

NOTE:

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OWNER/DEVELOPER

WATERFORD LANDING INVESTORS, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
(515) 468-2549
STEVE MOSELEY@HUBBELLREALTY.COM

ENGINEER/SURVEYOR

ENGINEERING RESOURCE GROUP, INC.
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823
DOUG@ERGGRP.COM

FEMA INFORMATION

MAP NUMBER: 19153C0165F
EFFECTIVE: FEBRUARY 1, 2019
FEMA ELEVATION = ERG SURVEY + 774.01
THE BUILDABLE LOTS WILL NOT BE IN A FLOOD HAZARD AREA.

BENCHMARK

IN THE CITY OF URBANDALE, DALLAS COUNTY, IOWA. LOCATED AT THE SE CORNER OF WATERFORD ROAD (260TH STREET) AND 156TH STREET, SE OF THE SE CORNER OF SECTION 11, T-79-N, R-26-W.

MONUMENT: TOP OF REBAR SET IN A CONCRETE FOOTING.
ELEVATION: (URBANDALE DATUM) 133.80;
ESTABLISHED JANUARY 14, 2003
ELEVATION: (USGS) 907.81

ZONING

PUD PLANNED UNIT DEVELOPMENT

DENSITY - PLAT 8

119 LOTS / 52.43 ACRES = 2.27 LOTS/ACRE (TOTAL)

SCHOOL DISTRICT

WAUKEE

BULK REGULATION (AMENDMENT #1)

SINGLE FAMILY:

SINGLE FAMILY 60' LOTS	
MIN YARD SETBACKS -	30' FRONT, 30' REAR, 5' INTERIOR SIDE
MIN LOT AREA -	8,750 SF
SINGLE FAMILY 71' LOTS	
MIN YARD SETBACKS -	30' FRONT, 30' REAR, 8' INTERIOR SIDE
MIN LOT AREA -	8,875 SF
SINGLE FAMILY 75' LOTS	
MIN YARD SETBACKS -	30' FRONT, 30' REAR, 8' INTERIOR SIDE
MIN LOT AREA -	9,375 SF
SINGLE FAMILY 81' LOTS	
MIN YARD SETBACKS -	30' FRONT, 30' REAR, 8' INTERIOR SIDE
MIN LOT AREA -	10,400 SF

VILLAS (DETACHED TOWNHOMES)

MINIMUM LOT WIDTH: 44'	
MIN. YARD SETBACKS -	30' MIN. FRONT
	5' MIN. SIDE (10' BLDG. SEPARATION)
	30' MIN. REAR

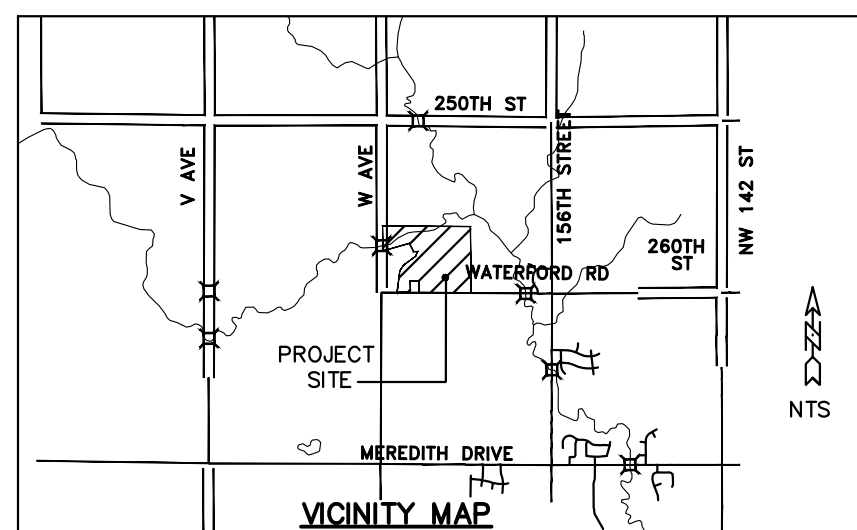
MIN LOT AREA - 5,500 SF
ALL MINIMUM LOT WIDTHS SHALL BE MEASURED AT THE FRONT YARD SETBACK.

BI-ATTACHED

MINIMUM LOT WIDTH: 35'	
MIN. YARD SETBACKS -	30' MIN. FRONT
	5' MIN. SIDE (10' BLDG. FOUNDATION SEPARATION)
	25' MIN. REAR

