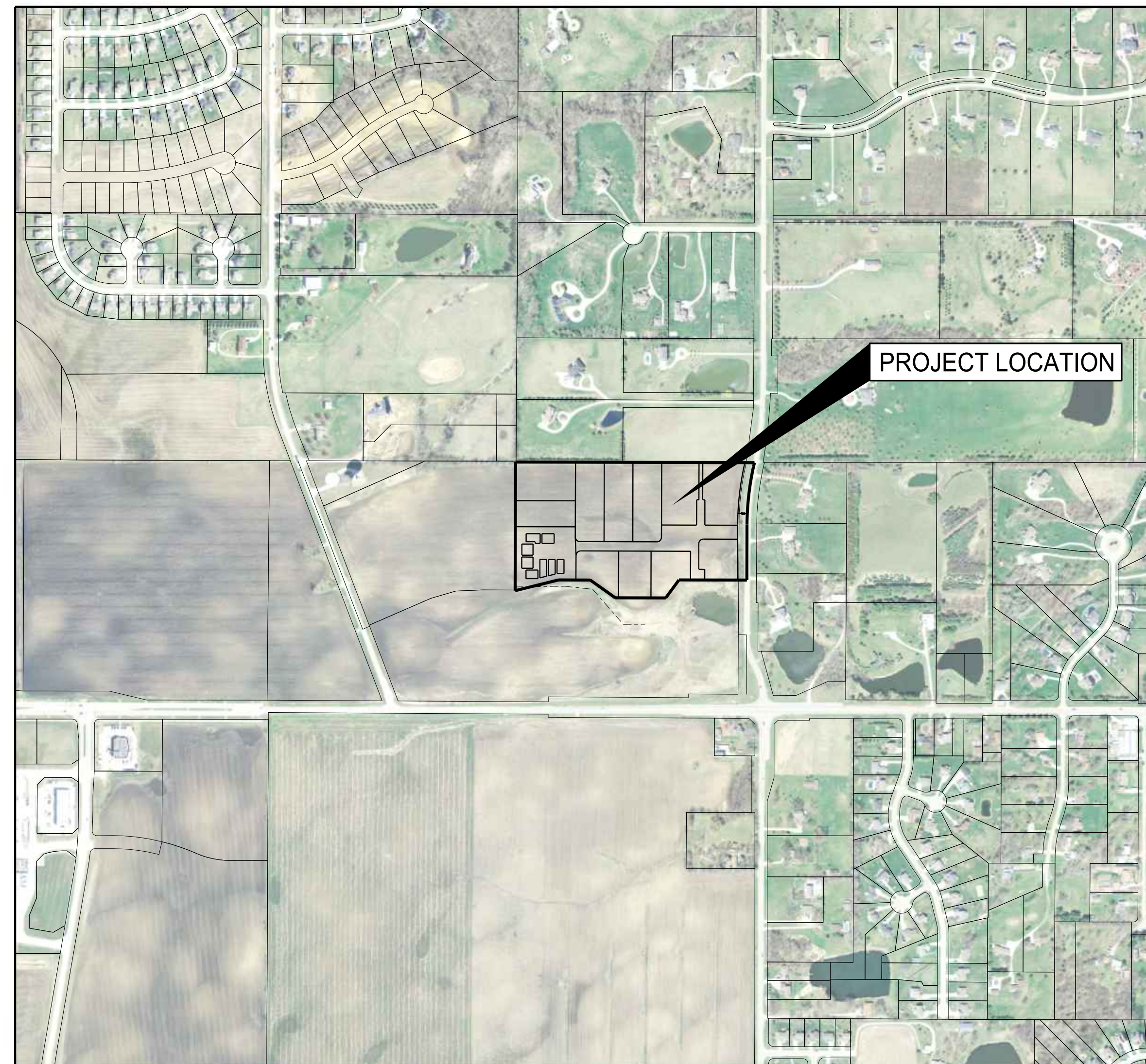


# BELLA STRADA ESTATES PLAT 1

## FINAL PLAT - 2014



VICINITY MAP

1"=500'

### LEGEND

Survey	Found	Set
Section Corner 1/2" Rebar w/ yellow plastic cap, 19710 (Unless Otherwise Noted)	▲	△
ROW Marker	■	□
Control Point	⊙	⊙
Bench Mark	⊕	⊕
Platted Distance	—	—
Measured Bearing & Distance	—	—
Recorded As	—	—
Deed Distance	—	—
Calculated Distance	—	—
Minimum Protection Elevation	—	—
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
Easement Line	—	—

### PLAT DESCRIPTION

PARCEL "O" AS RECORDED IN BOOK 14900, PAGE 665 OF THE POLK COUNTY RECORDER'S OFFICE AND BEING IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF JOHNSTON, POLK COUNTY, IOWA AND CONTAINING 19.06 ACRES (830,316 S.F.) AND BEING SUBJECT TO 0.65 ACRES (28,482 S.F.) OF ROADWAY EASEMENT.

