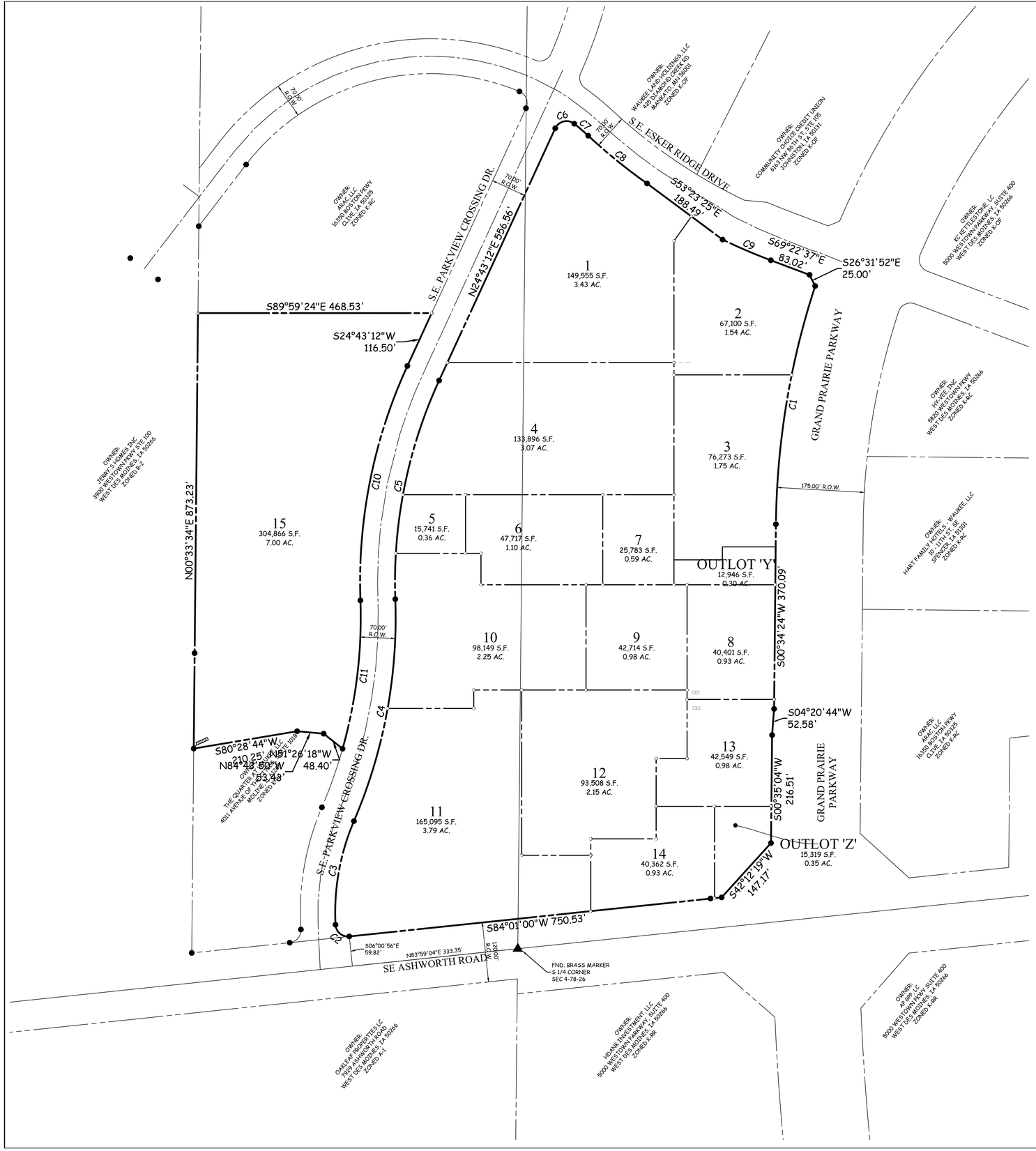
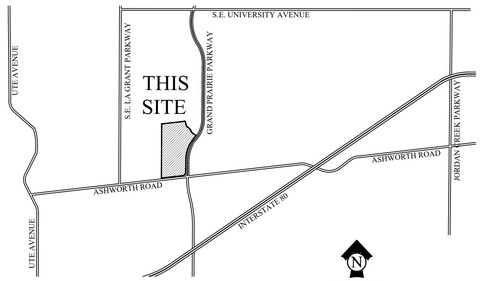




