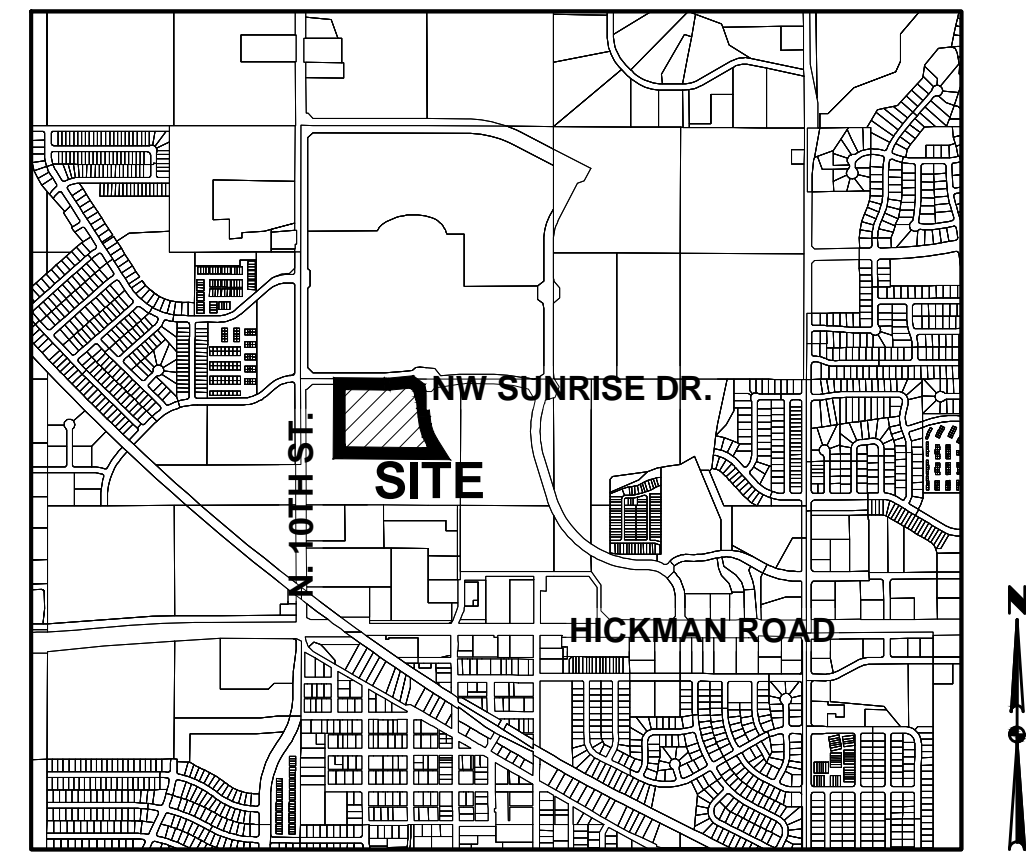


# PRELIMINARY PLAT FOR: CONVERGE NW PLAT 1

## WAUKEE, IOWA

### VICINITY MAP NOT TO SCALE



WAUKEE, IOWA

### OWNER

WAUKEE CROSSING, LLC  
611 MONTICELLO DR.  
BURLINGTON, IA 52601

### APPLICANT

HUBBELL DEVELOPMENT SERVICES  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
CONTACT: MATTHEW WELLER  
EMAIL: MATT.WELLER@HUBBELLREALTY.COM  
PHONE: (515) 280-2041

### ENGINEER

CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
CONTACT: RYAN HARBISTY  
EMAIL: RYANH@CDA-ENG.COM  
PH. (515) 369-4400

### SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
CONTACT: CHARLIE MCGLOTHLEN  
EMAIL: CHARLIEM@CDA-ENG.COM  
PH. (515) 369-4400

### ARCHITECT

SIMONSON & ASSOCIATES INC.  
1717 INGERSOLL AVE. #117  
DES MOINES, IA 50309  
CONTACT: STEPHANIE POOLE  
EMAIL: SPOOLE@SIMONSONASSOC.COM  
PH: (515) 440-5626

### SUBMITTAL DATES

FIRST SUBMITTAL: 10/12/2021  
SECOND SUBMITTAL: 11/02/2021  
THIRD SUBMITTAL: 11/19/2021  
FOURTH SUBMITTAL: 12/15/2021

### LEGAL DESCRIPTION

OUTLOT 'Y', WAUKEE CROSSING PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 15.00 ACRES (653,530 SQUARE FEET).

