GLYNN VILLAGE PLAT 10

PRELIMINARY PLAT

DO NOT RECORD

LEGAL DESCRIPTION

Government Lots 6, 7, 10 and 11 in Section 5, Township 78 North, Range 26 West of the 5th P.M., now included in and forming a part of the City of Waukee, Dallas County, Iowa, INCLUDING Parcel Y in said Government Lots 7 and 10 per that Plat of Survey filed February 17, 2011, in Book 2011 at Page 2287 in the Office of the Recorder for Dallas County, Iowa, and also INCLUDING Parcel BB in said Government Lot 11 per that Plat of Survey filed November 12, 2013, in Book 2013 at Page 20708 in the Office of the Recorder for Dallas County, Iowa;

EXCEPTING THEREFROM the Official Plats of GLYNN VILLAGE PLAT 4 filed May 25, 2012, in Book 2012 at Page 8393 in the Office of the Recorder for Dallas County, Iowa, GLYNN VILLAGE PLAT 6 filed August 23, 2013, in Book 2013 at Page 15888 in the Office of the Recorder for Dallas County, Iowa, and GLYNN VILLAGE PLAT 8 filed September 19, 2014, in Book 2014 at Page 12453 in the Office of the Recorder for Dallas County, Iowa;

Also EXCEPTING THEREFROM that portion of said Government Lot 11 conveyed to the City of Waukee by that Warranty Deed filed January 11, 2005, in Book 2005 at Page 454 in the Office of the Recorder for Dallas County, Iowa.

(For a more specific description, see Sheet PP9.)

CONTAINING 92.89 ACRES TOTAL, OF WHICH 3.63 ACRES IS CONTAINED IN PRESENT ROAD RIGHT-OF-WAY EASEMENT.

ROW HOUSE BUILDING REQUIREMENTS

1,200 SF – SINGLE STORY MAIN FLOOR AREA
1,300 SF – 1.5 STORY TOTAL FLOOR AREA
2,400 SF – TWO STORY TOTAL FLOOR AREA
LOTS 142 TO 145 INCLUSIVE

LOT SETBACKS

SINGLE FAMILY
FRONT = 20'
SIDE = 5'
REAR = 10'

MULTI-FAMILY
FRONT = 15'
SIDE = 5' (BUILDING SEPARATION)
REAR = 15'

DENSITY – PLAT 10

8 OUTLOTS (STORMWATER, PLATTED OUTLOTS, AND UNPLATTED AREAS) = 42.41 ACRES
8 LOTS (DEDICATED AND PROPOSED R.O.W.) = 14.18 ACRES
1 LOT (POOL) = 0.82 ACRES
4 ROW HOUSE LOTS = 6.01 ACRES
140 SINGLE-FAMILY LOTS = 29.47 ACRES

145 BUILDABLE LOTS / 92.89 ACRES = 1.56 LOTS/ACRE (TOTAL)
145 LOTS / 89.26 ACRES = 1.62 LOTS/ACRE (EXCLUDING EXISTING R.O.W.)
145 LOTS / 78.71 ACRES = 1.84 LOTS/ACRE (EXCLUDING EXISTING AND DEDICATED R.O.W.)
144 RESIDENTIAL LOTS / 35.48 ACRES = 4.05 LOTS/ACRE
140 SINGLE-FAMILY LOTS / 29.47 ACRES = 4.75 LOTS/ACRE (ONLY SINGLE FAMILY LOTS)

FEMA INFORMATION

MAP NUMBER: 19049C0335E AND 19049C0355E

ZONING

PD (R-1): PLANNED DEVELOPMENT DISTRICT/SINGLE FAMILY RESIDENTIAL ORDINANCE NO. 2577 (BK 2013, PG 10222)
PD (R-4): PLANNED DEVELOPMENT DISTRICT/SINGLE FAMILY RESIDENTIAL ORDINANCE NO. 2577 (BK 2013, PG 10222)

LOTS 1-141, INCLUSIVE = ZONED @ PD (R-1)
LOTS 142-145INCLUSIVE = ZONED @ PD (R-4)
'LETTERED' LOTS AND OUTLOTS = ZONED @ PD (R-1)

CITY DISTRICTS
A-1 = AGRICULTURAL DISTRICT
COS = CONSERVATION AND OPEN SPACE DISTRICT
PD = PLANNED DEVELOPMENT DISTRICT (OVERLAY)
R-1 = SINGLE-FAMILY RESIDENTIAL DISTRICT
R-2 = ONE AND TWO-FAMILY RESIDENTIAL DISTRICT
R-4 = ROW DWELLING & TOWNHOME DWELLING DISTRICT

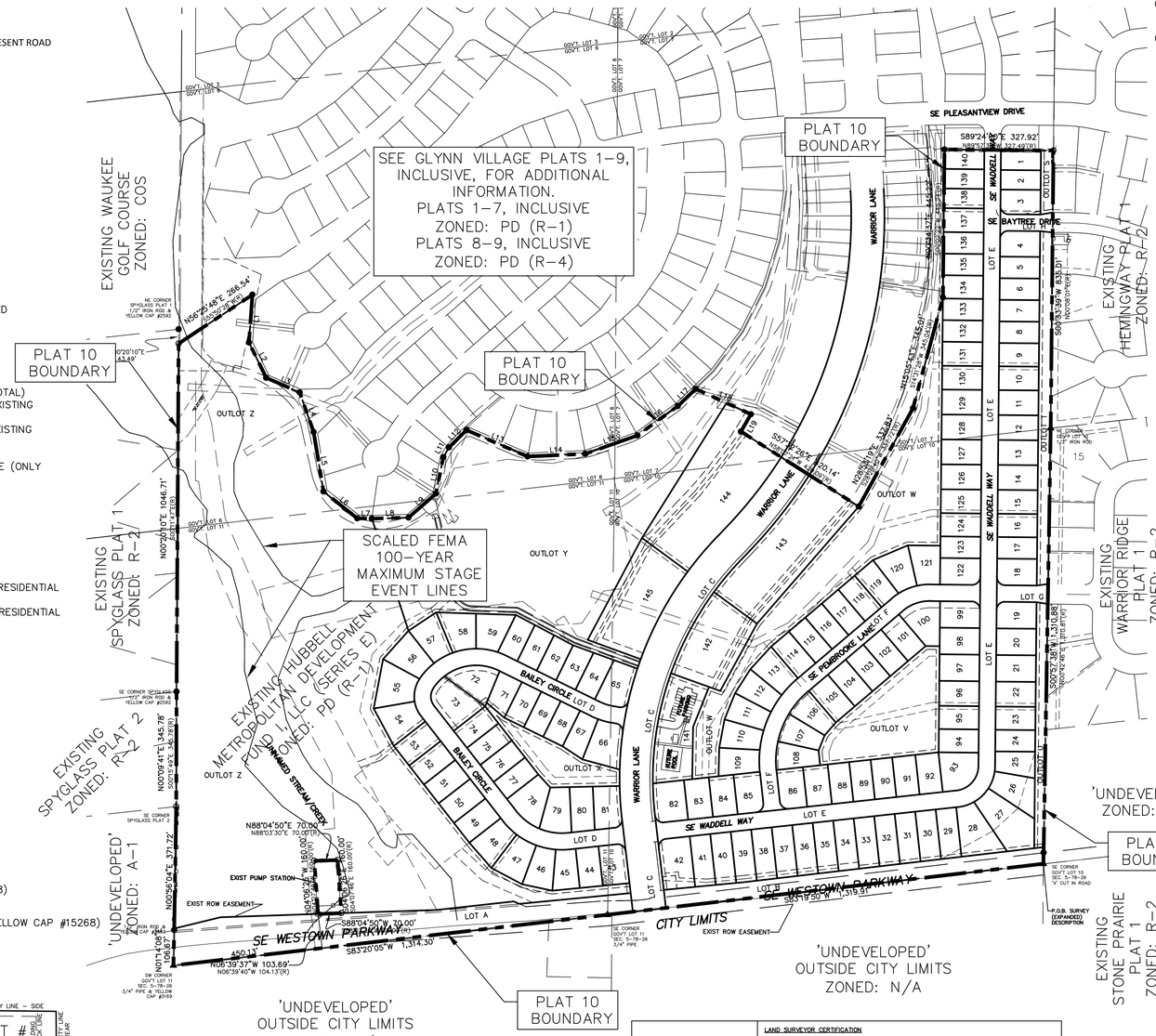
BENCHMARK

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

LEGEND

- ● FOUND MONUMENT (AS NOTED)
- ○ MONUMENT SET (5/8" REBAR W/ YELLOW CAP #15268)
- ▲ SECTION CORNER FOUND (AS NOTED)
- △ SECTION CORNER MONUMENT SET (5/8" REBAR W/ YELLOW CAP #15268)
- (R) AS PREVIOUSLY RECORDED DIMENSION
- (M) AS MEASURED DIMENSION
- R.O.W. RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- GAS GAS MAIN EASEMENT
- SWFE SURFACE WATER FLOWAGE EASEMENT
- P.O.B. POINT OF BEGINNING
- MOE MINIMUM OPENING ELEVATION
- MGS MINIMUM GRADE AT STRUCTURE
- MBE MINIMUM BASEMENT ELEVATION
- 123 STREET ADDRESS NUMBER
- INLET/PIPE PROTECTION
- SILT FENCE/WATTLE
- EMERGENCY OVERFLOW DIRECTION
- EX EXISTING FLOW/DRAINAGE DIRECTION
- PR PROPOSED FLOW/DRAINAGE DIRECTION

NOTE: SHOWN DIMENSIONS ARE ALONG THE PROPERTY LINE.



