

# WILLIAMS POINTE COMMERCIAL PLAT 1 PRELIMINARY PLAT

**McCLURE™**  
making lives better  
1360 NW 121ST Street  
Clive, Iowa 50325  
515-964-1229  
fax 515-964-2370

## OWNER/APPLICANT

DSDH.WAUKEE, LLC  
9251 WILLOW LANE  
FREMONT, WI 54940  
920.428.9028  
DAVE@HERBECKDEVELOPMENT.COM  
ATTN: DAVE HERBECK

## ENGINEER/SURVEYOR

MCCLURE ENGINEERING  
1360 NW 121ST STREET  
CLIVE, IOWA 50325  
(515) 964-1229  
TSMITH@MECRESULTS.COM  
ATTN: TRENT SMITH

## LEGAL DESCRIPTION

WARRANTY DEED FILED IN BOOK 2017 PAGE 15323 AND BOOK 2017 PAGE 15321:

PARCEL "AA" OF THE SURVEY OF PART LOT 2 WILLIAMS POINTE PLAT 7, AN OFFICIAL PLAT LOCATED IN WAUKEE, DALLAS COUNTY, IOWA AS RECORDED IN BOOK 2014, PAGE 11668, EXCEPT LAND DEEDED TO THE CITY OF WAUKEE AS RECORDED IN BOOK 2017, PAGE 4500. SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

AND

LOT 2 IN WILLIAMS POINTE PLAT 9, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, EXCEPT WILLIAMS POINTE PLAT 5 AND EXCEPT LAND DEEDED TO THE CITY OF WAUKEE AS RECORDED IN BOOK 2017, PAGE 4495. SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

TOTAL ACRES: 9.03 AC

## ZONING

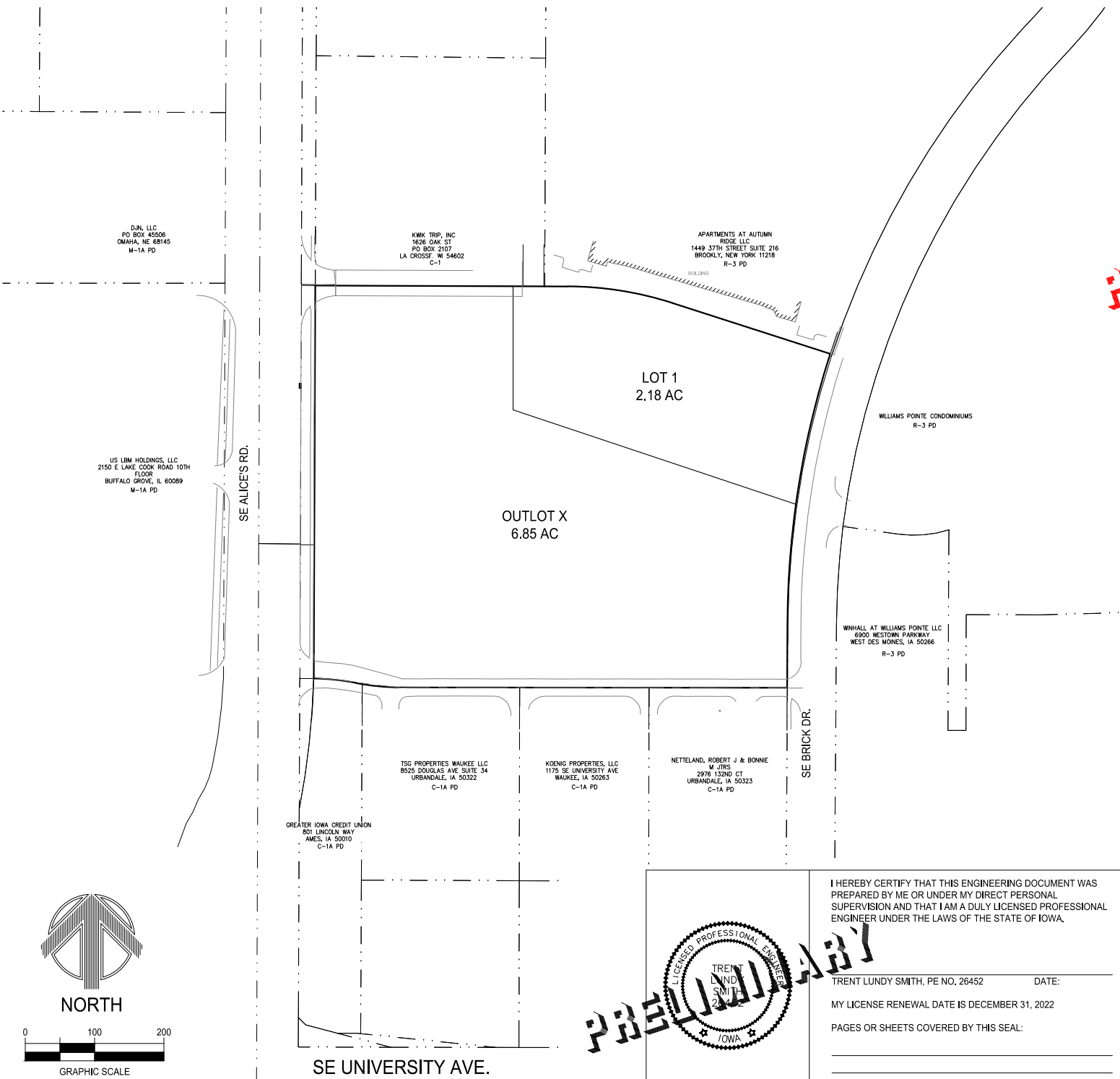
C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

