PRELIMINARY PLAT

WAUKEE MARKET PLACE PLAT 1

WAUKEE, IOWA

HURD WAUKEE L.L.C., 2000 FULLER ROAD WEST DES MOINES, IA 50265

VICINITY SKETCH

PROPERTY OWNER:

HURD WAUKEE L.L.C.
2000 FULLER ROAD
WEST DES MOINES, IA 50265

SETBACKS

C-1
FRONT YARD = 30 FEET
SIDE YARD = 0 FEET
SIDE YARD = 15 FEET / IF ADJACENT TO 'R' DISTRICT
REAR YARD = 30 FEET

ZONING/LAND USE

C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
PD PLANNED DEVELOPMENT DISTRICT (OVERLAY) ORDINANCE NO. 2390

DISTURBED AREA

2.3 ACRES

DEVELOPER:

HURD WAUKEE L.L.C.
2000 FULLER ROAD
WEST DES MOINES, IA 50265

PROJECT MANAGER:

ED ARP
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4884
ARP@CECLAC.COM

BUFFER REQUIREMENTS

REQUIRED: PER 50 LF
2 OVERSTORY
3 EVERGREEN
2 ORNAMENTAL
333/50 LF = 7
14 OVERSTORY
21 EVERGREEN
14 ORNAMENTAL

PROVIDED:
14 OVERSTORY
21 EVERGREEN
14 ORNAMENTAL

PLANTING SCHEDULE

BG	7	Nyssaceae (tupelos) Black Gum	2 1/2" Cal.	B&B	See Plan
UA	7	Ulmus 'Morton' accolade' Accolade Elm	2 1/2" Cal.	B&B	See Plan
MP	9	Malus species Prairiefire Crabapple	1 1/2" Cal	Cont.	See Plan
CP	5	Crataegus phaenopyrum Washington Hawthorne	10' HT.	Cont.	Multi-trunk
PM	9	Pseudotsuga menziesii Douglas Fir	6'-8' Ht.	TS/B&B	See Plan
PW	12	Pinus strobus White Pine	6'-8' Ht.	TS/B&B	See Plan

LEGAL DESCRIPTION

PARCEL 'AA' OF THE NE1/4 OF THE NE1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, AN OFFICIAL PARCEL RECORDED IN BOOK 2012 , PAGE 22929 AT THE DALLAS COUNTY RECORDER'S OFFICE DESCRIBED AS:

A PARCEL OF LAND IN THE NE1/4 OF THE NE1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED FOLLOWS:

COMMENCING AT A POINT OF REFERENCE AT THE E1/4 CORNER OF SAID SECTION 34, SAID E1/4 CORNER ALSO BEING THE NE CORNER OF WESTGATE BUSINESS PARK PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2000, PAGE 12285 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S89°56'09"W, 50.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID WESTGATE BUSINESS PARK PLAT 2, TO THE NE CORNER OF LOT 13 OF SAID WESTGATE BUSINESS PARK PLAT 2, SAID NE CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF ALICE'S ROAD AS IT IS PRESENTLY ESTABLISHED; THENCE N00°04'43"W, 1955.91 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE S89°55'17"W, 358.01 FEET TO A POINT; THENCE N00°00'03"W, 215.99 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 77.50 FEET AND A CHORD BEARING N45°11'17"W, AN ARC LENGTH OF 122.24 FEET TO A POINT OF TANGENCY; THENCE S89°37'30"W, 832.69 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4 NE1/4, SAID WEST LINE ALSO BEING THE EAST LINE OF WESTGATE PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 820, PAGE 278 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N00°00'05"E, 332.51 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY #6(HICKMAN ROAD) AS IT IS PRESENTLY ESTABLISHED; THENCE N89°37'30"E, 1133.39 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S71°10'58"E, 126.99 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ALICE'S ROAD; THENCE S00°38'58"E, 197.18 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE N89°55'17"E, 12.34 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE S00°04'43"E, 389.36 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 12.000 ACRES MORE OR LESS.

