

BRIEF DESCRIPTION:
PART OF THE SE 1/4 SECTION 28-80-25
JOHNSTON, POLK COUNTY, IOWA

OWNER:
HIDDEN VALLEY ESTATES, LLC
7070 FOREST DRIVE
JOHNSTON, IOWA 50131

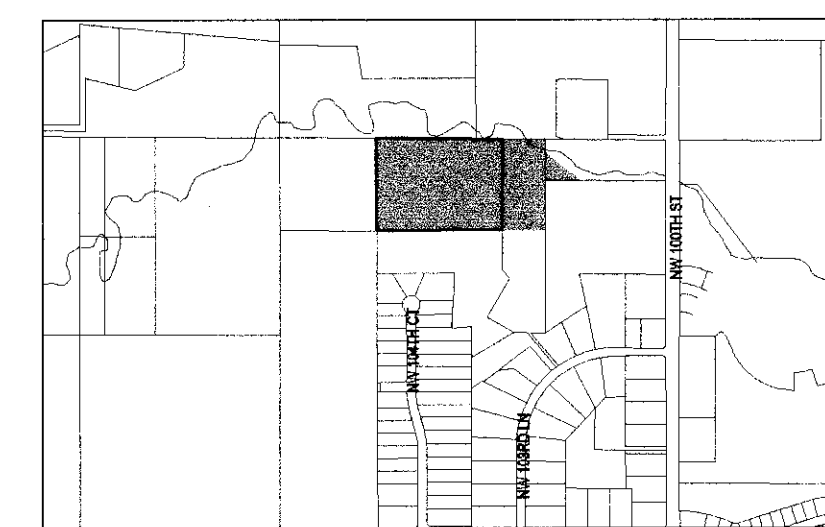
PREPARED FOR:
HIDDEN VALLEY ESTATES, LLC
7070 FOREST DRIVE
JOHNSTON, IOWA 50131

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
URBANDALE, IA 50322
(515) 276-0467

