

PRELIMINARY PLAT RAMSEY HEIGHTS

LEGAL DESCRIPTION:
LOT 3, SAHU ACRES
SECTION 21 T-79-N R-26-W
DALLAS COUNTY, IOWA
CONTAINING 5.19 ACRES

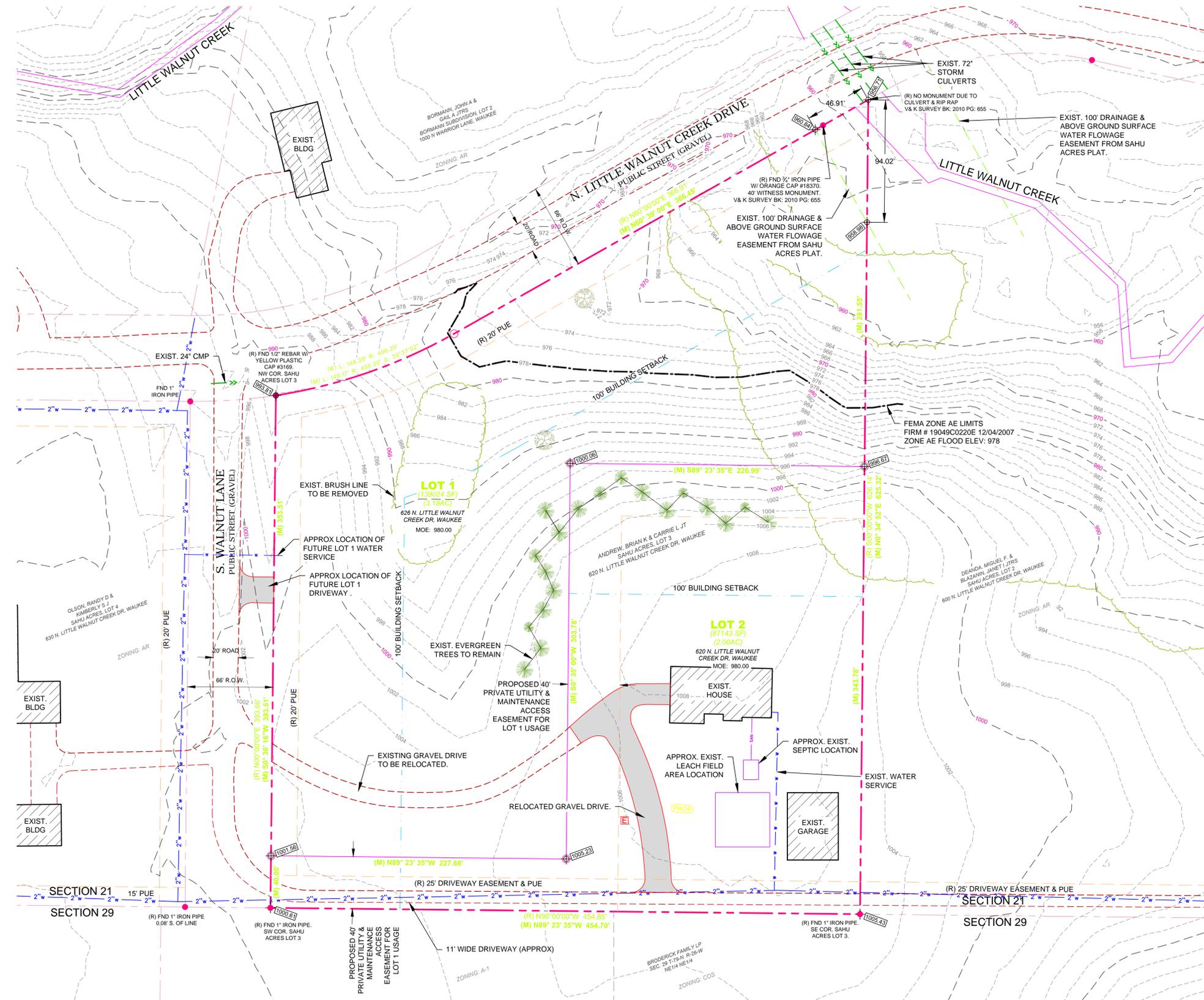
ZONING NOTES:
Z1) THE EXISTING ZONING IS SINGLE FAMILY ACREAGE (AR).

BULK REGULATIONS	REQD.
FRONT BSB	100'
SIDE BSB	20'
REAR BSB	TOTAL - 50' DWELLING - 75' OTHER BLDG - 50'

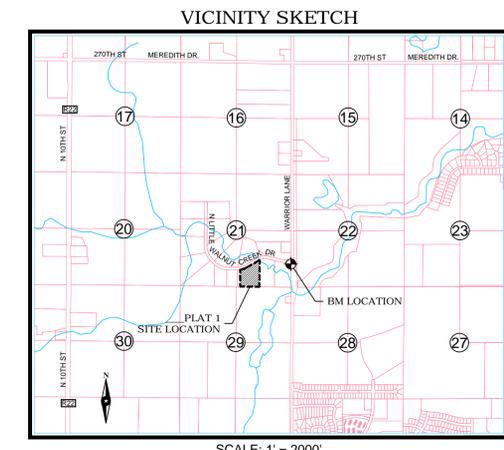
Z2) SEE THE ZONING ORDINANCE FOR ADDITIONAL REQUIREMENTS/RESTRICTIONS.

