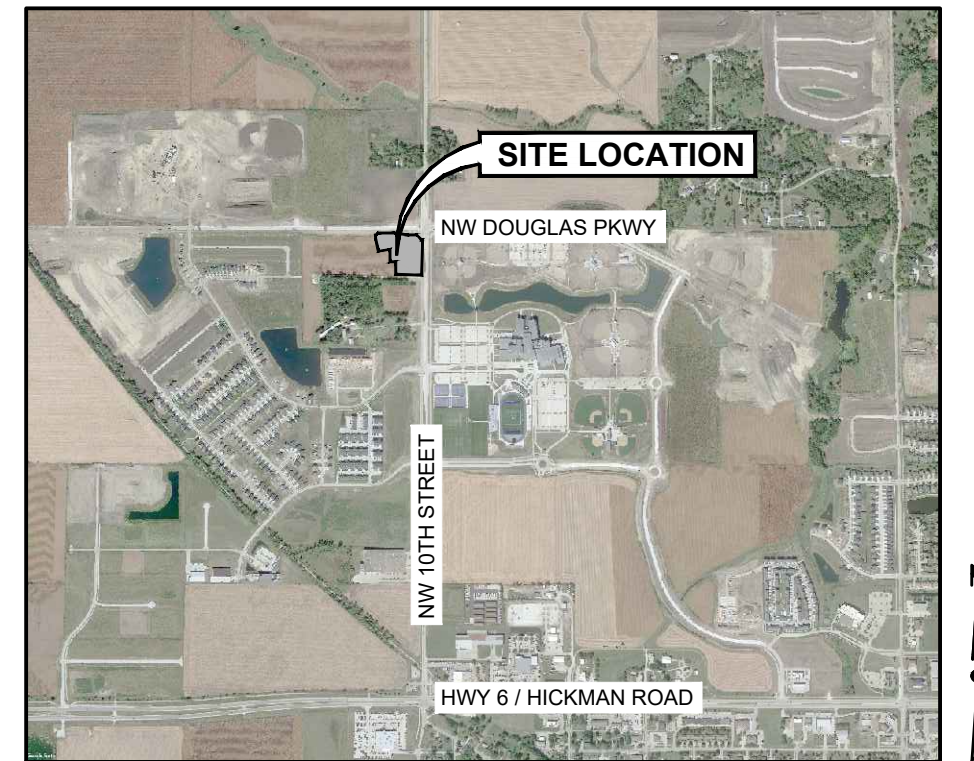


PRELIMINARY PLAT FOR: ALDER POINT RETAIL WAUKEE, IOWA

VICINITY MAP NOT TO SCALE



WAUKEE, IOWA

PROPERTY DESCRIPTION

LOT 41 OF ALDER POINT PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY IOWA.

ZONING

C1A - NEIGHBORHOOD COMMERCIAL DISTRICT

LAND USE

EXISTING - UNDEVELOPED
PROPOSED - RETAIL/RESTAURANT

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	PRELIMINARY PLAT

DEVELOPMENT SUMMARY

SITE AREA 190,178 SF (4.37 ACRES)

LOT 1 AREA 46,974 SF (1.08 AC.)

ZONING
C-1A (NEIGHBORHOOD COMMERCIAL DISTRICT)

SETBACKS
FRONT: 30 FT
SIDE: 30 FT
REAR: 30 FT
MONUMENT SIGN: 15 FEET

LOT 2 AREA 115,128 SF (2.64 AC.)

ZONING
C-1A (NEIGHBORHOOD COMMERCIAL DISTRICT)
R-4/PD-1 (ROW DWELLING AND TOWNHOME DISTRICT/PLANNED DEVELOPMENT OVERLAY)

SETBACKS
FRONT: 30 FT
SIDE: 30 FT
REAR: 30 FT
MONUMENT SIGN: 15 FEET

OUTLOT 'Z' AREA 28,077 SF (0.64 AC.)

