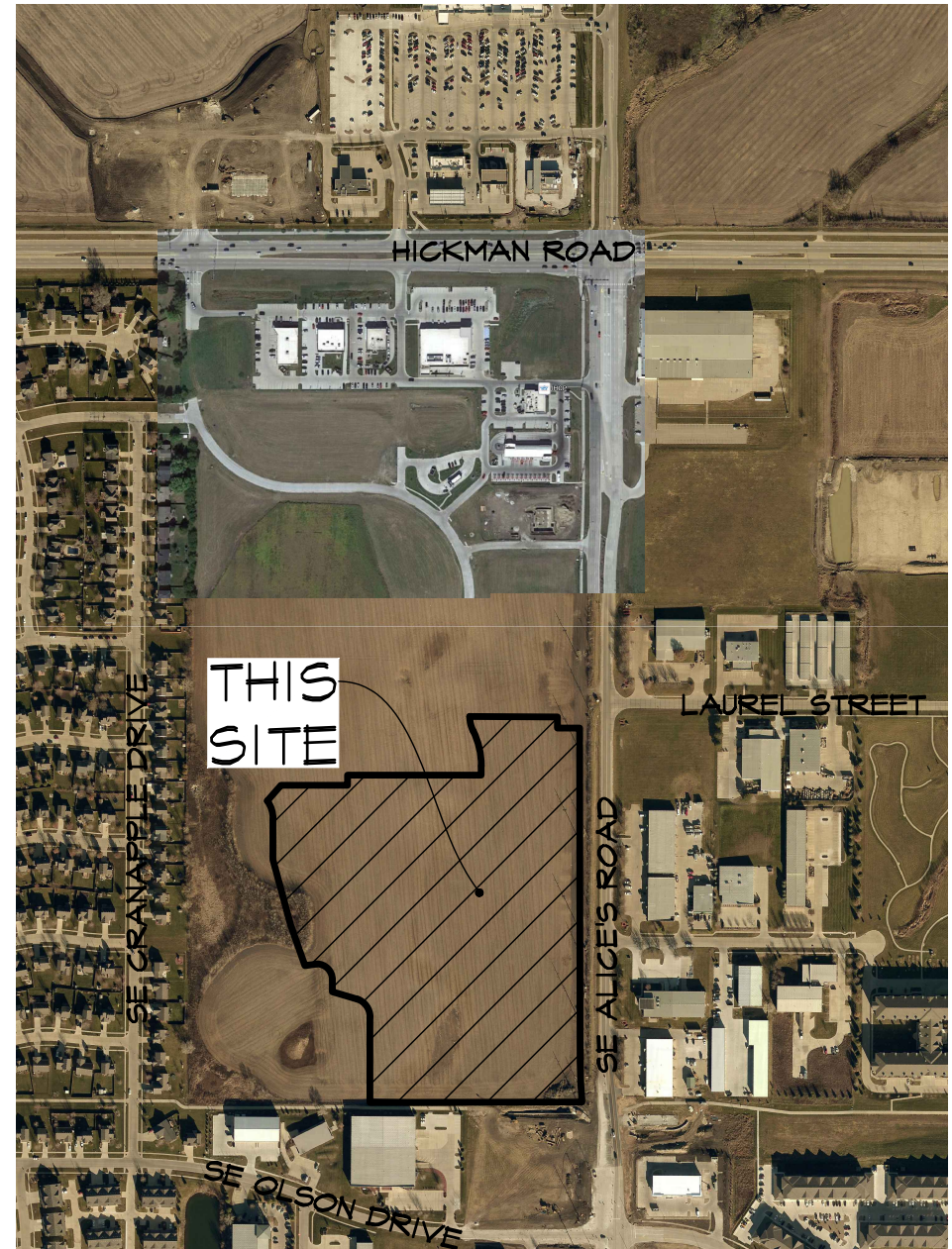


PRELIMINARY PLAT

WAUKEE TOWNE CENTER PLAT 3

WAUKEE, IOWA

WAUKEE CROSSING LLC, 611 MONTICELLO DRIVE, BURLINGTON, IA 52601



VICINITY SKETCH

PROPERTY OWNER:
WAUKEE TOWNE CENTER, LLC
611 MONTICELLO DR.
BURLINGTON IA 52601

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

DEVELOPER:
WAUKEE TOWNE CENTER, LLC
611 MONTICELLO DR.
BURLINGTON IA 52601

ZONING/LAND USE:
EXISTING:
PD C-1, COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
(BK. 2022, PG. 20201)

DISTURBED AREA
20.98 ACRES

IMPERVIOUS AREA
ON SITE AREA: 113 ACRES

BENCHMARK
BRASS DISC AT THE NE CORNER OF SECTION 34-79-26
(INTERSECTION OF HICKMAN ROAD AND ALICE'S ROAD)
ELEVATION-----1029.33

SETBACKS
C-1
FRONT YARD = 30 FEET
SIDE YARD = 0 FEET
SIDE YARD = 30 FEET / IF ADJACENT TO 'R' DISTRICT
REAR YARD = 100 FEET (AS PER PD)
MAXIMUM HEIGHT NO MINIMUM EXCEPT WHEN ADJACENT TO AN R-1,
R-2 OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40
FEET AND 1 STORY OR 14 FEET FOR ACCESSORY BUILDING