VICINITY SKETCH

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	017°32'43"	1587.50	486.13	244.98	484.23	S09°20'52"W
C2	092°56'45"	25.00	40.56	26.32	36.25	N49°30'38"W
C3	026°13'40"	465.00	212.86	108.33	211.01	N10°04'34"E
C4	025°15'38"	1035.00	456.31	231.93	452.63	N10°33'35"E
C5	026°47'26"	965.00	451.22	229.81	447.12	N11°19'29"E
C6	103°39'56"	25.00	45.23	31.81	39.31	N76°33'10"E
C7	004°31'47"	465.00	36.76	18.39	36.75	S49°20'58"E
C8	007°40'53"	1135.00	152.17	76.20	152.05	S50°55'31"E
C9	005°13'17"	1155.00	105.25	52.66	105.22	S66°45'58"E
C10	026°47'26"	1035.00	483.95	246.48	479.55	S11°19'29"W
C11	017°51'19"	965.00	300.72	151.59	299.51	S06°51'25"W
C12	013°04'31"	1035.00	236.19	118.61	235.68	N16°39'09"E
C13	012°11'07"	1035.00	220.12	110.48	219.70	N04°01'20"E
C14	005°27'14"	965.00	91.85	45.96	91.82	N00°39'23"E
C15	007°02'17"	965.00	118.54	59.34	118.46	N06°54'08"E
C16	014°17'55"	965.00	240.83	121.04	240.20	N17°34'15"E
C17	006°39'16"	1587.50	184.38	92.29	184.27	S14°47'35"W
C18	010°53'40"	1587.50	301.85	151.38	301.40	S06°01'07"W
C19	016°36'04"	1035.00	299.88	151.00	298.84	N16°25'10"E
C20	010°43'24"	965.00	180.61	90.57	180.35	N03°17'28"E
C21	001°46'13"	465.00	14.37	7.18	14.37	N02°09'09"W

PRELIMINARY PLAT
KEETOWN LOOP PLAT 1

WAUKEE, IOWA

OWNER / DEVELOPER

THE QUARTER AT WAUKEE, LLC
4011 AVENUE OF THE CITIES, SUITE 101B
MOLINE, IL 61265

AND

ARAC, LLC
16350 BOSTON PKWY
CLIVE, IA 50325

ZONING

K-RC (LOT 15) K-RR/PD-1 (LOTS 1-14) PD BK. 2021 PG. 27621

SETBACKS

K-RC
FRONT - NO MIN. FOR PRINCIPLE USES.
20' MIN. FOR ACCESSORY STRUCTURE.
REAR - NO MIN. FOR PRINCIPLE USES.
5' MIN. FOR ACCESSORY STRUCTURE.
SIDE - NO MIN. FOR PRINCIPLE USES.
5' MIN. FOR ACCESSORY STRUCTURE.
PRINCIPAL BUILDING SEPARATION
25 FEET
ACCESSORY BUILDING SEPARATION
25 FEET BETWEEN PRINCIPAL BUILDING & ACCESSORY BUILDING
MAXIMUM HEIGHT
PRINCIPAL BUILDING - 4 STORIES
ACCESSORY BUILDING - 1 STORY
FLOOR AREA RATIO
0.35

K-RR / PD-1
FRONT - NO MIN. FOR PRINCIPLE USES.
20' MIN. FOR ACCESSORY STRUCTURE.
REAR - NO MIN. FOR PRINCIPLE USES.
5' MIN. FOR ACCESSORY STRUCTURE.
SIDE - NO MIN. FOR PRINCIPLE USES.
5' MIN. FOR ACCESSORY STRUCTURE.
PRINCIPAL BUILDING SEPARATION
25 FEET
ACCESSORY BUILDING SEPARATION
25 FEET BETWEEN PRINCIPAL BUILDING & ACCESSORY BUILDING
MAXIMUM HEIGHT
PRINCIPAL BUILDING - 8 STORIES
ACCESSORY BUILDING - 1 STORY
FLOOR AREA RATIO
0.35

LEGAL DESCRIPTION

OUTLOT 'U', THE SHOPS AT KETTLESTONE NORTH PLAT 4, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

AND

PARCEL '21-94' OF THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 28853, DALLAS COUNTY IOWA.

SAID TRACT OF LAND CONTAINS 31.496 ACRES MORE OR LESS.

SAID TRACT OF SUBJECT TO ALL EASEMENTS OF RECORD.

NOTES

1. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
4. INGRESS/EGRESS, SHARED PARKING & UTILITY EASEMENTS ARE COVERED BY A BLANKET EASEMENT.
5. WATER, SANITARY SEWER AND STORM SEWER EASEMENTS ARE PRIVATE BLANKET EASEMENT..

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

STATE OF IOWA — MATTHEW CARLILE LANDSCAPE ARCHITECT NO. 422 — LICENSED LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA

MATTHEW CARLILE IOWA LICENSE #422 DATE
MY LICENSURE DATE IS JUNE 30, 2022
PROPOSED GRADING, LANDSCAPING & CONCEPTUAL PLAN

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE INC., AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED. (c) COPYRIGHT 2017 BY CONFLUENCE INC.

LICENSED PROFESSIONAL LAND SURVEYOR — KEVEN J. CRAWFORD 13156 — IOWA

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.

KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:
SURVEY & UTILITY INFORMATION

SHEET INDEX

1-3 DIMENSION PLAN
4-5 GRADING PLAN
6-7 UTILITY PLAN
8-9 CONCEPTUAL LAYOUT

IOWA ONE-CALL
800.292.8989
TOLL-FREE
CALL- BEFORE- YOU- DIG

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

N — 0 50 100 — SCALE: 1"=100'

DATE: 11-9-2021
REVISIONS: 01-04-2022
02-15-2022
03-15-2022

JOB NUMBER
CC 2206

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

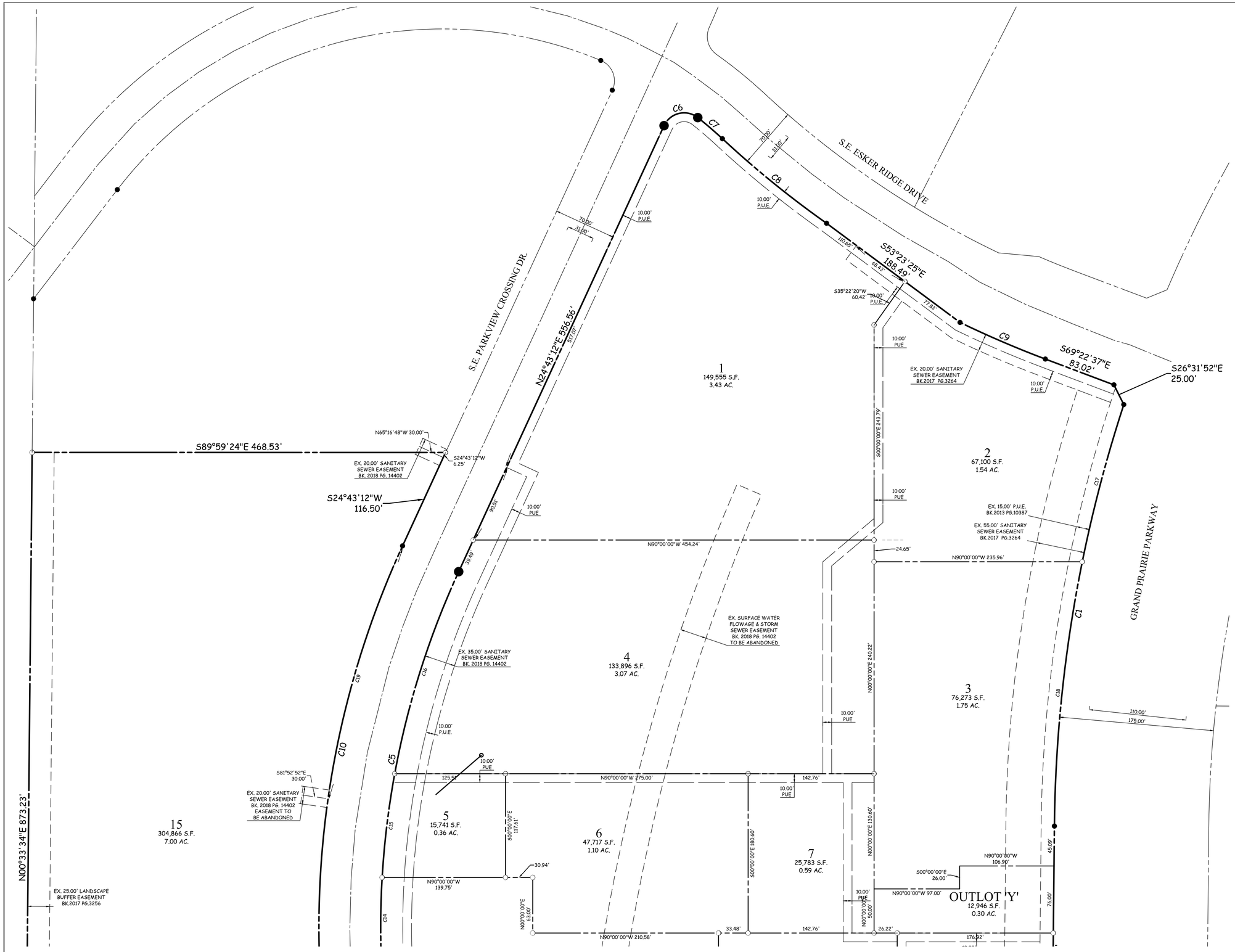
DIMENSION PLAN
KEETOWN LOOP PLAT 1

SHEET 1 OF 9

PRELIMINARY PLAT

KEETOWN LOOP PLAT 1

WAUKEE, IOWA



LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

IOWA ONE-CALL 800/292-8989 TOLL-FREE CALL- BEFORE- YOU- DIG

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 11-9-2021
REVISIONS: 12-8-2021
02-15-2022
03-15-2022

SCALE: 1"=50'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER CC 2206

DIMENSION PLAN
KEETOWN LOOP PLAT 1

SHEET 2 OF 9

PRELIMINARY PLAT

KEETOWN LOOP PLAT 1

WAUKEE, IOWA

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

IOWA ONE-CALL
800/292-8989
TOLL-FREE
CALL– BEFORE– YOU– DIG

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 11-9-2021
REVISIONS: 12-8-2021
02-15-2022
03-15-2022

