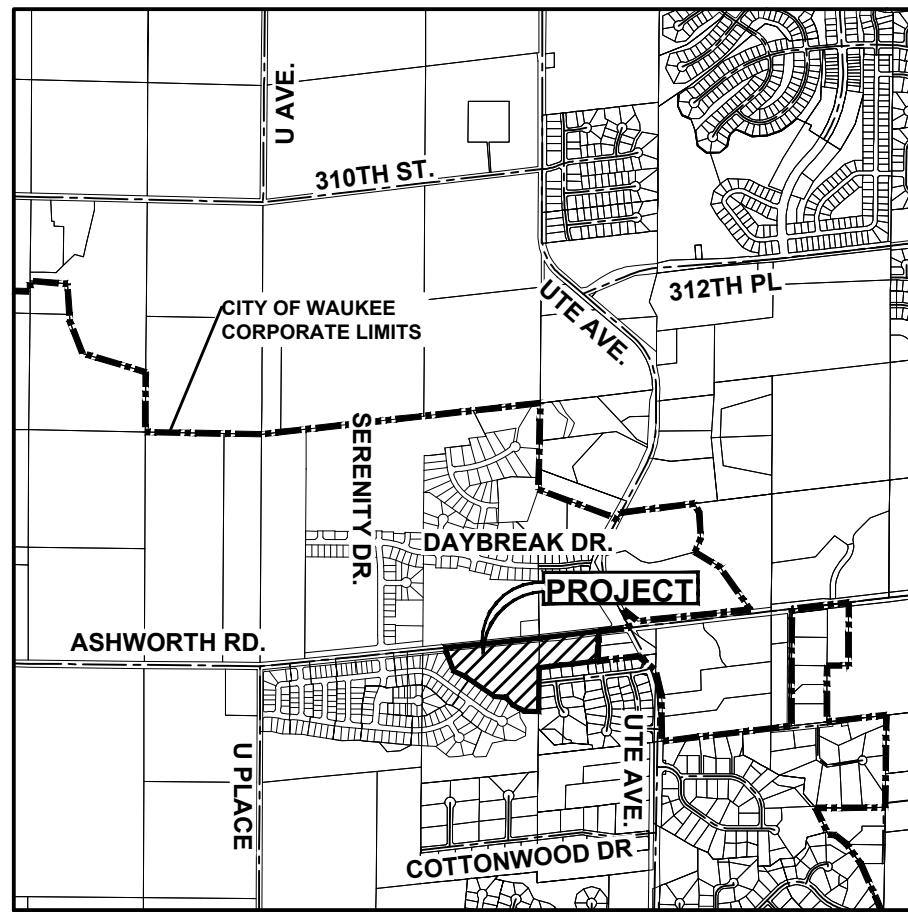


PRELIMINARY PLAT FOR: HAMILTON RIDGE PLAT 10

WAUKEE, IOWA

VICINITY MAP



WAUKEE, IOWA

DEVELOPER

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

OWNER

HAMILTON RIDGE, LLC
CONTACT: BILL SPENCER
9550 HICKMAN ROAD, SUITE 100
CLIVE, IA 50325
PH: (515) 986-5994

ENGINEER / SURVEYOR:

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

ZONING

R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT
R-2: ONE & TWO-FAMILY RESIDENTIAL DISTRICT

DEVELOPMENT SUMMARY:

TOTAL AREA OF SITE = 18.63 ACRES
(811,664 SF)

BULK REGULATIONS

R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT (LOTS 14-20)

FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
REAR YARD: 30 FEET

R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 1-13)

FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
REAR YARD: 30 FEET

GENERAL NOTES:

