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: May 18, 2017

SUBJECT: Final Plat of Northridge Fourth Subdivision Phase Three

Project Summary

Roman J. Steffes & Sons Construction, Inc. has submitted and is requesting approval of an application for a final plat to be named Northridge Fourth Subdivision Phase Three. The plat is 20.14 acres of land located south of Northridge Fourth Subdivision phase two and west of Griffith Road.

The property is identified in the 2013 Carroll Comprehensive Plan as Medium Density Residential. The existing zoning is R-3, Low-Density Residential District. This phase of the development consists of 43 residential lots and 1 private open space lot (Outlot 'A'). Single-family homes and duplexes are permitted by city zoning. The private open space lot will be jointly owned by the property owners that are contagious. The developer plans to establish a home owner's association that will be responsible for maintenance of the outlot.

10th Street will be completed between Bella Vista Drive and Griffith Road; Northridge Drive will be extended south approximately 330 feet and turn west where it will become Woodland Drive and will connect to Bella Vista Drive on the west side of the plat; and Roman Road will be created between the newly constructed 10th Street and Woodland Drive. All new streets will be 28 feet back of curb to back of curb in a 50' wide street right-of-way.

The plat will be served by City of Carroll Sanitary Sewer and Water systems and new mains will be extended throughout the plat to serve the individual lots.

Attached is a draft of the subdivision agreement. In an effort to help maintain the development schedule a draft agreement is included in the council agenda packet and the final version will be presented to the Council on or prior to the meeting on May 22nd.

Preliminary Plat

The preliminary plat was reviewed by the Planning and Zoning Commission and recommended to the City Council for approval on April 12, 2017. The City Council approved the preliminary plat on April 24, 2017 with the condition that a 20-foot-wide trail easement be added to the plan on the east side of Block 6, Lots 11-15 of the plat, which has been added to the final plat. The final plat is in substantial conformance with the approved preliminary plat.

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

PLANNING AND ZONING COMMISSION RECOMMENDATION: During their May 10th meeting, the Planning and Zoning Commission recommended that the Carroll City Council approve Northridge Fourth Subdivision Phase Three Final Plat as presented.

STAFF RECOMMENDATION: That the City Council approve Northridge Fourth Subdivision Phase Three Final Plat as presented.

CITY OF CARROLL
SUBDIVISION DATA

NAME OF PLAN: Northridge Fourth Subdivision Phase Three – Final Plat
NAME OF OWNER/DEVELOPER: Roman Steffes and Sons Construction

GENERAL INFORMATION:

PLAT LOCATION:	West of Griffith Road and south of Northridge Fourth Subdivision Phase Two
SIZE OF PLAN:	20.14 Acres
ZONING:	R-3, Low- Density Residential District

LOTS:

NUMBER:	43 Residential Lots, 1 private open space lot
SIZE/DENSITY:	2.13 units per acre
USE:	Residential (Both Single Family and Duplex are permitted)
BUILDING LINES:	30' front yard; 15' rear yard; and 7.5' side yard

ADJACENT LANDS:

NORTH:	Residential
SOUTH:	Agricultural Land (Zoned R-3)
EAST:	Griffith Road/Ashwood Business Park
WEST:	Residential

STREET DEVELOPMENT:

10th Street will be completed between Bella Vista Drive and Griffith Road; Northridge Drive will be extended south approximately 330 feet and turn west where it will become Woodland Drive and will connect to Bella Vista Drive on the west side of the plat; and Roman Road will be created between the newly constructed 10th Street and Woodland Drive. All new streets will be 28 feet back of curb to back of curb in a 50' wide street right-of-way.

WASTE WATER:

The plat will be served by City of Carroll sanitary sewer system with new sanitary sewer mains extended through the plat to serve each lot.

WATER SYSTEM:

The plat will be served by City of Carroll water system with new water mains extended through the plat to serve each lot.

FINAL PLAT DRAWING: Staff recommends approval

Prepared by: City of Carroll, Randall M. Krauel, 112 E. 5th Street, Carroll, IA 51401

SUBDIVISION AGREEMENT
FOR
NORTHRIDGE FOURTH SUBDIVISION PHASE THREE

THIS AGREEMENT made and entered into this 22nd day of May, 2017, by and between the City of Carroll, Iowa, a municipal corporation, hereinafter referred to as the "City", and Roman J. Steffes & Sons Construction, Inc., hereinafter referred to as the "Owner/Subdivider".