SCALE: 1"=50'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER CC 2206

DIMENSION PLAN
KEETOWN LOOP PLAT 1

SHEET 3 OF 9

PRELIMINARY PLAT

KEETOWN LOOP PLAT 1

WAUKEE, IOWA

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

IOWA ONE-CALL 800/292-8989 TOLL-FREE CALL- BEFORE- YOU- DIG

DATE: 11-9-2021
REVISIONS: 12-8-2021, 02-15-2022, 03-15-2022

SCALE: 1"=50' (0 25 50)

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER CC 2206

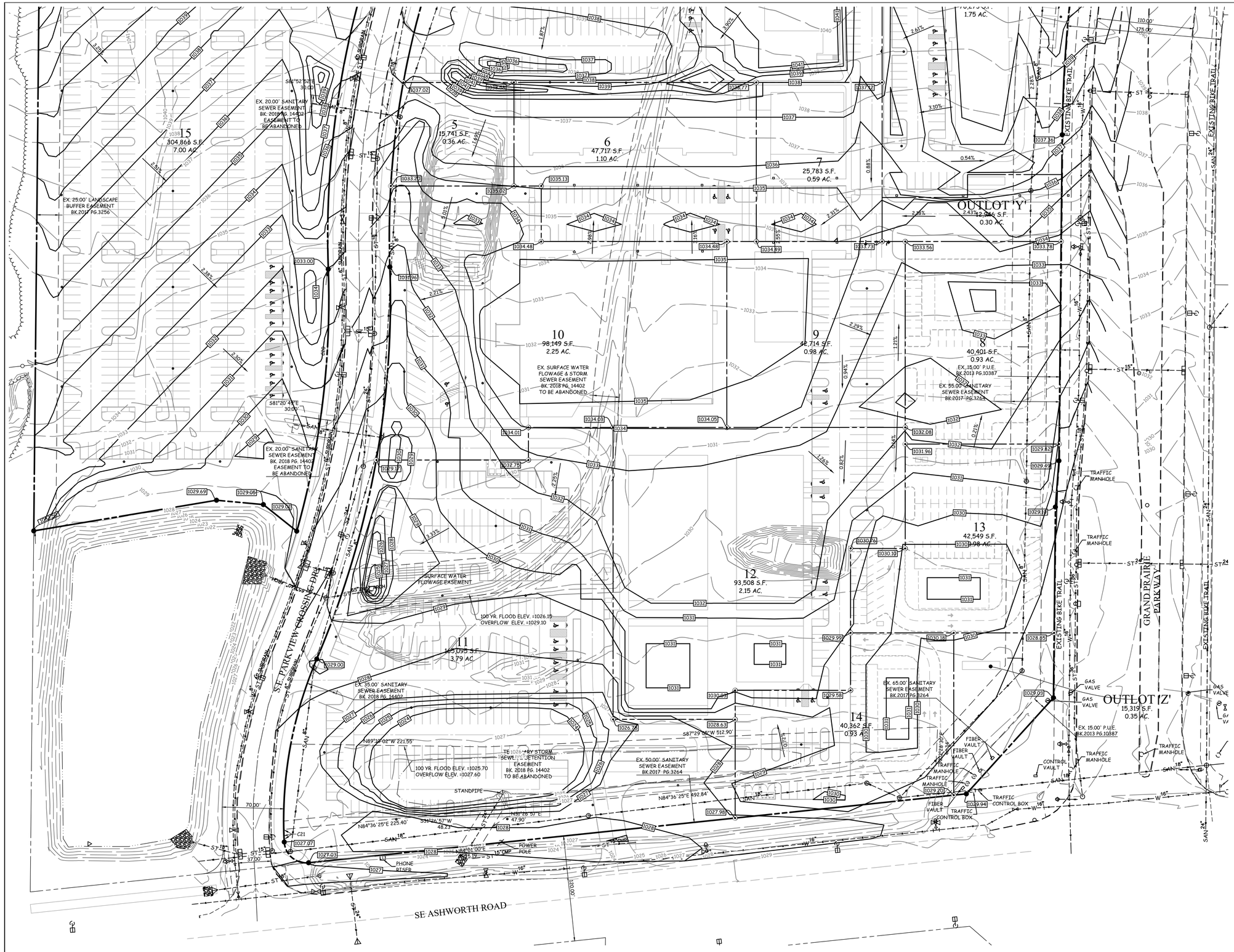
GRADING PLAN
KEETOWN LOOP PLAT 1

SHEET 4 OF 9

PRELIMINARY PLAT

KEETOWN LOOP PLAT 1

WAUKEE, IOWA



NOTES

1. INGRESS/EGRESS, SHARED PARKING & UTILITY EASEMENTS ARE COVERED BY A BLANKET EASEMENT.
2. WATER, SANITARY SEWER AND STORM SEWER EASEMENTS ARE COVERED BY A PRIVATE BLANKET EASEMENT.

