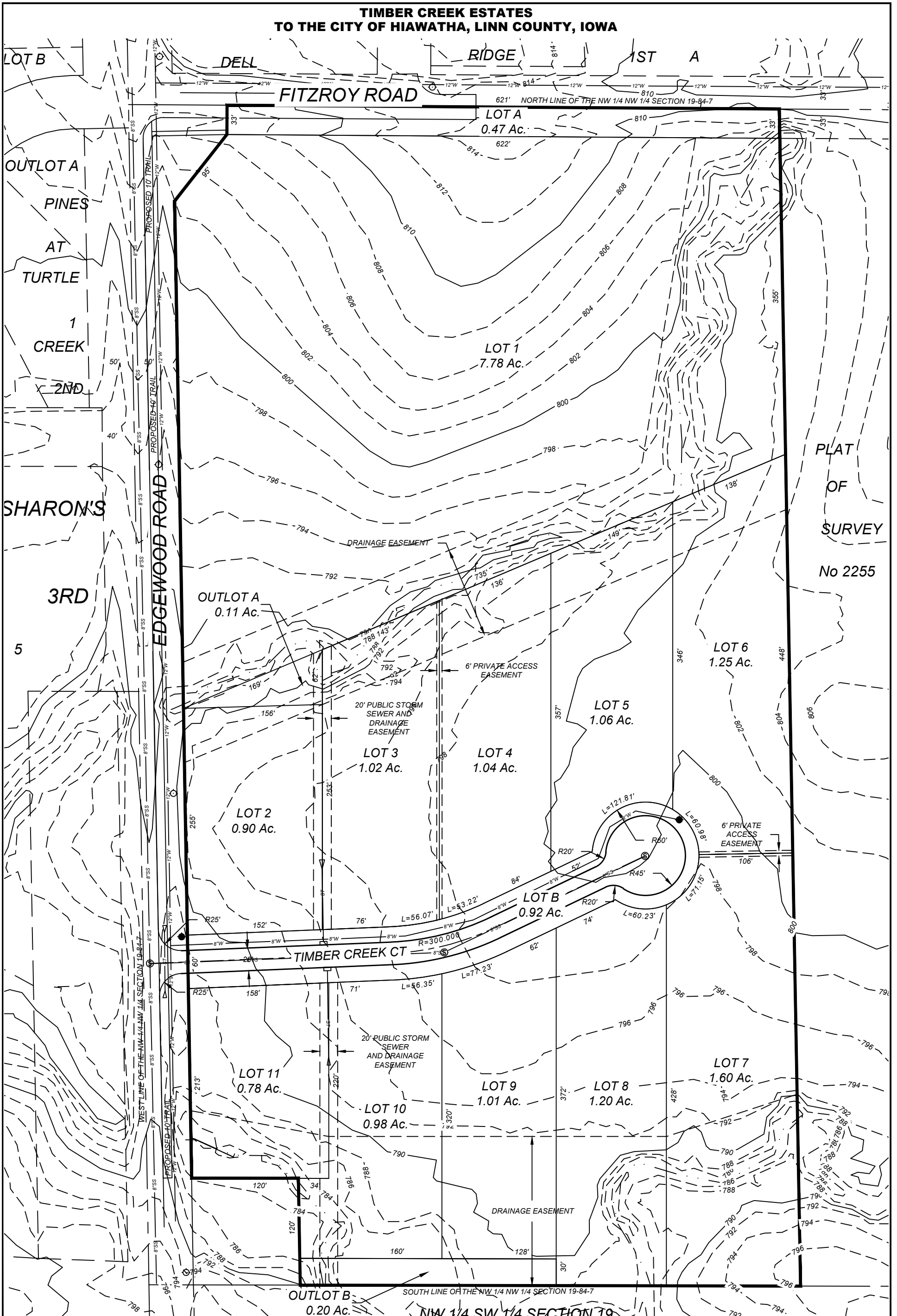


**TIMBER CREEK ESTATES
TO THE CITY OF HIAWATHA, LINN COUNTY, IOWA**



PLAT
OF
SURVEY
No 2255

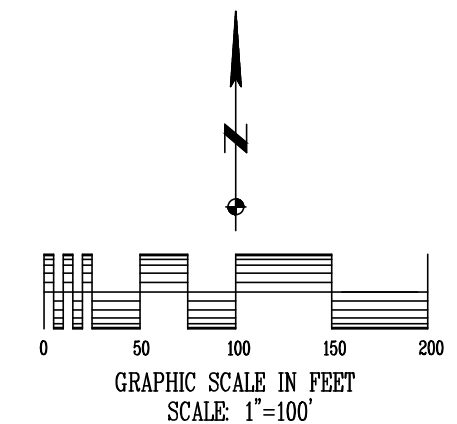
Project No:
548521-10

PRELIMINARY PLAT



Drawn: SMB
7/21/21
Checked:

Book: NONE
Scale: 1" = 100'



LOT A TO BE DEDICATED TO THE CITY OF HIAWATHA FOR PUBLIC RIGHT OF WAY

LOT B TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR STORM WATER MANAGEMENT AND PRIVATE OPEN SPACE

LOTS 1-24 AND LOTS 27-137 ARE FOR SINGLE FAMILY HOMES

LOTS 1-24 TO BE A MINIMUM OF ONE FOOT ABOVE 100 YEAR FLOOD ELEVATION

LOTS 25 AND 26 ARE FOR TOWNHOMES (4 UNIT MAXIMUM) TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION

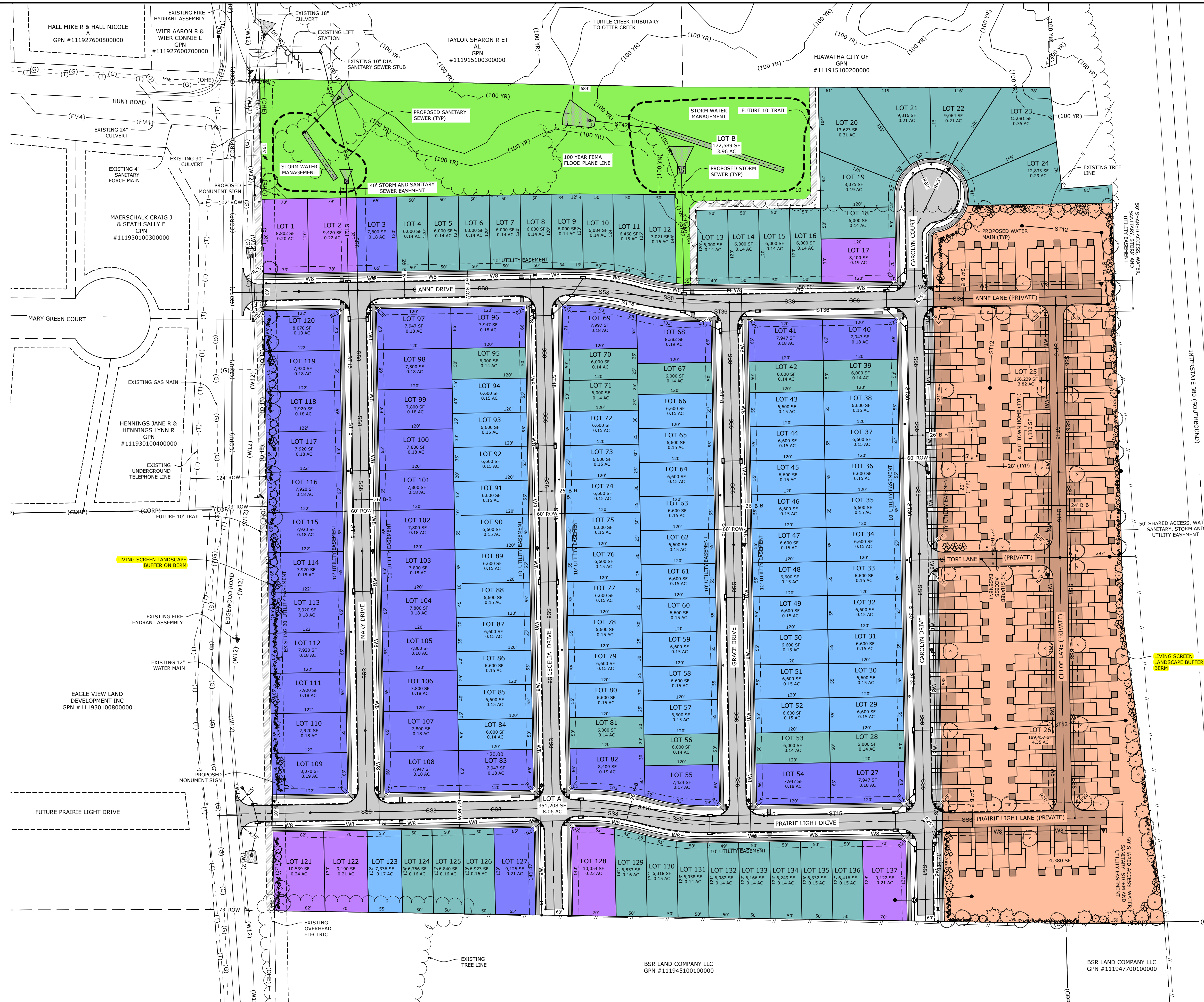
ALL PRIVATE DRIVES SHALL BE CONSIDERED FIRE LANES AND NO PARKING WILL BE ALLOWED

70'+ lot width

65' lot width

55' lot width

50' lot width



DRAWN BY: CJZ					
CHECKED BY: BDV					
APPROVED BY: BDV					
DATE: 9/2/21					
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE	

Hiawatha!

