City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MSP-W

DATE: June 18, 2020

SUBJECT: Rolling Hills South 4th Addition Subdivision, Final Plat

A request was received from Matthew P. Greteman, President of 704 Development Corp. to approve Rolling Hills South 4th Addition, City of Carroll, Carroll County, Iowa. The preliminary plat, which was called Rolling Hills South Condominiums, was approved by the Carroll City Council on August 6, 2018. The final plat contains 2.63 acres of land and is located between Highway 71 and Meadow Lane.

The plat includes a total of 1 residential lot and one street lot. The residential lot is for the condominium association and will include all 6 duplex buildings (12 units total). Each unit will be individually titled in the condominium association so they can be sold to individual owners. A home owner's association will own and maintain the common areas within the development.

A public street called Westridge Drive will be extended as a cul-de-sac as part of the development and each unit will have access to that new street. City owned utilities are proposed to extend into the development and will be served by City of Carroll water, sanitary sewer, and storm sewer systems.

The attached final plat is pertinent to the application and includes the exterior boundary description of the proposed plat.

Approved Preliminary Plat Requested Design Exception

The Rolling Hills South 4th Addition proposal includes completion of a three-leg public street intersection of Westridge Drive and Summit Drive. The street grades on existing Westridge Drive and Summit Drive and proposed Westridge Drive to the north provide for storm water runoff to flow to the intersection from the north and east and through the intersection to the south. The design storm water flow crossing the intersection has been determined by JEO Consulting Group, Inc. (JEO) to be 2.6 cubic feet per second.

Because excessive flow across intersections can be a hazard to pedestrians and vehicular traffic, design criteria often includes restriction on the maximum rate of surface storm water flow across

intersections. When restricted flow rates are exceeded, the general solution is to collect the storm water in intakes and discharge through storm sewers.

The Iowa Statewide Urban Design and Specifications (SUDAS) Design Standards include the following related to storm water intake spacing:

"**b. Intake Spacing**: Locate street intakes upgrade from intersections, sidewalk ramps, and outside of intersection radii. At least one intake is to be installed at the low point of the street grade.

1) **First Intake**: An intake should be located no further than 500 feet from the street high point.
2) **Remaining Intakes**: To be spaced at a distance no greater than 400 feet, regardless of gutter flow capacity, in order to meet maintenance needs."

The SUDAS Design criteria are modified by City of Carroll Special Provisions. This special provision provides a lower standard/requirement than was is set out in SUDAS, is as follows:

"C. Intersections. Inlets are placed at the upgrade side of street approaches as required, not in curb returns. On all streets, the maximum gutter flow across intersections shall not be greater than:

Longitudinal Gutter Slope	Flow Cubic Feet Per Second (cfs)
0.5%	0.30
1.0%	0.45
2.0%	0.60
3.0%	0.70
4.0%	0.85
5% and Over	1.00"

JEO has determined that, based on grades above, the maximum permitted flow across Westridge Drive is 0.30 cubic feet per second. JEO requested an exception to the design criteria of 0.30 cubic feet per second to permit a flow of 2.6 cubic feet per second to cross the street intersection.

This design exception was approved by the City Council with the Preliminary Plat.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS:

That the Carroll City Council approve the Rolling Hills South 4th Addition Subdivision, City of Carroll, Carroll County, Iowa Final Plat as presented at their June 10, 2020 meeting.

STAFF RECOMMENDATIONS:

That the Carroll City Council approve of the Rolling Hills South 4th Addition Subdivision, City of Carroll, Carroll County, Iowa Final Plat.

Exhibit "A"

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 84 NORTH, RANGE 35 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA, WHICH EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE N00° 44'28"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1315.06 FEET; THENCE S89° 10'32"E, A DISTANCE OF 118.13 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 71 AND THE NORTHWEST CORNER OF LOT 3, BLOCK 1 OF ROLLING HILLS SOUTH 3RD ADDITION, CARROLL, IOWA; THENCE S00° 55'09"W ON SAID EAST RIGHT OF WAY LINE, SAID EAST RIGHT OF WAY LINE ALSO BEING THE WEST LINE OF LOTS 3, 4 AND 5 OF SAID ROLLING HILLS SOUTH 3RD ADDITION, A DISTANCE OF 359.13 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF SAID ROLLING HILLS SOUTH 3RD ADDITION AND THE POINT OF BEGINNING; THENCE S00° 56'00"E CONTINUING ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.61 FEET; THENCE S04° 13'30"W CONTINUING ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 39.13 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 5 OF ROLLING HILLS SOUTH 3RD ADDITION; THENCE S89° 05'23"E ON THE NORTH LINE OF SAID LOT 2 AND THE NORTH RIGHT OF WAY LINE OF SUMMIT DRIVE, A DISTANCE OF 246.91 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 2 OF ROLLING HILLS SOUTH 3RD ADDITION; THENCE N00° 32'38"E ON THE WEST LINE OF LOTS 6, 5, 4, 3, 2 AND 1 OF ROLLING HILLS SOUTH 3RD ADDITION, A DISTANCE OF 460.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89° 27'22"W ON THE SOUTH LINE OF LOTS 8, 6 AND 5 OF ROLLING HILLS SOUTH 3RD ADDITION, A DISTANCE OF 255.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.63 ACRES MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: 704 DEVELOPMENT CORPORATION

