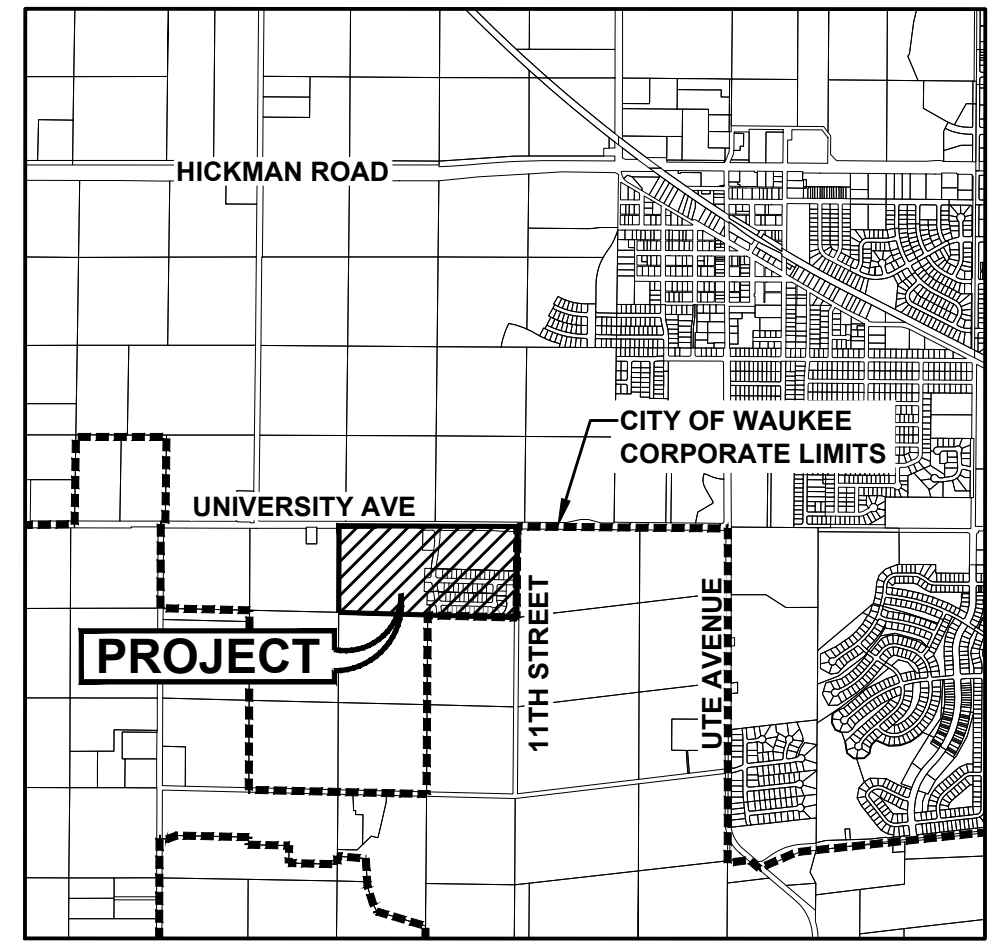


PRELIMINARY PLAT FOR: REMINGTON POINTE PHASE II

WAUKEE, IOWA

VICINITY MAP:



OWNER

PHILLIPS-HAMILTON, INC
PO BOX 500
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 OLLENDIKE

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

PLAT 1 - COMPLETED
PLAT 2 - COMPLETED
PLAT 3 - FALL 2024 - SPRING 2025
PLAT 4 - SPRING 2025 - FALL 2025
PLAT 5 - FALL 2025 - SPRING 2026
PLAT 6 - SPRING 2026 - FALL 2026
PLAT 7 - FALL 2026 - SPRING 2027
PLAT 8 - SPRING 2027 - FALL 2027
PLAT 9 - FALL 2027 - SPRING 2028

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-4 - ROW DWELLING AND TOWNHOME DWELLING DISTRICT

PARKLAND DEDICATION

PARKLAND REQUIRED:
SINGLE FAMILY:
147 UNITS X 3 PEOPLE/UNIT X 6.5 AC/1000 PEOPLE = 2.87 ACRES
TOWNHOMES:
57 UNITS X 2.25 PEOPLE/UNIT X 6.5 AC/1000 PEOPLE = 0.83 ACRES
APARTMENTS:
*ASSUMING DENSITY OF 18 UNITS/AC
14.92 AC X 18 UNITS/AC X 1.75 PEOPLE/UNIT X 6.5 AC/1000 PEOPLE = 3.05 ACRES