BSR LAND COMPANY LLC
GPN #111945100100000

HALL & HALL ENGINEERS, INC.
Leaders in Land Development Since 1953
1860 BOYD ROAD, HIAWATHA, IOWA 52233
PHONE: (515) 362-9549 FAX: (515) 362-7550
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
LAND SURVEYING • LAND DEVELOPMENT PLANNING
www.halleng.com

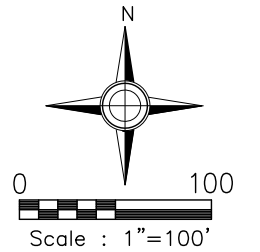
EDGEWOOD VILLAGE
IN THE CITY OF HIAWATHA, LINN COUNTY, IOWA

SCALE: 1"=80'

Final Plat

Rolling Prairie Estates Fourth Addition to Hiawatha, Linn County, Iowa

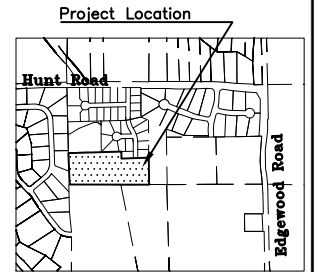
ALLTRANS, INC
 1930 St Andrews Ct NE Cedar Rapids, Iowa 52402
 Phone: (319) 330-8197



PROPERTY DESCRIPTION

Final Plat of Rolling Prairie Estates Fourth Addition to Hiawatha, Linn County, Iowa is Part of Parcel B of Plat of Survey No. 2101, located in the Northwest Quarter of the Southwest Quarter of Section 19, Township 84 North, Range 7 West, described as follows:
 Beginning at the Southwest Corner of the NW ¼ of the SW ¼ of said section 19 (Point of Beginning):
 thence, N01°28'33"W along the East Line of Spring Creek 4th Addition to Linn County Iowa, 649.09 feet to the SW corner of Outlot A Rolling Prairie Estates Second Addition to Hiawatha, Linn County Iowa;
 thence, N58°47'27"E along the South line of said Outlot A, 172.74 feet;
 thence, N68°16'46"E along the South line of said Outlot A, 214.30 feet;
 thence, S88°24'09"E along the South line of said Outlot A, 54.82 feet;
 thence, S51°50'18"E along the South line of said Outlot A, 53.26 feet to the West line of Rolling Prairie Estates 3rd Addition to Hiawatha, Linn County, Iowa;
 thence, S00°35'14"E along said West line, 363.45 feet;
 thence, N88°38'24"E along boundary line of said Rolling Prairie Estates 3rd, 270.47 feet;
 thence, S00°08'46"E along said boundary, 95.61 feet;
 thence, N88°38'24"E along said boundary, 160.04 feet to West ROW line of Savannah Drive;
 thence, N82°25'37"E along said 60.51 feet to East ROW line said Savannah Drive;
 thence, N89°51'14"E along said boundary, 146.79 feet to the SE corner of lot 13 said Rolling Prairie Estates 3rd Addition;
 thence, S00°18'42"E, 186.19 feet;
 thence, N81°46'28"W, 22.24 feet;
 thence, S00°12'21"E, 159.51 feet to the South line of said NW ¼ SW ¼ Section 19;
 thence, S89°59'09"W along said South Section line, 1047.48 feet to the point of beginning;

Said tract of land contains 13.03 acres (567,396.83 sq. ft.) more or less and is subject to easements and restrictions of record.



Legend

- Boundary Line ————
- Utility Easement - - - - -
- Section Line ————
- Building Setback Line ······
- Found Monument ●
- Set ½"x30" Pipe ○
- w/Orange Cap #17774 ○
- Measured (M)
- Recorded (R)
- Point of Beginning P.O.B.
- Survey Work Done: April 2017
- Measurements are in decimal feet.

Curve Table					
Curve #	Length	Radius	Chord	Tangent	Chord Direction
C2	30.95	270.00	30.94	15.49	N85°03'31"W
C3	98.40	60.00	87.74	64.30	N75°36'52"E
C4	58.79	60.00	56.47	32.00	S29°19'54"E
C5	58.10	60.00	55.85	31.55	S26°28'41"W
C6	98.87	60.00	88.06	64.81	N78°34'33"W
C7	39.72	330.00	39.70	19.88	N85°13'21"W

Areas By 1/4-1/4 Section

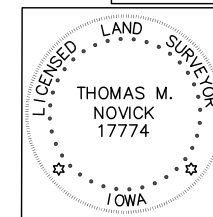
NW 1/4 SW 1/4 = 13.03 acres (567,396.83 sq. ft.)