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.

LAND SURVEYOR CERTIFICATION

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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LICENSED LAND SURVEYOR DANIEL F. RITTEL 15268 IOWA

DANIEL F. RITTEL, P.L.S. #15268 DATE
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL
PP1 - PP9

OWNER / DEVELOPER

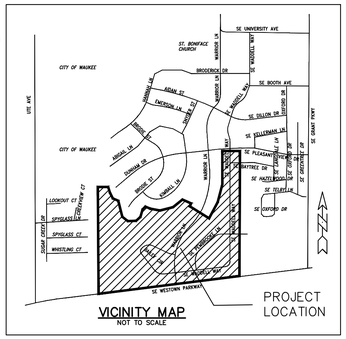
HUBBELL METROPOLITAN DEVELOPMENT FUND I, LLC (SERIES E)
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
(515) 243-3228

ENGINEER/SURVEYOR

ENGINEERING RESOURCE GROUP, INC.
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

SUBMITTAL DATES

05/18/2015 INITIAL SUBMITTAL
2nd SUBMITTAL
3rd SUBMITTAL
06/12/2015 REV. INITIAL SUBMITTAL
REV. 2nd SUBMITTAL
REV. 3rd SUBMITTAL



NOTES:

1. ALL ROADWAY PAVEMENT IN 50 FEET ROW SHALL BE 26 FEET BOC-BOC WITH ROLLED CURB, UNLESS OTHERWISE NOTED.
   1.1. WARRIOR LANE ROADWAY PAVEMENT SHALL MATCH PREVIOUS SECTION FOR ROADWAY TO THE NORTH – DUAL 18.5 FEET BOC-BOC WITH SLOPED CURB AND 33 FEET LANDSCAPED MEDIAN.
   1.2. SE WESTOWN PARKWAY SHALL BE PARTIALLY PAVED – 15.5 FEET CENTERLINE-TO-BOC WITH CURB AND GUTTER TO THE NORTH; AND 12 FEET CENTERLINE-TO EDGE OF PAVEMENT AND 4.5 FOOT EARTHEN SHOULDER TO THE SOUTH.
2. ALL STREET ROW'S SHALL BE 50 FEET, UNLESS OTHERWISE NOTED.
   2.1. WARRIOR LANE ROW SHALL BE 100 FEET.
   2.2. SE WESTOWN PARKWAY ROW SHALL BE A MINIMUM OF 100 FEET (WHEN FULLY DEVELOPED) WITH THE NORTH ROW BEING A MINIMUM OF 50 FEET. THE SOUTH ROW WILL BE PROVIDED WHEN DEVELOPED.
3. ALL PROPOSED WATERMAINS SHALL BE EIGHT (8") INCHES, UNLESS OTHERWISE NOTED.
4. ALL PROPOSED SANITARY SEWER LINES SHALL BE EITHER EIGHT (8") INCHES OR TEN (10"), UNLESS OTHERWISE NOTED.
5. ALL PROPOSED STORM SEWER LINES SHALL BE AS NOTED.
6. LOCATION OF CLUSTER MAILBOX UNITS WILL BE COORDINATED AND FINALIZED WITH THE CITY AND USPS.
7. OUTLOTS S, T, U, V, W, X, Y & Z ARE AREAS THAT WILL BE PRIMARILY OPEN SPACE; AND OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
8. ALL STREET PAVEMENTS SHALL BE SEVEN (7") INCHES NON-REINFORCED PCC PAVEMENT, UNLESS OTHERWISE NOTED.
   8.1. WARRIOR LANE SHALL USE NINE (9") INCHES NON-REINFORCED PCC PAVEMENT.
   8.2. SE WESTOWN PARKWAY SHALL USE EIGHT (8") INCHES PCC PAVEMENT WITH 'CD' BASKETS.
   8.3. SIDEWALKS SHALL BE FOUR (4") INCHES PCC AND FIVE (5) FEET WIDE, UNLESS OTHERWISE NOTED.
   8.4. TRAILS SHALL BE PAVED WITH SIX (6") INCHES PCC AND SHALL BE EIGHT (8) FEET WIDE, UNLESS OTHERWISE NOTED.
9. ALL INTERSECTION SIDEWALK RAMPS AND RELATED TURNING SPACE/CONNECTIONS SHALL BE INSTALLED AS PART OF THE PLAT/ROADWAY IMPROVEMENTS.
10. GENERAL SIDEWALK CONSTRUCTION IS THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS.
9. ANY SIDEWALKS AND/OR TRAIL FRONTING OPEN AND/OR PUBLIC SPACES WHICH WILL NOT BE DEVELOPED INTO BUILDABLE LOTS IN THE FUTURE WILL HAVE SIDEWALK AND/OR TRAIL INSTALLED BY THE DEVELOPER WITH THE PUBLIC IMPROVEMENTS.
10. ALL PEDESTRIAN FACILITIES SHALL BE CONSTRUCTED TO CURRENT ADA AND PROWAG STANDARDS.
11. ALL EXISTING BUILDINGS, FENCES, AND RELATED FEATURES WITHIN THE LIMITS OF THE BOUNDARY FOR PLAT 10 SHALL BE REMOVED AS PART OF THE PLAT IMPROVEMENTS.
12. ANY AND ALL EXISTING SEPTIC SYSTEMS SHALL BE REMOVED (NOT ABANDONED) COMPLETELY AND SHALL COMPLY WITH DALLAS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REGULATIONS.
13. ANY AND ALL EXISTING WELLS SHALL BE REMOVED AND PLUGGED TO A DEPTH AT LEAST 20 FEET BELOW LOWEST LOT ELEVATION AND SHALL COMPLY WITH DALLAS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REGULATIONS.
14. STREET SIGNS SHALL BE PLACED AT STREET CORNERS.
15. THE POOL HOUSE/CLUBHOUSE, POOL, AND ASSOCIATED PARKING WILL REQUIRE SEPARATE SITE PLAN APPROVAL. ALSO, THE ENTRANCE SIGN FEATURE.
16. LANDSCAPING WITHIN THE MEDIAN ALONG WARRIOR LANE SHALL MATCH THAT OF PREVIOUS GLYNN VILLAGE PLATS. LANDSCAPING ELSEWHERE SHALL BE ADDRESSED DURING THE DESIGN AND DETAILING OF THE CONSTRUCTION PLANS.

LAND SURVEYOR'S NOTE FOR PRELIMINARY PLATS

THIS PRELIMINARY PLAT IS FOR CONCEPTUAL PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED NOR SHALL ANY CONVEYANCE OF PROPERTY BE MADE WITH REFERENCE TO THIS PRELIMINARY PLAT.

THE SURVEYOR NOTES THAT DISTANCES AND/OR AREAS SHOWN FOR THE LOTS OR OUTLOTS DEPICTED ON THIS PRELIMINARY PLAT ARE APPROXIMATE AND THAT INDIVIDUAL LOTS OR OUTLOTS MAY NOT CLOSE WITHIN ACCEPTABLE LIMITS FOR BOUNDARY SURVEYS.

THE SURVEYOR CANNOT AND DOES NOT CERTIFY TO ANY WORK DONE IN PREPARING THIS PRELIMINARY PLAT THAT FALLS UNDER THE SCOPE AND DIRECTION OF A PROFESSIONAL ENGINEER.

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.