MIN LOT AREA - 4,750 SF

BI-ATTACHED	18
VILLAS	14
60 FT LOT	47
70 FT LOT	3
75 FT LOT	6
80 FT LOT	31



NOTES

- MANHOLES NOT LOCATED ON A LOT LINE WILL NEED TO BE LOCATED OUTSIDE OF FUTURE DRIVEWAYS.
- STORMWATER DETENTION FOR LOTS 1-21; 72-80; 104-119 PROVIDED IN BASIN CONSTRUCTED WITH WATERFORD LANDING PLAT 6 AND NOW LOCATED IN THIS PLAT BOUNDARY. MAINTENANCE SHALL BE PROVIDED BY HOMEOWNER ASSOCIATION.
- PARCEL "A" AND LOT 1 URBANDALE PARKS & PUBLIC WORKS PLAT 1 WERE PREVIOUSLY RECORDED.
- NO FEMA MAPPED 100-YEAR FLOODWAY IS LOCATED WITHIN RESIDENTIAL LOTS. LOTS 8-10, 14 AND DETENTION BASIN AND PARKLAND ARE LOCATED IN THE FLOOD FRINGE. LOTS 8-10 WILL REQUIRE A LETTER OF MAP AMENDMENT. LOT 14 WILL REQUIRE A LOMR-F.
- SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF THE STREET. GENERAL SIDEWALK CONSTRUCTION IS THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS.
- A MINIMUM OF 20 FOOT UNDISTURBED RADIUS SHALL BE MAINTAINED AROUND ALL EXISTING POWER POLES IN THE ELECTRICAL EASEMENT.
- MAINTENANCE OF ALL DRAINAGE TILE LINES IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
- ALL SIDEWALK RAMPS AND LANDINGS SHALL BE CONSTRUCTED AS PUBLIC PROJECT IMPROVEMENTS.
- LOTS A,B,C, SHALL BE DEDICATED TO THE CITY FOR STREET R/W. LOT D SHALL BE DEDICATED TO THE CITY FOR PARKLAND.
- OUTLOTS A AND B SHALL BE OWNED BY THE HOA AND USED FOR STORMWATER MANAGEMENT.
- OUTLOT C SHALL BE OWNED BY THE HOA FOR OPEN SPACE AND DRAINAGE.
- OUTLOT D SHALL BE FOR FUTURE DEVELOPMENT.
- OUTLOT E SHALL BE FOR FUTURE DEVELOPMENT.
- NO LOT IS TO HAVE DIRECT ACCESS TO WATERFORD RD.
- THE DEVELOPER IS TO REMOVED DOWNED TREES WITHIN THE CONFINES OF THE STREAM BANKS.

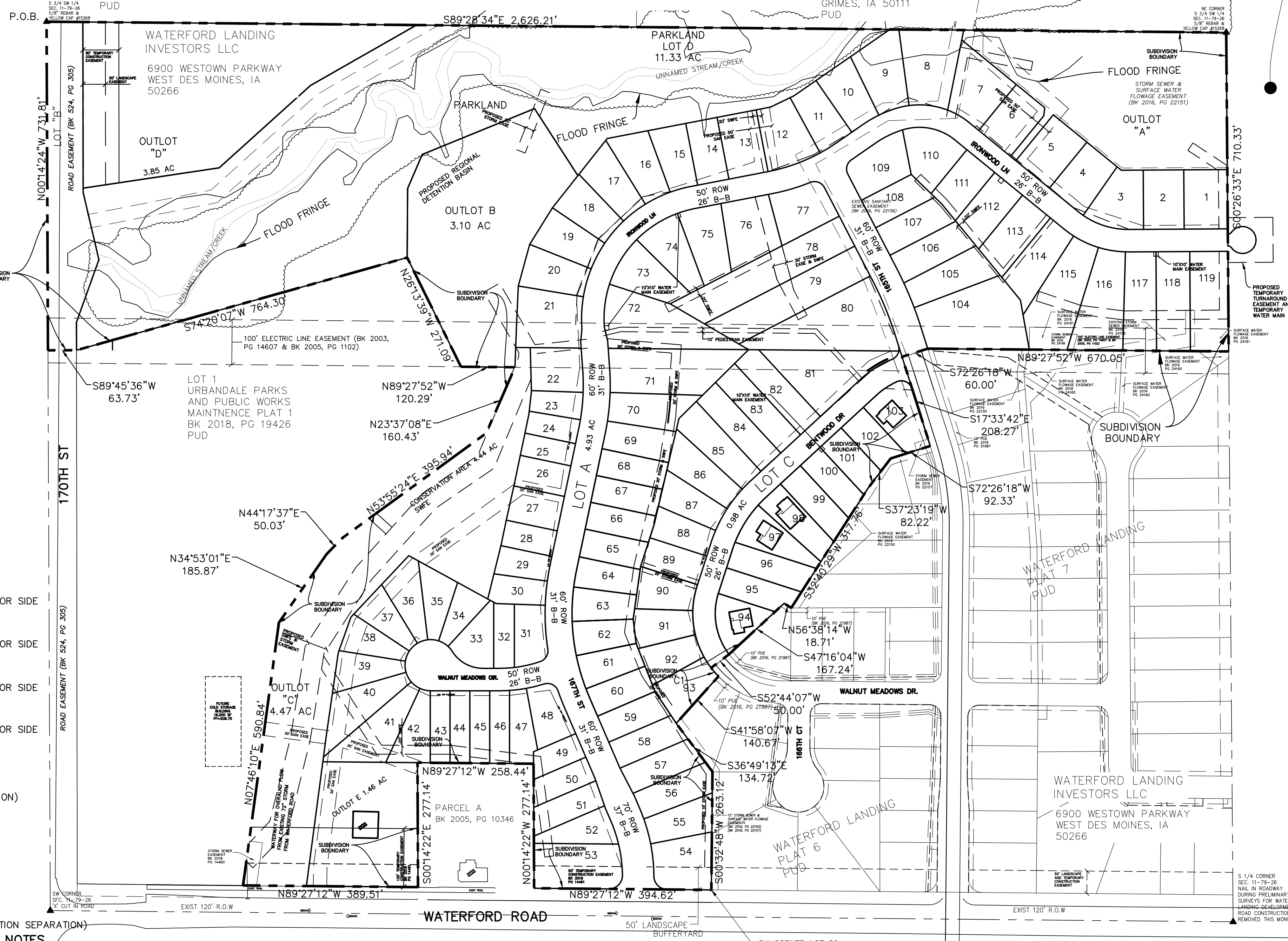
LAND SURVEYOR'S NOTE FOR PRELIMINARY PLATS

THIS PRELIMINARY PLAT IS FOR CONCEPTUAL PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED NOR SHALL ANY CONVEYANCE OF PROPERTY BE MADE WITH REFERENCE TO THIS PRELIMINARY PLAT.

