OWNER / DEVELOPER
HUBBELL METROPOLITAN DEVELOPMENT FUND I, LLC (SERIES E)
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
(515) 243-3228
JOE PIETRUSZYNSKI

ZONING
PD (R-4) PLANNED DEVELOPMENT DISTRICT / RESIDENTIAL
ORDINANCE NO. 2531 (BOOK 2013, PAGE 10222)

SETBACKS
FRONT=15'
SIDE=5' (BUILDING SEPARATION)
REAR=15'

SUBMITTAL DATES

10/21/14	INITIAL SUBMITTAL
11/04/14	SECOND SUBMITTAL
02/10/15	THIRD SUBMITTAL
03/05/15	FOURTH SUBMITTAL

BUILDING REQUIREMENTS
1200 SF - SINGLE STORY MAIN FLOOR
1300 SF - 1.5 STORY TOTAL FLOOR AREA
1400 SF - TWO STORY TOTAL FLOOR AREA
FLOOR AREA RATIO: 0.75 MAX
MAX BUILDING HEIGHT: 40'
BUILDING AREAS:
BRISTOW 2,642 SF
CAYMAN 2,722 SF
BRISTOW UNIT: 1,321 SF MAIN LEVEL
2,258 SF FULLY FINISHED BASEMENT
CAYMAN UNIT: 1,361 SF MAIN LEVEL
2,343 SF FULLY FINISHED BASEMENT

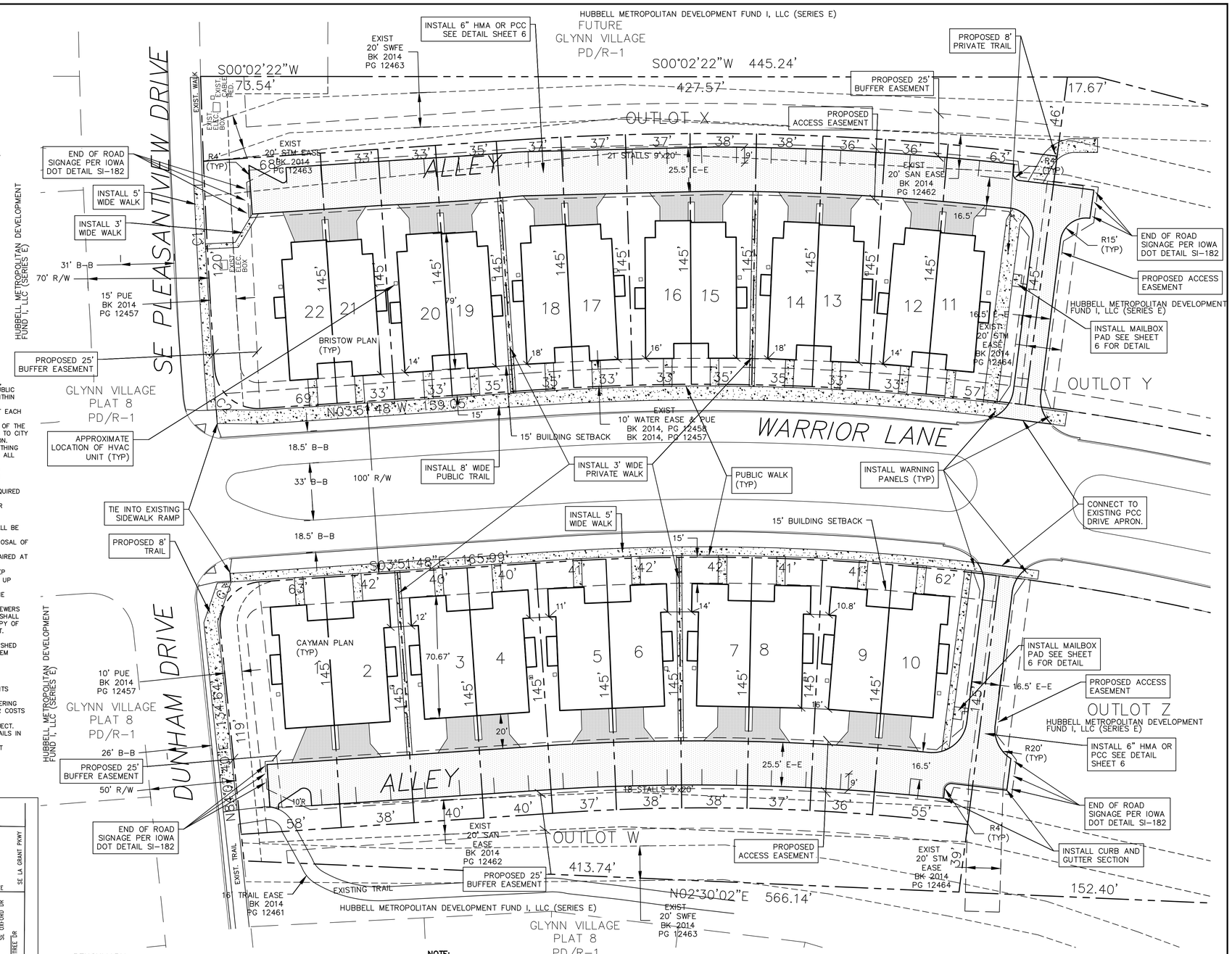
PARKING REQUIREMENTS
PARKING REQUIRED: 2 GARAGE STALLS/UNIT = 44
2 DRIVEWAY STALLS/UNIT = 44
1 STALL/4 UNITS IN ALLEY = 6
TOTAL REQUIRED : 94

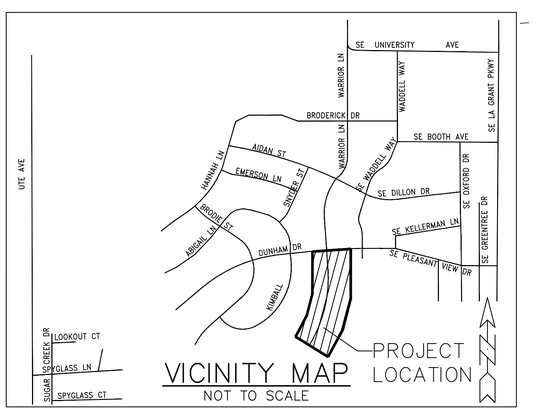
PARKING PROVIDED: GARAGES = 44
DRIVEWAYS = 44
ALLEY = 39
TOTAL = 127

GENERAL NOTES:

1. SEE SHEET 6 FOR ALLEY TYPICAL SECTION.
2. PLAN SET COVERS MULTIFAMILY UNITS FROM WARRIOR LANE STA 178+00 TO STA 183+00. ADDITIONAL UNITS UNDER SEPARATE COVER.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE CODES, ORDINANCES, REGULATIONS AND RULES, INCLUDING THE CITY STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. WHERE NOT OTHERWISE COVERED BY THE ABOVE, IN THE NOTES BELOW, OR WITHIN THIS PLAN SET, THE 2014 IOWA SUDAS STANDARDS AND SPECIFICATIONS SHALL GOVERN.
4. THE CONTRACTOR SHALL REMOVE ALL DEBRIS SPILLED INTO THE RIGHT OF WAY AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
5. ALL CONSTRUCTION PROCEDURES AND MATERIALS TO MEET OR EXCEED MINIMUM REQUIREMENTS OF THE CITY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, CUT SHEETS OR MATERIAL SPECIFICATIONS TO CITY PUBLIC WORKS FOR APPROVAL ON ALL CONSTRUCTION MATERIALS USED PRIOR TO CONSTRUCTION.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY AND ALL APPROPRIATE SAFETY REGULATIONS.
7. THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL ROADS SHALL BE BARRICADED UNTIL ACCEPTANCE BY CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE CITY PROPER NOTICE FOR THEIR REQUIRED INSPECTIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
10. WORK SHALL INCLUDE CONNECTION TO EXISTING PUBLIC UTILITIES AND ANY AND ALL FITTINGS, CLEANOUTS AND APPURTENANCES REQUIRED BY CODES. A MINIMUM OF 48 HOURS NOTICE SHALL BE PROVIDED TO THE CITY ENGINEERING DEPARTMENT PRIOR TO CONNECTING TO CITY FACILITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR CLEARING & GRUBBING THE SITE, AND REMOVAL & DISPOSAL OF ANY DELETERIOUS AND EXCESS MATERIALS FROM THE SITE.
12. ANY DAMAGE DONE TO THE EXISTING FENCES, YARDS OR OTHER IMPROVEMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL PLACE SILT FENCE AROUND ALL STORM SEWER INLET LOCATIONS, STEEP SLOPES, OR AS DIRECTED BY THE CITY. ALL EROSION/SEDIMENTATION CONTROL SHALL BE SET UP PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION, WEEKEND WORK AND HOLIDAY WORK.
15. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING AND TELEVISING ALL STORM AND SANITARY SEWERS AND THE SANITARY SEWER MAIN IS TO BE PRESSURE TESTED. ALL CLEANING AND TELEVISING SHALL BE WITNESSED AND APPROVED BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND A COPY OF THE VIDEO AND REPORT SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINERING DEPARTMENT. NOTE, SEWERS ARE ACTIVE.
16. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING. ANY EXISTING ESTABLISHED LAWNS SHALL BE REPLACED WITH SOD. SOD MAINTENANCE PERIOD SHALL BE WHEN SOD IS DEEM ESTABLISHED BY THE CITY, BUT SHALL NOT EXTEND BEYOND 1-YEAR.
17. ALL CONSTRUCTION STAKING TO BE DONE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.
18. NPDES NOI GENERAL PERMIT HOLDER IDENTIFIED IN CURRENT SWPPP SHALL PROVIDE WRITTEN VERIFICATION TO THE CITY ON COMPLIANCE WITH THE GENERAL PERMIT #2 TOPSOIL REQUIREMENTS UPON COMPLETION OF THE PROJECT.
19. ANY CHANGES TO THE PROPOSED PLAN SHALL BE SUBMITTED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT IN WRITING PRIOR TO IMPLEMENTATION. CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH CHANGES MADE WITHOUT CITY APPROVAL.
20. SOILS REPORT PREPARED BY TERRACON (DATED FEB. 19, 2004) IS REFERENCED FOR THIS PROJECT. SUBBASE AND SOIL RECOMMENDATIONS SHALL SUPERCEDE ANY CONTRADICTORY NOTES OR DETAILS IN THIS PLAN SET.
21. STORM AND SANITARY SEWER LENGTHS AND LINEWORK ARE SHOWN FROM THE REFERENCE POINT LOCATIONS. PROVIDE TRACER WIRE FOR ALL PLASTIC STORM SEWER MAINS.

ALL ADJOINING PROPERTIES ARE ZONED PUD.





VICINITY MAP
NOT TO SCALE

BENCHMARK
SE TAB BOLT ON HYDRANT AT SW CORNER WARRIOR LANE & UNIVERSITY AVENUE
ELEV=1028.39

LEGAL DESCRIPTION
LOTS 136 AND 137 IN GLYNN VILLAGE PLAT 8, AN OFFICIAL PLAT, NOW INCLUDED AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.
CONTAINING 4.096 AND 4.797 ACRES RESPECTIVELY.

SEC5 T78 R26
GOV. LOT 7

22 BI-ATTACHED RESIDENTIAL UNITS.

NOTE:
THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

PLANS APPROVED BY CITY OF WAUKEE

DATE: _____

30 0 30 60 90
Scale: 1" = 30'

LICENSED PROFESSIONAL ENGINEER DOUGLAS J. SALTSGAVER 11993 IOWA

ENGINEERING CERTIFICATION
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT, SPECIFICATION OR REPORT 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.

DOUGLAS J. SALTSGAVER, P.E. #11993 DATE
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL
1 - 6

GLYNN VILLAGE PLAT 9 ROW HOUSES - GEOMETRIC PLAN

SCALE:	1" = 30'	DESIGNED BY:	CJB
DWG:	14-010-GEO	CHECKED BY:	DJS
FIELD BOOK:		SHEET 1 OF 7	
DRAWN BY:	PJV		
DATE:	03/05/2015		
FILE NO.:	14-010		

NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

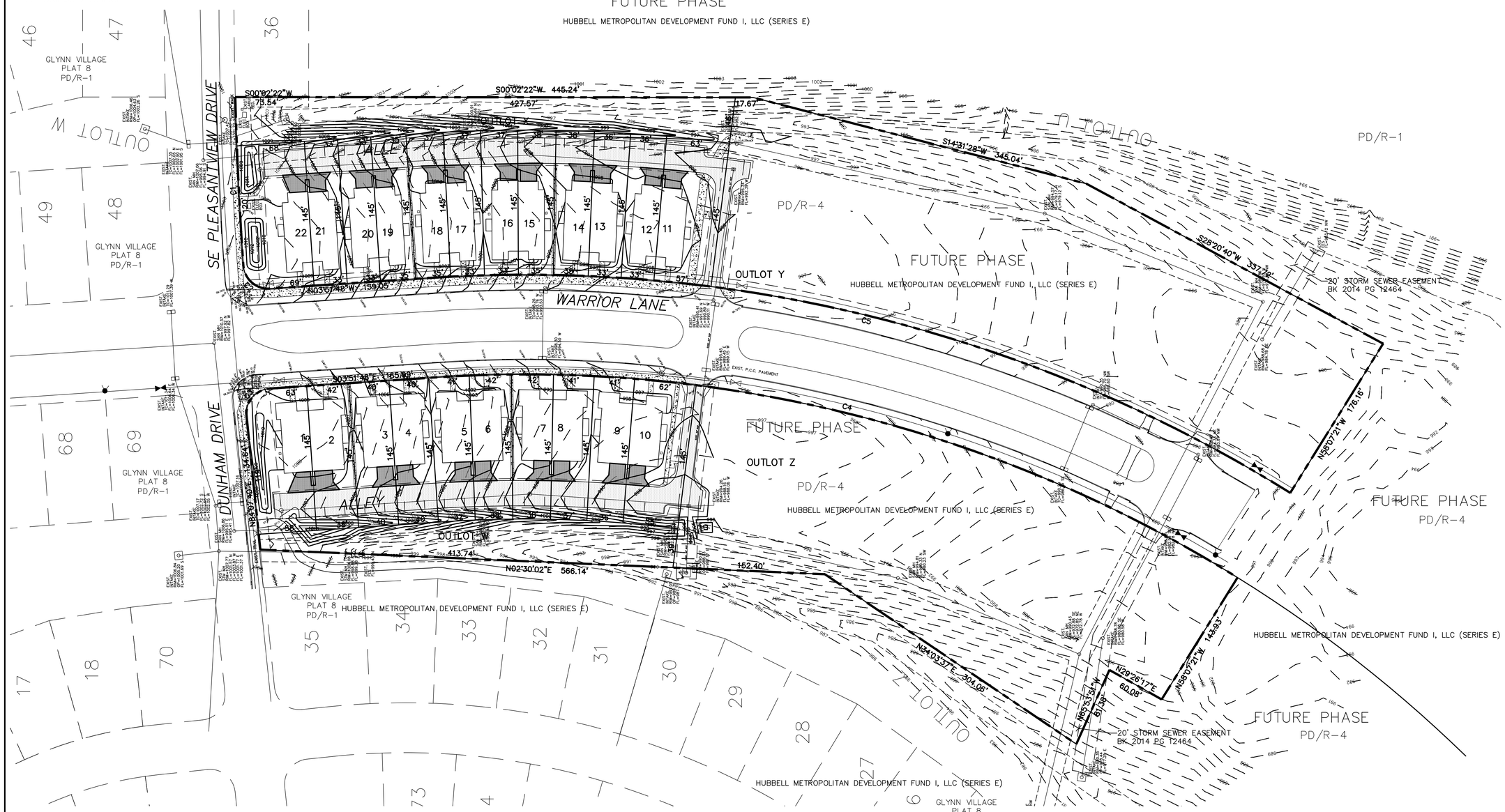
14-010

J:\2014 Proj\14-010\DESIGN\14-010-GEO.dwg, 3/5/2015 3:57:15 PM, BWS

NOTE:

THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

PRELIMINARY PLAT / SITE PLAN



CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	4.18	375.00	0°38'17"	N7°45'05"W	4.18
C2	200.00	2475.00	4°37'48"	N60°25'29"W	199.95
C3	7.72	275.00	1°36'27"	S11°45'46"W	7.72
C4	842.29	1350.00	35°44'53"	N14°00'39"E	828.70
C5	904.67	1450.00	35°44'51"	N14°00'38"E	890.07

50 0 50 100 150
Scale: 1" = 50'

2

GLYNN VILLAGE PLAT 9 ROW HOUSES - PROJECT MAP

LOCATION:	SCALE: 1" = 50'	DESIGNED BY: CJB	DRAWN BY: PJV
	DWG: 14-010-PRJ	CHECKED BY: DJS	DATE: 03/05/2015
	FIELD BOOK:	SHEET 2 OF 7	FILE NO.: 14-010

NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

14-010

J:\2014 Proj\14-010\DESIGN\14-010-PRJ.dwg, 3/5/2015 3:57:19 PM, BWS

NOTE:

THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

BENCHMARK

SE TAB BOLT ON HYDRANT AT SW CORNER WARRIOR LANE & UNIVERSITY AVENUE
ELEV=1028.39

GRADING NOTES:

1. ALL GRADING WORK SHALL BE DONE IN ACCORDANCE WITH TERRACON PROJECT GEOTECHNICAL REPORT. (REPORT DATED FEB. 19, 2004). SUBBASE AND SOIL RECOMMENDATIONS SHALL SUPERCEDE ANY CONTRADICTORY NOTES OR DETAILS IN THIS PLAN SET.
2. REMOVE ALL EXISTING ORGANIC MATERIAL TO 6" MINIMUM DEPTH.
3. PROOF ROLL THE EXPOSED SUB GRADE.
4. NATIVE SOILS MAY BE REUSED FOR COMMON FILL AFTER THEY ARE SORTED TO REMOVE ALL DELETERIOUS MATERIALS SUCH AS CONCRETE, BRICKS AND OTHER RUBBLE. DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE. ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
5. ANY SOFT SPOTS DISCOVERED DURING PROOF ROLLING SHALL BE UNDERCUT AND RECOMPACTED.
6. ALL PAVEMENTS SHALL HAVE A MINIMUM OF 12" OF SELECT, COMPACTED MATERIAL OF CL OR ML CLASSIFICATION DIRECTLY BELOW THE BOTOM OF SLAB.
7. FILL SHALL BE PLACED IN UNIFORM LIFTS HAVING A MAXIMUM LOOSE THICKNESS OF 9". COMPACTION BELOW SLABS AND PAVING AND WALKS SHALL BE AT LEAST 95% OF STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY. COMPACT TO 90% AT OTHER LOCATIONS. MAINTAIN MOISTURE CONTENT OF CONTROLLED FILL ABOVE OPTIMUM DURING PLACEMENT AND COMPACTION.
8. THE ENTIRE SITE SHALL BE FINE GRADED WITH ELEVATION TOLERANCE OF 0.1 FOOT.
9. OBSERVATION AND TESTING OF FILL OPERATION SHALL BE BY THE SOILS ENGINEER HIRED BY THE CONTRACTOR.
10. ALL PROPOSED SPOT ELEVATIONS ARE TO TOP OF PAVEMENT OR FINISH GRADE, UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING THE PROPOSED SPOT ELEVATIONS, SIDEWALK SLOPES, STRIPING, SIGNAGE AND RAMP DETAILS TO MEET CURRENT REQUIREMENTS OF SUDAS, MUTCD, DOJ AND ADAAG.
12. THE ENGINEER SHALL PROVIDE THE CITY WITH CERTIFIED RECORD DRAWINGS STATING THAT PROWAG/ADAAG REQUIREMENTS HAVE BEEN MET FOR PEDESTRIAN FACILITIES FOR PUBLIC IMPROVEMENTS.
13. SHOULD DISCREPANCIES OCCUR ON THE PLAN OR WHAT IS REQUIRED BY THE INSPECTOR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
14. PERFORMING THE WORK THE WAY THE CONTRACTOR HAS FOR THE LAST XX YEARS ON OTHER APPROVED PROJECTS WILL NOT BE AN EXCUSE FOR NON-COMPLIANCE WITH THESE REQUIREMENTS.
15. UTILIZE EXISTING PLAT 8 SEDIMENTATION BASIN DURING PLAT 9 IMPROVEMENTS.

AREA OF DISTURBANCE: 3.9 AC

153	DENOTES EXIST. CONTOUR
155	DENOTES PROPOSED CONTOUR
X 56.85	DENOTES PROPOSED SPOT ELEVATION
T/W	DENOTES TOP OF WALL ELEVATION
B/W	DENOTES BOTTOM OF WALL ELEVATION
X=77.08G	DENOTES EXISTING GUTTER ELEVATION
X=74.02TC	DENOTES EXISTING TOP OF CURB ELEVATION
D.S.	DENOTES DOWNSPOUT LOCATION
H.P.	DENOTES HIGH POINT
FFE	DENOTES FINISHED FLOOR ELEVATION
GF	DENOTES GARAGE FLOOR AT ROLL UP DOOR

H.C. STALLS, RAMPS AND ADAAG NOTES:

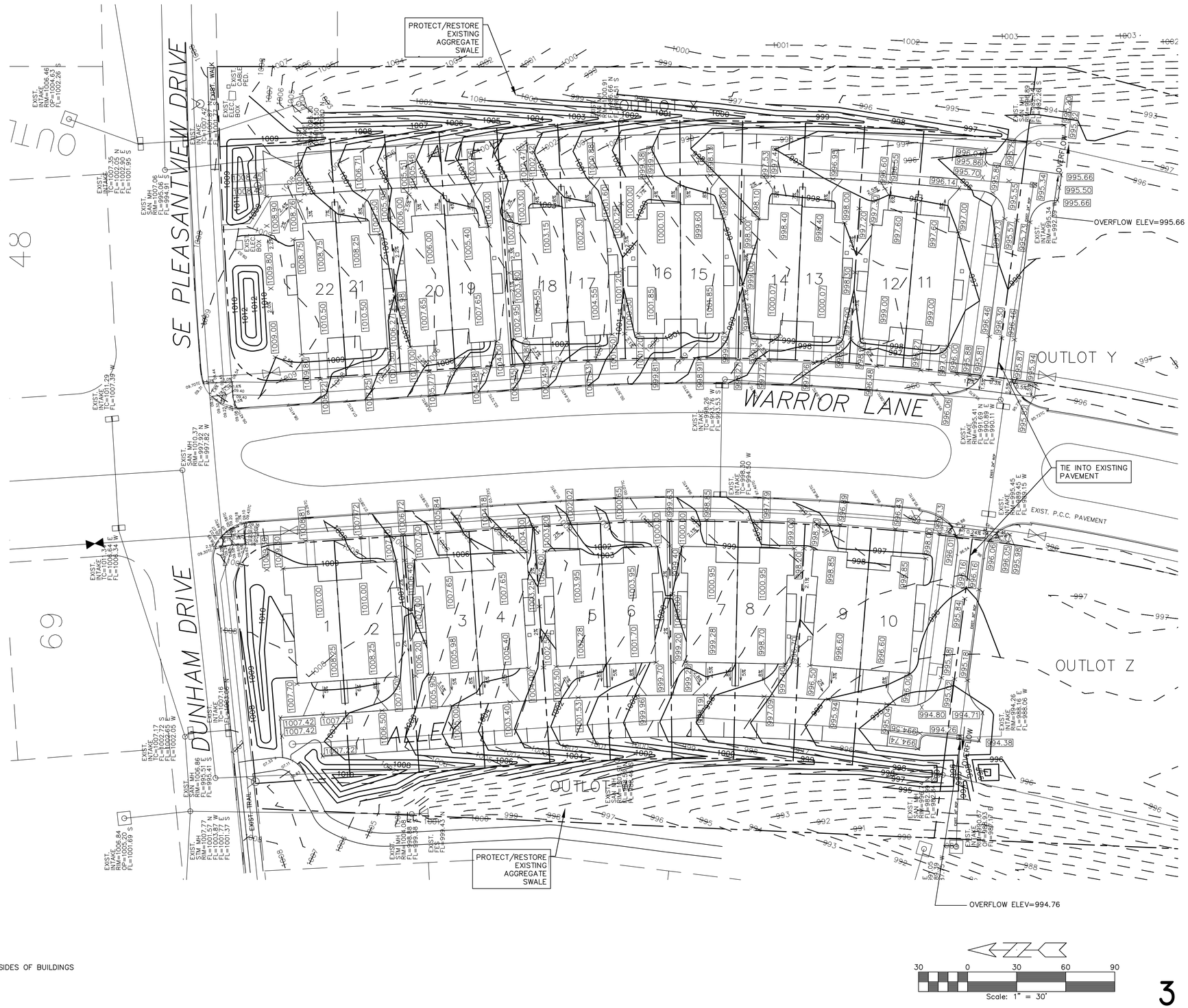
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING THE PROPOSED SPOT ELEVATIONS, SIDEWALK SLOPES, STRIPING, SIGNAGE AND RAMP DETAILS TO MEET CURRENT REQUIREMENTS OF SUDAS, MUTCD, DOJ AND ADAAG.
2. SHOULD DISCREPANCIES OCCUR ON THE PLAN OR WHAT IS REQUIRED BY THE INSPECTOR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
3. PERFORMING THE WORK THE WAY THE CONTRACTOR HAS FOR THE LAST 20 YEARS ON OTHER APPROVED PROJECTS WILL NOT BE AN EXCUSE FOR NON-COMPLIANCE WITH THESE REQUIREMENTS.