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

IOWA ONE-CALL
800/292-8989
TOLL-FREE
CALL- BEFORE- YOU- DIG

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

N

0 25 50

SCALE: 1"=50

DATE: 11-9-2021
REVISIONS: 12-8-2021
02-15-2022
03-15-2022

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER
CC 2206

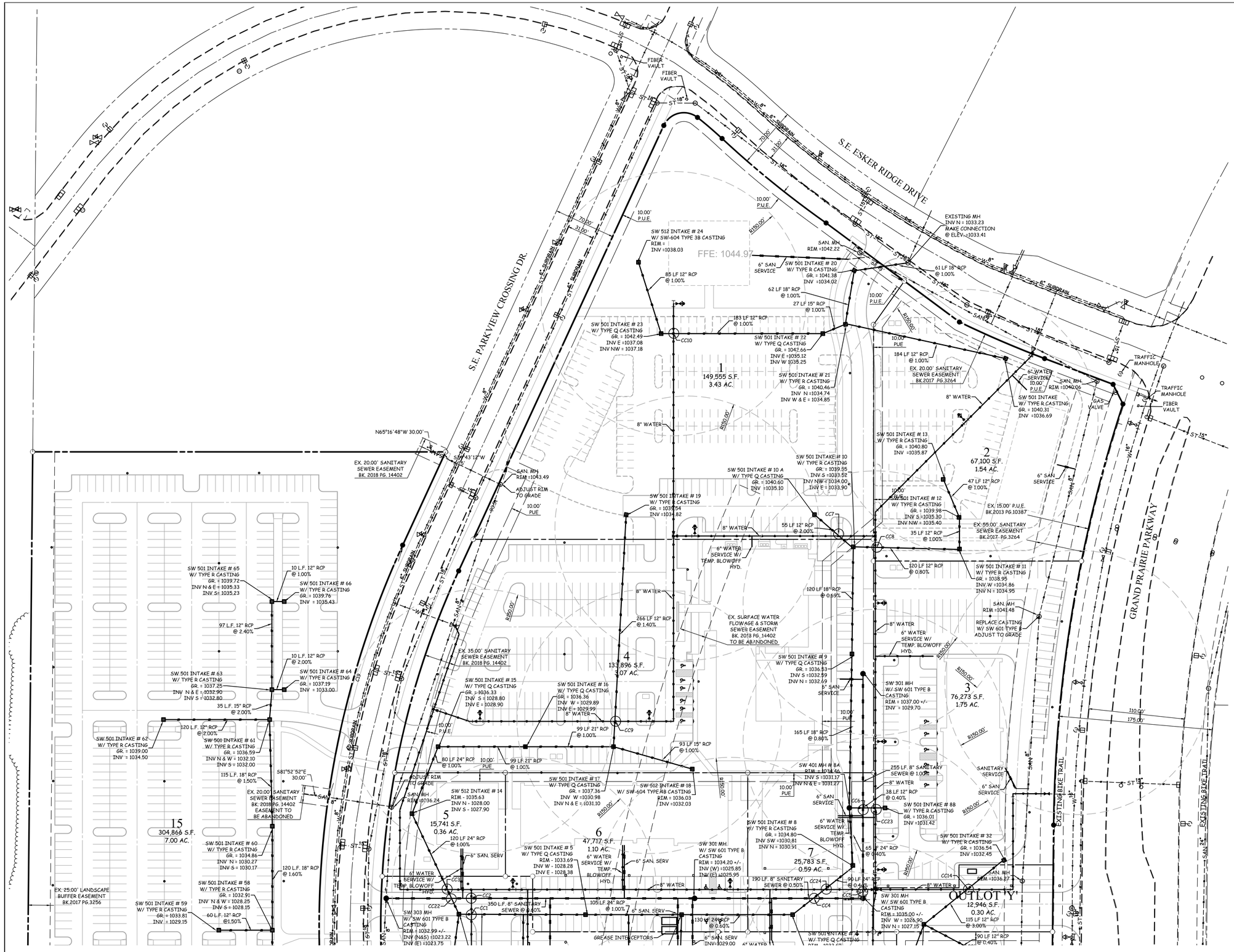
GRADING PLAN
KEETOWN LOOP PLAT 1

SHEET
5 OF 9

PRELIMINARY PLAT

KEETOWN LOOP PLAT 1

WAUKEE, IOWA



CRITICAL CROSSING

CC1 BOTTOM 24" RCP = 1026.71
TOP OF WATER = 1025.21
CC2 BOTTOM 8" SANITARY = 1024.24
TOP OF WATER = 1022.74
CC3 BOTTOM 24" RCP = 1026.85
TOP OF WATER = 1025.35
CC4 TOP OF 8 SANITARY = 1027.49
BOTTOM 24" RCP = 1030.48
CC5 BOTTOM 8" SANITARY = 1027.17
TOP OF WATER = 1025.67
CC6 BOTTOM 12" RCP = 1031.16
TOP 8" SANITARY = 1028.91
CC7 BOTTOM 12" RCP = 1034.17
TOP OF WATER = 1032.67
CC8 BOTTOM 12" RCP = 1033.93
TOP OF WATER = 1032.43
CC9 BOTTOM 12" RCP = 1031.29
TOP OF WATER = 1029.79
CC10 BOTTOM 12" RCP = 1036.76
TOP OF WATER = 1035.26
CC11 BOTTOM 24" RCP = 1024.75
TOP OF WATER = 1023.25
CC12 BOTTOM 18" RCP = 1027.04
TOP OF WATER = 1025.54
CC13 BOTTOM 15" RCP = 1027.71
TOP OF WATER = 1026.21
