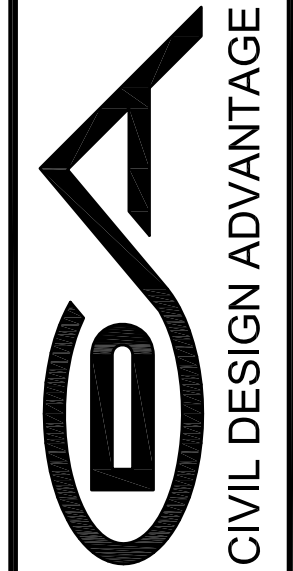


# PRELIMINARY PLAT FOR: PLEASANT CHASE

## POLK COUNTY, IOWA

DATE	REVISIONS
8/09/18	
7/16/18	
6/06/18	

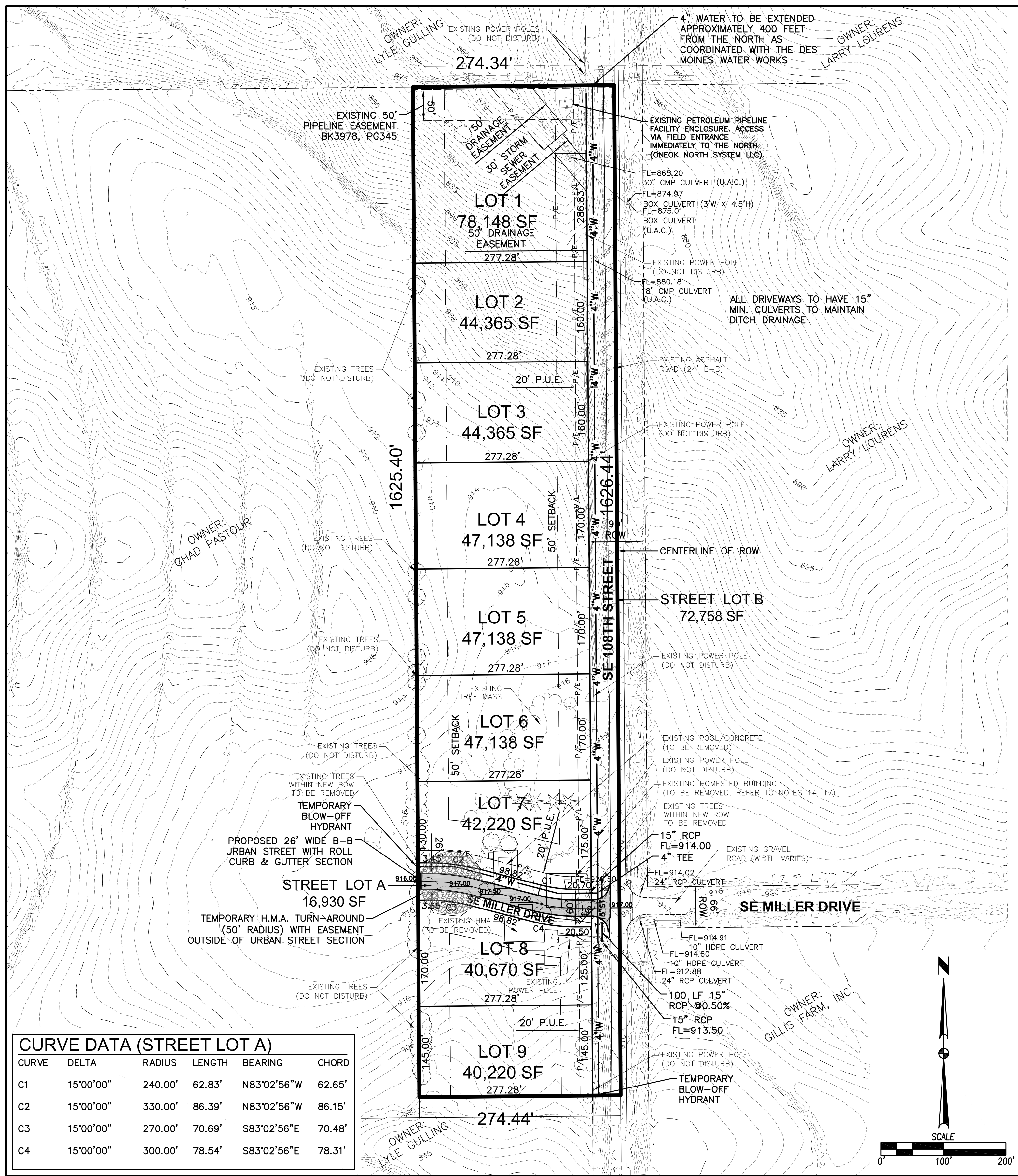
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410