- A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER DETENTION EASEMENT ON LOTS 19 AND 20.
- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2024 WAUKEE STANDARD SPECIFICATIONS AND 2024 SUDAS EXCEPT AS MODIFIED HEREIN. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IN THE EVENT OF CONTRASTING REQUIREMENTS.
- SIDEWALKS ADJACENT TO ASHWORTH ROAD ARE TO BE INSTALLED WITH PLAT IMPROVEMENTS.
- ALL LANDSCAPING BUFFERS SHALL BE INSTALLED WITH PLAT IMPROVEMENTS.
- OUTLOTS 'Y' AND 'Z' WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7 AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 78 NORTH, RANGE 26 WEST 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 HERTZ FARM PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 84°11'21" EAST ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 1060.10 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 83°19'35" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 684.63 FEET TO THE NORTHWEST CORNER OF JACOBSEN ACRES, AN OFFICIAL PLAT; THENCE SOUTH 02°56'52" WEST ALONG THE WEST LINE OF SAID JACOBSEN ACRES, 335.21 FEET TO THE SOUTHWEST CORNER OF SAID JACOBSEN ACRES; THENCE SOUTH 83°08'57" WEST ALONG THE NORTH LINE OF WILLOW PINES PLAT 1, AN OFFICIAL PLAT AND ALONG THE NORTH LINE OF WILLOW PINES PLAT 2, AN OFFICIAL PLAT, A DISTANCE OF 654.94 FEET TO THE NORTHWEST CORNER OF SAID WILLOW PINES PLAT 2; THENCE SOUTH 01°06'47" WEST ALONG THE WEST LINE OF SAID WILLOW PINES PLAT 2, A DISTANCE OF 465.79 FEET; THENCE SOUTH 01°11'24" WEST ALONG SAID WEST LINE, 23.69 FEET TO THE NORTHEASTERLY LINE OF SAID HERTZ FARM PLAT 1; THENCE NORTH 88°53'13" WEST ALONG SAID NORTHEASTERLY LINE, 183.02 FEET; THENCE NORTH 61°57'18" WEST CONTINUING ALONG SAID NORTHEASTERLY LINE, 67.20 FEET TO THE NORTHEASTERLY LINE OF HAMILTON RIDGE PLAT 8, AN OFFICIAL PLAT; THENCE NORTH 61°57'18" WEST CONTINUING ALONG SAID NORTHEASTERLY LINE, 84.33 FEET; THENCE NORTH 42°22'49" WEST ALONG SAID NORTHEASTERLY LINE, 95.77 FEET; THENCE NORTH 65°40'59" WEST ALONG SAID NORTHEASTERLY LINE, 35.45 FEET; THENCE NORTH 84°47'11" WEST ALONG SAID NORTHEASTERLY LINE, 104.78 FEET; THENCE NORTH 55°59'24" WEST ALONG SAID NORTHEASTERLY LINE AND THE EASTERLY LINE OF HAMILTON RIDGE PLAT 9, AN OFFICIAL PLAT, 399.66 FEET; THENCE NORTH 64°19'42" WEST ALONG SAID EASTERLY LINE, 137.21 FEET; THENCE NORTH 22°41'56" WEST ALONG SAID EASTERLY LINE, 219.43 FEET; THENCE NORTH 00°02'19" WEST ALONG SAID EASTERLY LINE, 60.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.63 ACRES (811,665 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

FEATURES

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE

EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

DATE OF SURVEY:

APRIL 16, 2020

BENCHMARKS

DALLAS COUNTY BM# G121, EAST SIDE OF R16
0.1 MILE SOUTH OF 300TH STREET.
ELEVATION=1032.82

BURY BOLT ON HYDRANT @ NW CORNER OF
DAYBREAK DRIVE & CREST RIDGE DRIVE.
ELEVATION=1023.95

CONSTRUCTION SCHEDULE

SUMMER 2024 - FALL 2025

UTILITY WARNING

THE 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.

