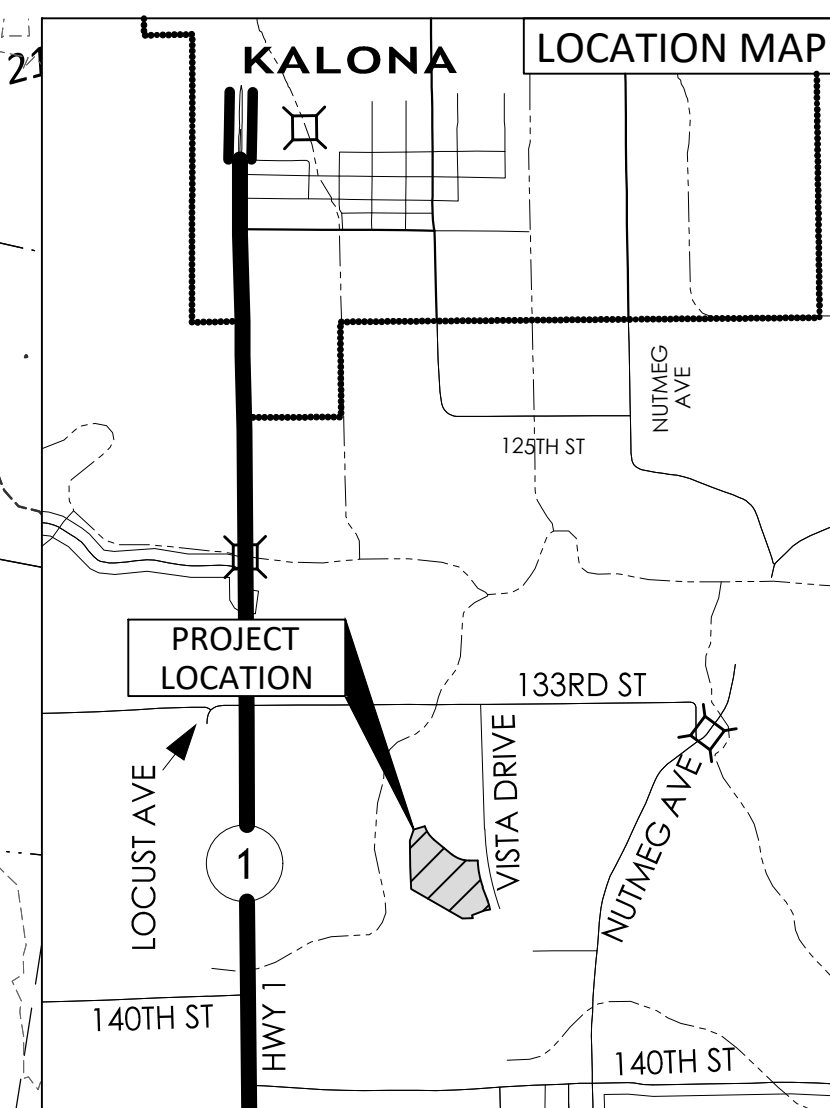
LEGEND:

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 SUBDRAIN	(ST)	SS
WATER: DOMESTIC	(W)	W
COMM. HANDHOLE	(H)	H
COMM. PEDESTAL	(P)	P
GUY WIRE ANCHOR	(A)	A
UTILITY POLE	(U)	U
UTILITY POLE WITH LIGHT	(UL)	UL
LIGHT POLE	(L)	L
ELECTRIC TRANSFORMER	(T)	T
FIBER OPTIC HANDHOLE	(FH)	FH
GAS VALVE	(V)	V
SANITARY MANHOLE	(SM)	SM
SANITARY CLEANOUT	(SC)	SC
STORM MANHOLE	(SMH)	SMH
STORM INTAKE	(SI)	SI
HYDRANT	(H)	H
WATER VALVE	(V)	V
CURB STOP	(CS)	CS
WELL	(W)	W

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

PHASES	EXISTING	PROPOSED
PHASE 1	(Hatched)	(Hatched)
PHASE 2	(Hatched)	(Hatched)
PHASE 3	(Hatched)	(Hatched)

- #### KEY NOTES:
- (A) 15' PUBLIC UTILITY EASEMENT
 - (B) 20' STORM SEWER AND STORM WATER DRAINAGE EASEMENT
 - (C) 20' SANITARY SEWER EASEMENT
 - (D) PROPOSED 8' TRAIL
 - (E) EXISTING 20' GAS EASEMENT
 - (F) PROPOSED HYDRANT LOCATION
 - (G) PROPOSED STREET LIGHT LOCATION
 - (H) MAILBOX CLUSTER



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REV	DATE	DESCRIPTION OF CHANGES
A	08-12-2022	CITY SUBMITTAL

DRAWING LOG

PROJECT NAME: VISTA RIDGE SUBDIVISION
KALONA, IOWA

CLIENT NAME: MOYNA HOLDINGS, LLC

SHEET NAME: PRELIMINARY PLAT

DESIGN PROFESSIONAL: BOELK

PROJECT NO.: 220104

SHEET NUMBER: 1 OF 1