GENERAL NOTES:

- G1) THIS SUBDIVISION IS NOT SERVED BY PUBLIC OR PRIVATE SANITARY SEWER. SEWAGE TREATMENT FOR PROPOSED LOT 1 WILL BE PROVIDED BY AN ON-SITE SEPTIC SYSTEM (SEPTIC TANK & LEACH FIELD). PROPOSED LOT 2 HAS AN EXISTING ON-SITE SEPTIC SYSTEM THAT SERVES THE EXISTING HOUSE LOCATED ON PROPOSED LOT 2.
- G2) THIS SUBDIVISION IS SERVED BY AN EXISTING 2" PUBLIC (CITY OF WAUKEE) WATER MAIN. WATER SERVICE FOR PROPOSED LOT 1 WILL BE PROVIDED BY THE EXISTING 2" MAIN. PROPOSED LOT 2 HAS AN EXISTING WATER SERVICE THAT CONNECTS TO THE 2" MAIN THAT RUNS PARALLEL WITH THE SOUTH PLAT BOUNDARY.
- G3) ALL EASEMENTS SHOWN ON THIS PRELIMINARY PLAT ARE PLATTED EASEMENTS (PLATTED WITH SAHU ACRES BOOK 5 PAGE 335) EXCEPT WHERE NOTED OTHERWISE.
- G4) THE ENTIRE PLAT AREA CURRENTLY DRAINS TO LITTLE WALNUT CREEK. NO CHANGE IN DRAINAGE PATTERNS IS PROPOSED AS PART OF THIS PLAT. FUTURE GRADING ON THIS PLAT FOR HOME CONSTRUCTION SHALL BE PERFORMED IN A MANNER SO AS TO MAINTAIN THE CURRENT DRAINAGE PATTERNS.
- G5) THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO PUBLIC INFRASTRUCTURE OR PRIVATE PROPERTY DURING THE INSTALLATION OF UTILITIES OR DRIVEWAYS.
- G6) ALL TIE-INS TO CITY UTILITIES SHALL BE COORDINATED WITH CITY OF WAUKEE PUBLIC WORKS DEPARTMENT. THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT SHALL WITNESS ALL TIE-INS. 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO TIE-IN TO CITY UTILITIES.
- G7) FUTURE HOMES SHALL BE CONSTRUCTED OUTSIDE OF THE FEMA ZONE AE WITH A MINIMUM OPENING ELEVATION (MOE) = 980.00.
- G8) A PERMIT FROM THE DALLAS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT WILL BE REQUIRED FOR SEPTIC SYSTEM INSTALLATION.
- G9) EXACT LOCATION OF FUTURE WATER SERVICE AND DRIVEWAY FOR LOT ONE TO BE DETERMINED WITH BUILDING PERMIT.



BM ELEV = 1001.11
RAILROAD SPIKE ON POWER POLE AT WARRIOR LN
& N. LITTLE WALNUT CREEK DR INTERSECTION



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

PRELIMINARY

DANIEL D. DeCAMP, IOWA LIC. NO. 12981 DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015.

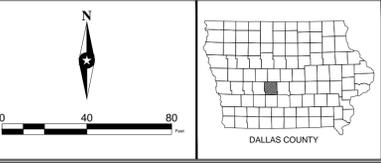
ADDITIONAL PAGES COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): _____ This Seal Only

THIS SURVEYING/ENGINEERING DOCUMENT WAS PREPARED FOR REFERENCE ONLY. IOWA LAW REQUIRES AT LEAST 48 HOURS ADVANCE NOTICE BEFORE EXCAVATION BEGINS. NOTIFY IOWA ONE-CALL SERVICE PHONE: 1-800-252-8989. ADDITIONALLY, THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION AND HAVE ANY AND ALL PRIVATE UTILITIES LOCATED.

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

LEGEND:

FOUND CORNER SET 1/2" DIA. x 30" IRON ROD w #1582 CAP	RECORDED BEARING & DISTANCE MEASURED BEARING & DISTANCE CENTER LINE OF ROAD	SECTION LINE PROPERTY LINE BLDG SETBACK LINE EASEMENT LINE FENCE LINE	PROP. CORNER SECTION CORNER R M	EXIST. PUBLIC WATER MAIN EXIST. SANITARY SEWER EXIST. STORM SEWER EXIST. UNDERGROUND ELEC. EXIST. FIBER OPTICS EXIST. UNDERGROUND PHONE EXIST. UNDERGROUND TV EXIST. TREE LINE PROP. WATER MAIN & VALVE PROP. SANITARY SEWER PROP. STORM SEWER	FLARED END SECTION WATER SHUTOFF FIRE HYDRANT SSCN WATER SHUTOFF CLEAN OUT POWER POLE W/ LIGHT POWER POLE MAIL BOX FLAG POLE
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DATE	REVISION
8/9/2015	FIRST SUBMITTAL
6/19/2015	SECOND SUBMITTAL PER CITY COMMENTS
7/7/2015	THIRD SUBMITTAL PER CITY COMMENTS
7/10/2015	FOURTH SUBMITTAL PER CITY COMMENTS

**PRELIMINARY PLAT
RAMSEY HEIGHTS**

PROJECT LOCATION
LOT 3, SAHU ACRES, WAUKEE, DALLAS COUNTY, IA

PREPARED FOR
KADING PROPERTIES, LLC

DRAWN BY: L. STUBBLEFIELD	CHECKED BY: D. DeCAMP	DATE OF DRAWING: 7-10-2015	JOB NO. 15215	DRAWING NO. 15-00923	SHEET NO. 1 OF 1
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