

PRELIMINARY PLAT I-80 WEST INDUSTRIAL PARK PLAT 3

800 INTERSTATE PARKWAY, WAUKEE

OWNER / APPLICANT

NEXT PHASE DEVELOPMENT LLC
REID TAMISIEA
1690 ALL STATE COURT #120
WDM, IA 50265
PH. 515-721-9115 Reid@nextphasedev.com

ZONING
EXISTING: M-1
PROPOSED: M-1

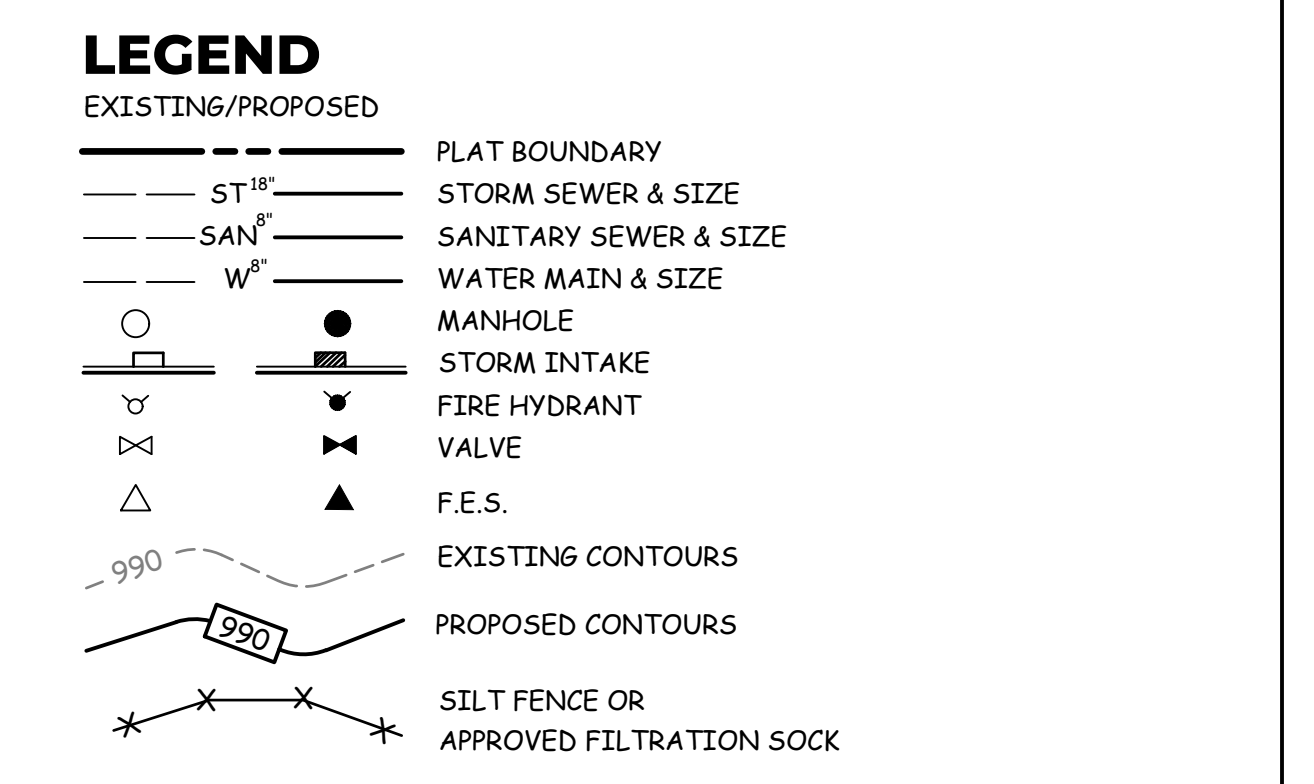
SETBACKS
FRONT - 30'
SIDE - 0'
REAR - 30'

BUILDING USE
OFFICE / STORAGE UNITS

LEGAL DESCRIPTION
LOT 5 I-80 WEST INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 4.958 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD.



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.