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

### ZONING

R-3, MULTI-FAMILY RESIDENTIAL DISTRICT

### PROJECT SITE ADDRESS

INTERSECTION OF NW SUNRISE DRIVE AND NW 6TH STREET

### EXISTING/ PROPOSED USE

EXISTING: AGRICULTURAL

PROPOSED: MULTI FAMILY RESIDENTIAL

### DEVELOPMENT SUMMARY

AREA: 15.00 ACRES (653,456 SF)

ZONING: R-3

#### SETBACKS:

FRONT: 30 FT  
SIDE: 15 FT TOTAL (7 FT MIN.)  
REAR: 30 FT

#### OPEN SPACE CALCULATION:

TOTAL SITE:	=	653,456 (15.00 AC.)
BUILDING	-	141,404 SF
PARKING AREAS	-	150,139 SF
DRIVEWAYS	-	12,944 SF
SIDEWALK	-	27,405 SF
OPEN SPACE PROVIDED	=	321,564 SF (49.2%)

#### UNITS:

213 UNITS (14.2 UNITS PER ACRE)

TOTAL IMPERVIOUS AREA = 331,892 SF (7.62 AC)

### PARKING REQUIREMENTS

#### APARTMENT PARKING REQUIREMENTS:

1 SPACE PER BEDROOM	=	288 SPACES
1 PER VISITOR/5 UNITS (180 UNITS)	=	36 SPACES

TOTAL REQUIRED = 324 SPACES

TOTAL PROVIDED	=	324 SPACES
(78 DETACHED GARAGES)	=	78 SPACES
(246 SURFACE PARKING)	=	246 SPACES

#### TOWNHOME PARKING REQUIREMENTS:

TOWNHOMES (33 UNITS)	=	66 SPACES
(2 SPACES PER UNIT)	=	66 SPACES
1 PER VISITOR/5 UNITS	=	7 SPACES

TOTAL REQUIRED = 73 SPACES

TOTAL PROVIDED	=	73 SPACES
(66 SPACES WITHIN GARAGES)	=	66 SPACES
(7 SURFACE PARKING)	=	7 SPACES

### INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DIMENSION PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	LANDSCAPE PLAN

### GENERAL LEGEND

#### PROPOSED

PROPERTY BOUNDARY	—————
SECTION LINE	-----
CENTER LINE	-----
RIGHT OF WAY	--- R/W ---
BUILDING SETBACK	.....
PERMANENT EASEMENT	--- P/E ---
TEMPORARY EASEMENT	--- T/E ---
TYPE SW-501 STORM INTAKE	
TYPE SW-502 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-512 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
FLARED END SECTION	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
WATER CURB STOP	
SANITARY SEWER	— S — S — S —
SANITARY SERVICE	— ST — ST —
STORM SEWER	— 8"W —
STORM SERVICE	— W — W —
WATERMAIN WITH SIZE	—————
WATER SERVICE	—————
SAWCUT (FULL DEPTH)	—————
SILT FENCE	—————
USE AS CONSTRUCTED	(UAC)
MINIMUM PROTECTION ELEVATION	MPE

#### EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	--- TV ---
GAS MAIN	--- G ---
FIBER OPTIC	--- FO ---
UNDERGROUND TELEPHONE	--- T ---
OVERHEAD ELECTRIC	--- OE ---
UNDERGROUND ELECTRIC	--- E ---
FIELD TILE	--- TILE ---
SANITARY SEWER W/ SIZE	--- 8"S ---
STORM SEWER W/ SIZE	--- 15"ST ---
WATER MAIN W/ SIZE	--- 8"W ---



### 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.



3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111

PH: (515) 369-4400

PROJECT NO. 2104.247

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WAUKEE COSECO PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2020 EDITION OF THE WAUKEE SPECIFICATIONS IS REQUIRED FOR ALL PUBLIC IMPROVEMENTS ON THIS PROJECT UNLESS OTHERWISE NOTED.

THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

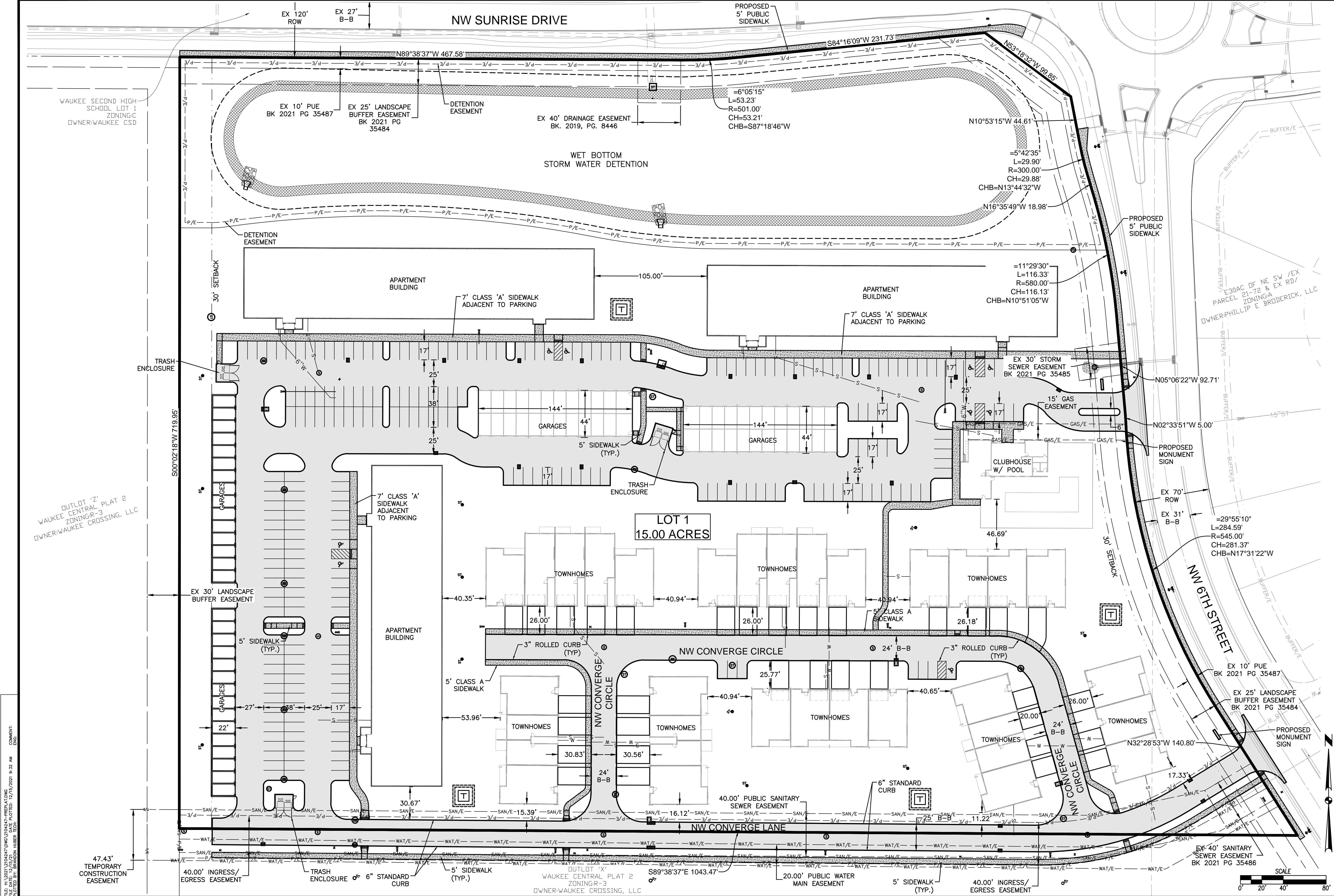
RYAN A. HARBISTY, P.E.  
LICENSE NUMBER 20811  
IOWA

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.

