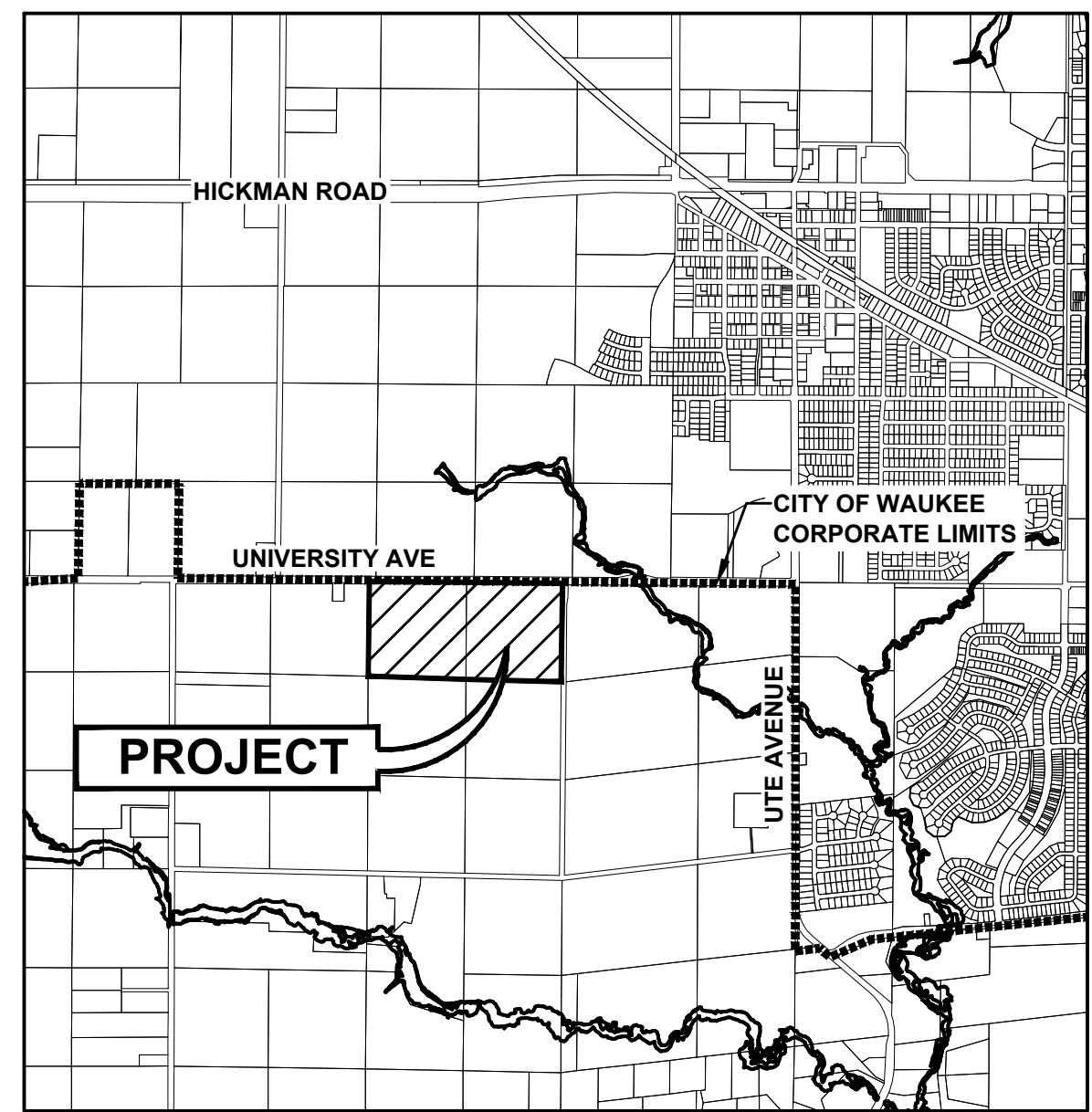


VICINITY MAP:



WAUKEEE, IA

PRELIMINARY PLAT FOR: REMINGTON POINTE

OWNER

PHILLIPS-HAMILTON, INC
PO BOX 5001
NEVADA, IOWA 50201

DEVELOPER

LANDMARK DEVELOPMENT SERVICES
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325
PH: (515) 986-5994
CONTACT: BILL SPENCER

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400
CONTACT: ERIN OLLENDEIKE

DATE OF SURVEY:

OCTOBER 26, 2022

BENCH MARK:

DALLAS COUNTY BENCHMARK #120. 5/8" ALUMINUM ROD WITH CAP STAMPED G120 AND NGS STYLE ACCESS COVER 3" DEEP ALONG THE EAST RIGHT OF WAY OF U PLACE APPROXIMATELY 150 FEET SOUTH OF 300TH STREET. ELEVATION=1011.79

DEVELOPMENT SCHEDULE

PLATS 1, 2: - SPRING 2023 - FALL 2023
PLAT 3 - SUMMER 2023 - SPRING 2024
PLAT 4 - SPRING 2024 - FALL 2024
PLAT 5 - FALL 2024 - SPRING 2025
PLAT 6 - FALL 2025 - SPRING 2026

ZONING

C-1 - COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
PD-1 - PLANNED UNIT DEVELOPMENT DISTRICT W/ UNDERLYING R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT
R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT
R-3 - RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT
R-4 - ROW DWELLING AND TOWNHOME DWELLING DISTRICT

PARKLAND DEDICATION

PARKLAND REQUIRED: SINGLE FAMILY: 141 UNITS X 3 PEOPLE/UNIT X 6.5 AC/1000 PEOPLE = 2.75 ACRES
TOWNHOMES: 42 UNITS X 2.25 PEOPLE/UNIT X 6.5 AC/1000 PEOPLE = 0.61 ACRES
APARTMENTS: 14.92 AC X 18 UNITS/AC X 1.75 PEOPLE/UNIT X 6.5 AC/1000 PEOPLE = 3.05 ACRES

PARKLAND REQUIRED: = 6.41 ACRES

PARKLAND PROVIDED: (SEE GENERAL NOTE 11) = 0.00 ACRES

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 79.31 ACRES (3,454,744 SQUARE FEET)
C-1 COMMERCIAL = 9.80 ACRES (426,888 SQUARE FEET)
-OUTLOT 'Q', OUTLOT 'R', OUTLOT 'S', OUTLOT 'T', OUTLOT 'U', OUTLOT 'V', AND OUTLOT 'W'
PD-1/R-2 RESIDENTIAL = 7.35 ACRES (320,166 SQUARE FEET)
-LOTS 1-19, 80-83, AND OUTLOT 'Z'

WAUKEE, IOWA

GENERAL NOTES

- 1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
2. ALL SIDEWALKS SHALL BE 5 FEET WIDE.
3. ALL PROPOSED SIDEWALKS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
4. SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT. SIDEWALKS ADJACENT TO OUTLOTS 'P', 'Y', AND 'Z' ARE TO BE INSTALLED WITH PLAT IMPROVEMENTS.
5. ALL LANDSCAPING BUFFERS SHALL BE INSTALLED WITH PLAT IMPROVEMENTS.
6. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS-BUILTS INCLUDING LOCATION, TYPE OF TILE, & TILE ELEVATION.
7. ALL STORM SEWER CROSS RUNS SHALL BE CONTAINED WITHIN ONE PANEL OF PAVEMENT.
8. ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 EDITION OF SDAS.
9. OUTLOTS 'Y', 'Z', AND 'P' SHALL BE UTILIZED FOR DETENTION AND MAINTAINED AND OWNED BY A HOMEOWNER'S ASSOCIATION.
10. A GEOTECHNICAL REPORT WILL BE REQUIRED WITH CONSTRUCTION DRAWINGS.
11. PARKLAND DEDICATION FOR RESIDENTIAL AREAS SHALL BE SATISFIED BY PROVIDING A CASH PAYMENT IN LIEU OF DEDICATING LAND.
12. NO SINGLE-FAMILY LOT SHALL HAVE DRIVEWAY ACCESS OFF OF 17TH STREET.

LEGAL DESCRIPTION

A PART OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 NORTH OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°53'05" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 1272.31 FEET; THENCE SOUTH 01°14'25" WEST, 1318.66 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 88°33'31" WEST ALONG SAID SOUTH LINE, 1249.12 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 00°13'14" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 1289.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.74 ACRES (1,643,902 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING 1.21 ACRES OF RIGHT OF WAY EASEMENT ALONG THE NORTH SIDE THEREOF.

AND

GOVERNMENT LOT 1 AND A PART OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 NORTH OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 00°25'17" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 1335.14 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE NORTH 88°57'45" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 1310.88 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE NORTH 88°33'31" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 60.52 FEET; THENCE NORTH 01°14'25" EAST, 1318.66 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°53'05" EAST ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 139.16 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE SOUTH 89°36'42" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 1213.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.50 ACRES (1,807,754 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING 2.53 ACRES OF RIGHT OF WAY EASEMENT ALONG THE NORTH AND EAST SIDES THEREOF.

