

PLAT APPROVED BY:

IOWA CITY COUNCIL

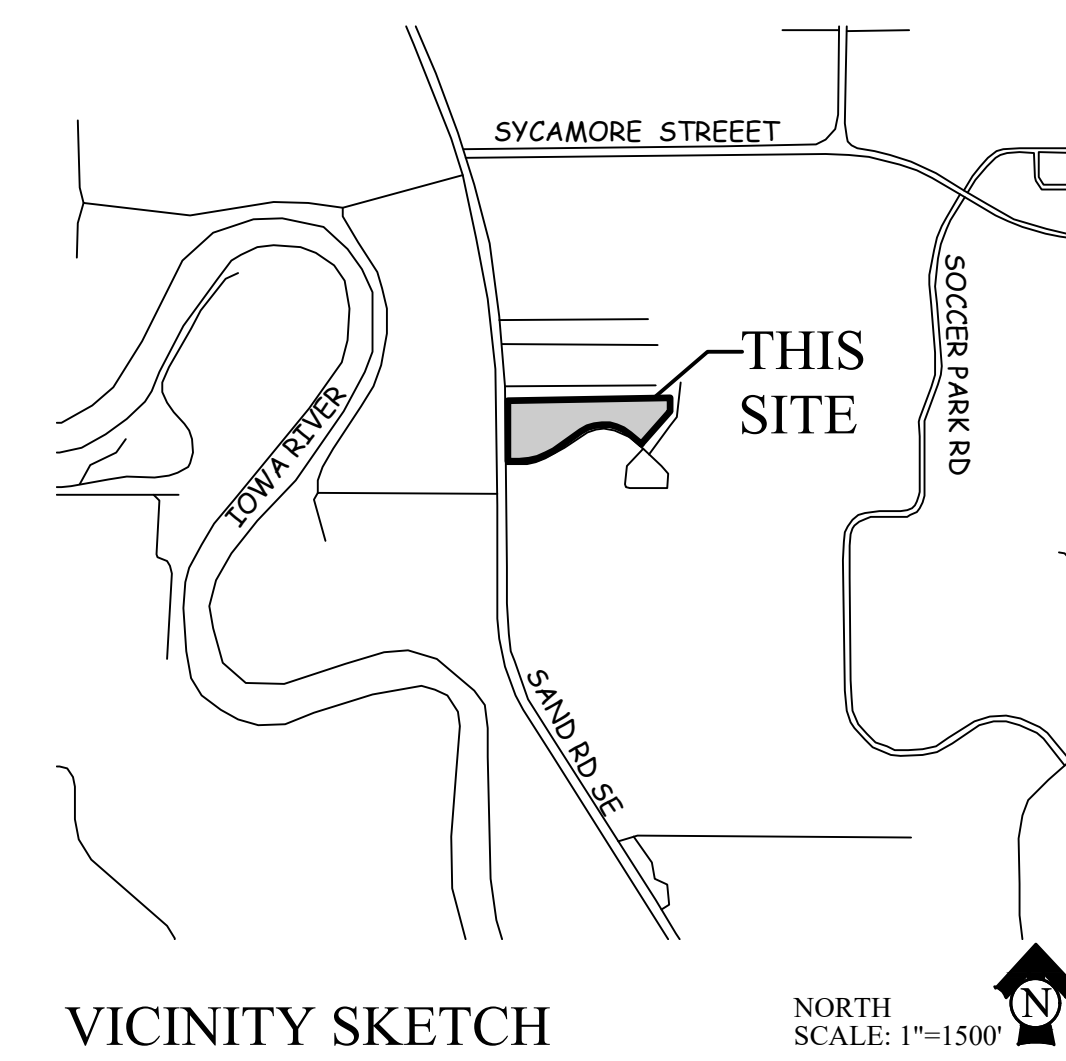
DATE _____ CHAIRPERSON _____

JOHNSON COUNTY BOARD OF SUPERVISORS

DATE _____ CHAIRPERSON _____

GENERAL NOTES

1. LOTS WILL HAVE INDIVIDUAL SEPTIC SYSTEMS IN COMPLIANCE WITH IDNR AND JOHNSON COUNTY PUBLIC HEALTH REGULATIONS
2. WATER SUPPLY WILL BE PROVIDED BY A SHARED WELL LOCATED ON THE SHARED LOT LINE OF LOTS 1 & 2.
3. A 2-INCH WATER LINE WILL BE PROVIDED FROM THE WELL TO THE WET BOTTOM POND TO MAINTAIN NORMAL POOL ELEVATIONS DURING DROUGHT PERIODS.



