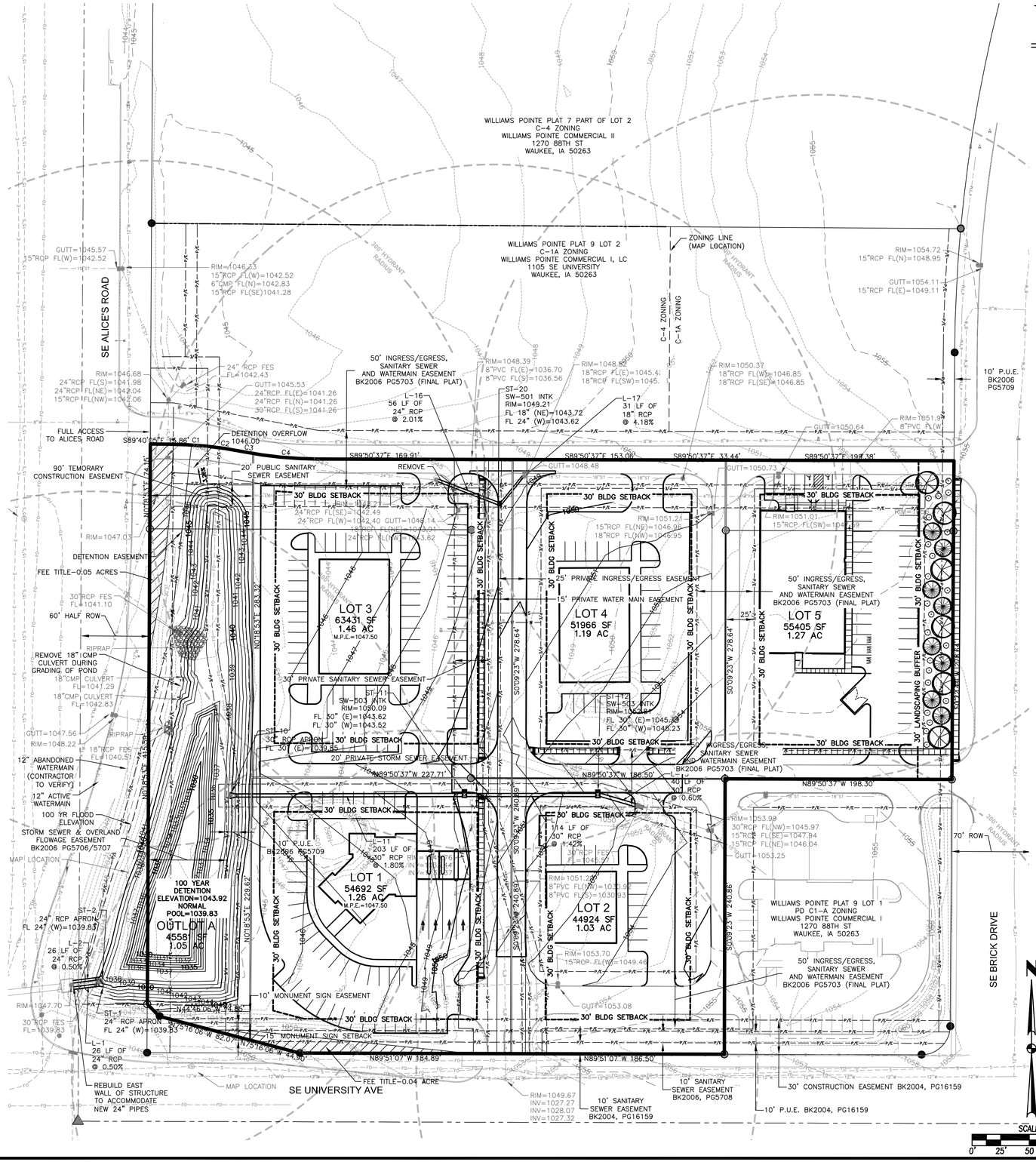
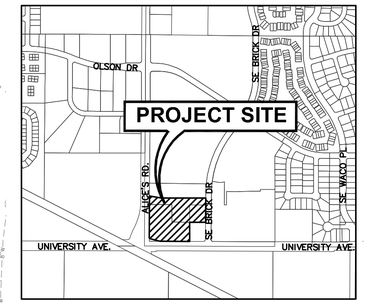
PRELIMINARY PLAT FOR:

WILLIAMS POINTE PLAT 15

WAUKEE, IOWA



VICINITY MAP



OWNER

WILLIAMS POINTE COMMERCIAL I, LC
1195 SE UNIVERSITY AVE
WAUKEE, IA 50263

APPLICANT

GREATER IOWA CREDIT UNION
CONTACT: SCOTT ZAHNLE
801 LINCOLN WAY
AMES, IA 50010

DEVELOPER

THREE SIXTY GROUP
CONTACT: TIM WALPOLE
5625 MILLS CIVIC #101
WEST DES MOINES, IA 50266

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

BULK REGULATIONS

SITE AREA	315,998 SF (7.25 ACRES)
MAXIMUM HEIGHT	
PD C-1A	40'
MAXIMUM STORIES	
PD C-1A	2 STORIES
SETBACKS	
PD C-1A	
FRONT	30'
REAR	30'
SIDE	NONE
MONUMENT SIGN	15'

DATE OF SURVEY

NOVEMBER 25, 2014

ZONING

PD C-1A (NEIGHBORHOOD COMMERCIAL DISTRICT)

