

OWNER
DX3 HOLDINGS, LLC
704 RAPIDS STREET
ADEL, IOWA 50003

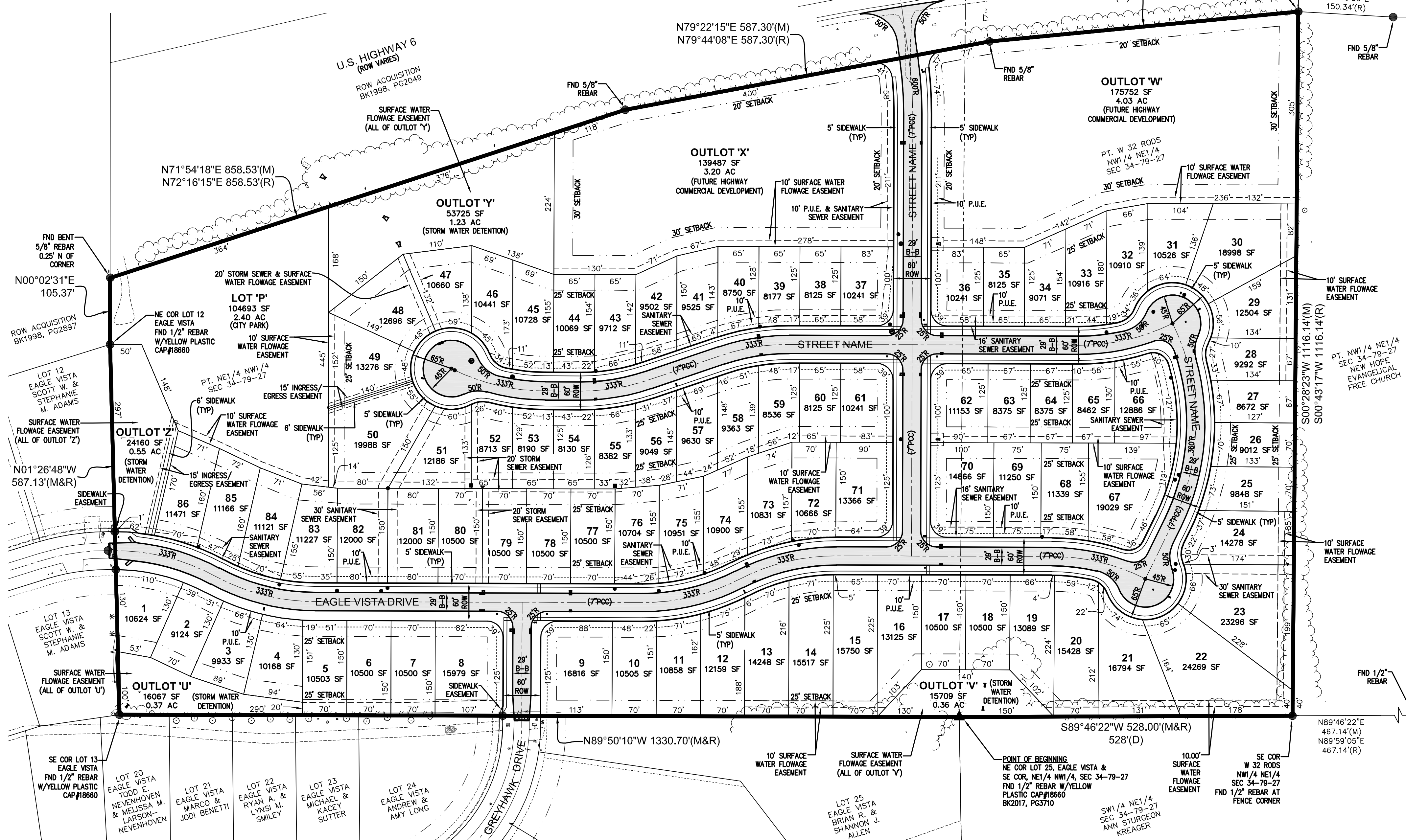
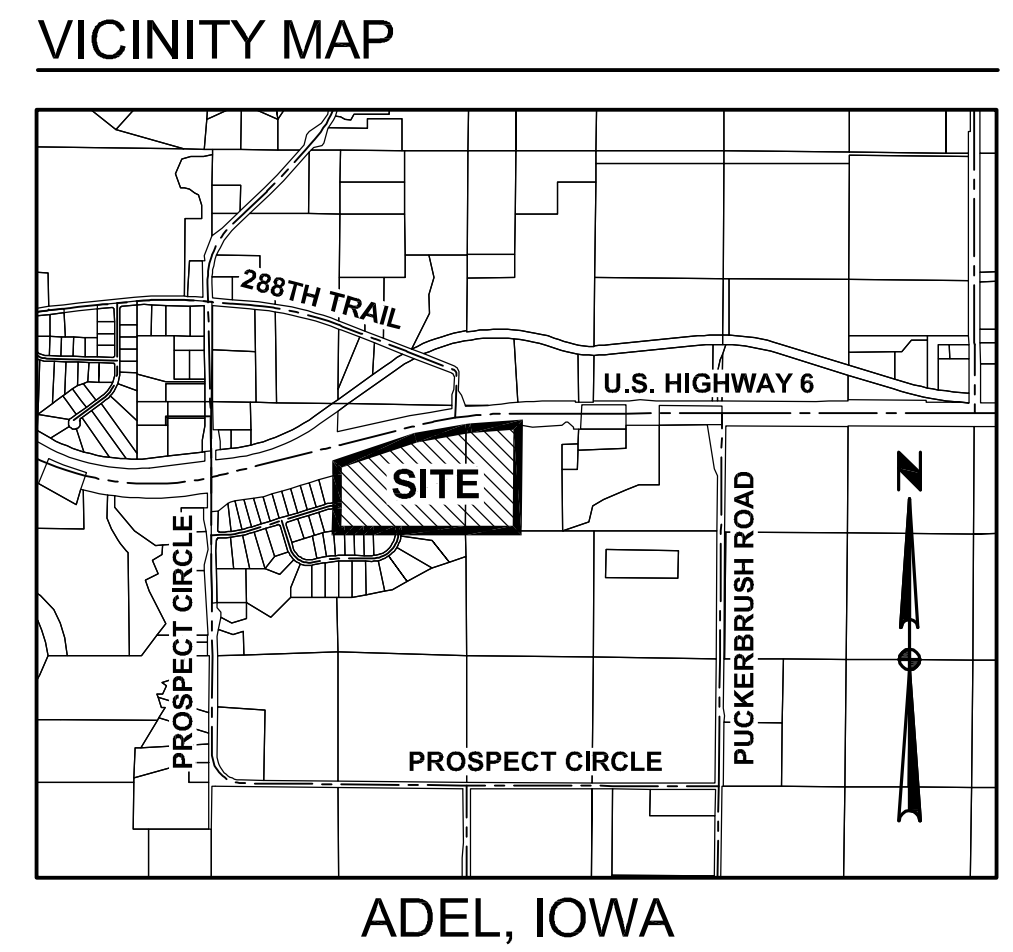
DEVELOPER
ACCURATE LAND CO LLC
9500 UNIVERSITY AVENUE, SUITE 2112
WEST DES MOINES, IOWA 50266
PH: 515-327-0800
CONTACT: KEVIN JOHNSON
EMAIL: KJOHNSON@ACCURATEDEVELOPMENT.COM