CONSTRUCTION SCHEDULE
START CONSTRUCTION: MARCH 2023
FINISH CONSTRUCTION: SEPTEMBER 2023

THE PRESERVER/INTERNAL WEIR WALL NOTES

- THE PRESERVER SHALL BE MAINTAINED AND INSPECTED IN ACCORDANCE WITH MOMENTUM ENVIRONMENTAL'S PRESERVER INSPECTION AND MAINTENANCE MANUAL. THE MANUAL CAN BE OBTAINED BY CONTACTING THE ENGINEER.
- THE PRESERVER SHALL BE INSPECTED, AT A MINIMUM, TWICE ANNUALLY, IN THE SPRING AND FALL. SPRING INSPECTION SHALL OCCUR AFTER SNOWMELT, BLOSSOM/SEED FALL, AND SPRING STREET CLEANING AND SHALL OCCUR PRIOR TO HEAVY RAINFALL. FALL INSPECTION SHALL OCCUR AFTER LEAF FALL AND FALL STREET CLEANING AND SHALL OCCUR PRIOR TO SNOW/RAINFALL.
- NOTEWORTHY ITEMS DURING INSPECTION SHALL INCLUDE (BUT NOT LIMITED TO):
 - POLLUTANT DEPTHS - OIL/FLOATABLES, SEDIMENT/SETTLABLE SOLIDS
 - SITE CONDITIONS - STABILIZATION, CONSTRUCTION ACTIVITY, EQUIPMENT WASH-DOWN, EROSION, WINTER SANDING
 - MAINTENANCE/CLEANING PERFORMANCE
 - POLLUTANT COMPOSITION - HYDROCARBONS (OIL, GAS, GREASE), TRASH, ORGANICS
 - WATER LEVEL - BELOW OUTLET INVERT INDICATES LEAKING
 - STRUCTURAL CONDITION - CASTING CONDITION, CHIMNEY CONDITION (ADJUSTING RING DETERIORATION, LEAKING/PROPER SEAL), SPALLING CONCRETE, PRESERVER COMPONENTS (CONDITION, CONNECTIONS, DEBRIS ACCUMULATION)
- MAINTENANCE FREQUENCY SHALL BE DETERMINED BASED OFF OF INSPECTIONS AND THE POLLUTANT STORAGE VOLUME (POLLUTANT STORAGE VOLUME SHALL BE DETERMINED IN ACCORDANCE WITH MOMENTUM ENVIRONMENTAL'S PRESERVER INSPECTION AND MAINTENANCE MANUAL.
 - TYPICAL STRUCTURE CLEANOUT SHALL INCLUDE VACUUMING OUT THE WATER AND DEBRIS CONTAINED IN THE STRUCTURE. WATER CAN BE SPRAYED TO DISLodge AND/OR MOVE DEBRIS FOR VACUUM COLLECTION. COLLECTED POLLUTANTS SHALL BE PROPERLY DISPOSED OF. CONFINED SHALL ENTRY PROCEDURES SHALL BE FOLLOWED IF PHYSICAL ACCESS IS NECESSARY.
 - STRUCTURAL CONDITION SHALL BE DETERMINED AFTER CLEANOUT OF THE STRUCTURE. ANY NECESSARY REPAIRS SHALL OCCUR AS SOON AS POSSIBLE.
- STRUCTURES WITH AN INTERNAL WEIR WALL SHALL HAVE SEDIMENT REMOVED AT SAME INTERVAL AS THE PRESERVER.

WATER NOTES

- FOLLOW WAUKEE STANDARD SPECIFICATIONS FOR PIPE MATERIALS, FIRE HYDRANTS, CURB STOPS, VALVES AND INSTALLATION.
- CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN ACCORDANCE WITH WAUKEE STANDARD SPECIFICATIONS.
- HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
- HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN U.N.O.
- AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
- ALL SERVICE LINES SHALL BE TESTED WITH WATER MAIN.
- WHERE STORM SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW WATER MAIN:
 - PROVIDE FLEXIBLE O-RING-GASKET JOINTS MEETING ASTM C443 AT A MINIMUM OF 10 FEET ON EACH SIDE OF THE WATER MAIN CROSSINGS.
 - SEWERS MUST BE ADEQUATELY SUPPORTED.
 - LOW PERMEABLE SOIL SHALL BE USED FOR BACKFILL WITHIN 10' OF POINT OF CROSSING.
- ALL HYDRANTS SHALL HAVE 5" STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS.
- WATER MAIN DEPTH BURIED SHALL BE A MINIMUM OF 5'-6".

STORM NOTES

- PROVIDE A 3' WIDE CLAY WATER STOP, APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE LAST THREE PIPE JOINTS AT FLARED END SECTION.
- ALL STORM SEWER ARE TO BE CLEANED AND TELEVISION UPON COMPLETION.
- PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.

SANITARY NOTES

- CASTING TYPES ARE FROM S.I.D.A.S. SPECS.
- CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE LINK SEAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING INFORMATION TO ENGINEER.
- CONTRACTOR SHALL CLEAN SANITARY SEWER AT PROJECT COMPLETION.
- ALL MANHOLES AND MANHOLE CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SIDEWALKS.
- ALL SANITARY MANHOLES SHALL BE VACUUM TESTED.
- ONE WEEK PRIOR TO SANITARY SEWER CONSTRUCTION, CONTRACTOR SHALL NOTIFY CITY OF WAUKEE.
- PIPE MATERIALS PER WAUKEE STANDARD SPECIFICATIONS.

FIRE SAFETY CONSTRUCTION NOTES:

- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED IF ANY BUILDING CONSTRUCTION BEGINS.
- IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION AFTER FOOTING INSTALLATION, AN APPROVED ROUTE AROUND EXTERIOR OF BUILDING TO EXTEND TO WITHIN 100 FEET OF ALL PORTIONS OF EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH I.F.G. SECTION 503.2.

LEGAL DESCRIPTION

OUTLOT 'Z', WAUKEE TOWNE CENTER PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2022, PAGE 24860 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 20.98 ACRES MORE OR LESS.