RECITAL

Owner/Subdivider owns a tract of land, which contains 20.14 acres more or less and has filed the following referenced exhibits, which are made part of the Agreement.

Exhibit A: Preliminary Plat given Tentative Approval by the City Council on April 24, 2017.

Exhibit B: Public Improvement Construction Documents and Specifications and Standard Drawings.

Exhibit C: Final Plat, Accepted by the City Council on May 22, 2017.

Owner/Subdivider wishes to Sub-divide a tract to be known as Northridge Fourth Subdivision Phase Three, "Subdivision". The Owner/Subdivider has made arrangements for utilities to be provided to each lot and, in conjunction with the City, for sanitary sewer and watermain service to be provided to each lot in the Subdivision except as herein specified.

NOW, THEREFORE, the parties agree as follows:

OBLIGATIONS OF OWNER/SUBDIVIDER

Owner/Subdivider and all subsequent Owners, developers, successors or assigns of all or part of this Subdivision shall, except as otherwise specified, provide, do, or cause to be done, the following at its sole cost and expense:

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1. In addition to the requirements established herein, the Owner/Subdivider shall comply with all applicable laws, rules and regulations, including, but not limited to, the following:

   a. Federal Statutes and Agency Rules. All applicable statutes of the Federal government and rules and regulations of Federal agencies.

   b. State Statutes and Agency Rules. All applicable statutes, rules and regulations of the State of Iowa.

   c. County Regulations and Standards. All applicable regulations and standards of the County of Carroll, Iowa.

   d. City Code, Ordinances, Regulations, Written Policies and Standards. All applicable ordinances, regulations, written policies and standards of the City.

   If there is a conflict between any of the laws, regulations, ordinances, etc. as listed in subparagraphs 1.a. through 1.d., then the applicable law, regulation, ordinance, etc. which imposes a higher standard in effect at the time shall apply.

2. Completion of all Public Improvements as illustrated in Exhibits A & B defined above, including, but not limited to, roadways, storm sewers and appurtenances, watermains and appurtenances, and sanitary sewers and appurtenances. The Public Improvements shall be completed within a period of one (1) year from the date of this Agreement.

3. Complete sidewalks prior to the issuance of a Certificate of Occupancy for any house on any lot or upon demand of the City.

   a. Sidewalks are to be placed as indicated on Exhibits A & B.

   b. The sidewalk extended from the right-of-way line to the curb line shall be considered adjacent to the nearest corner lot.

   c. Sidewalks shall be constructed to comply with the accessibility requirements of the Americans with Disabilities Act (ADA) as amended or interpreted.

4. Prior to initiating site grading, provide to the City an approved National Pollutant Discharge Elimination System Storm Water Discharge Permit.

5. Prior to beginning construction of Public Improvements, provide to the City approved permits issued by the Iowa Department of Natural Resources for the construction of sanitary sewer and watermain improvements.

6. Utilities shall be placed as illustrated in Exhibit A & B. Utilities, if not illustrated in Exhibit A & B, shall be placed in Utility Easements or on the opposite side of the street from Municipal Utilities.

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7. Cause to be included in all abstracts the following provisions with respect to easements:

a. Utility Easements. Perpetual easements under, over, through and across property as identified on the Final Plat for the purpose of constructing, reconstructing, repairing, enlarging and maintaining utilities, together with necessary appurtenances thereto.

(1) The utility provider utilizing the Utility Easement shall have the right of access to the Utility Easement and shall have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Utility Easement including, but not limited to, the right to remove any unauthorized obstructions or structures placed or erected within the Utility Easements.

(2) Landscaping, other than lawn grasses, and structures shall not be erected over or within any Utility Easement.

(3) The grade, elevation or contour of any part of any Utility Easement shall not be changed by any owner.

b. Storm Sewer Easements. Perpetual easements under, over, through and across property as identified on the Final Plat for the purpose of constructing, reconstructing, repairing, enlarging, and maintaining storm sewer facilities, together with necessary appurtenances thereto.

(1) The City shall have the right of access to Storm Sewer Easements and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Storm Sewer Easements including, but not limited to, the right to remove any unauthorized obstructions or structures placed or erected within the Storm Sewer Easements.

(2) Landscaping, other than lawn grasses, and structures shall not be erected over or within any Storm Sewer Easement.