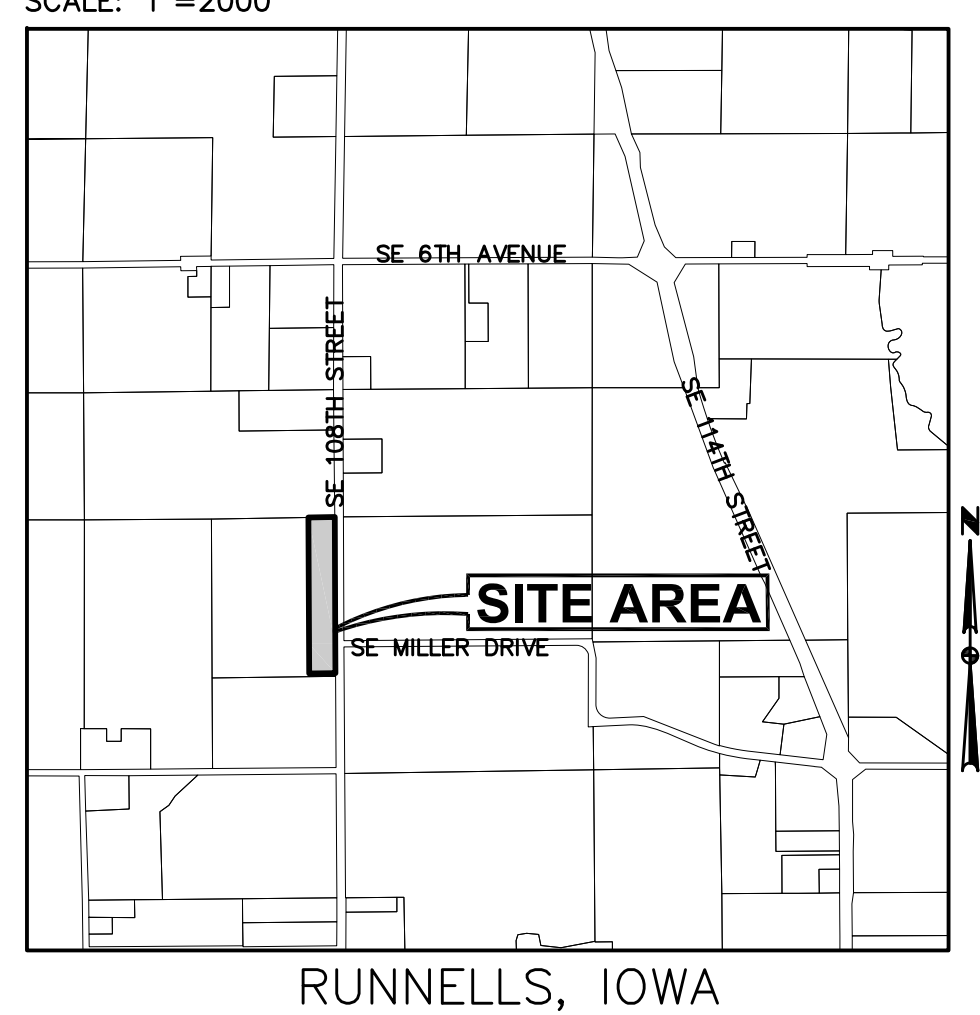
CIVIL DESIGN ADVANTAGE ENGINEERS  
RUNNELLS, IOWA

**PLEASANT CHASE**  
1755 SE 108TH STREET  
**PRELIMINARY PLAT**

1804.237



**VICINITY MAP**  
SCALE: 1"=2000'



**OWNER**  
SILVERADO FARMS LLC  
987 TULIP TREE LANE  
WEST DES MOINES, IA 50266  
515-554-4543

**PROJECT SITE ADDRESS**  
1755 SE 108TH STREET  
RUNNELLS, IOWA

**SITE AREA**  
10.24 ACRES±

**ZONING**  
RR (RURAL RESIDENTIAL DISTRICT)

**BULK REGULATIONS**  
MINIMUM LOT AREA (SINGLE-FAMILY) = 40,000 SF  
MINIMUM LOT WIDTH = 140 FEET  
FRONT YARD SETBACK = 50 FEET  
SIDE YARD SETBACK = 15 FEET  
REAR YARD SETBACK = 50 FEET

**PRELIMINARY PLAT DESCRIPTION**

THE EAST 12 ACRES (LESS ROAD) OF THE NORTH 50 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY IOWA, EXCEPT THE SOUTH 33 FEET THEREOF (BK16912, PG674).

