

ROUGHWOOD V FINAL PLAT

NE 1/4 SEC. 15-79-25

INDEX LEGEND

GATEWAY PLAZA BRIEF DESCRIPTION:

LOTS 14, 15, 16 AND 25, IN ROUGHWOOD IV, AN OFFICIAL PLAT, AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF JOHNSTON, POLK COUNTY, IOWA.

OWNER:

LSJT OF IOWA LLC
CONTACT: STEVE SCOTT
6511 N. WINWOOD DRIVE
JOHNSTON, IA 50131
PH: (515) 778-7268

PREPARED BY:

BISHOP ENGINEERING
CONTACT: LARRY HYLER
3501 104TH STREET
DES MOINES, IOWA 50322
PHONE: (515) 276-0467

PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., JOHNSTON, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE N89°23'20"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 266.99 FEET; THENCE S00°15'07"W, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 54TH AVENUE AS IT IS PRESENTLY ESTABLISHED AND TO THE POINT OF BEGINNING; THENCE S89°23'20"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 183.99 FEET TO THE WEST RIGHT OF WAY LINE OF NW 86TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE S44°32'53"E ALONG THE WEST RIGHT OF WAY LINE OF SAID NW 86TH STREET, A DISTANCE OF 46.89 FEET; THENCE S00°12'54"W ALONG THE WEST RIGHT OF WAY LINE OF SAID NW 86TH STREET, A DISTANCE OF 162.00 FEET TO THE NORTHEAST CORNER OF LOT 14 IN ROUGHWOOD IV, AN OFFICIAL PLAT; THENCE N89°20'01"W ALONG THE NORTH LINE OF LOTS 14 AND 15 IN SAID ROUGHWOOD IV, A DISTANCE OF 217.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE N00°48'20"E ALONG THE EAST LINE OF LOT 16 IN SAID ROUGHWOOD IV, A DISTANCE OF 15.93 FEET TO THE SOUTHEAST CORNER OF LOT 25 IN SAID ROUGHWOOD IV; THENCE N00°15'07"E ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 178.93 FEET TO THE POINT OF BEGINNING;

AND

ALL OF LOTS 15, 16 AND 25, IN ROUGHWOOD IV, AN OFFICIAL PLAT, JOHNSTON, POLK COUNTY, IOWA; AND LOT 14 IN SAID ROUGHWOOD IV EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 10.00 FEET; THENCE WESTERLY AT NINETY DEGREES FROM THE EAST LINE OF SAID LOT 14, A DISTANCE OF 11.00 FEET; THENCE NORTHERLY 10.08 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 14, SAID POINT BEING 11.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 14; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 122,816 SF (2.82 ACRES) MORE OR LESS.

ADDRESS:

LOT 1 - 5370 NW 86TH STREET

ZONING:

ROUGHWOOD PUD (C-2 COMMUNITY RETAIL COMMERCIAL DISTRICT)
ORDINANCE 836 PASSED OCT. 18, 2010
ORDINANCE 951 PASSED JAN. 3, 2017