ZONING
C-1A (NEIGHBORHOOD COMMERCIAL DISTRICT)
R-4/PD-1 (ROW DWELLING AND TOWNHOME DISTRICT/PLANNED DEVELOPMENT OVERLAY)

GENERAL NOTES

- A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE UNLESS OTHERWISE NOTED.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
- LANDSCAPE BUFFER IN LOT 2 A SHALL BE INSTALLED WHEN THE LOT IS DEVELOPED.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS-BUILTS INCLUDING LOCATION, TYPE OF TILE, & TILE ELEVATION.
- ALL STORM SEWER CROSS RUNS WILL NEED TO BE CONTAINED WITHIN ONE PANEL OF PAVEMENT.
- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2024 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2025 EDITION OF SUDAS.
- A GEOTECHNICAL REPORT WILL BE REQUIRED WITH THE REVIEW AND APPROVAL OF THE CONSTRUCTION DRAWINGS.
- LOTS NOT ASSIGNED AN MPE, MOE, OR MGS WILL BE REQUIRED TO HAVE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.
- OUTLOT Z IS COVERED BY A DETENTION EASEMENT.

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
LOT LINE
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)

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

PROJECT TEAM:

DEVELOPER/APPLICANT:

ALDER PARTNERS LLC
ATTN: AJDIN NADAREVIC

OWNER:
BOYSEN PROPERTIES, LLC
32598 WOODLAND CT
ADEL IA 50003

ENGINEER:
CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: KEITH WEGGEN
PH. (515) 369-4400

LANDSCAPE ARCHITECT:
CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: KEITH WEGGEN
PH. (515) 369-4400

SURVEYOR:
CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: KEITH WEGGEN
PH. (515) 369-4400

GEOTECHNICAL ENGINEER:
TERRACON CONSULTANTS, INC
600 SW 7TH STREET, SUITE M
DES MOINES, IOWA 50010
CONTACT: BRETT BRADFIELD
PH. (515) 244-3184

WATER:

WAUKEE PUBLIC WORKS
805 UNIVERSITY AVE
WAUKEE, IA 50263
CONTACT: TIM ROYER
PH. (515) 978-7920

SANITARY SEWER:

WAUKEE PUBLIC WORKS
805 UNIVERSITY AVE
WAUKEE, IA 50263
CONTACT: TIM ROYER
PH. (515) 978-7920

ELECTRIC:

MIDAMERICAN ENERGY
10510 DOUGLAS AVE
URBANDALE, IA 50322
CONTACT: JORDAN SMETS
PH. (515) 252-6565

STORM SEWER:

WAUKEE PUBLIC WORKS
805 UNIVERSITY AVE
WAUKEE, IA 50263
CONTACT: TIM ROYER
PH. (515) 978-7920

TELEPHONE:

LUMEN TECHNOLOGIES
2103 E. UNIVERSITY
DES MOINES, IA 50317
CONTACT: AUSTIN FREESEMAN
PH. (303) 461-4970

GAS:

WAUKEE PUBLIC WORKS
805 UNIVERSITY AVE
WAUKEE, IA 50263
CONTACT: TIM ROYER
PH. (515) 978-7920

BUILDING DEPARTMENT:

CITY OF WAUKEE
204 WEST HICKMAN ROAD
WAUKEE, IA 50263
CONTACT: KEITH RASH
PH. (515) 978-7893

HEALTH DEPARTMENT:

DALLAS COUNTY PUBLIC HEALTH &
HOME HEALTH
25747 N AVENUE, SUITE C
ADEL, IA 50003
CONTACT: TED TREWIN
PH. (515) 993-5803

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.

