

Resolution #2023- 07

"A Resolution to Approve a Final Plat for Hudson Heights Plat 1"

Whereas, a Final Plat for Hudson Heights Plat 1 has been submitted by Paul Clausen, Civil Engineering Consultants, Inc., and

Whereas, the City Engineer has reviewed the Final Plat submittal for conformance with City Code, and

Whereas, the City Council and City Engineer met to review the Final Plat, now

Therefore, be it resolved by the Van Meter City Council approves the Final Plat for Hudson Heights Plat 1 subject to the following conditions:

1. That the city receives the underground work maintenance bond

Passed and approved this January 9th, 2023

Allen B. Adams Mayor

Attest

Jessica Hale City Clerk

FINAL PLAT

HUDSON HEIGHTS PLAT I

VAN METER, IOWA

INDEX LEGEND					
COUNTY:	SECTION	TOWNSHIP	RANGE	1/4	1/4
DALLAS	28	7B	27	NW/4	SE/4
ALIQUT PART:					
	28	7B	27	NW/4	SE/4
CITY: VAN METER					
SUBDIVISION: WEIGEL ADDITION PLAT 4					
LOTS: LOTS 1 & 2					
PROPRIETOR (S): HUDSON HEIGHTS, LLC					
REQUESTED BY: HUDSON HEIGHTS, LLC					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC. ATTN: JEFFREY A. GADDIS, PLS RETURN TO: 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322					

UTILITIES
VAN METER PUBLIC WORKS
ADDRESS: 310 MILL STREET,
VAN METER, IOWA 50261
PHONE: (515) 946-2644

SANITARY SEWER - CITY OF VAN METER
STORM SEWER - CITY OF VAN METER
WATER - CITY OF VAN METER

ELECTRIC AND NATURAL GAS UTILITY
MIDAMERICAN ENERGY CORPORATION
666 GRAND AVENUE
DES MOINES, IA 50304
CONTACT: MATT REINHARDT
PHONE: 515-515-252-6413
EMAIL: MREINHARDT@MIDAMERICAN.COM

TELEPHONE
CENTURY LINK
4201 KINGMAN BLVD, 2nd FLOOR
DES MOINES, IA 50311
CONTACT: CINDY CARTER
PHONE: 515-554-3316

BUILDING DEPARTMENT
CITY OF VAN METER
ADDRESS: 310 MILL STREET,
VAN METER, IOWA 50261
PHONE: (515) 946-2644

HEALTH DEPARTMENT
DALLAS COUNTY
PUBLIC HEALTH DEPARTMENT
ADDRESS: 25141 N AVENUE,
ADEL, IA 50003
PHONE: (515) 943-3750

FIRE DEPARTMENT
505 GRANT ST.
VAN METER, IA 50261
DIRECTOR DAGGETT: 515-202-4154
STATION PHONE NUMBER - 515-943-4567

FRANCHISE UTILITIES
1. CONTRACT FOR STREET LIGHTING SHALL BE EXECUTED WITH FINAL PLAT.
2. CONTRACT FOR ELECTRIC DISTRIBUTION SYSTEM SHALL BE EXECUTED WITH FINAL PLAT.
3. NATURAL GAS, TELEPHONE, CABLE OR OTHER UTILITIES SHALL BE INSTALLED AFTER COMPLETION OF PLAT IMPROVEMENTS.