CC14 BOTTOM 12" RCP = 1031.63
TOP OF WATER = 1029.13
CC15 BOTTOM 27" RCP = 1023.26
TOP OF WATER = 1021.40
CC16 BOTTOM 27" RCP = 1023.28
TOP OF 8" SANITARY = 1017.43
CC17 BOTTOM 12" RCP = 1023.60
TOP OF WATER = 1022.10
CC18 TOP OF 8" SANITARY = 1020.59
BOTTOM 8" WATER = 1023.55
CC19 BOTTOM 21" RCP = 1024.29
TOP 8" SANITARY = 1020.87
CC20 BOTTOM 15" RCP = 1024.69
TOP OF WATER = 1023.19
CC21 TOP 8" SANITARY = 1016.30
BOTTOM OF WATER = 1020.66
CC22 BOTTOM 24" RCP = 1026.75
TOP 8" SANITARY = 1024.93
CC23 BOTTOM 12" RCP = 1031.22
TOP OF WATER = 1029.46
CC24 BOTTOM 24" RCP = 1030.39
TOP OF WATER = 1028.89

NOTES

1. INGRESS/EGRESS, SHARED PARKING & UTILITY EASEMENTS ARE COVERED BY A BLANKET EASEMENT.
2. WATER, SANITARY SEWER AND STORM SEWER EASEMENTS ARE COVERED BY A PRIVATE BLANKET EASEMENT.
3. INSTALL A TEMPORARY BLOWOFF AT THE END OF EACH WATER SERVICE.

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

IOWA ONE-CALL
800/292-8989
TOLL-FREE
CALL- BEFORE- YOU- DIG

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

N — 0 25 50
SCALE: 1"=50'

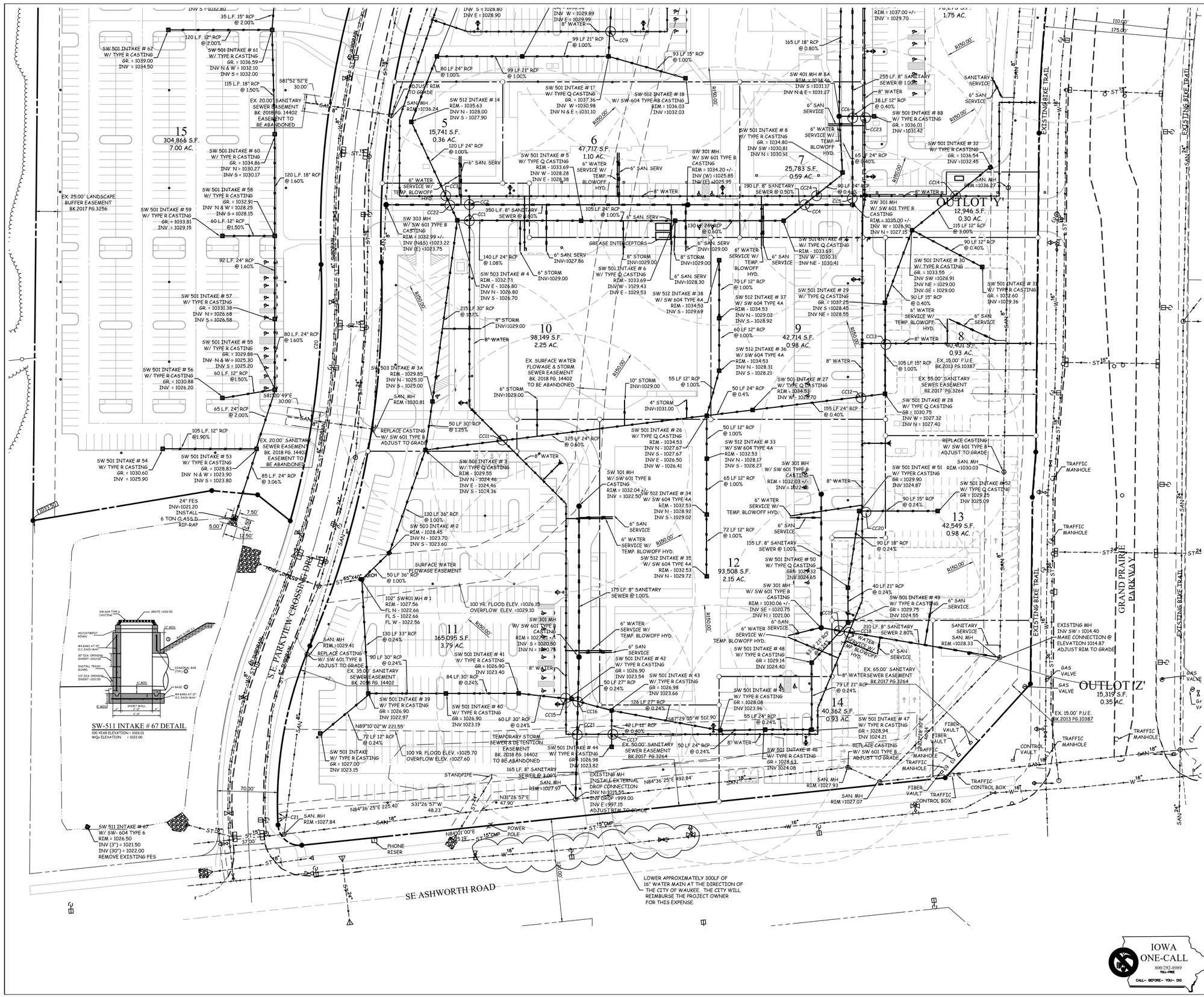
DATE: 11-9-2021
REVISIONS: 12-8-2021
02-15-2022
03-15-2022