ADJACENT PROPERTIES

- WILLOW PINES PLAT 1
SEC 8-78-26
ZONING: R-1
- LOT 6 ORTON HOMES, LLC
LOT 7 JORDAN & RONI MCCANN, JTRS
- WILLOW PINES PLAT 2
SEC 8-78-26
ZONING: R-1
- LOT 1 BRANDON & CAITLIN PALMER, JTRS
LOT 2 RAFAEL CRUZ & PATRIA APONTE, JTRS
LOT 3 ZACHARY & NICOLE MCQUIGAN, JTRS
LOT 4 IOWA ONE CONSTRUCTION, LLC
LOT 5 ABATOR & KAMALBEEN ADEEBIGBE, JTRS
LOT 6 BRIAN & AMBER NEITZEL, JTRS
LOT 7 CHARLES & JESSICA KENNEDY, JTRS

SURVEY

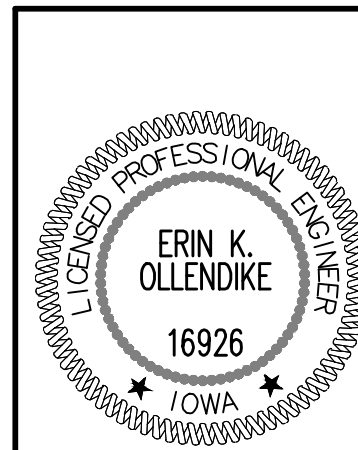
- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660
- (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW MARK
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

FOUND

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660
- (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW MARK
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

ADJACENT PROPERTIES

- HAMILTON RIDGE PLAT 8
SEC 8-78-26
ZONING: R-1
- LOT 2 SHOWTIME ROOFING, LLC D/B/A
- LOT 3 NATHANIEL & MARY LOWRY, JTRS
- LOT 4 GREG W & MEGAN L LEVENHAGEN, JTRS
- LOT 5 SEAN & CHELSEA DELLEMAN
- LOT 6 ALBE HOMES LLC
- LOT 7 ZEESHAN ALI JAWA & ZEHRAN ANJUM, JTRS
- LOT 8 ZEESHAN ALI JAWA & ZEHRAN ANJUM, JTRS
- HAMILTON RIDGE PLAT 9
SEC 8-78-26
ZONING: R-1
- LOT 4 HAMILTON RIDGE, LLC
- LOT 5 HAMILTON RIDGE, LLC
- LOT 6 HAMILTON RIDGE, LLC
- HAMILTON RIDGE PLAT 13
SEC 8-78-26
ZONING: R-1
- LOT 4 HAMILTON RIDGE, LLC
- LOT 5 HAMILTON RIDGE, LLC

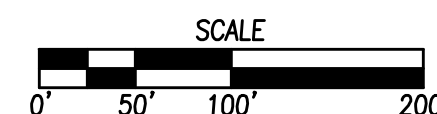


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

ERIN K. OLLENDIKE, P.E. DATE

LICENSE NUMBER 16926
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:

ALL SHEETS



DATE	REVISIONS
09/19/2024	FINAL SUBMITTAL
08/20/2024	SECOND SUBMITTAL
07/16/2024	FIRST SUBMITTAL

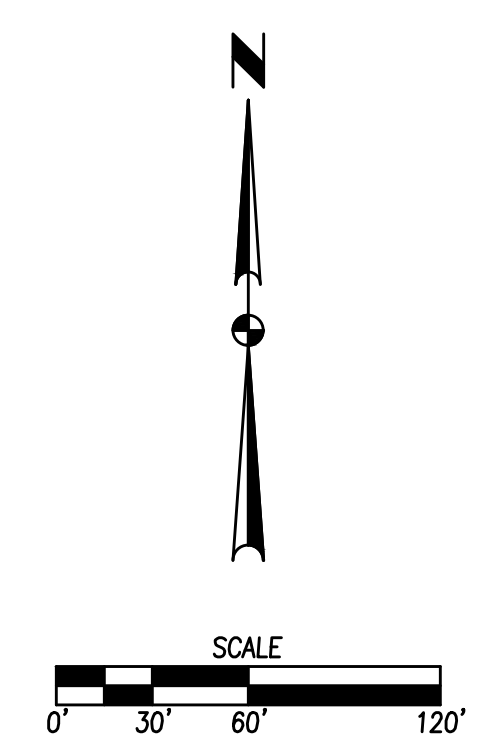
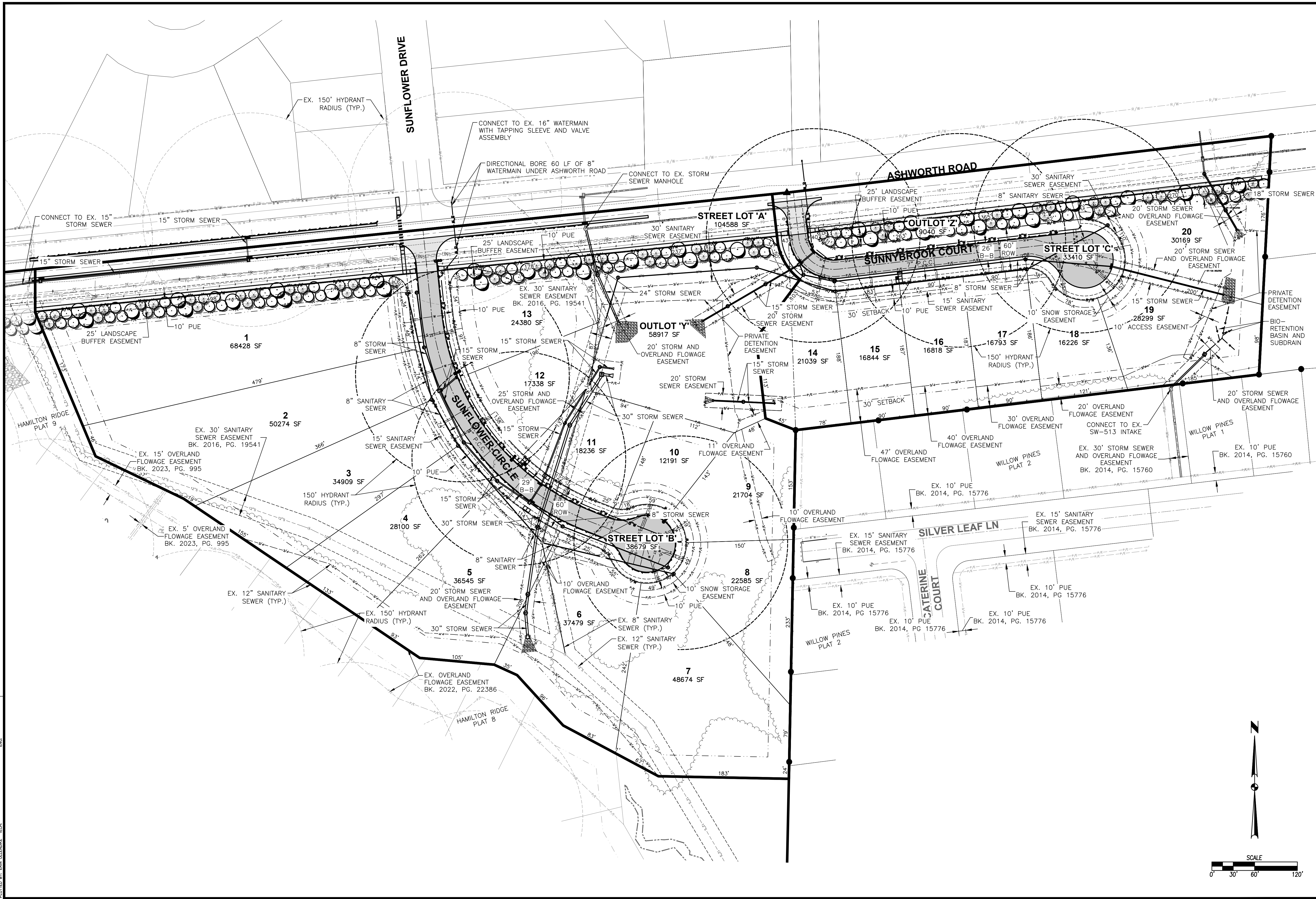
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