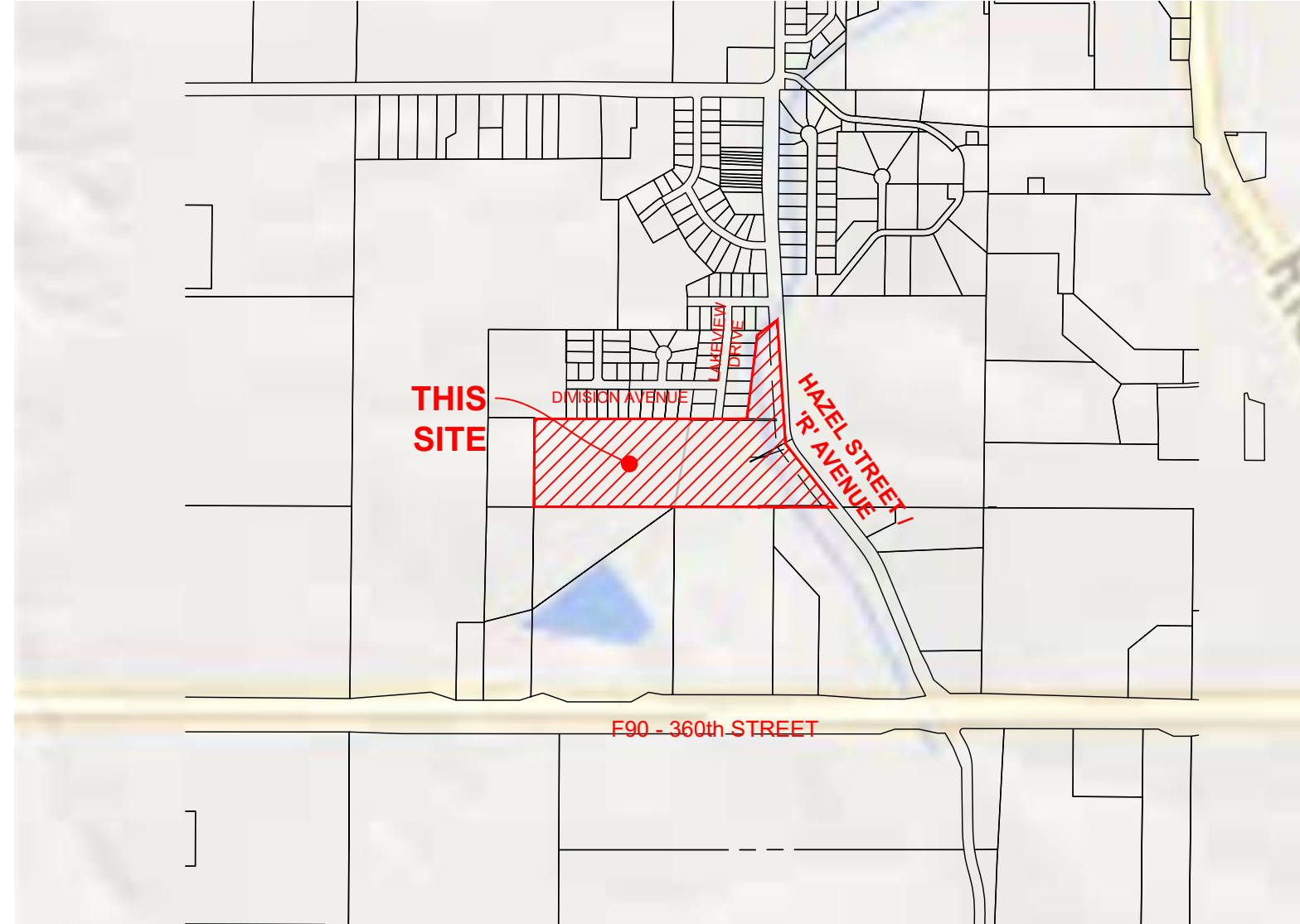
LEGEND	
▲	FOUND SECTION CORNER
△	SET SECTION CORNER (AS NOTED)
●	FOUND CORNERS
○	SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
---	PLAT BOUNDARY
---	PROPOSED LOT LINES
---	EXISTING PROPERTY LINES
---	EASEMENT LINES
---	CENTERLINE STREET RIGHT-OF-WAY
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION

BASIS OF BEARINGS
THE WEST LINE OF LOT 2 IN WEIGEL ADDITION PLAT NO. 4, AN OFFICIAL PLAT RECORDED IN BOOK 7, PAGE 48 AT THE DALLAS COUNTY RECORDER'S OFFICE WAS MEASURED AS HAVING A BEARING OF N00°50'24"E. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

PROFESSIONAL LAND SURVEYOR NOTES:
1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED IN PREPARATION OF THIS SURVEY.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABEL AS **EXISTING**.
6. IF THIS FINAL PLAT INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