GENERAL NOTES:

1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF WAUKEE - ENGINEERING DEPARTMENT
   b. HURD WAUKEE LLC
   c. CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
   d. IOWA ONE-CALL
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
3. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
4. THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
5. THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
6. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION AND RECORD LOCATION FOR AS-BUILT PLANS.
7. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
8. ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
10. ALL PROPOSED CHANGES TO THE PLAN SET DURING CONSTRUCTION SHALL RECEIVE WRITTEN APPROVAL FROM THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND THE CONTRACTOR IS RESPONSIBLE FOR ALL CHANGES THAT HAVE NOT BEEN GRANTED APPROVAL.
11. WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO THIS PROJECT.
12. THE CONTRACTOR IS REQUIRED TO SET UP A PRECONSTRUCTION MEET WITH THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT ONE WEEK PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

NPDES/SWPPP

1. THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A NPDES PERMIT AND FOLLOW THE REQUIREMENTS OF THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
2. THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A CITY OF WAUKEE COSESCO PERMIT.

GRADING NOTES

1. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
2. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
3. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
4. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD.
5. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
6. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
7. STRIP BLACK DIRT AND RESPREAD. (4" MINIMUM)
8. ADDITIONAL SILT FENCING MAY BE REQUIRED BY THE CITY AFTER FIELD INSPECTION.

GENERAL LEGEND

PROPOSED

- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- DRAIN BASIN OR SEDIMENT RISER
- DRAIN BASIN WITH SOLID GRATE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- SCOUR STOP MAT
- TURF REINFORCEMENT MAT
- STORM SEWER WITH SIZE
- WATER SEWER WITH SIZE
- WATER SERVICE
- PROPOSED CONTOUR
- SILT FENCE
- ADDRESS
- RIPRAP

EXISTING

- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- CATV — UNDERGROUND TELEVISION
- UGE — UNDERGROUND ELECTRIC
- G — UNDERGROUND GAS
- UGFO — UNDERGROUND FIBER OPTIC
- UGT — UNDERGROUND TELEPHONE
- OHW — OVERHEAD ELECTRIC
- SAN — SANITARY SEWER WITH SIZE
- ST — STORM SEWER WITH SIZE
- W — WATER MAIN WITH SIZE
- EXISTING CONTOUR
- TREELINE
- B.S.L. — BUILDING SETBACK LINE
- P.U.E. — PUBLIC UTILITY EASEMENT
- M.O.E. — MINIMUM OPENING ELEVATION

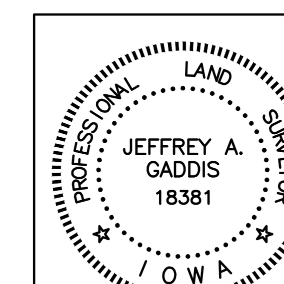
BENCHMARK

CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.

ELEVATION----------------------------1034.63

IOWA ONE CALL 1-800-292-8989 www.iowaonecall.com

CERTIFICATION



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 - 3

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE:	REVISIONS	COMMENTS
07-07-16	1	---
	2	---
	3	
	4	
	5	
	6	