**PRELIMINARY PLAT
PLEASANT
VALLEY
PRESERVE
PLAT 1**
Johnson County, Iowa

OWNER / DEVELOPER

PLEASANT VALLEY LP
4390 SAND ROAD SE, P.O. BOX 3113
IOWA CITY, IA 52244
319-337-3119

ZONING

EXISTING: RURAL RESIDENTIAL
PROPOSED: RURAL RESIDENTIAL

SETBACKS

FRONT -30'
REAR -30'
SIDE -8'

LEGAL DESCRIPTION

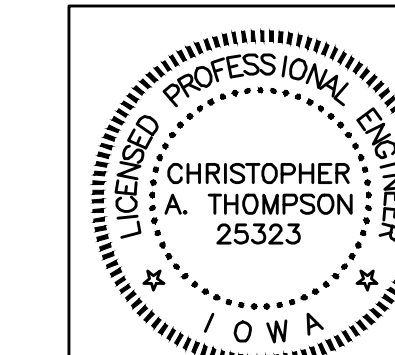
A TRACT OF LAND BEING PART OF THE SOUTH ONE-HALF OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN; THENCE N88°55'04"E, 52.44 FEET ALONG THE SOUTH LINE OF SAID SECTION 26; THENCE N01°28'28"E, 164.55 FEET ALONG THE EAST LINE OF ACQUISITION PLAT - PARCEL #43, RECORDED AT BOOK 47, PAGE 309, IN THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N00°48'00"W, 29.84 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; THENCE N00°48'00"W, 86.33 FEET ALONG SAID EAST LINE; THENCE N00°18'25"W, 385.81 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF PLEASANT MEADOWS SUBDIVISION, AN OFFICIAL PLAT, RECORDED AT BOOK 8, PAGE 6, IN THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N89°07'22"E, 1265.56 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID PLEASANT MEADOWS SUBDIVISION; THENCE S01°13'31"E, 101.45 FEET; THENCE S40°43'54"W, 343.94 FEET; THENCE N49°30'58"W, 124.11 FEET; THENCE NORTHWESTERLY 406.56 FEET ALONG A 310.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH WHOSE 378.04 FOOT CHORD BEARS N87°05'13"W, 256.32 FEET; THENCE S01°13'31"E, 101.45 FEET; THENCE S01°13'31"E, 101.45 FEET; THENCE S40°43'54"W, 343.94 FEET; THENCE N49°30'58"W, 124.11 FEET; THENCE NORTHWESTERLY 406.56 FEET ALONG A 310.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH WHOSE 378.04 FOOT CHORD BEARS N87°05'13"W, 256.32 FEET; THENCE S01°13'31"E, 101.45 FEET; THENCE S01°13'31"E, 101.45 FEET; THENCE S40°43'54"W, 343.94 FEET; THENCE N49°30'58"W, 124.11 FEET; THENCE NORTHWESTERLY 406.56 FEET ALONG A 310.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH WHOSE 378.04 FOOT CHORD BEARS N87°05'13"W, 256.32 FEET; THENCE S01°13'31"E, 101.45 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 9.093 ACRES MORE OR LESS.
SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

LEGEND

- | | |
|-----|--|
| --- | PLAT BOUNDARY |
| --- | W 8" WATER MAIN & SIZE |
| --- | SAN 8" SANITARY SEWER & SIZE |
| --- | ST 8" STORM SEWER & SIZE |
| --- | UGE UNDERGROUND ELECTRIC CABLE |
| --- | UGT UNDERGROUND TELEPHONE CABLE |
| --- | CTV UNDERGROUND CABLE TV |
| --- | G 4 GAS MAIN & SIZE |
| ○ | MANHOLE |
| ▽ | INTAKE |
| ▽ | HYDRANT |
| ○ | POWER POLE/LIGHT POLE |
| □ | UTILITY BOX/TELEPHONE RISER |
| ○ | EXISTING CONTOURS |
| ○ | PROPOSED CONTOURS |
| ✕ | SILT FENCE OR APPROVED FILTRATION SOCK |
| ○ | TREES |



