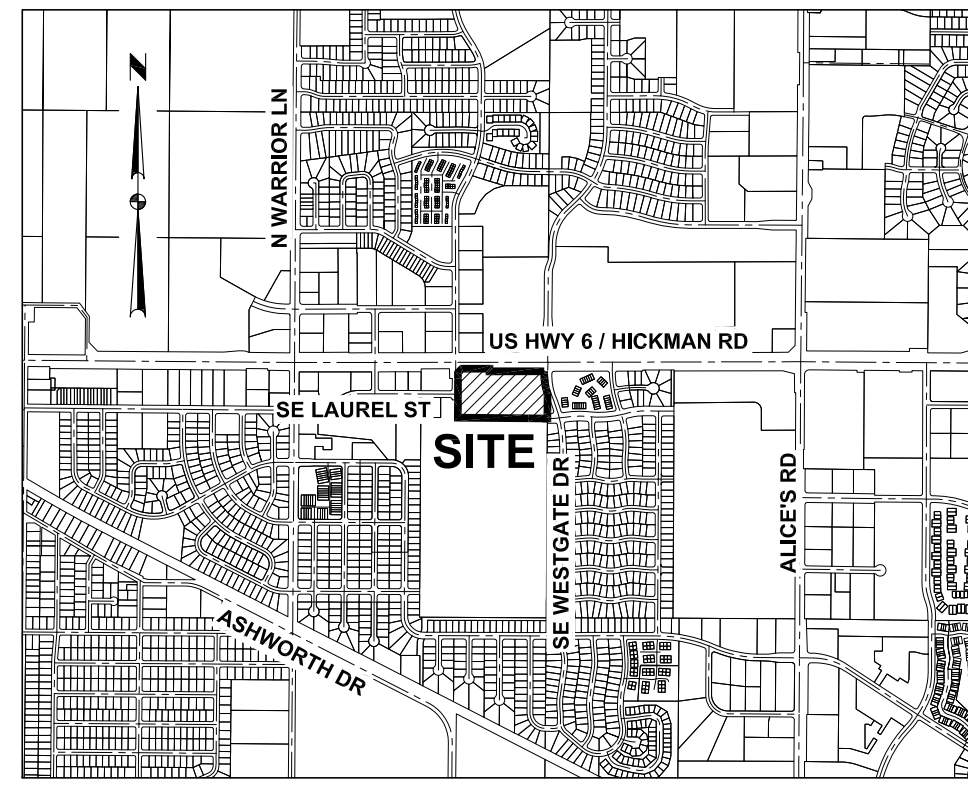


WAUKEE CENTRAL

PRELIMINARY PLAT (SHEET 1 OF 3)

VICINITY MAP



WAUKEE, IOWA

OWNER

JOANN M. DAVID
14160 HARDING TRAIL
INDIANOLA, IOWA 50125

APPLICANT

WAUKEE CENTRAL, LLC
1400 18TH STREET
SPIRIT LAKE, IA 51360

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: RYAN HARDISTY
PH: 515-369-4400

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - DIMENSION PLAN
SHEET 3 - GRADING / UTILITY PLAN

NOTES

1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
2. ALL SIDEWALKS SHALL BE 5 FEET WIDE.
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. ALL LANDSCAPING BUFFERS SHALL BE INSTALLED AT THE TIME THE LOT DEVELOPS.
6. STORM WATER DETENTION IS TO BE PROVIDED WITH INDIVIDUAL SITE PLANS FOR EACH LOT.

PRELIMINARY PLAT DESCRIPTION

OUTLOT 'B' OF WESTGATE PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

AND

THE NORTH 542 FEET OF THE EAST 934 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 34, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, EXCEPT LAND DEEDED TO THE CITY OF WAUKEE AND THE STATE OF IOWA AND RECORDED IN BOOK 1998, PAGE 117 AND BOOK 1998, PAGE 118 AND EXCEPT THE WARRANTY DEED RECORDED IN BOOK 796 PAGE 298.

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PROPERTY CONTAINS 10.57 ACRES (460,523 SQUARE FEET).

BENCHMARK

DALLAS COUNTY GPS CONTROL POINT G120, ALUMINUM ROD W/CAP STAMPED G120 AND NGS STYLE ACCESS COVER 3" DEEP EAST SIDE OF 'U' PLACE ABOUT 150 FEET SOUTH OF 300TH STREET. ELEVATION=1011.78

ARROW ON HYDRANT @ NE CORNER OF SE DARTMOOR DRIVE & SE LAUREL STREET. ELEVATION=1039.78

ZONING

EXISTING:
C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

BULK REGULATIONS

MINIMUM LOT AREA:	NO MINIMUM
MINIMUM LOT WIDTH:	NO MINIMUM.
FRONT YARD:	30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
SIDE YARDS:	NO MINIMUM SHALL APPLY, EXCEPT WHERE THE SIDE YARD IS ADJACENT TO AN "R" DISTRICT, IN WHICH CASE THE YARD SHALL BE AT LEAST 15 FEET.
REAR YARD:	30 FEET.
MAXIMUM HEIGHT:	40 FEET EXCEPT THAT RADIO COMMUNICATION TOWERS CONSTRUCTED IN COMPLIANCE WITH §221.1 OF THE WAUKEE MUNICIPAL CODE MAY NOT EXCEED 45 FEET IN HEIGHT.
MAXIMUM NUMBER OF STORIES:	3 STORIES
BUILDING AREA	NO SINGLE BUILDING WITHIN THIS DISTRICT SHALL EXCEED 50,000 SQUARE FEET. (NO CONFIGURATION OF BUILDINGS SHALL BE ALLOWED THAT ARE PLANNED OR INTENDED TO CIRCUMVENT THIS REQUIREMENT.)

LEGEND

FEATURES

PROPOSED

GROUND SURFACE CONTOUR	
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 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
STORM SEWER	15" ST
WATERMAIN WITH SIZE	8" W

SURVEY

SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL	I	I
PLATTED DISTANCE	(P)	
MEASURED BEARING & DISTANCE	(M)	
RECORDED AS	(R)	
DEED DISTANCE	(D)	
CALCULATED DISTANCE	(C)	
CURVE ARC LENGTH	AL	
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	MPE	
CENTERLINE	---	
SECTION LINE	---	
1/4 SECTION LINE	---	
1/4 SECTION LINE	---	
EASEMENT LINE	---P/E---	
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---
GAS MAIN	---G---
FIBER OPTIC	---FO---
UNDERGROUND TELEPHONE	---T---
OVERHEAD ELECTRIC	---OE---
UNDERGROUND ELECTRIC	---E---
FIELD TILE	---TLE---
SANITARY SEWER W/ SIZE	---8"S---
STORM SEWER W/ SIZE	---15"ST---
WATER MAIN W/ SIZE	---8"W---

FILE: H:\2016\1603089\1603089-PLAT-DWG
PLOTTED BY: KATE MEYER
DATE: 6/21/2016 2:05 PM
COMMENTS:
ENG:

REVISIONS	DATE
THIRD SUBMITTAL	06/21/16
SECOND SUBMITTAL	06/09/16
FIRST SUBMITTAL	05/24/16

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



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

WAUKEE CENTRAL
PRELIMINARY PLAT (COVER SHEET)

1 / 3
1603.089

PRELIMINARY
NOT FOR CONSTRUCTION

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.

DATE: _____
RYAN HARDISTY, P.E.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 - 3