THE SURVEYOR NOTES THAT DISTANCES AND/OR AREAS SHOWN FOR THE LOTS OR OUTLOTS DEPICTED ON THIS PRELIMINARY PLAT ARE APPROXIMATE AND THAT INDIVIDUAL LOTS OR OUTLOTS MAY NOT CLOSE WITHIN ACCEPTABLE LIMITS FOR BOUNDARY SURVEYS.

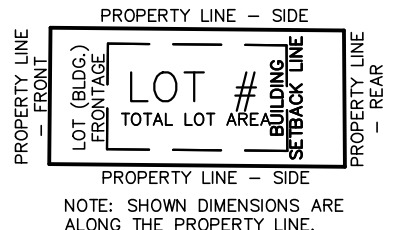
THE SURVEYOR CANNOT AND DOES NOT CERTIFY TO ANY WORK DONE IN PREPARING THIS PRELIMINARY PLAT THAT FALLS UNDER THE SCOPE AND DIRECTION OF A PROFESSIONAL ENGINEER.

WATERFORD LANDING PLAT 8
PRELIMINARY PLAT - DO NOT RECORD
SHEET 1 OF 10



LEGEND

- FOUND MONUMENT (AS NOTED)
- MONUMENT SET (5/8" REBAR W/ YELLOW CAP #15268)
- ▲ SECTION CORNER FOUND (AS NOTED)
- (△) SECTION CORNER MONUMENT SET (5/8" REBAR W/ YELLOW CAP #15268)
- (R) AS PREVIOUSLY RECORDED DIMENSION
- (M) AS MEASURED DIMENSION
- R.O.W. RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- GAS GAS MAIN EASEMENT
- WATER BODY
- ~~~~~ EXISTING TREELINE
- EASEMENT
- BOUNDARY LINE
- PROPOSED LOT LINE
- SWFE SURFACE WATER FLOWAGE EASEMENT
- P.O.B. POINT OF BEGINNING
- MOE MINIMUM OPENING ELEVATION
- MBE MINIMUM BASEMENT ELEVATION
- 123 STREET ADDRESS NUMBER
- INLET/PIPE PROTECTION
- SILT FENCE/WATTLE



NOTE: SHOWN DIMENSIONS ARE ALONG THE PROPERTY LINE.

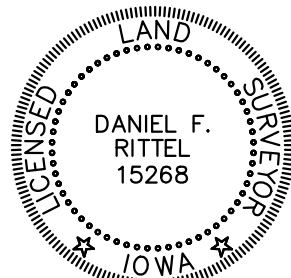
LAND SURVEYOR CERTIFICATION

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 AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DANIEL F. RITTEL, P.L.S. #15268 DATE 12/31/2021
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2021

PAGES OR SHEETS COVERED BY THIS SEAL

PP1



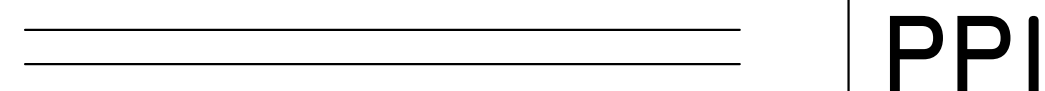
ENGINEERING CERTIFICATION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT, SPECIFICATION OR REPORT 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.

DOUGLAS J. SALTSAYER, P.E. #11993 DATE 12/31/2021
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2021

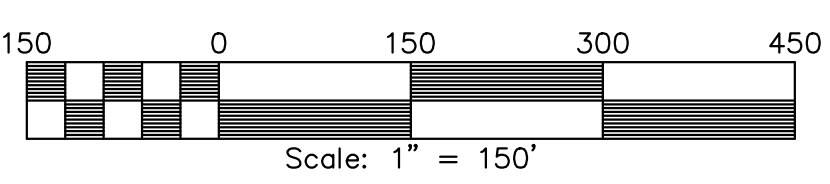
PAGES OR SHEETS COVERED BY THIS SEAL

PP1, PP10



CURVE DATA

C1: ARC=24.95
RADIUS=200.00
DELTA=7°08'52"
CHORD=24.93
BEARING=S40°50'19"E



LEGAL DESCRIPTION - PLAT 8