ENGINEER / SURVEYOR
CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: DEAN ROCHAIR
EMAIL: DROCHAIR@CIVILDESIGNADVANTAGE.COM

BENCHMARKS
DALLAS COUNTY STD BM #2001-14 SE
CORNER OF COURTHOUSE. ELEVATION=890.71
BURY BOLT ON FIRE HYDRANT ALONG EAST SIDE
OF GREYHAWK DR. APPROXIMATELY 200' SOUTH
OF DEAD END STREET ACROSS FROM HOUSE
#2057. ELEVATION=1000.15

EAGLE VISTA PLAT 2

PRELIMINARY PLAT



LEGEND

FEATURES

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER WITH SIZE
- MINIMUM OPENING ELEVATION
- MINIMUM BASEMENT ELEVATION

EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- 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
- CENTERLINE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

SURVEY

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

FOUND

- SECTION CORNER
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

SET

- SECTION CORNER
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

PRELIMINARY PLAT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE WEST 32 RODS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 25, EAGLE VISTA, AN OFFICIAL PLAT IN SAID CITY OF ADEL, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°50'10" WEST ALONG THE NORTHERLY LINE OF SAID EAGLE VISTA, 1330.70 FEET; THENCE NORTH 01°28'48" WEST CONTINUING ALONG SAID NORTHERLY LINE, 587.13 FEET TO THE NORTHEAST CORNER OF LOT 12, SAID EAGLE VISTA, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF PRIMARY ROAD NO. U.S. 6 AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 1998, PAGE 2897; THENCE NORTH 00°02'31" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 105.37 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PRIMARY ROAD NO. U.S. 6 AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 1998, PAGE 2049; THENCE NORTH 71°54'18" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 858.53 FEET; THENCE NORTH 79°22'15" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 587.30 FEET; THENCE NORTH 84°30'10" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 491.62 FEET TO THE EASTERLY LINE OF SAID WEST 32 RODS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°28'23" WEST ALONG SAID EASTERLY LINE, 1116.14 FEET TO THE SOUTHWEST CORNER OF SAID WEST 32 RODS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°46'22" WEST ALONG THE SOUTHERLY LINE OF SAID WEST 32 RODS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 528.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.02 ACRES (1,786,954 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING & BULK REGULATIONS

EXISTING ZONING:
R-1 (HIGH DENSITY) SINGLE-FAMILY RESIDENTIAL DISTRICT

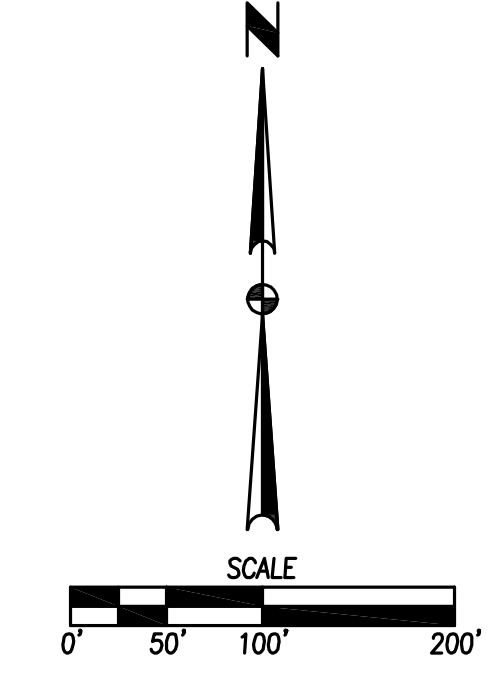
PROPOSED ZONING:
R-1 (HIGH DENSITY) SINGLE-FAMILY RESIDENTIAL DISTRICT
C-3 HIGHWAY COMMERCIAL DISTRICT (OUTLOTS 'W' & 'X' TO BE REZONED TO C-3)

R-1 BULK REGULATIONS:
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 25'
SIDEYARD SETBACK: 8'
MIN. LOT WIDTH: 65'
MIN. LOT AREA: 8,000 SF

C-3 BULK REGULATIONS:
FRONT YARD SETBACK: 20'
REAR YARD SETBACK: NONE
SIDE YARD SETBACK: 30' (ADJACENT TO A RESIDENTIAL DISTRICT)
MIN. LOT WIDTH: 30' (ADJACENT TO A RESIDENTIAL DISTRICT)
MIN. LOT AREA: NONE

NOTES

- LOT 'P' TO BE DEEDED TO THE CITY OF ADEL FOR USE AS A CITY PARK.
- REFER TO SHEET 2 FOR EXISTING/PROPOSED CONTOURS AND PROPOSED SANITARY SEWER, STORM SEWER & WATER MAIN.