SUBMITTAL DATES

FIRST SUBMITTAL:	02/04/2025
SECOND SUBMITTAL:	02/24/2025
THIRD SUBMITTAL:	03/13/2025
FOURTH SUBMITTAL:	04/11/2025

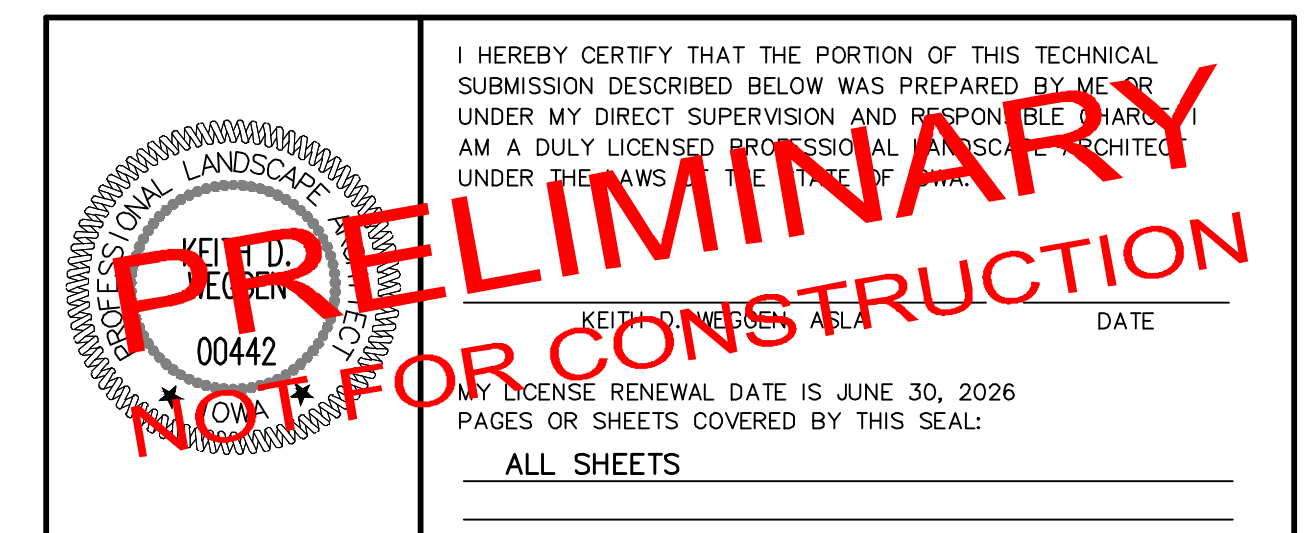


CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IA 50322

PH: (515) 369-4400

PROJECT NO. 2304.285



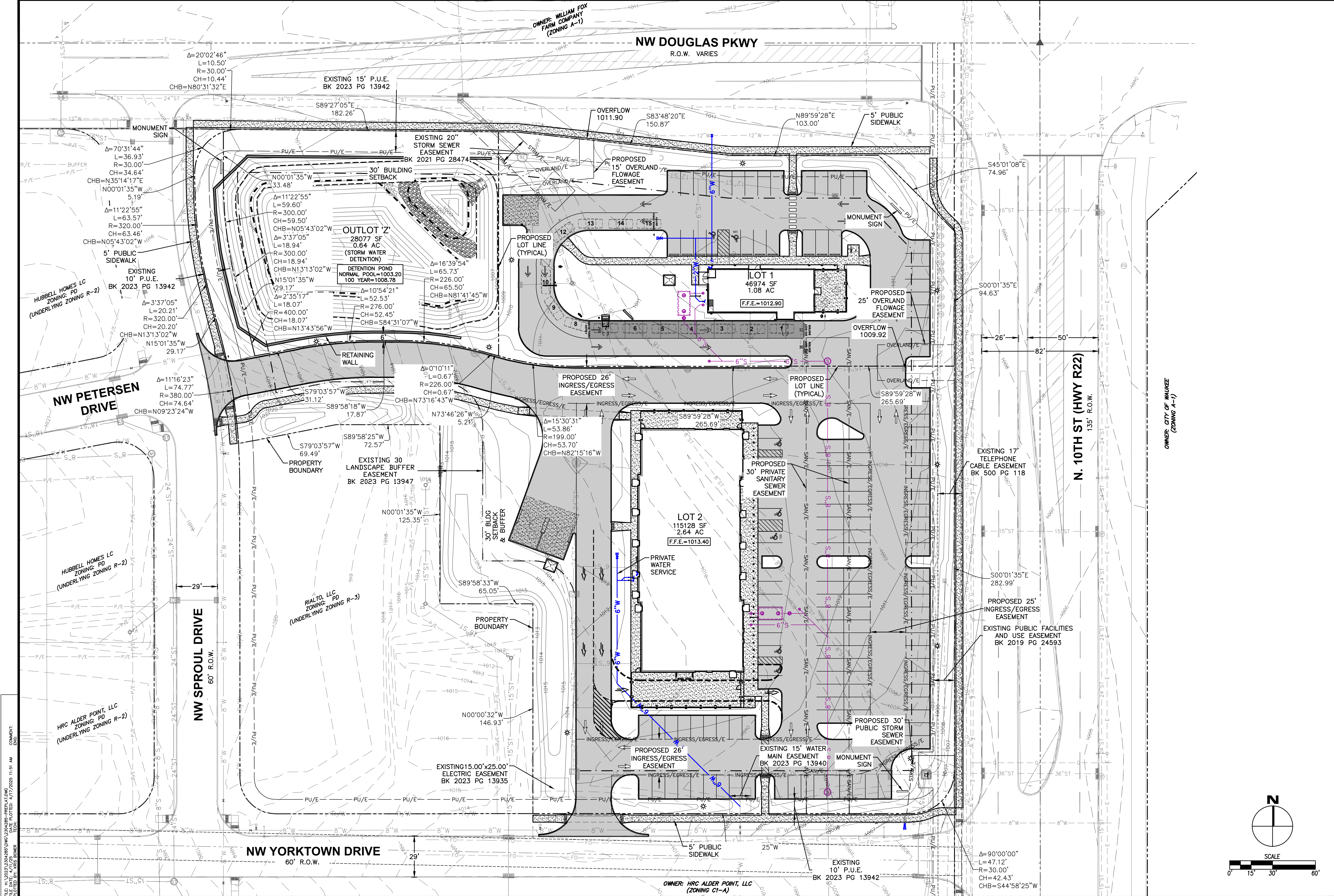
I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2026

PAGES OR SHEETS COVERED BY THIS SEAL:

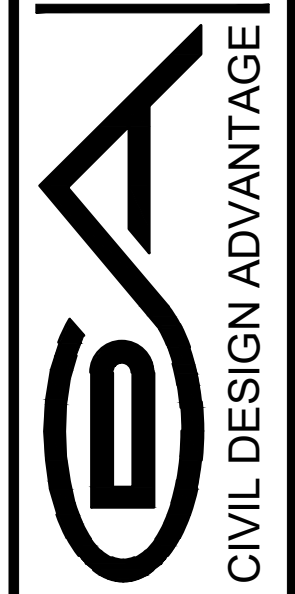
ALL SHEETS



COMMENT:
 DATE: 04/11/2025 11:51 AM
 PLOTTED BY: AINS BOWEN
 FILE: H:\2023\2304285\DWG\2304285-REPLACING.DWG
 TITLE: ALDER POINT RETAIL PRELIMINARY PLAT

NO.	DATE	REVISIONS

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



WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

ALDER POINT RETAIL PRELIMINARY PLAT

DATE: 04/11/2025
 SHEET NUMBER:
C1.1
 2304.285

DRAFTED:

ENGINEER:

ENGINEER:

ENGINEER:

ENGINEER:

ENGINEER:

ENGINEER:

ENGINEER:

ENGINEER: