

EXIST. ACCESS

PROP. LOT #4 1.34 AC.

PROP. LOT #5 1.34 AC.

PROP. LOT #6 1.57 AC.

PROP. LOT #7 1.34 AC.

PROP. LOT #8 1.64 AC.

EXIST. ACCESS

PROP. LOT #9 0.97 AC.

EXIST. ACCESS

PROP. LOT #10 1.56 AC.

PROP. ACCESS

PROP. LOT #11 2.04 AC.

EXIST. ACCESS

GRIMM STREET

CROSSROADS BLVD.

CROSSROADS BLVD.

LAPORTE ROAD

595 PARKS (5.1 / 1,000)

116,500 S.F. TOTAL

10,000 S.F.

22,400 S.F.

10,000 S.F.

19,600 S.F.

40,000 S.F.

GRADE BREAK & GREEN BUFFER

PROP. LOT #12 13.36 AC.

64 UNITS

80 UNITS

400 TOTAL UNITS

80 UNITS

AMENITY

551 PARKS INCL. 60 GARAGES

64 UNITS

52 UNITS

POOL

60 UNITS

120,000 S.F.

20,000 S.F.

20,000 S.F.

PROP. LOT #14 1.92 AC.

EXIST. ACCESS

CROSSROADS BLVD.

ATIGROUP



This drawing has been prepared by the Architect, or under the direct supervision of the Architect. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document represents the plan concept and is not intended to necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, city input, site signage, grading, and other factors that may impact final site design. This drawing shall not be used for construction or legally binding purposes. *Architect's Seal* J. C. G. Sirmington & Associates Architects, Inc., J. C. G.

## Site Concept #3 Waterloo, Iowa

**October 27, 2025**



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