### OWNER/DEVELOPER

BELLA STRADA ESTATES, LLC  
500 E. COURT AVENUE  
DES MOINES, IA 50309  
CONTACT: CRAIG HANSEN

### ENGINEER SURVEYOR

SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020

### ZONING

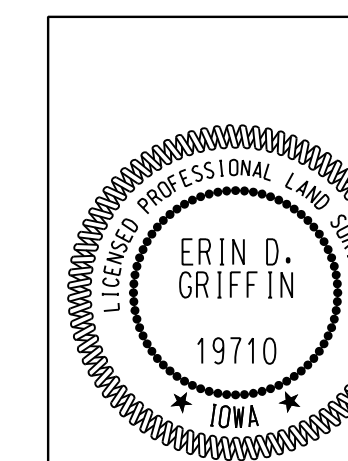
PUD - PLANNED UNIT DEVELOPMENT: BELLA STRADA PUD, ORDINANCE 892 PASSED 12/16/2013  
UNDERLYING ZONING: LOTS 8-15 ARE ZONED: R-3 - MEDIUM DENSITY RESIDENTIAL DISTRICT  
LOTS 1-7 AND 16-19 ARE ZONED: R-1(100) - WITH THE FOLLOWING REQUIREMENTS:  
BULK REGULATIONS: MINIMUM LOT AREA = 15,000 SF  
FRONT YARD SETBACK = 40 FEET  
REAR YARD SETBACK LOTS 7 AND 16-19 = 40 FEET  
REAR YARD SETBACK LOTS 1-4 = 120 FEET  
REAR YARD SETBACK LOT 5 = 110 FEET  
REAR YARD SETBACK LOT 6 = 60 FEET  
SIDE YARD SETBACK = 10/21 FEET

### NOTES

- 5' SETBACK FROM PRIVATE DRIVE BACK OF CURB TO BUILDING: LOTS 8-15.
- 10' MINIMUM BUILDING SEPARATION: LOTS 8-15.
- ALL ROADWAYS SHALL BE PRIVATE TO BE MAINTAINED BY HOME OWNER ASSOCIATION.
- ALL STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH CHAPTER 150.
- STREET LOT "A" SHALL BE DEDICATED TO THE CITY OF JOHNSTON FOR PUBLIC STREET R.O.W.

### FLOOD INSURANCE RATE MAP

COMMUNITY PANEL NUMBER 190901 0085D  
REVISED JULY 19, 2000



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, on a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

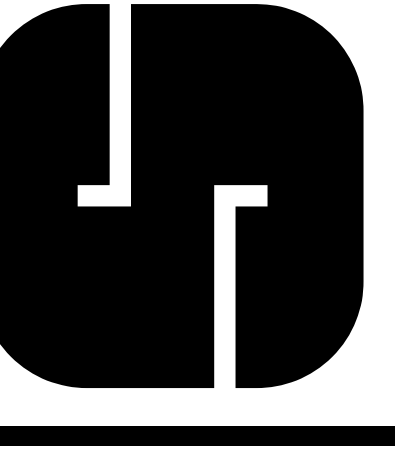
Erin D. Griffin, PLS \_\_\_\_\_ Date  
License Number 19710  
My License Renewal Date is December 31, 2015  
Pages or sheets covered by this seal:  
Sheets 1-2

MARK	REVISION	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS		12/18/14	JWM

Engineer: EDC Checked By: EDC Scale: 1"=500'  
Technician: JWM Date: 11-19-14 Field Bk: Pg:  
Project No: 113.0591 Sheet 1 of 2

**BELLA STRADA ESTATES PLAT 1**  
FINAL PLAT  
**SNYDER & ASSOCIATES, INC.**  
2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

JOHNSTON, IA



Project No: 113.0591

JUN 2013, Proj: BELLA STRADA, 113.0591, Cadd: 113.0591.LA.P1T  
 12:48:43PM  
 4/22/17PM  
 Y:\proj\113.0591\Drawings\Book - Civil\BENTLERS\WADSWORTH\DWG.PLOT1