(3) The grade, elevation or contour of any part of any Storm Sewer Easement shall not be changed by any owner.

c. Surface Water Flowage Easements. Perpetual easements under, over, through and across property as identified in the Final Plat for the purpose of constructing, reconstructing, repairing, grading and maintaining the surface of the easement in a manner that will permit the free and unobstructed flow of surface water over the easement.

(1) The City shall have the right of access to Surface Water Flowage Easements and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Surface Water Flowage Easements including, but not limited to, the right to remove any unauthorized obstructions or structures placed or erected within the Surface Water Flowage Easements.

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(2) Structures, material, devices, things or matter, which could possibly obstruct or impede the normal flow of surface water over the easement.

(3) The grade, elevation or contour of any part of any Surface Water Flowage Easement shall not be changed by any owner.

d. Electrical Easements. Perpetual easements under, over, through and across property as identified on the Final Plat for the exclusive purpose of constructing, reconstructing, repairing, enlarging and maintaining electrical facilities, together with necessary appurtenances thereto.

(1) The electric provider utilizing the Electrical Easements shall have the right of access to the Electrical Easements and shall have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Electrical Easements including, but not limited to, the right to remove any authorized obstructions or structures placed on or erected within the Electrical Easements.

(2) Landscaping, other than lawn grasses, and structures shall not be erected over or within any Electrical Easement.

(3) The grade, elevation or contour of any part of any Electrical Easement shall not be changed by any owner.

8. Owner/Subdivider shall provide to the City executed agreements with MidAmerican Energy permitting a 5' Utility Easement and 20' Trail Easement within the Existing 75' MidAmerican Energy Easement along the easterly side of the Subdivision. The Agreements shall also permit utility and trail construction within the Easement.

9. Owner/Subdivider shall establish a homeowners' association, whereby the owners of Lots 1 – 16, Block 5, shall be members of the association, charged with maintenance and upkeep of Outlot A, Block 5, Northridge Fourth Subdivision, Phase Three. The association shall be the owner of Outlot A and no dwelling unit shall be constructed thereon.

10. Owner/Subdivider shall pay all costs for the installation of street lights. Street lights shall be installed by MidAmerican Energy. Installation shall conform to the City's Street Lighting Policy No. 0701 and Exhibits A & B.

11. Owner/Subdivider shall pay to the City $150.00 for each street name sign to be installed by the City in the Subdivision. One (1) street name sign will be installed in the Subdivision by the City. The cost to the Owner/Subdivision is $150.00.

12. Owner/Subdivider shall pay to the City costs incurred by the City for resident project representation and testing associated with construction of the Public Improvements.

13. Owner/Subdivider will be responsible for paying all real estate taxes prorated to date of possession on any property dedicated or deeded to the City. If no date of possession is given, then taxes will be prorated to the date the deed is recorded with the Carroll County Recorder.

14. Owner/Subdivider will be responsible to fulfill all obligations contained in this Agreement. In any action or proceeding relating to this Agreement, the prevailing party to such action shall be entitled to its costs and reasonable attorney's fees, which shall be payable whether or not such action is prosecuted to judgment. "Prevailing party" within the meaning of this paragraph shall include, without limitation, a party who dismisses an action for recovery under this Agreement in exchange for payment of the sums allegedly due, performance of obligations allegedly breached or consideration substantially equal to the relief sought in the action.

15. Owner/Subdivider further agrees to indemnify and hold the City harmless from any claims or causes of action brought against the City as a result of the negligent design of this Subdivision Owner/Subdivider's negligence in complying with the terms and obligations of this Agreement for a period of five (5) years from the date first above written. Thereafter, the parties hereto understand that the City disclaims any responsibility for the design of the Subdivision.

OBLIGATIONS OF CITY

1. City shall provide all City services that are available to all other subdivisions within the City.

2. City shall accept the Final Plat of the Subdivision pursuant to the terms of the Agreement.

3. City defers the requirements that the Owner/Subdivider complete and dedicate all Public Improvements prior to approving the Final Plat. In lieu of the required performance bond guaranteeing the completion of Public Improvements, the City accepts the Owner/Subdivider's representations included in Paragraphs 2 and 3, Obligations of Owner/Subdivider. The Owner/Subdivider may, at his sole risk, construct Public Improvements, pursuant to this Agreement on dedicated right-of-way or easements at the discretion of the City. The Owner/Subdivider hereby agrees to hold the City harmless and covenant not to sue the City for any of the Owner/Subdivider's activities on the property.