Part of the South Three-quarters of the Southwest Quarter of Section 11, Township 79 North, Range 26 West of the 3rd P.M., including all of Parcel 18-63 in the South Three-quarters of the Southwest Quarter of said Section 11 per that Plat of Survey filed in Book 2018 at Page 13776 in the Office of the Recorder for Dallas County, Iowa; all of Parcel 18-65 in the South Three-quarters of the Southwest Quarter of said Section 11 per that Plat of Survey filed in Book 2018 at Page 13776 in the Office of the Recorder for Dallas County, Iowa; and all of Parcel 18-66 in the South Three-quarters of the Southwest Quarter of said Section 11 per that Plat of Survey filed in Book 2018 at Page 13777 in the Office of the Recorder for Dallas County, Iowa, all now included in and forming a part of the City of Urbandale, Dallas County, Iowa, and being more particularly described as follows:
Beginning at the Northwest corner of the South Three-quarters of the Southwest Quarter of said Section 11;
Thence South 89°(degrees) 28'(minutes) 34'(seconds) East, 2,626.21 feet along the North line of the South Three-quarters of the Southwest Quarter of said Section 11 and North line of said Parcel 18-66 to the Northeast corner of said Parcel 18-66;
Thence South 00°26'33" East, 710.33 feet along the East line of said Parcel 18-66 to the Southeast corner of said Parcel 18-66, also being the Northeast corner of Waterford Landing Plat 7, an Official Plat, in the City of Urbandale, Dallas County, Iowa, as filed in Book 2016 at Page 23709 in the Office of the Recorder for Dallas County, Iowa;
Thence continuing North 89°27'52" West, 226.07 feet along the South line of said Parcel 18-66 and the North line of said Waterford Landing Plat 6;
Thence South 72°26'18" West, 60.00 feet along the South line of said Parcel 18-66 and the North line of said Waterford Landing Plat 6 to the Northwest corner of said Waterford Landing Plat 6;
Thence South 17°33'42" East, 208.27 feet along the South line of said Parcel 18-66 and the West line of said Waterford Landing Plat 6;
Thence South 72°26'18" East, 92.33 feet along the South line of said Parcel 18-66 and the West line of said Waterford Landing Plat 6;
Thence South 37°23'19" West, 82.22 feet along the South line of said Parcel 18-66 and the West line of said Waterford Landing Plat 6 to the Northeast corner of said Parcel 18-65;
Thence continuing South 32°40'29" West, 176.38 feet along the South line of said Parcel 18-66 and the West line of said Waterford Landing Plat 6 to the Northeast corner of said Parcel 18-65;
Thence continuing South 32°40'29" West, 141.38 feet along the East line of said Parcel 18-65 and the West line of said Waterford Landing Plat 6;