BULK REGULATIONS:

R-2/PD-1 PLANNED UNIT DEVELOPMENT DISTRICT W/ AN UNDERLYING ZONING OF R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:

- A. DENSITY: FIVE DWELLING UNITS/ACRE MAXIMUM
B. MINIMUM FLOOR AREA: 1,100 SQUARE FEET - SINGLE STORY; 1,400 SQUARE FEET - TWO STORY
C. FRONT YARD: 30 FEET
D. SIDE YARD: TOTAL OF 10 FEET - MINIMUM OF 5 FEET ON EACH SIDE
E. REAR YARD: 30 FEET
F. MINIMUM LOT SIZE: 6,000 SQUARE FEET
G. MINIMUM LOT WIDTH: 55 FEET
H. MINIMUM LOT DEPTH: 120 FEET
I. EACH SINGLE FAMILY HOME SHALL INCLUDE A MINIMUM OF A TWO-CAR ATTACHED GARAGE.
J. EACH SINGLE FAMILY HOME SHALL REQUIRE A MINIMUM OF 25% BRICK AND/OR STONE OR STUCCO ON STREET FACING FACADES.
K. ADJOINING LOTS CANNOT CONSIST OF THE SAME ELEVATION.
L. MINIMUM OF TWO TREES AND TWO SHRUBS PER LOT AT TIME OF LOT DEVELOPMENT.
M. VINYL SIDING SHALL BE PERMITTED UTILIZING ROYAL CREST DOUBLE 4-INCH TRADITIONAL PROFILE OR REASONABLE EQUIVALENT.

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:

- A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE ONE AND TWO-FAMILY DWELLINGS.
B. MINIMUM LOT AREA: 8,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING; 10,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING. WHERE PUBLIC SEWER FACILITIES ARE NOT AVAILABLE, NOT LESS THAN 20,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING, 40,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING. IF A BUILDING IS A SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM 350 SQUARE FEET. IF A BUILDING IS A SPLIT FOYER, THE SQUARE FOOTAGE SHALL BE A MINIMUM OF 950 SQUARE FEET PER STORY.
C. MINIMUM FLOOR AREA: SINGLE STORY SINGLE-FAMILY - 950 SQUARE FEET. SINGLE STORY TWO-FAMILY - 750 SQUARE FEET PER UNIT. IF BUILDING IS TWO OR MORE STORIES, MINIMUM SQUARE FOOTAGE SHALL BE 1,250 SQUARE FEET FOR SINGLE-FAMILY WITH A MINIMUM OF 600 SQUARE FEET ON THE FIRST FLOOR AND 1,050 SQUARE FEET FOR TWO-FAMILY WITH A MINIMUM OF 500 SQUARE FEET ON THE FIRST FLOOR. IF A BUILDING IS SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM 350 SQUARE FEET. IF A BUILDING IS A SPLIT FOYER, THE SQUARE FOOTAGE SHALL BE A MINIMUM OF 950 SQUARE FEET PER STORY.
D. LOT WIDTH: SINGLE-FAMILY DWELLING - 65 FEET. TWO-FAMILY DWELLING - 80 FEET. WHERE PUBLIC SEWER IS NOT AVAILABLE - 100 FEET.
E. FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A STREET, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
F. SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.
G. REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET
H. MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 40 FEET. ACCESSORY BUILDING - 14 FEET.
I. MAXIMUM STORIES: PRINCIPAL BUILDING - 3 STORIES. ACCESSORY BUILDING - 1 STORY

R-3 RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:

- A. MINIMUM LOT AREA: 10,000 SQUARE FEET
B. LOT AREA PER DWELLING UNIT: 2,500 SQUARE FEET PER UNIT
C. MINIMUM FLOOR AREA: 750 SQUARE FEET PER UNIT, EXCEPT FOR EFFICIENCY UNITS AND ONE BEDROOM APARTMENTS, WHICH SHALL BE 600 SQUARE FEET.
D. LOT WIDTH: 75 FEET
E. FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
F. SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.
G. REAR YARD: DWELLING - 30 FEET; ANY OTHER PRINCIPAL BUILDING - 40 FEET
H. MAXIMUM HEIGHT - PRINCIPAL BUILDING - 40 FEET, ACCESSORY BUILDING - 14 FEET, EXCEPT THAT RADIO COMMUNICATION TOWERS CONSTRUCTED IN COMPLIANCE WITH 221.1 OF THE WAUKEE MUNICIPAL CODE MAY NOT EXCEED 45 FEET IN HEIGHT.
I. MAXIMUM NUMBER OF STORIES: PRINCIPAL BUILDING - 3 STORIES; ACCESSORY BUILDING - 1 STORY
J. MORE THAN ONE DWELLING UNIT ON A LOT: WHERE MORE THAN ONE PRINCIPAL BUILDING IS CONSTRUCTED ON A LOT SUCH PRINCIPAL BUILDINGS SHALL BE SEPARATED BY NOT LESS THAN 40 FEET AND THE FRONT AND SIDE YARDS SHALL BE DETERMINED CONSIDERING ALL PRINCIPAL BUILDINGS AS ONE UNIT.