GENERAL NOTES
1. LOTS 'A', 'B', & 'D' ARE TO BE DEDICATED TO CITY OF VAN METER FOR ROAD PURPOSES.
2. LOT 'C' IS TO BE PURCHASED BY THE CITY OF VAN METER.
3. OUTLOT 'X' SHALL BE PERMANENTLY DEEDED AND TIED TO LOT 22
4. OUTLOT 'Y' SHALL BE PERMANENTLY DEEDED AND TIED TO LOT 23
5. OUTLOT 'Z' SHALL BE PERMANENTLY DEEDED AND TIED TO LOT 24
6. OUTLOT 'X' & 'Y' IS RESERVED AS A SURFACE WATER FLOWAGE EASEMENT AND IS SUBJECT FEMA ZONE 'A' AND ZONE 'X' SHADED AS PER THE FEMA FIRM MAP 19049C0340F REVISED ON DECEMBER 7, 2018.
7. OUTLOT 'Z' IS RESERVED AS A PRIVATE STORM WATER DETENTION BASIN. NO DEVELOPMENT MAY OCCUR ON SAID OUTLOT 'Z' WITHOUT THE SPECIFIC APPROVAL OF THE CITY OF VAN METER AND THE HOME OWNERS ASSOCIATION (HOA).
8. PAYMENT SHALL BE PROVIDED IN LIEU OF LAND DEDICATED TO THE CITY OF VAN METER FOR PARKLAND AND OPEN SPACE.
9. SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.
10. AN HOA SHALL BE ESTABLISHED AND RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DETENTION BASIN.
11. ANY UTILITIES USE OF A PUBLIC UTILITY EASEMENT (PUE) IS SUBORDINATE TO THE CITY OF VAN METERS USE OF THE DESIGNATED UTILITY EASEMENT AND ANY UTILITY UTILIZING THE PUE MUST RELOCATE ITS FACILITIES AT NO COST TO THE CITY IN THE EVENT OF A CONFLICT WITH THE CITY'S CURRENT OR FUTURE USE OF IT'S DESIGNATED UTILITY EASEMENT.

PARKLAND DEDICATION:
CALCULATION FOR PARKLAND DEDICATION IS PER CHAPTER ITS - DEDICATION OF PARKLAND WITHIN ORDINANCE 2021-02.
26 LOTS * 2.8 PEOPLE PER LOT * 0.005 AC = 0.364 ACRES OR 15,856 SF.
MINIMUM DEDICATION REQUIRED FOR ANY DEVELOPMENT: 20,000 SF.



VICINITY SKETCH

NORTH
SCALE: 1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	BOUNDARY DIMENSION SHEET
03	DIMENSION PLAN - EAST
04	DIMENSION PLAN - WEST

SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
JULY 05, 2022	INITIAL SUBMITTAL
AUGUST 15, 2022	
SEPTEMBER 06, 2022	
SEPTEMBER 23, 2022	STREET LOT 'D'
SEPTEMBER 30, 2022	MOVED 10.00' P.U.E. TO LOT II
OCTOBER 21, 2022	UPDATED PROPERTY OWNER NAME AND ADDRESS

BOUNDARY CLOSURE TABLE

North: 554545.3742'	East: 1514588.4770'	Segment #8 : Line Course: S84°38'53.54"E Length: 356.82' North: 555150.5707' East: 1514418.5026'
Segment #1 : Line Course: S84°55'38.81"W Length: 49.59' North: 554545.2481' East: 1514488.8471'	Segment #9 : Line Course: N01°00'24.65"E Length: 530.21' North: 555676.8193' East: 1514483.1946'	Segment #10 : Line Course: N52°54'54.04"E Length: 156.98' North: 555771.4781' East: 1514608.4241'
Segment #2 : Line Course: S84°55'38.81"W Length: 526.50' North: 554544.5814' East: 1513462.3475'	Segment #11 : Line Course: S03°46'26.65"E Length: 777.82' North: 554495.3449' East: 1514658.6220'	Segment #12 : Line Course: S37°52'46.17"E Length: 507.55' North: 554544.7337' East: 1514471.2591'
Segment #3 : Line Course: N84°50'29.32"W Length: 884.14' North: 5551078.0662' East: 1513078.2610'	Segment #13 : Line Course: N84°54'15.19"W Length: 382.78' North: 554545.3136' East: 1514588.4746'	Perimeter: 5758.09' Area: 1043342.19 Sq. Ft. Error Closure: 0.0027' Course: Error North: -0.00061' East: 0.00266'
Segment #4 : Line Course: N00°50'29.04"E Length: 560.47' North: 555151.4751' East: 1513086.4413'	Segment #5 : Line Course: S84°55'38.81"W Length: 145.71' North: 555156.1023' East: 1513282.2765'	Precision 1: 2132614.81
Segment #6 : Line Course: S84°46'03.21"E Length: 389.86' North: 555154.5207' East: 1513672.1333'	Segment #7 : Line Course: S84°44'28.54"E Length: 384.56' North: 555152.7616' East: 1514061.8893'	

PROPERTY OWNER / DEVELOPER / APPLICANT:
HUDSON HEIGHTS DEVELOPMENT, LLC
222 NW SUNRISE DR
WAUKEE IA 50263
CONTACT: JOHN LARSON

PROJECT MANAGER:
PAUL CLAUSEN, PE
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
PH: 515-276-4884 EXT. #217
EMAIL: CLAUSEN@CECLAG.COM

PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS, INC.
PH: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PH: 515-276-4884 EXT. 221
EMAIL: GADDIS@CECLAG.COM

MUNICIPALITY PLANNER:
SARA AMES
CITY ADMINISTRATOR
CITY OF VAN METER, IOWA
PHONE: (515) 946-2644
EMAIL: SAMES@VANMETERIA.GOV

LEGAL DESCRIPTION

LOT 1 AND A PORTION OF LOT 2, WEIGEL ADDITION PLAT 4, AN OFFICIAL PLAT RECORDED IN BOOK 7, PAGE 48, CITY OF VAN METER, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, WEIGEL ADDITION PLAT NO. 4, AN OFFICIAL PLAT RECORDED IN BOOK 7, PAGE 48 AT THE DALLAS COUNTY RECORDER'S, CITY OF VAN METER, DALLAS COUNTY, IOWA.

AND

LOT 2, EXCEPT THE WEST 295.00 FEET THEREOF, WEIGEL ADDITION PLAT NO. 4, AN OFFICIAL PLAT RECORDED IN BOOK 7, PAGE 48 AT THE DALLAS COUNTY RECORDER'S, CITY OF VAN METER, DALLAS COUNTY, IOWA.

AND

PARCEL 'Y' AND PARCEL 'Z', BOTH OFFICIAL PARCELS RECORDED IN BOOK 2009, PAGE 696 AT THE DALLAS COUNTY RECORDER'S, CITY OF VAN METER, DALLAS COUNTY, IOWA.

THE PREVIOUSLY DESCRIBED PARCELS CONTAIN 23.95 ACRES MORE OR LESS

TOTAL LAND AREA:

23.95 AC. GROSS
1.14 AC. PUBLIC RIGHT-OF-WAY EASEMENT
22.81 AC. NET

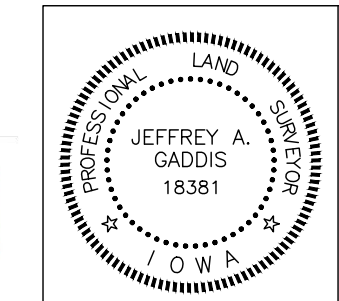
EXISTING ZONING:

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
SETBACKS:
FRONT - 35'
SIDE - 8' MINIMUM
REAR - 35'

FLOOD ZONE

ZONE 'X' & ZONE 'A'
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 19049C0340F, REVISED 12-T-2018.

CERTIFICATION

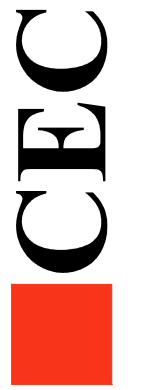


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
Jeffrey A. Gaddis, Iowa License No. 18381 DATE
October 21, 2022
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