DOUGLAS J. SALTSGAVER, P.E. DATE
LICENSE NUMBER: 11993
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
PP1 - PP10A & FH1

Scale: 1" = 200'

PPI

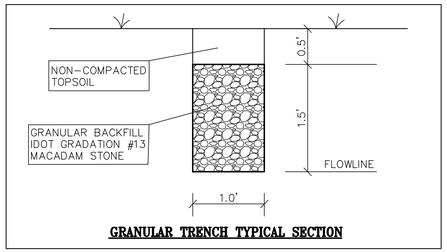
GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT

LOCATION:	
SCALE:	AS SHOWN
DWG: 15-013-PRE-PLAT-SHEET	
FIELD BOOK:	
DESIGNED BY:	JRK
CHECKED BY:	DJS
SHEET 1 OF 10A	
DRAWN BY:	PJV
DATE:	07/08/2015
FILE NO.:	15-013

NO.	REVISION	DATE	BY	FOR:

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

15-013



GRANULAR TRENCH TYPICAL SECTION

'LETTERED' LOTS AND OUTLOTS

LOTS
A. 121,796 SQ. FT. = 2.80 ACRES
B. 57,845 SQ. FT. = 1.33 ACRES
C. 148,074 SQ. FT. = 3.40 ACRES
D. 76,500 SQ. FT. = 1.76 ACRES
E. 145,603 SQ. FT. = 3.34 ACRES
F. 52,520 SQ. FT. = 1.21 ACRES
G. 7,868 SQ. FT. = 0.18 ACRES
H. 8,144 SQ. FT. = 0.19 ACRES
SUBTOTAL = 617,906 SQ. FT. = 14.18 ACRES

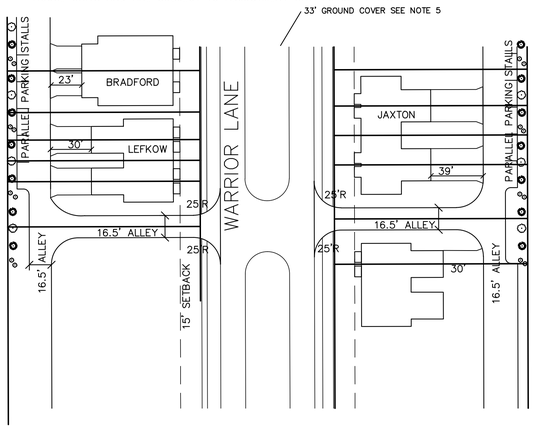
OUTLOTS
S. 7,216 SQ. FT. = 0.17 ACRES
T. 39,177 SQ. FT. = 0.90 ACRES
U. 23,073 SQ. FT. = 0.53 ACRES
V. 78,181 SQ. FT. = 1.79 ACRES
W. 174,263 SQ. FT. = 4.00 ACRES
X. 32,865 SQ. FT. = 0.75 ACRES
Y. 411,566 SQ. FT. = 9.45 ACRES
Z. 1,080,751 SQ. FT. = 24.81 ACRES
SUBTOTAL = 1,847,092 SQ. FT. = 42.40 ACRES

TOTAL = 2,465,083 SQ. FT. = 56.59 ACRES

NOTE:

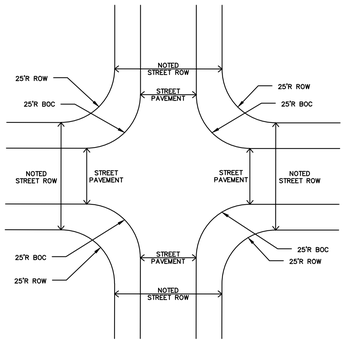
THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE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

NOTES:
1. BUILDING NAMES, CONFIGURATIONS, AND LAYOUT PATTERN ALONG WARRIOR LANE ARE SUBJECT TO CHANGE.
2. NOT TO SCALE.
3. FIGURE IS TYPICAL AND DOES NOT SHOW ANY SPECIFIC AREA IN DETAIL.
4. 7-FEET GROUND COVER BUFFER WILL GENERALLY CONTAIN A BERM AND TREES. THE PERMIT TREE PLANTINGS PROVIDED IN CITY DESIGNATED 25-FEET BUFFER SHALL CONSIST OF: 1 OVERSTORY, 2 EVERGREENS AND 2 ORNAMENTAL TREES FOR EVERY 50-FEET OF BUFFER LENGTH FOR TRANSITION FROM R-4 TO R-1 ZONING. INITIAL TREES SIZES SHALL ALL BE PROVIDED IN ACCORDANCE WITH THE CITY LANDSCAPE REQUIREMENTS. 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.
5. PROPOSED PLAT 10 WARRIOR LANE MEDIAN GROUND COVER AND VEGETATION TO MATCH EXISTING GLYNN VILLAGE WARRIOR LANE MEDIAN GROUND COVER AND VEGETATION TO THE NORTH. SEE PREVIOUSLY APPROVED PLATS 1-9, INCLUSIVE, CONSTRUCTION PLANS FOR ACTUAL LAYOUT.
6. FUTURE ROWHOUSE DEVELOPMENT SIDEWALK AND TRAIL WILL BE CONSTRUCTED WITH ROW HOUSE UNITS AND ARE SUBJECT TO ADJUSTMENT WITH FUTURE PLAT.

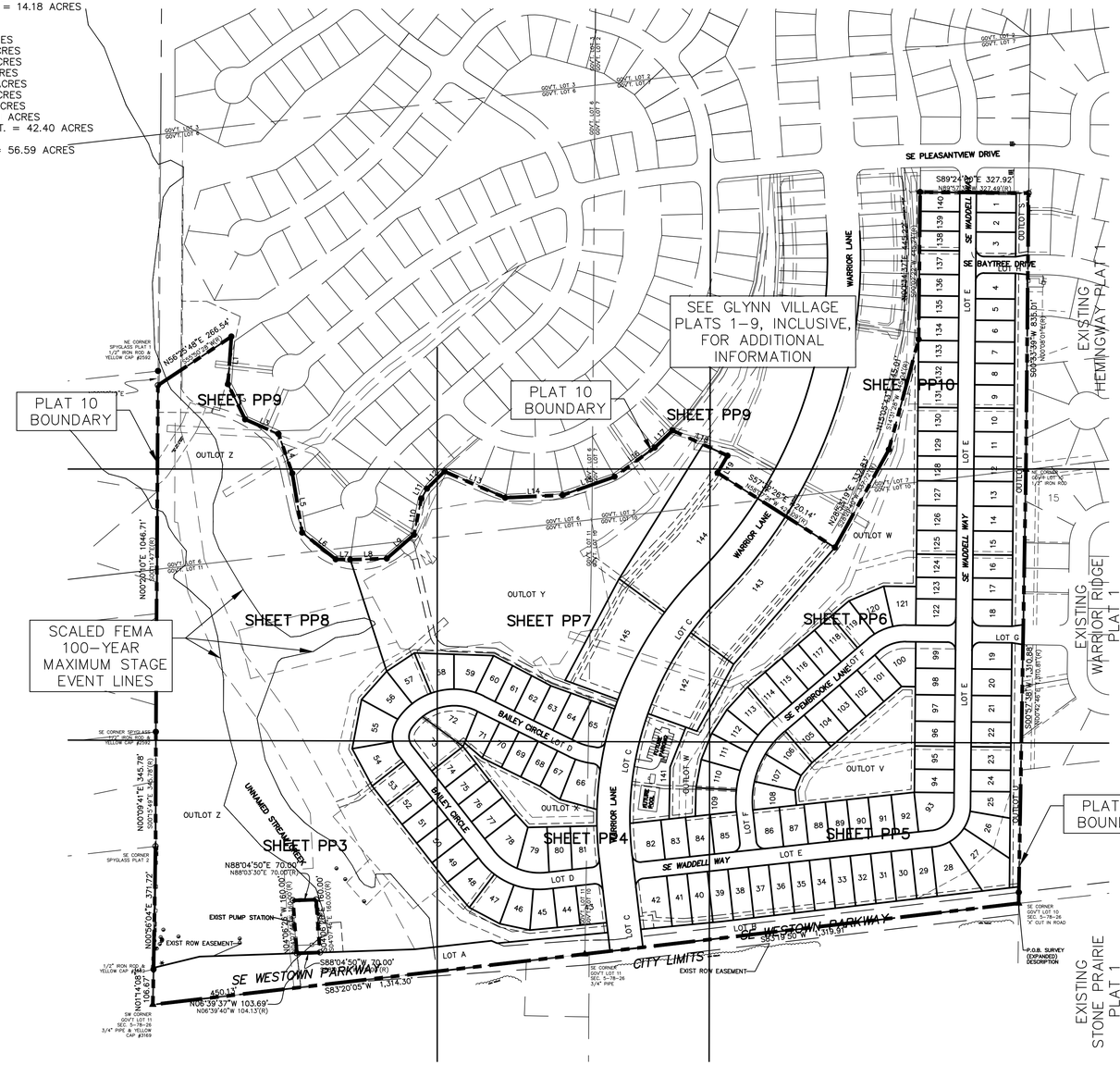


TYPICAL WARRIOR LANE LAYOUT

NOTE: TYPICAL RADII, UNLESS OTHERWISE NOTED.