Thence North 56°38'14" West, 18.71 feet along the East line of said Parcel 18-65 and the West line of said Waterford Landing Plat 6;
Thence South 47°16'04" West, 167.24 feet along the East line of said Parcel 18-65 and the West line of said Waterford Landing Plat 6;
Thence South 52°44'07" West, 50.00 feet along the East line of said Parcel 18-65 and the West line of said Waterford Landing Plat 6;
Thence southeasterly 24.95 feet along the arc of a curve in the East line of said Parcel 18-65 and the West line of said Waterford Landing Plat 6 concave northeasterly and having a radius of 200.00 feet a central angle of 7°08'52" and a 24.93 feet long chord that bears South 40°50'19" East;
Thence North 41°58'07" West, 140.67 feet along the East line of said Parcel 18-65 and the West line of said Waterford Landing Plat 6;
Thence South 36°49'13" East, 134.72 feet along the East line of said Parcel 18-65 and the West line of said Waterford Landing Plat 6 to the Southeast corner of said Parcel 18-65;
Thence North 89°27'12" West, 394.62 feet along the South line of said Parcel 18-65 to the East line of Parcel A of that Plat of Survey of part of the Southwest Quarter of said Section 11 filed in Book 2005 at Page 10346 in the Office of the Recorder for Dallas County, Iowa;
Thence North 00°14'22" West, 277.14 feet along the East line of said Parcel A to the Northeast corner of said Parcel A;
Thence North 89°27'12" West, 258.44 feet along the North line of said Parcel A to the Northwest corner of said Parcel A and the East line of said Parcel 18-63;
Thence North 00°14'22" East, 277.14 feet along the West line of said Parcel A and the East line of said Parcel 18-63 to the Southeast corner of said Parcel 18-63;
Thence North 89°27'12" West, 389.51 feet along the South line of said Parcel 18-63 to the Southeast corner of said Parcel 18-63 and the East line of Urbandale Parks and Public Works Maintenance Plat 1, an Official Plat, in the City of Urbandale, Dallas County, Iowa, as filed in Book 2018 at Page 19426 in the Office of the Recorder for Dallas County, Iowa;
Thence North 07°46'10" East, 590.84 feet along the West line of said Parcel 18-63 and the East line of said Urbandale Parks and Public Works Maintenance Plat 1;
Thence North 34°53'01" East, 185.87 feet along the West line of said Parcel 18-63 and the East line of said Urbandale Parks and Public Works Maintenance Plat 1;