GENERAL NOTES:

- CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF WAUKEE ENGINEERING DEPARTMENT
 - WAUKEE TOWNE CENTER, LLC
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT PROJECT.
- CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETING WITH CITY OF WAUKEE PUBLIC WORKS DEPARTMENT ONE WEEK PRIOR TO COMMENCING CONSTRUCTION.
- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
- LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT LOCATIONS. ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
- CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION AND RECORD LOCATION FOR AS-BUILT PLANS.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- IF THERE IS ANY DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES SUMMARY PLEASE CONTACT CIVIL ENGINEERING CONSULTANTS, INC.
- ALL TRENCH BACKFILL SHALL BE 45% STANDARD PROCTOR DENSITY.
- IT IS RESPONSIBILITY OF CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
- ANY PROPOSED CHANGES TO PLAN SET DURING CONSTRUCTION ARE TO RECEIVE WRITTEN APPROVAL FROM CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT RECEIVED WRITTEN PERMISSION FROM CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
- ANY EXISTING FARM FENCE ON PROPERTY SHALL BE REMOVED AS PART OF PROJECT.
- ALL FIRE HYDRANTS ARE TO HAVE 5" STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS.
- ANY TIE-INS TO EXISTING CITY UTILITIES SHOULD BE COORDINATED WITH CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL UTILITIES ARE TO BE TESTED TO CITY OF WAUKEE STANDARDS AND TO BE WITNESSED BY WAUKEE ENGINEERING DEPARTMENT STAFF.
- ALL UTILITIES ARE PRIVATELY OWNED AND MAINTAINED UNLESS NOTED OTHERWISE.
- DEBRIS SPILLED IN RIGHT-OF-WAY AND STREETS SHALL BE CLEANED UP AT END OF EACH WORKING DAY AND PRIOR TO RAIN EVENT.
- CONSTRUCTION STAKING SHALL BE UNDER DIRECTION OF LICENSED ENGINEER OR LAND SURVEYOR.
- PEDESTRIAN FACILITIES STAKING SHALL BE UNDER DIRECTION OF LICENSED ENGINEER OR LAND SURVEYOR.
- CONTRACTOR SHALL PROVIDE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT 48 HOUR NOTICE PRIOR TO WEEKEND AND HOLIDAY WORK.
- PERMIT SHALL BE OBTAINED FROM WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY PROPOSED SIGNAGE.
- ALL WORK SHALL BE IN ACCORDANCE WITH 2023 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2023 SUDAS.
- SAWTOOTH OR CONCRETE GRINDING ACCURACY OF INFORMATION FOR STORM SEWER AND DRAINAGE WAYS SHALL BE PROTECTED FROM SLURRY DUE TO CONCRETE OPERATION IN ORDER TO ALLOW OFFSITE DISCHARGE.

GRADING NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - CITY OF WAUKEE - ENGINEERING DEPARTMENT
 - WAUKEE CROSSING, LLC
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES AND POLICIES, S.I.D.A.S., AND IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS P.N. XXX.
- ALL SPOT ELEVATIONS ARE AT GUTTER U.N.O.
- WAUKEE EROSION AND SEDIMENT CONTROL ORDINANCE IS APPLICABLE TO SITE.
- LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER SO THAT CONFLICT MAY BE RESOLVED.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- ALL FINAL GRADES SHALL BE WITHIN 0.1' OF PLAN GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
- BACKFILL TO TOP OF ALL CURBS.
- ANY CONFLICTS BETWEEN THESE DRAWINGS AND GEOTECHNICAL REPORT, FOLLOW GEOTECHNICAL REPORT.

PAVING NOTES

- ALL PAVING SHALL BE 6-INCH NON-REINFORCED P.C.C. (U.N.O.) OVER PREPARED SUBGRADE.
- ALL SIDEWALKS TO BE 4-INCH (MIN) NON-REINFORCED P.C.C. OVER 6" PREPARED SUBGRADE.
- PREPARED SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR, OR AS PRESCRIBED IN GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT.
- ALL PAVED AREAS TO CONDUCT PROOF-ROLL TEST IN PRESENCE OF GEOTECHNICAL ENGINEER, AS PRESCRIBED BY GEOTECHNICAL ENGINEER.

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	DIMENSION PLAN
3	GRADING PLAN
4	UTILITY PLAN - STORM SEWER (NORTH)
5	UTILITY PLAN - STORM SEWER (SOUTHEAST)
6	UTILITY PLAN - STORM SEWER (SOUTHWEST)
7	UTILITY PLAN - SANITARY SEWER & WATER MAIN (NORTH)
8	UTILITY PLAN - SANITARY SEWER & WATER MAIN (SOUTH)
9	UTILITY PLAN - SANITARY SEWER PROFILES

GENERAL LEGEND

PROPOSED	EXISTING
--- PLAT BOUNDARY	--- LOT LINE
--- SECTION LINE	o SANITARY/STORM MANHOLE
--- LOT LINE	o WATER VALVE
--- CENTERLINE	o FIRE HYDRANT
--- EASEMENT LINE	o STORM SEWER SINGLE INTAKE
o FLARED END SECTION	o STORM SEWER DOUBLE INTAKE
o DRAIN BASIN OR SEDIMENT RISER	o STORM SEWER ROUND INTAKE
o DRAIN BASIN WITH SOLID GRATE	o FLARED END SECTION
o WATER VALVE	o DECIDUOUS TREE
o FIRE HYDRANT ASSEMBLY	o CONIFEROUS TREE
o BLOW-OFF HYDRANT	o SHRUB
o SCOUR STOP MAT	o POWER POLE
o TURF REINFORCEMENT MAT	o STREET LIGHT
o ST 12" STORM SEWER WITH SIZE	o GUY ANCHOR
o W 8" WATER SEWER WITH SIZE	o ELECTRIC TRANSFORMER
o W WATER SERVICE	o GAS METER
o 926 PROPOSED CONTOUR	o TELEPHONE RISER
o 1234 ADDRESS	o SIGN
o RIPRAP	o -GATV- UNDERGROUND TELEVISION
	o -UGE- UNDERGROUND ELECTRIC
	o -G- UNDERGROUND GAS
	o -UGFO- UNDERGROUND FIBER OPTIC
	o -UGT- UNDERGROUND TELEPHONE
	o -OHW- OVERHEAD ELECTRIC
	o -SAN 12" SANITARY SEWER WITH SIZE
	o -ST 12" STORM SEWER WITH SIZE
	o -W 8" WATER MAIN WITH SIZE
	o 926 EXISTING CONTOUR
	o TREELINE
	o B.S.L. BUILDING SETBACK LINE
	o P.U.E. PUBLIC UTILITY EASEMENT
	o M.O.E. MINIMUM OPENING ELEVATION

CERTIFICATION

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

CODY T. WEAVER, IOWA LIC. NO. 25085 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:

PRELIMINARY
(NOT APPROVED)



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

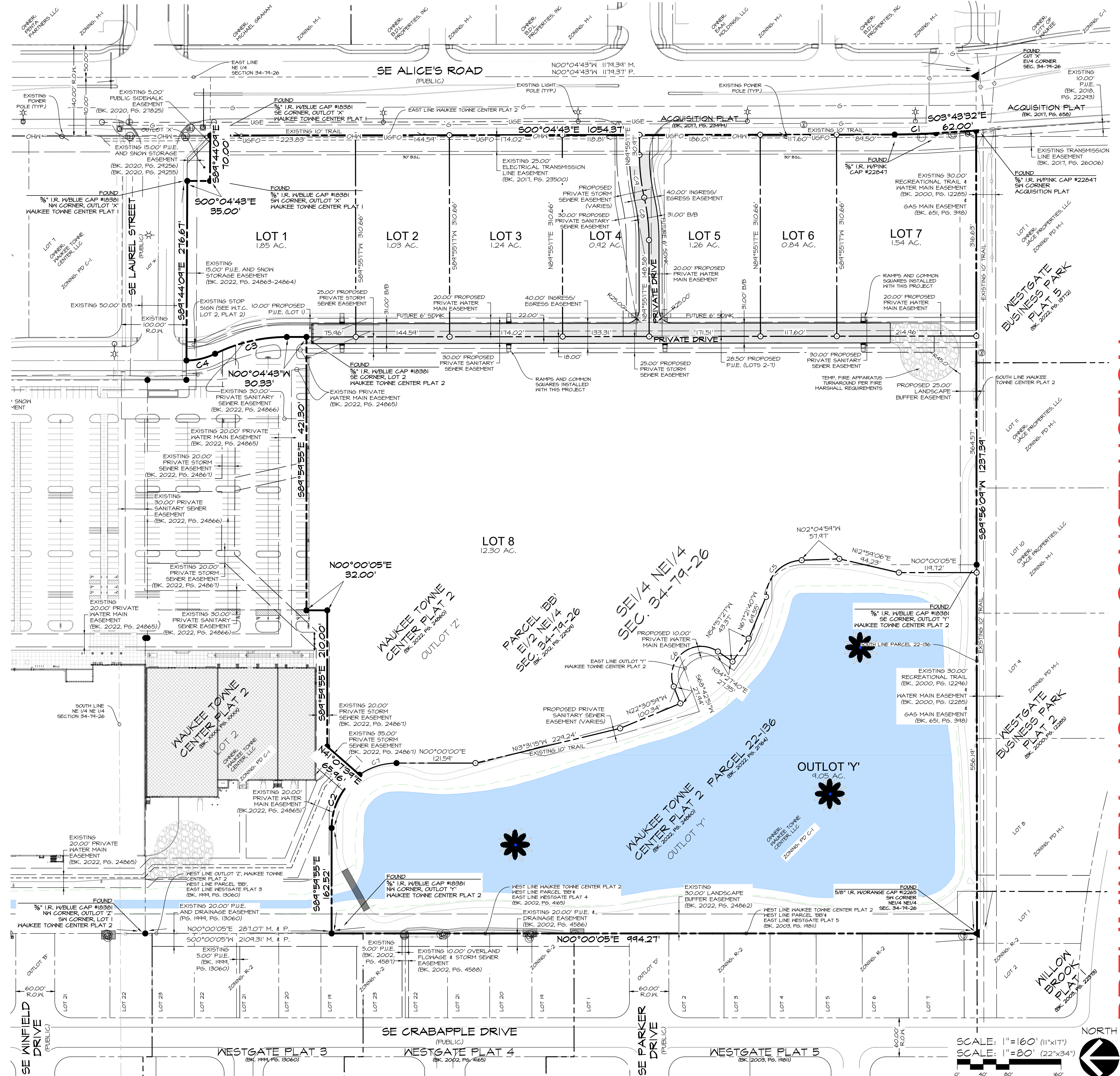


PRELIMINARY - NOT FOR CONSTRUCTION

WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA
COVER

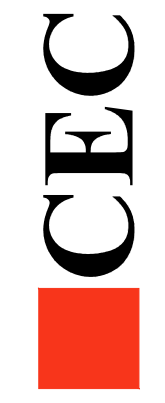
SHEET
OF 9
A-2194

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	3°38'44"	1001.00'	63.71'	31.87'	63.70'	S01°54'08"E
C2	55°12'25"	100.00'	46.35'	52.29'	42.67'	S62°23'43"E
C3	26°12'54"	250.00'	114.38'	58.21'	113.39'	N13°11'10"W
C4	26°12'54"	100.00'	45.75'	23.28'	45.36'	N13°11'10"W
C5	87°28'43"	57.00'	87.03'	54.55'	78.82'	N45°49'20"W
C6	145°44'44"	45.40'	115.50'	147.34'	86.78'	N38°24'44"W
C7	34°47'30"	100.00'	60.72'	31.33'	59.79'	S17°23'45"E
C8	12°37'19"	300.00'	66.09'	33.18'	65.96'	N83°36'37"E
C9	12°37'19"	300.00'	66.09'	33.18'	65.96'	N83°36'37"E