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER
CC 2206

UTILITY PLAN
KEETOWN LOOP PLAT 1

SHEET
6 OF 9



PRELIMINARY PLAT
KEETOWN LOOP PLAT 1

WAUKEE, IOWA

CRITICAL CROSSING

CC1 BOTTOM 24" RCP = 1026.71
TOP OF WATER = 1025.21
CC2 BOTTOM 8" SANITARY = 1024.24
TOP OF WATER = 1022.74
CC3 BOTTOM 24" RCP = 1026.85
TOP OF WATER = 1025.35
CC4 TOP OF 8 SANITARY = 1027.49
BOTTOM 24" RCP = 1030.48
CC5 BOTTOM 8" SANITARY = 1027.17
TOP OF WATER = 1025.67
CC6 BOTTOM 12" RCP = 1031.16
TOP 8" SANITARY = 1028.91
CC7 BOTTOM 12" RCP = 1034.17
TOP OF WATER = 1032.67
CC8 BOTTOM 12" RCP = 1033.93
TOP OF WATER = 1032.43
CC9 BOTTOM 12" RCP = 1031.29
TOP OF WATER = 1029.79
CC10 BOTTOM 12" RCP = 1036.76
TOP OF WATER = 1035.26
CC11 BOTTOM 24" RCP = 1024.75
TOP OF WATER = 1023.25
CC12 BOTTOM 18" RCP = 1027.04
TOP OF WATER = 1025.54
CC13 BOTTOM 15" RCP = 1027.71
TOP OF WATER = 1026.21
CC14 BOTTOM 12" RCP = 1031.63
TOP OF WATER = 1029.13
CC15 BOTTOM 27" RCP = 1023.26
TOP OF WATER = 1021.40
CC16 BOTTOM 27" RCP = 1023.28
TOP OF 8" SANITARY = 1017.43
CC17 BOTTOM 12" RCP = 1023.60
TOP OF WATER = 1022.10
CC18 TOP OF 8" SANITARY = 1020.59
BOTTOM 8" WATER = 1023.55
CC19 BOTTOM 21" RCP = 1024.29
TOP 8" SANITARY = 1020.87
CC20 BOTTOM 15" RCP = 1024.69
TOP OF WATER = 1023.19
CC21 TOP 8" SANITARY = 1016.30
BOTTOM OF WATER = 1020.66
CC22 BOTTOM 24" RCP = 1026.75
TOP 8" SANITARY = 1024.93
CC23 BOTTOM 12" RCP = 1031.22
TOP OF WATER = 1029.46
CC24 BOTTOM 24" RCP = 1030.39
TOP OF WATER = 1028.89

NOTES

1. INGRESS/EGRESS, SHARED PARKING & UTILITY EASEMENTS ARE COVERED BY A BLANKET EASEMENT.
2. WATER, SANITARY SEWER AND STORM SEWER EASEMENTS ARE COVERED BY A PRIVATE BLANKET EASEMENT.
3. INSTALL A TEMPORARY BLOWOFF AT THE END OF EACH WATER SERVICE.