KEVEN J. CRAWFORD
13156

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-2

COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-17-2023
REVISIONS: 8-1-2023

JOB NUMBER
CC 2698

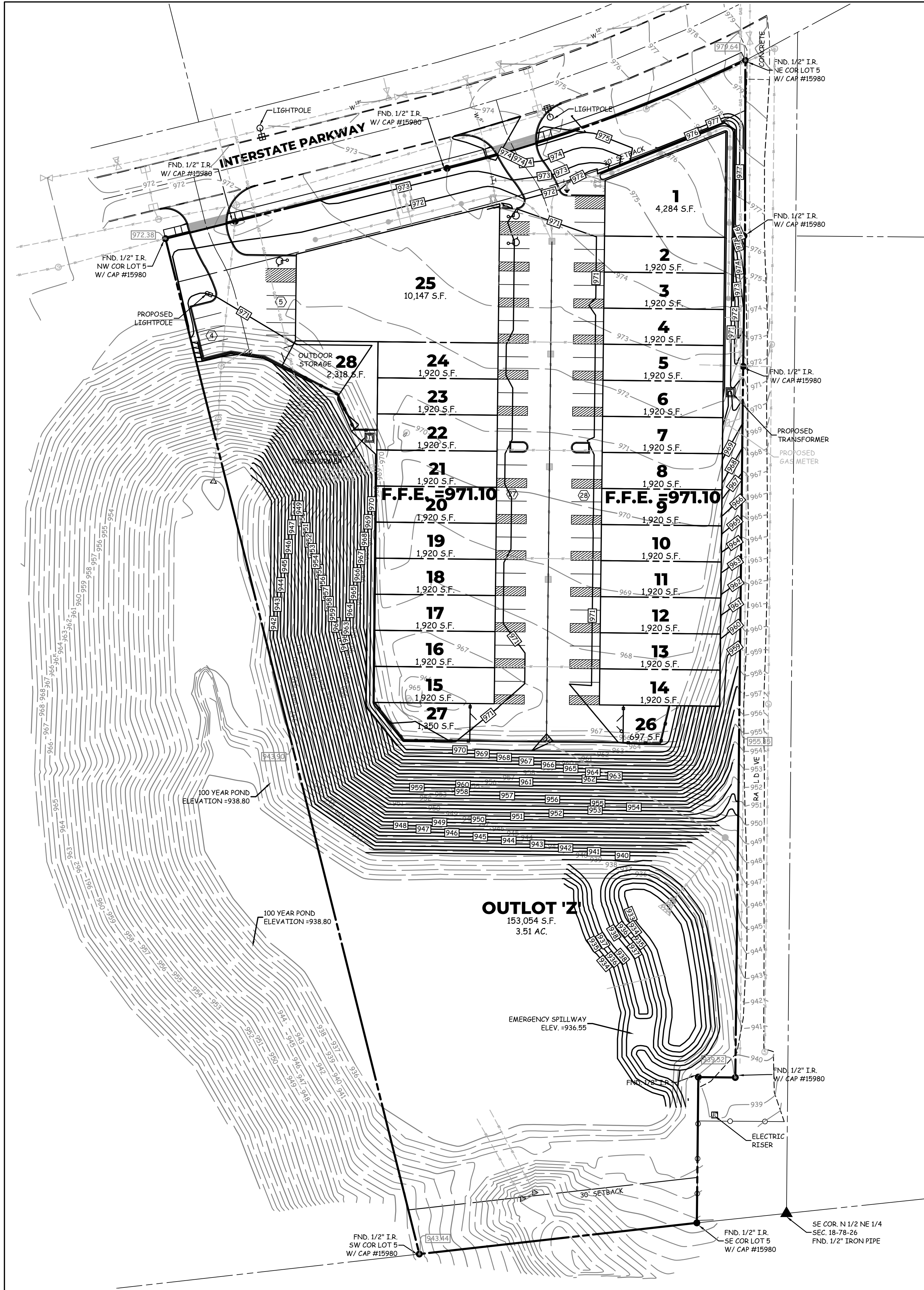
AS-BUILT:
PRELIMINARY PLAT
I-80 WEST INDUSTRIAL PARK PLAT 3

SHEET
1 OF 2



PRELIMINARY PLAT I-80 WEST INDUSTRIAL PARK PLAT 3

800 INTERSTATE PARKWAY, WAUKEE



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.F.E.
- - -	EXISTING CONTOURS
- - -	PROPOSED CONTOURS
* * *	SILT FENCE OR APPROVED FILTRATION SOCK

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SHEET
2 OF 2