PRELIMINARY - NOT FOR CONSTRUCTION

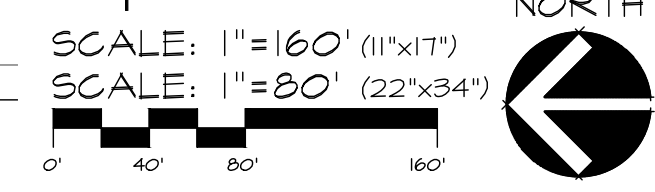
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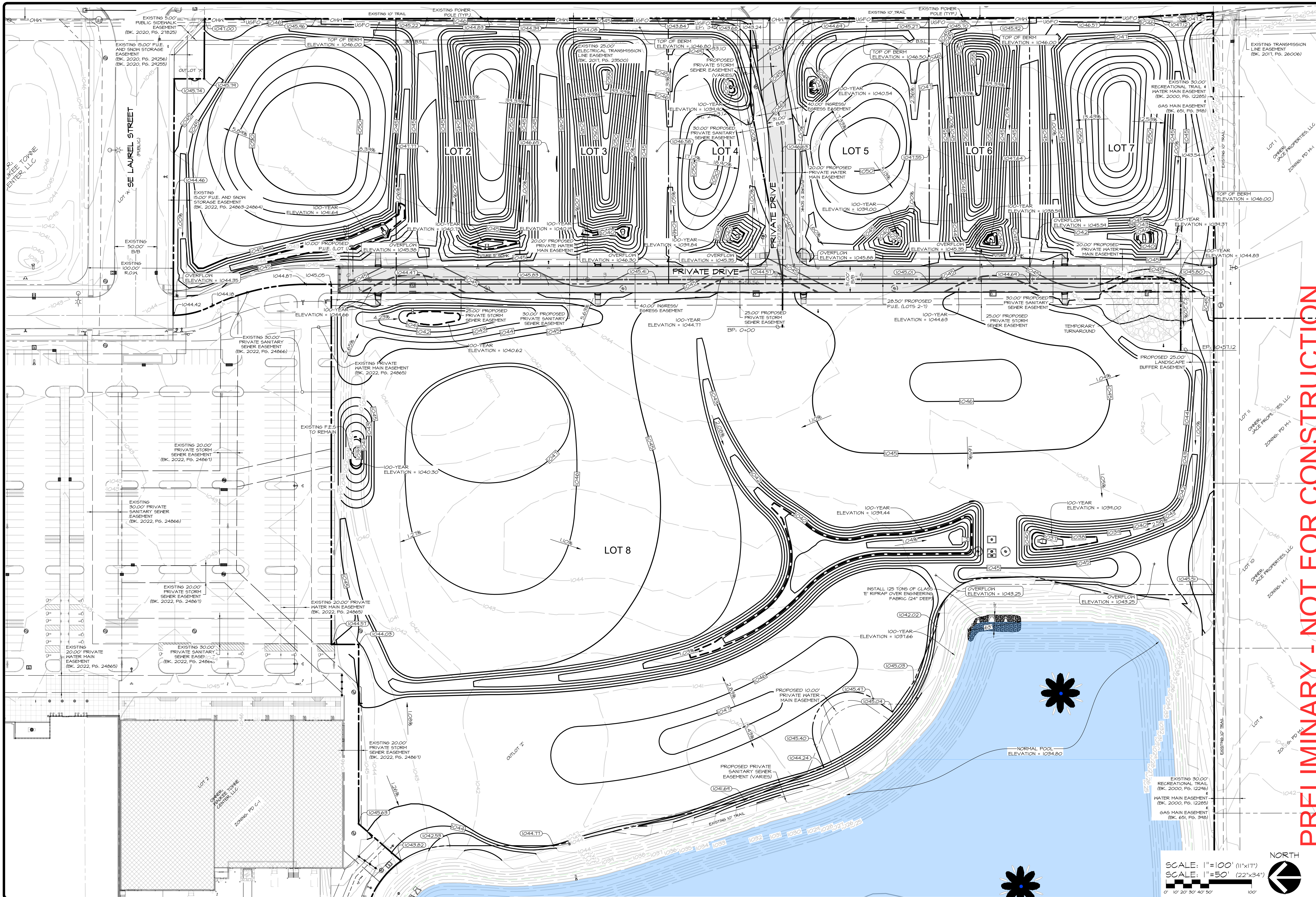


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2023-02-17 - FOURTH SUBMITTAL
2023-02-03 - THIRD SUBMITTAL
2023-01-17 - SECOND SUBMITTAL
DATE OF SURVEY: 2022-01-05
DESIGNED BY: EHA
DRAWN BY: LKJ

WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA
DIMENSION PLAN

SHEET 2 OF 9
A-2194





PRELIMINARY - NOT FOR CONSTRUCTION

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 515.276.4884 mail@cecinc.com

CEC

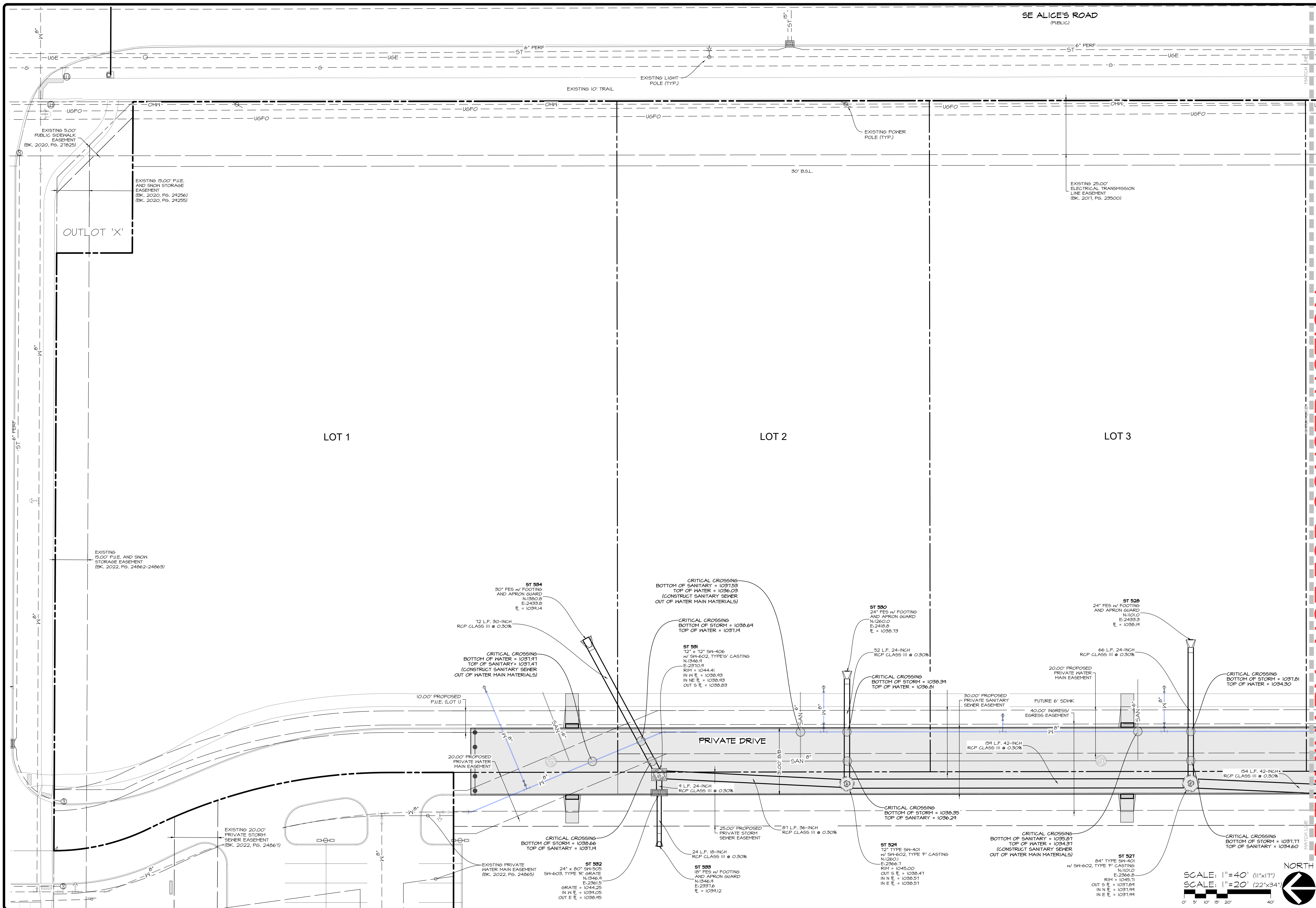
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 2023-01-11 - SECOND SUBMITTAL
 DATE OF SURVEY: 2022-01-05
 DESIGNED BY: EHA
 DRAWN BY: LKA