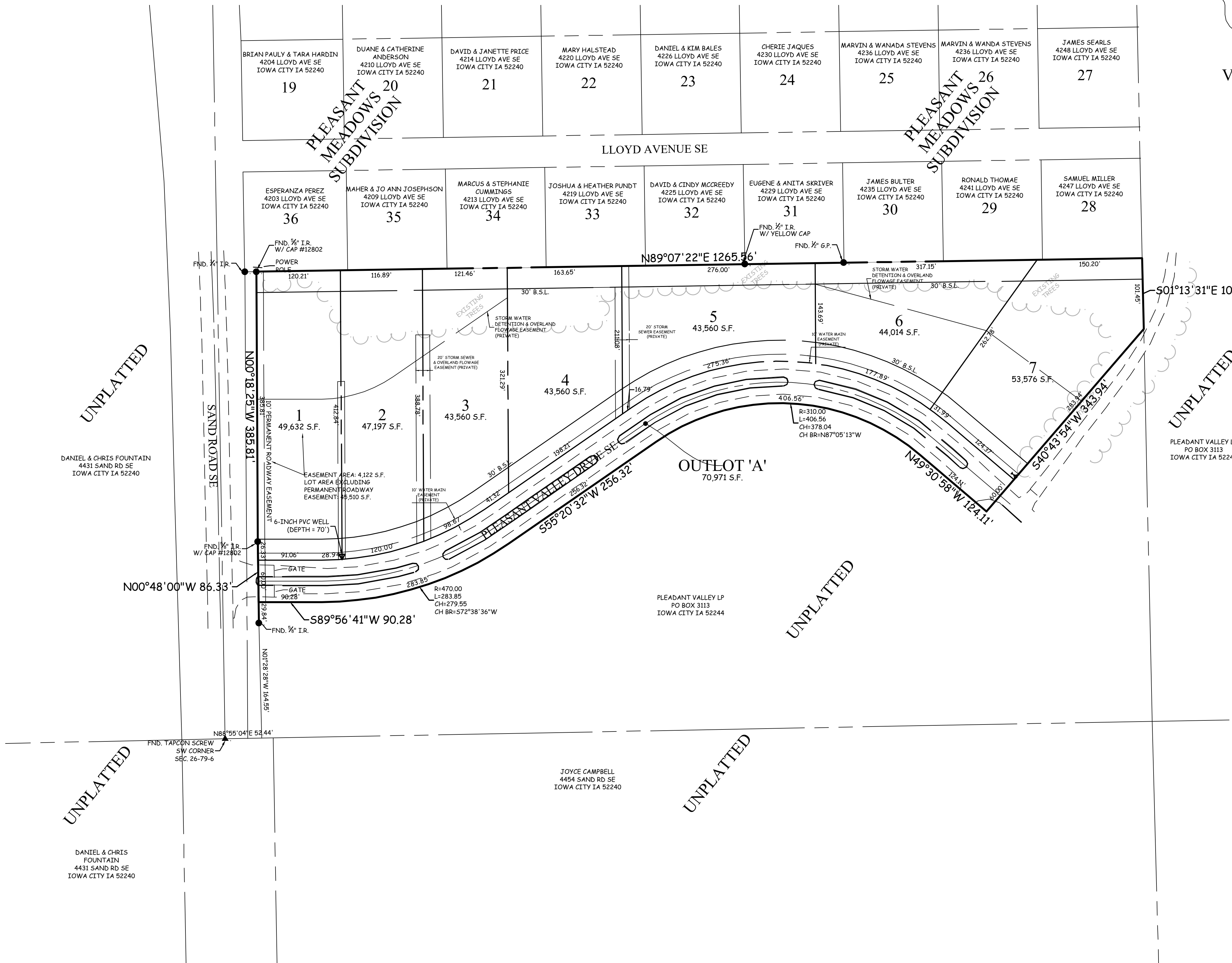
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

CHRISTOPHER A. THOMPSON, P.E. IOWA LICENSE NO. 25323
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-2

**COOPER CRAWFORD
& ASSOCIATES, L.L.C.**
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-9-2020 REVISIONS: 4-30-2020 5-07-2020 6-29-2020	JOB NUMBER CC 2300
APPROVED: _____ INITIALS: _____ AS-BUILT: _____	PRELIMINARY PLAT PLEASANT VALLEY PRESERVE
SHEET 1 OF 2	



UNPLATTED

UNPLATTED

UNPLATTED

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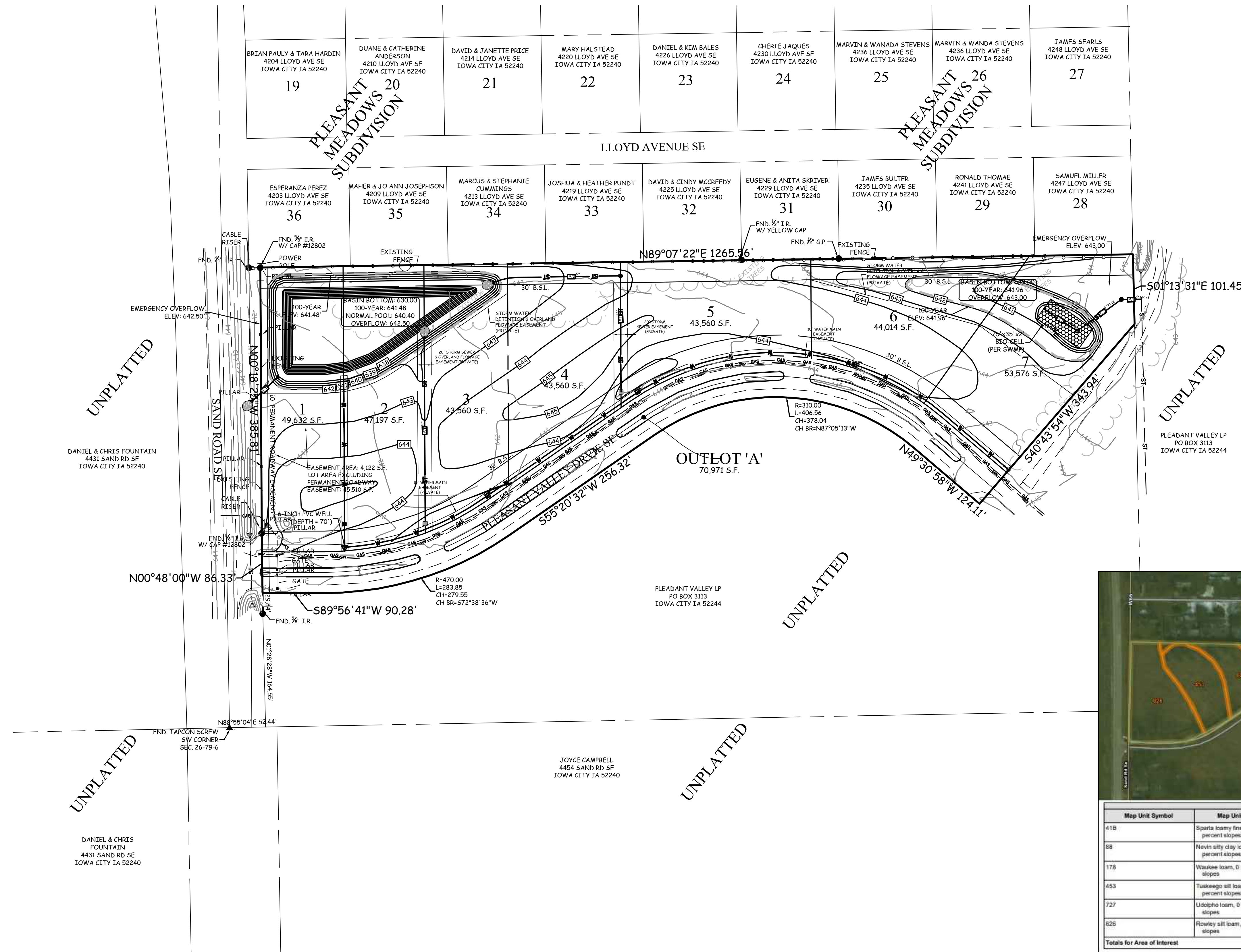
DANIEL & CHRIS FOUNTAIN
4431 SAND RD SE
IOWA CITY IA 52240

JOYCE CAMPBELL
4454 SAND RD SE
IOWA CITY IA 52240

PLEASANT VALLEY LP
PO BOX 3113
IOWA CITY IA 52244

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PO BOX 3113
IOWA CITY IA 52244

PRELIMINARY PLAT PLEASANT VALLEY PRESERVE PLAT 1 Johnson County, Iowa



LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - W 8" WATER MAIN & SIZE
 - SAN 8" SANITARY SEWER & SIZE
 - ST 8" STORM SEWER & SIZE
 - UGE UNDERGROUND ELECTRIC CABLE
 - UGT UNDERGROUND TELEPHONE CABLE
 - CTV UNDERGROUND CABLE TV
 - G 4 GAS MAIN & SIZE
 - MANHOLE
 - INTAKE
 - ▽ HYDRANT
 - P/P/LP POWER POLE/LIGHT POLE
 - P/P/LP UTILITY BOX/TELEPHONE RISER
 - 99.0 EXISTING CONTOURS
 - 95.0 PROPOSED CONTOURS
 - SILT FENCE OR APPROVED FILTRATION SOCK
 - TREES



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.2	29.2%
88	Nevin silty clay loam, 0 to 2 percent slopes	1.3	16.8%
178	Waukegan loam, 0 to 2 percent slopes	0.4	5.9%
453	Tuskegee silt loam, 0 to 2 percent slopes	1.6	20.5%
727	Ludolph loam, 0 to 2 percent slopes	0.0	0.5%
826	Rowley silt loam, 0 to 2 percent slopes	2.1	27.1%
Totals for Area of Interest		7.6	100.0%

SOILS MAP
NO SCALE

COOPER CRAWFORD & ASSOCIATES, L.L.C. CIVIL ENGINEERS

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PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-9-2020
REVISIONS: 4-30-2020
5-07-2020
6-29-2020



SCALE: 1"=80'

APPROVED: --- INITIALS: --- AS-BUILT: ---

PRELIMINARY PLAT
PLEASANT VALLEY PRESERVE

JOB NUMBER
**CC
2300**

SHEET
2 OF 2