DATE \_\_\_\_\_

PRELIMINARY  
NOT FOR CONSTRUCTION

ALL SHEETS \_\_\_\_\_



FILE: H:\2021\12104247\WV\2104247-PREREAD.DWG  
 COMMENT: PRELIMINARY PLAT (DIMENSION PLAN)  
 PLOTTED BY: BRANDON HUBER TECH  
 DATE: 12/15/2021 9:32 AM

WAUKEE SECOND HIGH SCHOOL LOT 1  
 ZONING-C  
 OWNER-WAUKEE CSD

OUTLOT 'Z'  
 WAUKEE CENTRAL PLAT 2  
 ZONING-R-3  
 OWNER-WAUKEE CROSSING, LLC

47.43' TEMPORARY CONSTRUCTION EASEMENT

40.00' INGRESS/EGRESS EASEMENT

TRASH ENCLOSURE

6" STANDARD CURB

5' SIDEWALK (TYP.)

OUTLOT 'X'  
 WAUKEE CENTRAL PLAT 2  
 ZONING-R-3  
 OWNER-WAUKEE CROSSING, LLC

20.00' PUBLIC WATER MAIN EASEMENT

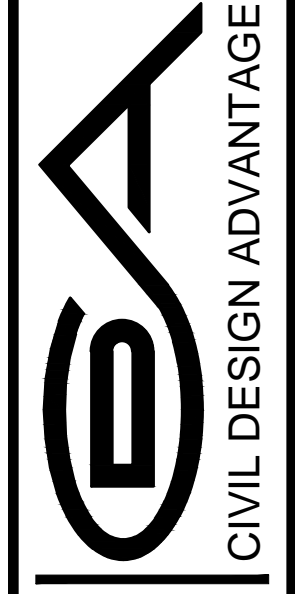
5' SIDEWALK (TYP.)

40.00' INGRESS/EGRESS EASEMENT

SCALE  
 0' 20' 40' 80'