WAUKEE TOWNE CENTER PLAT 3
 WAUKEE, IOWA
GRADING PLAN

SHEET 3 OF 9
 A-2194

SCALE: 1"=100' (11"x17")
 SCALE: 1"=50' (22"x34")

NORTH

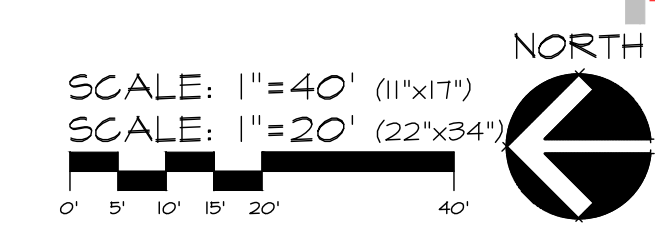


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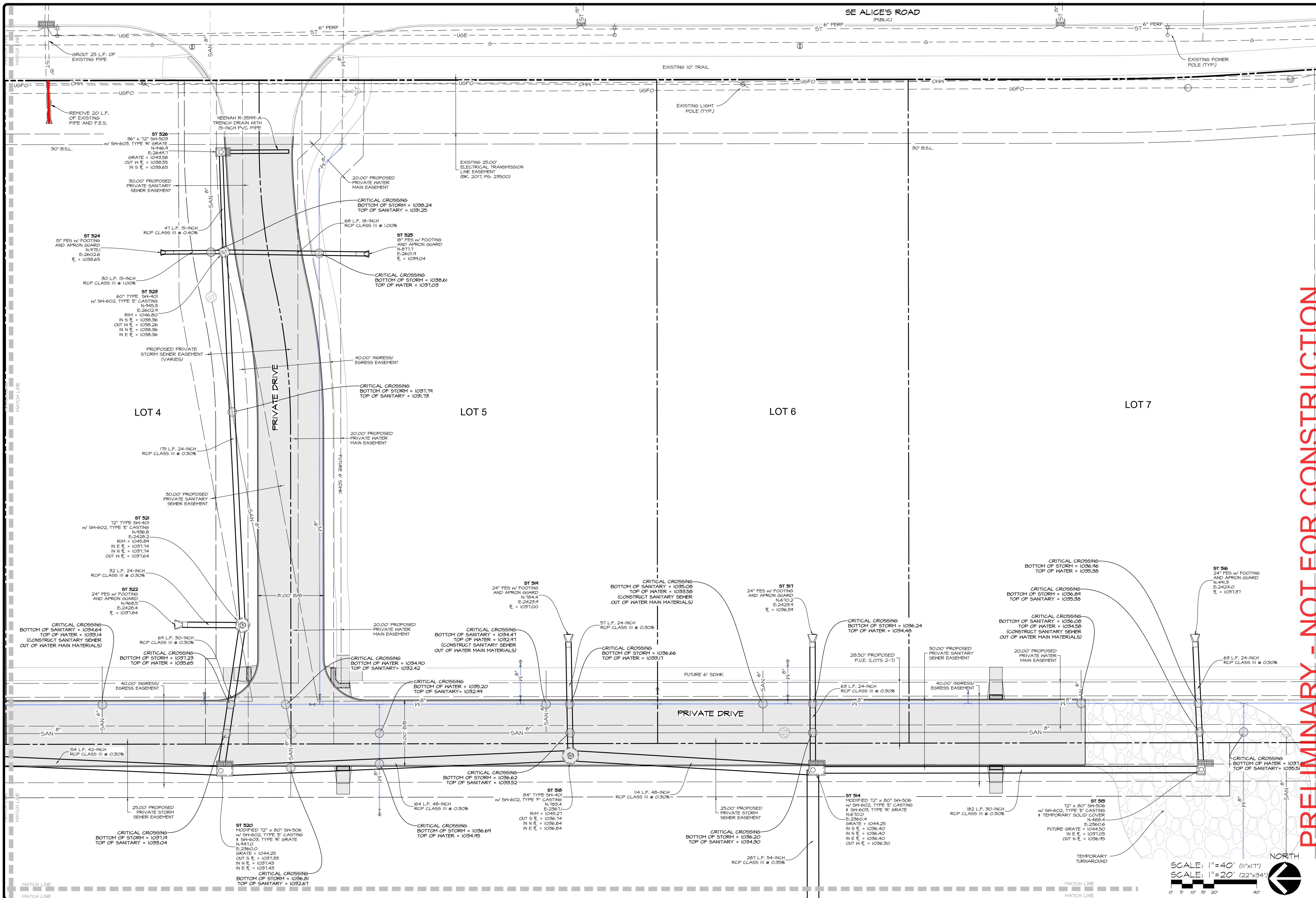
WAUKEE TOWNE CENTER PLAT 3
UTILITY PLAN - STORM SEWER (NORTH)

