

# PRELIMINARY PLAT FOR: WILLIAMS POINTE PLAT 17 WAUKEE, IOWA

## VICINITY MAP NOT TO SCALE



WAUKEE, IOWA

## PROPERTY DESCRIPTION

A TRACT OF LAND IN THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER (S $\frac{1}{2}$  SW $\frac{1}{4}$ ) OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF REFERENCE AT THE SOUTH QUARTER (1/4) CORNER OF SAID SECTION 35; (FOUND CHISELED CROSS-SECTION) THENCE WEST 545.0 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO A POINT (NOT IDENTIFIED); THENCE NORTH 60.0 FEET TO THE POINT OF BEGINNING (SET 8" I.R. WITH CAP NO. 5931) ON THE NORTH RIGHT-OF-WAY OF UNIVERSITY AVENUE; THENCE CONTINUING NORTH 407.0 FEET TO A POINT (SET 8" I.R. WITH CAP NO. 5931); THENCE WEST 467.0 FEET TO A POINT (SET 8" I.R. WITH CAP NO. 5931); THENCE SOUTH 407.0 FEET TO A POINT (SET 8" I.R. WITH CAP NO. 5931) SAID POINT BEING ON A FENCE ON THE NORTH RIGHT-OF-WAY OF UNIVERSITY AVENUE; THENCE EAST 467.0 FEET ALONG THE RIGHT-OF-WAY TO THE POINT OF BEGINNING AND CONTAINING 4.36 ACRES EXCLUSIVE OF ROAD RIGHT-OF-WAY.

## INDEX OF SHEETS

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

## DEVELOPMENT SUMMARY

SITE AREA	190,079 SF (4.36 AC.)
<b>PARKING REQUIRED</b>	
OFFICE (3 SPACES PER 1,000 SF)	
RETAIL (4 SPACES PER 1,000 SF)	
RESTAURANT (15 SPACES PER 1,000 SF)	
<b>LOT 2</b>	
AREA	72,177 SF (1.66 AC.)
<b>OPEN SPACE</b>	
MINIMUM REQUIRED:	18,044 SF (25.0%)
PROVIDED:	18,998 SF (26.3%)
<b>SETBACKS</b>	
FRONT:	30 FT
REAR:	15 FT
SIDE:	30 FT
<b>BUILDING AREA</b>	
RESTAURANT:	2,800 SF
RETAIL:	11,825 SF
	14,625 SF
<b>PARKING REQUIRED</b>	
RESTAURANT (15 SPACES PER 1,000 SF)	42 SPACES
RETAIL (4 SPACES PER 1,000 SF)	46 SPACES
	88 SPACES
<b>PARKING PROVIDED</b>	
STANDARD PARKING:	81 SPACES
ACCESSIBLE PARKING:	2 SPACES
	83 SPACES
* LOT 2 WILL REQUIRE A SHARED PARKING AGREEMENT WITH EITHER LOT 1 OR LOT 3, OR BOTH.	
<b>LOT 1</b>	
AREA	51,652 SF (1.19 AC.)
<b>OPEN SPACE</b>	
MINIMUM REQUIRED:	12,913 SF (25.0%)
PROVIDED:	17,953 SF (34.8%)
<b>SETBACKS</b>	
FRONT:	40 FT
SIDE:	15 FT
REAR:	30 FT
<b>BUILDING AREA</b>	13,620 SF
<b>PARKING REQUIRED</b>	
OFFICE (3 SPACES PER 1,000 SF)	41 SPACES
<b>PARKING PROVIDED</b>	
STANDARD PARKING:	51 SPACES
ACCESSIBLE PARKING:	2 SPACES
	53 SPACES
<b>LOT 3</b>	
AREA	40,938 SF (0.94 AC.)
<b>OPEN SPACE</b>	
MINIMUM REQUIRED:	10,235 SF (25.0%)
PROVIDED:	11,905 SF (29.1%)
<b>SETBACKS</b>	
FRONT:	40 FT
SIDE:	15 FT
REAR:	30 FT
<b>BUILDING AREA</b>	11,160 SF
<b>PARKING REQUIRED</b>	
OFFICE (3 SPACES PER 1,000 SF)	34 SPACES
<b>PARKING PROVIDED</b>	
STANDARD PARKING:	39 SPACES
ACCESSIBLE PARKING:	2 SPACES
	41 SPACES
<b>OUTLOT 'Z'</b>	
AREA	25,320 SF (0.58 AC.)

## GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
BUILDING SETBACK	STORM SEWER MANHOLE
PERMANENT EASEMENT	STORM SEWER SINGLE INTAKE
TEMPORARY EASEMENT	STORM SEWER DOUBLE INTAKE
TYPE SW-501 STORM INTAKE	FLARED END SECTION
TYPE SW-502 STORM INTAKE	DECIDUOUS TREE
TYPE SW-503 STORM INTAKE	CONIFEROUS TREE
TYPE SW-505 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-506 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-512 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-513 STORM INTAKE	GUY ANCHOR
TYPE SW-401 STORM MANHOLE	STREET LIGHT
TYPE SW-402 STORM MANHOLE	POWER POLE W/ TRANSFORMER
FLARED END SECTION	UTILITY POLE W/ LIGHT
TYPE SW-301 SANITARY MANHOLE	ELECTRIC BOX
STORM/SANITARY CLEANOUT	ELECTRIC TRANSFORMER
WATER VALVE	ELECTRIC MANHOLE OR VAULT
FIRE HYDRANT ASSEMBLY	TRAFFIC SIGN
SIGN	TELEPHONE JUNCTION BOX
DETECTABLE WARNING PANEL	TELEPHONE MANHOLE/VAULT
WATER CURB STOP	TELEPHONE POLE
SANITARY SEWER	GAS VALVE BOX
SANITARY SERVICE	CABLE TV JUNCTION BOX
STORM SEWER	CABLE TV MANHOLE/VAULT
STORM SERVICE	MAIL BOX
WATERMAIN WITH SIZE	BENCHMARK
WATER SERVICE	SOIL BORING
SAWCUT (FULL DEPTH)	UNDERGROUND TV CABLE
SILT FENCE	GAS MAIN
USE AS CONSTRUCTED (UAC)	FIBER OPTIC
MINIMUM PROTECTION ELEVATION (MPE)	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

## PROJECT TEAM:

**OWNER/APPLICANT:**  
MDBB 1, LLC SERIES 4  
1181 SE GRANT WOODS CT  
WAUKEE IA 50263

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

**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: BRIAN SEWELL  
PH. (515) 830-0445

**STORM SEWER:**  
WAUKEE PUBLIC WORKS  
805 UNIVERSITY AVE  
WAUKEE, IA 50263  
CONTACT: TIM ROYER  
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**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:	08/05/2025
SECOND SUBMITTAL:	08/27/2025
THIRD SUBMITTAL:	09/17/2025
FOURTH SUBMITTAL:	10/21/2025

## ZONING

LOT 1:	C-4
LOT 2:	C-1A
LOT 3:	C-4
OUTLOT 'Z':	C-4

C1-A (NEIGHBORHOOD COMMERCIAL DISTRICT)  
C-4 (OFFICE PARK COMMERCIAL DISTRICT)

## LAND USE

EXISTING - UNDEVELOPED  
PROPOSED - OFFICE  
FUTURE - OFFICE, RETAIL/RESTAURANT

## GENERAL NOTES

1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
2. ALL SIDEWALKS SHALL BE 5 FEET WIDE UNLESS OTHERWISE NOTED.
3. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
4. SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
5. LANDSCAPE BUFFER IN LOT 2 A SHALL BE INSTALLED WHEN THE LOT IS DEVELOPED.
6. 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.
7. ALL STORM SEWER CROSS RUNS WILL NEED TO BE CONTAINED WITHIN ONE PANEL OF PAVEMENT.
8. ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2024 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2025 EDITION OF SUDAS.
9. A GEOTECHNICAL REPORT WILL BE REQUIRED WITH THE REVIEW AND APPROVAL OF THE CONSTRUCTION DRAWINGS.
10. LOTS NOT ASSIGNED AN MPE, MOE, OR MGS WILL BE REQUIRED TO HAVE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.
11. OUTLOT Z IS COVERED BY A DETENTION EASEMENT.



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