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

IOWA ONE-CALL
800/292-8989
TOLL-FREE
CALL- BEFORE- YOU- DIG

DATE: 11-9-2021
REVISIONS: 12-8-2021
02-15-2022
03-15-2022

SCALE: 1"=50'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER
CC 2206

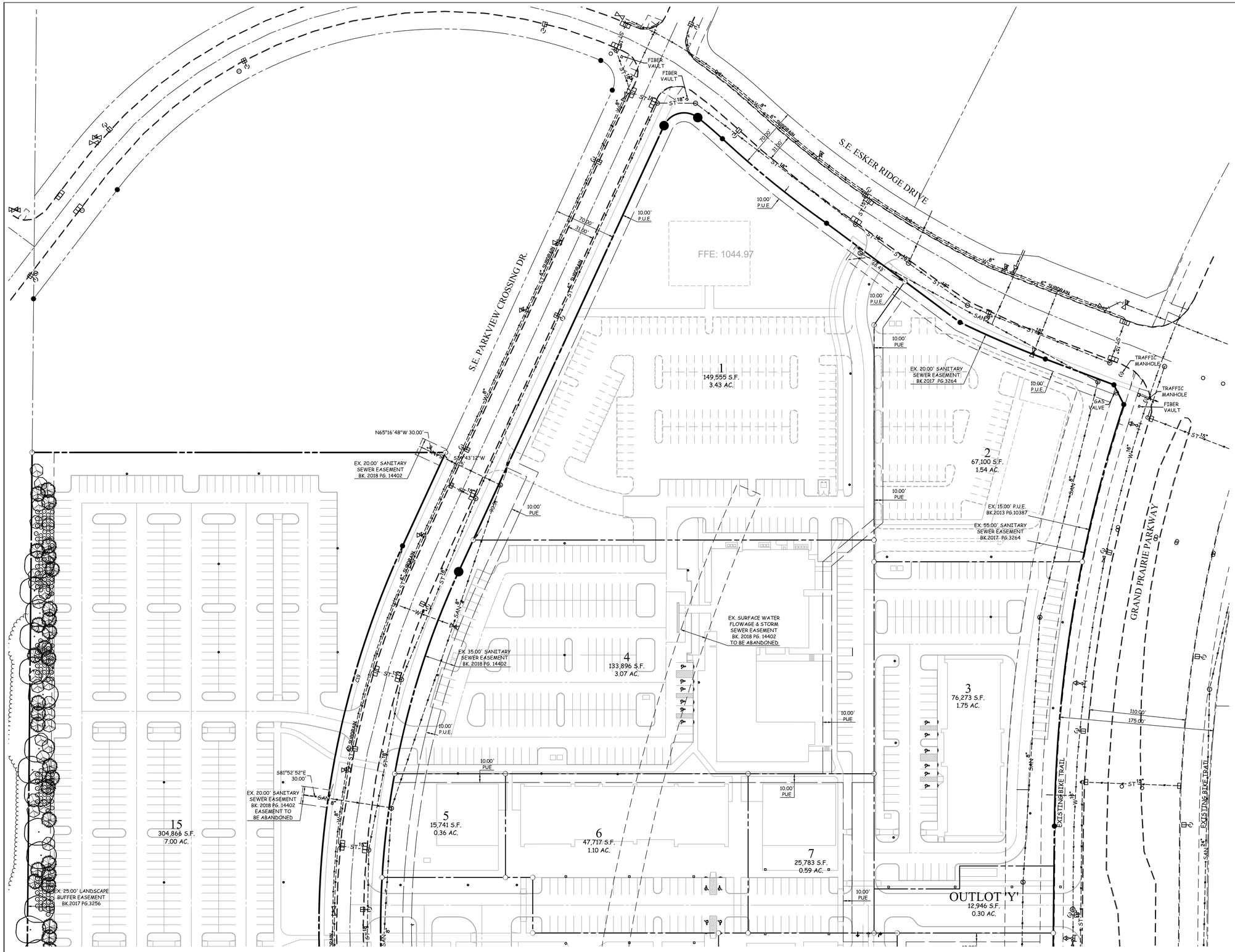
UTILITY PLAN
KEETOWN LOOP PLAT 1

SHEET
7 OF 9

PRELIMINARY PLAT

KEETOWN LOOP PLAT 1

WAUKEE, IOWA



LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

IOWA ONE-CALL
800/292-8989
TOLL-FREE
CALL- BEFORE- YOU- DIG

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

N

0 25 50

SCALE: 1"=50'

DATE: 11-9-2021
REVISIONS: 12-8-2021
02-15-2022
03-15-2022

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER
CC 2206

CONCEPTUAL LAYOUT
KEETOWN LOOP PLAT 1

PRELIMINARY PLAT

KEETOWN LOOP PLAT 1

WAUKEE, IOWA

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 11-9-2021
REVISIONS: 12-8-2021
02-15-2022
03-15-2022

SCALE: 1"=50'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER CC 2206

CONCEPTUAL LAYOUT
KEETOWN LOOP PLAT 1

SHEET 9 OF 9

IOWA ONE-CALL
800/292-8989
TOLL-FREE
CALL- BEFORE- YOU- DIG