Thence North 44°17'37" East, 50.03 feet along the West line of said Parcel 18-63 and the East line of said Urbandale Parks and Public Works Maintenance Plat 1;
Thence North 53°55'24" East, 395.94 feet along the West line of said Parcel 18-63 and the East line of said Urbandale Parks and Public Works Maintenance Plat 1;
Thence North 23°37'08" East, 160.43 feet along the West line of said Parcel 18-63 and the East line of said Urbandale Parks and Public Works Maintenance Plat 1;
Thence North 89°27'52" West, 120.29 feet along the West line of said Parcel 18-63 and the East line of said Urbandale Parks and Public Works Maintenance Plat 1;
Thence North 26°13'39" West, 271.09 feet along the West line of said Parcel 18-63 and the East line of said Urbandale Parks and Public Works Maintenance Plat 1 to the northernmost corner of said Urbandale Parks and Public Works Maintenance Plat 1;
Thence South 74°20'07" West, 764.30 feet along the North line of said Urbandale Parks and Public Works Maintenance Plat 1;
Thence South 89°45'36" West, 63.73 feet along the North line of said Urbandale Parks and Public Works Maintenance Plat 1 to the West line of the South Three-quarters of the Southwest Quarter of said Section 11;
Thence North 00°14'24" West, 731.81 feet along the West line of the South Three-quarters of the Southwest Quarter of said Section 11 to the point of beginning.
Containing 67.61 acres, of which 1.41 acres is contained in present road right-of-way easement.

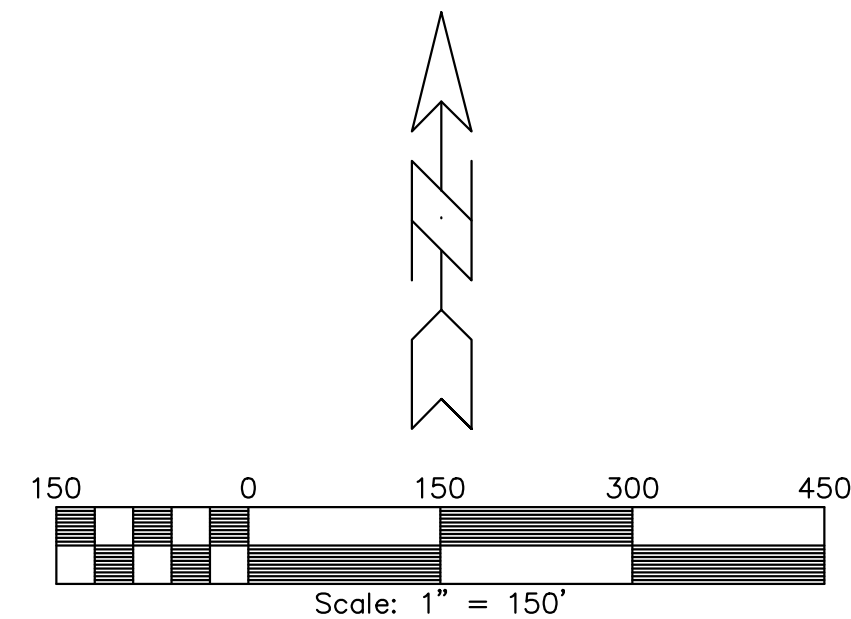
WATERFORD LANDING PLAT 8 PRELIMINARY PLAT

NO.	REVISION	DATE	BY	FOR	LOCATION:	SCALE: 1" = 150'	DESIGNED BY: DDC	DRAWN BY: BH
						DWG: 20-109-PRE-PLAT	CHECKED BY: DJS	DATE: 10/16/2020
							SHEET 1 OF 10	FILE NO.: 20-109

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4863

PPI

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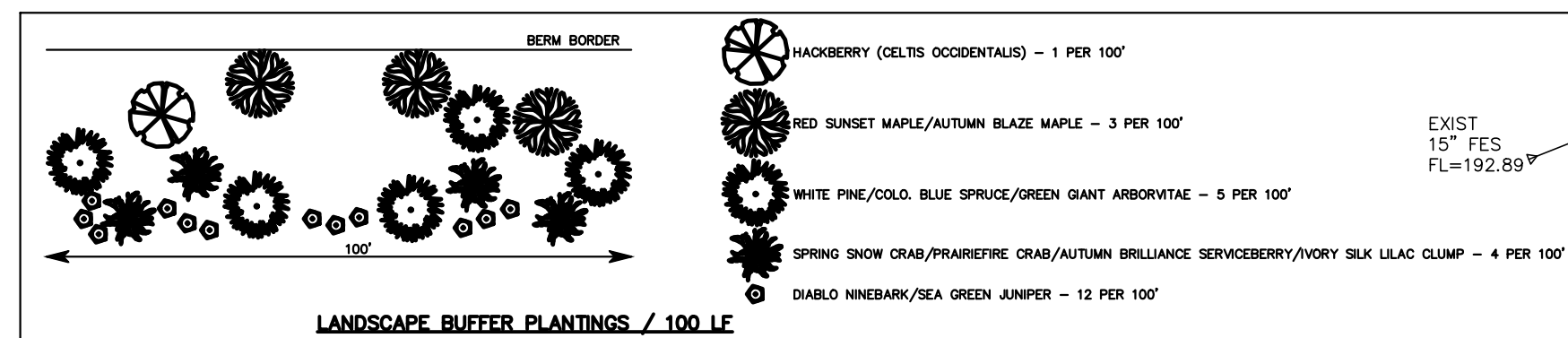
INDEX #	PROPERTY OWNER	ADDRESSES
1	URBANDALE, CITY OF	5405 170TH ST
2	FREEDOM, LLC	PARCEL ID 1214101001
3	LEGACY FIELDS, LLC	PARCEL ID 1214101002
4	LEGACY FIELDS, LLC	PARCEL ID 1214101004
5	HM2, LLC	PARCEL ID 1214101005
6	KUEHL, BRUCE MARITAL TRUST	PARCEL ID 1214100015
7	KELLY, BENJAMIN M	16719 WATERFORD RD
8	PARKIN, KELLY J & JASON C JTRS	5400 166TH CT
9	SERSLAND, EVAN & MICHELLE JTRS	5408 166TH CT