CEC
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 515.276.4884 · mail@cecinc.com

DATE: 2023-03-07 - FIFTH SUBMITTAL
 2023-02-17 - FOURTH SUBMITTAL
 2023-02-03 - THIRD SUBMITTAL
 2023-01-17 - SECOND SUBMITTAL
 DATE OF SURVEY: 2022-01-05
 DESIGNED BY: EHA
 DRAWN BY: LKA

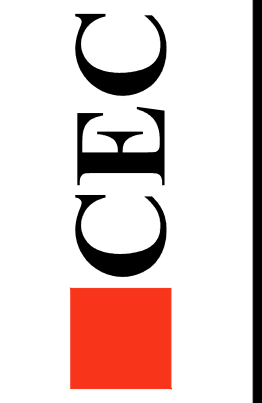


SHEET 4 OF 9
 A-2194



PRELIMINARY - NOT FOR CONSTRUCTION

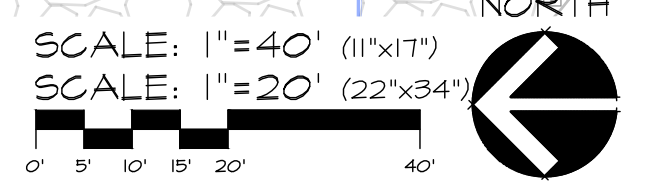
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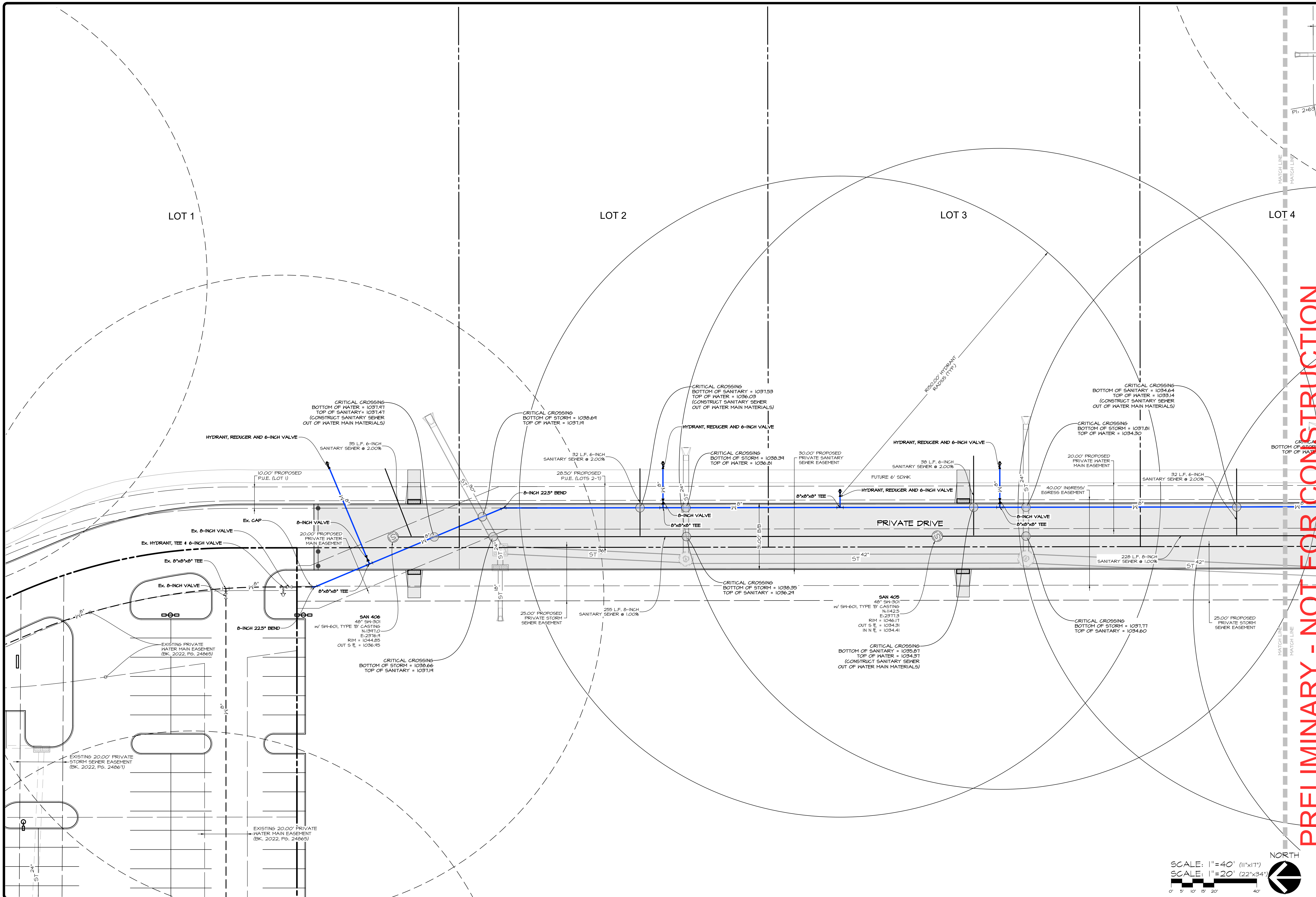