4. Upon Owner/Subdivider's compliance with the terms of this Agreement and upon final completion of construction, the City shall review for acceptance and assumption of the maintenance and repair of all public improvements including roadways/streets, public sanitary sewers (excluding building sewers and "y" branches), storm sewers and watermains within dedicated right-of-way or easements following expiration of the provisions of the maintenance bond.

5. The City Engineering Technician, or designated representative, will be the resident project representative on site during construction as determined necessary by the City to assure successful completion of the Public Improvements.

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CONSENT OF OWNER/SUBDIVIDER

1. Owner/Subdivider has read and is familiar with the provisions of this Subdivision Agreement and Roman J. Steffes & Sons Construction, Inc. is a Corporation; the below-named officers have the full authority to act on behalf of the Corporation; and this Agreement is signed and approved in the ordinary course of the Corporation's business or affairs.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

CITY OF CARROLL

By: _____
Eric P. Jensen, Mayor

By: _____
Laura A. Schaefer, City Clerk

Roman J. Steffes & Sons Construction, Inc.

By: _____
Martin J. Steffes, Vice-President

By: _____
James Steffes, Secretary-Treasurer

DRAFT

City of Carroll 112 E. 5th Street Carroll, Iowa 51401 712/792-1000

RESOLUTION NO. _____

WHEREAS, Roman J. Steffes & Sons Construction, Inc., Martin J. Steffes, Vice-President, owners 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 Northridge Fourth Subdivision Phase Three to the 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 May 10, 2017, 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 2017 Code of Iowa.

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

1. That the plat of Northridge Fourth Subdivision Phase Three to the City of Carroll, Carroll County, Iowa, is found to conform with the law and is hereby approved and accepted.

2. That the Subdivision Agreement for Northridge Fourth Subdivision Phase Three is approved.

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

4. 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.

Adopted and passed by the Carroll City Council this 22nd day of May, 2017.

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 May, 2017 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 May, 2017, 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 Southeast Quarter
	Section 19, T84N, R34W
Requestor:	Roman J. Steffes & Sons Construction, Inc.
Proprietor:	Roman J. Steffes & Sons Construction, Inc.
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

NORTHRIDGE FOURTH SUBDIVISION PHASE THREE
CITY OF CARROLL
CARROLL COUNTY, IOWA

LEGEND

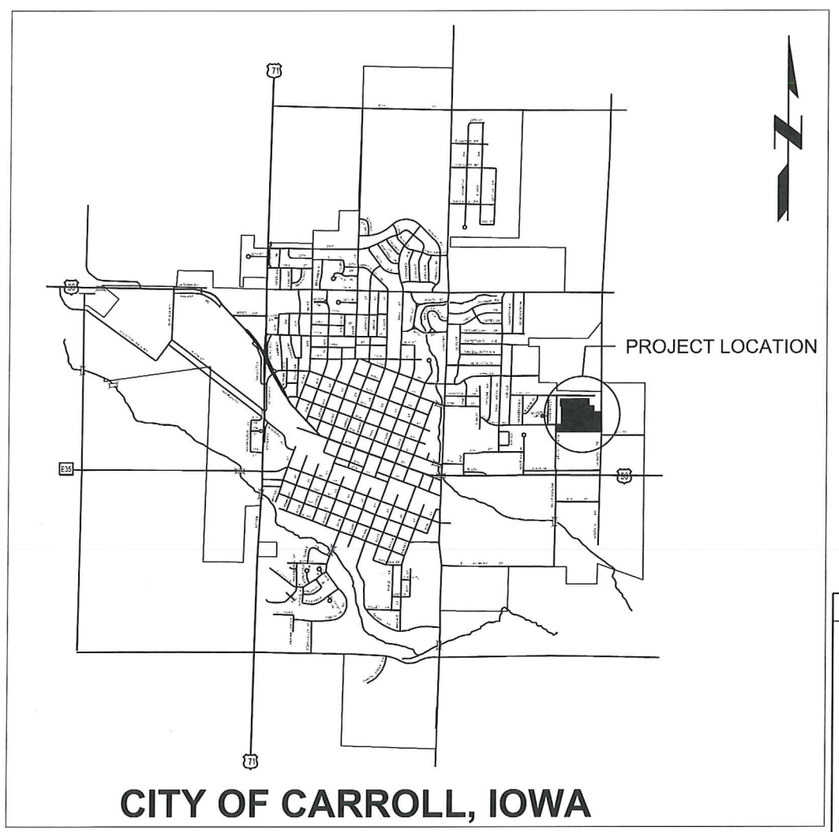
UTILITY EASEMENT	----------	MEASURED DISTANCE	M
BUILDING SET BACK LINE	— — — — 30' BSL — — — —	PLATTED DISTANCE	P
		RECORDED DISTANCE	R
MONUMENT FOUND	⊕	RIGHT-OF-WAY	ROW
FOUND MONUMENT LABEL	Ⓐ	EASEMENT	EASE.
		UTILITIY	UTIL.
MONUMENT SET 5/8" X 24" REBAR WITH YELLOW CAP "FOUTS LS 23586"	●	PROPOSED	PROP.
TEMPORARY POINT	○	ELECTRICAL	ELEC.

