

OFFICIAL'S
STAMP

PRELIMINARY PLAT WARRIOR RUN ESTATES PLAT 4 NORWALK, IA 50211

OFFICIAL'S
STAMP

UTILITY CONTACTS

- SANITARY SEWER** - NORWALK PUBLIC WORKS DEPARTMENT (515-981-0228)
WATER MAIN - NORWALK PUBLIC WORKS DEPARTMENT (515-981-0228)
STORM SEWER - NORWALK PUBLIC WORKS DEPARTMENT (515-981-0228)
NATURAL GAS UTILITY - MID AMERICAN ENERGY (515-252-6591)
ELECTRIC - MID AMERICAN ENERGY (515-252-6591)

INDEX LEGEND

COUNTY:	WARREN
CITY:	NORWALK
SUBDIVISION:	WARRIOR RUN ESTATES PLAT 1
LOTS:	PARCELS 'A' & 'B' OF OUTLOT 'Z'
SUBDIVISION:	WARRIOR RUN ESTATES PLAT 2
LOTS:	OUTLOT 'Z'
PROPRIETOR(S):	DILIGENT WARRIOR RUN LLC
REQUESTED BY:	DILIGENT WARRIOR RUN LLC
PROFESSIONAL LAND SURVEYOR:	JEFFREY A. GADDIS, PLS
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC
ATTN:	JEFFREY A. GADDIS, PLS
RETURN TO:	2400 86TH STREET, SUITE 12 URBANDALE, IA 50322



VICINITY MAP
1" = 2000'



Sheet Number	Sheet Title
01	COVER SHEET
02	NOTES & INFORMATION SHEET
03	BOUNDARY DIMENSION PLAN
04	DIMENSION PLAN
05	DIMENSION PLAN
06	DEMOLITION PLAN
07	GRADING & UTILITY PLAN
08	GRADING & UTILITY PLAN

SUBMITTAL DATE	SUBMITTAL NOTES
JULY 17, 2023	INITIAL SUBMITTAL
SEPTEMBER 06, 2023	
OCTOBER 13, 2023	
NOVEMBER 15, 2023	

BASIS OF BEARINGS

THE EAST LINE OUTLOT 'Z' OF WARRIOR RUN ESTATES PLAT 1 WAS MEASURED AS HAVING A BEARING OF 500°02'58"E. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

PROFESSIONAL LAND SURVEYOR NOTES:

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED IN PREPARATION OF THIS SURVEY.
- MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
- ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABEL AS **EXISTING**.
- IF THIS PRELIMINARY PLAT INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

PROPERTY OWNER / APPLICANT:

DILIGENT WARRIOR RUN LLC
 C/O PEOPLES CO
 6150 VILLAGE VIEW DRIVE, SUITE 110
 WEST DES MOINES, IA 50266
 CONTACT: TIM FORTZEN
 EMAIL: TIM@DILIGENTDEVELOPMENT.COM
 PHONE: 515-222-1341

PROJECT MANAGER:

PAUL CLAUSEN, PE
 CIVIL ENGINEERING CONSULTANTS
 2400 86TH STREET, #12
 DES MOINES, IOWA 50322
 PH. 515-276-4884 EXT. #211
 EMAIL: CLAUSEN@CECLAC.COM

PROFESSIONAL LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.
 JEFFREY A. GADDIS, PLS
 2400 86TH STREET, SUITE 12
 URBANDALE, IA 50322
 PH. 515-276-4884 EXT. 221
 EMAIL: GADDIS@CECLAC.COM

MUNICIPALITY PLANNER:

ELLIOT KLIMOWSKI
 CITY OF NORWALK
 CITY PLANNER
 PH. 515-981-4830
 EMAIL: EKLIMOWSKI@NORWALK.IOWA.GOV

LEGAL DESCRIPTION

ALL OF OUTLOT 'Z', WARRIOR RUN ESTATES PLAT 1, AN OFFICIAL PLAT RECORDED IN INSTRUMENT 2015-6541, LESS PARCEL 'C' OF PARCEL 'B' OF OUTLOT 'Z' WARRIOR RUN ESTATES AN OFFICIAL PARCEL RECORDED IN INSTRUMENT 2019-00086 AND OUTLOT 'Z', WARRIOR RUN ESTATES PLAT 2, AN OFFICIAL PLAT RECORDED IN INSTRUMENT 2018-01185 AND PARCEL 'R' RECORDED IN INSTRUMENT 2021-12313 AT THE WARREN COUNTY RECORDER, SAID DESCRIBED PROPERTY CONTAINS 84.16 ACRES MORE OR LESS.