DISTRICT/PARCEL NO.: 160/00259-003-000  
PROPERTY CONTAINS 10.24 ACRES±

**UTILITY WARNING**

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

**SUBMITTAL DATES**

FIRST SUBMITTAL TO COUNTY: JUNE 06, 2018  
SECOND SUBMITTAL TO COUNTY: JULY 16, 2018  
THIRD SUBMITTAL TO COUNTY: AUGUST 9, 2018

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

**JEFFREY J. NESVAK**  
2381K  
IOWA  
JEFFREY J. NESVAK, P.E.

**PRELIMINARY**

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET

**LEGEND**

PROPOSED FEATURES	EXISTING FEATURES
GROUND SURFACE CONTOUR	GROUND SURFACE CONTOUR
TYPE SW-501 STORM INTAKE	SANITARY MANHOLE
TYPE SW-503 STORM INTAKE	WATER VALVE BOX
TYPE SW-505 STORM INTAKE	FIRE HYDRANT
TYPE SW-506 STORM INTAKE	WATER CURB STOP
TYPE SW-513 STORM INTAKE	WELL
TYPE SW-401 STORM MANHOLE	STORM SEWER MANHOLE
TYPE SW-402 STORM MANHOLE	STORM SEWER SINGLE INTAKE
TYPE SW-301 SANITARY MANHOLE	STORM SEWER DOUBLE INTAKE
STORM/SANITARY CLEANOUT	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
SIGN	DECIDUOUS SHRUB
DETECTABLE WARNING PANEL	CONIFEROUS SHRUB
SANITARY SEWER WITH SIZE	ELECTRIC POWER POLE
STORM SEWER WITH SIZE	GUY ANCHOR
WATERMAIN WITH SIZE	STREET LIGHT
USE AS CONSTRUCTED (U.A.C.)	POWER POLE W/ TRANSFORMER
	UTILITY POLE W/ LIGHT
	ELECTRIC BOX
	ELECTRIC TRANSFORMER
	ELECTRIC MANHOLE OR VAULT
	TRAFFIC SIGN
	TELEPHONE JUNCTION BOX
	TELEPHONE MANHOLE/VAULT
	TELEPHONE POLE
	GAS VALVE BOX
	CABLE TV JUNCTION BOX
	CABLE TV MANHOLE/VAULT
	MAIL BOX
	BENCHMARK
	SOIL BORING
	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

**NOTES**

- SERVICE PROVIDERS: WATER SERVICE: DES MOINES WATER WORKS AND WATER MAIN EXTENSION BY PLAT DEVELOPER  
WASTEWATER DISPOSAL: ON-SITE WASTEWATER TREATMENT SYSTEM  
ELECTRIC: MIDAMERICAN ENERGY  
GAS SERVICE: MIDAMERICAN ENERGY  
PHONE: QWEST
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ACCESS RESTRICTIONS: LOT 1 DRIVEWAY ACCESS SHALL BE LOCATED WITHIN 100' OF THE SE CORNER; LOTS 7 AND 8 MUST ACCESS FROM THE NEW SUBDIVISION ROAD (NO ACCESS IS PERMITTED ONTO SE 108TH STREET) AND THE ACCESS FOR THESE LOTS WILL NOT BE PERMITTED WITHIN 50' OF THE SE 18TH STREET ROAD RIGHT-OF-WAY. ALL OTHER LOTS HAVE NO DRIVEWAY ACCESS RESTRICTIONS.
- ALL LOTS TO HAVE INDIVIDUAL ONSITE SEPTIC SYSTEMS DESIGNED BY AN ENGINEER.
- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKWAY DESIGN.
- THE EXISTING BUILDINGS NOTED TO BE REMOVED SHALL BE DONE SO PRIOR TO FINAL PLAT APPROVAL.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE RESPECTIVE PROPERTY OWNER.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- STREET LOT A AND B SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.
- FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCES PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING CODE, WHICH PRESERVES WOODED AREAS OF THE PROPERTY.
- EXISTING HOMESTED, OUTBUILDINGS, POOL, PAVEMENT AND RELATED FEATURES TO BE FIELD VERIFIED AND REMOVED BY THE PLAT DEVELOPER BEFORE FINAL PLAT APPROVAL
- ALL EXISTING UTILITY SERVICES ON THE PROPERTY WILL BE FIELD VERIFIED AND REMOVED BY THE PLAT DEVELOPER BEFORE FINAL PLAT APPROVAL
- THE EXISTING ON-SITE WASTEWATER TREATMENT SYSTEM WILL BE FIELD VERIFIED AND REMOVED BY THE PLAT DEVELOPER BEFORE FINAL PLAT APPROVAL AND IN ACCORDANCE WITH POLK COUNTY ENVIRONMENTAL HEALTH DIVISION REGULATIONS
- ALL EXISTING WATER WELLS AND WATER LINES WILL BE FIELD VERIFIED AND REMOVED OR ABANDONED BY THE PLAT DEVELOPER BEFORE FINAL PLAT APPROVAL AND IN ACCORDANCE WITH POLK COUNTY ENVIRONMENTAL HEALTH DIVISION REGULATIONS

**CURVE DATA (STREET LOT A)**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	15°00'00"	240.00'	62.83'	N83°02'56"W	62.65'
C2	15°00'00"	330.00'	86.39'	N83°02'56"W	86.15'
C3	15°00'00"	270.00'	70.69'	S83°02'56"E	70.48'
C4	15°00'00"	300.00'	78.54'	S83°02'56"E	78.31'

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