FRONT BUILDING SETBACK - 30 FEET  
REAR BUILDING SETBACK - 30 FEET  
SIDE BUILDING SETBACK - NO MINIMUM, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET.  
MAXIMUM HEIGHT - NO MINIMUM EXCEPT WHEN ADJACENT TO AN R-1, R-2 OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET 1 STORY OR 14 FEET FOR ACCESSORY BUILDING

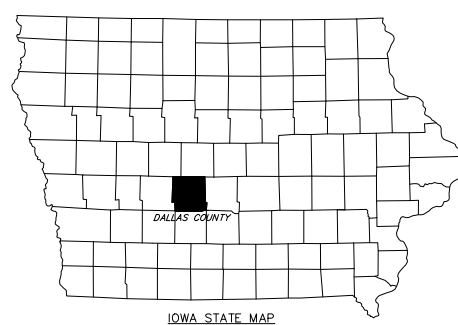
## UTILITIES

GAS - WAUKEE PUBLIC WORKS DEPARTMENT  
ELECTRIC - MID-AMERICAN ENERGY CO.  
WATER - CITY OF WAUKEE PUBLIC WORKS DEPARTMENT  
SEWER - CITY OF WAUKEE PUBLIC WORKS DEPARTMENT

Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
01	PP-01	COVER LETTER
02	PP-02	EXISTING CONDITIONS
03	PP-03	GENERAL LAYOUT
04	PP-04	EROSION & SEDIMENT CONTROL PLAN



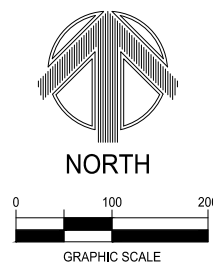
VICINITY MAP



IOWA STATE MAP

SUBMITTAL AND REVISION TABLE		
SUBMITTAL	DATE	DESCRIPTION
1	5/10/2022	CITY SUBMITTAL #1
2	5/26/2022	CITY SUBMITTAL #2
3	6/21/2022	CITY SUBMITTAL #3
4	8/2/2022	CITY SUBMITTAL #4
5	9/6/2022	CITY SUBMITTAL #5

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS



**PRELIMINARY**

COVER LETTER

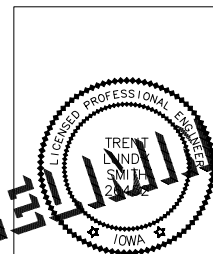
WILLIAMS POINTE  
COMMERCIAL PLAT 1  
PRELIMINARY PLAT  
WAUKEE, IOWA  
20218038-000  
MAY 2022

REVISIONS

ENGINEER  
T SMITH  
DRAWN BY  
T SMITH

CHECKED BY  
FIELD BOOK NO.

DRAWING NO.  
PP-01  
SHEET NO.  
01 / 04



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.

TRENT LUNDY SMITH, PE NO. 26452 DATE:

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

**PRELIMINARY**

**NOTICE:**  
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

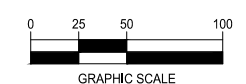
**COPYRIGHT:**  
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

**PRELIMINARY**

EXISTING CONDITIONS



NORTH



**WILLIAMS POINTE COMMERCIAL PLAT 1  
PRELIMINARY PLAT**  
WAUKEE, IOWA  
20218038-000  
MAY 2022

REVISIONS

ENGINEER  
**T SMITH**

DRAWN BY  
**T SMITH**

CHECKED BY

FIELD BOOK NO.

DRAWING NO.  
**PP-02**

SHEET NO.  
**02 / 04**

DJN, LLC  
PO BOX 45506  
OMAHA, NE 68145  
M-1A PD

US LBM HOLDINGS, LLC  
2150 E LAKE COOK ROAD 10TH FLOOR  
BUFFALO GROVE, IL 60089  
M-1A PD

SE ALICES RD.

SE BRICK DR

L=153.73'(M&R)  
R=500.00'(M&R)  
Δ=17°36'58"(M&R)  
CHD=S80°58'18"E(M)  
CHD=S80°52'38"E(R)  
CHD L=153.12'(M&R)

APARTMENTS AT AUTUMN RIDGE LLC  
1449 37TH STREET SUITE 216  
BROOKLY, NEW YORK 11218  
R-3 PD

KWIK TRIP, INC  
1626 OAK ST  
PO BOX 2107  
LA CROSSE, WI 54602  
C-1

WILLIAMS POINTE CONDOMINIUMS  
R-3 PD

L=393.47'(M)  
L=393.47'(R)  
R=1285.00'(M&R)  
Δ=17°32'39"(M)  
Δ=17°32'39"(R)  
CHD=S9°03'18"W(M)  
CHD L=391.94'(M)

WINHALL AT WILLIAMS POINTE LLC  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
R-3 PD