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	14.00'	21.93'	89° 44' 46" RT	S 45° 12' 55" E	19.76'
C2	14.00'	22.27'	91° 07' 50" RT	N 44° 44' 21" E	19.73'
C3	14.00'	22.20'	90° 51' 43" RT	S 44° 58' 54" W	19.85'
C4	14.00'	22.06'	90° 17' 14" RT	N 45° 18' 21" W	19.85'
C5	14.00'	22.22'	90° 55' 07" RT	S 44° 41' 05" W	19.96'
C6	64.05'	50.92'	45° 33' 09" LT	N 67° 03' 42" E	48.99'
C7	64.05'	50.64'	45° 18' 21" LT	N 22° 11' 05" E	48.79'
C8	14.00'	21.95'	89° 50' 15" RT	N 44° 15' 39" E	19.81'
C9	14.00'	22.12'	90° 32' 42" RT	S 45° 02' 15" E	19.60'

LINE	DISTANCE	BEARING
L1	10.00'	N 44° 54' 26" E
L2	10.00'	S 45° 37' 15" E
L3	10.00'	S 44° 44' 29" W
L4	10.06'	N 45° 12' 09" W
L5	6.09'	N 89° 50' 17" E
L6	11.88'	N 00° 28' 06" W
L7	10.00'	N 89° 50' 17" E

FOUND MONUMENTS

Ⓐ 5/8" REBAR WITH YELLOW CAP #12108 - RIGHT-OF-WAY CORNER OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓑ 5/8" REBAR WITH YELLOW CAP #12108 - RIGHT-OF-WAY CORNER OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓒ 5/8" REBAR WITH YELLOW CAP #12108 - RIGHT-OF-WAY CORNER OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓓ 5/8" REBAR WITH YELLOW CAP #12108 - RIGHT-OF-WAY CORNER OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓔ 5/8" REBAR WITH YELLOW CAP #12108 - RIGHT-OF-WAY CORNER OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓕ 5/8" REBAR WITH YELLOW CAP #12108 - RIGHT-OF-WAY CORNER OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓖ 5/8" REBAR WITH YELLOW CAP #12108 - RIGHT-OF-WAY CORNER OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓗ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 10 OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓘ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 11 OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓙ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 12 OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓚ 5/8" REBAR - SOUTHWEST CORNER OF LOT 13 OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓛ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 16 OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓜ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 17 OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓝ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 18 OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓞ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 19 OF NORTHRIDGE FOURTH SUBDIVISION PHASE 2.
Ⓟ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHEAST CORNER OF LOT 1 OF NORTHRIDGE FOURTH SUBDIVISION PHASE 1.
Ⓠ 5/8" REBAR WITH YELLOW CAP #12108 - NORTHEAST CORNER OF LOT 4 OF NORTHRIDGE FOURTH SUBDIVISION PHASE 1.
Ⓡ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHEAST CORNER OF LOT 4 OF NORTHRIDGE FOURTH SUBDIVISION PHASE 1.
Ⓢ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHEAST CORNER OF LOT 3 OF NORTHRIDGE FOURTH SUBDIVISION PHASE 1.
Ⓣ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHEAST CORNER OF LOT 2 OF NORTHRIDGE FOURTH SUBDIVISION PHASE 1.
Ⓤ 5/8" REBAR WITH YELLOW CAP #12108 - SOUTHWEST CORNER OF LOT 1 OF NORTHRIDGE FOURTH SUBDIVISION PHASE 1.



BUILDING SETBACKS:

FRONT YARD	30'
REAR YARD MIN.	15'
SIDE YARD MIN.	7.5'

ATTACHED GARAGE MAY BE 5' FROM THE SIDE LOT LINE, BUT NOT A STREET LINE.

*NOTE: ALL FRONT YARD BUILDING SETBACK LINES ARE TO BE MEASURED FROM THE STREET RIGHT-OF-WAY.

NOTE:
ALL BEARINGS ARE ASSUMED, ALL MONUMENTS SET ARE 5/8" X 24" REBAR WITH YELLOW CAP "FOUTS LS 23586". MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION.

INDEX OF SHEETS:

SHEET NO:	SHEET NAME:
1	COVER SHEET
2	FINAL PLAT
3	BOUNDARY DESCRIPTION

OWNER, SUBDIVIDER
ROMAN J. STEFFES & SONS CONSTRUCTION, INC.
102 S. ADAMS STREET
CARROLL, IA 51401
712-792-9346

LAND SURVEYOR
MATT FOUTS, PLS
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	20.14 ACRES
NUMBER OF LOTS	44
MIN. LOT AREA	0.28 ACRES
AVG. LOT AREA	0.38 ACRES
MAX. LOT AREA	2.15 ACRES
PUBLIC LAND AREA	0.00 ACRES
ROW LAND AREA	3.49 ACRES

ZONING:
EXISTING AND PROPOSED ZONING R-3

CITY APPROVALS

RECOMMEND PLAT APPROVAL - PLANNING & ZONING COMMISSION

CHAIRMAN DATE

SECRETARY DATE

PLAT ACCEPTED FINAL APPROVAL - CITY OF CARROLL, IOWA

MAYOR DATE

CLERK DATE

FINAL PLAT APPROVED ROMAN J. STEFFES & SONS CONSTRUCTION, INC.

James Steffes 5-4-17
JAMES STEFFES DATE

Marty Steffes 5-4-17
MARTY STEFFES, MANAGER DATE

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

Matthew A. Fouts 5-4-17
SIGNATURE DATE
MATTHEW A. FOUTS, PLS
PRINTED OR TYPED NAME
23586
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 - 3