NOTE: ALL STORM SEWER HAVE CAPACITY TO CONVEY THE 100 YEAR STORM EVEN BELOW THE RIMS OF THE INTAKES.

MINIMUM OPENING ELEVATION (MOE): LOTS 9, 10, = ELEV. 995.8

LOTS 9, 10, 11, 12 = ELEV. 996.7

NOTE: CONCRETE PATIOS SHALL BE CONSTRUCTED ON THE NORTH SIDES OF BUILDINGS AND WOOD DECKS ON THE SOUTH SIDES OF BUILDINGS.



3

LOCATION:	SCALE: 1" = 30'	DESIGNED BY: CJB	DRAWN BY: PJV
	DWG: 14-010-GRD	CHECKED BY: DJS	DATE: 03/05/2015
	FIELD BOOK:	SHEET 3 OF 7	FILE NO.: 14-010

GLYNN VILLAGE PLAT 9 ROW HOUSES - GRADING PLAN

NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

14-010

J:\2014 Proj\14-010\DESIGN\14-010-GRD.dwg, 3/5/2015 3:57:24 PM, BWS

NOTE:

THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

SANITARY SEWERS:

1. ALL TRENCHES SHALL BE COMPACTED TO 95% STANDARD PROCTOR
2. ALL WORK SHALL COMPLY WITH CITY REQUIREMENTS
3. ALL SANITARY SERVICES SHALL BE INSTALLED WITH THE CONSTRUCTION OF THE PLAT IMPROVEMENTS.
3. SANITARY SEWER MAINS SHALL AIR PRESSURE TESTED AND TELEVISED AFTER INSTALLING SERVICES.

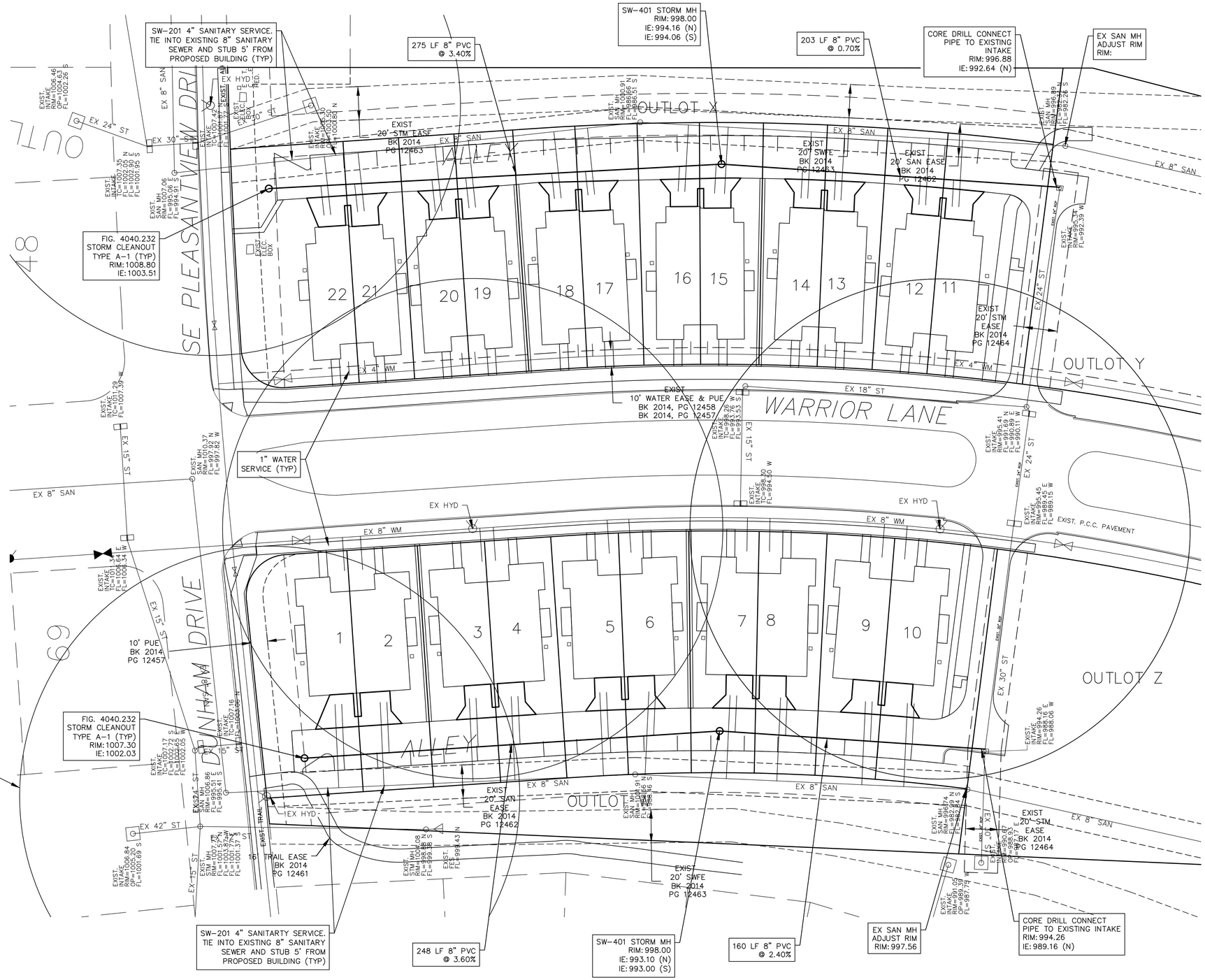
WATER SERVICE:

1. ALL WATER SERVICES SHALL BE INSTALLED AS AS PART OF THE IMPROVEMENTS FOR THIS PLAT. THE WATER MAIN SHALL BE SHUT OFF BEFORE TAPPING SERVICES.
2. THE WATER MAIN SHALL BE SHUT DOWN AND TAPPED.
3. ALL FH'S SHALL HAVE STORZ FITTINGS, INCLUDING ANY RELOCATED FH'S.
4. THE WATER MAIN SHALL BE PRESSURE AND BACTERIA TESTED.

STORM SEWERS:

1. ALL TRENCHES SHALL BE COMPACTED TO 95% STANDARD PROCTOR.
2. SERVICE DEPTH SHALL BE 3.5' MIN.
3. ALL 8" PIPE SHALL BE PERFORATED A2000.
4. ALL STORM SERVICES SHALL BE INSTALLED WITH THE CONSTRUCTION OF THE PLAT IMPROVEMENTS.

COORDINATE ALL PUBLIC UTILITY TIE-INS WITH THE CITY OF WAUKEE PUBLIC WORKS DEPT.



