

# PRELIMINARY PLAT I-80 WEST INDUSTRIAL

**800 INTERSTATE PARKWAY, WAUKEE**

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

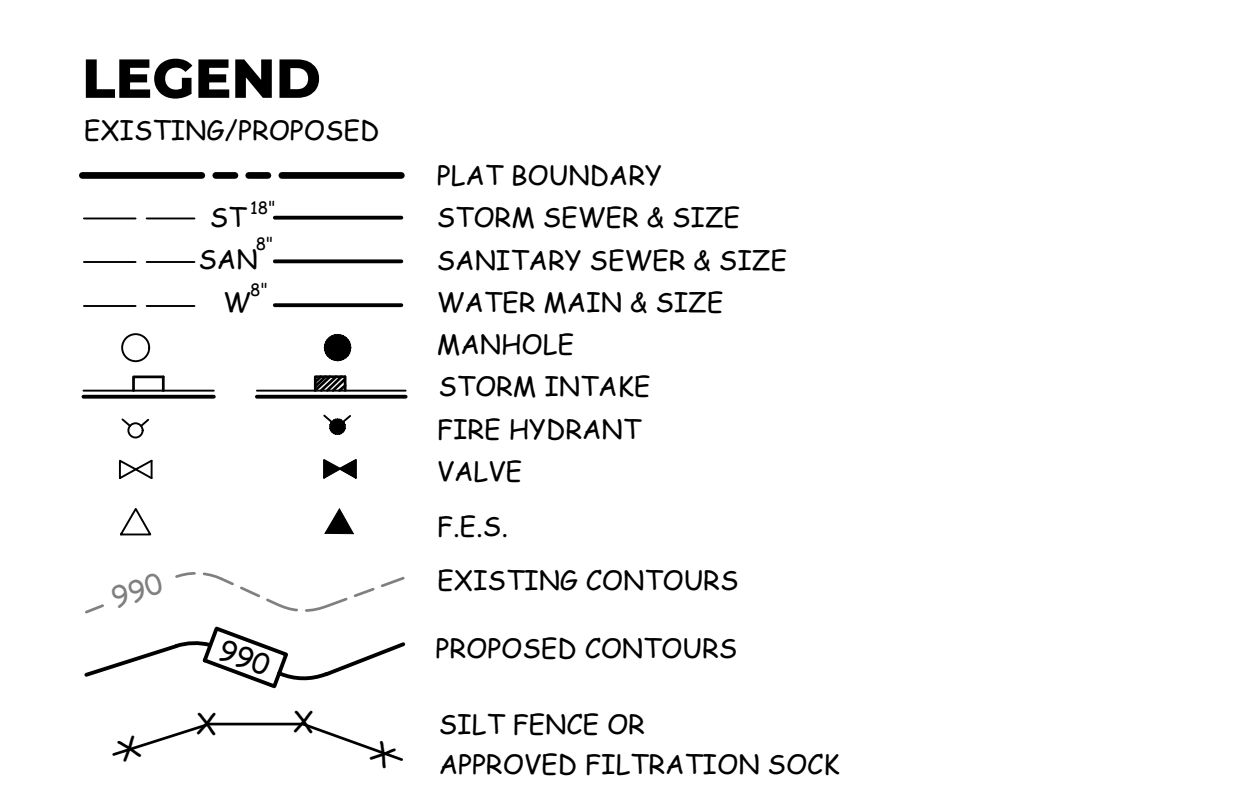
**ZONING**  
EXISTING: M-1  
PROPOSED: M-1