PARKLAND PROVIDED:
= 6.75 ACRES
PARKLAND PROVIDED: (SEE GENERAL NOTE 11)
= 0.00 ACRES

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 79.23 ACRES (3,451,656 SF)

PHASE 2 = 38.70 ACRES (1,685,884 SF)
C-1 COMMERCIAL
-OUTLOT 'Y', OUTLOT 'X', OUTLOT 'W', OUTLOT 'V', OUTLOT 'U', OUTLOT 'T'
PD-1/R-2 RESIDENTIAL
-LOTS 1-9, 52-88, OUTLOT 'Z'
R-2 RESIDENTIAL
-LOTS 10-51
R-4 RESIDENTIAL
-OUTLOT 'S'

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. SIDEWALKS ADJACENT TO OUTLOTS 'S', 'Y', 'Z', ARE TO BE INSTALLED WITH PLAT IMPROVEMENTS.
- ALL LANDSCAPING BUFFERS SHALL BE INSTALLED WITH PLAT IMPROVEMENTS.
- 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.
- ALL STORM SEWER CROSS RUNS SHALL BE CONTAINED WITHIN ONE PANEL OF PAVEMENT.
- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2024 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2025 EDITION OF SDAS.
- OUTLOTS 'Z' SHALL BE UTILIZED FOR DETENTION AND MAINTAINED AND OWNED BY A HOMEOWNER'S ASSOCIATION.
- A GEOTECHNICAL REPORT WILL BE REQUIRED WITH CONSTRUCTION DRAWINGS.
- PARKLAND DEDICATION FOR RESIDENTIAL AREAS SHALL BE SATISFIED BY PROVIDING A CASH PAYMENT IN LIEU OF DEDICATING LAND.

LEGAL DESCRIPTION

PARCEL "22-147" AND PARCEL "22-148" AS SHOWN ON THE "AMENDED" PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24967, BEING A PART OF GOVERNMENT LOTS 1 AND 2, SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 79.24 ACRES (3,451,657 SQUARE FEET).

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:
- DENSITY: FIVE DWELLING UNITS/ACRE MAXIMUM
 - MINIMUM FLOOR AREA: 1,100 SQUARE FEET - SINGLE STORY; 1,400 SQUARE FEET - TWO STORY
 - FRONT YARD: 30 FEET
 - SIDE YARD: TOTAL OF 10 FEET - MINIMUM OF 5 FEET ON EACH SIDE
 - REAR YARD: 30 FEET
 - MINIMUM LOT SIZE: 6,000 SQUARE FEET
 - MINIMUM LOT WIDTH: 55 FEET
 - MINIMUM LOT DEPTH: 120 FEET
 - EACH SINGLE FAMILY HOME SHALL INCLUDE A MINIMUM OF A TWO-CAR ATTACHED GARAGE.
 - EACH SINGLE FAMILY HOME SHALL REQUIRE A MINIMUM OF 25% BRICK AND/OR STUCCO ON STREET FACING FACADES.
 - ADJOINING LOTS CANNOT CONSIST OF THE SAME ELEVATION.
 - MINIMUM OF TWO TREES AND TWO SHRUBS PER LOT AT TIME OF LOT DEVELOPMENT.
 - 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:
- PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE ONE AND TWO-FAMILY DWELLINGS
 - 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.
 - 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.
 - LOT WIDTH: SINGLE-FAMILY DWELLING - 65 FEET. TWO-FAMILY DWELLING - 80 FEET. WHERE PUBLIC SEWER IS NOT AVAILABLE - 100 FEET.
 - 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.
 - SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE WAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.
 - REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET
 - MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 40 FEET. ACCESSORY BUILDING - 14 FEET.
 - MAXIMUM STORIES: PRINCIPAL BUILDING - 3 STORIES. ACCESSORY BUILDING - 1 STORY