CITY OF CARROLL
SUBDIVISION DATA

NAME OF PLAN: Rolling Hills South 4th Addition Subdivision, City of Carroll, Carroll County, Iowa – Final Plat
NAME OF OWNER/DEVELOPER: 704 Development Corp.

GENERAL INFORMATION:

PLAT LOCATION:	Between Highway 71 and Meadow Lane
SIZE OF PLAN:	2.63 Acres
CURRENT ZONING:	P.U.D., Planned Unit Development with an underlaying zoning of R-3, Low-Density Residential District

LOTS:

NUMBER:	1 Residential Lot
SIZE/DENSITY:	2.63 acres
USE:	Residential
BUILDING LINES:	P.U.D. – Planned Unit Development District: The minimum lot and yard requirements of the conventional zoning districts in which the development is located shall not apply, except that minimum yards specified in the conventional district for suitable screening or buffering shall be provided around the boundary of the development. In the absence of any appropriate physical barrier, the Council may require open space or screening be located along all or a portion of the development boundary. While the minimum yard requirements of the conventional zoning district in which the development is located do not apply, a minimum distance of ten feet between buildings shall be observed. R-3, Low-Density Residential District: The front yard shall be a minimum of 30 feet. The side yard shall be a minimum of seven and one-half (7 1/2) feet, except on a corner lot the side-yard shall be a minimum of thirty (30) feet on the side abutting the street. A garage attached to a dwelling may be located five (5) feet from the side lot, but not a street line. The rear yard shall be a minimum of 15 feet.

ADJACENT LANDS:

NORTH:	R-3, Low-Density Residential District
SOUTH:	R-3, Low-Density Residential District
EAST:	R-3, Low-Density Residential District
WEST:	A-1, Agricultural District

STREET DEVELOPMENT:

Continuation of Westridge Drive to the north.

WASTE WATER:

New City owned water utilities are proposed in the development.

WATER SYSTEM:

New City owned sanitary sewer utilities are proposed in the development.

PRELIMINARY AND FINAL PLAT DRAWINGS:

Staff recommends approval of the final plat.

City of Carroll 627 N Adams St Carroll, Iowa 51401 712/792-1000

RESOLUTION NO. _____

WHEREAS, Matthew P. Greteman, President of 704 Development Corp., owner of certain real estate described in a certain plat filed by them with the City Clerk of the City of Carroll, Iowa, known as the Rolling Hills South 4th Addition, City of Carroll, Carroll County, Iowa; and,

WHEREAS, the said Plat has been duly examined by the City Planning and Zoning Commission, which has recommended approval of the same on June 10, 2020, and found same to conform to the general plan of the City; and,

WHEREAS, said Plat has been examined by the City Council and found to conform to the City of Carroll Subdivision Ordinance and falls within the general plan of the City of Carroll, Iowa, and is found to comply with Chapter 354 of the 2019 Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa:

1. That the plat of Rolling Hills South 4th Addition, City of Carroll, Carroll County, Iowa, is found to conform with the law and is hereby accepted.

2. That this Resolution shall be fully binding upon the owners, their assigns, purchasers or successors in interest.

3. That the Mayor and City Clerk of the City of Carroll, Iowa, are hereby directed to certify this Resolution and cause the same to be affixed to the said Plat as provided by law.

Passed and approved by the Carroll City Council this 22nd day of June, 2020.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CERTIFICATE

State of Iowa)
ss.
Carroll, County)

We, Eric P. Jensen, Mayor and Laura A. Schaefer, City Clerk of the City of Carroll, Iowa hereby certify that at a meeting of the City Council of the City of Carroll, Iowa, held on the 22nd day of June 2020, the attached Resolution was adopted by the City Council of the City of Carroll, Iowa, approved by the Mayor, duly entered into the record of the City Council meeting of that date, and we further certify that the Final Subdivision Plat is found to conform to the law as approved and accepted and we hereby certify this Resolution and cause the same to be affixed to the Final Subdivision Plat as provided by law.