SHEETS 1 & 2



Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@ceclac.com



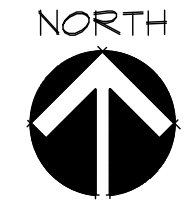
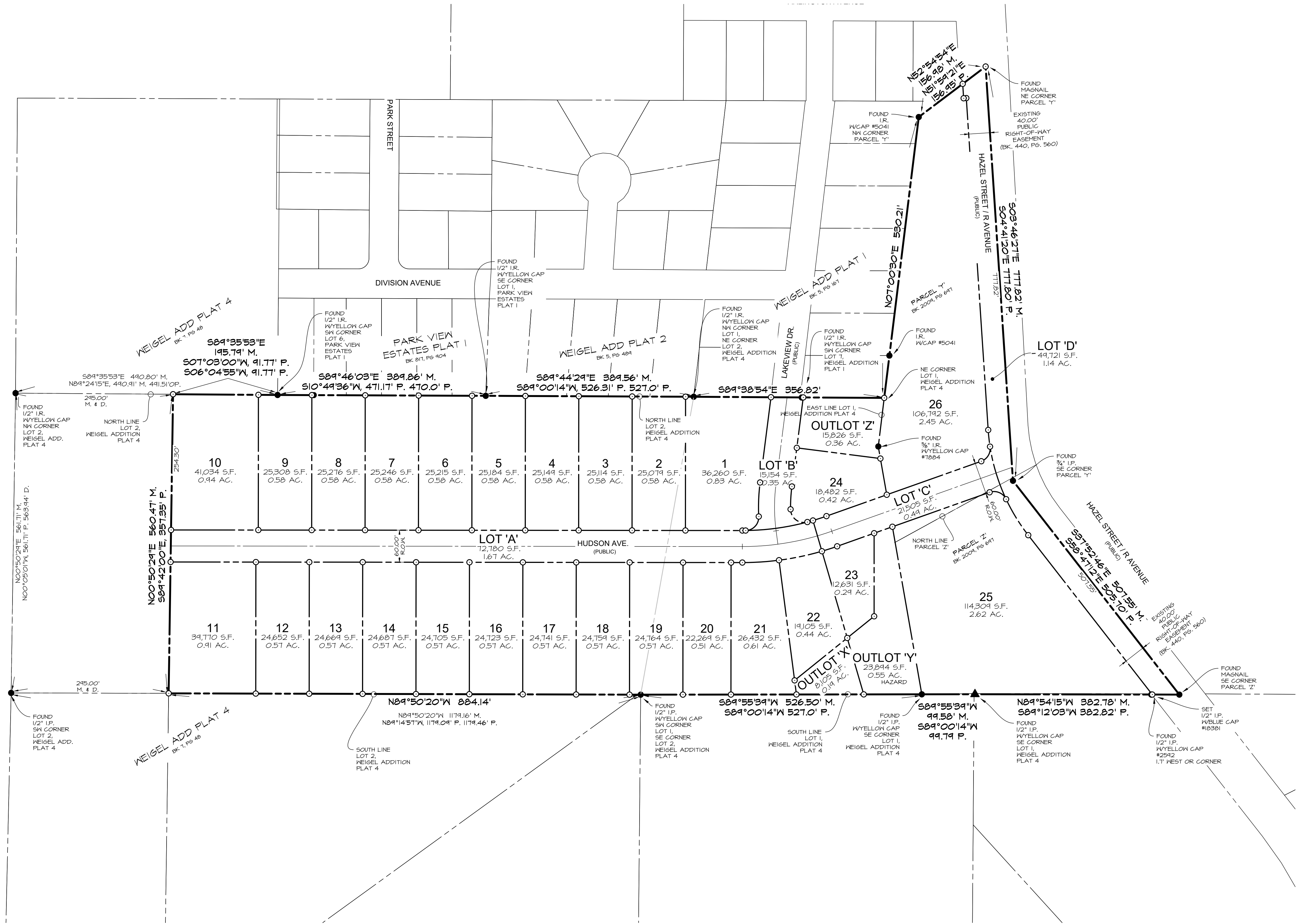
PUBLISH DATE: October 21, 2022
DATE OF SURVEY: 10-14-2018 PC
DESIGNED BY: MEH
DRAWN BY:

HUDSON HEIGHTS PLAT I
VAN METER, IOWA
COVER SHEET

SHEET
OF 04

FILE: I:\2022\10\21 - 91\FI-FILES\6000066228 - 2018_04_23\Drawings\Plat\FR6228 FP - COVER & DIM ENRGY.dwg - ANSI EXPAND D (94.00 X 22.00 INCHES) - AUTOCAD PLOT (GENERAL DOCUMENTATION) PC3 - CEC-VES TEST.GTB - PLOT SCALE = 1:1
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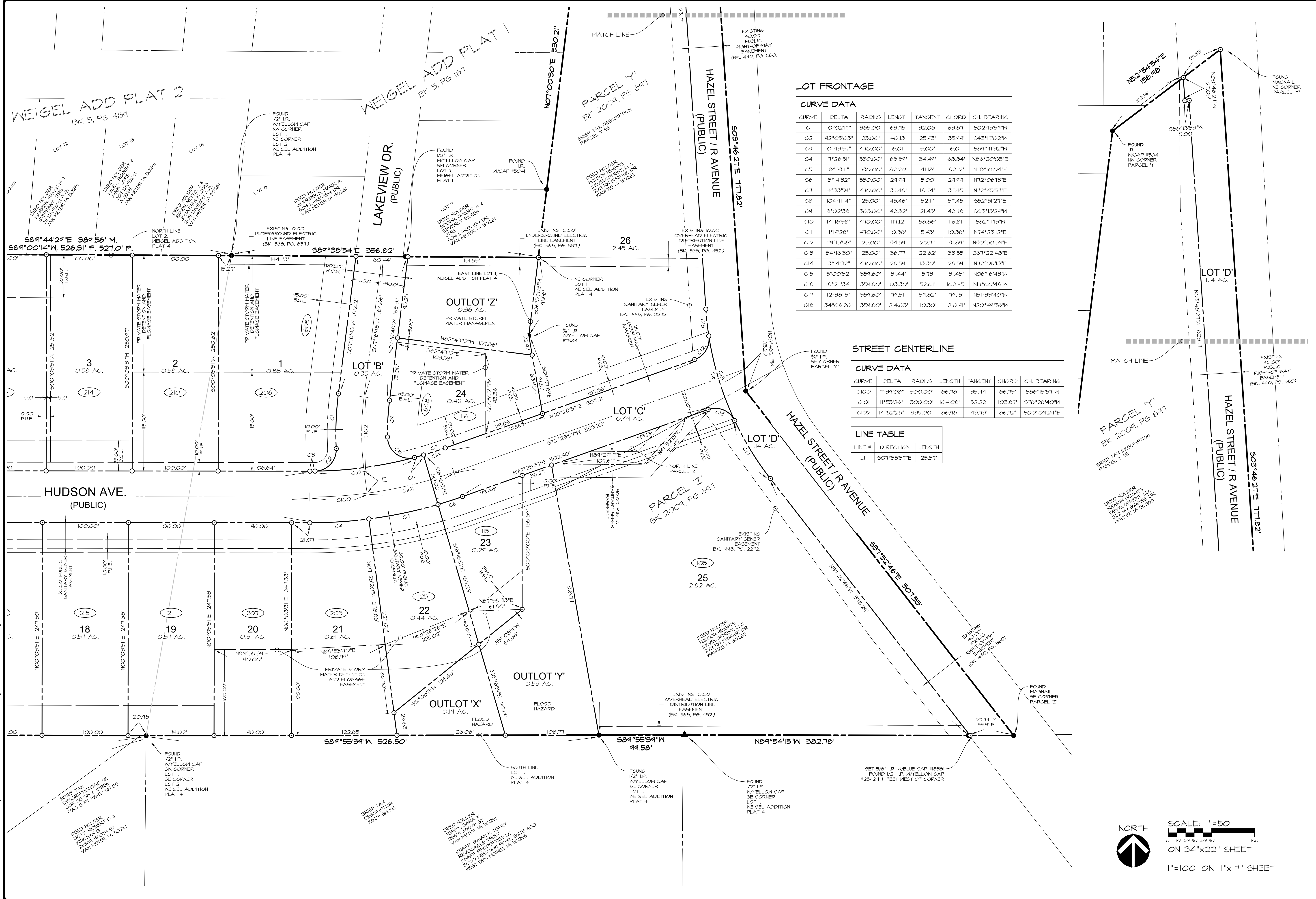
SCALE: 1"=100'
ON 34"x22" SHEET