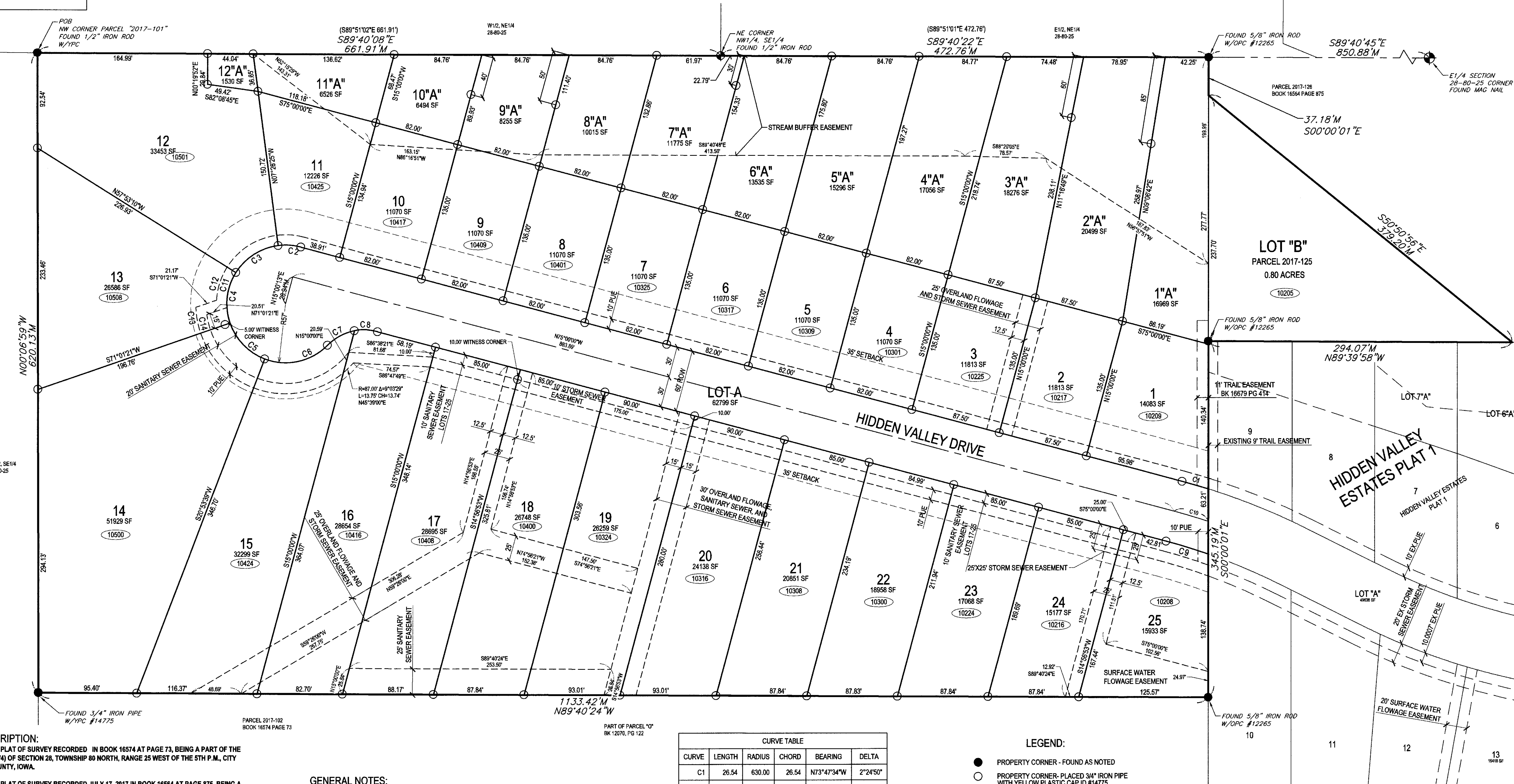
HIDDEN VALLEY ESTATES PLAT 2

FINAL PLAT

Doc ID: 03298410014 Type: PLT
Kind: PLAT
Recorded: 05/23/2018 at 02:35:37 PM
Page Area: 872.00 Page 1 of 14
Polk County Iowa
JULIE R. HADGERTY RECORDER
FILE# 2017-00090215
BK 16931 PG 149-162



VICINITY MAP
NOT TO SCALE



PROPERTY DESCRIPTION:
PARCEL 2017-101 OF THE PLAT OF SURVEY RECORDED IN BOOK 16574 AT PAGE 73, BEING A PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 28, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF JOHNSTON, POLK COUNTY, IOWA.
AND
PARCEL 2017-125 OF THE PLAT OF SURVEY RECORDED JULY 17, 2017 IN BOOK 16564 AT PAGE 875, BEING A PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 28, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF JOHNSTON, POLK COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 16.95 ACRES.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

EXISTING ZONING

R-1 (75) SINGLE FAMILY RESIDENTIAL
LOT B (PARCEL 2017-125) IS ZONED R-1(150)
AREAS OF THE SITE ARE SUBJECT TO FLOODWAY OVERLAY ZONING DISTRICT AND FLOODWAY FRINGE OVERLAY ZONING DISTRICT

BULK REGULATIONS:

- MINIMUM LOT AREA: 9500 SF.
- MINIMUM LOT WIDTH: 75 FEET
- FRONT YARD SETBACK: 35 FEET
- REAR YARD SETBACK: 35 FEET
- SIDE YARD SETBACK: 8 FEET MINIMUM / 17 FEET TOTAL
- MAXIMUM HEIGHT: 35 FEET

***THERE IS ZERO FOOT REAR YARD SETBACK FOR LOTS ALONG OUTLOTS WITH THE SAME NUMBER PREFIX (EXAMPLE: 1 AND 1A)

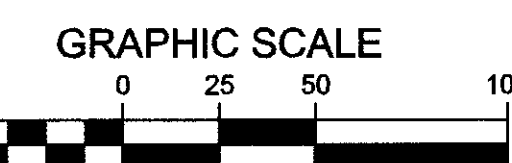
GENERAL NOTES:

- LOTS "A" IS A STREET LOT TO BE DEDICATED TO THE CITY OF JOHNSTON
- LOT "B" (PARCEL 2017-125) IS TO BE DEDICATED TO THE CITY AS PARKLAND
- ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE.
- BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM (NAD83 - IOWA SOUTH)
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 5,000 FEET.
- ALL LOT CORNERS HAVE BEEN SET WITH A 3/4" IRON PIPE WITH A YELLOW PLASTIC CAP ID # 14775 OR AS NOTED.
- ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS. THEREFORE SWALES SHALL BE FORMED DURING HOME CONSTRUCTION TO CONVEY SAID STORM WATER
- OUTLOT "1A" THROUGH OUTLOT "12A" TO BE CONVEYED AND TIED WITH ADJACENT LOTS 1 THROUGH LOT 12. FOR EXAMPLE OUTLOT "1A" IS TIED TO LOT 1
- SITE LOCATED IN ZONE AE, SHADED ZONE X AND ZONE X SHOWN ON FIRM MAP PANEL 1909010085D EFFECTIVE DATE 7-19-2000
- OUTLOT "1A" THROUGH OUTLOT "12A" INCLUSIVE, ARE STORM SEWER, SURFACE WATER FLOWAGE AND SURFACE WATER STORAGE EASEMENTS

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	26.54	630.00	26.54	N73°47'34"W	2°24'50"
C2	22.30	57.00	22.16	N86°12'23"W	22°25'12"
C3	50.15	57.00	48.55	S57°22'36"W	50°24'50"
C4	50.84	57.00	49.17	S06°37'11"W	51°06'00"
C5	49.91	57.00	48.33	S44°00'58"E	50°10'16"
C6	65.87	57.00	62.26	N77°47'41"E	66°12'25"
C7	30.03	50.00	29.58	S61°53'44"W	34°24'32"
C8	22.57	50.00	22.38	N87°58'04"W	25°51'51"
C9	42.94	570.00	42.93	N72°50'31"W	4°18'58"
C10	34.72	600.00	34.71	N73°20'33"W	3°18'54"
C11	35.66	57.00	35.06	S14°14'57"W	35°50'27"
C12	34.12	67.00	33.76	S17°31'22"W	29°10'56"
C13	25.36	87.00	25.27	S10°37'39"E	16°41'59"
C14	15.10	77.00	15.07	S13°21'39"E	11°14'00"

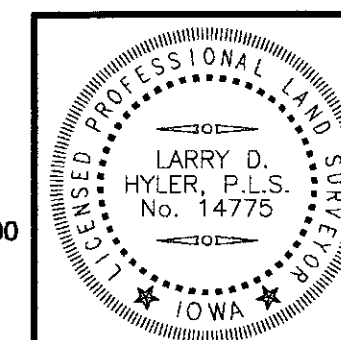
LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊕ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ADDRESS



JOHNSTON CITY COUNCIL
APPROVED WITH CONDITIONS ☒ DISAPPROVED ☐

MEETING DATE: 5-21-18
RESOLUTION NO: 18-136
ORDINANCE NO:



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS 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.
SIGNED: Larry D. Hyler, P.L.S. 14775 DATE: 5-9-2018
LICENSE RENEWAL DATE: DEC. 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 2

Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0217
Civil Engineering & Land Surveying
Established 1959

HIDDEN VALLEY ESTATES PLAT 2
JOHNSTON, IOWA

FINAL PLAT

REFERENCE NUMBER:
160368

DRAWN BY:

BA

CHECKED BY:

DB

REVISION DATE:

PROJECT NUMBER:
160368-2

SHEET NUMBER:

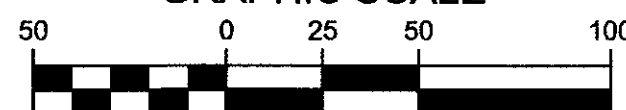
1 OF 2

GRADING LEGEND:

EXISTING CONTOUR	---	150
PROPOSED CONTOUR	---	150
FINISHED GROUND ELEVATION	●	150.50
TOP OF CURB ELEVATION	●	150.50T/C
GUTTER ELEVATION	●	150.50G
TOP OF WALL ELEVATION	●	150.50T/W
BOTTOM OF WALL ELEVATION	●	150.50B/W
EDGE OF WALK ELEVATION	●	150.50E/W
TOP OF STAIR ELEVATION	●	150.50T/S
BOTTOM OF STAIR ELEVATION	●	150.50B/S

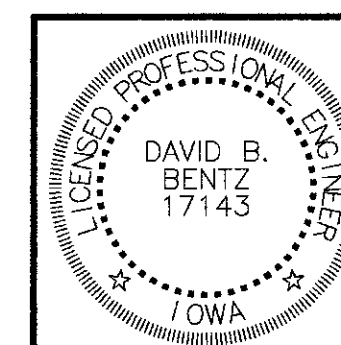
NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

GRAPHIC SCALE



MINIMUM PROTECTION ELEVATION NOTES (APPLIES TO ALL LOTS):

1. MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. ENGINEER CERTIFICATION DOES NOT COVER AS BUILT HOMES. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN. THESE NOTES APPLY TO ALL LOTS, WITH OR WITHOUT MPE'S.
2. THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
3. HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM THE HOUSE AND CONVEYED TO THE DRAINAGE SWALES OR STREETS WITHOUT ADVERSELY EFFECTING NEIGHBORING PROPERTIES.
4. LOTS WITH ASTERISK (*) DRAIN FROM REAR TO FRONT. HOME BUILDER SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL STORM WATER ACROSS SUBJECT LOT. DRAINAGE SHALL BE CONVEYED AROUND THE SIDES OF THE HOUSE AND TO THE STREET.
5. MPE'S LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF LOW POINTS. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
6. MPE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MPE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS.
7. MPE'S LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SERVICE. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY.
8. FOR LOTS WITH DIRECTIONS IN BRACKETS, THE MPE APPLIES IN THE LOCATION SHOWN IN BRACKETS. FOR EXAMPLE [NE] APPLIES TO THE NORTHEAST SIDE OF THE LOT.
9. HOME BUILDERS SHALL COMPLY WITH CITY ORDINANCES AND POLICIES FOR MINIMUM PROTECTION ADJACENT TO DRAINAGE WAYS.
10. ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS. THEREFORE SWALES SHALL BE FORMED DURING HOME CONSTRUCTION TO CONVEY SAID STORM WATER.
11. SIDE YARD SWALES IN SURFACE WATER FLOWAGE EASEMENTS BETWEEN LOTS 2-3, 17-18 AND 19-20 SHALL BE A MINIMUM 1' DEEP AND 8' WIDE.
12. LOT 13 SHALL PROTECT SOUTH SIDE OF HOUSE FROM DRAINAGE
- ** APPROXIMATE SANITARY SEWER SERVICE ELEVATION (ASSUME 1% SERVICE FOR LOTS 1-12 AND 2% FOR ALL OTHERS) CONTRACTOR SHALL VERIFY DEPTH PRIOR TO BUILDING

JOHNSTON CITY COUNCIL
APPROVED ☒ WITH CONDITIONS ☐
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SIGNED: DAVID B. BENTZ, PE, 17143 DATE: 5/3/2018
LICENSE RENEWAL DATE: DEC. 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL: 2 OF 2Bishop Engineering
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Established 1959HIDDEN VALLEY ESTATES PLAT 2
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ELEVATION PLAN

REFERENCE NUMBER:
160368DRAWN BY:
BACHECKED BY:
DB

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160368-2SHEET NUMBER:
2 OF 2