_____
Eric P. Jensen, Mayor

ATTEST:

_____
Laura A. Schaefer, City Clerk

State of Iowa)
ss.
Carroll County)

On this 22nd day of June 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric P. Jensen and Laura A. Schaefer, to me personally known, who, being by me duly sworn did say that they are the Mayor and City Clerk respectively, of the City of Carroll, Iowa, executing the within and foregoing instrument, and that said instrument was signed and sealed on behalf of the City of Carroll, Iowa, by authority of its City Council and that said Mayor and City Clerk, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of the City of Carroll, Iowa, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

Index Legend	
Location:	Part of the Southwest Quarter
	Section 25, T84N, R35W
Requestor:	704 Development Corp.
Proprietor:	704 Development Corp.
Surveyor:	Matt Fouts, PLS
Surveyor Company:	JEO Consulting Group, Inc.
Return To:	Cody Forch 724 Simon Avenue Carroll, Iowa 51401

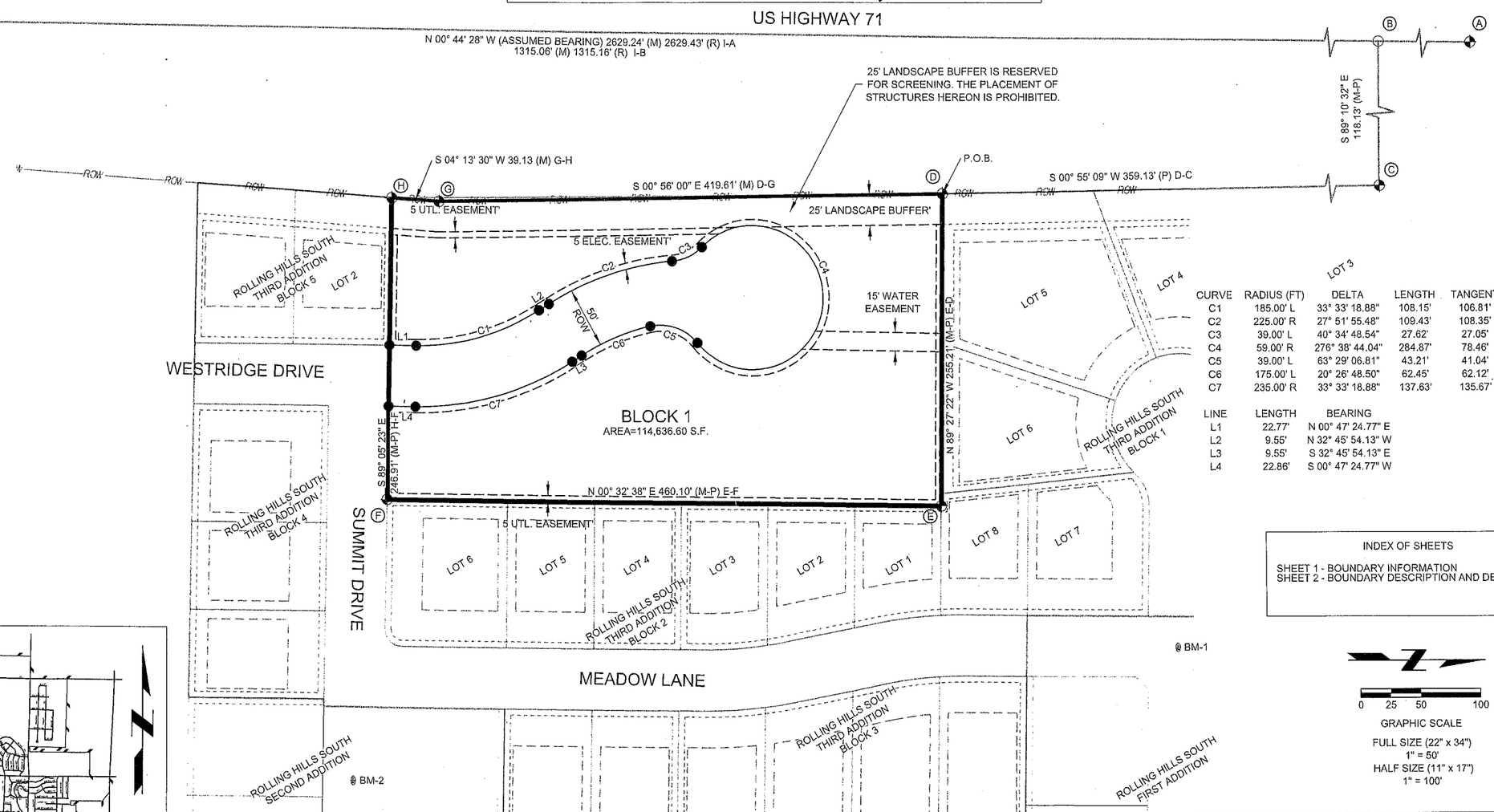
FOR RECORDER'S USE ONLY

FINAL PLAT
ROLLING HILLS SOUTH 4TH ADDITION CITY OF CARROLL CARROLL COUNTY, IOWA

LEGEND

UTILITY EASEMENT		MEASURED DISTANCE	M
BUILDING SET BACK LINE		PLATTED DISTANCE	P
		RECORDED DISTANCE	R
MONUMENT FOUND		RIGHT-OF-WAY	ROW
FOUND MONUMENT LABEL	Ⓐ	EASEMENT	EASE.
MONUMENT SET YELLOW CAP. NO. 21443	●	UTILITIY	UTIL.
		PROPOSED	PROP.
TEMPORARY POINT	○	ELECTRICAL	ELEC.