LEGEND

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE — 8"S — 8"S
- STORM SEWER — 15"ST — 15"ST
- WATERMAIN WITH SIZE — 8"W — 8"W
- OVERSTORY TREES
- SHRUB
- EVERGREEN TREES

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL	H	H
PLATTED DISTANCE	(P)	
MEASURED BEARING & DISTANCE	(M)	
RECORDED AS	(R)	
DEED DISTANCE	(D)	
CURVE ARC LENGTH	AL	
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	MPE	
PLAT CORNER	1	
CENTERLINE		
SECTION LINE		
1/4 SECTION LINE		
1/4 1/4 SECTION LINE		
EASEMENT LINE		
LOT LINE		
RIGHT OF WAY	R/W	
BUILDING SETBACK		
PLAT BOUNDARY		

EXISTING

- GROUND SURFACE CONTOUR
- 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 — TV —
- GAS MAIN — G — G —
- FIBER OPTIC — FO — FO —
- UNDERGROUND TELEPHONE — T — T —
- OVERHEAD ELECTRIC — OE — OE —
- UNDERGROUND ELECTRIC — E — E —
- FIELD TILE — TILE — TILE —
- SANITARY SEWER W/ SIZE — 8"S — 8"S —
- STORM SEWER W/ SIZE — 15"ST — 15"ST —
- WATER MAIN W/ SIZE — 8"W — 8"W —

PLAT DESCRIPTION

A PART OF LOTS 2 AND 3 AND OUTLOT A, WILLIAMS POINTE PLAT 9, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, COUNTY OF DALLAS, STATE OF IOWA, RECORDED IN BOOK 2006 AND ON PAGE 5073 IN THE DALLAS COUNTY RECORDER'S OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT A, THENCE NORTH 00°18'53" EAST ALONG THE WEST LINE OF SAID OUTLOT A, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF ALICE'S ROAD AS NOW ESTABLISHED, A DISTANCE OF 415.59 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT A, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°18'53" EAST CONTINUING ALONG THE WEST LINE OF SAID LOT 2, ALSO BEING SAID EAST RIGHT-OF-WAY LINE, 74.15 FEET; THENCE SOUTH 89°40'05" EAST, 15.86 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 32.72 FEET, AND WHOSE CHORD BEARS SOUTH 86°59'25" EAST, 32.70 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 32.72 FEET, AND WHOSE CHORD BEARS SOUTH 81°38'04" EAST, 32.70 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 350.00 FEET; WHOSE ARC LENGTH IS 66.51 FEET, AND WHOSE CHORD BEARS SOUTH 84°24'01" EAST, 66.41 FEET; THENCE SOUTH 89°50'37" EAST, 555.79 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00°22'44" WEST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 278.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°50'37" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 198.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, ALSO BEING THE NORTHEAST CORNER OF SAID OUTLOT A; THENCE SOUTH 00°09'23" WEST ALONG SAID EAST LINE, 240.86 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT A, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE NORTH 89°51'07" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 371.39 FEET; THENCE NORTH 75°16'06" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 126.97 FEET; THENCE NORTH 44°46'06" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE 14.85 FEET; TO THE POINT OF BEGINNING AND CONTAINING 7.25 ACRES (315,998 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ALL HYDRANTS ARE TO HAVE STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS
2. LANDSCAPING REQUIREMENT FOR LOT 5: 2 TREES PER 1500 SF OF OPEN SPACE AND 2 SHRUBS PER 1,000 FEET OF OPEN SPACE
3. OUTLOT A WILL BE OWNED BY WILLIAMS POINTE COMMERCIAL OWNER'S ASSOCIATION, INC. ON SITE PRIVATE STREETS WILL BE OWNED BY THE LOTS TO THE CENTER OF THE PRIVATE ROADS. PRIVATE EASEMENTS WILL PROVIDE CROSS ACCESS AND MAINTENANCE OF THE ROADS BY GIVING AUTHORITY TO THE WILLIAMS POINTE COMMERCIAL OWNER'S ASSOCIATION, INC. THE PRIVATE ROAD AT THE NORTH SITE BOUNDARY AND OUTLOT A WILL FALL TO THE ASSOCIATION TO MANAGE/MAINTAIN AND EXPENSE THE COST PROPORTIONATELY TO THE INDIVIDUAL LOTS.

AREA OF DISTURBANCE: 2.09 ACRES

BENCHMARKS

BM#1 CUT 'X' @ CENTERLINE OF ALICE'S ROAD
ELEVATION=1046.62

BM#2 INTK GUTT OF @ SE COR OF ALICE'S ROAD AND ACCESS DRIVE
ELEVATION=1045.53

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°21'21"	350.00'	32.72'	S86°59'25"E	32.70'
C2	5°21'21"	350.00'	32.72'	S81°38'04"E	32.70'
C3	1°30'41"	350.00'	9.23'	S79°42'44"E	9.23'
C4	9°22'33"	350.00'	57.27'	S85°09'21"E	57.21'

RYAN A. HARDISTY 20811 LICENSED PROFESSIONAL ENGINEER 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.

PRELIMINARY
NOT FOR CONSTRUCTION

RYAN A. HARDISTY, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
THIRD SUBMITTAL	03/03/15
SECOND SUBMITTAL	02/17/15
FIRST SUBMITTAL	02/02/15

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: RAH
EI: TMA
CIVIL DESIGN ADVANTAGE

WILLIAMS POINTE PLAT 15
PRELIMINARY PLAT
WAUKEE, IOWA

1/1

1410.527

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