JEO CONSULTING GROUP INC
800.723.8567

2017
NORTHRIDGE FOURTH SUBDIVISION
PHASE THREE
CARROLL, IOWA

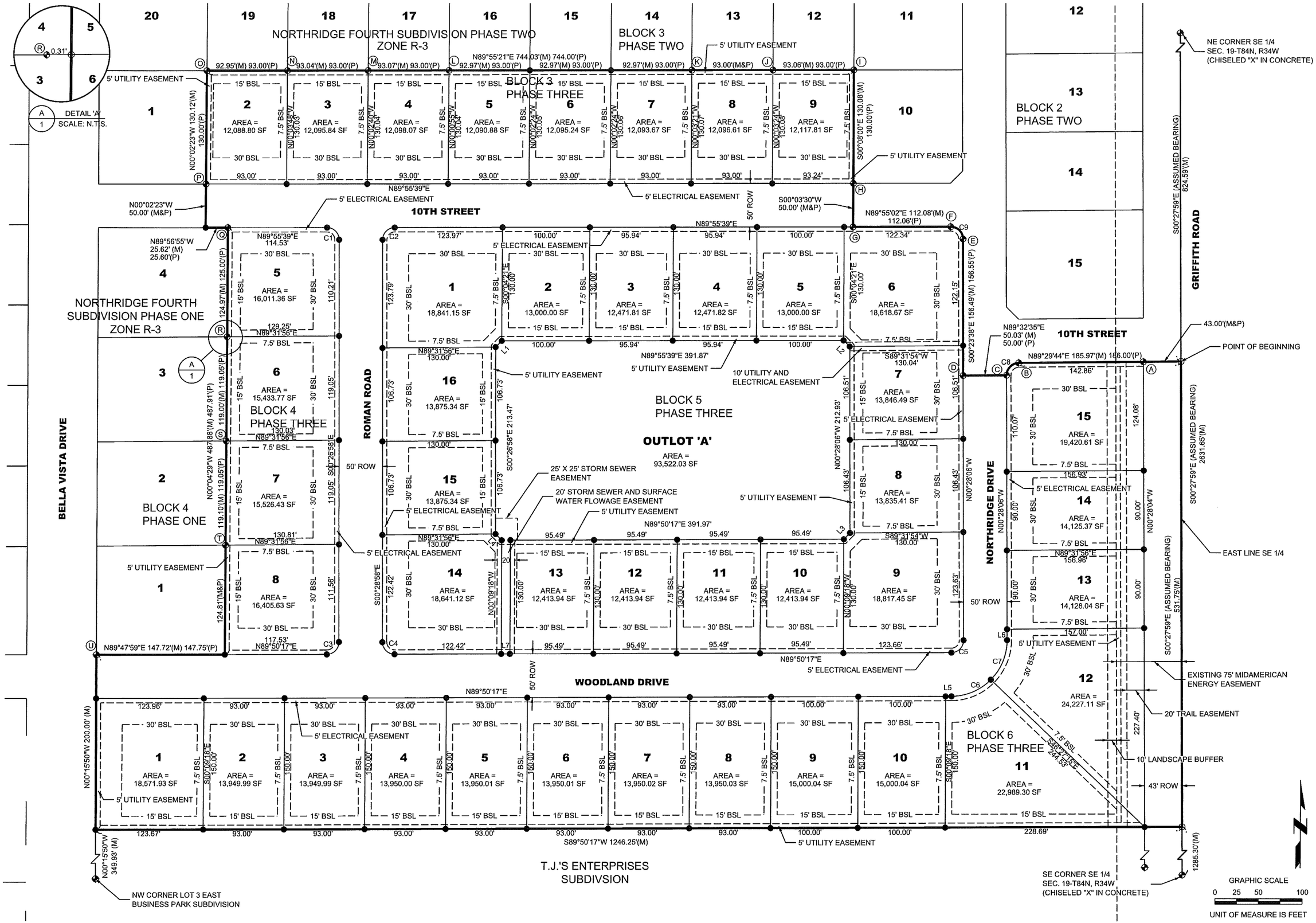
FINAL PLAT

PROJECT NO.	130035.00
DATE	5/3/2017
DRAWN BY	CDH
FILE NAME	S-130035.00-FINALPLAT-1.dgn
FIELD BOOK	NORTHRIDGE 4 PHASE 3 BOOK #1
FIELD CREW	HH HH
SURVEY FILE NO.	130035.00
PLAN IN HAND INITIALS / DATE	PIH INI / PIH DATE
70 PERCENT REVIEW INITIALS / DATE	70% INI / 70% DATE
95 PERCENT REVIEW INITIALS / DATE	95% INI / 95% DATE
REVISIONS	

Sheet 1

Plot Driver Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\pltcfg\Half_Size_PDF_B&W.pltcfg
Pen Table Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl

File Name and Location: P:\Engineering\130035.00 - Northridge 4 Phase 3 Residential Subdivision\7 Design\2 Drawings\Sheets\S-130035.00-FINALPLAT-1.dgn
Print Date/Time: 5/3/2017 4:07:36 PM By: choffmann



JEO CONSULTING GROUP INC.
800.723.8567

2017
NORTHRIDGE FOURTH SUBDIVISION
PHASE THREE
CARROLL, IOWA

FINAL PLAT

PROJECT NO.	130035.00
DATE	5/3/2017
DRAWN BY	CDH
FILE NAME	S-130035.00-FINALPLAT-2.dgn
FIELD BOOK	NORTHRIDGE 4 PHASE 3 BOOK #1
FIELD CREW	HH HH
SURVEY FILE NO.	130035.00
PLAN IN HAND INITIALS / DATE	PIH INI / PIH DATE
70 PERCENT REVIEW INITIALS / DATE	70% INI / 70% DATE
95 PERCENT REVIEW INITIALS / DATE	95% INI / 95%DATE
REVISIONS	

Sheet 2

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File Name and Location: P:\Engineering\130035.00 - Northridge 4 Phase 3 Residential Subdivision\7 Design\2 Drawings\Sheets\S-130035.00-FINALPLAT-2.dgn
Print Date/Time: 5/3/2017 4:07:40 PM By: cholmann

FINAL PLAT
NORTHRIDGE FOURTH SUBDIVISION PHASE THREE CITY OF CARROLL CARROLL COUNTY, IOWA

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 84 NORTH, RANGE 34 WEST OF THE FIFTH P.M., CARROLL COUNTY, IOWA, BEING DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE S00°27'59"E (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 824.59 FEET TO THE SOUTHEAST CORNER OF NORTHRIDGE FOURTH SUBDIVISION, PHASE TWO, AS PLATTED IN THE CITY OF CARROLL, IOWA, AND THE POINT OF BEGINNING;