JEO CONSULTING GROUP INC
800.723.8567



CURVE	RADIUS (FT)	DELTA	LENGTH	TANGENT	DIRECTION
C1	185.00' L	33° 33' 18.88"	108.15'	106.81'	N 15° 59' 14.68" W
C2	225.00' R	27° 51' 55.48"	109.43'	108.35'	N 18° 49' 55.76" W
C3	39.00' L	40° 34' 48.54"	27.62'	27.05'	N 25° 11' 18.53" W
C4	59.00' R	276° 38' 44.04"	284.87'	78.46'	S 87° 09' 20.84" E
C5	39.00' L	63° 29' 06.81"	43.21'	41.04'	S 19° 25' 27.77" W
C6	175.00' L	20° 26' 48.50"	62.45'	62.12'	S 22° 32' 29.88" E
C7	235.00' R	33° 33' 18.88"	137.63'	135.67'	S 15° 59' 14.68" E

LINE	LENGTH	BEARING
L1	22.77'	N 00° 47' 24.77" E
L2	9.55'	N 32° 45' 54.13" W
L3	9.55'	S 32° 45' 54.13" E
L4	22.86'	S 00° 47' 24.77" W

OWNER, SUBDIVIDER
704 DEVELOPMENT CORP.
704 W. HWY. 30
CARROLL, IA 51401
712-792-5050

LAND SURVEYOR
MATT FOUTS, LS
724 SIMON AVENUE
CARROLL, IOWA 51401
712-792-9711

DESIGN ENGINEER
CODY FORCH, PE
724 SIMON AVENUE
CARROLL, IOWA 51401
712-792-9711

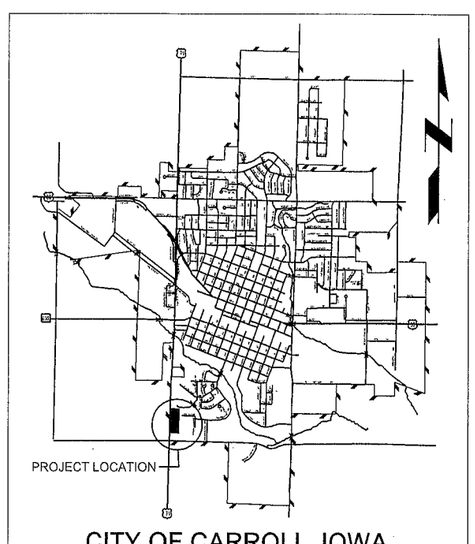
ACREAGE TABLE

TOTAL ACREAGE	2.63 ACRES
NUMBER OF LOTS	1
MIN. LOT AREA	2.08 ACRES
AVG. LOT AREA	2.08 ACRES
MAX. LOT AREA	2.08 ACRES
PUBLIC LAND AREA	0.00 ACRES
ROW LAND AREA	0.55 ACRES
COMMON OPEN SPACE	1.53 ACRES

INDEX OF SHEETS

SHEET 1 - BOUNDARY INFORMATION
SHEET 2 - BOUNDARY DESCRIPTION AND DEDICATION

0 25 50 100
GRAPHIC SCALE
FULL SIZE (22" x 34")
1" = 50'
HALF SIZE (11" x 17")
1" = 100'



CITY OF CARROLL, IOWA

BUILDING SETBACKS:
SPACE BETWEEN BUILDINGS - 10' MIN.