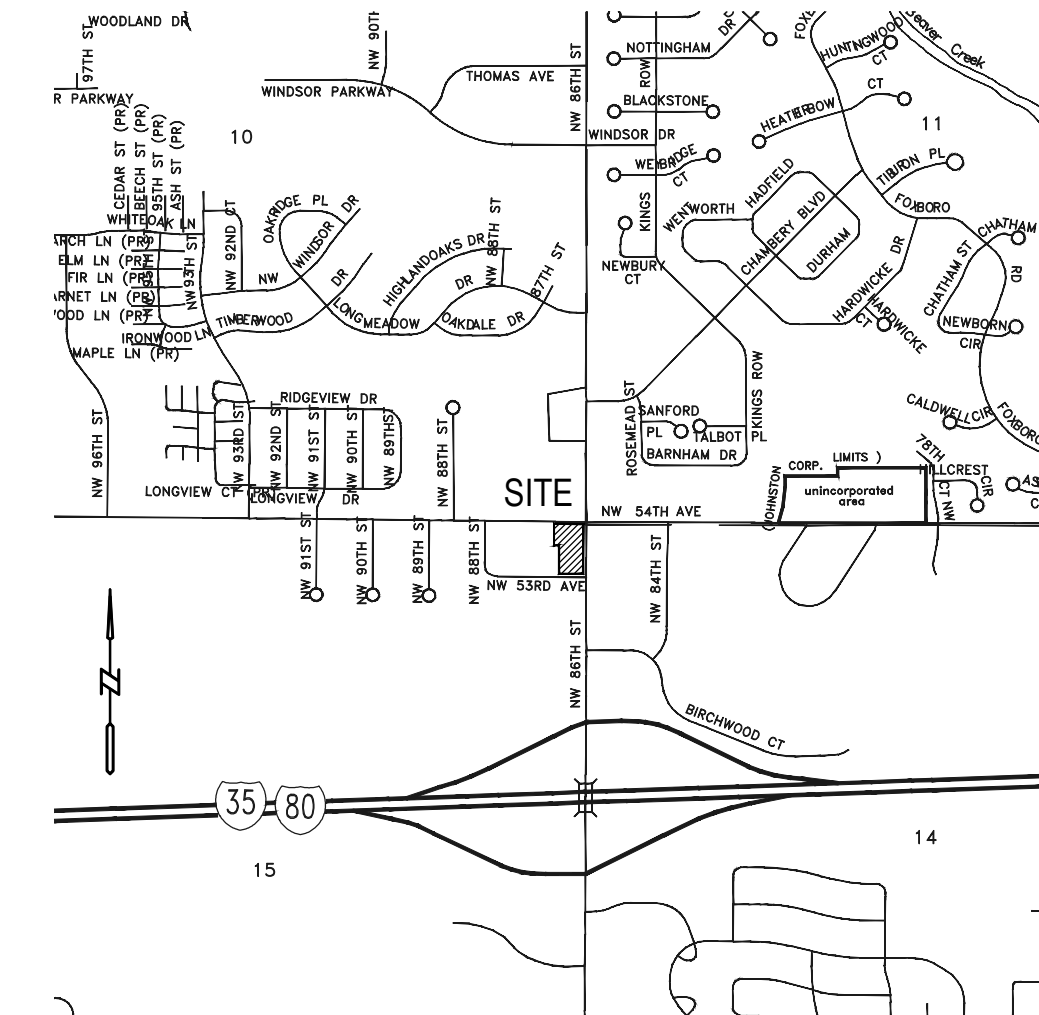