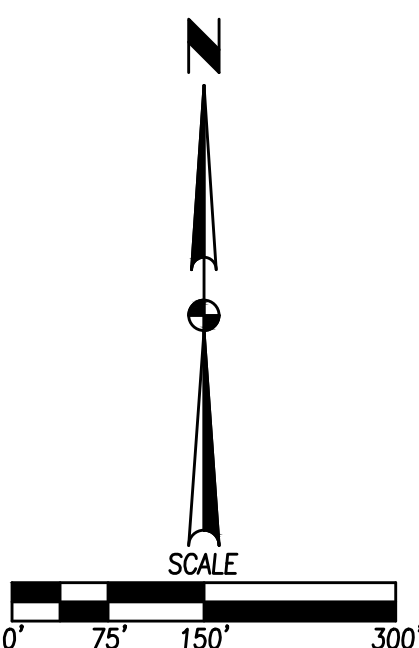
R-4 ROW DWELLING AND TOWNHOME DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:

- A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE ROW DWELLINGS OR TOWNHOMES CONSISTING OF NOT MORE THAN TWELVE DWELLING UNITS IN ONE BUILDING OR ATTACHED STRUCTURE; AND NOT TO EXCEED SIX UNITS IN LENGTH.
B. MINIMUM LOT AREA: 15,000 SQUARE FEET
C. MINIMUM LOT AREA PER DWELLING UNIT: 3,500 SQUARE FEET PER UNIT
D. MINIMUM FLOOR AREA: 800 SQUARE FEET PER UNIT
E. LOT WIDTH: ROW DWELLING - 20 FEET PER UNIT; 75 FEET
F. FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
G. SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING. FOR PURPOSE OF DETERMINING SIDE YARD REQUIREMENTS IN ROW DWELLINGS, THE ENTIRE ROW DWELLING STRUCTURE SHALL BE CONSIDERED TO BE ONE BUILDING.
H. REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET
I. MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 40 FEET, ACCESSORY BUILDING - 14 FEET.
J. MAXIMUM STORIES: PRINCIPAL BUILDING - 3 STORIES. ACCESSORY BUILDING - 1 STORY

UTILITY WARNING:

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

PHASE
ZONING



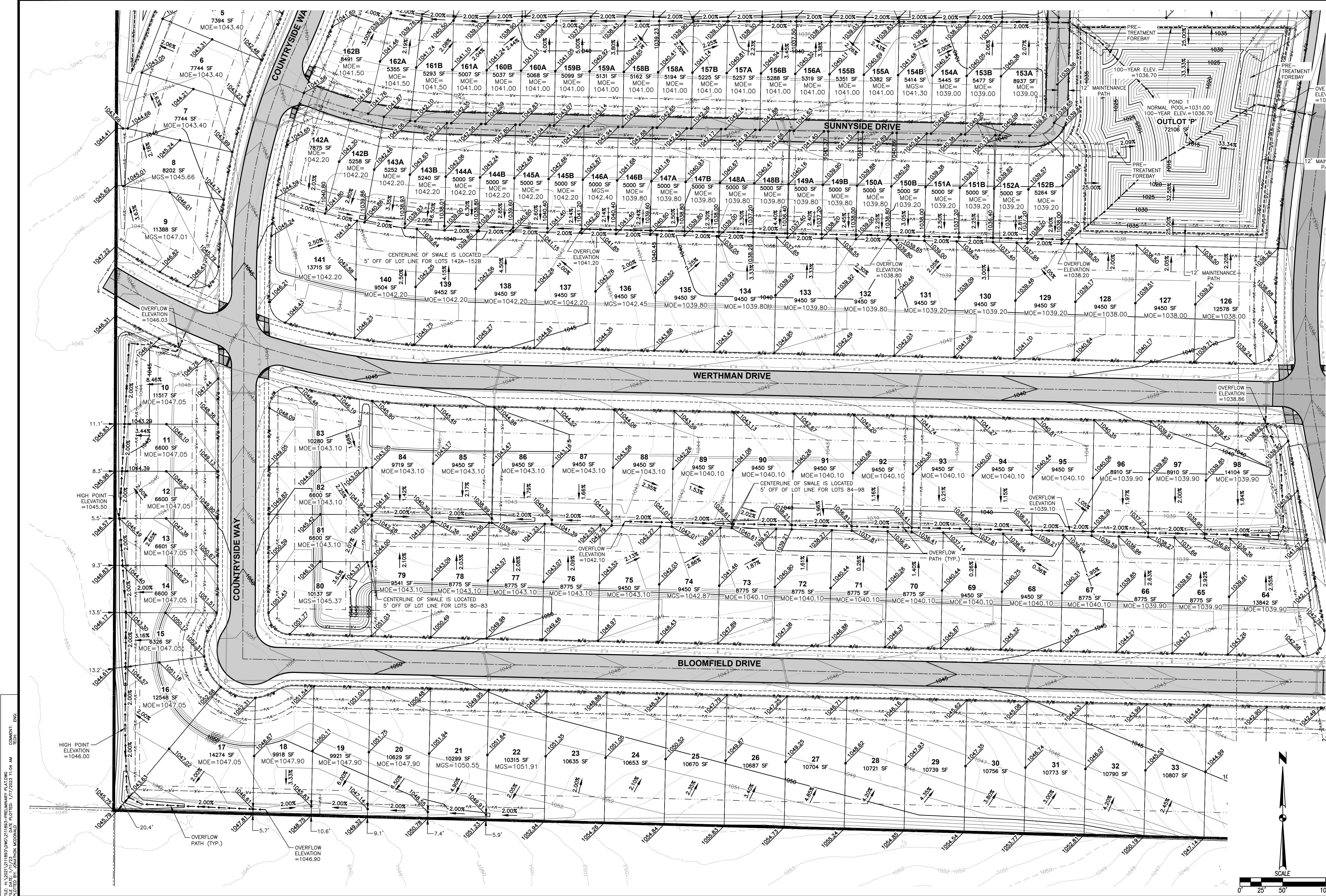
LEGEND:

Table with columns for FOUND and SET symbols and their corresponding descriptions: SECTION CORNER AS NOTED, 1/2" REBAR, YELLOW CAP #16747, 5/8" REBAR, PLATTED BEARING & DISTANCE, MEASURED BEARING & DISTANCE, RECORDED BEARING & DISTANCE, DEEDED BEARING & DISTANCE, MINIMUM OPENING ELEVATION, MINIMUM GRADE AT STRUCTURE, PUBLIC UTILITY EASEMENT, CENTERLINE, SECTION LINE, EASEMENT LINE.

Professional Engineer seal for Erin K. Ollenide, No. 16926, State of Iowa. Includes a large red 'PRELIMINARY NOT FOR CONSTRUCTION' stamp and a certification statement: '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.' Includes a date field and 'ALL SHEETS' label.

Vertical title block on the right side of the page. Includes the logo for Civil Design Advantage, LLC. Text: 'REMINGTON POINTE PRELIMINARY PLAT', '4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400', 'ENGINEER: EKO', 'ENGINEER: GHJMM TECH: MST', 'WAUKEE, IOWA', 'DATE: 01/17/2023, 01/17/2023, 01/03/2023, 12/13/2022, 11/08/2022', 'REVISIONS: FOURTH SUBMITTAL, THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL', '1/10'.

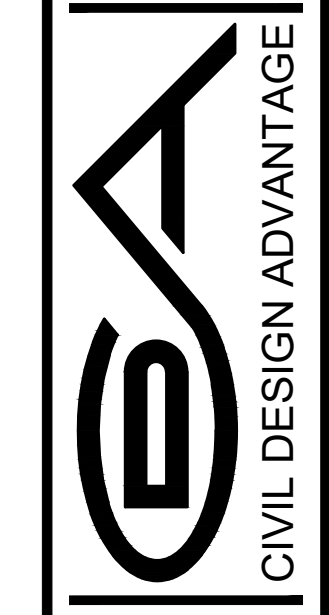
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DATE: 1/17/2023 11:03 AM
COMMENTS: ENDS



COMMENTS: ENG.
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 DATE: 1/17/2023 11:04 AM

| DATE | REVISIONS |
|------------|------------------|
| 01/17/2023 | FOURTH SUBMITTAL |
| 01/03/2023 | THIRD SUBMITTAL |
| 12/13/2022 | SECOND SUBMITTAL |
| 11/08/2022 | FIRST SUBMITTAL |

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 ENGINEER: EKO
 ENGINEER: GHJMM TECH. MST



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

REMINGTON POINTE PRELIMINARY PLAT

