

# ALDER POINT PLAT 1

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: SEC 29-79-26, PT NW1/4 NE1/4  
 SEC 29-79-26, PT NE1/4 NE1/4  
 PARCEL '22-??'  
 PT TRACT "A"  
 PT PARCEL "A"  
 WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: HRC ALDER POINT, LLC  
 PROPRIETOR: HRC ALDER POINT, LLC  
 6900 WESTOWN PARKWAY  
 WEST DES MOINES, IOWA 50266

SURVEYOR: MATTHEW J. THOMAS  
 COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY  
 & RETURN TO: CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PH: 515-369-4400

REVISIONS	DATE
THIRD SUBMITTAL	11/28/22
SECOND SUBMITTAL	10/18/22
FIRST SUBMITTAL	10/04/22

### OWNER / DEVELOPER

HRC ALDER POINT, LLC  
 CONTACT: STEVE MOSELEY  
 6900 WESTOWN PARKWAY  
 WEST DES MOINES, IOWA 50266  
 PH. (515) 283-5190

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

### DATE OF SURVEY

OCTOBER 4, 2022

### ZONING

PD-1 (BK 2021, PG 34684)  
 C-1A, R-2/PD-1  
 AND R-4/PD-1

### NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOTS 'A', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.
- OUTLOT 'Y' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PARKLAND.

### LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP#19968 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	■	□
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---
BUILDING SETBACK LINE	---	---
PLAT BOUNDARY	---	---

### PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER

AND

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER

AND

ALL OF PARCEL '22-??' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, BEING A PART OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER

AND

A PART OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2003, PAGE 59, BEING A PART OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER

AND

A PART OF TRACT "A" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2003, PAGE 58, BEING A PART OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER

ALL IN SECTION 29, TOWNSHIP 79 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 STRATFORD CROSSING PLAT 7, AN OFFICIAL PLAT; THENCE NORTH 89°59'28" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF NW DOUGLAS PARKWAY, 765.69 FEET; THENCE SOUTH 89°27'05" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, 238.22 FEET; THENCE SOUTH 83°48'20" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, 150.87 FEET; THENCE NORTH 89°59'28" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, 103.00 FEET; THENCE SOUTH 45°01'08" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, 74.96 FEET TO THE WEST RIGHT OF WAY LINE OF NW 10TH STREET; THENCE SOUTH 00°01'35" EAST ALONG SAID WEST RIGHT OF WAY LINE, 964.17 FEET TO THE SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 85°19'48" WEST ALONG SAID SOUTH LINE, 240.79 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 00°01'35" EAST ALONG THE WEST LINE OF PARCEL "B" AND THE NORTHERLY LINE OF PARCEL '21-148' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 2324; A DISTANCE OF 204.89 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°57'31" WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 1072.93 FEET TO THE EASTERLY LINE OF STRATFORD CROSSING PLAT 6, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 00°06'44" EAST ALONG SAID EASTERLY LINE, 263.58 FEET TO THE WESTERLY LINE OF LOT 1, RIALTO PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 44°53'16" EAST ALONG SAID WESTERLY LINE, 56.57 FEET; THENCE SOUTH 00°06'44" WEST ALONG SAID WESTERLY LINE, 183.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°57'31" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 683.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 22°22'14" EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET; THENCE NORTH 46°54'03" EAST ALONG SAID EASTERLY LINE, 295.00 FEET; THENCE NORTH 33°15'32" EAST ALONG SAID EASTERLY LINE, 100.00 FEET; THENCE NORTH 00°01'35" WEST ALONG SAID EASTERLY LINE, 349.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°58'25" WEST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 625.75 FEET; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 178.17 FEET AND WHOSE CHORD BEARS NORTH 78°09'21" WEST, 176.90 FEET; THENCE SOUTH 02°38'53" EAST ALONG SAID NORTHERLY LINE, 100.47 FEET; THENCE SOUTH 87°21'07" WEST ALONG SAID NORTHERLY LINE, 100.00 FEET; THENCE SOUTH 02°38'53" EAST ALONG SAID NORTHERLY LINE, 27.43 FEET; THENCE SOUTH 59°51'38" WEST ALONG SAID NORTHERLY LINE, 56.32 FEET; THENCE SOUTH 84°57'19" WEST ALONG SAID NORTHERLY LINE, 70.14 FEET TO THE EASTERLY LINE OF SAID STRATFORD CROSSING PLAT 6; THENCE NORTH 00°06'44" EAST ALONG SAID EASTERLY LINE AND THE EAST LINE OF SAID STRATFORD CROSSING PLAT 7, A DISTANCE OF 669.98 FEET TO THE POINT OF BEGINNING.