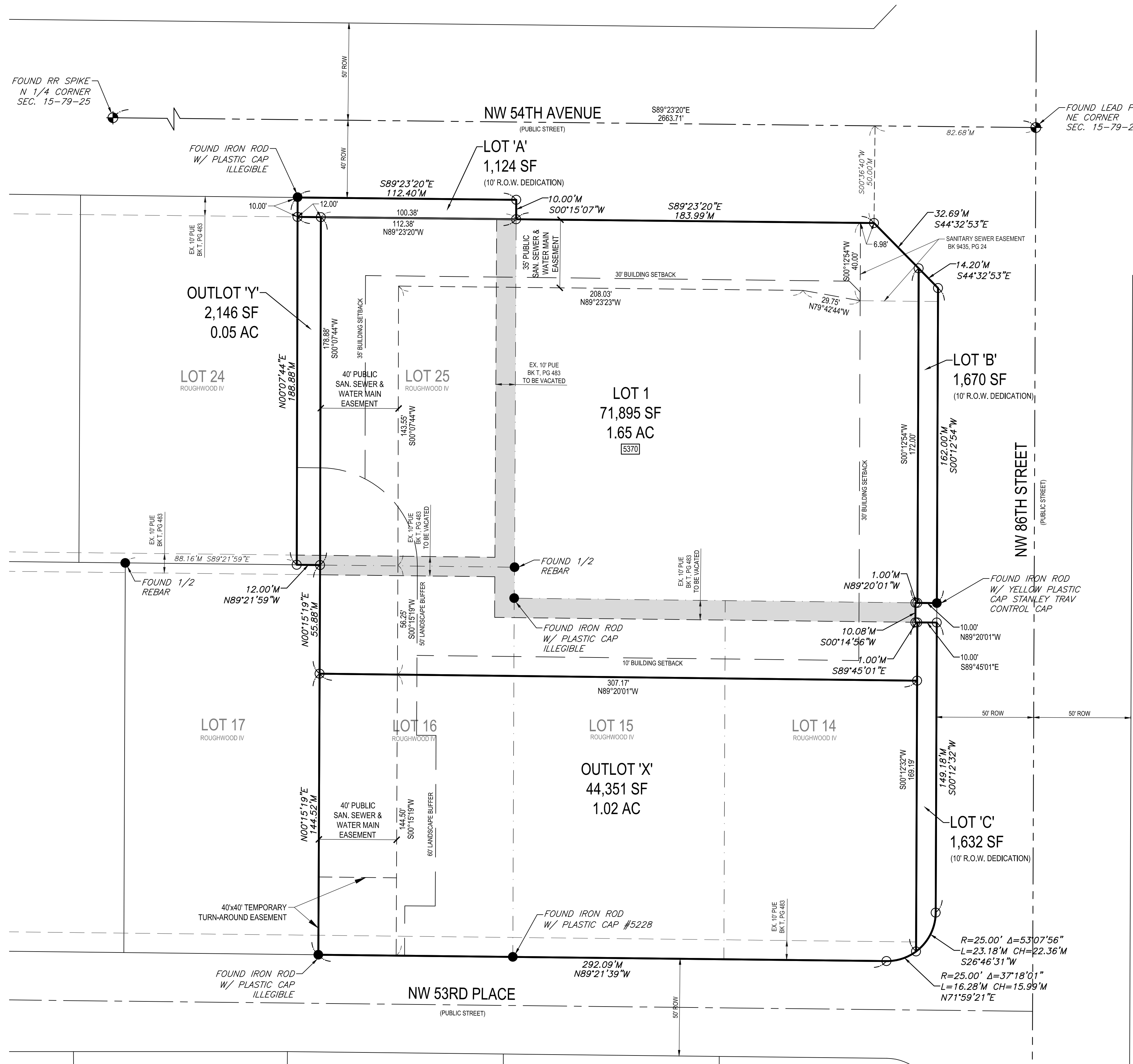
BUILDING HEIGHT LIMIT = 50 FEET