NOTE:
ALL BEARINGS ARE ASSUMED, ALL MONUMENTS SET ARE 5/8" REBAR WITH YELLOW CAP LS# 23586 UNLESS OTHERWISE NOTED. MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION.

SEE SHEET 2 FOR MONUMENT DESCRIPTIONS.

CITY APPROVALS	FINAL PLAT APPROVED 704 DEVELOPMENT CORP.
RECOMMEND FINAL PLAT APPROVAL - PLANNING & ZONING COMMISSION	
CHAIRMAN DATE	
SECRETARY DATE	
PLAT ACCEPTED FINAL APPROVAL - CITY OF CARROLL	
MAYOR DATE	MATTHEW P. GRETEMAN, PRESIDENT DATE 5/19/20

LICENSED PROFESSIONAL LAND SURVEYOR MATTHEW A. FOUTS 23586 IOWA

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.

SIGNATURE DATE 5-19-20
MATTHEW A. FOUTS, P.L.S.
PRINTED OR TYPED NAME
23586
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 & 2

PROJECT NO	160499.00
DATE	6/11/2020
DRAWN BY	ASCHLADER
FILE NAME	S-160499-Final Plat 1.dgn
FIELD BOOK	FIELDBOOK
FIELD CREW	FC INI
SURVEY FILE NO	SURVEY FILE NO
PLAN IN HAND INITIALS / DATE	P/H INI / P/H DATE
70 PERCENT REVIEW INITIALS / DATE	70% INI / 70% DATE
95 PERCENT REVIEW INITIALS / DATE	95% INI / 95%DATE
REVISIONS	

SHEET 1

2018
ROLLING HILLS SOUTH
4TH ADDITION
CARROLL, IOWA

FINAL PLAT
BOUNDARY INFORMATION

Plot Driver Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspace\Standards\pltcfg\Half_Size_PDF_8X11.pltcfg
Pen Table Used: K:\Bentley\Resources\V8i\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl

File Name and Location: P:\Engineering\160499.00 - 704 Development Rolling Hills South Condos\7 Design\2 Drawings\Sheets\S-160499-Final Plat 1.dgn
Print Date/Time: 6/11/2020 12:28:23 AM By: jfleming

FINAL PLAT
ROLLING HILLS SOUTH 4TH ADDITION CITY OF CARROLL CARROLL COUNTY, IOWA

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 84 NORTH, RANGE 35 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA, WHICH EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE N00°44'28"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1315.06 FEET; THENCE S89°10'32"E, A DISTANCE OF 118.13 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 71 AND THE NORTHWEST CORNER OF LOT 3, BLOCK 1 OF ROLLING HILLS SOUTH 3RD ADDITION, CARROLL, IOWA; THENCE S00°55'09"W ON SAID EAST RIGHT OF WAY LINE, SAID EAST RIGHT OF WAY LINE ALSO BEING THE WEST LINE OF LOTS 3, 4 AND 5 OF SAID ROLLING HILLS SOUTH 3RD ADDITION, A DISTANCE OF 359.13 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF SAID ROLLING HILLS SOUTH 3RD ADDITION AND THE POINT OF BEGINNING; THENCE S00°56'00"E CONTINUING ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.61 FEET; THENCE S04°13'30"W CONTINUING ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 39.13 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 5 OF ROLLING HILLS SOUTH 3RD ADDITION; THENCE S89°05'23"E ON THE NORTH LINE OF SAID LOT 2 AND THE NORTH RIGHT OF WAY LINE OF SUMMIT DRIVE, A DISTANCE OF 246.91 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 2 OF ROLLING HILLS SOUTH 3RD ADDITION; THENCE N00°32'38"E ON THE WEST LINE OF LOTS 6, 5, 4, 3, 2 AND 1 OF ROLLING HILLS SOUTH 3RD ADDITION, A DISTANCE OF 460.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89°27'22"W ON THE SOUTH LINE OF LOTS 8, 6 AND 5 OF ROLLING HILLS SOUTH 3RD ADDITION, A DISTANCE OF 255.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.63 ACRES MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

OWNER: 704 DEVELOPMENT CORP.