Areas To Be Dedicated

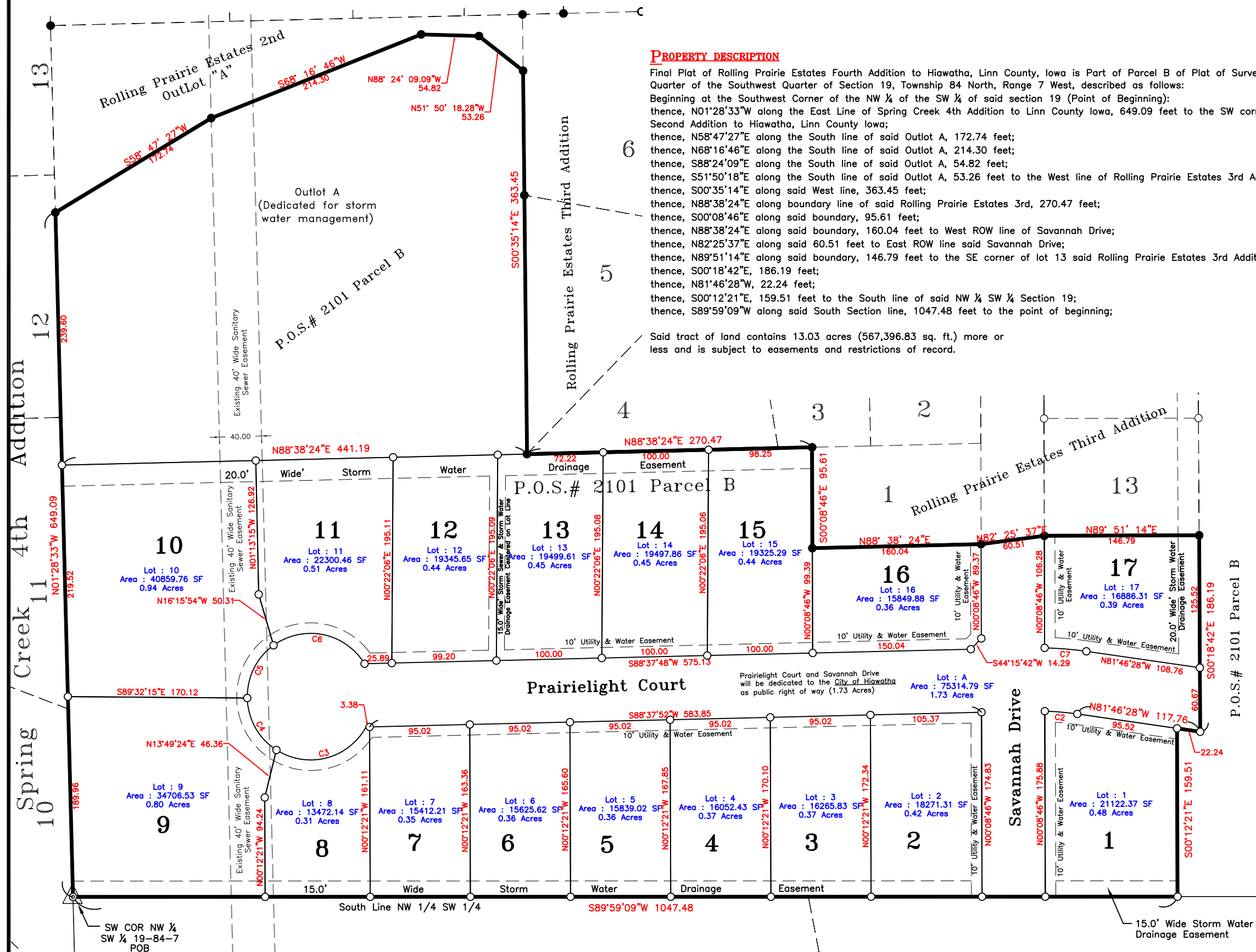
Lot A 1.73 Acres (75,314.79 SF) to be dedicated as Public Right of Way

Index Legend.

Client: Eagle View Land Development, Inc.
 Surveyors Name: Tom M. Novick
 Company Name: ALLTRANS, INC.
 Location of Survey: SW ¼ 19-84-7, Hiawatha, Linn County, Iowa
 Developer Name: Eagle View Land Development, Inc.
 Requested By: Eagle View Land Development, Inc.
 Return To: ALLTRANS, INC
 1930 St Andrews Ct NE
 Cedar Rapids, IA 52402



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 SIGNED: _____ DATE: _____
 THOMAS M. NOVICK IOWA REG. NO. 17774
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
 PAGES OR SHEETS COVERED BY THIS SEAL: _____



DRAFT
Final Plat

Rolling Prairie Estates
Fourth Addition
Project Number: MH1904

Drawn By: GMH
Date: 08/06/21
Field Book #: N/A

Eagle View Land
Development, Inc.