NETTELAND, ROBERT J & BONNIE  
M JTRS  
2976 132ND CT  
URBANDALE, IA 50323  
C-1A PD

KOENIG PROPERTIES, LLC  
1175 SE UNIVERSITY AVE  
WAUKEE, IA 50263  
C-1A PD

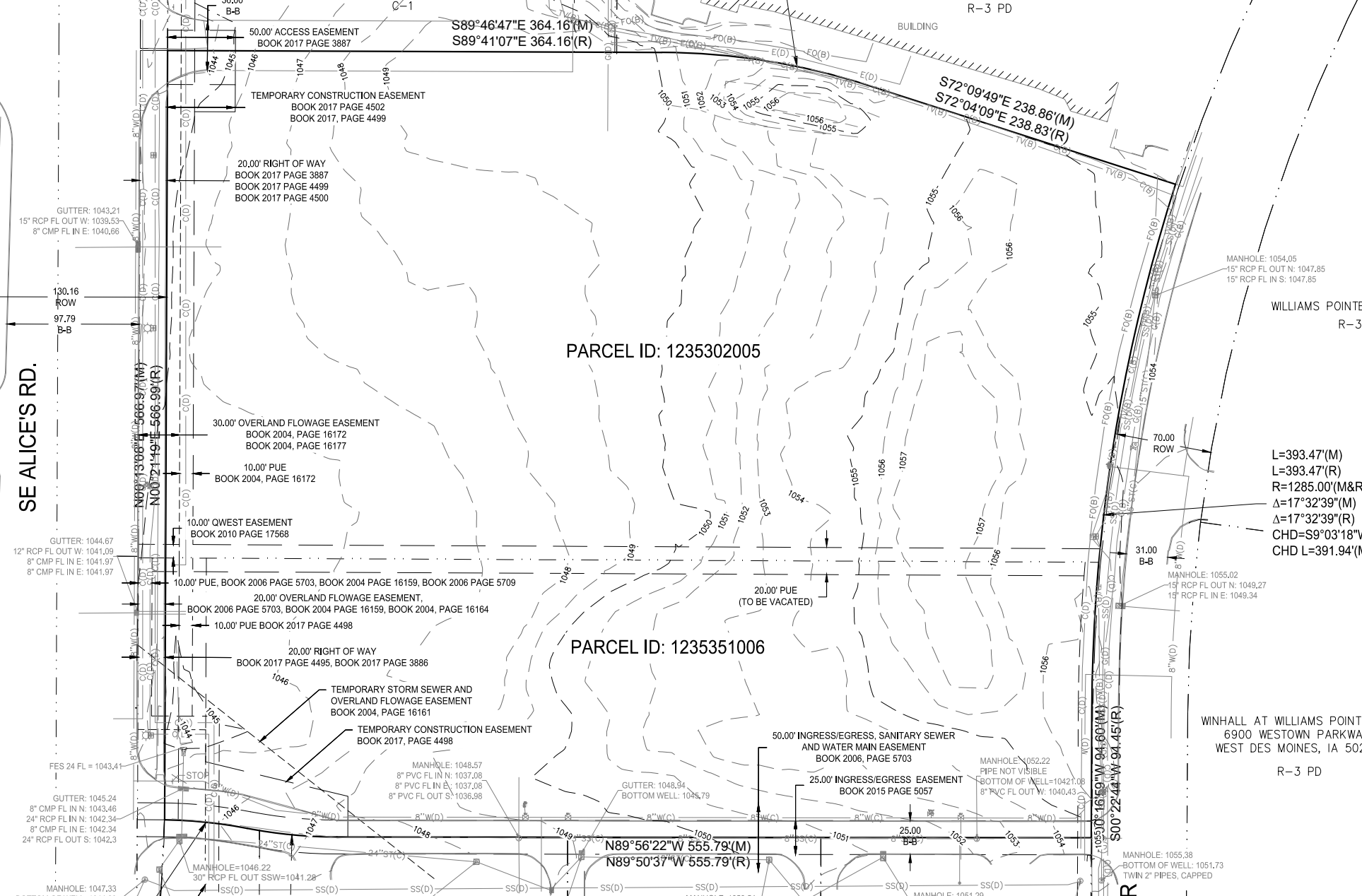
TSG PROPERTIES WAUKEE LLC  
8525 DOUGLAS AVE SUITE 34  
URBANDALE, IA 50322  
C-1A PD

GREATER IOWA CREDIT UNION  
801 LINCOLN WAY  
AMES, IA 50010  
C-1A PD

L=61.29'(M&R)  
R=350.00'(M&R)  
Δ=10°02'00"(M)  
Δ=10°02'01"(R)  
CHD=N84°04'10"W(M)  
CHD L=61.21'(M)

L=66.50'(M) 66.51'(R)  
R=350.00'(M&R)  
Δ=10°53'13"(M&R)  
CHD=N84°29'46"W(M)  
CHD=N84°24'01"W(R)  
CHD L=66.40'(M) 66.41'(R)