TYPICAL INTERSECTION RIGHT-OF-WAY (ROW) DETAIL



LINE (L#) INFORMATION
1. S04°07'23"W, 144.45' – N03°32'03"E, 144.49' (R)
2. S26°04'32"E, 118.07' – N26°35'01"W, 118.10' (R)
3. S66°23'54"E, 110.03' – N67°04'23"W, 110.06' (R)
4. S19°16'30"E, 126.17' – N19°48'44"W, 126.41' (R)
5. S09°27'42"E, 181.45' – N10°00'07"W, 181.37' (R)
6. S51°30'36"E, 129.59' – N52°08'16"W, 129.56' (R)
7. S88°31'51"E, 43.96' – N88°56'51"W, 43.89' (R)
8. N88°10'51"E, 110.37' – S87°34'19"W, 110.51' (R)
9. N48°50'18"E, 109.04' – S48°11'08"W, 108.85' (R)
10. N11°34'48"E, 111.66' – S11°09'07"W, 111.56' (R)
11. N29°43'09"E, 34.09' – S29°17'13"W, 34.01' (R)
12. N45°19'48"E, 74.30' – S44°29'42"W, 74.30' (R)
13. S66°33'16"E, 199.94' – N67°08'13"W, 199.98' (R)
14. N87°17'13"E, 173.91' – S86°48'42"W, 174.05' (R)
15. N70°34'22"E, 166.33' – S70°00'12"W, 166.31' (R)
16. N54°01'17"E, 150.18' – S53°25'17"W, 150.24' (R)
17. N46°14'08"E, 74.61' – S45°40'23"W, 74.48' (R)
18. S65°20'52"E, 182.50' – N65°53'51"W, 182.60' (R)
19. S29°59'25"W, 60.05' – N29°26'17"E, 60.08' (R)

PP2

GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT

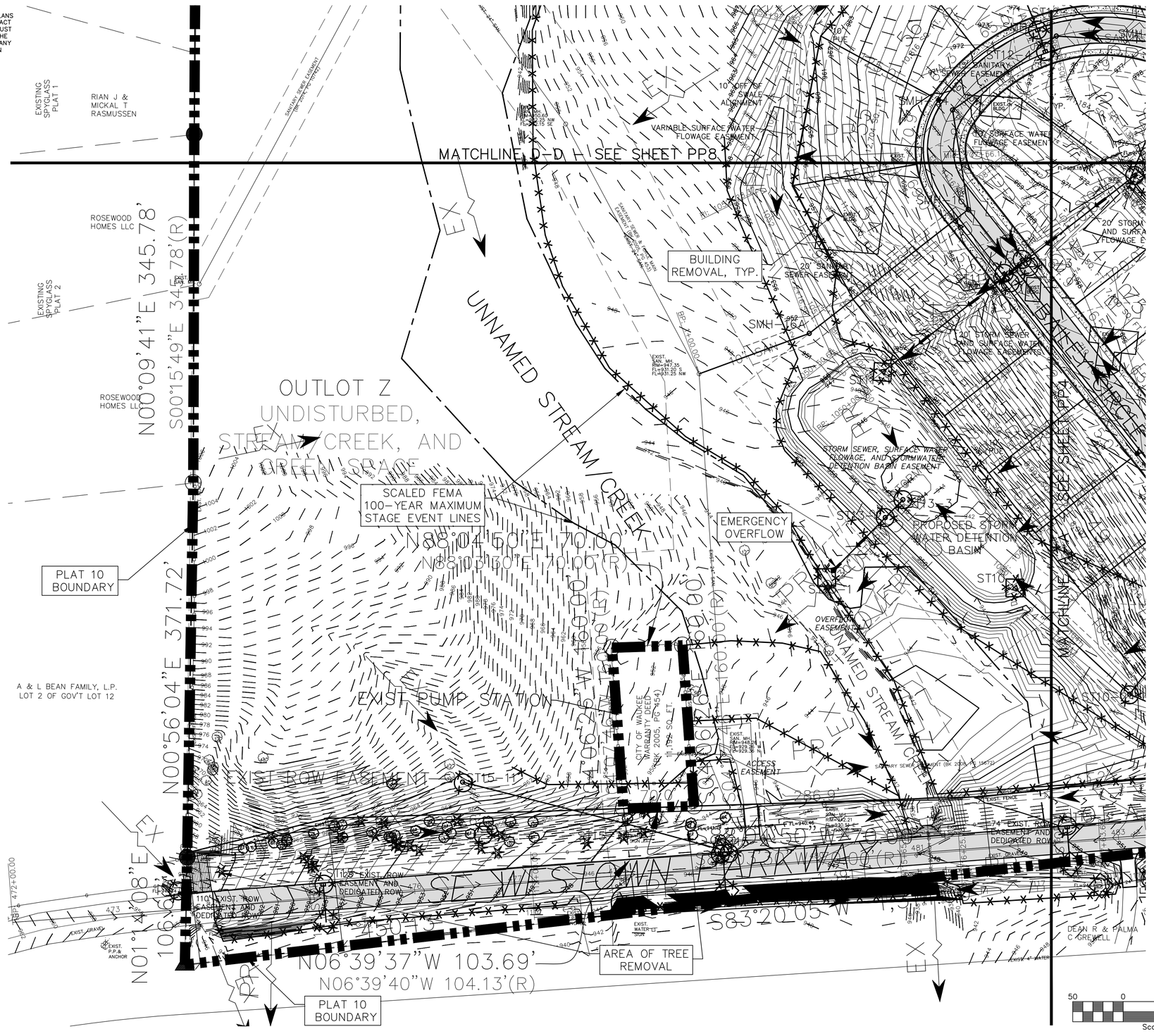
LOCATION:	SCALE: AS SHOWN	DESIGNED BY: JRK	DRAWN BY: PJV
	DWG: 15-013-PRE-PLAT-SHEET	CHECKED BY: DJS	DATE: 07/08/2015
	FIELD BOOK:	SHEET 2 OF 10A	FILE NO.: 15-013

NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2243 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

15-013

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.



'BAILEY WEST' DETENTION BASIN

POND BOTTOM ELEVATION = 943.00
REQUIRED WQv VOLUME = 38,907.6 CU. FT. = 0.89 AC-FT
PROVIDED WQv VOLUME = 38,907.6 CU. FT. = 0.89 AC-FT
WQv DHWL = 946.65
REQUIRED 100-YEAR STORM VOLUME = 31,728.0 CU. FT. = 0.73 AC-FT
PROVIDED 100-YEAR STORM VOLUME = 54,159.0 CU. FT. = 1.24 AC-FT
100-YEAR STORM DHWL = 948.09
TOP OF BERM ELEVATION = 950.00
BULLETIN 71 10-YEAR DISCHARGE = 39.4 CFS
BULLETIN 71 100-YEAR DISCHARGE = 61.1 CFS

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

PP3

GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT

NO.	REVISION	DATE	BY	FOR:

LOCATION:

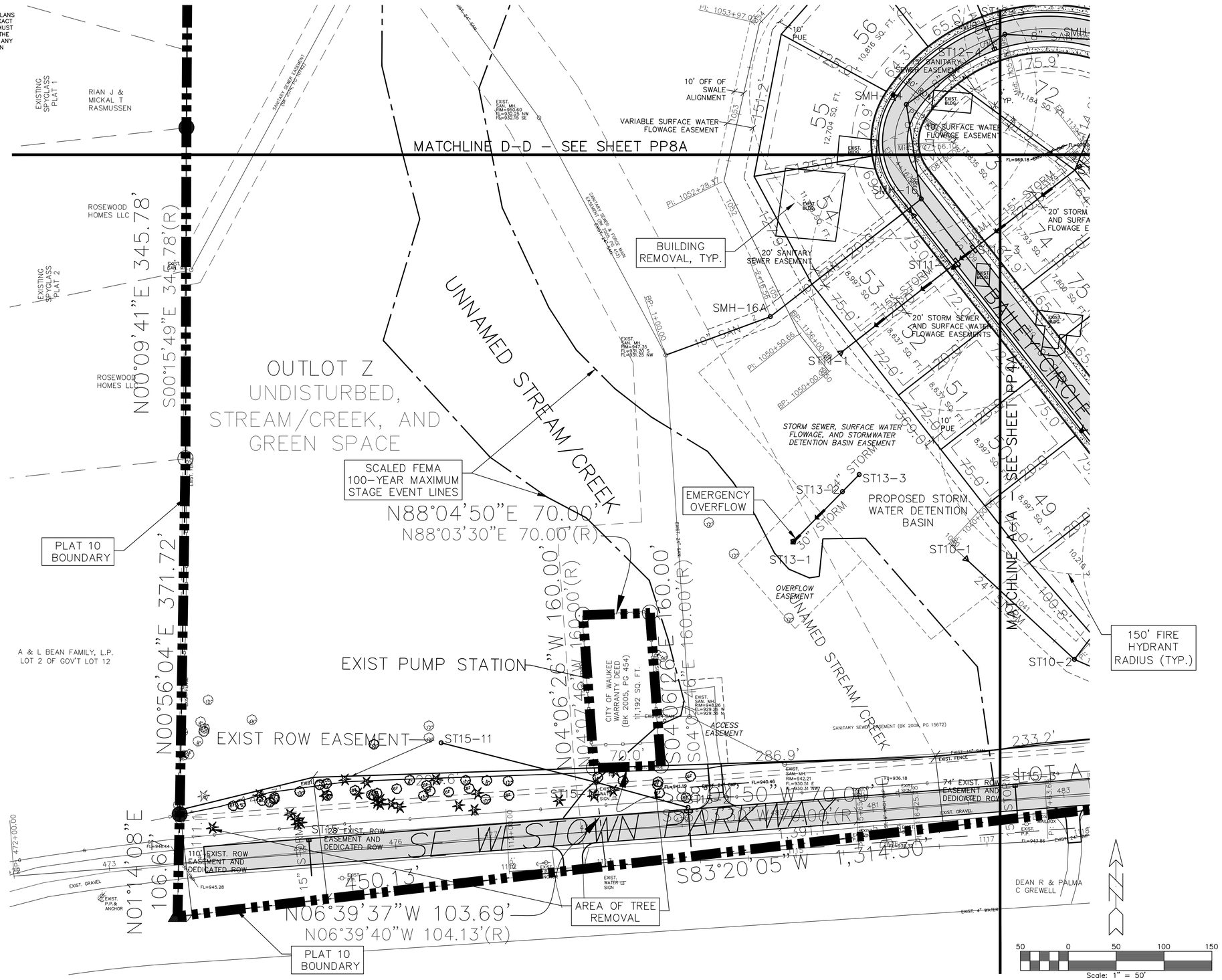
SCALE: 1" = 60'
DWG: 15-013-PRE-PLAT-SHEET
FIELD BOOK:
DESIGNED BY: JRK
CHECKED BY: DJS
SHEET 3 OF 10A
DRAWN BY: PJV
DATE: 07/08/2015
FILE NO.: 15-013

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

15-013

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.



PP3A

GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT - UTILITIES

NO.	REVISION	DATE	BY	FOR:

LOCATION:

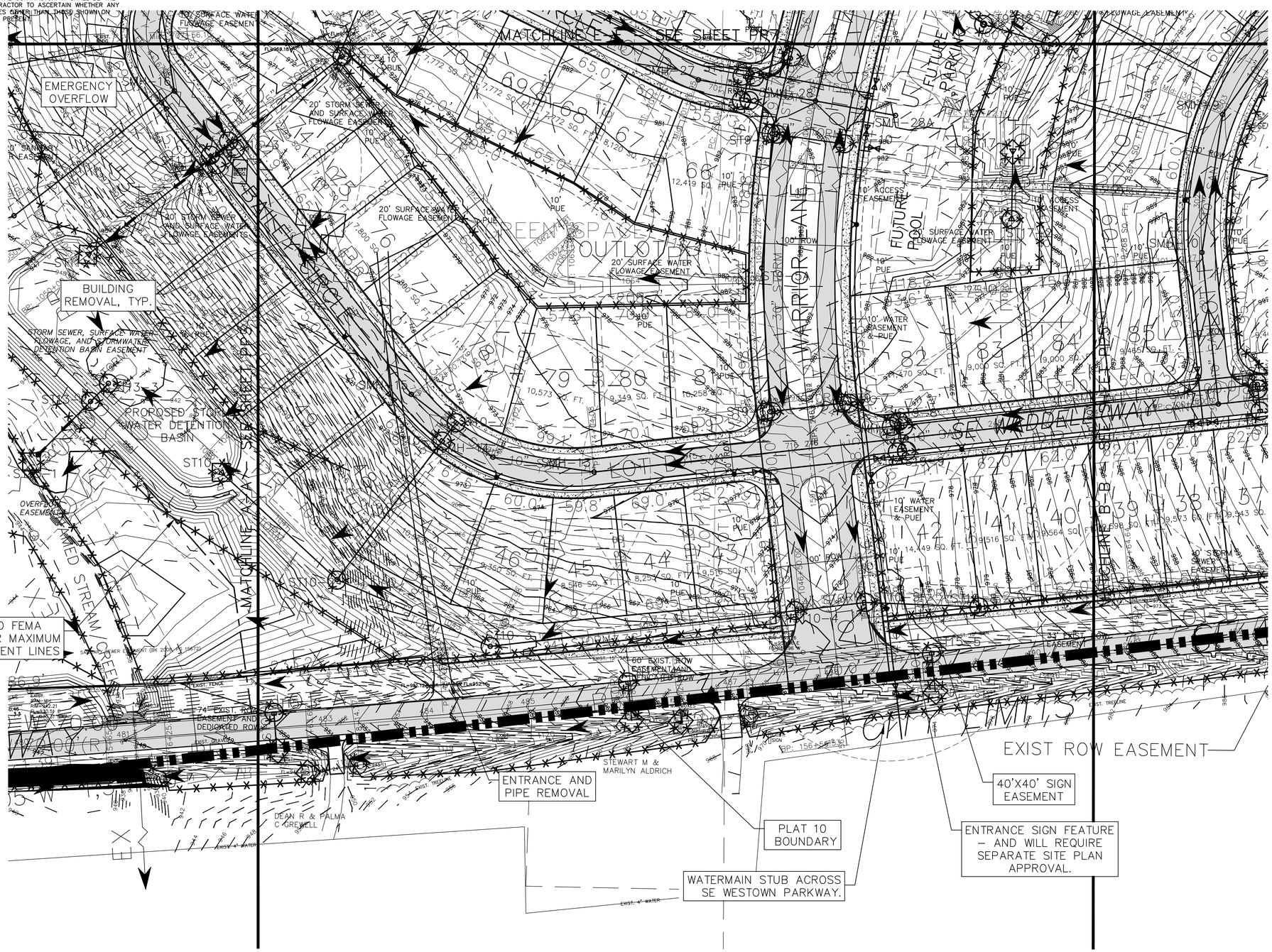
SCALE: 1" = 60'	DESIGNED BY: JRK	DRAWN BY: PJV	
DWG: 15-013-PRE-PLAT-SHEET	CHECKED BY: DJS	DATE: 07/08/2015	
FIELD BOOK:	SHEET 3A OF 10A	FILE NO.: 15-013	

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2243 DEAN AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

15-013

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.