TOTAL LAND AREA:

84.16 ACRES

EXISTING ZONING:

R-1 (70) SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING:

R-1 (70) SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS FOR R-1 (70)

- LOT AREA - 8,750 SF MINIMUM
- LOT WIDTH - 70' MINIMUM
- FRONT YARD SETBACK - 30'
- REAR YARD SETBACK - 35'
- SIDE YARD SETBACK - 11' TOTAL (7' MIN)

FLOOD ZONE

ZONE 'X'
 FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 1910C0134G, REVISED NOVEMBER 16, 2019

PROPOSED CONSTRUCTION SCHEDULE

- GRADING ACTIVITIES: MARCH, 2024
- UTILITY PLACEMENT: MAY, 2024
- PAVING: JULY, 2024
- PUNCH LIST ITEMS: OCTOBER, 2024

BENCHMARKS

- R.R. SPIKE IN POWER POLE
40 FEET SOUTH OF CENTERLINE OF NORTH AVENUE AND 115 FEET EAST OF CENTERLINE OF ASPEN DRIVE.
ELEVATION-----427.45
- BRASS PLUG IN HEADWALL OF REINFORCED BOX CULVERT, AT NORTHWEST CORNER OF INTERSECTION OF IOWA HIGHWAY 28 AND ELM AVENUE.
ELEVATION-----874.90
- BURY BOLT ON HYDRANT, AT NORTHEAST CORNER OF INTERSECTION OF ASPEN DRIVE AND ELM AVENUE.
ELEVATION-----424.49
- CUT 'X' INTERSECTION SYCAMORE DRIVE AND ELM AVENUE.
ELEVATION-----439.11

CERTIFICATIONS

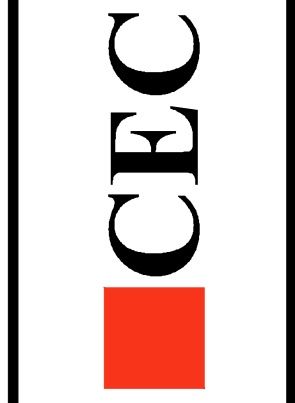
*** THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. ***



PRELIMINARY	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 DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. JEFFREY A. GADDIS, IOWA LICENSE NO. 16381 DATE _____ MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. PRELIMINARY PAUL CLAUSEN, IOWA LIC. NO. 29112 DATE _____ MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL: _____

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Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 · Des Moines, Iowa 50322
 515.276.4884 · Fax: 515.276.7084 · mail@ceclac.com



PUBLISH DATE:	November 15, 2023
DATE OF SURVEY:	DEC. XX, 2018
DESIGNED BY:	PC
DRAWN BY:	MEH

PRELIMINARY
WARRIOR RUN ESTATES PLAT 4
 NORTH AVE, NORWALK, IA 50211
COVER SHEET

GENERAL NOTES

- ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH 2023 EDITION OF SUDAS STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF NORWALK PUBLIC WORKS DEPARTMENT.
 - DILIGENT WARRIOR RUN, LLC
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - IOVA ONE-CALL
- THE CONTRACTOR IS RESPONSIBLE FOR SETTING UP A PRECONSTRUCTION MEETING WITH THE CITY OF NORWALK ENGINEERING DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- 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 IOVA 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 THE UTILITY'S OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.
- ANY CHANGES TO CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY CITY OF NORWALK PUBLIC WORKS DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY CITY OF NORWALK PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL NOTIFY CITY OF NORWALK PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON HOLIDAY OR WEEKEND.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY LICENSED ENGINEER OR LAND SURVEYOR.
- CERTIFIED AS-BUILT GRADING PLAN SHALL BE PROVIDED TO CITY OF NORWALK PUBLIC WORKS DEPARTMENT PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND APPROVAL OF THE FINAL PLAN.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
- CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
- IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES PLANS SHALL GOVERN.
- LOCATIONS OF ALL UTILITY SERVICES SHALL BE CLEARLY MARKED AND LOCATION INFORMATION SHALL BE GIVEN TO CITY OF NORWALK.
- ALL TEMPORARY TRAFFIC CONTROLS MUST BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL PROTECT AND BACK FILL AROUND UNDERGROUND UTILITIES.

SANITARY NOTES

- CASTING TYPES ARE FROM SUDAS SPECS.
- CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING THIS INFORMATION TO ENGINEER.
- CONTRACTOR SHALL CLEAN AND VIDEO TAPE SANITARY SEWER AT PROJECT COMPLETION. A COPY OF VIDEO SHALL BE PROVIDED TO CITY OF NORWALK PUBLIC WORKS DEPARTMENT.
- ALL MANHOLES TO HAVE 141 BARRIERS.
- ALL MANHOLES AND MANHOLE CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SIDEWALKS.
- THE CITY OF NORWALK UTILIZES TOP HAT STYLE 1/1 BARRIERS.

GRADING & EROSION CONTROL

- ALL GRADING & EROSION CONTROL NOTES SHOWN ON GRADING / SWPPP PLANS

STORM NOTES

- PROVIDE 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 VIDEO TAPED UPON COMPLETION. COPY OF VIDEO SHALL BE PROVIDED TO CITY OF NORWALK PUBLIC WORKS DEPARTMENT.
- PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.
- STORM SEWERS INSTALLED INTO STORM STRUCTURES MUST BE CORE DRILLED AND INSTALLED WITH RODENT GUARD. KEEP SERVICE AS MUCH ABOVE STRUCTURE FLOW LINE AS POSSIBLE TO AVOID SURCHARGE.

WATER NOTES

- PIPE MATERIALS: ANKA C900 DR - 18" PVC INSTALL NO. 10 THIN STANDARD COPPER TRACER WIRE TO SURFACE AT FIRE HYDRANTS.
- CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN 6-INCH LAYERS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY, 4% TO +4% OPTIMUM MOISTURE CONTENT.
- HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
- SERVICES TO BE 1-INCH COPPER, STOP BOXES TO BE FORD BALL VALVE TYPE CURB STOPS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATION OF ALL WATER SERVICES AND PROVIDING THIS INFORMATION TO ENGINEER.
- HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN.
- AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
- VALVES SHALL BE GLOW RIN GATE.
- HYDRANTS SHALL BE GLOW MEDALLION. ALL HYDRANTS SHALL BE SAFETY YELLOW IN COLOR.
- CURB STOPS SHALL BE LOCATED NO FURTHER THAN 10' INSIDE R.O.W. FROM PROPERTY LINE. UNDER NO CIRCUMSTANCES SHALL THEY BE LOCATED IN SIDEWALK.
- ALL SERVICE LINES SHALL BE TESTED WITH WATER MAIN.
- WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW A WATER MAIN:
 - FOR STORM SEWERS FLEXIBLE O-RING-GASKET JOINTS RATED AT 13 PSI OR GREATER SHALL BE UTILIZED UNTIL THE NORMAL DISTANCE FROM THE SEWER TO THE WATER MAIN IS AT LEAST 10'.
 - ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THAT BOTH JOINTS AREA AS FAR AS POSSIBLE FROM THE SEWER.
 - THE SEWER MUST BE ADEQUATELY SUPPORTED.
 - A LOW PERMEABLE SOIL SHALL BE USED FRO BACKFILL WITHIN 10' OF THE POINT OF CROSSING.
- ALL STORM SEWER CROSSINGS ABOVE THE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER THE WATER MAIN. SEWER CROSSINGS MAY ALSO FOLLOW THE IDNR WATER SUPPLY ENGINEERING SECTION ALTERNATIVE SOLUTIONS TO MEETING REQUIREMENTS FOUND IN SUBPARAGRAPH 567 IAC 43.3(2) "A" (3).

PAVING NOTES

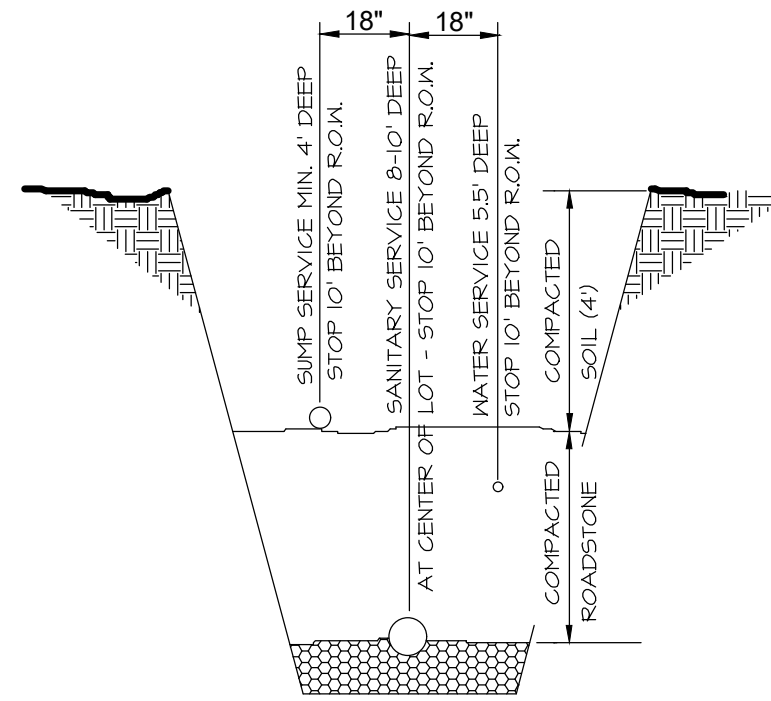
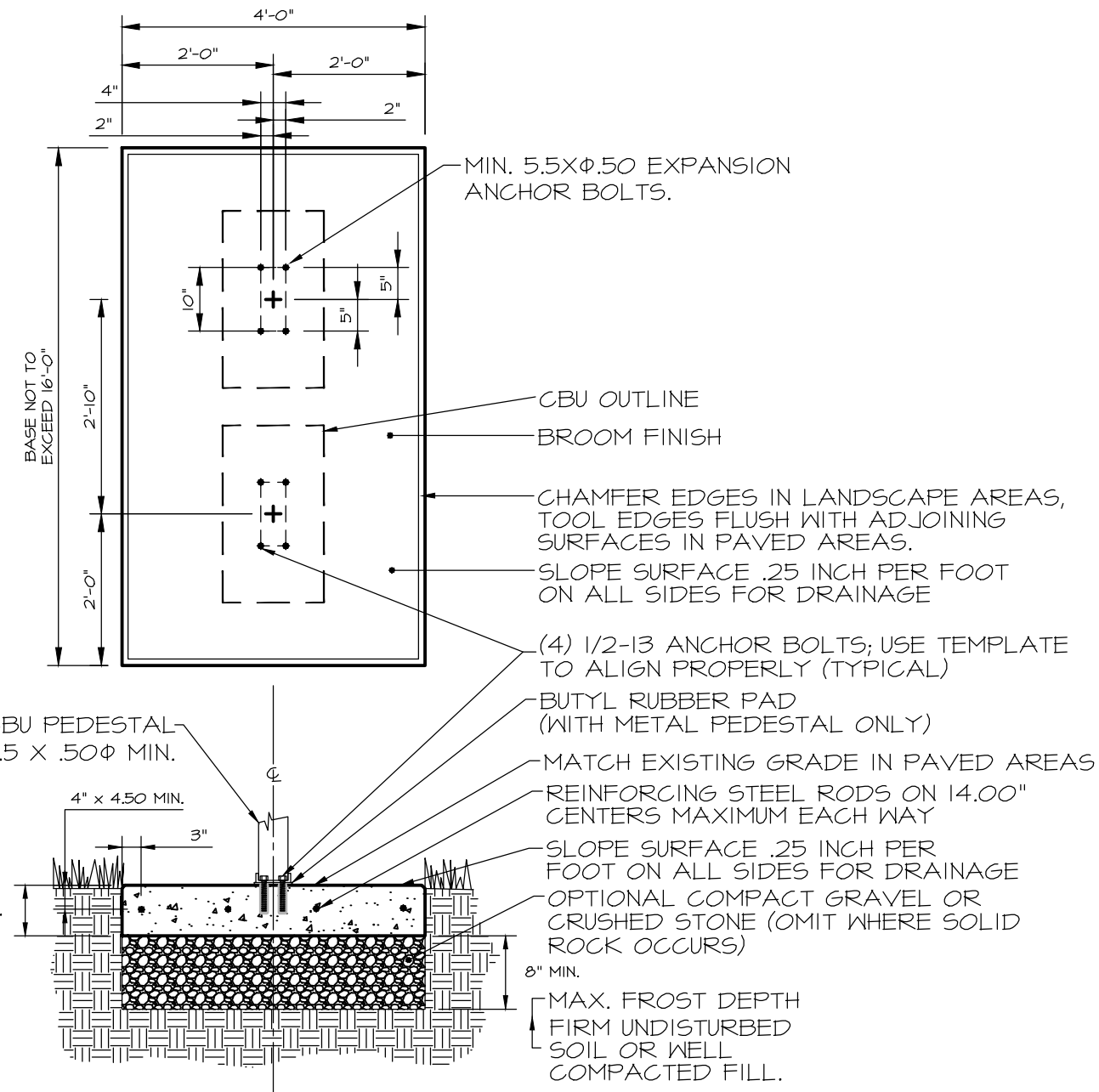
- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL STREETS SHALL HAVE 6-INCH CURBS.
- PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS.

CONCRETE MAILBOX PAD - MULTI-UNIT DETAIL

NOT TO SCALE

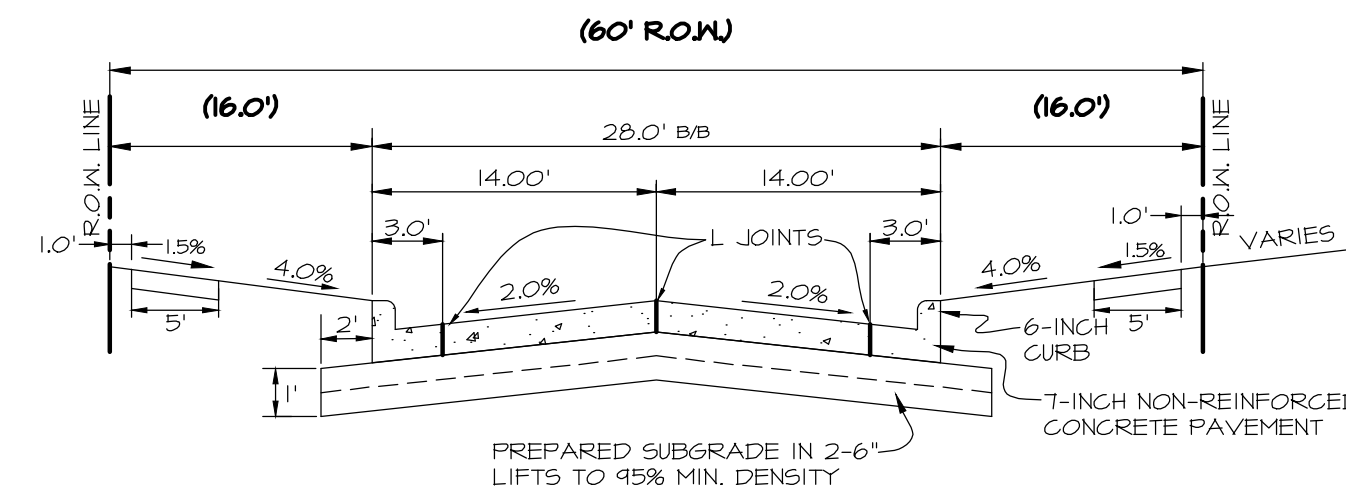
NOTES:

- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50- 4.50 SLUMP IN ACCORDANCE WITH ACI 301.
- REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
- EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
 - HILTI KWIK BOLT (www.us.hilti.com) 11-1/2" DIAMETER x 5-1/2" OVERALL LENGTH GALVANIZED, CATALOG #: 000-4353-696 KB II 12-512, STAINLESS STEEL; CATALOG #: 000-454-744 ENDURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2"
 - ITW RAMSET REDHEAD TRUBOLT (www.ramset-redhead.com) GALVANIZED, 1/2" DIAMETER x 7" OVERALL LENGTH; CATALOG NUMBER: W5-12706 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
 - RAWL STUD (www.rawl.com) GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".
- TOP OF PAD SHALL MATCH FUTURE SIDEWALK ELEVATION W/ MAXIMUM CROSS SLOPE OF 2% TOWARDS STREET.
- MAXIMUM SLOPE SHOULD NOT EXCEED 5% OR AS DIRECTED BY POST OFFICE.



SANITARY & SUMP SERVICES SHALL BE MARKED AT THE END OF PIPE WITH A 2X4 TO THE SURFACE & A STEEL FENCE POST. PLACE ONE 6 FT. STEEL POST BURIED 3 FT. AT WATER CURB BOX. COLOR MARKING OF SERVICES SHALL BE RED FOR SANITARY, GREEN FOR SUMPS AND BLUE FOR WATER.

SERVICE LOCATION DETAIL
NO SCALE



TYPICAL 28' B/B CROSS SECTION
NO SCALE

PRELIMINARY

WARRIOR RUN ESTATES PLAT 4

NORTH AVE, NORWALK, IA 50211

NOTES & INFORMATION SHEET

SHEET
02
OF
08

E8555

PUBLISH DATE: November 15, 2023

DATE OF SURVEY: DEC. XX 2018

DESIGNED BY: PC

DRAWN BY: MEH



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PLOT BY: MARIO GUIR5015 - 2023/11/28 - q:\E-FILES-8000\B555_c34\drawings\Plat\PP18555_PP_COVER.dwg - AN5 FULL BLEED D (8400 X 2200 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION)P3 - CEC-XES TEST.CTB - PLOT SCALE = 1:1

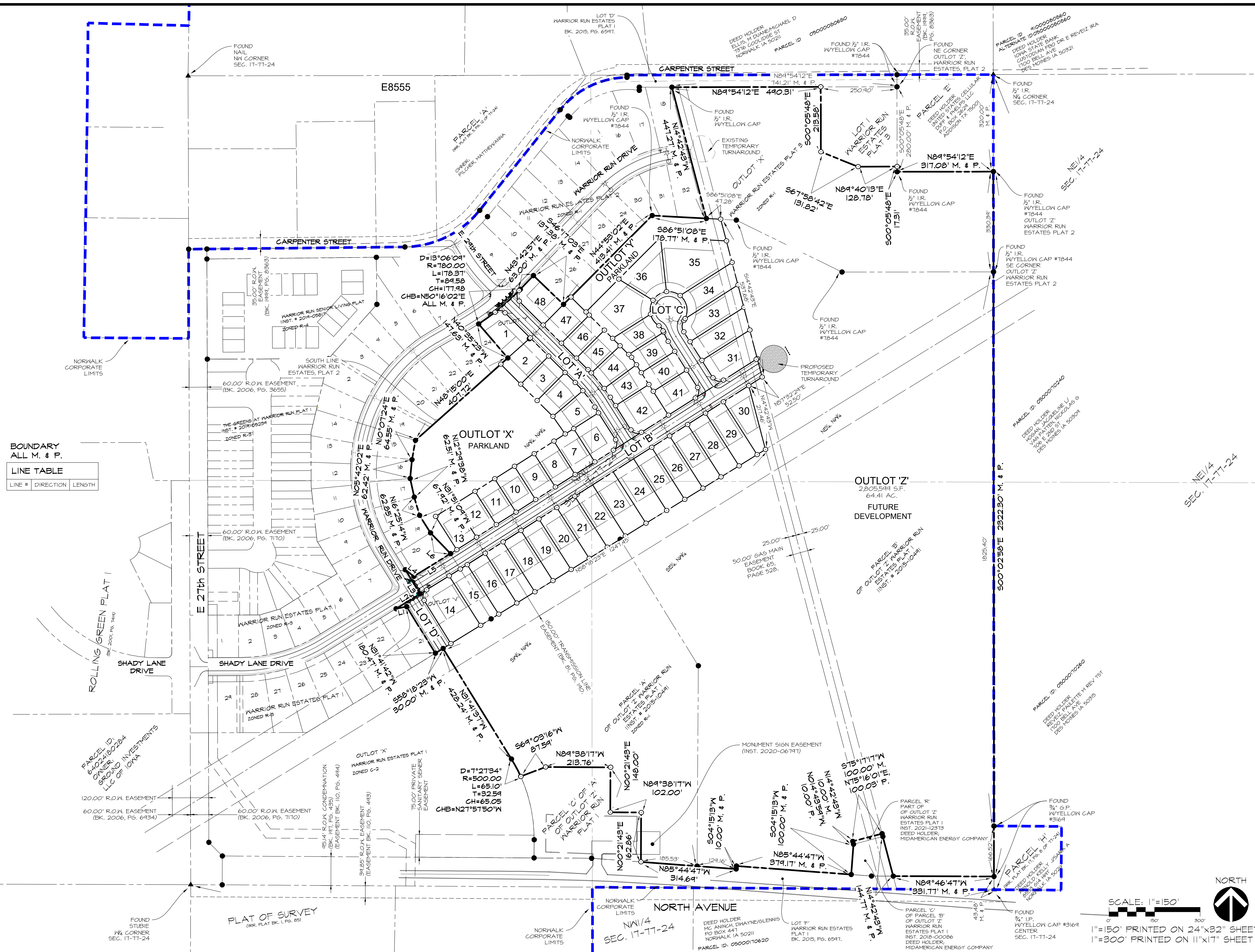
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BOUNDARY ALL M. & P.

LINE #	DIRECTION	LENGTH



SCALE: 1"=150'

1"=150' PRINTED ON 24"x32" SHEET
1"=300' PRINTED ON 11"x17" SHEET

PRELIMINARY

WARRIOR RUN ESTATES PLAT 4

NORTH AVE, NORMALK, IA 50211

BOUNDARY DIMENSION PLAN

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OF 07

E8555

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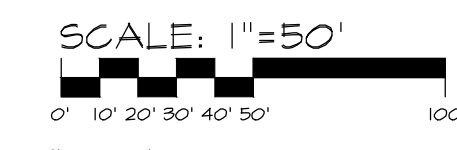
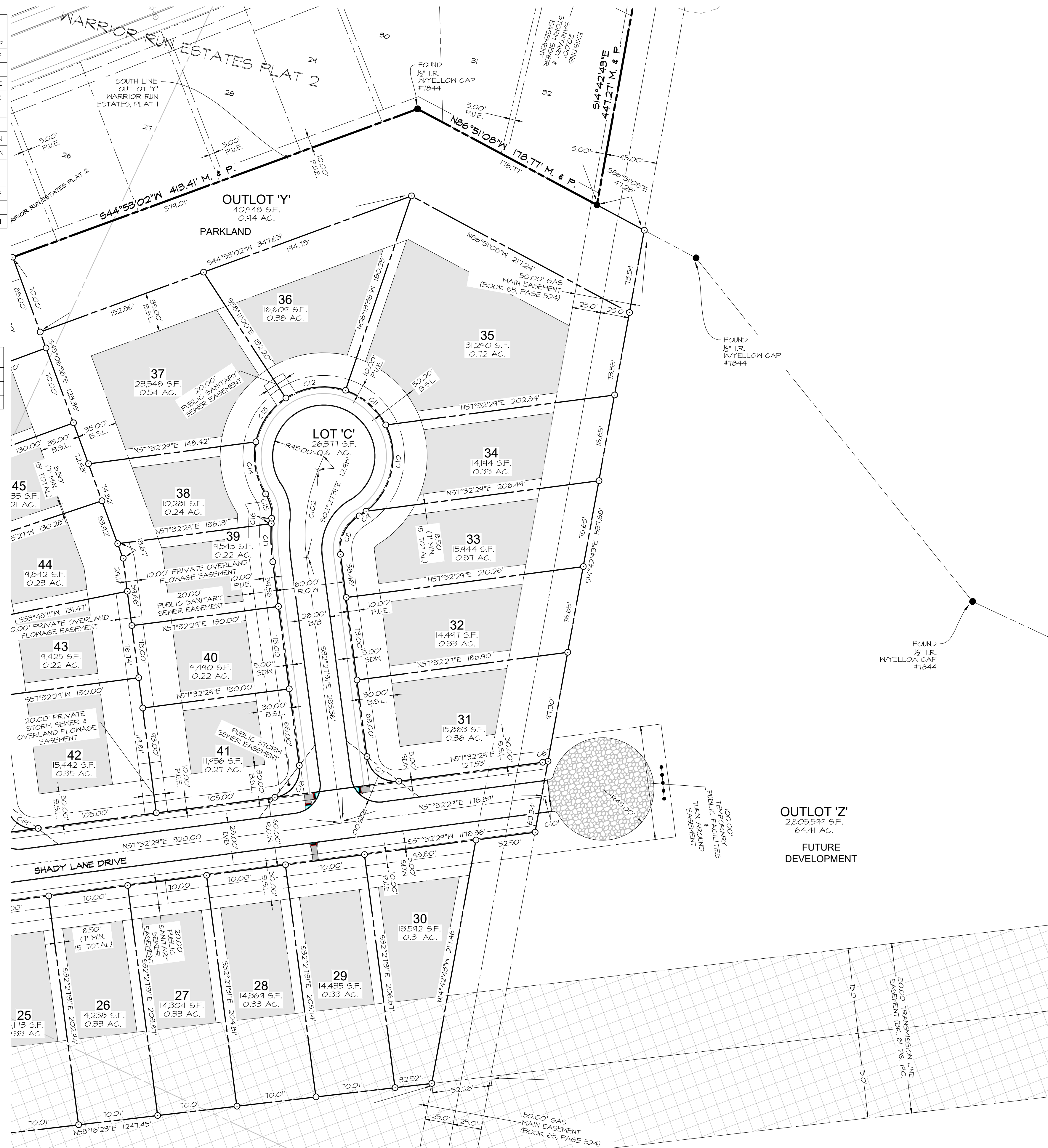


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CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C6	1°58'14"	34.00'	4.73'	2.31'	4.13'	N53°33'20"E
C7	90°00'00"	25.00'	39.27'	25.00'	35.36'	NT1°21'31"W
C8	66°48'26"	34.00'	39.64'	22.42'	31.44'	N00°56'42"E
C9	6°51'36"	61.00'	7.30'	3.66'	7.30'	N30°55'07"E
C10	74°17'10"	61.00'	84.41'	50.54'	77.84'	N12°09'16"W
C11	44°56'10"	61.00'	47.84'	25.23'	46.62'	NT4°15'56"W
C12	51°26'58"	61.00'	54.78'	29.39'	52.45'	S51°32'29"W
C13	44°56'10"	61.00'	47.84'	25.23'	46.62'	S09°20'55"W
C14	44°51'23"	61.00'	47.16'	25.18'	46.55'	S35°32'51"E
C15	37°44'35"	34.00'	22.40'	11.62'	21.99'	S39°06'16"E
C16	1°31'06"	180.00'	4.71'	2.39'	4.71'	S20°54'32"E
C17	10°42'26"	180.00'	33.64'	16.87'	33.59'	S27°06'18"E
C18	90°00'00"	25.00'	39.27'	25.00'	35.36'	S12°32'29"W

STREET CENTERLINE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	2°12'53"	150.00'	5.80'	2.90'	5.80'	N56°26'03"E
C102	30°00'00"	150.00'	78.54'	40.19'	77.65'	S11°21'31"E



1"=50' PRINTED ON 24"x32" SHEET
1"=100' PRINTED ON 11"x17" SHEET

PRELIMINARY
WARRIOR RUN ESTATES PLAT 4
NORTH AVE, NORMAL, IA 50211
DIMENSION PLAN

SHEET
05
OF
08

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Civil Engineering Consultants, Inc.
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PLOT BY: MARIO GUIRIBAY - 2023/11/15 - q:\E-FILES-8000\B555 - 2023/11/15 - q:\E-FILES-8000\B555_L3.dwg - ANSI FULL BLEED D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION) PLOT SCALE = 1:1

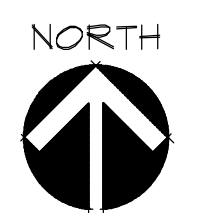
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SCALE: 1"=60'
 0 20 40 60 80 100
 1"=60' PRINTED ON 24"x32" SHEET
 1"=120' PRINTED ON 11"x17" SHEET



PRELIMINARY

WARRIOR RUN ESTATES PLAT 4

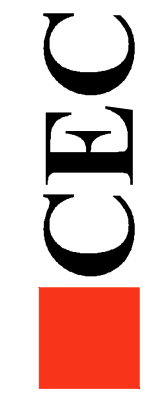
NORTH AVE, NORMAL, IA 50211

GRADING & UTILITY PLAN

SHEET
 07
 OF 08

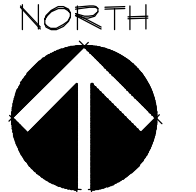
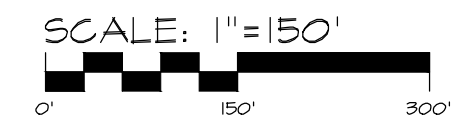
E8555

DATE: PUBLISH DATE: November 15, 2023
 DATE OF SURVEY: DEC. XX 2018
 DESIGNED BY: PC
 DRAWN BY: MEH



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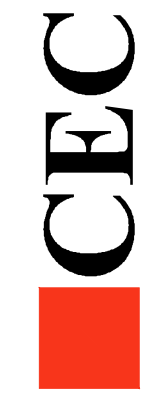


1"=150' PRINTED ON 24"x32" SHEET
 1"=300' PRINTED ON 11"x17" SHEET

PRELIMINARY
WARRIOR RUN PLAT 4
 NORMAL, IOWA
MASTER PLAN 'G'

SHEET
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DATE: November 21, 2023
 #####
 DATE OF SURVEY: #####
 DESIGNED BY: ##### PC
 DRAWN BY: ##### MEH



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