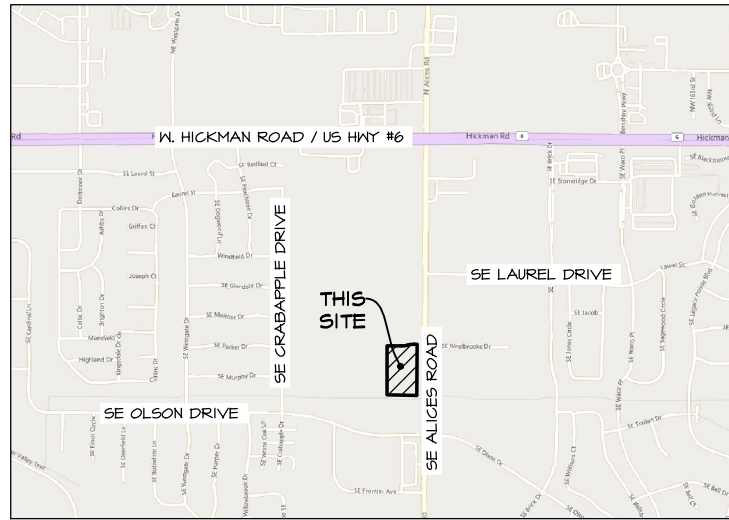


PRELIMINARY PLAT

WAUKEE TOWNE CENTER PLAT 6

WAUKEE, IOWA

WAUKEE TOWNE CENTER, LLC, 611 MONTICELLO DRIVE, BURLINGTON, IA 52601



VICINITY SKETCH

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	DIMENSION PLAN
3	GRADING AND UTILITY PLAN

LEGAL DESCRIPTION

LOTS 5, 6, & 7, WAUKEE TOWNE CENTER PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2023, PAGE 10316 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 3.64 ACRES MORE OR LESS.

PROPERTY OWNER:

WAUKEE TOWNE CENTER, LLC
611 MONTICELLO DR
BURLINGTON IA 52601
CONTACT: MIKE PIERSON

DEVELOPER:

WAUKEE TOWNE CENTER, LLC
611 MONTICELLO DRIVE
BURLINGTON, IA 52601
CONTACT: MIKE PIERSON

ZONING/LAND USE

EXISTING:
FD C-1, COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
(BK. 2022, PG. 20220)

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

LAND AREA

3.64 ACRES
159,301 SQ. FT.

OUTLOT NOTES

1. OUTLOT 'Z' IS INTENDED TO BE USED FOR A MONUMENT SIGN.

OWNER MAINTENANCE NOTES

1. LOTS 1 & 2 ARE SUBJECT TO AN OPERATION AND EASEMENT AGREEMENT RECORDED IN BOOK 2022, PAGE 25314 AT THE DALLAS COUNTY RECORDER'S OFFICE.
2. OUTLOT 'Z' WILL BE OWNED AND MAINTAINED BY WAUKEE TOWNE CENTER LLC.

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 FACILITIES LOCATIONS, CIVIL 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 OR UTILITIES 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 95% 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 2024 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2025 SUDAS.
- SAWCUTTING OR CONCRETE GRINDING WILL BE PERFORMED ON SITE. 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 TOWNE CENTER, LLC
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICIES, S.J.D.A.S., AND IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS P.N. 23114.
- 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 OR APPURTENANCE OR INTERRUPTED 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 FILL FOR TIES BY DISCS TO DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERGUT 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 DISCD AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MOISTURE CONTENT OF FILL MATERIALS SHALL MEET 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.

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 CROSSING.
 - SEWER 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 TELEVIEWED UPON COMPLETION.
- PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.

SANITARY NOTES

- CASTING TYPES ARE FROM S.J.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.C. SECTION 503.2.

GENERAL LEGEND

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

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.

PRELIMINARY - NOT FOR CONSTRUCTION

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEVAL DATE IS DECEMBER 31, 2026

SHEETS 1 - 2

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. HEAVER, IOWA LIC. NO. 25085 DATE MY LICENSE RENEVAL DATE IS DECEMBER 31, 2026 PAGES OR SHEETS COVERED BY THIS SEAL.