THENCE CONTINUING S00°27'59"E ON SAID EAST LINE, A DISTANCE OF 531.75 FEET; THENCE S89°50'17"W, A DISTANCE OF 1246.25 FEET TO THE EAST RIGHT OF WAY LINE OF BELLA VISTA DRIVE, SAID RIGHT OF WAY LINE ALSO BEING THE SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 4, NORTHRIDGE FOURTH SUBDIVISION, PHASE 1;

THENCE N00°15'50"W ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, OF SAID BLOCK 4;

THENCE N89°47'59"E ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 147.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE N00°04'29"W ON THE EAST LINE OF LOTS 1 THROUGH 4, INCLUSIVE, OF SAID BLOCK 4, A DISTANCE OF 487.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE N89°56'55"W ON THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 25.62 FEET;

THENCE N00°02'23"W, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID NORTHRIDGE FOURTH SUBDIVISION PHASE ONE;

THENCE N00°02'23"W ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 130.12 FEET TO THE SOUTHWEST CORNER OF LOT 19, BLOCK 3, NORTHRIDGE FOURTH ADDITION PHASE TWO, AS PLATTED IN THE CITY OF CARROLL, CARROLL COUNTY IOWA;

THENCE N89°55'21"E ON THE SOUTH LINE OF LOTS 12 THROUGH 19, INCLUSIVE, OF SAID BLOCK 3, A DISTANCE OF 744.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12;

THENCE S00°08'00"E ON THE WEST LINE OF LOT 10 OF SAID BLOCK 3, A DISTANCE OF 130.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10;

THENCE S00°03'30"W, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 10¨ STREET, AS PLATTED IN SAID NORTHRIDGE FOURTH SUBDIVISION PHASE TWO;

THENCE N89°55'02"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 112.08 FEET;

THENCE SOUTHEASTERLY CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, ON A 14.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 22.12 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTHRIDGE DRIVE, AS PLATTED IN SAID NORTHRIDGE FOURTH SUBDIVISION, PHASE TWO, THE CHORD OF SAID CURVE BEARS S45°26'24"E, A DISTANCE OF 19.89 FEET;

THENCE S00°23'38"E ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 156.49 FEET;

THENCE N89°32'35"E, A DISTANCE OF 50.03 FEET TO THE EAST RIGHT OF WAY LINE OF SAID NORTHRIDGE DRIVE;

THENCE NORTHEASTERLY ON SAID EAST RIGHT OF WAY LINE, ON A 14.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 21.95 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID 10¨ STREET, THE CHORD OF SAID CURVE BEARS N44°45'59"E, A DISTANCE OF 19.77 FEET;

THENCE N89°29'44"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 185.97 FEET TO THE POINT OF BEGINNING, CONTAINING 19.34 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT: THAT ROMAN J. STEFFES & SONS CONSTRUCTION, INC. 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 NORTHRIDGE FOURTH SUBDIVISION, PHASE THREE. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF ITS PROPERTY AS SHOWN ON THIS PLAT. SAID OWNER FURTHER GRANTS PERPETUAL UTILITY EASEMENTS AND PUBLIC DRAINAGE 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 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.

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP:

COMMUNITY-PANEL NUMBER: 190041 0005 B
MARCH 19, 1990
ZONE X (NON-FLOOD PLAIN)

BENCH MARKS:

1) 1294.60(Ft) NAD 1983,
POINT NUMBER 2995
MONUMENT TYPE: SANITARY MANHOLE LID
LOCATION: CENTER OF 10TH STREET
AND BELLA VISTA DRIVE INTERSECTION

JEO CONSULTING GROUP INC
800.723.8567

2017
NORTHRIDGE FOURTH SUBDIVISION
PHASE THREE
CARROLL, IOWA

FINAL PLAT

PROJECT NO.	130035.00
DATE	5/3/2017
DRAWN BY	CDH
FILE NAME	S-130035.00-FINALPLAT-3.dgn
FIELD BOOK	NORTHRIDGE 4 PHASE 3 BOOK #1
FIELD CREW	HH HH
SURVEY FILE NO.	130035.00
PLAN IN HAND INITIALS	PIH INI
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REVISIONS	

Sheet 3

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Pen Table Used: K:\Bentley\Resources\V8\JEO_OpenRoads\Workspace\Standards\tables\JEO_pentable.tbl

File Name and Location: P:\Engineering\130035.00 - Northridge 4 Phase 3 Residential Subdivision\7 Design\2 Drawings\Sheets\S-130035.00-FINALPLAT-3.dgn
Print Date/Time: 5/3/2017 4:07:42 PM By: cdoffmann