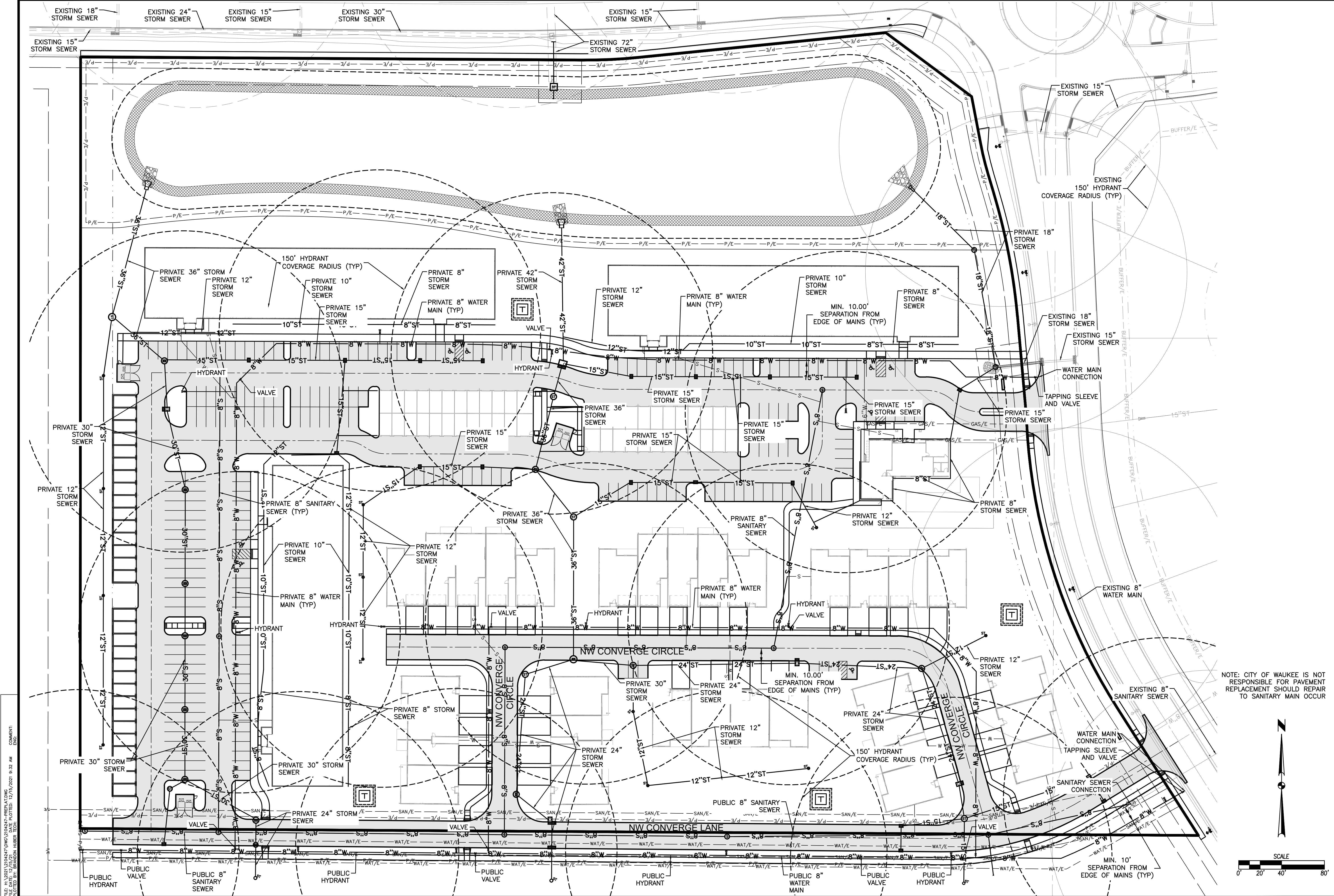
DATE	REVISIONS
12/15/2021	FOURTH SUBMITTAL
11/19/2021	THIRD SUBMITTAL
11/02/2021	SECOND SUBMITTAL
10/12/2021	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400  
 TECH: ENGINEER:



WAUKEE, IOWA

**CONVERGE NW PLAT 1**  
 PRELIMINARY PLAT (DIMENSION PLAN)



FILE: H:\2104247\2104247-PREREAD.DWG  
 COMMENT: PRELIMINARY UTILITY PLAN  
 PLOTTED BY: BRADON HUBER TECH  
 DATE: 12/15/2021 9:32 AM

NOTE: CITY OF WAUKEE IS NOT RESPONSIBLE FOR PAVEMENT REPLACEMENT SHOULD REPAIR TO SANITARY MAIN OCCUR

DATE	REVISIONS
12/15/2021	FOURTH SUBMITTAL
11/19/2021	THIRD SUBMITTAL
11/02/2021	SECOND SUBMITTAL
10/12/2021	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400