1"=200' ON 11"x17" SHEET

Civil Engineering Consultants, Inc. 2400 86th Street Unit 12 Des Moines, Iowa 50322 515.276.4884 Fax: 515.276.7084 mail@cecinc.com
CEC
PUBLISH DATE: October 27, 2022
DATE OF SURVEY: 10-14-2018
DESIGNED BY: PC
DRAWN BY: MEH
HUDSON HEIGHTS PLAT I VAN METER, IOWA
BOUNDARY DIMENSION SHEET
SHEET OF 04
E6228

4:16:15:00 6/28/2018 3:54:48 PM P:\DWG\2018\10272022\20181027\10272022.dwg (10/27/2022 2:10:48 PM) rclawson, L1

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LOT FRONTAGE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	10°02'11"	365.00'	63.45'	32.06'	63.81'	S02°15'34"W
C2	42°05'03"	25.00'	40.18'	25.43'	35.44'	S43°11'02"W
C3	0°43'51"	470.00'	6.01'	3.00'	6.01'	S84°41'32"W
C4	7°26'51"	530.00'	68.84'	34.44'	68.84'	N86°20'05"E
C5	8°53'11"	530.00'	82.20'	41.18'	82.20'	N78°10'04"E
C6	3°14'32"	530.00'	24.94'	15.00'	24.94'	N72°06'13"E
C7	4°33'54"	470.00'	37.46'	18.74'	37.45'	N72°45'57"E
C8	10°41'14"	25.00'	45.46'	32.11'	34.45'	S52°51'27"E
C9	8°02'38"	305.00'	42.82'	21.45'	42.78'	S03°15'24"W
C10	14°16'38"	470.00'	117.12'	58.86'	116.81'	S82°11'15"W
C11	1°19'28"	470.00'	10.86'	5.43'	10.86'	N74°23'12"E
C12	14°15'56"	25.00'	34.54'	20.71'	31.84'	N30°50'54"E
C13	8°41'6'30"	25.00'	36.77'	22.62'	33.55'	S67°22'48"E
C14	3°14'32"	470.00'	26.54'	13.30'	26.54'	N72°06'13"E
C15	5°00'32"	354.60'	31.44'	15.73'	31.43'	N06°16'43"W
C16	16°27'34"	354.60'	103.30'	52.01'	102.45'	N17°00'46"W
C17	12°38'13"	354.60'	74.31'	34.82'	74.15'	N81°33'40"W
C18	34°06'20"	354.60'	214.05'	110.30'	210.91'	N20°49'36"W

STREET CENTERLINE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	7°34'08"	500.00'	66.78'	33.44'	66.73'	S86°13'57"W
C101	11°55'26"	500.00'	104.06'	52.22'	103.87'	S76°26'40"W
C102	14°52'25"	335.00'	86.46'	43.73'	86.72'	S00°04'24"E

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S01°35'31"E	25.31'