NATIONAL FLOOD INSURANCE PROGRAM INSURANCE RATE MAP:

COMMUNITY-PANEL NUMBER 190041 0142C
SEPTEMBER 15, 2017
ZONE X (NON-FLOOD PLAIN).

DEDICATION:

KNOW ALL MEN BY THESE PRESENT: THAT 704 DEVELOPMENT CORP. IS THE OWNER OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ROLLING HILLS SOUTH 4TH ADDITION. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF ITS PROPERTY AS SHOWN ON THIS PLAT. ALL STREET RIGHT-OF-WAY CONTAINED WITHIN THE PERIMETER OF THIS SUBDIVISION AS SHOWN HEREON ARE HEREBY TENDERED FOR PUBLIC USE. SAID OWNER FURTHER GRANTS PERPETUAL UTILITY EASEMENTS AND ELECTRICAL EASEMENTS TO THE CITY OF CARROLL AND ANY PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY THE LICENSEES OF SAID SUBDIVISION TO BUILD, ERECT, MAINTAIN AND OR REPAIR THE FOLLOWING: WATERLINES, DRAINAGE FACILITIES, NATURAL GAS LINES, WIRES AND CABLES FOR CARRYING TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION AND RECEPTION OF SIGNALS AND SOUNDS OF ALL KINDS ON, OVER, THROUGH, UNDER AND ACROSS ALL STRIPS OF LAND LABELED AS UTILITY OR ELECTRICAL EASEMENTS ON THIS PLAT. THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA SHALL NOT BE CHANGED WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY OF CARROLL. NO LANDSCAPING OR STRUCTURE SHALL BE ERECTED OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN APPROVAL OF THE CITY OF CARROLL.

MONUMENT DESCRIPTIONS (SEE SHEET 1)

A = FOUND A 5/8" REBAR WITH YELLOW CAP LS# 12108, CORNER CERTIFICATE BOOK 3, PAGE 279. NNW 19.83' NE CORNER OF STORM SEWER INLET NW 14.53' CORNER OF STORM SEWER INLET. WNW 8.25' S CORNER OF STORM SEWER INLET W 30.7' TO CENTERLINE JOINT OF U.S. HIGHWAY 71. SEC. 25-T84N, R35W.
B = TEMPORARY POINT.
C = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS#6806. NW CORNER OF LOT 3 BLK. 1 OF ROLLING HILLS SOUTH THIRD ADDITION
D = FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS# 21443.
E = FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS# 21443.
F = FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS# 21443.
G = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS# 10041, R.O.W. MARKER.
H = FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS# 21443.
I = FOUND PK NAIL, CORNER CERTIFICATE BOOK 3, PAGE 280. NW 92.37' TO A FOUND MAG NAIL IN TOP OF CMP. NE 140.23' TO A FOUND IDOT R.O.W. MARKER. SW 176.14' TO A FOUND IDOT R.O.W. MARKER IN CENTERLINE OF U.S. HIGHWAY 71 AND 210TH ST.

BENCHMARKS - DATUM NAVD 88

POINT NAME	NORTHING	EASTING	ELEVATION	LONG DESCRIPTION
BM - 1			1296.67	CUT 'X' IN NORTH EDGE OF SANITARY SEWER MANHOLE RIM AT VALLEY DR. AND MEADOW LN.
BM - 2			1330.05	CUT 'X' NORTH RIM SAN. SEWER MANHOLE RIM 100' EAST OF WEST DEAD END ON SUMMIT DR.

JEO O RO P
800.723.8567

2018
ROLLING HILLS SOUTH
4TH ADDITION
CARROLL, IOWA

FINAL PLAT
BOUNDARY DESCRIPTION AND DEDICATION

PROJECT NO. 160499.00
DATE 5/19/2020
DRAWN BY ASCHLADER
FILE NAME S-160499-Final Plat 2.dgn
FIELD BOOK FIELDBOOK
FIELD CREW FC INI
SURVEY FILE NO. SURVEY FILE NO
PLAN IN HAND INITIALS PIH INI
DATE PIH DATE
70 PERCENT REVIEW INITIALS 70% INI
DATE 70% DATE
95 PERCENT REVIEW INITIALS 95% INI
DATE 95%DATE
REVISIONS

SHEET 2

Plot Driver Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\plotdrv\Half_Size_PDF_B&W.pltcfg
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File Name and Location: P:\Engineering\160499.00 - 704 Development Rolling Hills South Condos\T Design\2 Drawings\Sheets\S-160499-Final Plat 2.dgn
Print Date/Time: 5/19/2020 8:18:49 AM By: aschlader