EXCEPT

LOT 2, SAID RIALTO PLAT 1

ALL CONTAINING 21.44 ACRES (933,718 SQUARE FEET).

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

### BULK REGULATIONS

#### C-1A BULK REGULATIONS (LOTS 41-42)

- 30' FRONT YARD SETBACK
- 30' REAR YARD SETBACK
- NO MINIMUM SIDEYARD, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET

#### PD BULK REGULATIONS

#### AREA 'A' (UNDERLYING R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT) (LOTS 1-39)

- 50' MINIMUM LOT WIDTH
- 30' FRONT YARD SETBACK
- 25' REAR YARD SETBACK
- 10' SIDE YARD SETBACK (5' MIN. ON ONE SIDE)
- 5,500 SF MINIMUM LOT AREA
- MINIMUM TWO STALL ATTACHED GARAGE
- MINIMUM OF 15% BRICK AND/OR STONE ON FRONT YARD, STREET-FACING FACADES
- VINYL SIDING SHALL BE PERMITTED UTILIZING A 0.042-INCH MINIMUM THICKNESS
- ADJACENT LOTS CANNOT SHARE THE SAME ELEVATION
- MINIMUM OF TWO TREES AND TWO SHRUBS PER LOT AT TIME OF LOT DEVELOPMENT

MINIMUM SQUARE FOOTAGE OF HOMES  
 1,100 SF FOR SINGLE STORY  
 1,400 SF FOR TWO-STORY

#### AREA 'B' (UNDERLYING R-4 ROW DWELLING & TOWNHOME DWELLING DISTRICT) (LOT 40)

PERIMETER SETBACK:  
 - 30'

INTERNAL SETBACKS:  
 - 30' FROM PUBLIC STREET ROW

- 25' FRONT SETBACK FROM PRIVATE STREET BACK OF CURB
- 15' SIDE SETBACK FROM PRIVATE STREET BACK OF CURB

INTERNAL BUILDING SEPARATION:  
 - 12' (SIDE TO SIDE)

- 30' (BACK TO BACK)
- 20' (BACK TO SIDE)

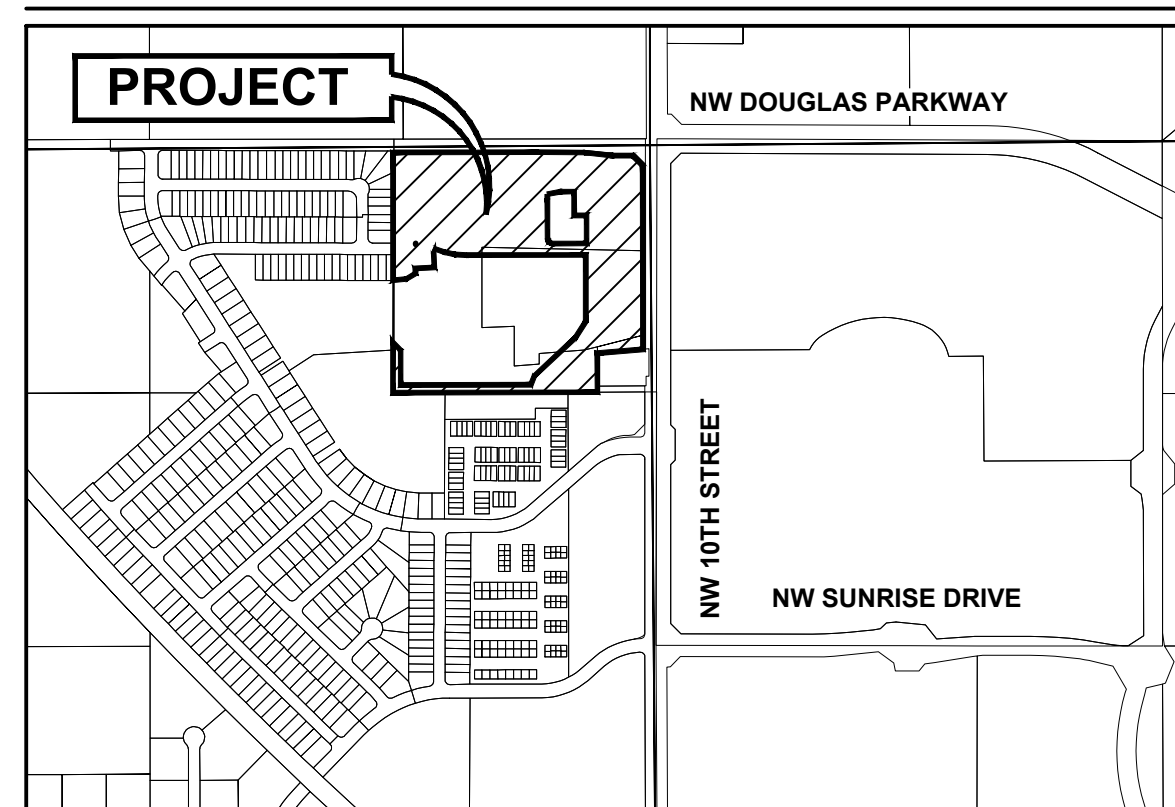
NOTES:

- DENSITY: 12 UNITS/ACRES MAX.
- MINIMUM TWO STALL ATTACHED GARAGE
- MINIMUM OF 20% BRICK AND/OR STONE ON FRONT YARD, STREET-FACING FACADES
- VINYL SIDING SHALL BE PERMITTED UTILIZING A 0.042-INCH MINIMUM THICKNESS
- ADJACENT BUILDINGS CANNOT SHARE THE SAME COLOR SCHEME
- ATTACHED AND DETACHED TOWNHOME UNITS ARE ALLOWED
- A LANDSCAPE BUFFER IS NOT REQUIRED FOR TOWNHOME UNITS THAT ARE ACROSS A PUBLIC STREET FROM SINGLE FAMILY LOTS

### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	28°29'31"	400.00'	198.91'	S75°46'49"E	196.87'	C31	1°40'42"	380.00'	11.13'	S13°29'55"E	11.13'
C2	61°31'31"	150.00'	161.07'	N59°13'42"E	153.44'	C32	14°18'41"	380.00'	94.92'	S07°10'55"E	94.67'
C3	18°27'57"	150.00'	48.34'	N19°13'58"E	48.13'	C33	89°58'57"	30.00'	47.11'	S45°01'03"E	42.42'
C4	10°01'35"	500.00'	87.50'	S85°00'47"E	87.38'	C34	90°34'30"	30.00'	47.42'	S45°15'40"W	42.64'
C5	10°54'28"	500.00'	95.19'	N84°31'11"E	95.04'	C35	15°00'00"	320.00'	83.78'	S07°31'35"E	83.54'
C6	15°00'00"	350.00'	91.63'	S07°31'35"E	91.37'	C36	11°16'23"	380.00'	74.77'	S09°23'24"E	74.64'
C7	4°05'32"	350.00'	25.00'	S12°58'49"E	24.99'	C37	90°00'00"	30.00'	47.12'	N44°58'25"E	42.43'
C8	10°54'28"	350.00'	66.63'	S05°28'49"E	66.53'	C38	9°53'09"	370.00'	63.84'	N83°11'22"W	63.76'
C9	90°00'00"	30.00'	47.12'	S45°01'35"E	42.43'	C39	8°06'02"	370.00'	52.31'	N74°11'46"W	52.27'
C10	4°45'04"	430.00'	35.66'	S63°54'35"E	35.65'	C40	8°36'42"	370.00'	55.61'	N65°50'24"W	55.56'
C11	74°26'14"	25.00'	32.48'	N81°14'50"E	30.24'	C41	74°26'14"	25.00'	32.48'	N24°18'56"W	30.24'
C12	10°34'16"	180.00'	33.21'	N49°18'51"E	33.16'	C42	2°54'11"	180.00'	9.12'	N11°27'05"E	9.12'