PP4

GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT

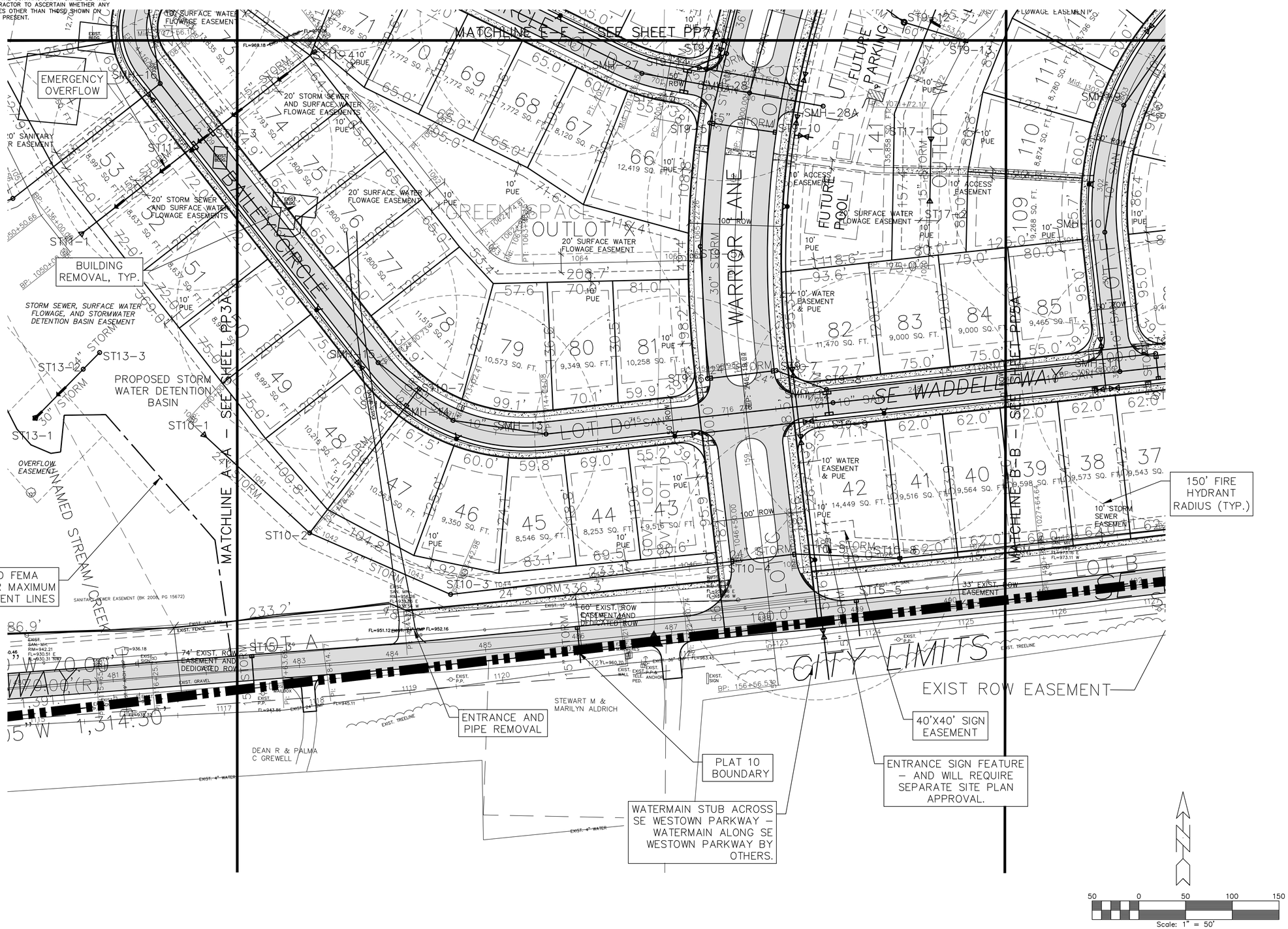
NO.	REVISION	DATE	BY	FOR:

LOCATION:	SCALE: 1" = 60'	DESIGNED BY: JRK	DRAWN BY: PJV
DWG: 15-013-PRE-PLAT-SHEET		CHECKED BY: DJS	DATE: 07/08/2015
FIELD BOOK:	SHEET 4 OF 10A		FILE NO.: 15-013

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2243 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

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.



PP4A

GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT - UTILITIES

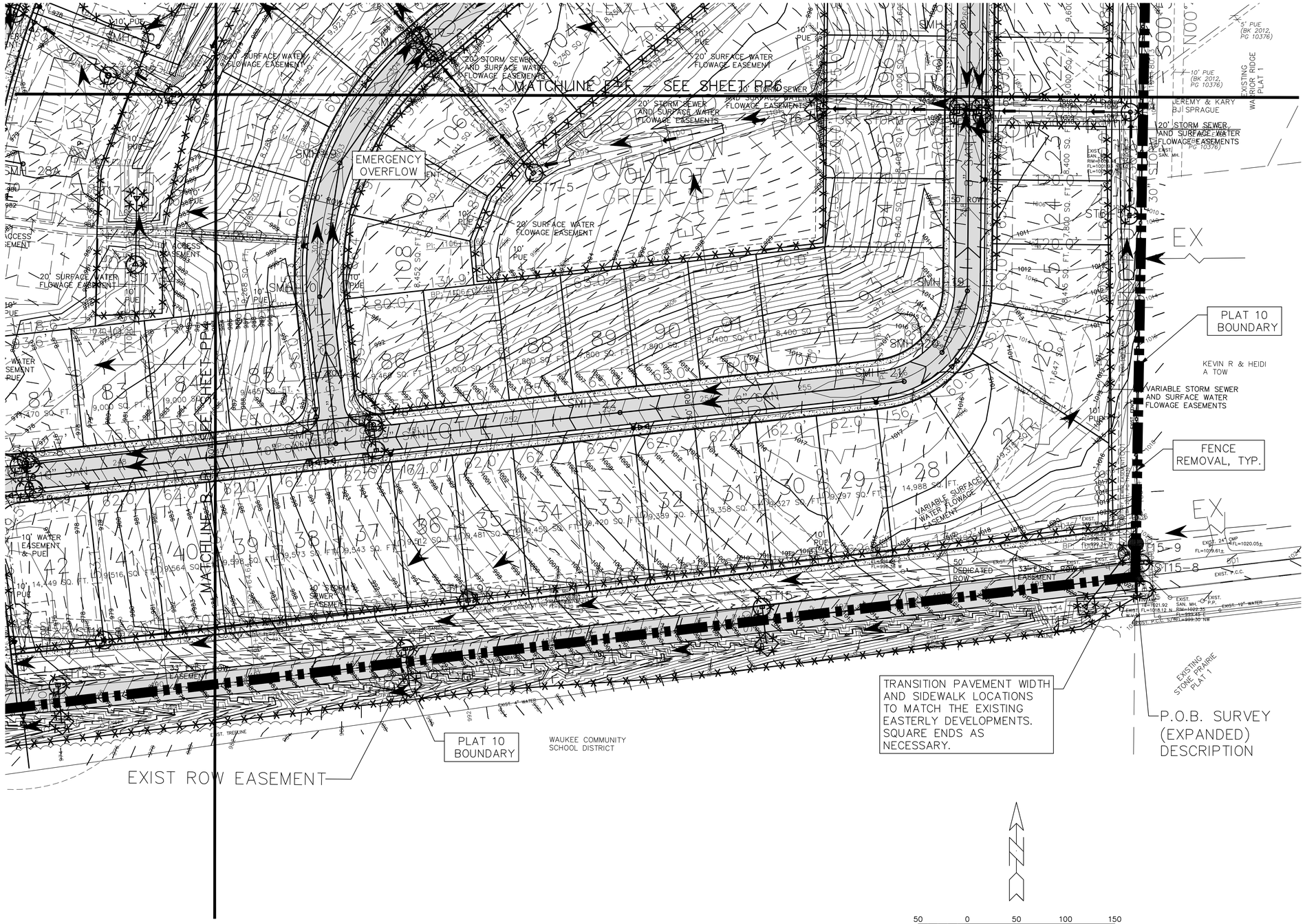
NO.	REVISION	DATE	BY	FOR:

LOCATION:	SCALE: 1" = 60'	DESIGNED BY: JRK	DRAWN BY: PJV
	DWG: 15-013-PRE-PLAT-SHEET	CHECKED BY: DJS	DATE: 07/08/2015
	FIELD BOOK:	SHEET 4A OF 10A	FILE NO.: 15-013

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2243 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

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.