PRELIMINARY - NOT FOR CONSTRUCTION

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

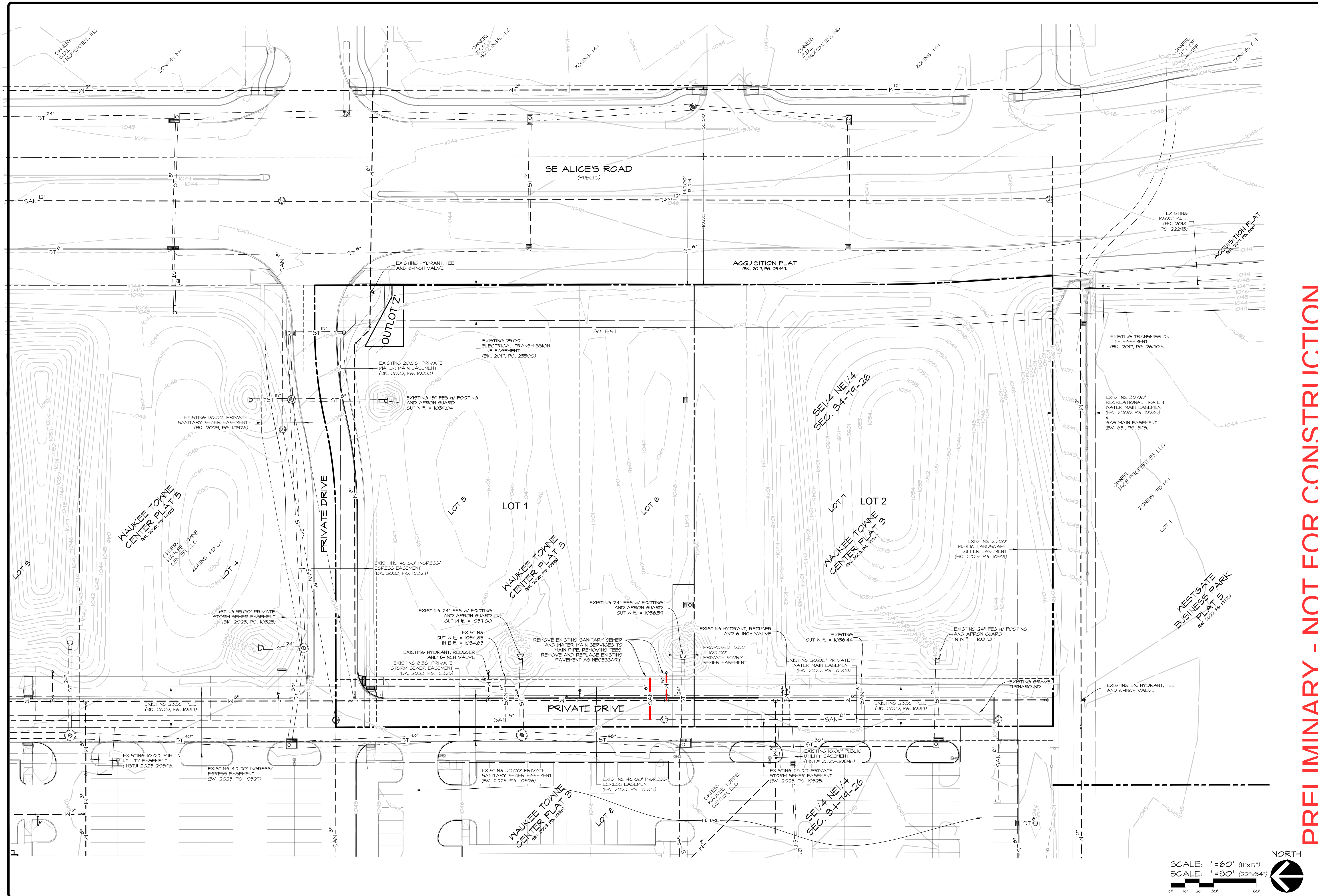
CEC

2026-01-19 - THIRD SUBMITTAL
2025-01-31 - SECOND SUBMITTAL
2025-01-17 - FIRST SUBMITTAL

DATE: 2026-01-29
DATE OF SURVEY: 2025-01-09
DESIGNED BY: CTP
DRAWN BY: LKM

WAUKEE TOWNE CENTER PLAT 6
WAUKEE, IOWA
COVER

SHEET
OF 3
A-2246



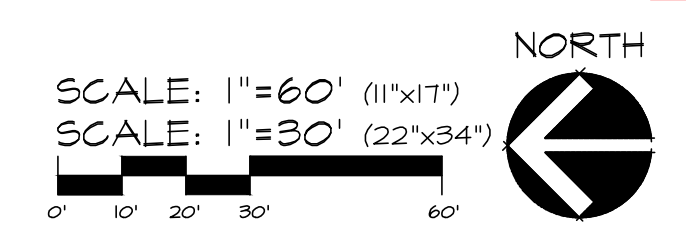
PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 2026-01-23
 2026-01-13 - THIRD SUBMITTAL
 2025-01-31 - SECOND SUBMITTAL
 2025-01-11 - FIRST SUBMITTAL
 DATE OF SURVEY: 2025-01-01
 DESIGNED BY: CTR
 DRAWN BY: LKN

Waukeetowne Center Plat 6
 WAUKEE, IOWA
GRADING AND UTILITY PLAN

SHEET
 OF 3
 A-2246

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