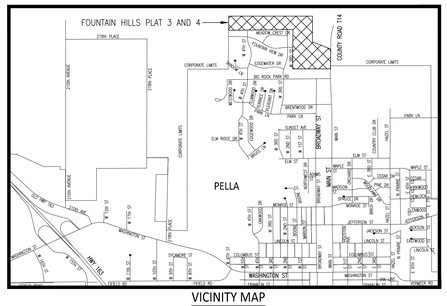
FOUNTAIN HILLS - PLATS 3 AND 4

PELLA, IOWA



VICINITY MAP
SCALE: 1" = 2,000'±

NOTE:
FUTURE DEVELOPMENT LYING NORTH OF 40' EASEMENT AREA WILL NOT ALLOW DEVELOPMENT IN AREA SUBJECT TO FLOODING IN THE EVENT OF A DAM FAILURE.

LIMITS OF FLOOD ZONE AREA AS INTERPOLATED FROM NFIP FIRM MAP NUMBER 19125C0216C, DATED NOV. 16, 2007

CURVE DATA Hedus S
DELTA = 12°59'45"
L = 234.76'
R = 1035.00'
T = 117.88'
CHD = 234.25'
CHD BRG = S72°58'57"E

R2 (PLAT 3) LOTS TABLE		
LOT NO.	AREA–AC	AREA–SF
1	0.46	19,859
2	0.51	22,200
3	0.51	22,200
4	0.51	22,200
5	0.51	22,061
6	0.52	22,452
7	0.44	19,002
8	0.44	19,050
9	0.44	19,038

R1 ZONING LOTS TABLE		
LOT NO.	AREA–AC	AREA–SF
10	0.66	28,721
11	0.69	29,896
12	0.32	13,915
13	0.32	13,747
14	0.32	13,747
15	0.31	13,500
16	0.31	13,500
17	0.32	13,853
18	0.37	16,307
19	0.44	19,291
20	0.36	15,556
21	0.58	25,471
22	0.87	37,831
23	0.54	23,615
24	0.38	16,371
25	0.53	23,212
26	0.48	20,863
27	1.00	43,528
28	0.73	31,661
29	0.86	37,297
30	0.65	28,507
31	1.69	73,766

R1 ZONING LOTS TABLE		
LOT NO.	AREA–AC	AREA–SF
32	0.31	13,496
33	0.29	12,594
34	0.29	12,592
35	0.35	15,145
36	0.32	13,800
37	0.32	13,800
38	0.32	13,800
39	0.44	19,247
40	0.48	20,953
41	0.29	12,795
42	0.29	12,620
43	0.29	12,621
44	0.29	12,673
45	0.32	13,960
46	0.36	15,504
47	0.33	14,265
48	0.32	14,120
49	0.32	13,794
50	0.37	15,971
51	0.30	13,104
52	0.60	26,341
53	0.42	18,263
54	0.47	20,588
55	0.25	11,025
56	0.30	13,156
57	0.68	29,650
58	0.42	18,360
59	0.29	12,688
60	0.30	13,170
61	0.43	18,706
62	0.46	20,068
63	0.46	19,990
64	0.42	18,144

R.O.W. AND OUTLOTS LOT TABLE		
DESCRIPTION	AREA–AC	AREA–SF
LOT A: R.O.W.	7.78	339,095
OUTLOT A: FUTURE PARK	1.17	50,778
LOT B: R.O.W.	1.28	55,698
OUTLOT B	2.79	121,430

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