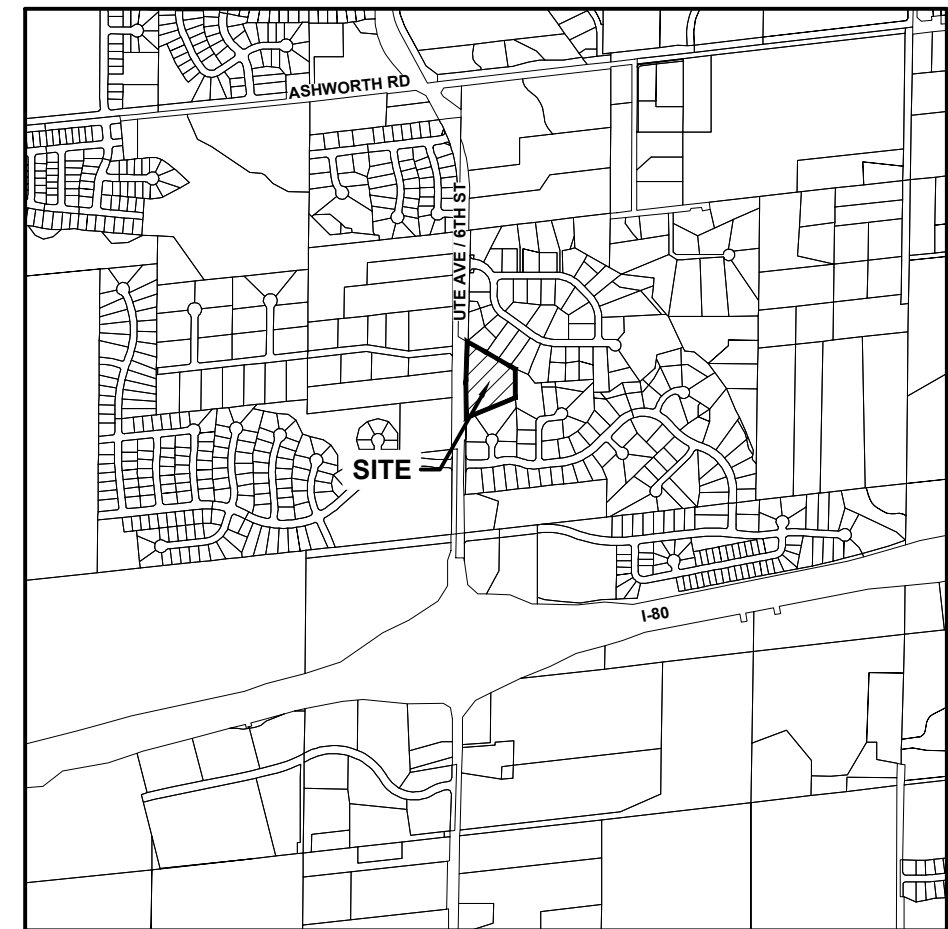


PRELIMINARY PLAT / SITE PLAN FOR: TORSTENSON SUBDIVISION

WAUKEE, IOWA

VICINITY MAP NOT TO SCALE



WAUKEE, IOWA

OWNER/APPLICANT

TED TORSTENSON
32446 UTE AVE
PH: (515) 202-0102
EMAIL: TEDTOR1225@GMAIL.COM

ENGINEER

CIVIL DESIGN ADVANTAGE
CONTACT: JARED MURRAY
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400
EMAIL: JAREDM@CDA-ENG.COM

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: CHARLIE MCGLOTHLEN
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400
EMAIL: CHARLIEM@CDA-ENG.COM

DATE OF SURVEY

JULY 25, 2024

BENCHMARKS

- BM G120 (EAST SIDE OF U PLACE, ABOUT 150' SOUTH OF 300TH STREET);
ELEVATION=1011.76
- BM G115 (SOUTH SIDE INTERSECTION OF 340TH TRAIL & U LANE);
ELEVATION=1017.98, GPS=1017.93
- NGS MON. MH0354;
ELEVATION=1023.72, GPS=1023.82
- SPIKE ON PP SW CORNER COTTONWOOD DR & 6TH ST;
ELEVATION=936.17

SUBMITTAL DATES

FIRST SUBMITTAL: 08/12/2024
SECOND SUBMITTAL: 09/03/2024
FINAL SUBMITTAL: 09/18/2024

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2024
ANTICIPATED FINISH DATE = WINTER 2024

ZONING

R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 4.37 AC (190,228 SF)

BULK REGULATIONS

- R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT
- MINIMUM LOT AREA: 10,000 SF
 - MINIMUM LOT WIDTH: 80 FEET OR 100 FEET WHEN NO PUBLIC SANITARY IS AVAILABLE.
 - FRONT YARD SETBACK: 30 FEET
 - SIDE YARD SETBACK: 7 FEET
 - REAR YARD SETBACK: 30 FEET

NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN UPDATED SITE PLAN ILLUSTRATING ANY CHANGES MADE DURING CONSTRUCTION AND RECEIVE APPROVAL IN WRITING FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT OF SAID CHANGES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE WITHOUT WRITTEN APPROVAL.
- OUTLOT 'Z' WILL BE LOT TIED TO LOT 2.

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.

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED IN THE IN THE QUIT CLAIM DEED RECORDED IN BOOK 2016, PAGE 23404 AND SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7, PAGES 271-272. SAID DESCRIPTION IS AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M.; THENCE SOUTH 82°58'40" WEST ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 810.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°33'42" WEST, A DISTANCE OF 189.21 FEET; THENCE SOUTH 67°04'41" WEST, A DISTANCE OF 544.20 FEET; THENCE NORTH 0°33'42" EAST, A DISTANCE OF 339.61 FEET; THENCE NORTH 0°21'17" EAST, A DISTANCE OF 397.80 FEET; THENCE SOUTH 61°03'32" EAST, A DISTANCE OF 570.84 FEET; THENCE SOUTH 0°02'17" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, ALL BEING IN AND FORMING A PART OF DALLAS COUNTY, IOWA. CONTAINING 5.655 ACRES MORE OR LESS, EXCEPT ROAD (0.817 ACRES).

NOTES

- IF OVER ONE ACRE IS DISTURBED, GENERAL PERMIT #2 AND CITY OF WAUKEE COSESCO PERMIT WILL BE REQUIRED.
- OUTLOT 'Z' TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OF LOT 2.

INDEX OF SHEETS

- | NO. | DESCRIPTION |
|------|------------------------------|
| C1.0 | COVER SHEET |
| C2.0 | PRELIMINARY PLAT / SITE PLAN |



GENERAL LEGEND

PROPOSED

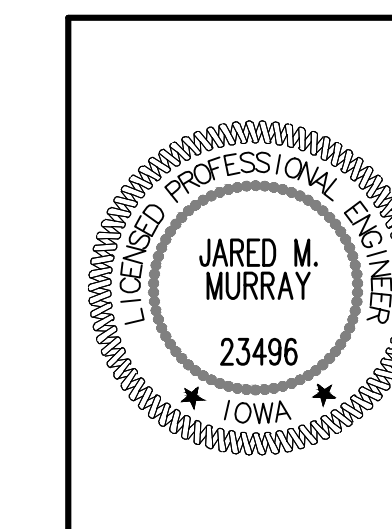
- PROPERTY BOUNDARY
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 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
- SANITARY SERVICE
- STORM SEWER
- STORM SERVICE
- WATERMAIN WITH SIZE
- WATER SERVICE
- SAWCUT (FULL DEPTH)
- SILT FENCE
- USE AS CONSTRUCTED (UAC)
- MINIMUM PROTECTION ELEVATION (MPE)
- FINISHED FLOOR ELEVATION AT FRONT OF GARAGE (GFE)
- FINISHED FLOOR ELEVATION (FFE)

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
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

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

THE 2024 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



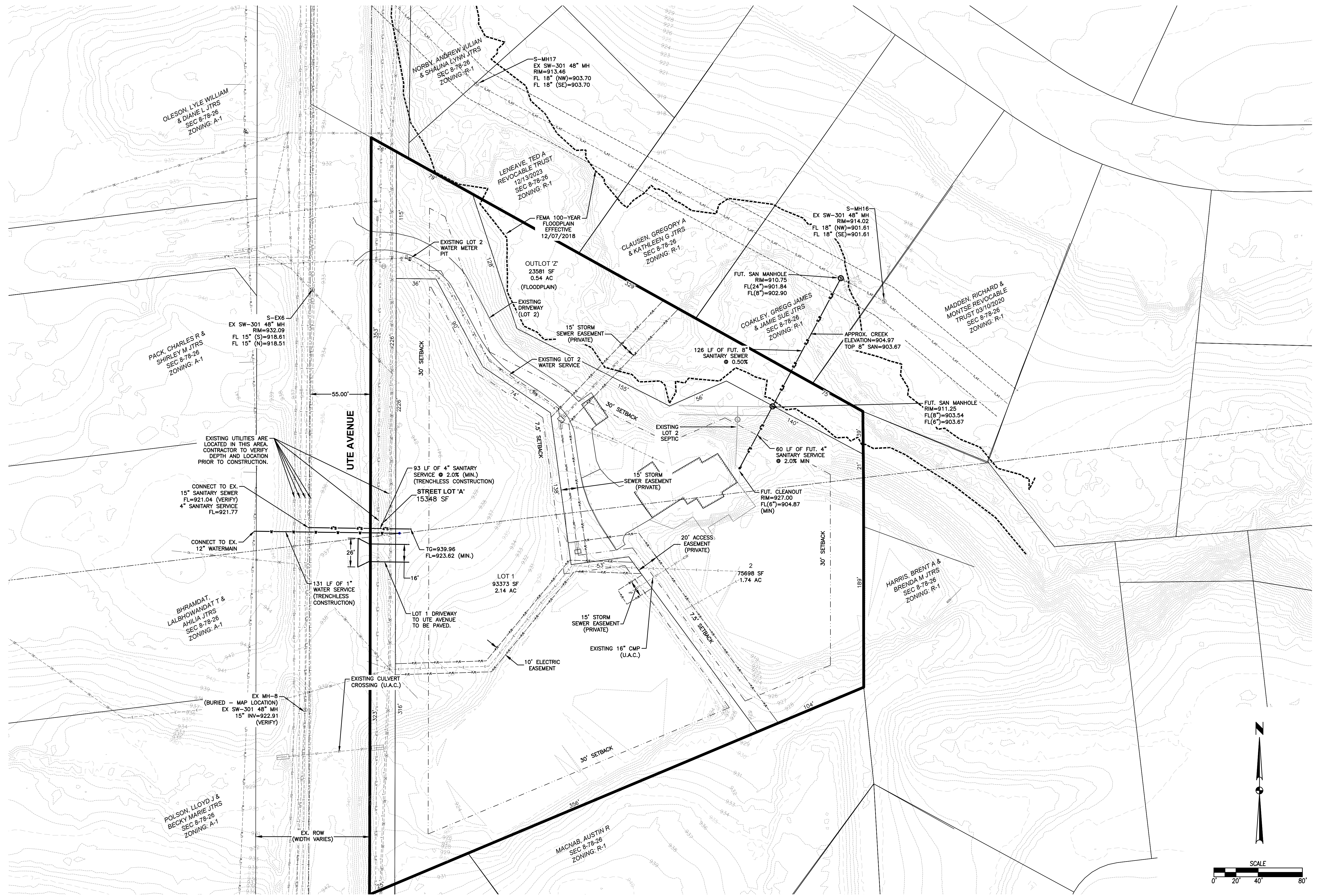
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JARED M. MURRAY, P.E. DATE

LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
C1.0-C2.0

CDA
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2407.536

FILE: H:\2024\2407536\DWG\2407536-SITE PLAN.DWG
 COMMENT: PLOTTED BY: JARED MURRAY DATE: 9/16/2024 4:30 PM



REVISIONS	DATE
	09/18/2024
	09/03/2024
	08/15/2024

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



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

TORSTENSON SUBDIVISION
PRELIMINARY PLAT / SITE PLAN

C2.0
 2407.536

ENGINEER: JMM

TECH: JDS