C13	23°57'12"	180.00'	75.25'	N66°34'35"E	74.71'	C43	90°00'00"	25.00'	39.27'	N55°00'00"E	35.36'
C14	11°26'17"	180.00'	35.93'	N84°16'20"E	35.87'	C44	0°48'53"	530.00'	7.54'	S80°24'26"E	7.54'
C15	74°16'44"	120.00'	155.57'	S52°51'06"W	144.90'	C45	5°40'46"	530.00'	52.54'	S83°39'16"E	52.51'
C16	31°56'28"	120.00'	66.90'	N31°40'58"E	66.03'	C46	3°31'56"	530.00'	32.67'	S88°15'37"E	32.67'
C17	4°33'43"	34.50'	26.24'	S15°27'02"E	25.61'	C47	5°51'55"	530.00'	54.26'	N87°02'27"E	54.23'
C18	3°39'45"	34.50'	2.21'	S08°10'07"W	2.20'	C48	5°02'33"	530.00'	46.64'	N81°35'13"E	46.63'
C19	30°22'54"	60.50'	32.08'	S22°02'52"E	31.71'	C49	100°44'42"	25.00'	43.96'	S50°33'42"E	38.51'
C20	36°56'51"	60.50'	39.01'	S11°37'01"W	38.34'	C50	90°00'01"	25.00'	39.27'	S44°58'25"W	35.36'
C21	31°55'10"	60.50'	33.70'	S76°56'00"W	33.27'	C51	1°53'38"	370.00'	12.23'	N89°04'46"W	12.23'
C22	54°20'44"	60.50'	57.38'	N59°56'03"W	55.26'	C52	5°42'44"	120.00'	11.96'	S12°51'22"W	11.96'
C23	61°11'22"	34.50'	3.73'	N35°51'22"W	3.73'	C53	4°32'28"	380.00'	30.12'	N06°01'26"W	30.11'
C24	4°102'57"	34.50'	24.72'	N59°28'31"W	24.19'	C54	90°00'00"	30.00'	47.12'	S45°01'35"E	42.43'
C25	5°24'41"	470.00'	44.39'	N82°42'20"W	44.37'	C55	90°00'55"	30.00'	47.13'	S45°01'00"E	42.43'
C26	4°36'54"	470.00'	37.86'	N87°43'08"W	37.85'						
C27	3°15'32"	470.00'	26.73'	S88°20'39"W	26.73'						
C28	6°08'09"	470.00'	50.33'	S83°38'49"W	50.31'						
C29	1°30'48"	470.00'	12.41'	S79°49'21"W	12.41'						
C30	93°24'13"	25.00'	40.76'	S32°21'51"W	36.39'						

### VICINITY MAP



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

MATTHEW J. THOMAS, P.L.S.  
 LICENSE NUMBER 19968  
 DATE \_\_\_\_\_  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 THROUGH 3