- R-4' ROW DWELLING AND TOWNHOME DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:
- 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.
 - MINIMUM PLAT AREA: 15,000 SQUARE FEET
 - MINIMUM LOT AREA PER DWELLING UNIT: 3,500 SQUARE FEET PER UNIT
 - MINIMUM FLOOR AREA: 800 SQUARE FEET PER UNIT
 - LOT WIDTH: ROW DWELLING - 20 FEET PER UNIT; 75 FEET
 - 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.
 - SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE WAY 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.
 - REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET
 - MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 40 FEET. ACCESSORY BUILDING - 14 FEET.
 - 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 - - - - -

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	○
5/8" REBAR (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM OPENING ELEVATION	MOE	
MINIMUM GRADE AT STRUCTURE	MGS	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

SW SW SEC 32-79-26 MARCO PROPERTIES, LLC ZONING: A-1

SE SW/EX PARCEL 21-54/ SEC 32-79-26 PRAIRIE VILLAGE OF IOWA, LLC ZONING: A-1

GOV LOT 3/EX 1AC 155.57' X 280' SEC 1-78-27 WAUKEE COMMONS, LC ZONING: A-1

GOV LOT 6 SEC 1-78-27 WAUKEE COMMONS, LC ZONING: A-1

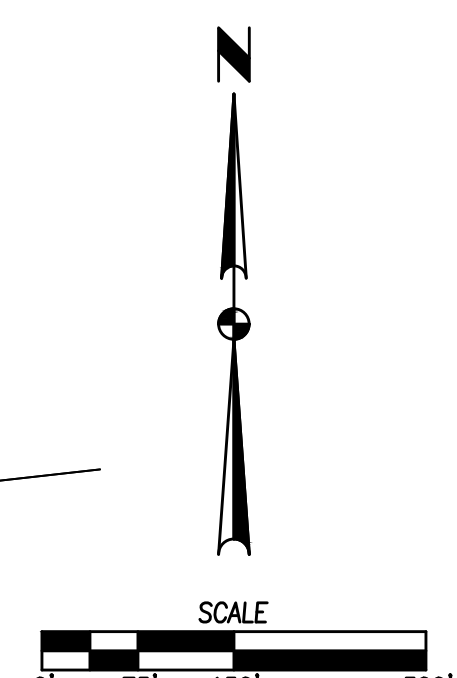
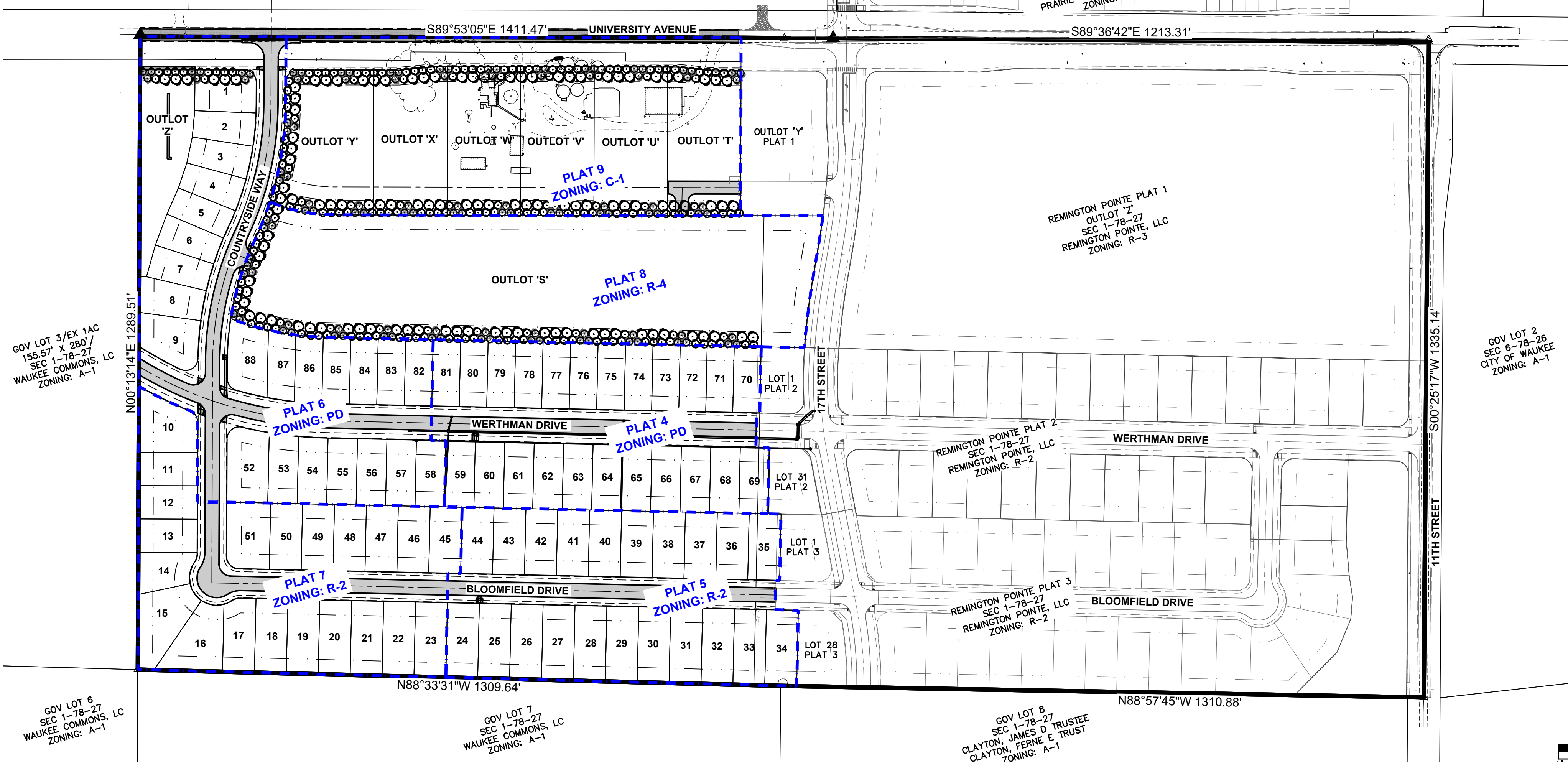
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GOV LOT 8 SEC 1-78-27 CLAYTON, JAMES D TRUSTEE CLAYTON, FERNE E TRUST ZONING: A-1

REMINGTON POINTE PLAT 1 OUTLOT 'Z' SEC 1-78-27 REMINGTON POINTE, LLC ZONING: R-3

REMINGTON POINTE PLAT 2 SEC 1-78-27 REMINGTON POINTE, LLC ZONING: R-2

REMINGTON POINTE PLAT 3 SEC 1-78-27 REMINGTON POINTE, LLC ZONING: R-2



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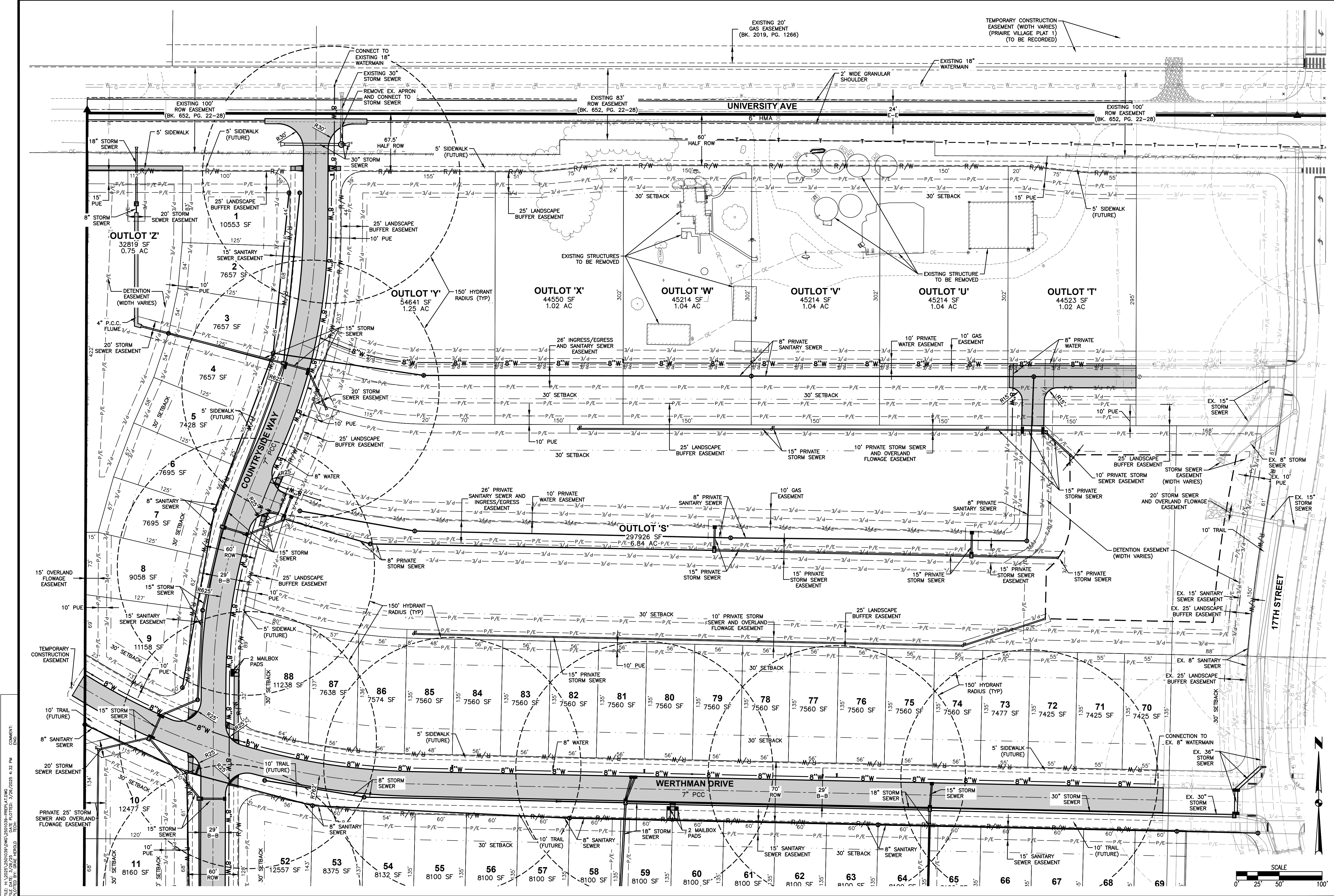
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400

EI: MAE ENGINEER: EKO

REMINGTON POINTE PHASE 2 PRELIMINARY PLAT

1/5

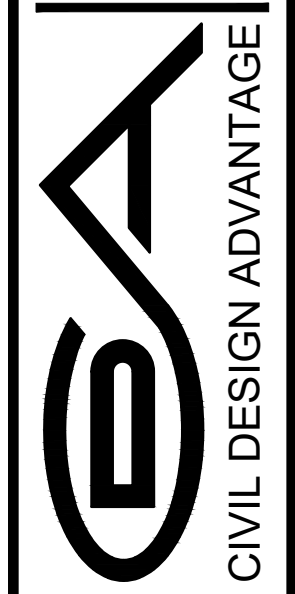
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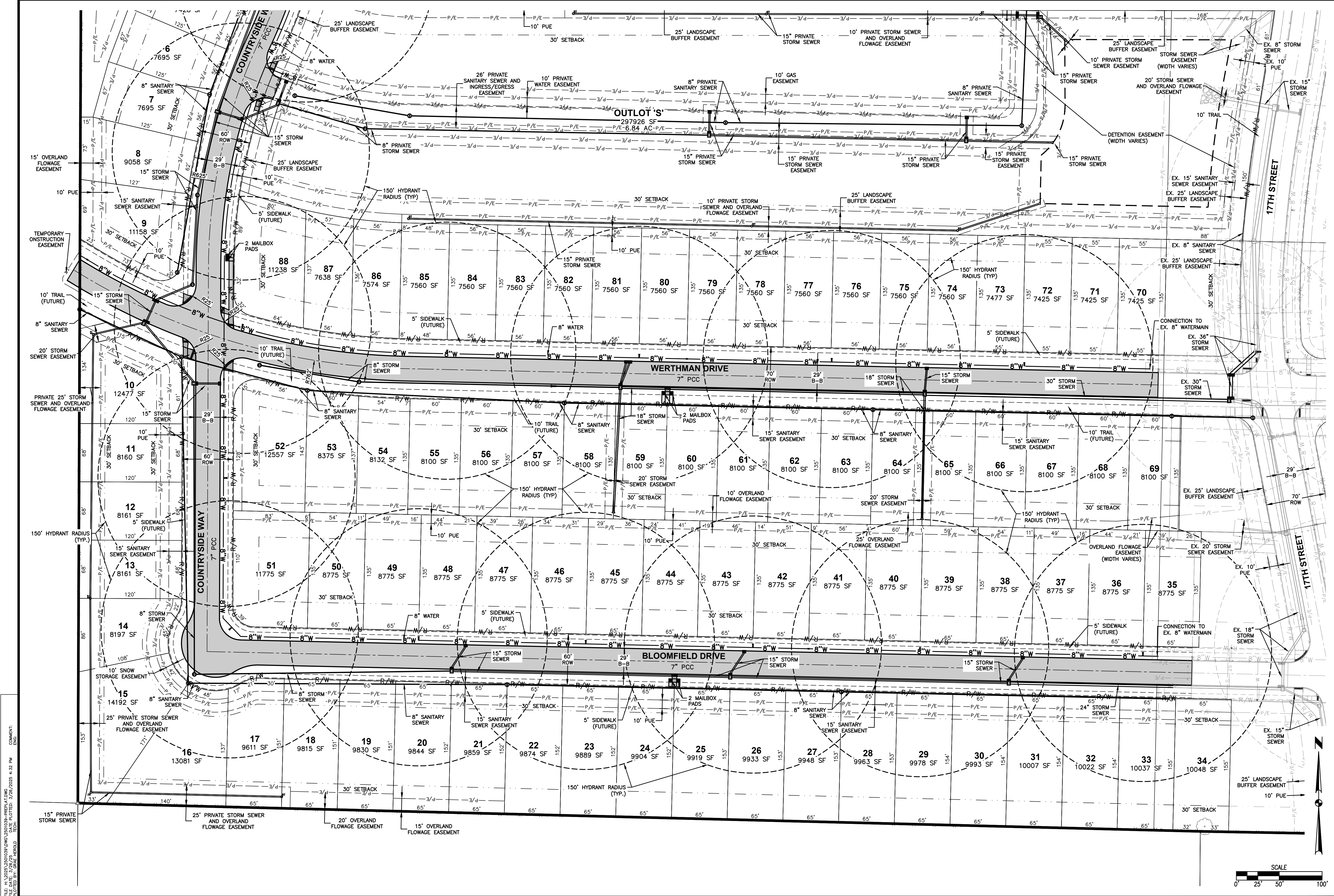
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02/18/2025 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 ENGINEER: EKO
 EI: MAE