STORM SEWER AND OVERLAND FLOWAGE EASEMENT  
BOOK 2006 PAGE 5703, BOOK 2006 PAGE 5706, BOOK 2006 PAGE 5707

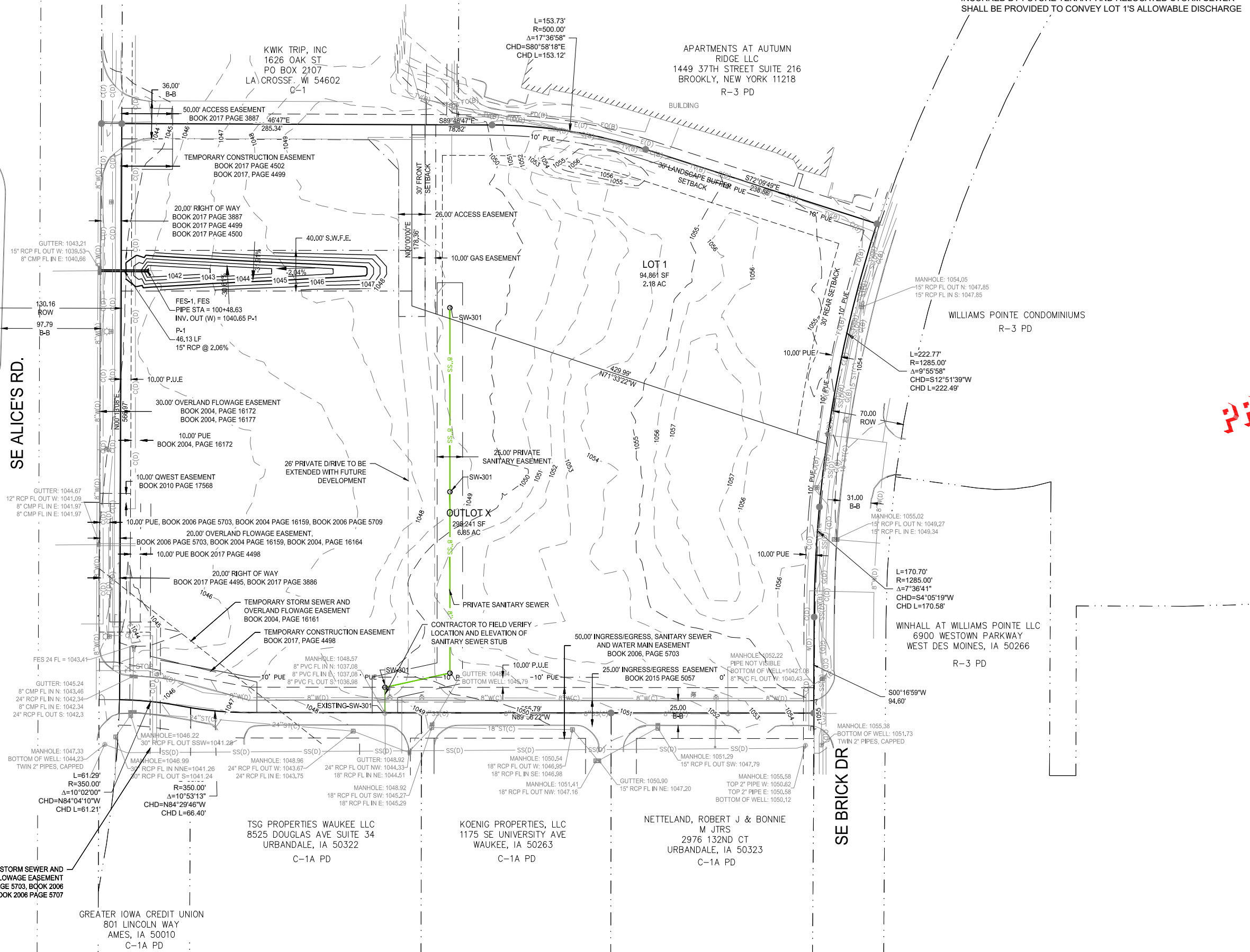


N:\Projects\WAK 20218038\Digital\Plans\Preliminary\Plat\Williams Pointe Prelat.dwg 9/6/2022 9:52 AM

DJN, LLC  
PO BOX 45506  
OMAHA, NE 68145  
M-1A PD

US LBM HOLDINGS, LLC  
2150 E LAKE COOK ROAD 10TH  
FLOOR  
BUFFALO GROVE, IL 60089  
M-1A PD

SE ALICES RD.



NOTE: PROPOSED PIPE AND STORMWATER FLOWAGE EASEMENT  
MAY BE ABANDONED TO ACCOMMODATE FUTURE DEVELOPMENT  
IN THIS SUBDIVISION. COST OF ABANDONMENT SHALL BE  
INCURRED BY FUTURE TENANT AND RELOCATED STORM SEWER  
SHALL BE PROVIDED TO CONVEY LOT 1'S ALLOWABLE DISCHARGE

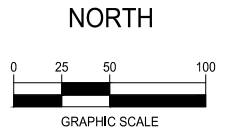
**McCLURE**  
making lives better  
1360 NW 121ST. Street  
Clive, Iowa 50325  
515-964-1229  
fax 515-964-2370

NOTICE:  
McClure Engineering Company waives any and all  
responsibility and liability for problems which arise from  
failure to follow these Plans, Specifications, and the  
engineering intent they convey, or for problems which arise  
from failure to obtain and/or follow the engineers guidance  
with respect to any errors, omissions, inconsistencies,  
ambiguities, or conflicts which are alleged.