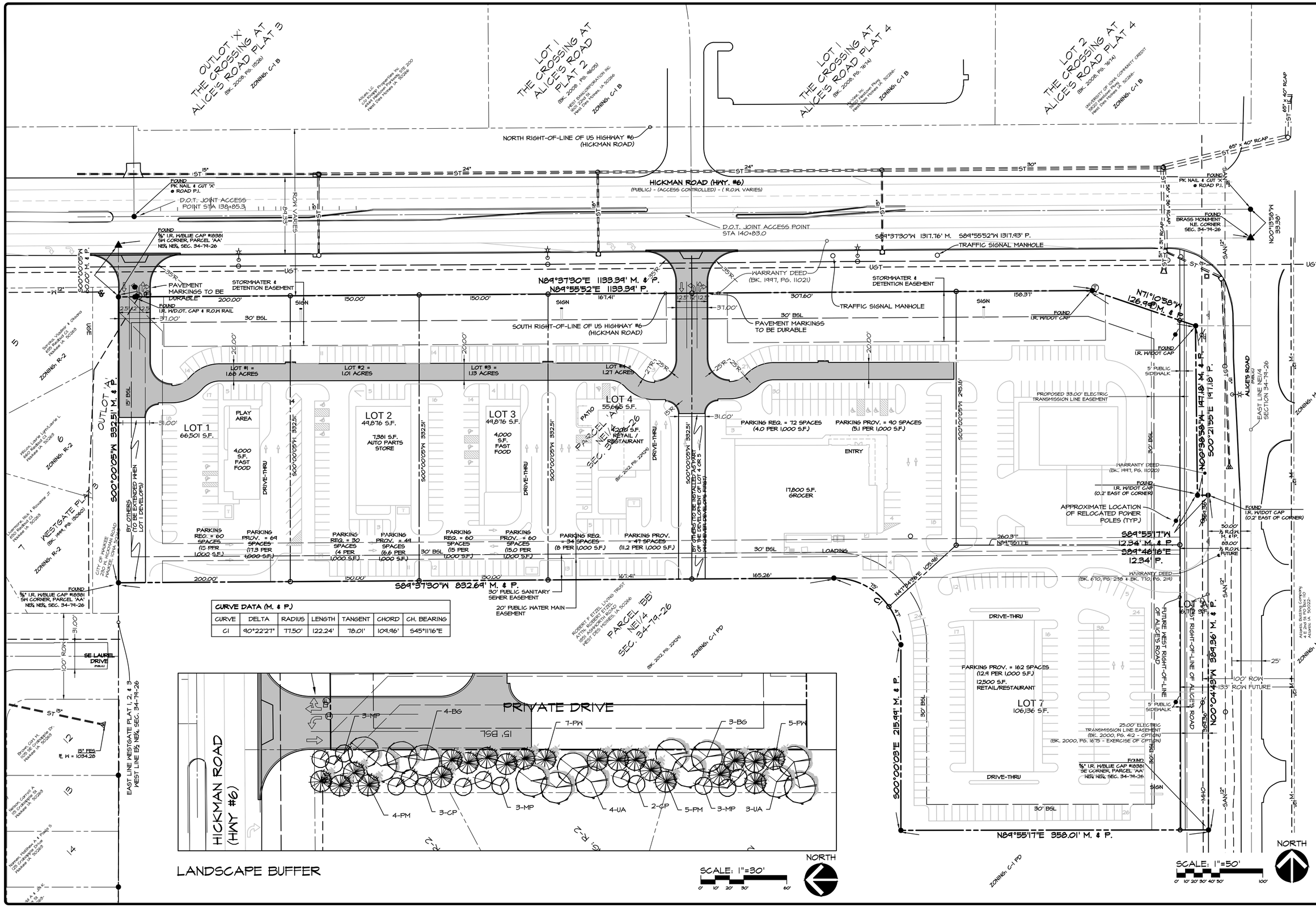
DATE OF SURVEY: 06-2015
DESIGNED BY: ARP
DRAWN BY: MMA / JAG

WAUKEE MARKET PLACE PLAT 1
WAUKEE, IOWA
COVER

SHEET 1 OF 3

A-1707

Q:\A-FILES\A-1700\A1707_C3D Drawings\Plat\A1707 (01) PRELIMINARY PLAT COVER.dwg, 7/7/2016 3:52:14 PM, mmorgan, 1:1



CURVE DATA (M. & P.)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°22'27"	77.50'	122.24'	78.01'	109.96'	S45°11'16"E