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.

DEAN ROCHAIR
14229
14229

DATE: _____
SHEETS 1 & 2

EAGLE VISTA PLAT 2
PRELIMINARY PLAT

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

TECH: _____
ENGINEER: RDR

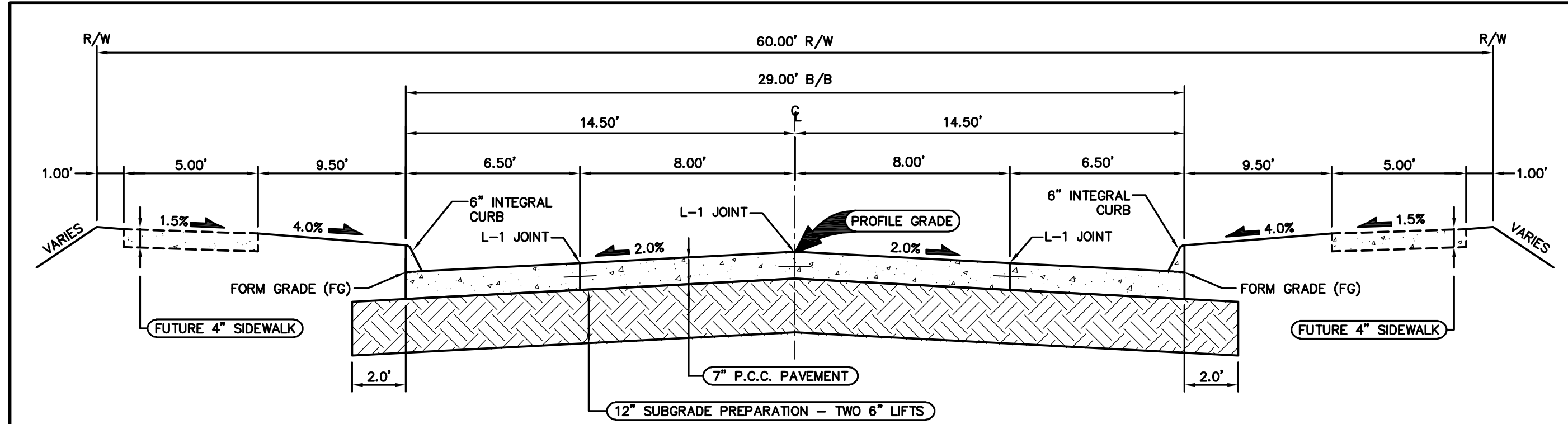
ADEL, IOWA

DATE: _____
REVISIONS: _____
THIRD SUBMITTAL: 06/11/2021
SECOND SUBMITTAL: 06/10/2021
FIRST SUBMITTAL: 04/29/2021

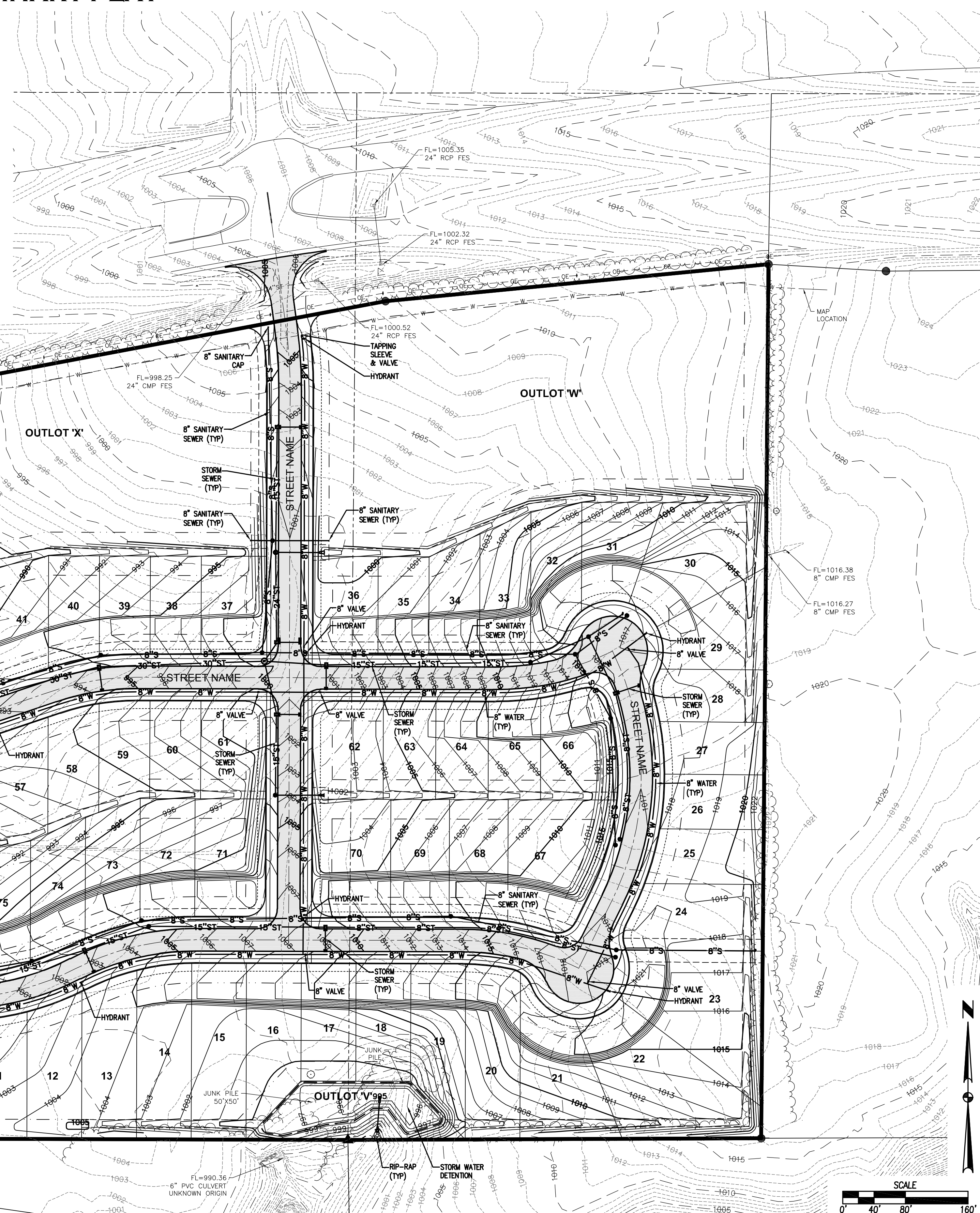
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EAGLE VISTA PLAT 2

PRELIMINARY PLAT



TYPICAL SECTION - 29' B/B P.C.C. ROADWAY WITH 60' ROW
NOT TO SCALE

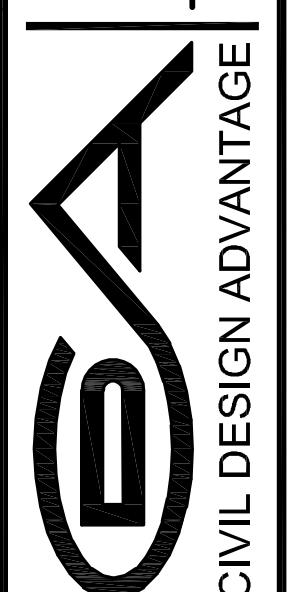


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COMMENT:
 ENG.

REVISIONS	DATE

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



CIVIL DESIGN ADVANTAGE
ADEL, IOWA

EAGLE VISTA PLAT 2
PRELIMINARY PLAT