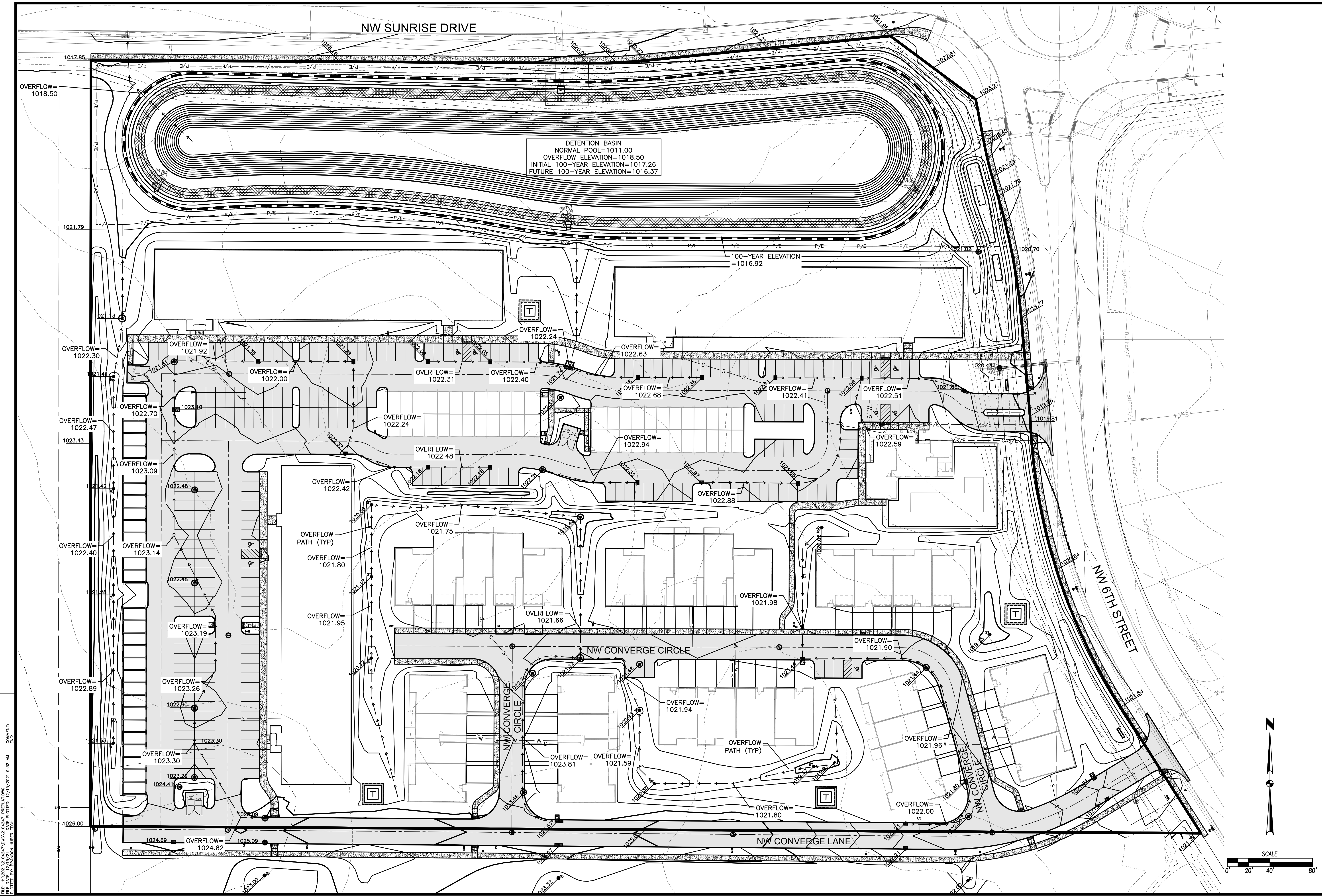
WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE

# CONVERGE NW PLAT 1

## PRELIMINARY PLAT (UTILITY PLAN)

ENGINEER:

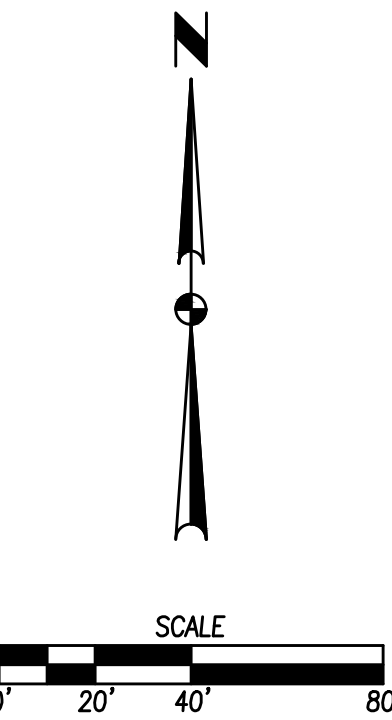
TECH:



FILE: H:\2021\2104247\NW1\2104247-PREREAD.DWG  
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 PLOTTED BY: BRADON HUBER TECH

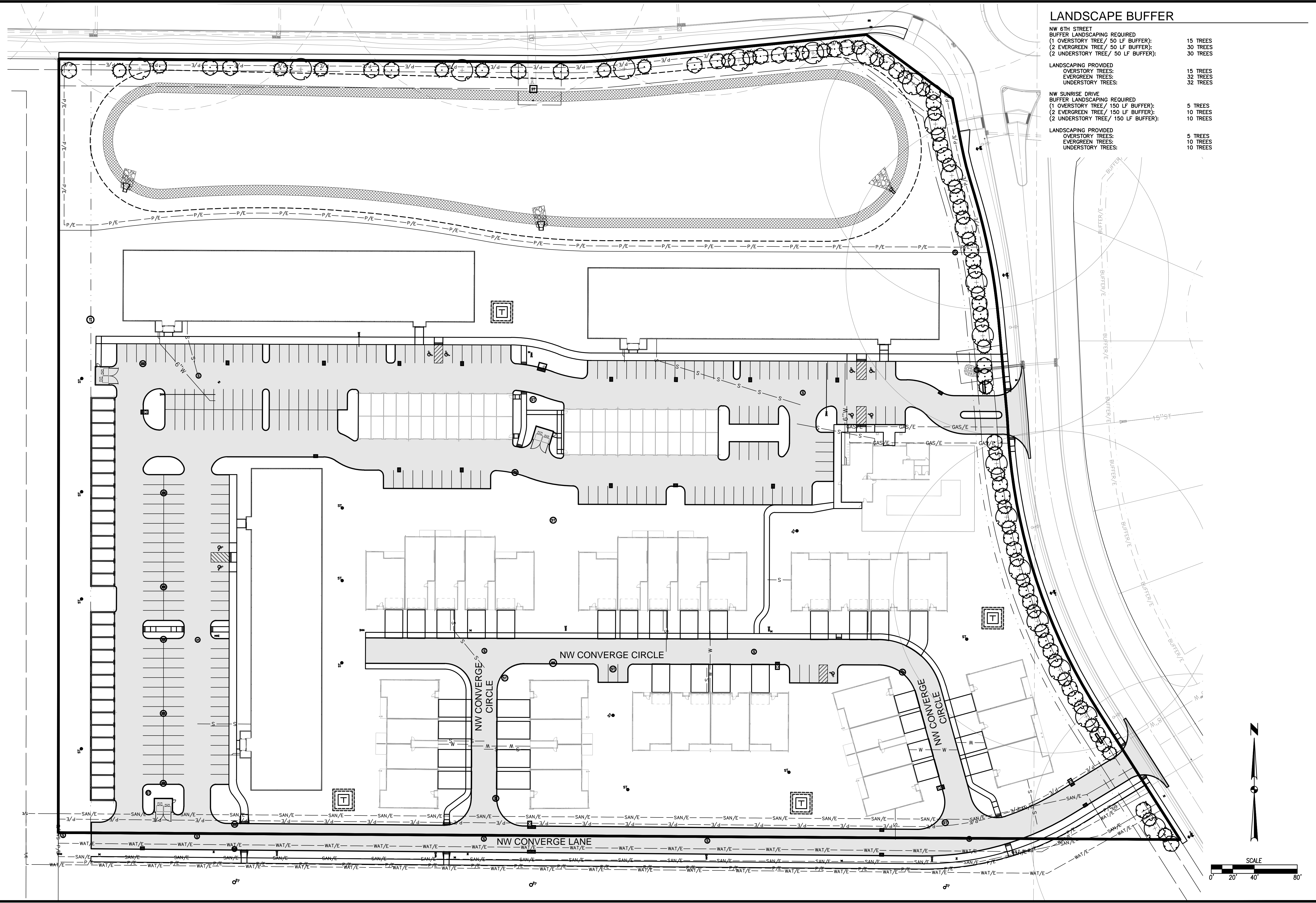
DETENTION BASIN  
 NORMAL POOL=1011.00  
 OVERFLOW ELEVATION=1018.50  
 INITIAL 100-YEAR ELEVATION=1017.26  
 FUTURE 100-YEAR ELEVATION=1016.37