10	BALDWIN, JOHN & ANDREA JTRS	5416 166TH CT
11	WATERFORD LANDING I LLC	16604 WALNUT DR
12	HUNERDOSSE, DONALD A & CAROLYN E JTRS	16601 WALNUT MEADOWS DR
13	GIESINGER, JESSICA K & DANIEL J JTRS	16515 WALNUT MEADOWS DR
14	WOODARD, THOMAS S & DARCI A JTRS	5512 165TH ST
15	ROEDING, ARTHUR & LAUREN JTRS	5516 165TH ST
16	LAHAISE, CRAIG T & SUSAN M JTRS	5520 165TH ST
17	NIN, SCARLE C & MONELLY CORY A	5528 165TH ST
18	WATERFORD LANDING I LLC	5535 165TH ST
19	WATERFORD LANDING INVESTORS LLC	5538 164TH ST
20	CHASE, KEVIN JAMES	5539 164TH ST
21	DILIGENT URBAN HILLS LLC	PARCEL ID 1211400015
22	BRODERICK, MICHAEL F & CHEREEN L JTRS	PARCEL ID 1211300002
23	BRODERICK, PATRICIA A 1/2 RICHARD TRUSTEE ETAL 1/2	PARCEL ID 1211300001
24	BRODERICK, PATRICIA A	25627 W AVE
25	BRODERICK, PATRICIA A	PARCEL ID 1210400004

WATERFORD PLAT 8 PRELIMINARY PLAT

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						DWG: 20-109-PRE-PLAT	CHECKED BY: DJS	DATE: 10/16/2020
						FIELD BOOK:	SHEET 2 OF 10	FILE NO.: 20-109

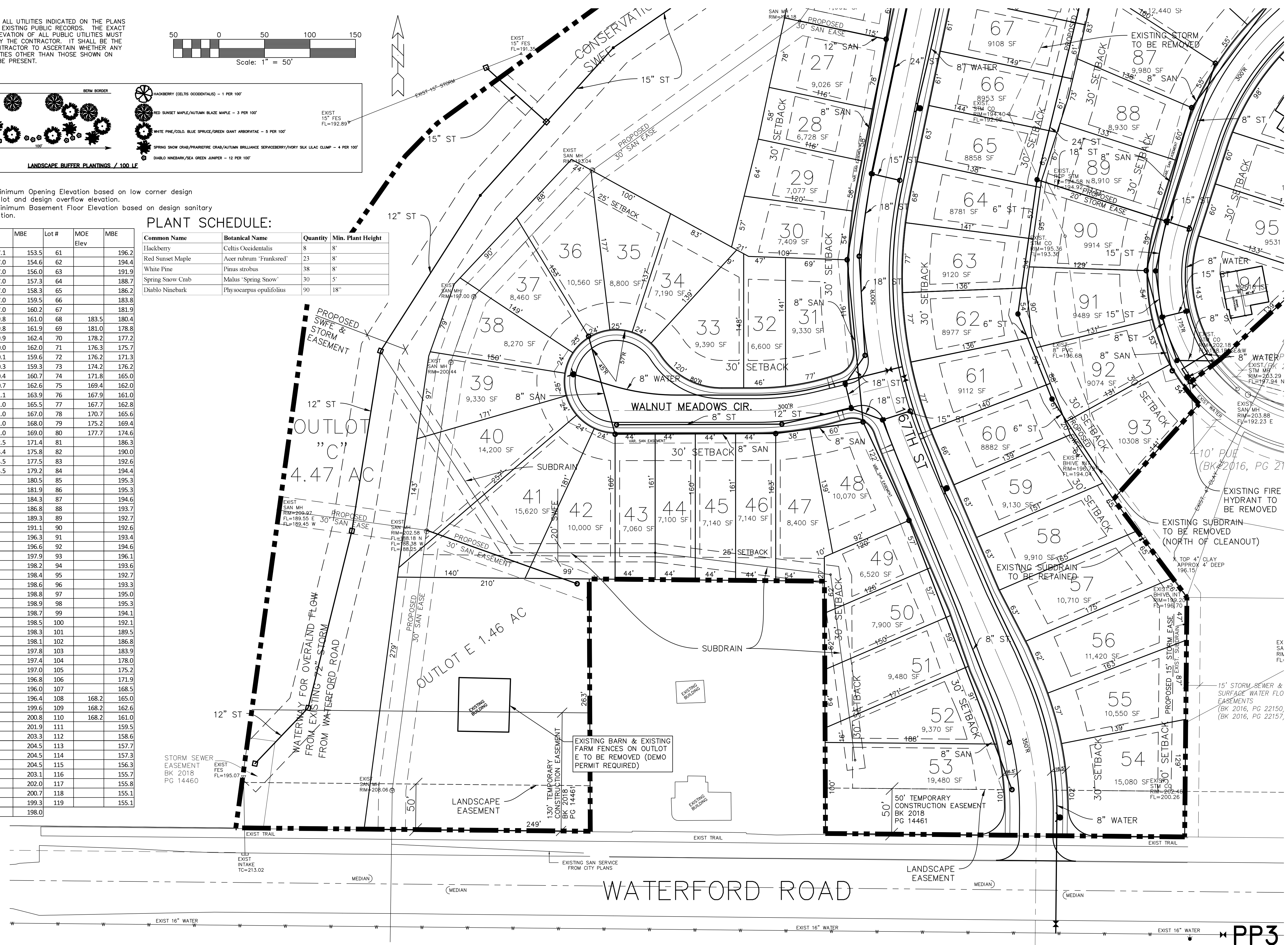
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- 1) MOE – Minimum Opening Elevation based on low corner design elevation of lot and design overflow elevation.
2) MBE – Minimum Basement Floor Elevation based on design sanitary service elevation.

Common Name	Botanical Name	Quantity	Min. Plant Height
Hackberry	Celtis Occidentalis	8	8'
Red Sunset Maple	Acer rubrum 'Fransred'	23	8'
White Pine	Pinus strobus	38	8'
Spring Snow Crab	Malus 'Spring Snow'	30	5'
Diablo Ninebark	Physocarpus opulifolius	90	18"

Lot #	MOE Elev	MBE	Lot #	MOE Elev	MBE
1	157.1	153.5	61		196.2
2	157.0	154.6	62		194.4
3	157.0	156.0	63		191.9
4	157.0	157.3	64		188.7
5	157.0	158.3	65		186.2
6	157.0	159.5	66		183.8
7	157.0	160.2	67		181.9
8	149.8	161.0	68	183.5	180.4
9	149.8	161.9	69	181.0	178.8
10	149.9	162.4	70	178.2	177.2
11	150.0	162.0	71	176.3	175.7
12	150.1	159.6	72	176.2	171.3
13	150.3	159.3	73	174.2	176.2
14	150.4	160.7	74	171.8	165.0
15	150.7	162.6	75	169.4	162.0
16	151.1	163.9	76	167.9	161.0
17	161.0	165.5	77	167.7	162.8
18	161.0	167.0	78	170.7	165.6
19	161.0	168.0	79	175.2	169.4
20	181.0	169.0	80	177.7	174.6
21	182.5	171.4	81		186.3
22	183.4	175.8	82		190.0
23	184.5	177.5	83		192.6
24	184.5	179.2	84		194.4
25		180.5	85		195.3
26		181.9	86		195.3
27		184.3	87		194.6
28		186.8	88		193.7
29		189.3	89		192.7
30		191.1	90		192.6
31		196.3	91		193.4