4

GLYNN VILLAGE PLAT 9 ROW HOUSES - UTILITY PLAN

LOCATION:	SCALE: 1" = 30'	DESIGNED BY: CJB	DRAWN BY: PJV
	DWG: 14-010-UTL	CHECKED BY: DJS	DATE: 03/05/2015
	FIELD BOOK:	SHEET 4 OF 7	FILE NO.: 14-010

NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

14-010

J:\2014 Proj\14-010\DESIGN\14-010-UTL.dwg, 3/5/2015 3:57:29 PM, BWS

PLANT SCHEDULE:

Code	Common Name	Quantity	Planting Size
Deciduous Trees			
	ORNAMENTAL TREES		
CA	Cardinal Crabbapple	23	1 1/2" B&B
CC	Red Bud	13	1 1/2" B&B
WH	Washington Hawthorn	10	1 1/2" B&B
PC	Prairiefire Crabapple	22	1 1/2" B&B
	OVERSTORY TREES		
CM	Red Columnar Maple	29	1 1/2" B&B
SA	Swamp Oak	13	1 1/2" B&B
RB	River Birch	13	1 1/2" B&B
Coniferous Trees			
PP	Colorado Spruce	24	6' B&B
RC	Eastern Red Cedar	27	6' B&B

GROUND COVER NOTES:

1. GROUND COVER BUFFER WILL GENERALLY CONTAIN A BERM AND TREES. THE PERMIT TREE PLANTINGS PROVIDED FOR EVERY 25 LINEAL FEET OF CITY DESIGNATED BUFFER SHALL CONSIST OF: 1 OVERSTORY, 2 EVERGREENS AND 2 ORNAMENTAL TREES FOR EVERY 50-FT OF BUFFER LENGTH FOR TRANSITION FROM R-4 TO R-1 ZONING.
2. INITIAL TREES SIZES SHALL ALL BE PROVIDED IN ACCORDANCE WITH THE CITY LANDSCAPE REQUIREMENTS.
3. IN ACCORDANCE WITH CITY CODE, PLANTINGS AND BERM GRADING SHALL BE SHIFTED OR ADJUSTED TO AVOID BLOCKING AND ALLOWING MAINTENANCE ON DRAINAGE WAYS, MANHOLES AND OTHER CITY UTILITIES / FACILITIES.
4. ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF TREES PRIOR TO PLANTING
5. NO STAKING OF TREES IS ALLOWED
6. ALL DISTURBED AREAS NOT COVERED WITH BY TREES AND OTHER PERMANENT COVERINGS SHALL BE RESTORED WITH 4" MIN TOP SOIL AND SEED/MULCH OR SOD. ALL DISTURBED AREAS ON PLATTED SINGLE FAMILY LOTS AND COVERED WITH ESTABLISHED GRASS SHALL BE SODDED.
7. ALL NON PAVED AREAS DISTURBED BY PLAT 9 CONSTRUCTION, OR REQUIRED TO TEMPORARILY STABILIZE THE SITE SHALL BE RESTORED BY SEED AND MULCH. TEMPORARY STABILIZATION SHALL BE WITH THE SUDAS STABILIZATION MIX. FINAL STABILIZATION SHALL BE A SUDAS URBAN GRASS MIX ON A MINIMUM OF 4-INCHES OF TOP SOIL. PERMANENT STABILIZATION SHALL BE LIMITED TO THE SMF AND WARRIOR LANE MEDIAN.
8. ALL TREES SHALL BE AN OVERHEAD DECIDUOUS VARIETY WITH A 1.5" B&B, SINGLE STRAIGHT LEADER, MATCHED. TREES SHALL BE SPACED APPROXIMATELY AS SHOWN, BUT MAINTAIN A 10FT BUFFER FROM ALL SANITARY OR STORM SEWER STRUCTURES, LIGHT POLES AND SIDEWALKS.
9. ALL TREES, SHRUBS, PERENNIAL, AND ANNUALS ARE LISTED IN THIS PLANT SCHEDULE. IN THE CASE WHERE THERE IS A CONFLICT BETWEEN THE QUANTITIES SHOWN ON THE DRAWINGS AND THE QUANTITIES LISTED IN THE PLANT SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL..
10. PROTECT ALL EXISTING AND NEW STRUCTURES AND UTILITY SERVICES DURING INSTALLATION OF ALL PLANT MATERIAL. NOTIFY ENGINEER IMMEDIATELY UPON CONFLICT OF PLANTS, STRUCTURES, AND UTILITIES. CONTRACTOR SHALL COORDINATE LANDSCAPE INSTALLATION WITH IRRIGATION SYSTEM.
11. ALL PLANTING BEDS ARE TO BE MULCHED WITH 3" DEPTH SHREDDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
12. ALL AREAS DISTURBED BY CONSTRUCTION, NOT. DESIGNATED WITH PLANT MATERIAL, SHALL BE SEEDED WITH PERENNIAL RYEGRASS.
13. ALL SHRUBS SHALL BE 18" MIN. HEIGHT AT THE TIME OF PLANTING.
14. TREE PLANTING SUBSTITUTIONS – THE DEVELOPER MAY SUBSTITUTE TREE SPECIES TO ADD VARIETY AND PROVIDE MORE DISEASE AND PEST RESISTANCE ONLY WITH WRITTEN APPROVAL BY THE CITY.

Planting Requirements

Buffers

Required: 1 overstory; 2 evergreen; 2 ornamental per 50 LF.

West: 575 LF 11.5 units
12 overstory; 23 evergreens; 23 ornamentals

East: 695 LF 14 unites
14 overstory; 28 evergreens; 28 ornamentals

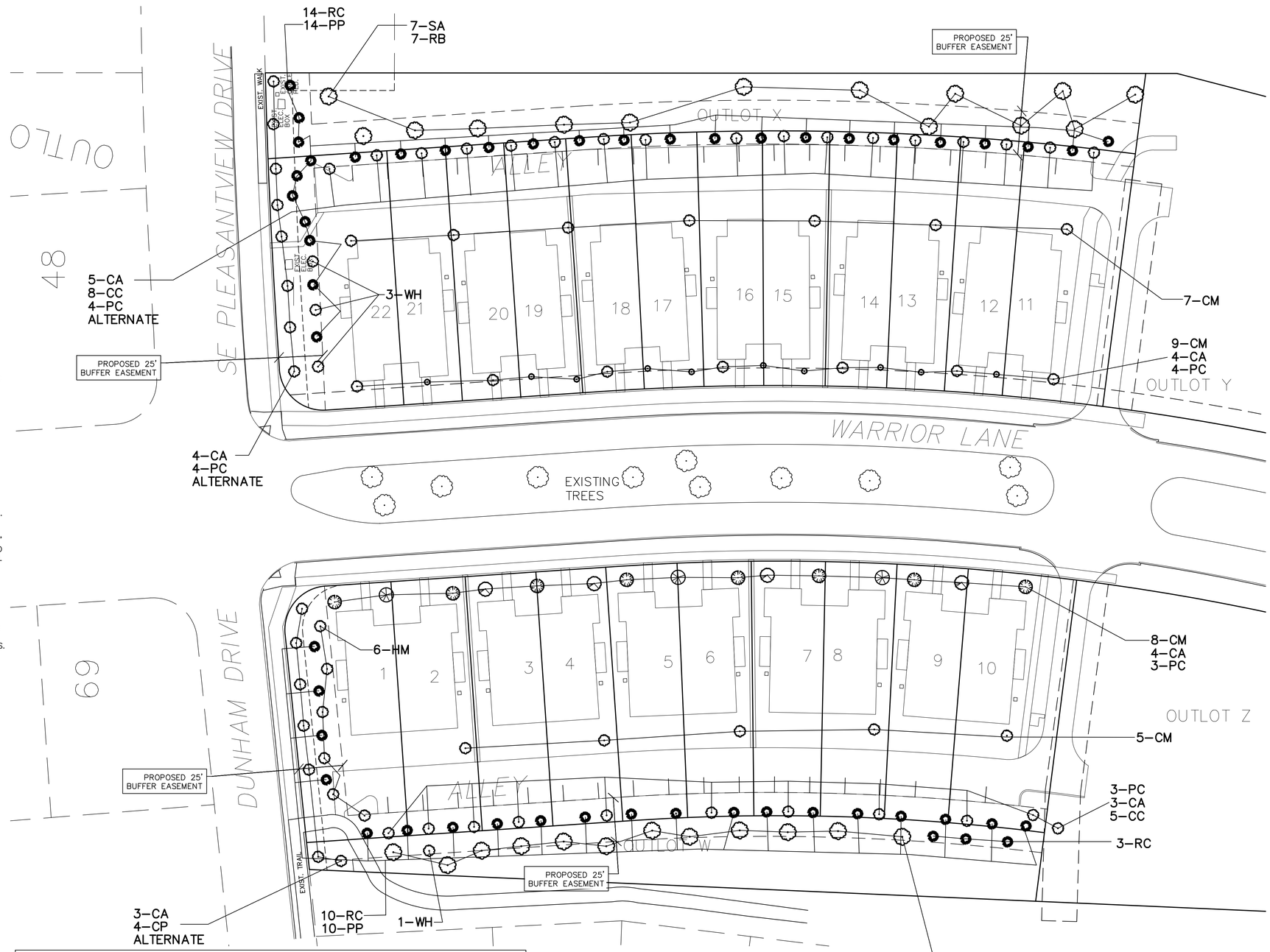
Provided: West: 12 overstory; 23 evergreens; 25 ornamental

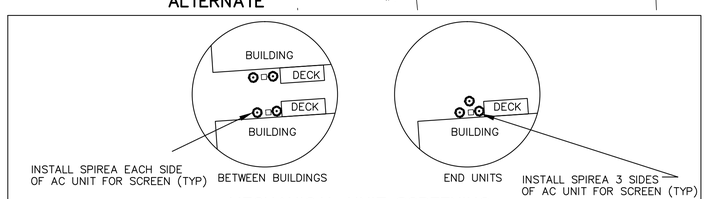
East: 14 overstory; 28 evergreens; 28 ornamentals

Open Space

Required: 2 trees per unit
West: 10x2 = 20
East: 12x2 = 24

Provided: West: 20 trees
East: 24 trees





MECHANICAL UNIT SCREENING

	OPEN SPACE	IMPERVIOUS SURFACE
WEST:	38,313 SF (51%)	39,317 SF
EAST:	44,512 SF (50%)	44,392 SF

NOTE:

THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

30 0 30 60 90
Scale: 1" = 30'

5

GLYNN VILLAGE PLAT 9 ROW HOUSES - LANDSCAPE PLAN

NO.	REVISION	DATE	BY	FOR:

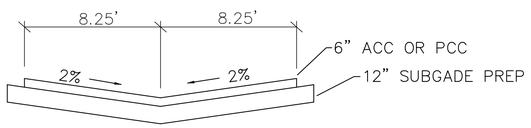
LOCATION:

SCALE: 1" = 30'	DESIGNED BY: CJB	DRAWN BY: PJV	
DWG: 14-010-GCP	CHECKED BY: DJS	DATE: 03/05/2015	
FIELD BOOK:	SHEET 5 OF 7	FILE NO.: 14-010	

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

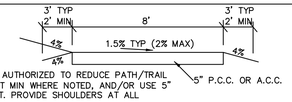
14-010

J:\2014 Proj\14-010\DESIGN\14-010-GCP.dwg, 3/5/2015 3:57:34 PM, BWS



TYPICAL ALLEY CROSS SECTION

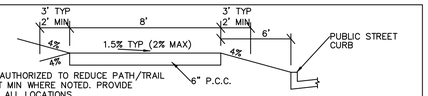
NOT TO SCALE



NOTES:
1. DEVELOPER AUTHORIZED TO REDUCE PATH/TRAIL WIDTH TO 8-FT MIN WHERE NOTED, AND/OR USE 5" ACC PAVEMENT. PROVIDE SHOULDERS AT ALL LOCATIONS.
2. ALL TRAILS/PATHS WITHIN PROPOSED RIGHT-OF-WAY SHALL BE 8-FT IN WIDTH AND CONSTRUCTED WITH PCC PAVEMENT.
3. 6-IN DEPTH TO BE PROVIDED AT ALL DRIVEWAY CROSSINGS.

PRIVATE RECREATION SHARED USE PATH/TRAIL

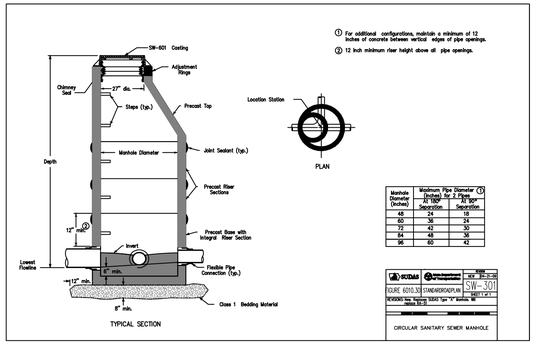
NO SCALE

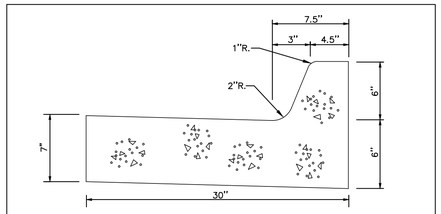


NOTES:
1. DEVELOPER AUTHORIZED TO REDUCE PATH/TRAIL WIDTH TO 8-FT MIN WHERE NOTED. PROVIDE SHOULDERS AT ALL LOCATIONS.
2. ALL TRAILS/PATHS WITHIN PROPOSED RIGHT-OF-WAY SHALL BE 8-FT IN WIDTH AND CONSTRUCTED WITH PCC PAVEMENT.
3. 6-IN DEPTH TO BE PROVIDED AT ALL DRIVEWAY CROSSINGS.

RECREATION SHARED USE PATH/TRAIL IN STREET ROW

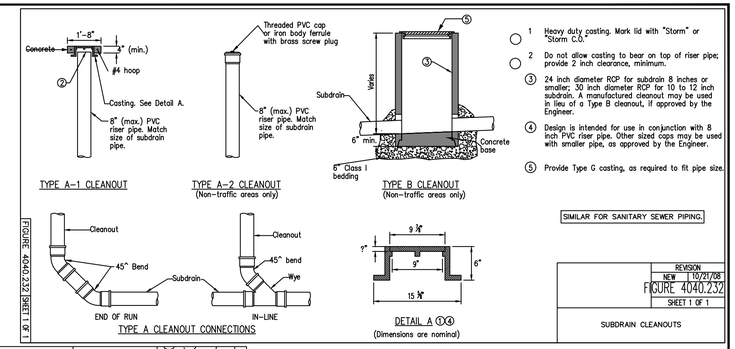
NO SCALE





STANDARD P.C.C. CURB & GUTTER

NO SCALE



① Heavy duty casting. Mark lid with "Storm" or "Storm C.O."

② Do not allow casting to bear on top of riser pipe; provide 2 inch clearance, minimum.

③ 24 inch diameter RCP for subdrain 8 inches or smaller; 30 inch diameter RCP for 10 to 12 inch subdrain. A manufactured cleanout may be used in lieu of a Type B cleanout, if approved by the Engineer.

④ Design is intended for use in conjunction with 8 inch PVC riser pipe. Other sized caps may be used with smaller pipe, as approved by the Engineer.

⑤ Provide Type G casting, as required to fit pipe size.

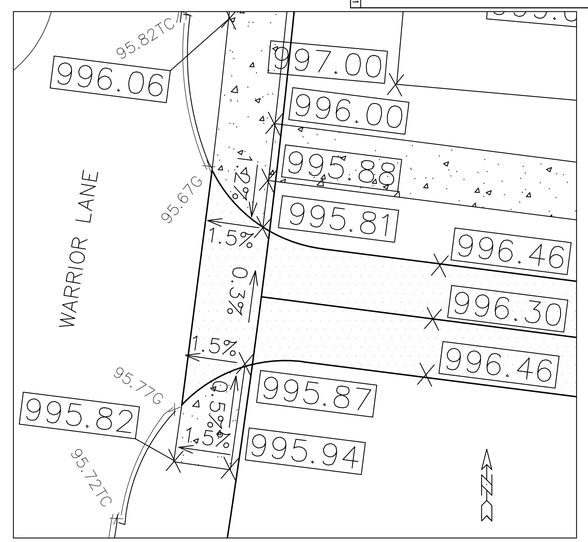
SIMILAR FOR SANITARY SEWER PIPING.