SETBACKS:

FRONT = 30 FEET
SIDE = 10 FEET
REAR = 35 FEET
(50 FT LANDSCAPED BUFFER BETWEEN 'C' & 'R' USES,
ABUTTING LOTS 10 & 17, 60 FT LANDSCAPED BUFFER WITHIN 25 FT RESIDENCE,
BERM SHALL BE 4 FT TALL WITH 8 FT TALL PRIVACY FENCE)

FLOOD ELEVATION NOTE:

THIS SITE IS LOCATED WITHIN ZONE "X" AS SHOWN ON THE FIRM MAP FOR THE CITY OF JOHNSTON, POLK COUNTY, IOWA, COMMUNITY PANEL NO. 1907450005D, DATED: JULY 19, 2000.



VICINITY MAP
NO SCALE

ABBREVIATIONS:

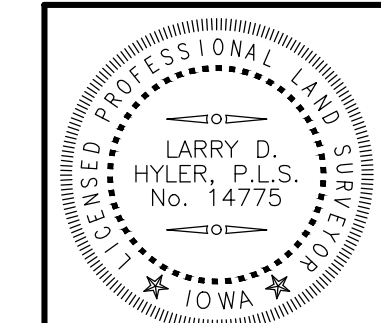
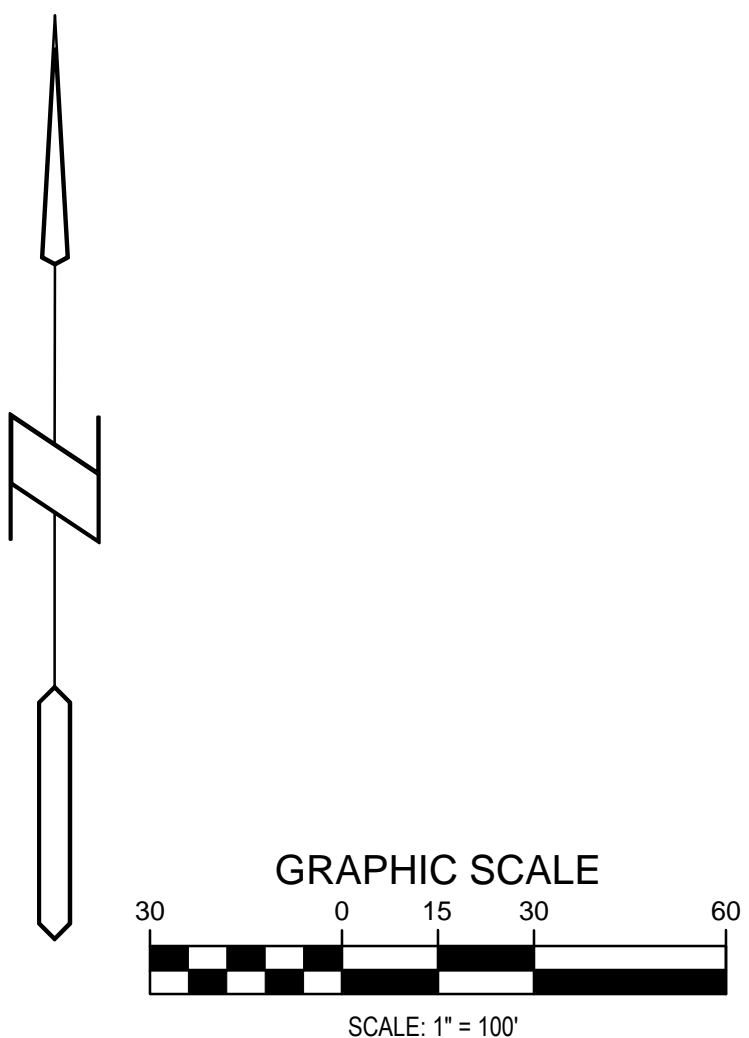
- AC ACRES
- BK BOOK
- EX EXISTING
- FL FLOW LINE
- M MEASURED DISTANCE
- MH MANHOLE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER: PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- ⊕ SECTION CORNER - FOUND AS NOTED
- M MEASURED DISTANCE
- () PREVIOUSLY RECORDED
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- XXX PROPOSED ADDRESS