FILE: H:\2021\108840\108840-FINAL PLAT.DWG  
 PLOTTED BY: KIMLY THOMPSON  
 DATE: 11/28/2022 4:15 PM  
 COMMENT: ENCL

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



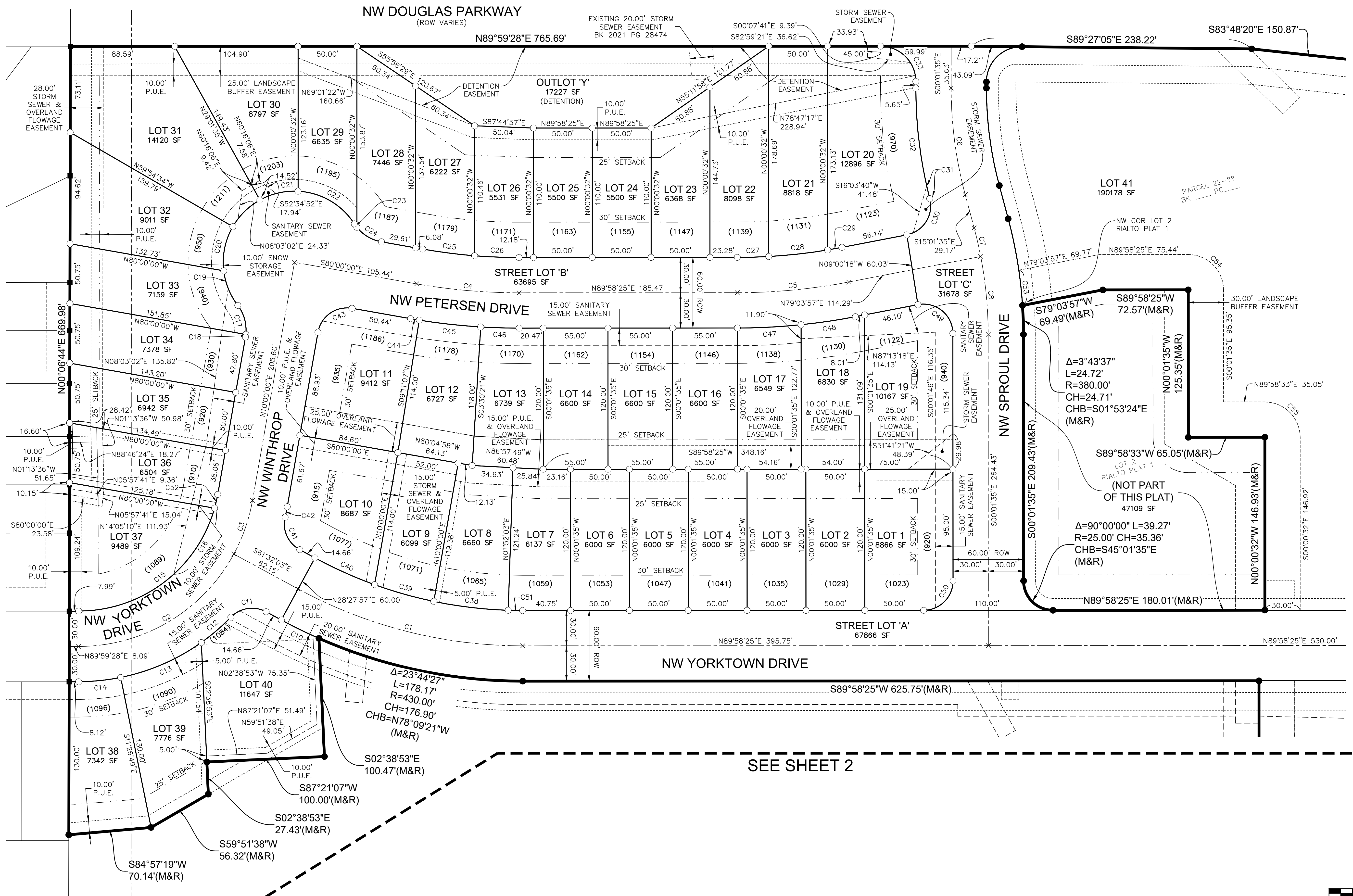
CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

ALDER POINT PLAT 1  
 FINAL PLAT



# ALDER POINT PLAT 1

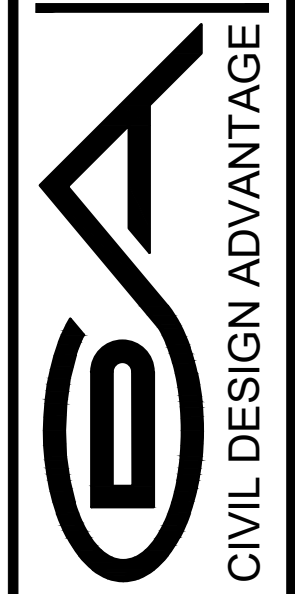
## FINAL PLAT



COMPUTED BY: RALPH HARRISON  
DATE: 11/28/2022 4:15 PM  
FILE: H:\2021\108840\108840-FINAL PLATING  
PLOTTER: RALPH HARRISON

REVISIONS	DATE
THIRD SUBMITTAL	11/28/22
SECOND SUBMITTAL	10/18/22
FIRST SUBMITTAL	10/04/22

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



WAUKEE, IOWA

**ALDER POINT PLAT 1**  
**FINAL PLAT**

3/3  
2108.640

SEE SHEET 2

SEE SHEET 2