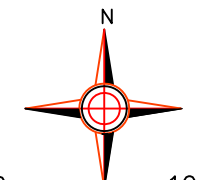
Client:
ALLTRANS, INC.
1930 St Andrews Ct NE
Cedar Rapids, Iowa 52402
Phone: (319) 393-8726

Sheet No.
1

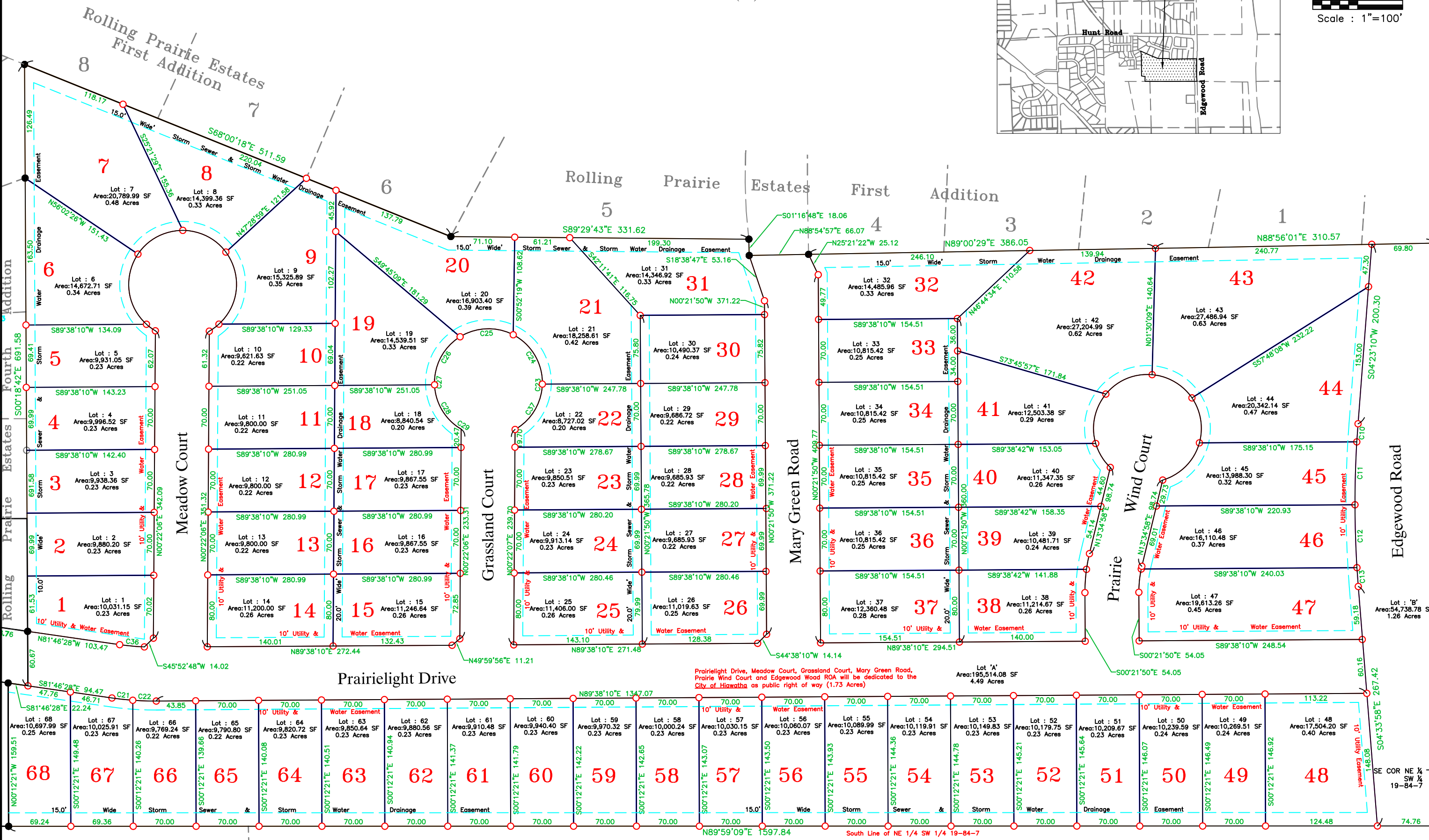
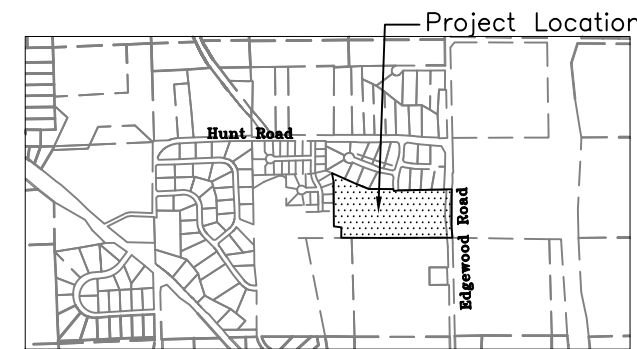
FINAL PLAT