PLAT NOTES:

1. ALL LOT CORNERS HAVE BEEN MARKED WITH IRON PIPE UNLESS OTHERWISE NOTED. ALL PIPE HAVE BEEN MARKED WITH YELLOW PLASTIC IDENTIFICATION CAPS (#14775)
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000 FEET. EACH LOT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000 FEET.
3. STREET LOTS 'A', 'B' & 'C' SHALL BE DEDICATED TO THE CITY OF JOHNSTON.
4. A BLANKET CROSS-ACCESS AGREEMENT SHALL BE PROVIDED OVER LOT 1, OUTLOT X & OUTLOT Y.



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: LARRY D. HYLER, P.L.S. 14775 DATE: _____
 LICENSE RENEWAL DATE: DEC. 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515) 276-0467 Fax: (515) 276-0217
 Established 1959
 Civil Engineering & Land Surveying

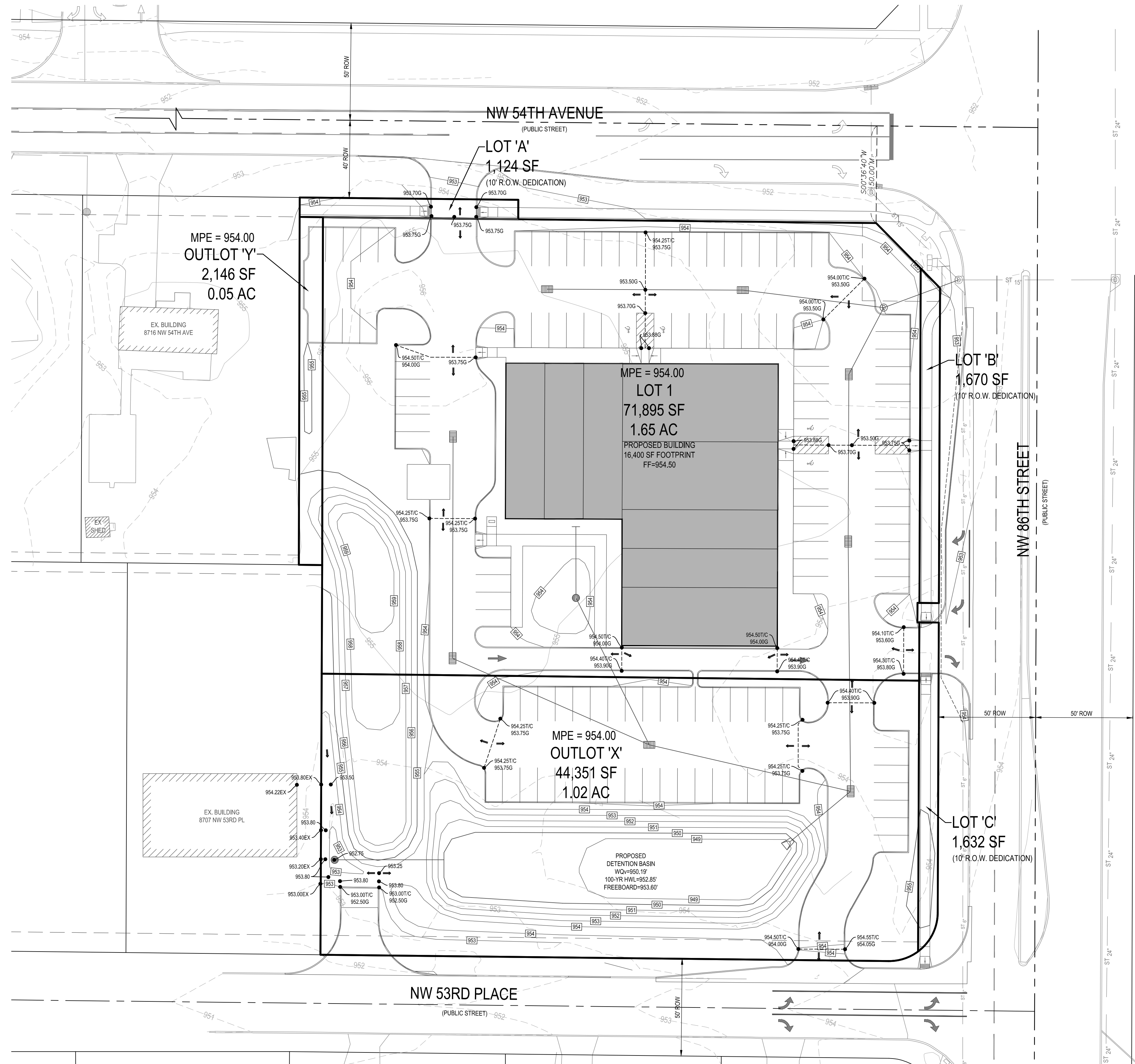
ROUGHWOOD V
CITY OF JOHNSTON, POLK COUNTY, IOWA

FINAL PLAT

REFERENCE NUMBER:
 DRAWN BY:
 EWM
 CHECKED BY:
 LH
 REVISION DATE:
 05-14-18 CITY SUBMITAL
 06-13-18 CITY SUBMITAL
 PROJECT NUMBER:
170349
 SHEET NUMBER:
1 OF 2

ROUGHWOOD V FINAL PLAT

NE 1/4 SEC. 15-79-25

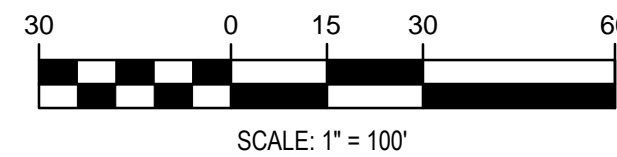


GRADING LEGEND:

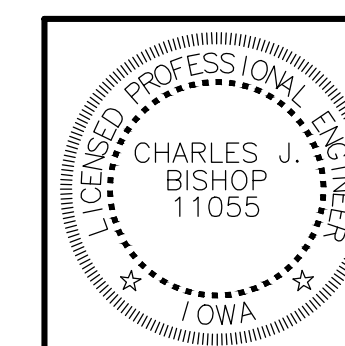
- EXISTING CONTOUR ——— 150 ———
- PROPOSED CONTOUR ——— 150 ———
- FINISHED GROUND ELEVATION ●—— 150.50
- TOP OF CURB ELEVATION ●—— 150.50/T/C
- GUTTER ELEVATION ●—— 150.50/G
- TOP OF WALL ELEVATION ●—— 150.50/T/W
- BOTTOM OF WALL ELEVATION ●—— 150.50/B/W
- EDGE OF WALK ELEVATION ●—— 150.50/E/W
- TOP OF STAIR ELEVATION ●—— 150.50/T/S
- BOTTOM OF STAIR ELEVATION ●—— 150.50/B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

GRAPHIC SCALE



MINIMUM PROTECTION ELEVATION:
MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN.



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.

SIGNED: CHARLES J. BISHOP, P.E. 11055 DATE: _____
 LICENSE RENEWAL DATE: DEC. 31, 2018
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REFERENCE NUMBER:	
DRAWN BY:	EWM
CHECKED BY:	LH
REVISION DATE:	05-14-18 CITY SUBMITAL 06-13-18 CITY SUBMITAL
PROJECT NUMBER:	170349
SHEET NUMBER:	2 OF 2

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