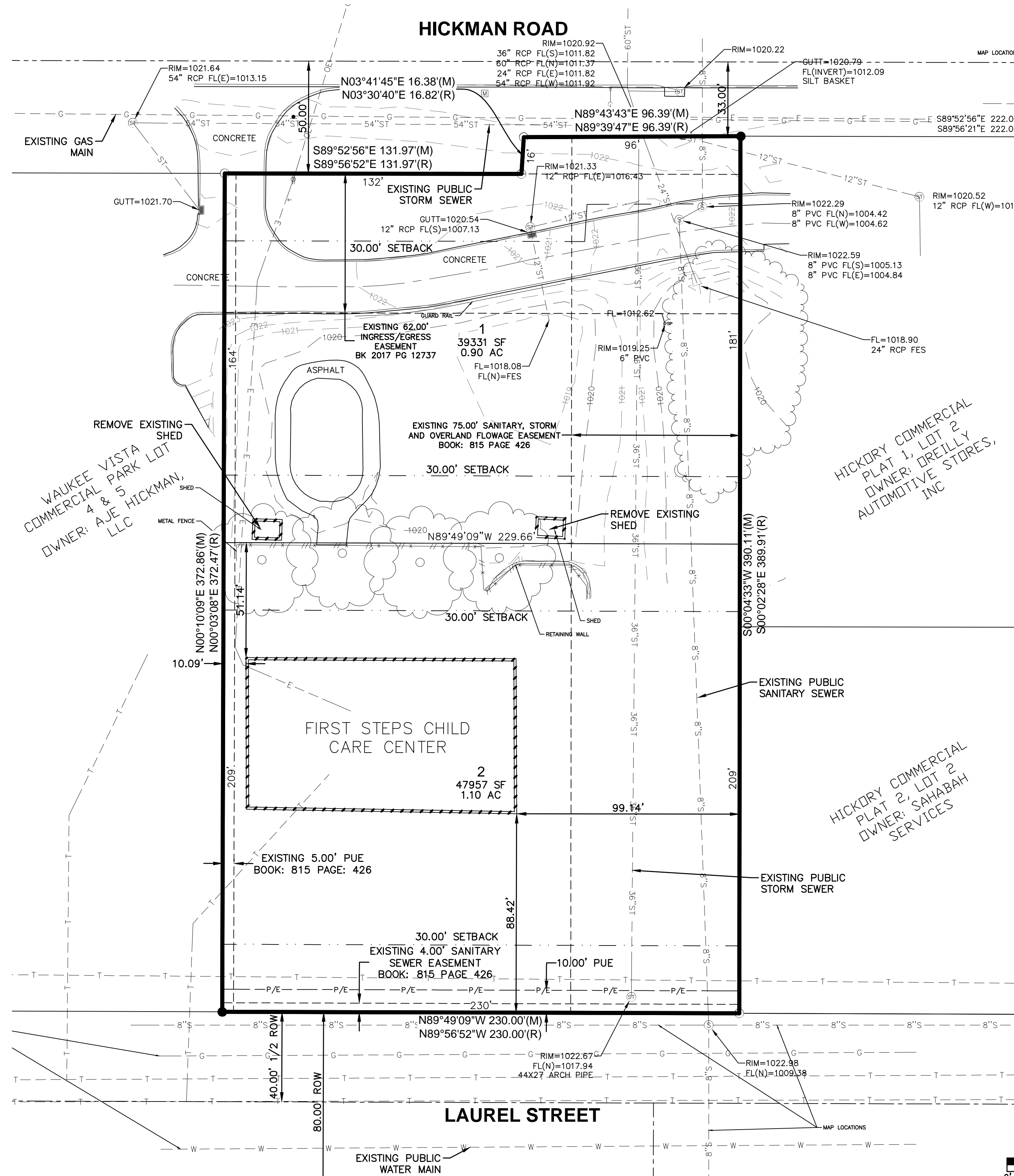
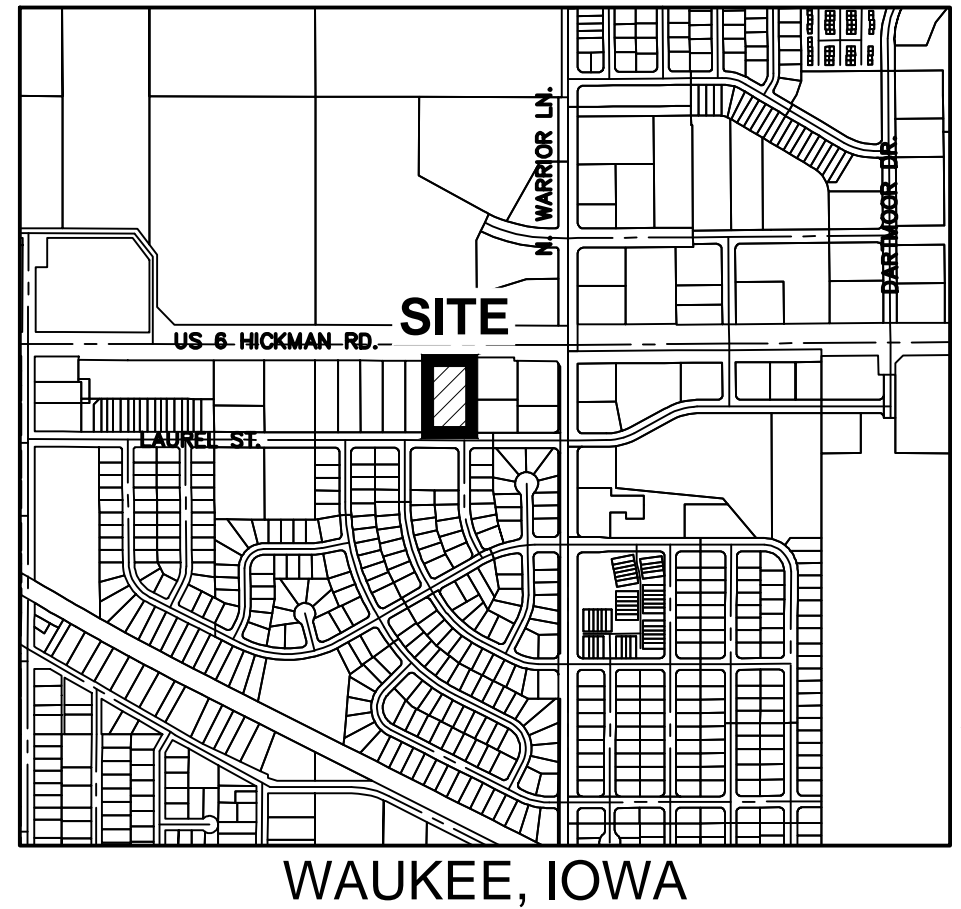