**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

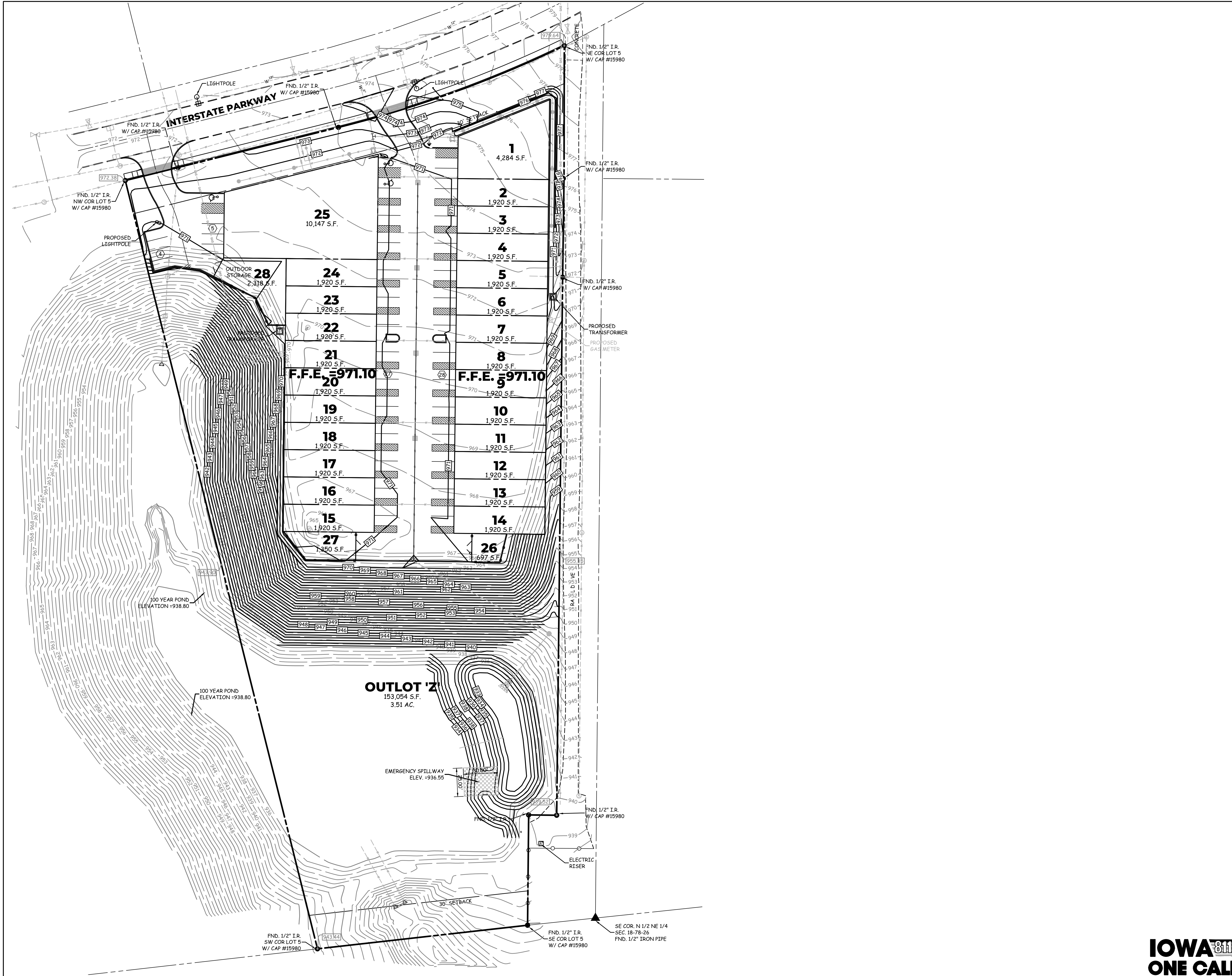
**COOPER CRAWFORD & Associates**  
Civil Engineers & Land Surveyors  
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

**IOWA ONE CALL**

DATE: 7-17-2023  
REVISIONS:  
JOB NUMBER  
**CC 2698**  
AS-BUILT:  
**PRELIMINARY PLAT I-80 WEST INDUSTRIAL**  
SHEET 1 OF 2

# PRELIMINARY PLAT I-80 WEST INDUSTRIAL

800 INTERSTATE PARKWAY, WAUKEE



**LEGEND**

EXISTING/PROPOSED	
—	PLAT BOUNDARY
— ST <sup>18"</sup>	STORM SEWER & SIZE
— SAN <sup>8"</sup>	SANITARY SEWER & SIZE
— W <sup>8"</sup>	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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AS-BUILT:  
**PRELIMINARY PLAT  
I-80 WEST INDUSTRIAL**

SHEET  
**2 OF 2**

SCALE: 1"=40'

**IOWA ONE CALL**



**Community Development**  
 230 W. Hickman Road  
 Waukee, IA 50263  
 Phone: (515) 978-9533  
 Fax: (515) 987-1845

July 19, 2023

**ADDRESSES FOR I-80 West Industrial**

<b>LOT/Unit #</b>	<b>ADDRESS</b>	<b>ADDRESS 2</b>
1	800 Interstate Parkway, Unit #100	
2	800 Interstate Parkway, Unit #104	
3	800 Interstate Parkway, Unit #110	
4	800 Interstate Parkway, Unit #114	
5	800 Interstate Parkway, Unit #120	
6	800 Interstate Parkway, Unit #124	
7	800 Interstate Parkway, Unit #130	
8	800 Interstate Parkway, Unit #134	
9	800 Interstate Parkway, Unit #140	
10	800 Interstate Parkway, Unit #144	
11	800 Interstate Parkway, Unit #150	
12	800 Interstate Parkway, Unit #154	
13	800 Interstate Parkway, Unit #160	
14	800 Interstate Parkway, Unit #164	
15	810 Interstate Parkway, Unit #165	
16	810 Interstate Parkway, Unit #161	
17	810 Interstate Parkway, Unit #155	
18	810 Interstate Parkway, Unit #151	
19	810 Interstate Parkway, Unit #145	
20	810 Interstate Parkway, Unit #141	
21	810 Interstate Parkway, Unit #135	
22	810 Interstate Parkway, Unit #131	
23	810 Interstate Parkway, Unit #125	
24	810 Interstate Parkway, Unit #121	
25	810 Interstate Parkway, Unit #101	
26	800 Interstate Parkway, Unit #170	
27	810 Interstate Parkway, Unit #171	
28	810 Interstate Parkway, Unit #105	