PP5

GLYNN VILLAGE PLAY 10 - PRELIMINARY PLAT

LOCATION:	
SCALE: 1" = 60'	DESIGNED BY: JRK
DWG: 15-013-PRE-PLAT-SHEET	CHECKED BY: DJS
FIELD BOOK:	SHEET 5 OF 10A
DRAWN BY: PJV	
DATE: 07/08/2015	
FILE NO.: 15-013	

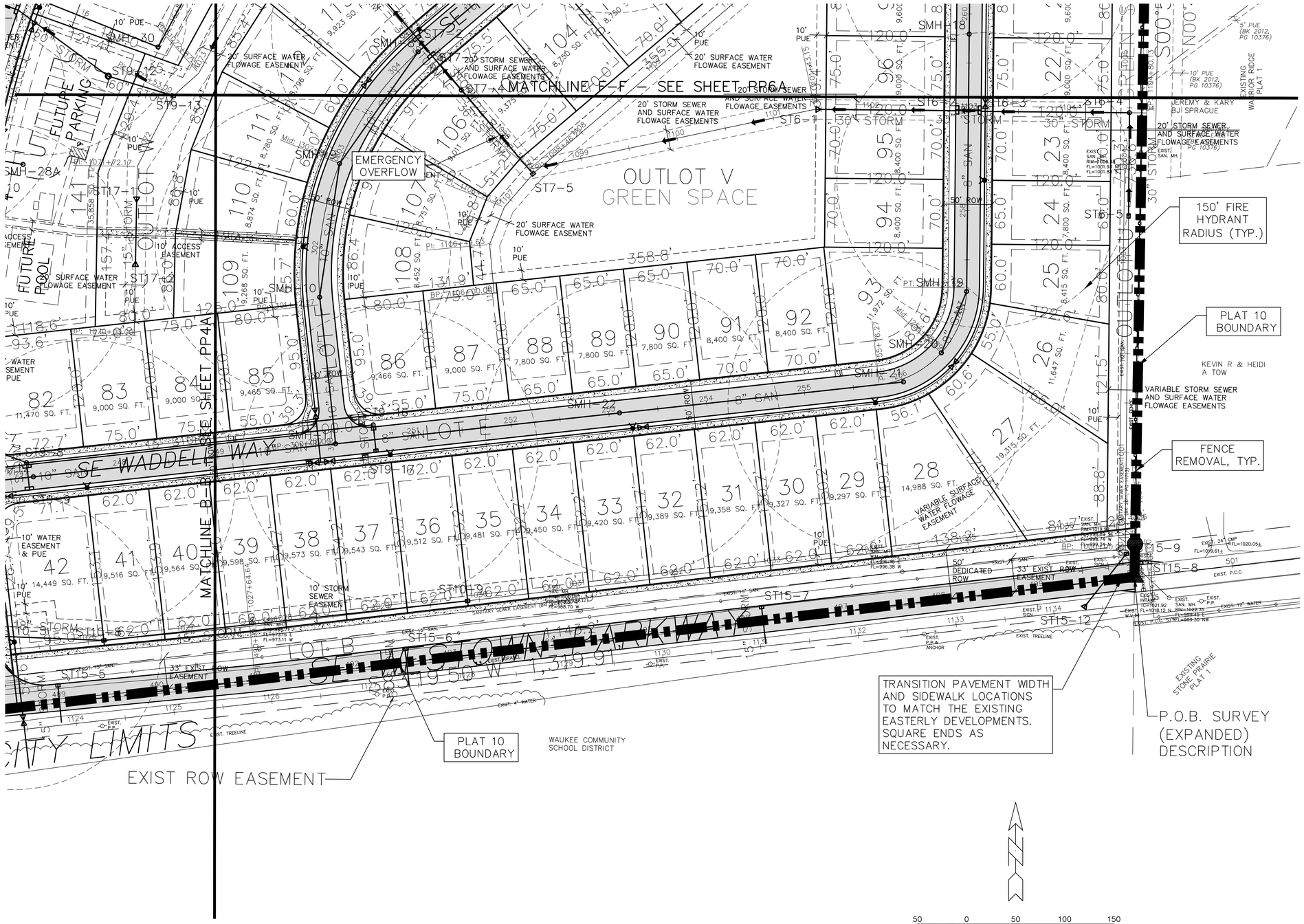
NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2243 CORPORATE AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

15-013

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.



PP5A

GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT - UTILITIES

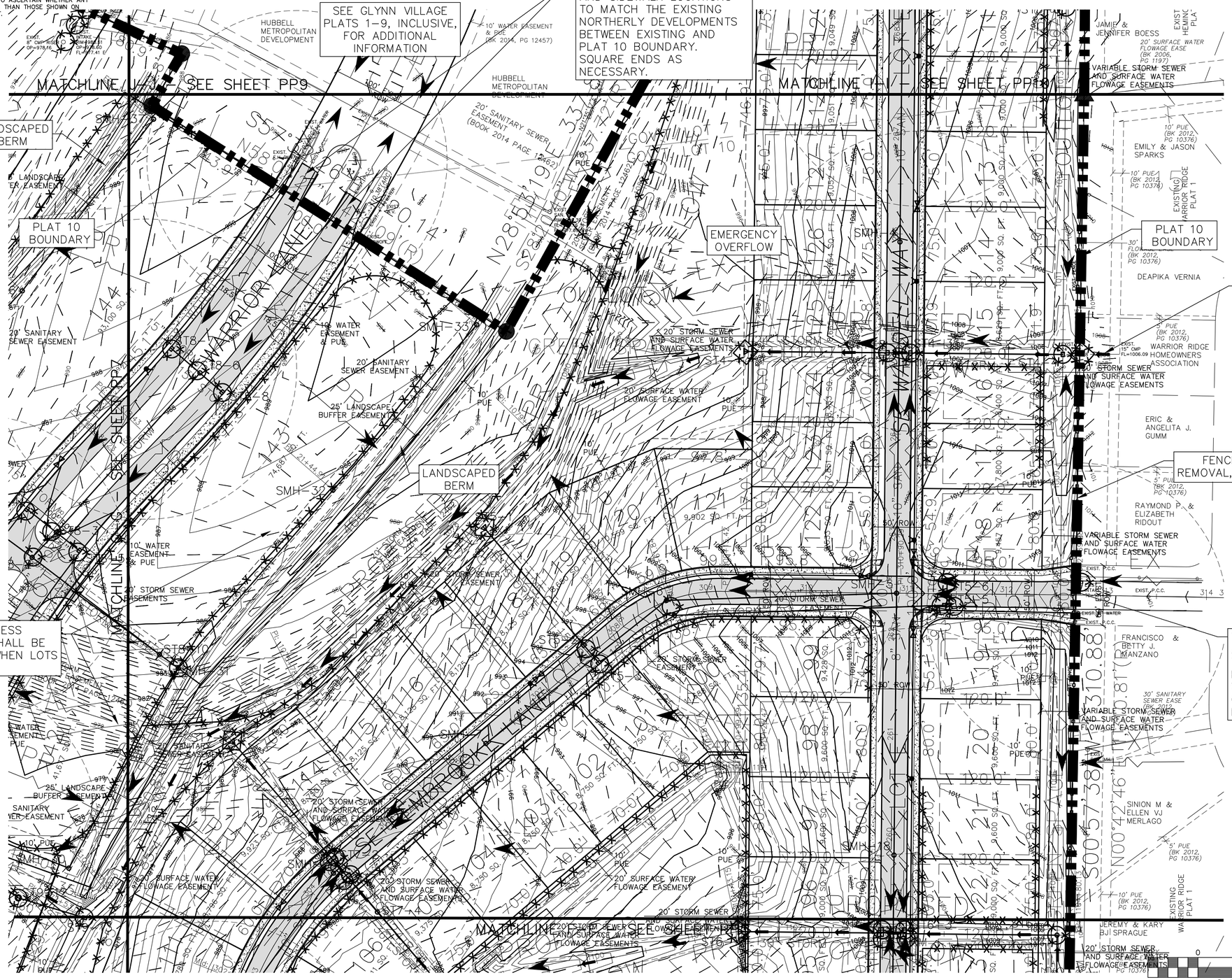
LOCATION:	SCALE: 1" = 60'	DESIGNED BY: JRK	DRAWN BY: PJV
	DWG: 15-013-PRE-PLAT-SHEET	CHECKED BY: DJS	DATE: 07/08/2015
	FIELD BOOK:	SHEET 5A OF 10A	FILE NO.: 15-013

NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2125 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

15-013

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.