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

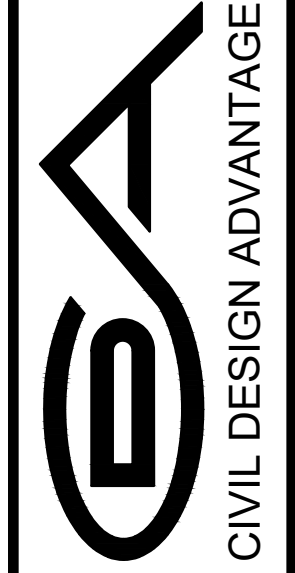
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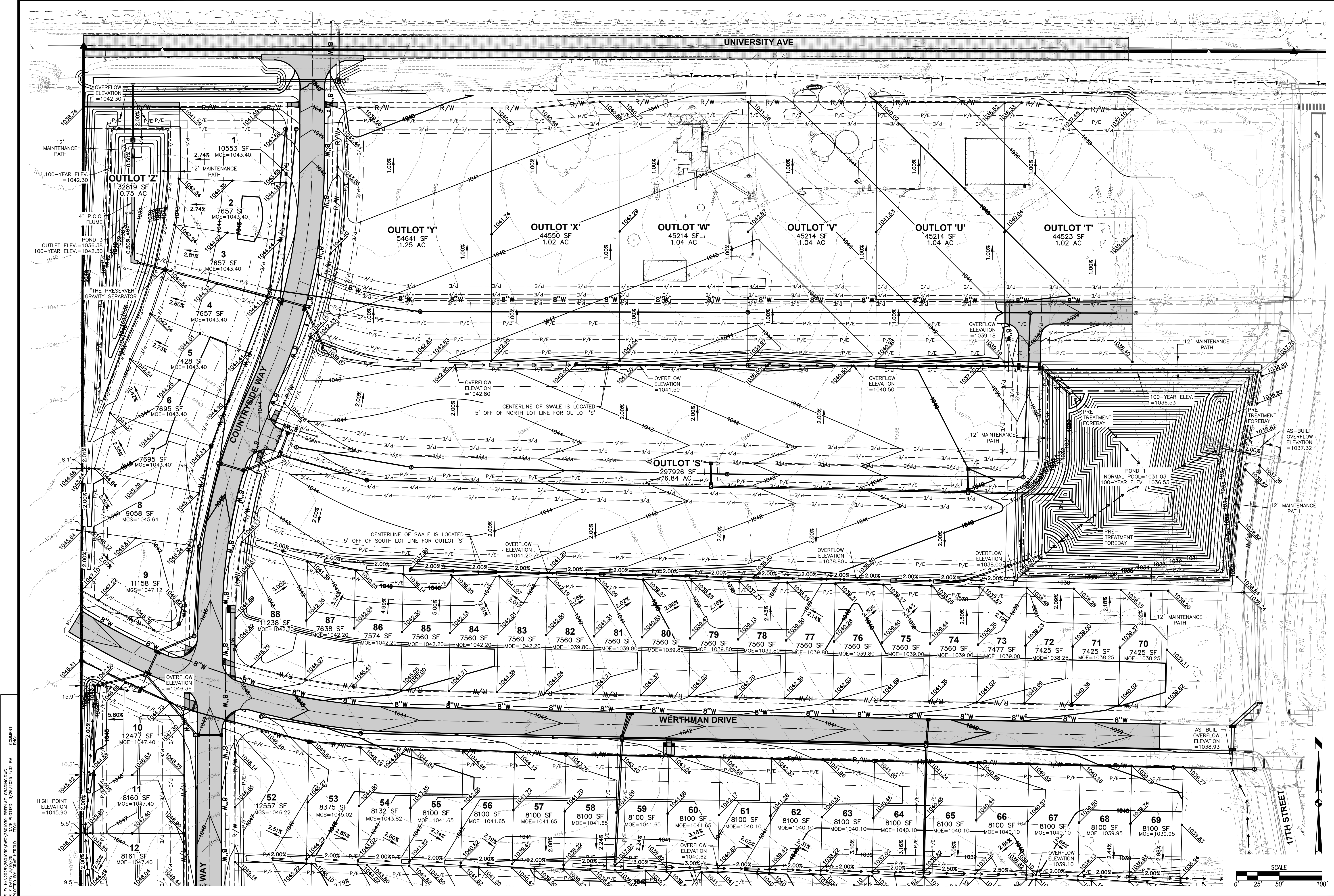
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