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	2023-02-17 - FOURTH SUBMITTAL		
	2023-02-03 - THIRD SUBMITTAL		
DATE OF SURVEY:	2023-01-17 - SECOND SUBMITTAL	2022-01-05	
DESIGNED BY:			
DRAWN BY:			

WAUKEE TOWNE CENTER PLAT 3
 WAUKEE, IOWA
UTILITY PLAN - STORM SEWER (SOUTHEAST)

SHEET
 OF 9
 A-2194



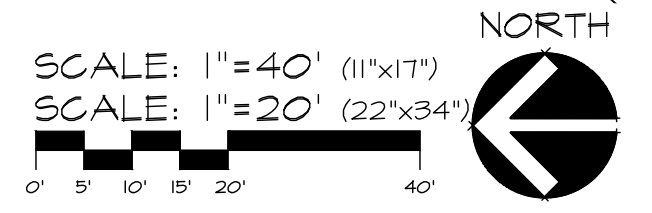


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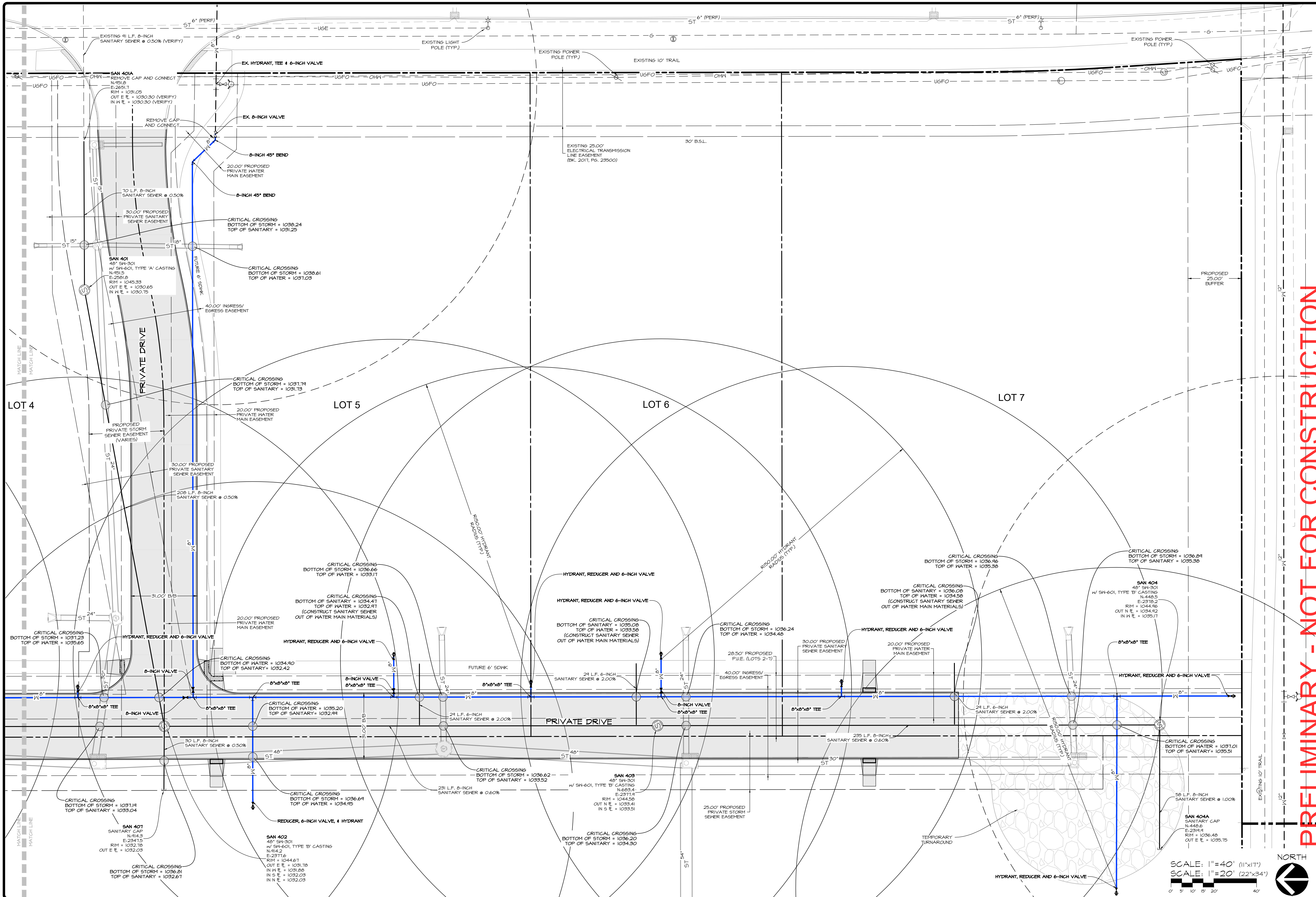
WAUKEE TOWNE CENTER PLAT 3
UTILITY PLAN - SANITARY SEWER & WATER MAIN (NORTH)

CEC
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 2400 86th Street Unit 12 · Des Moines, Iowa 50322
 515.276-8884 · mail@cecinc.com

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DATE:	2023-02-17 - FOURTH SUBMITTAL	DATE:	2022-01-05
DATE:	2023-02-03 - THIRD SUBMITTAL	DATE:	2022-01-05
DATE:	2023-01-17 - SECOND SUBMITTAL	DATE:	2022-01-05
DESIGNED BY:	CEC	DATE:	2022-01-05
DRAWN BY:	CEC	DATE:	2022-01-05



SHEET
 OF 9
 A-2194



PRELIMINARY - NOT FOR CONSTRUCTION

WAUKEE TOWNE CENTER PLAT 3
UTILITY PLAN - SANITARY SEWER & WATER MAIN (SOUTH)

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 2023-02-17 - FOURTH SUBMITTAL
 2023-02-03 - THIRD SUBMITTAL
 2023-01-17 - SECOND SUBMITTAL
 DATE OF SURVEY: 2022-01-05
 DESIGNED BY: EHA
 DRAWN BY: LKA

SHEET
 OF 9
 A-2194

SCALE: 1"=40' (11"x17")
 SCALE: 1"=20' (22"x34")