PRELIMINARY PLAT FOR: KOETHE ADDITION PLAT 2 WAUKEE, IOWA

VICINITY MAP
NOT TO SCALE



LEGEND

FEATURES

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN WITH SIZE

SURVEY

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- 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
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

FOUND

- SECTION CORNER
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

SET

- SECTION CORNER
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

NOTES

NO GRADING TO BE DONE WITH THIS SUBDIVISION.

SUBMITTAL DATES

FIRST SUBMITTAL TO CITY: 02/21/2022
SECOND SUBMITTAL TO CITY: 03/04/2022

OWNER/APPLICANT

ET REAL ESTATE HOLDINGS
205 SE ORALABOR ROAD
ANKENY, IA 50021
CONTACT: TODD FIGLEY
EMAIL: TODDF@ALBAUGHLLC.COM
PH: (515) 965-5252

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: JEFF NESVIK
EMAIL: JEFFN@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

ZONING

EXISTING: C-1 (COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT)

PROPOSED: C-1 (COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT)

BULK REGULATIONS

BUILDING SETBACKS
MIN. FRONT YARD - 30 FEET
MIN. REAR YARD - 30 FEET
MIN. SIDE YARD - NO MINIMUM, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THEN MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET.

PRELIMINARY PLAT DESCRIPTION

LOT 1, KOETHE ADDITION, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 2.00 ACRES (87,288 SQUARE FEET).

BENCHMARKS

BENCHMARK #1
BURY BOLT ON HYDRANT @ SE CORNER OF LAUREL STREET AND GLENDALE DR.

ELEVATION=1024.27

BENCHMARK #2
CUT X @ NE CORNER OF 10168 HICKMAN CT PROPERTY @ NW CORNER OF SIDEWALK.

ELEVATION=1045.06

STREET ADDRESS

95 LAUREL STREET

DATE OF SURVEY

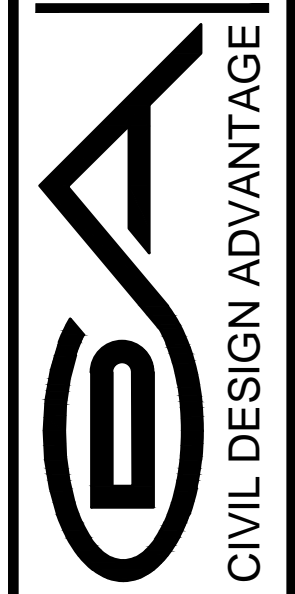
10/07/2021

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DATE	03/04/2022
REVISIONS	02/20/2022
	SECOND SUBMITTAL
	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: JUN
ENGINEER: JUN



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

KOETHE ADDITION PLAT 2 PRELIMINARY PLAT

PRELIMINARY

NOT FOR CONSTRUCTION

JEFFREY J. NESVIK, P.E.
LICENSE NUMBER 23810
DATE: _____
THIS SHEET