COPYRIGHT:  
Copyright and property rights in these documents are  
expressly reserved by McClure Engineering Company. No  
reproductions, changes, or copies in any manner shall be  
made without obtaining prior written consent from McClure  
Engineering Company.

**PRELIMINARY**

GENERAL LAYOUT



WILLIAMS POINTE  
COMMERCIAL PLAT 1  
PRELIMINARY PLAT  
WAUKEE, IOWA  
20218038-000  
MAY 2022

REVISIONS

ENGINEER  
T SMITH  
DRAWN BY  
T SMITH

DRAWING NO.  
PP-03  
SHEET NO.  
03 / 04

N:\Projects\WAK 20218038\Digital\Plans\Preliminary\Plat\Williams Pointe Prelat.dwg 9/6/2022 9:53 AM

**NOTICE:**  
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

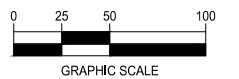
**COPYRIGHT:**  
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

**PRELIMINARY**

**EROSION & SEDIMENT CONTROL PLAN**



NORTH



**WILLIAMS POINTE COMMERCIAL PLAT 1 PRELIMINARY PLAT**  
WAUKEE, IOWA  
20218038-000  
MAY 2022

REVISIONS

ENGINEER: T SMITH  
DRAWN BY: T SMITH  
CHECKED BY: FIELD BOOK NO.

DRAWING NO. PP-04 SHEET NO. 04 / 04

**GRADING NOTES:**

1. ALL DEBRIS SPILLED ONTO THE STREET SHALL BE PICKED UP AT THE END OF EACH WORK DAY AND PRIOR TO THE RAIN EVENT.
2. MINIMUM TOPSOIL RESPREAD REQUIREMENT OF GP#2 WILL BE MET WITH SUDAS SPEC 2010 FOR ON-SITE TOPSOIL.
3. WET SAW CUTTING IS A PROHIBITED DISCHARGE THAT WILL NOT BE ALLOWED TO ENTER ANY STORM INTAKES, STORM SEWER, DRAINAGE WAY OR ANY OTHER WATER OF THE STATE.

ITEM	QUANTITY	UNIT
SILT FENCE	1550	LINEAR FEET
BELOW GRADE INTAKE PROTECTION (POST PAVING)	5	EACH
ROCK CONSTRUCTION ENTRANCE	1	EACH
STAGING AREA	1	EACH
DUMPSTER	1	EACH
PORTABLE RESTROOM	1	EACH
WASH OUT	1	EACH
DISTURBED AREA	1.95	ACRE

DJN, LLC  
PO BOX 45506  
OMAHA, NE 68145  
M-1A PD

US LBM HOLDINGS, LLC  
2150 E LAKE COOK ROAD 10TH FLOOR  
BUFFALO GROVE, IL 60089  
M-1A PD

STAGING AREA / EQUIPMENT STORAGE

ROCK CONSTRUCTION ENTRANCE 24' x 60'

APARTMENTS AT AUTUMN RIDGE LLC  
1449 37TH STREET SUITE 216  
BROOKLY, NEW YORK 11218  
R-3 PD

KWIK TRIP, INC  
1626 OAK ST  
PO BOX 2107  
LA CROSS ST. WI 54602  
C-1

LOT 1  
94,861 SF  
2.18 AC

WILLIAMS POINTE CONDOMINIUMS  
R-3 PD

WINHALL AT WILLIAMS POINTE LLC  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
R-3 PD

TSG PROPERTIES WAUKEE LLC  
8525 DOUGLAS AVE SUITE 34  
URBANDALE, IA 50322  
C-1A PD

KOENIG PROPERTIES, LLC  
1175 SE UNIVERSITY AVE  
WAUKEE, IA 50263  
C-1A PD

NETTELAND, ROBERT J & BONNIE  
M JTRS  
2976 132ND CT  
URBANDALE, IA 50323  
C-1A PD

GREATER IOWA CREDIT UNION  
801 LINCOLN WAY  
AMES, IA 50010  
C-1A PD

N:\Projects\WAK 20218038\Digital\Plans\Preliminary\Plat\Williams Pointe Prelat.dwg 9/6/2022 9:54 AM