32		196.6	92		194.6
33		197.9	93		196.1
34		198.2	94		193.6
35		198.4	95		192.7
36		198.6	96		193.3
37		198.8	97		195.0
38		198.9	98		195.3
39		198.7	99		194.1
40		198.5	100		192.1
41		198.3	101		189.5
42		198.1	102		186.8
43		197.8	103		183.9
44		197.4	104		178.0
45		197.0	105		175.2
46		196.8	106		171.9
47		196.0	107		168.5
48		196.4	108	168.2	165.0
49		199.6	109	168.2	162.6
50		200.8	110	168.2	161.0
51		201.9	111		159.5
52		203.3	112		158.6
53		204.5	113		157.7
54		204.5	114		157.3
55		204.5	115		156.3
56		203.1	116		155.7
57		202.0	117		155.8
58		200.7	118		155.1
59		199.3	119		155.1
60		198.0			



WATERFORD PLAT 8 PRELIMINARY PLAT

 ERG Engineering Resource Group, Inc. Engineers and Surveyors 2413 GRAND AVENUE DES MOINES, IOWA 50312 (515) 266-4623				WATERFORD PLAT 8 PRELIMINARY PLAT									
NO.	REVISION	DATE	BY	FOR:	LOCATION:			SCALE:	1" = 50'	DESIGNED BY:	DJS	DRAWN BY:	BWS
								DWG:	20-109--PRE--PLAT	CHECKED BY:		DATE:	10/16/2020
								FIELD BOOK:		SHEET	3	OF	10
												FILE NO.:	20-109

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								FILE NO.:		20-109	

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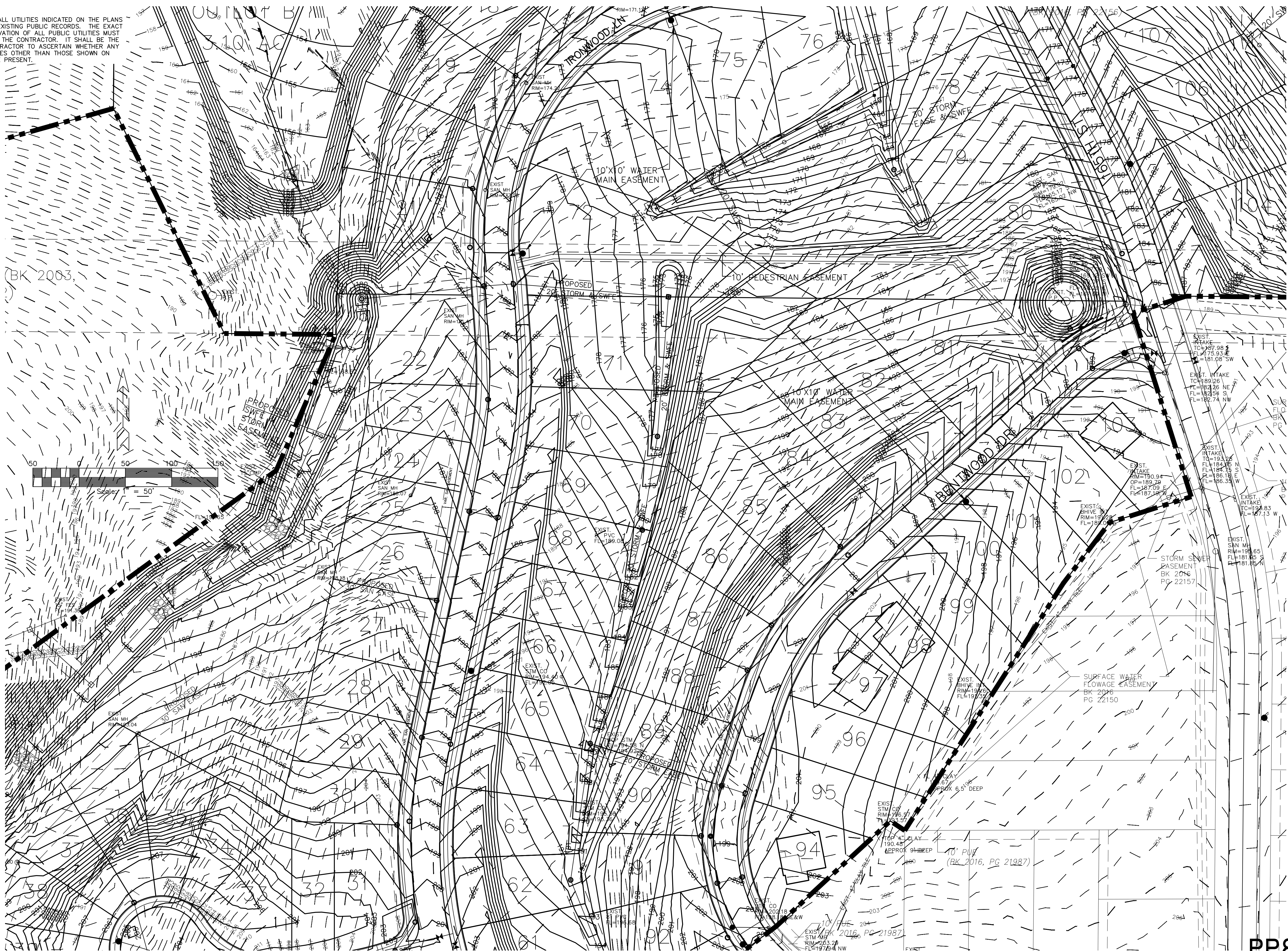


ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

20-109

NOTE:

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PP8

WATERFORD PLAT 8 PRELIMINARY PLAT

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Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 286-4663

NO.	REVISION	DATE	BY	FOR	LOCATION:	SCALE: 1" = 50'	DESIGNED BY:	DJS	DRAWN BY:	BWS
						DWG: 20-109-PRE-PLAT	CHECKED BY:		DATE:	10/16/2020
						SHEET 8	OF	10	FILE NO.:	20-109
						FIELD BOOK:				

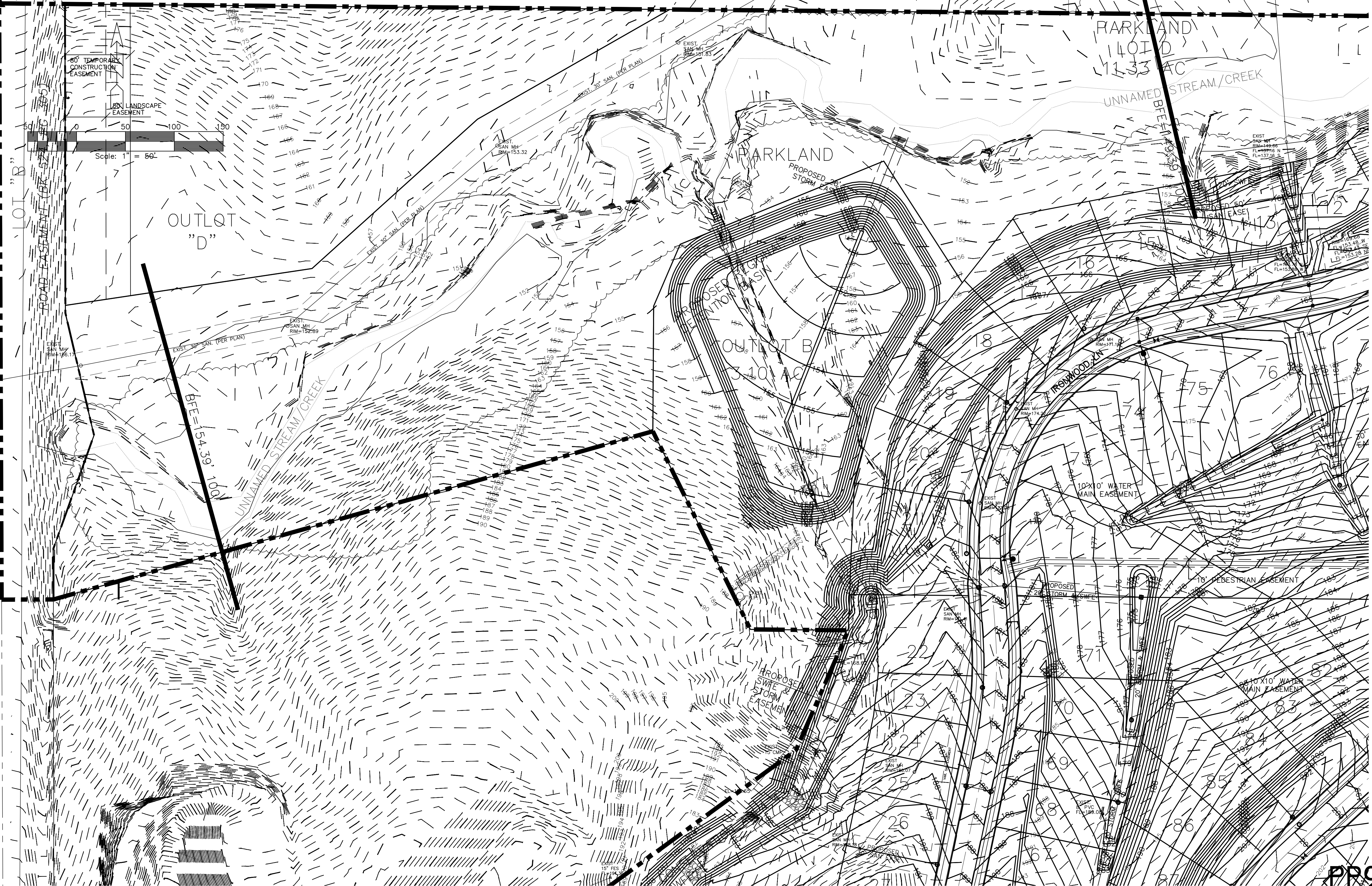
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BFE:

Lot #	BFE	LOT#	BFE
9	148.80	13	149.3
10	148.9	14	149.4
11	149.0	15	149.7
12	149.1	16	150.1

NW CORNER
S 3/4 SW 1/4
SEC. 11-79-26
5/8" REBAR &
YELLOW PAINT #15268



WATERFORD PLAT 8 PRELIMINARY PLAT

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Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 286-4623

NO.	REVISION	DATE	BY	FOR	LOCATION:	SCALE:	DESIGNED BY:	DRAWN BY:	DATE:	FILE NO.:
						1" = 50'	DJS	BWS	10/16/2020	20-109
						DWG: 20-109-PRE-PLAT	CHECKED BY:			
						FIELD BOOK:	SHEET	OF		
							9	10		20-109

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