SCALE: 1"=50'
ON 34"x22" SHEET
1"=100' ON 11"x17" SHEET

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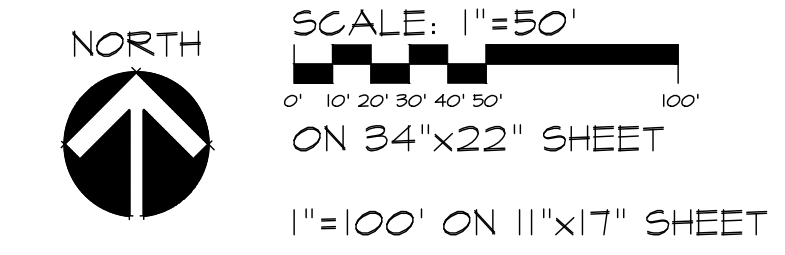
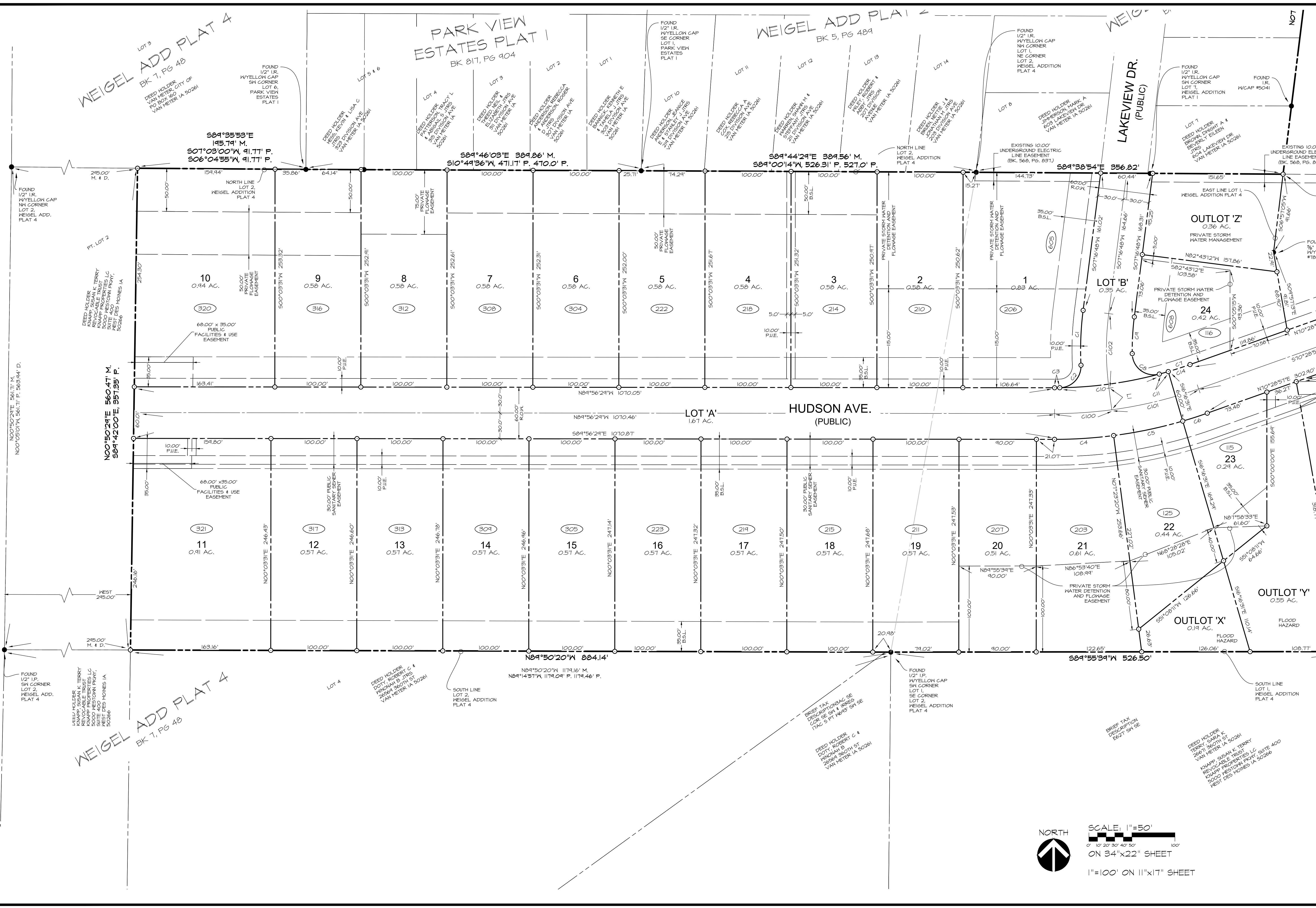
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DESIGNED BY: PC	DRAWN BY: MEH

HUDSON HEIGHTS PLAT I
VAN METER, IOWA
DIMENSION PLAN - EAST

SHEET
03
OF
04
E6228

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PLOT BY: PAUL CLAMSEN - 2022/10/27 - q:\FILES\6000\6028 - 2018_s3d.dwg, 10/27/2022 2:10:52 PM, release, 11
AUTOCAD PDF (GENERAL DOCUMENTATION)P63 - CEC-XES TEST\CTB - PLOT SCALE = 11



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HUDSON HEIGHTS PLAT 1
VAN METER, IOWA
DIMENSION PLAN - WEST

SHEET **04** OF 04
E6228