Rolling Prairie Estates Fifth Addition to Hiawatha, Linn County, Iowa

ALLTRANS, INC
1930 St Andrews Ct NE Cedar Rapids, Iowa 52402
Phone: (319) 393-8726



0 100
Scale : 1"=100'



Prairielight Drive, Meadow Court, Grassland Court, Mary Green Road, Prairie Wind Court and Edgewood Road will be dedicated to the City of Hiawatha as public right of way (1.73 Acres)

Lot 'A'
Area:195,514.08 SF
4.49 Acres

Lot 'B'
Area:54,738.78 SF
1.26 Acres

DRAFT
PLAT

Rolling Prairie Estates
Fifth Addition
Project Number: MH1904

Drawn By: GMH
Date: 08/06/21
Field Book #: N/A

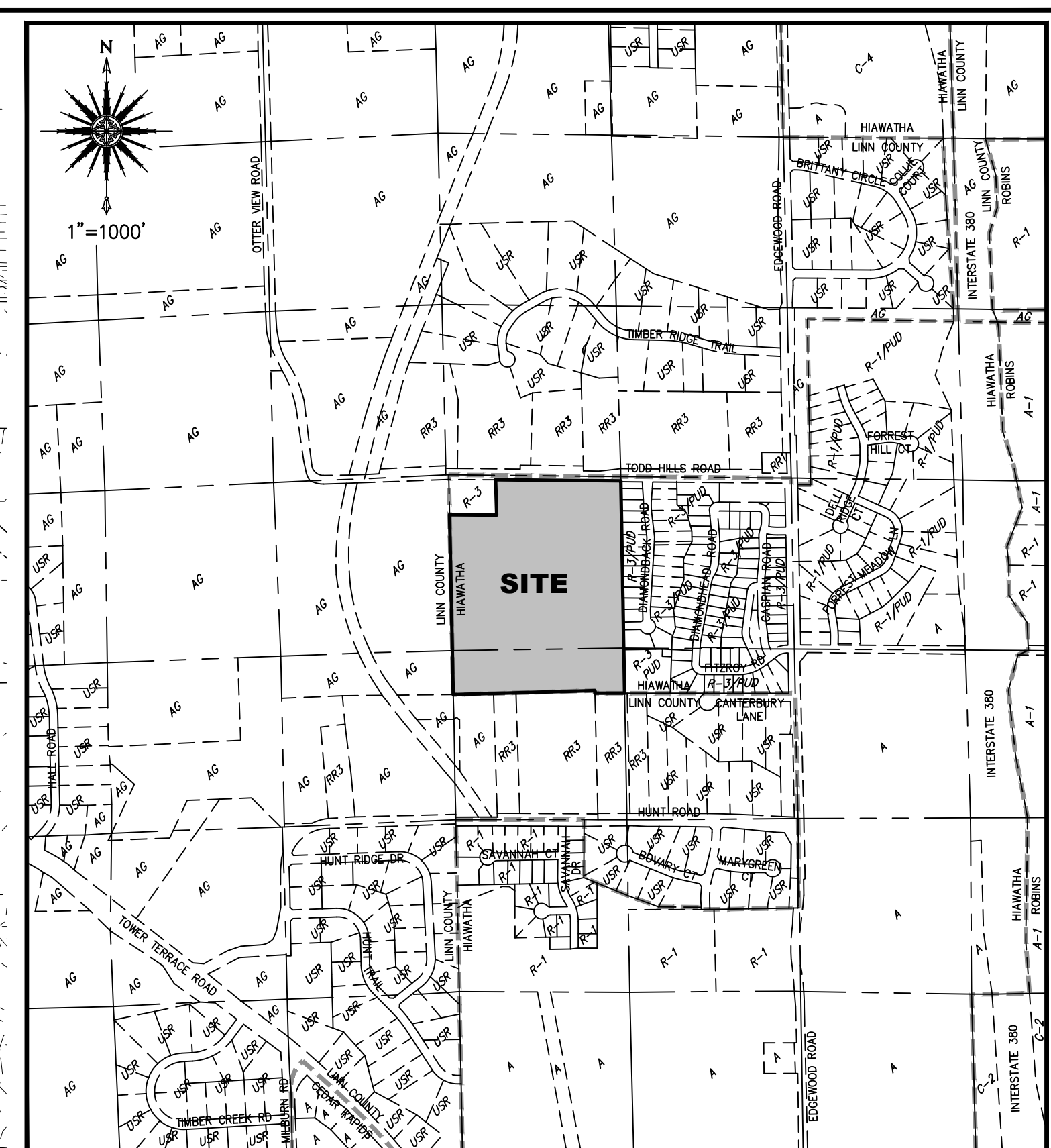
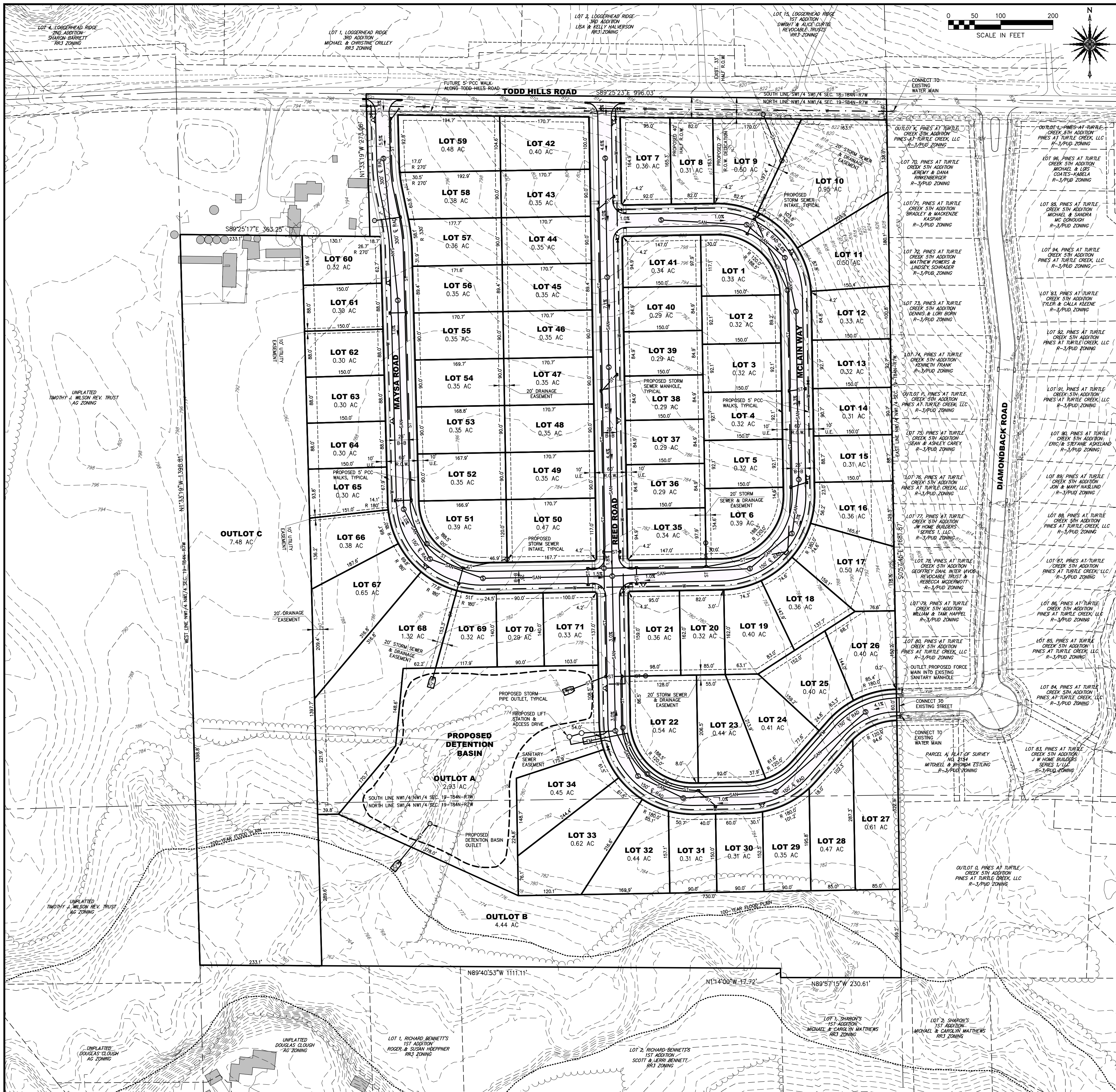
Approved By: TMM
Scale: 1:100

Client:
ALLTRANS, INC.
1930 St Andrews Ct NE
Cedar Rapids, Iowa 52402
Phone: (319) 393-8726

Eagle View Land
Development, Inc.

Sheet No.
1

REVISIONS	
DRAWN:	JED SCHNOOR
APPROVED:	JED SCHNOOR
ISSUED FOR:	REVIEW
DATE:	1/3/2019
PROJECT NO.:	18034



1 SITE LOCATION MAP

GENERAL NOTES

TITLEHOLDER/APPLICANT
TODD HILLS, LLC
1840 COMMERCIAL DRIVE
WALFORD, IA 52351
CONTACT PERSON: MR. LOREN HARTELT
PHONE: 319-929-7414
FAX: 319-845-3066
E-MAIL: lhartel@schnoordgrp.com

SITE LEGAL DESCRIPTION
PARCEL B, PLAT OF SURVEY NO. 2272

SITE ADDRESS
3590 TODD HILLS ROAD, HIAWATHA, IA 52233

EXISTING ZONING
R-3 (SINGLE FAMILY RESIDENCE DISTRICT)

PROPOSED ZONING
R-3 (SINGLE FAMILY RESIDENCE DISTRICT)

R-3 LOT SIZE DENSITY & BULK REQUIREMENTS

- MINIMUM LOT AREA: 7,500 SQ. FT.
- MINIMUM LOT WIDTH: 60 FEET
- FRONT YARD: 25 FEET
- REAR YARD: 25 FEET
- CORNER SIDE YARD: 20 FEET
- SINGLE INTERIOR SIDE YARD: 5 FEET
- COMBINED INTERIOR SIDE YARDS: 14 FEET

TOTAL PRELIMINARY PLAT AREA
2,157,274 SQ. FT. = 49.52 ACRES

TOTAL AREA OF NUMBERED LOTS
1,214,558 SQ. FT. = 27.88 ACRES

NUMBERED LOT CHARACTERISTICS

- MINIMUM NUMBERED LOT SIZE: 0.29 ACRES
- MAXIMUM NUMBERED LOT SIZE: 1.32 ACRES
- AVERAGE NUMBERED LOT SIZE: 0.39 ACRES

PROPOSED PUBLIC STREETS

- TOTAL AREA OF PUBLIC STREET R.O.W. DEDICATION: 6.79 ACRES (INCLUDES TODD HILLS ROAD R.O.W. DEDICATION)
- TOTAL LENGTH OF PROPOSED PUBLIC STREETS: 4,373 LF (DOES NOT INCLUDE TODD HILLS ROAD)

FLOOD PLAIN
PORTIONS OF THE SITE ARE LOCATED WITHIN ZONE A, 100-YEAR FLOOD HAZARD ZONE BOUNDARY. THERE IS NO BASE FLOOD ELEVATION FOR THE SITE.

FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER:
19113C0280D - EFFECTIVE DATE APRIL 5, 2010

NOTES

- THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. ANY FINAL PLAT AND RELATED IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS PROGRAM (SUDAS).
- NO PRIVATE ACCESS ALLOWED ONTO TODD HILLS ROAD FROM LOTS 7 THROUGH 10, 42 & 59.
- NO STREET GRADES ARE TO EXCEED 12%.
- OUTLOT C TO BE CONVEYED TO THE ADJACENT LAND OWNER, TIM WILSON.

LEGEND

---	APPROXIMATE SECTION LINE	PC	PORTLAND CEMENT CONCRETE
---	PROPERTY LINE	HMA	HOT MIX ASPHALT
---	EASEMENT LINE	RCP	REINFORCED CONCRETE PIPE
---	ADJOINING LOT LINE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
---	ADJOINING EASEMENT LINE	CMP	CORRUGATED METAL PIPE
---	EXISTING GRADE CONTOUR LINE	IE	PIPE INVERT ELEVATION
---	EXISTING OVERHEAD ELECTRIC LINE	EXST	EXISTING FINISH FLOOR ELEVATION
---	EXISTING GAS LINE	FE	FINISH FLOOR ELEVATION
---	EXISTING WATER LINE	MH	MANHOLE
---	EXISTING UNDERGROUND TELEPHONE LINE	SAN	SANITARY
---	EXISTING UNDERGROUND ELECTRIC LINE	R.O.W.	RIGHT-OF-WAY
---	EXISTING UNDERGROUND FIBER OPTICS LINE	RIM	RIM ELEVATION
---	EXISTING STORM SEWER LINE	ST	PROPOSED FIRE HYDRANT
---	EXISTING SANITARY SEWER LINE	W	PROPOSED WATER VALVE
---	EXISTING CIRCULAR STORM INTAKE	W	PROPOSED WATER LINE
---	EXISTING CURB INLET INTAKE	W	PROPOSED SANITARY SEWER MANHOLE
---	EXISTING STORM SEWER MANHOLE	W	PROPOSED SANITARY SEWER
---	EXISTING CLEAN OUT	W	PROPOSED SANITARY SEWER FORCE MAIN
---	EXISTING SANITARY SEWER MANHOLE	W	PROPOSED SANITARY SEWER
---	EXISTING TELEPHONE MANHOLE	W	PROPOSED CURB & APRON INTAKE
---	EXISTING TELEPHONE PEDESTAL	W	PROPOSED STORM SEWER AREA INTAKE
---	EXISTING GAS VALVE	W	PROPOSED STORM SEWER CURB INTAKE
---	EXISTING FIRE HYDRANT	W	PROPOSED STORM SEWER
---	EXISTING WATER VALVE	W	PROPOSED FLARED END SECTION & RIP-RAP BLANKET
---	EXISTING LIGHT POLE	W	PROPOSED FINISH GRADE CONTOUR
---	EXISTING POWER POLE	W	
---	EXISTING DECIDUOUS TREE	W	
---	EXISTING TRAFFIC SIGN	W	

**PRELIMINARY PLAT
TODD HILLS ADDITION
TO HIAWATHA, IOWA**

PRELIMINARY PLAT