ENGINEER: EKO
 EI: MAE

3 REMINGTON POINTE PHASE 2
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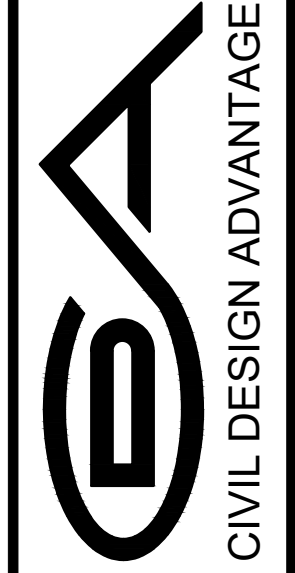


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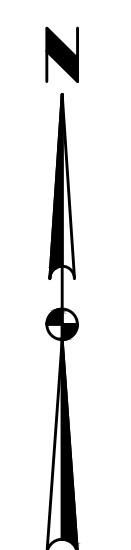
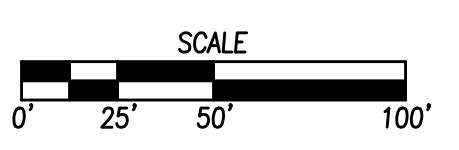
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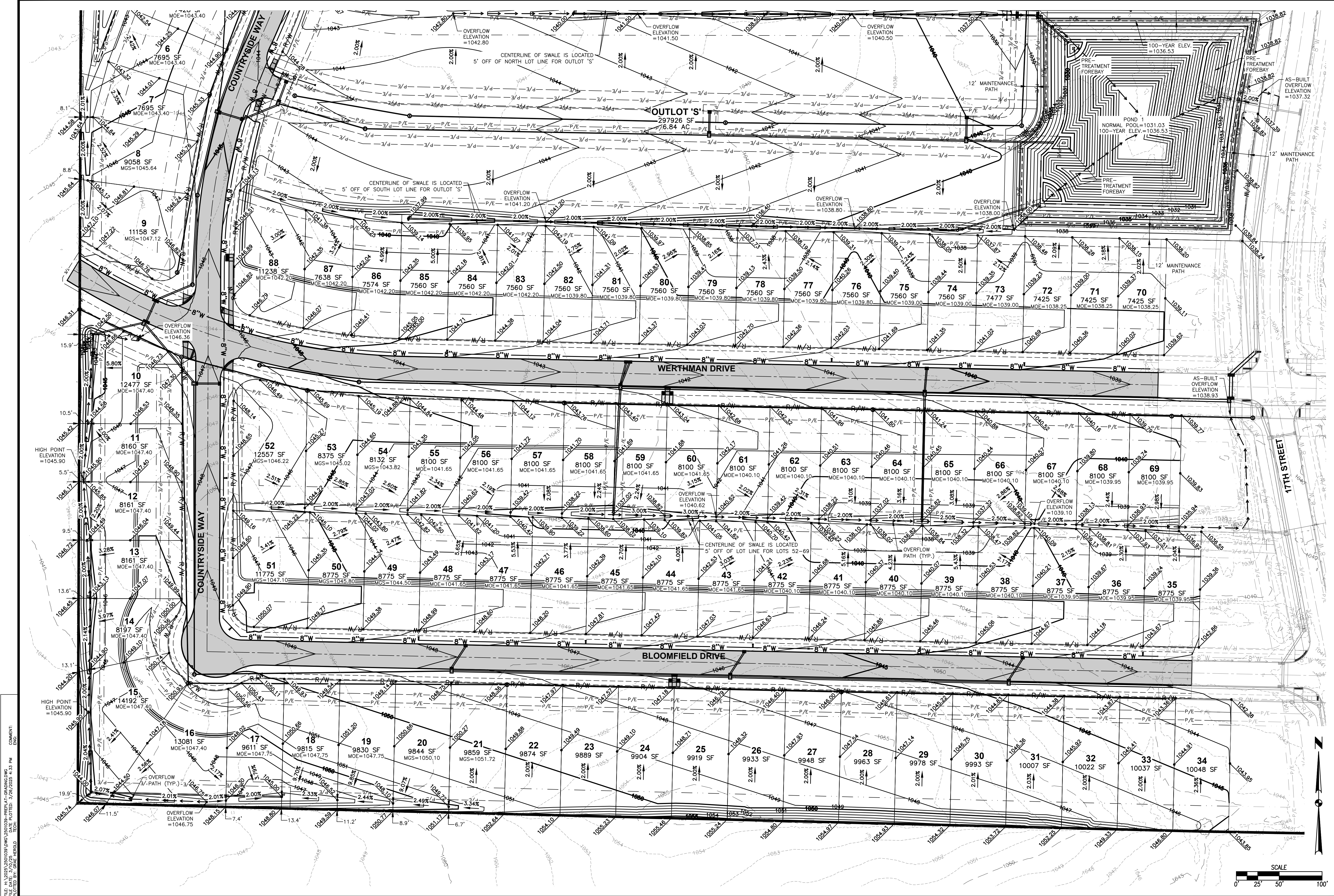


WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

4 REMINGTON POINTE PHASE 2
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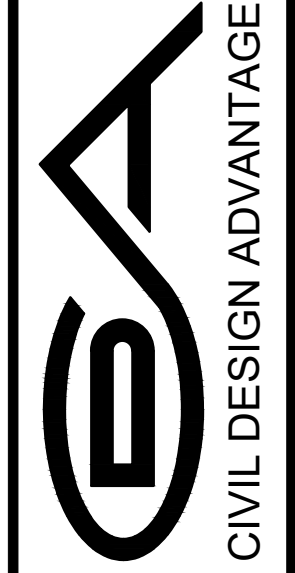




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02/18/2025	FIRST SUBMITTAL

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CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

5 REMINGTON POINTE PHASE 2
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