100-YEAR ELEVATION  
 =1016.92



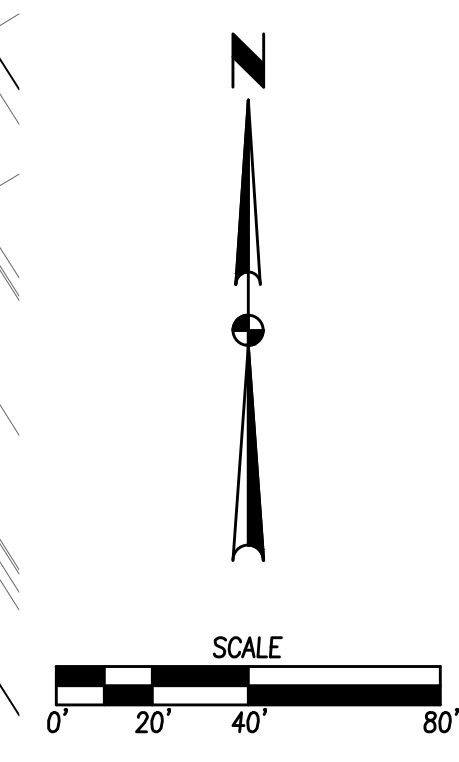
	DATE	12/15/2021
	REVISIONS	FOURTH SUBMITTAL
		THIRD SUBMITTAL
		SECOND SUBMITTAL
	FIRST SUBMITTAL	10/12/2021
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400		
ENGINEER:		TECH:
CIVIL DESIGN ADVANTAGE		
WAUKEE, IOWA		
<h1>CONVERGE NW PLAT 1</h1> <h2>PRELIMINARY PLAT (GRADING PLAN)</h2>		
4		5
2104.247		

FILE: H:\2021\2104247\DWG\2104247-PRERLAW.DWG  
 PLOTTED BY: BRADON HUBER TECH  
 COMMENT: ENCL



**LANDSCAPE BUFFER**

<b>NW 6TH STREET</b>	
BUFFER LANDSCAPING REQUIRED	
(1 OVERSTORY TREE/ 50 LF BUFFER):	15 TREES
(2 EVERGREEN TREE/ 50 LF BUFFER):	30 TREES
(2 UNDERSTORY TREE/ 50 LF BUFFER):	30 TREES
<b>LANDSCAPING PROVIDED</b>	
OVERSTORY TREES:	15 TREES
EVERGREEN TREES:	32 TREES
UNDERSTORY TREES:	32 TREES
<b>NW SUNRISE DRIVE</b>	
BUFFER LANDSCAPING REQUIRED	
(1 OVERSTORY TREE/ 150 LF BUFFER):	5 TREES
(2 EVERGREEN TREE/ 150 LF BUFFER):	10 TREES
(2 UNDERSTORY TREE/ 150 LF BUFFER):	10 TREES
<b>LANDSCAPING PROVIDED</b>	
OVERSTORY TREES:	5 TREES
EVERGREEN TREES:	10 TREES
UNDERSTORY TREES:	10 TREES



<b>CONVERGE NW PLAT 1</b> PRELIMINARY PLAT (LANDSCAPE PLAN)	WAUKEE, IOWA
	CIVIL DESIGN ADVANTAGE
	ENGINEER:

3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400	TECH:
--	-------

REVISIONS	DATE
FIRST SUBMITTAL	10/12/2021
SECOND SUBMITTAL	11/02/2021
THIRD SUBMITTAL	11/19/2021
FOURTH SUBMITTAL	12/15/2021