ENGINEER: JWM
ENGINEER: EKO



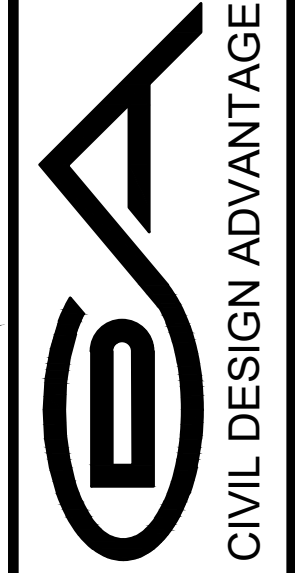
HAMILTON RIDGE PLAT 10
PRELIMINARY PLAT

FILE: H:\2024\2201001\2201001-PR PLATINGS
PLOTTED BY: ERIC CALLENBERG
DATE: 9/19/2024 3:27 PM
COMMENT: EX.



DATE	REVISIONS
09/19/2024	FINAL SUBMITTAL
08/20/2024	SECOND SUBMITTAL
07/16/2024	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400



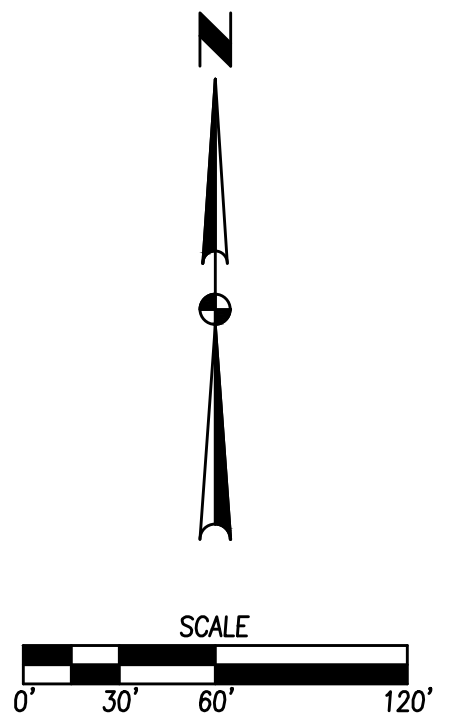
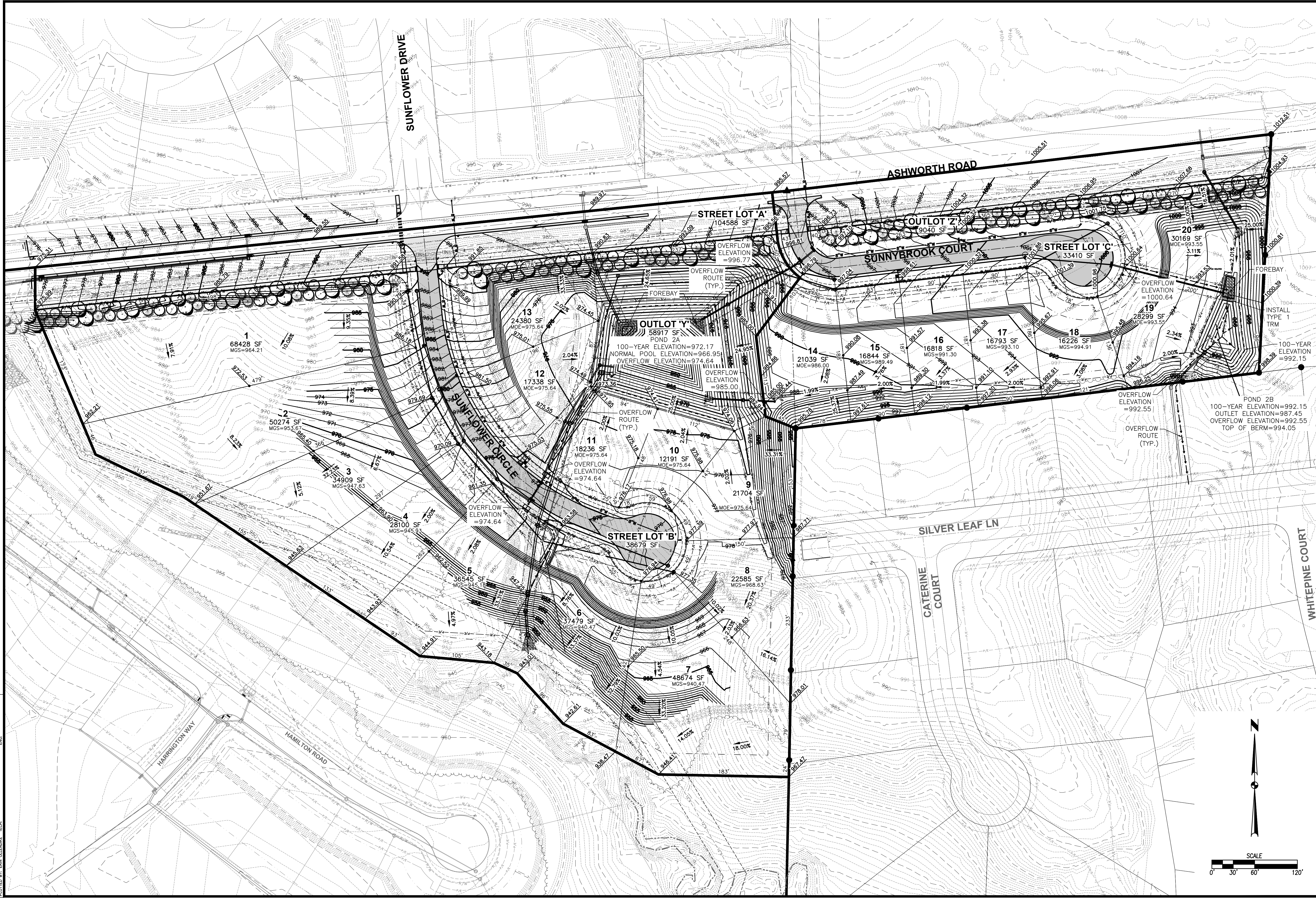
WAUKEE, IOWA