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

REVISIONS		COMMENTS
1	------	
2	------	
3		
4		
5		
6		

DATE:	
DATE OF SURVEY:	07-07-16
DESIGNED BY:	06-2015
DRAWN BY:	ARP
	MMA / JAG

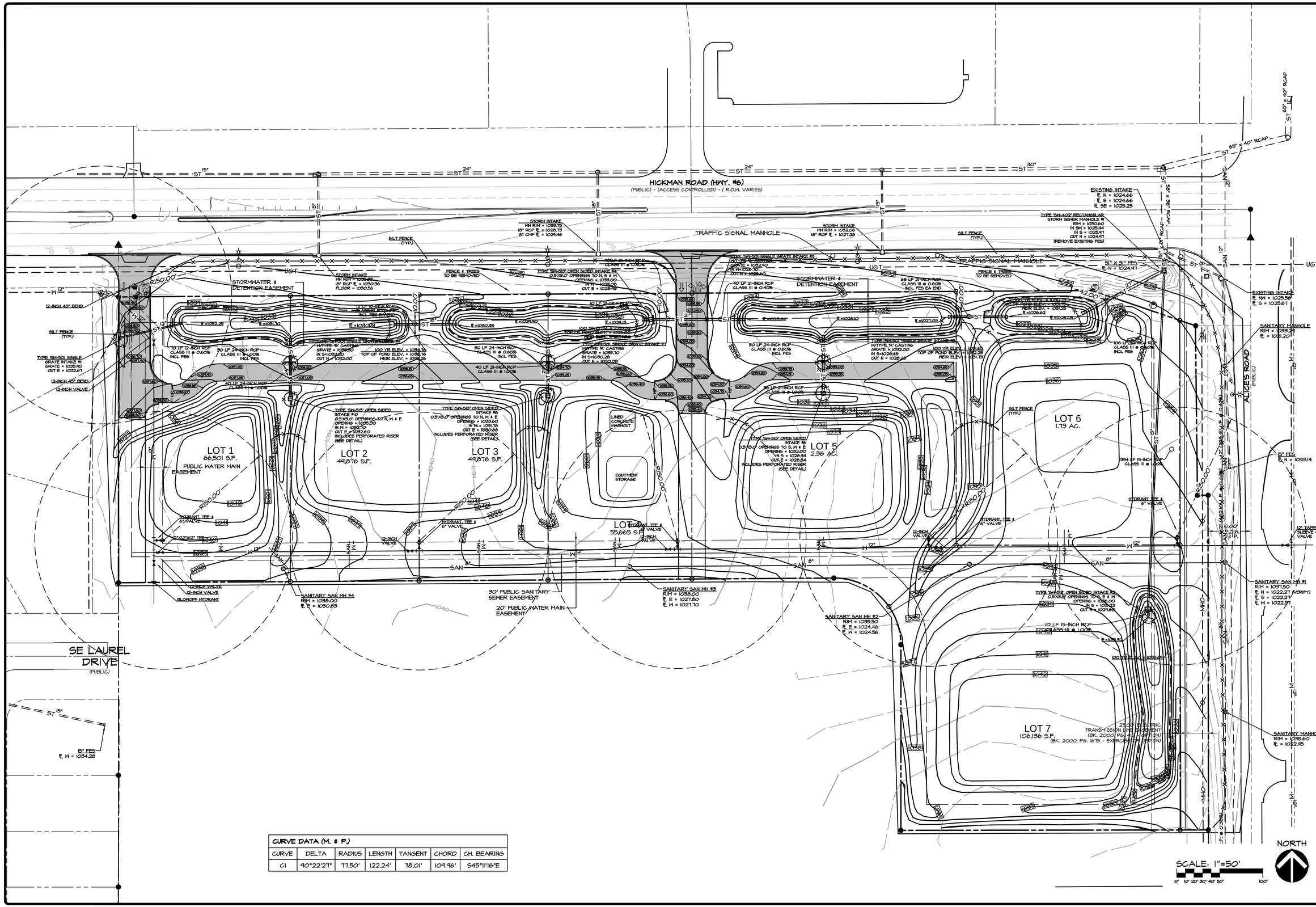
WAUKEE MARKET PLACE PLAT 1

WAUKEE, IOWA

DIMENSION PLAN

SHEET 2 OF 3

A-1707



CURVE DATA (M. & P.)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°22'27"	77.50'	122.24'	78.01'	109.96'	S45°11'16"E

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 , Des Moines, Iowa 50322
515.276.4884 , Fax: 515.276.7084 , mail@ceclac.com

REVISIONS		COMMENTS
1	------	
2	------	
3		
4		
5		
6		

DATE: 07-07-16
DATE OF SURVEY: ...
DESIGNED BY: 06-2015
DRAWN BY: ARP
MMA / JAG

WAUKEE MARKET PLACE PLAT 1

WAUKEE, IOWA

GRADING & UTILITY PLAN

SHEET 3 OF 3

A-1707

Q:\A-FILES\A-1700\A1707\...\CD Drawings\Plat\A1707.003 PRELIMINARY PLAT.dwg, 7/7/2016 5:54:49 PM, mmorgan, 1:1