REVISION	
NEW	10/21/08

FIGURE 4040.232
SHEET 1 OF 1

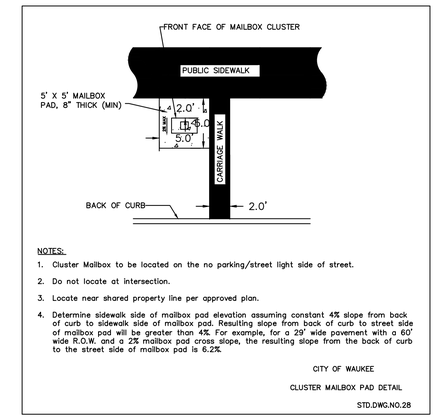
SUBDRAIN CLEANOUTS

FIGURE 4040.232 SHEET 1 OF 1



EAST DRIVE APPROACH

SCALE: 1" = 10'



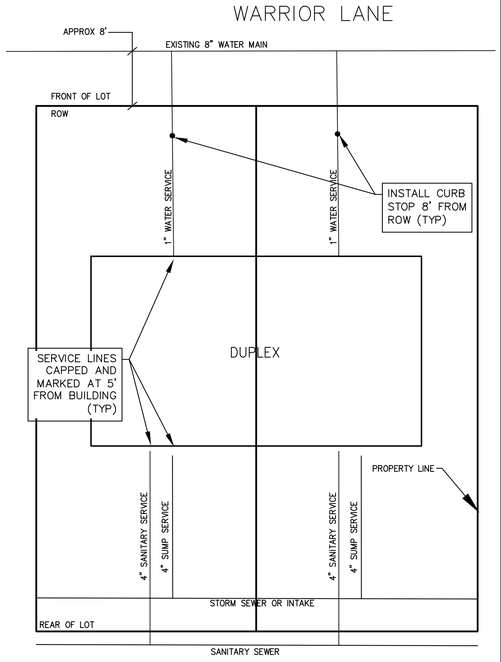
NOTES:
1. Cluster Mailbox to be located on the no parking/street light side of street.
2. Do not locate at intersection.
3. Locate near shared property line per approved plan.
4. Determine sidewalk side of mailbox pad elevation assuming constant 4% slope from back of curb to sidewalk side of mailbox pad. Resulting slope from back of curb to street side of mailbox pad will be greater than 4%. For example, for a 29' wide pavement with a 60' wide R.O.W. and a 2% mailbox pad cross slope, the resulting slope from the back of curb to the street side of mailbox pad is 6.2%.

CITY OF WAUKEE

CLUSTER MAILBOX PAD DETAIL

STD.DWG.NO.28

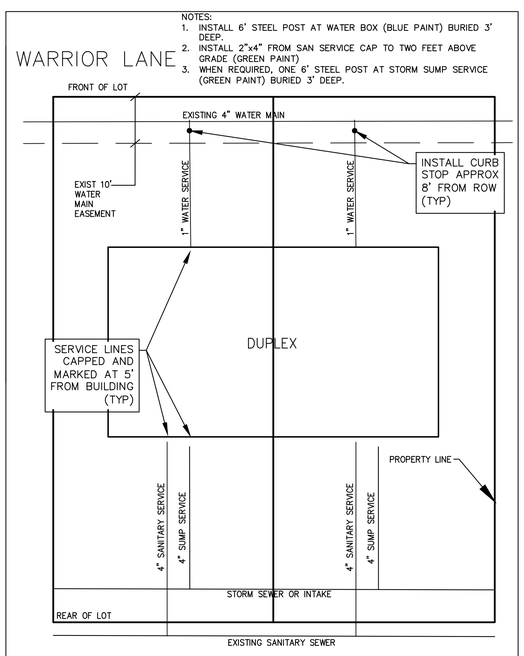
NOTES:
1. INSTALL 6' STEEL POST AT WATER BOX (BLUE PAINT) BURIED 3' DEEP.
2. INSTALL 2"x4" FROM SAN SERVICE CAP TO TWO FEET ABOVE GRADE (GREEN PAINT)
3. WHEN REQUIRED, ONE 6' STEEL POST AT STORM SUMP SERVICE (GREEN PAINT) BURIED 3' DEEP.



TYPICAL LOT SERVICE PLAN DETAIL 1–10 (WEST SIDE)

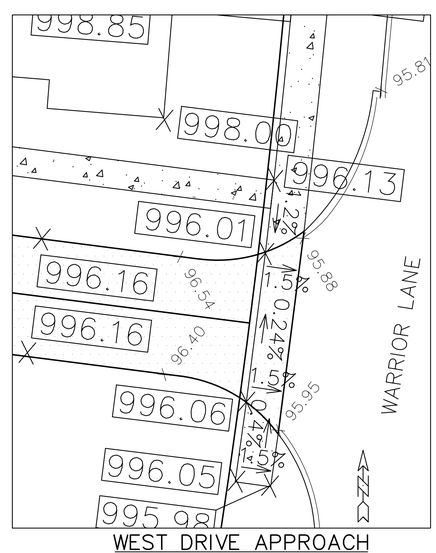
NOT TO SCALE

NOTES:
1. INSTALL 6' STEEL POST AT WATER BOX (BLUE PAINT) BURIED 3' DEEP.
2. INSTALL 2"x4" FROM SAN SERVICE CAP TO TWO FEET ABOVE GRADE (GREEN PAINT)
3. WHEN REQUIRED, ONE 6' STEEL POST AT STORM SUMP SERVICE (GREEN PAINT) BURIED 3' DEEP.



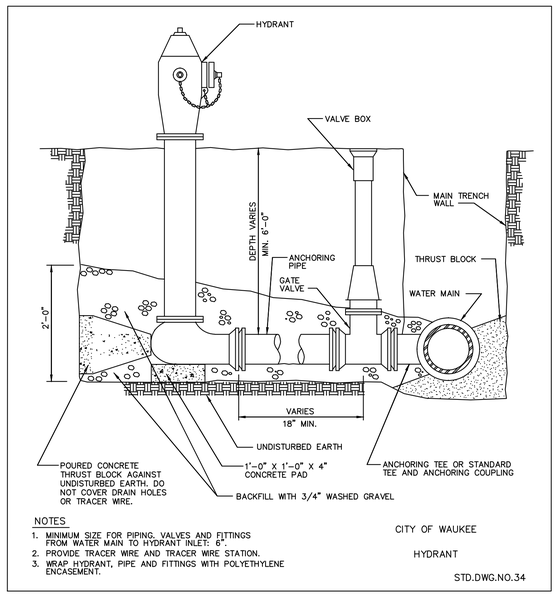
TYPICAL LOT SERVICE PLAN DETAIL 11–22 (EAST SIDE)

NOT TO SCALE



WEST DRIVE APPROACH

SCALE: 1" = 10'



NOTES
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

CITY OF WAUKEE

HYDRANT

STD.DWG.NO.34

GLYNN VILLAGE PLAT 9 ROW HOUSES - DETAILS

SCALE: 1" = 30'	DESIGNED BY: CJB	DRAWN BY: PJV	
DWG: 14-010-DTL	CHECKED BY: DJS	DATE: 03/05/2015	
FIELD BOOK:	SHEET 7 OF 6	FILE NO.: 14-010	

NO.	REVISION	DATE	BY	FOR:

LOCATION:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

14-010

J:\2014 Proj\14-010\DESIGN\14-010-DTL.dwg, 3/5/2015 3:57:40 PM, BWS

STORM WATER POLLUTION PREVENTION PLAN

NOTE:

THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

NOTICE:

ALL CONTRACTORS AND SUB-CONTRACTORS MUST SIGN THE NPDES CERTIFICATION STATEMENT PRIOR TO PERFORMING ANY WORK ON SITE. BY SIGNING THE CERTIFICATION STATEMENT, THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BECOME A CO-PERMITTEE WITH THE OWNER AND OTHER CO-PERMITTEES. AS A CO-PERMITTEE, YOU AND YOUR COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THE NPDES PERMIT. SIGNIFICANT PENALTIES MAY BE IMPOSED BY THE EPA AND/OR THE IDNR SHOULD A PERMITTEE OR CO-PERMITTEE VIOLATE NPDES PERMIT REQUIREMENTS.

NO.	REVISION	DATE

DISTANCE FROM SITE TO RECEIVING WATERS OF STREAM: 1900 FEET

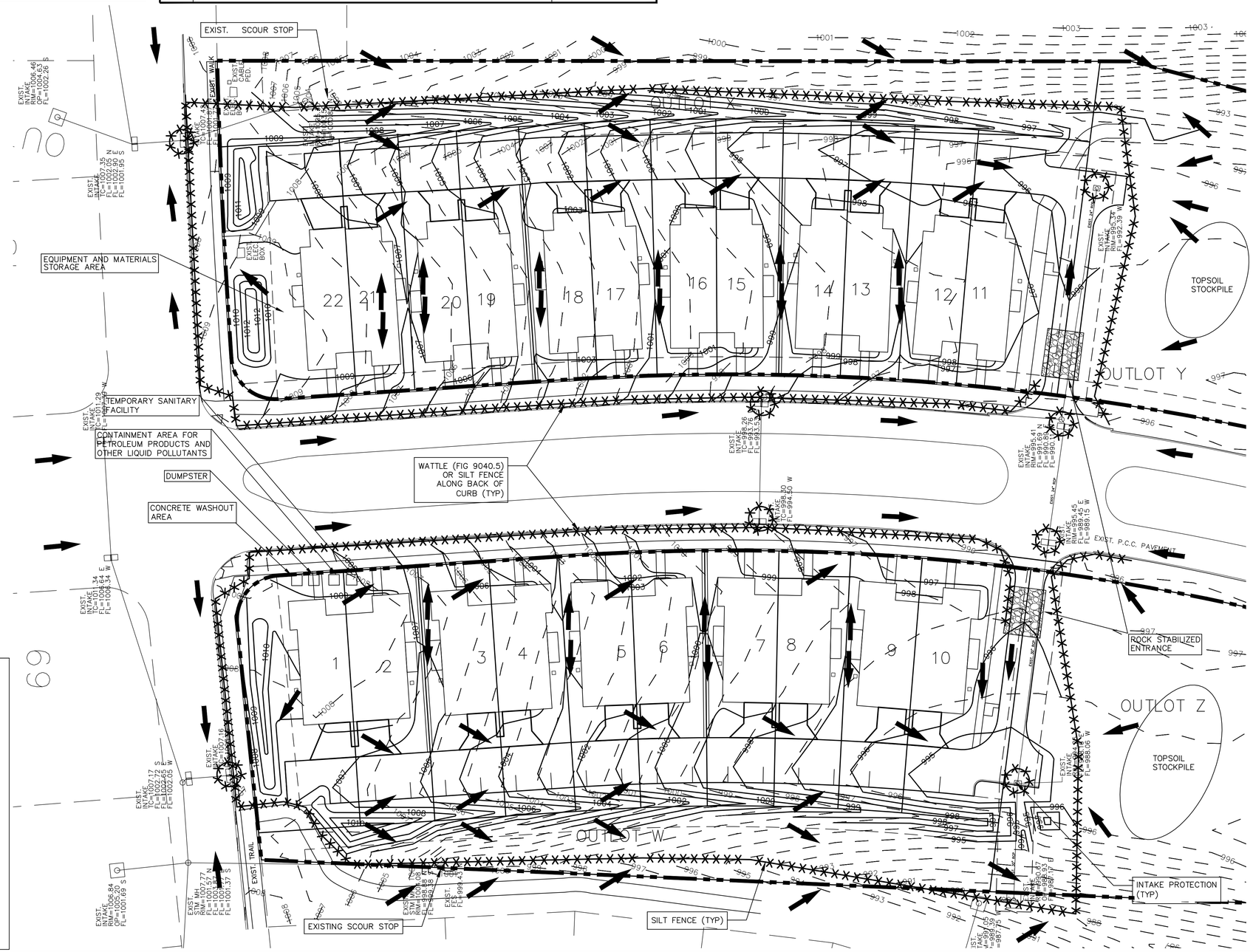
153	DENOTES EXIST. CONTOUR
155	DENOTES PROPOSED CONTOUR
X 56.85	DENOTES PROPOSED SPOT ELEVATION
T/W	DENOTES TOP OF WALL ELEVATION
B/W	DENOTES BOTTOM OF WALL ELEVATION
X=77.08G	DENOTES EXISTING GUTTER ELEVATION
X=74.02TC	DENOTES EXISTING TOP OF CURB ELEVATION

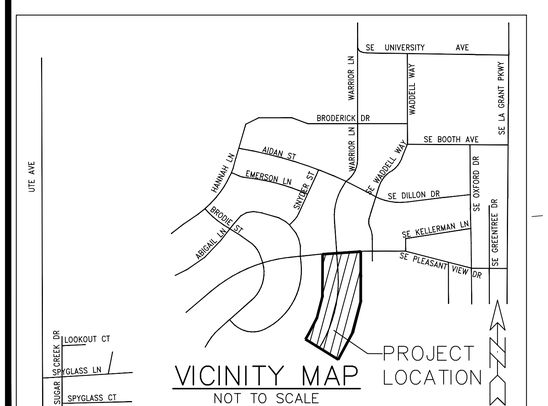
30 0 30 60 90

Scale: 1" = 30'

NOTES:

1. SEE COVER OF SUBDIVISION INFRASTRUCTURE IMPROVEMENT PLANS FOR THIS PHASE FOR ADDITIONAL NOTES.
2. PLACE SILT FENCE OR FILTER SOCK AROUND INTAKES AFTER CONSTRUCTED.
3. THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
4. ALL AREAS NOT COVERED BY PAVEMENT OR BUILDINGS SHALL BE GRASS. THESE AREAS SHALL FIRST BE SEEDED AND MULCHED BY THE DEVELOPER WITH SUDAS TYPE 4 EROSION CONTROL MIX. UNLESS OTHERWISE SPECIFIED, THE PERMANENT COVER SHALL BE BY THE HOME BUILDER WITH A URBAN LAWN MIX.
5. SEEDED AREAS SHALL BE PREPARED AS SPECIFIED IN SUDAS, AND NO LESS THAN 4-INCHES OF TOPSOIL SHALL BE IN PLACE BEFORE PERMANENT (FINAL) SEEDING OPERATIONS COMMENCE.
6. PROVIDE POSITIVE DRAINAGE AROUND ALL STOCKPILES AND OTHER IMPROVEMENTS DURING AND AT THE COMPLETION OF OF ALL PHASES OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO INFRASTRUCTURE AND HOUSING. DRAIN ANY ONSITE AREAS WITH PONDING WATER TO THE SEDIMENTATION BASIN.
7. EROSION/ SEDIMENTATION CONTROL MEASURE SHALL BE INSTALLED AS SHOWN ON THIS EXHIBIT AND ARE FOR START UP PURPOSES ONLY. CONTRACTOR SHALL MODIFY EROSION/ SEDIMENTATION CONTROL MEASURES DURING THE COURSE OF CONSTRUCTION TO ACCOMMODATE FIELD CONDITIONS AND METHODS OF CONSTRUCTION. MODIFY EXHIBIT AS REQUIRED DURING THE COURSE OF CONSTRUCTION TO REFLECT FIELD MODIFICATIONS. CONTRACTOR TO UTILIZE PROJECT SWPPP AND NPDES NOI PERMIT CONDITIONS FOR ADDITIONAL DETAILS AND DIRECTIONS. EROSION / SEDIMENTATION CONTROL MEASURE MAY BE REMOVED AS ALLOWED BY PERMIT CONDITIONS AND AT THE TERMINATION OF THE NPDES STORM WATER PERMIT AT THE COMPLETION OF THE PROJECT.
8. ALL AREAS OF EACH LOT BETWEEN THE STREET CURB AND THE ALLEY SHALL BE SODDED AS EACH HOME IS CONSTRUCTED. AREAS BEYOND THE ALLEYS SHALL BE SEEDED WITH A PRAIRIE MIX.





VICINITY MAP

NOT TO SCALE

GLYNN VILLAGE PLAT 9 ROW HOUSES - EROSION CONTROL PLAN

J:\2014 Proj\14-010\Admin\Permits\NPDES\14-010-SWPPP.dwg, 3/5/2015 3:57:46 PM, BWS