HAMILTON RIDGE PLAT 10
PRELIMINARY PLAT

ENGINEER: JWM

ENGINEER: EKO

FILE: H:\2022\220100\220100-PLATING-RE PLATING
 PLOTTED BY: ERN OLSEN
 DATE: 9/19/2024 3:27 PM



	<p>HAMILTON RIDGE PLAT 10 PRELIMINARY PLAT</p>												
<p>3 / 3</p>	<p>2201.001</p>												
<p>WAUKEE, IOWA</p>	<p>ENGINEER: EKO</p>												
<p>CIVIL DESIGN ADVANTAGE</p>	<p>ENGINEER: JWM</p>												
<p>4121 NW URBAN DALE DRIVE URBAN DALE, IOWA 50322 PHONE: (515) 369-4400</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07/16/2024</td> <td>FIRST SUBMITTAL</td> </tr> <tr> <td>2</td> <td>08/20/2024</td> <td>SECOND SUBMITTAL</td> </tr> <tr> <td>3</td> <td>09/19/2024</td> <td>FINAL SUBMITTAL</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	07/16/2024	FIRST SUBMITTAL	2	08/20/2024	SECOND SUBMITTAL	3	09/19/2024	FINAL SUBMITTAL
NO.	DATE	DESCRIPTION											
1	07/16/2024	FIRST SUBMITTAL											
2	08/20/2024	SECOND SUBMITTAL											
3	09/19/2024	FINAL SUBMITTAL											