0 50 100 150
Scale: 1" = 50'

PP6

GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT

NO.	REVISION	DATE	BY	FOR:

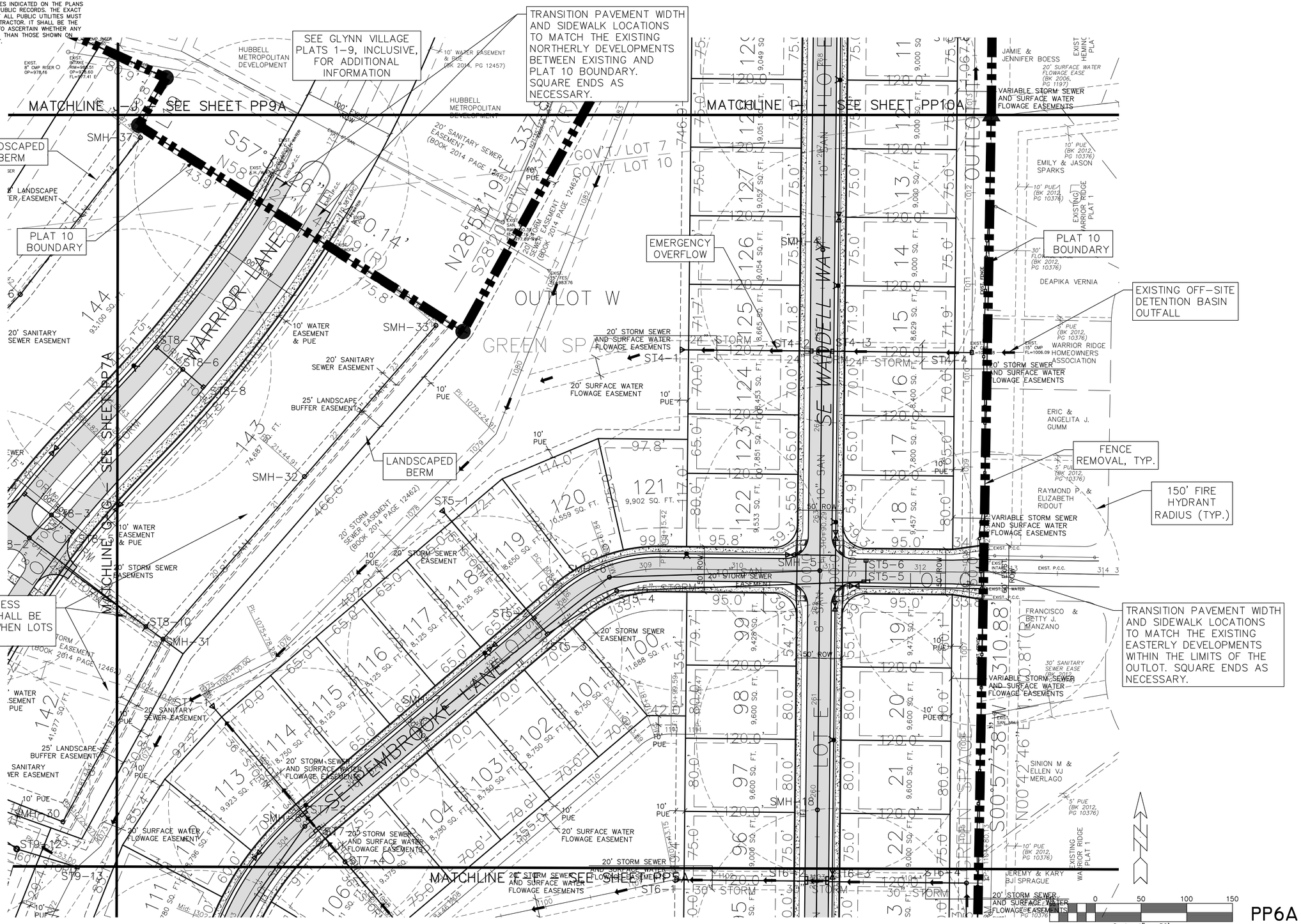
LOCATION:

SCALE: 1" = 60'	DESIGNED BY: JRK	DRAWN BY: PJV	
DWG: 15-013-PRE-PLAT-SHEET	CHECKED BY: DJS	DATE: 07/08/2015	
FIELD BOOK:	SHEET 6 OF 10A	FILE NO.: 15-013	

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

15-013

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.



GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT - UTILITIES

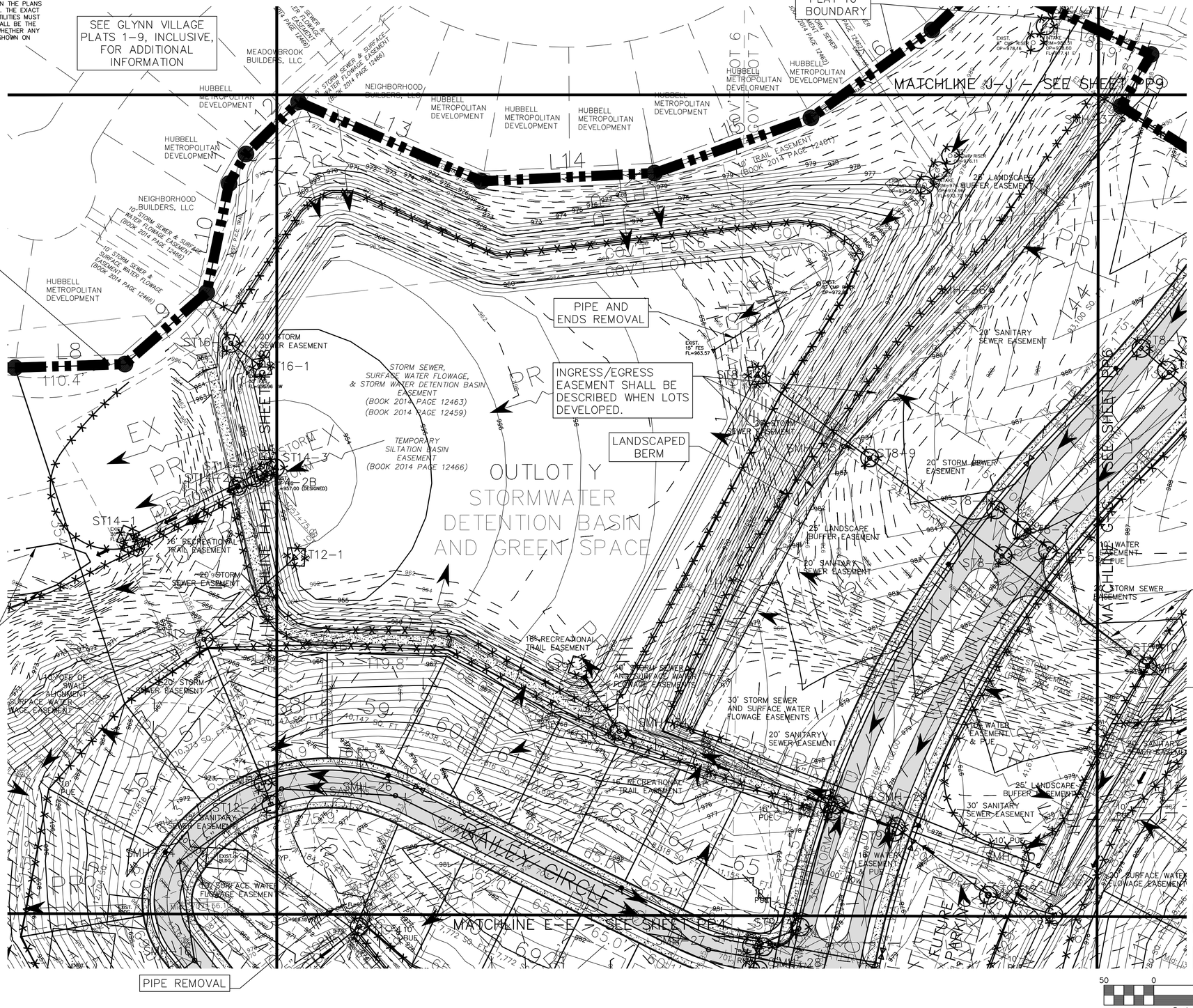
LOCATION:	SCALE: 1" = 60'	DESIGNED BY: JRK	DRAWN BY: PJV
	DWG: 15-013-PRE-PLAT-SHEET	CHECKED BY: DJS	DATE: 07/08/2015
	FIELD BOOK:	SHEET 6A OF 10A	FILE NO.: 15-013

NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2411 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

15-013

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.



'EAST/8E' DETENTION BASIN

POND BOTTOM ELEVATION = 933.00
REQUIRED WQv VOLUME = 302,946.2 CU. FT. = 6.95 AC–FT
PROVIDED WQv VOLUME = 302,946.2 CU. FT. = 6.95 AC–FT
WQv DHWL = 957.14
REQUIRED 100–YEAR STORM VOLUME = 435,453.0 CU. FT. = 10.00 AC–FT
PROVIDED 100–YEAR STORM VOLUME = 837,131.6 CU. FT. = 19.22 AC–FT
100–YEAR STORM DHWL = 960.85
TOP OF BERM ELEVATION = 963.00
BULLETIN 71 10–YEAR DISCHARGE = 175.8 CFS
BULLETIN 71 100–YEAR DISCHARGE = 272.3 CFS

GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT

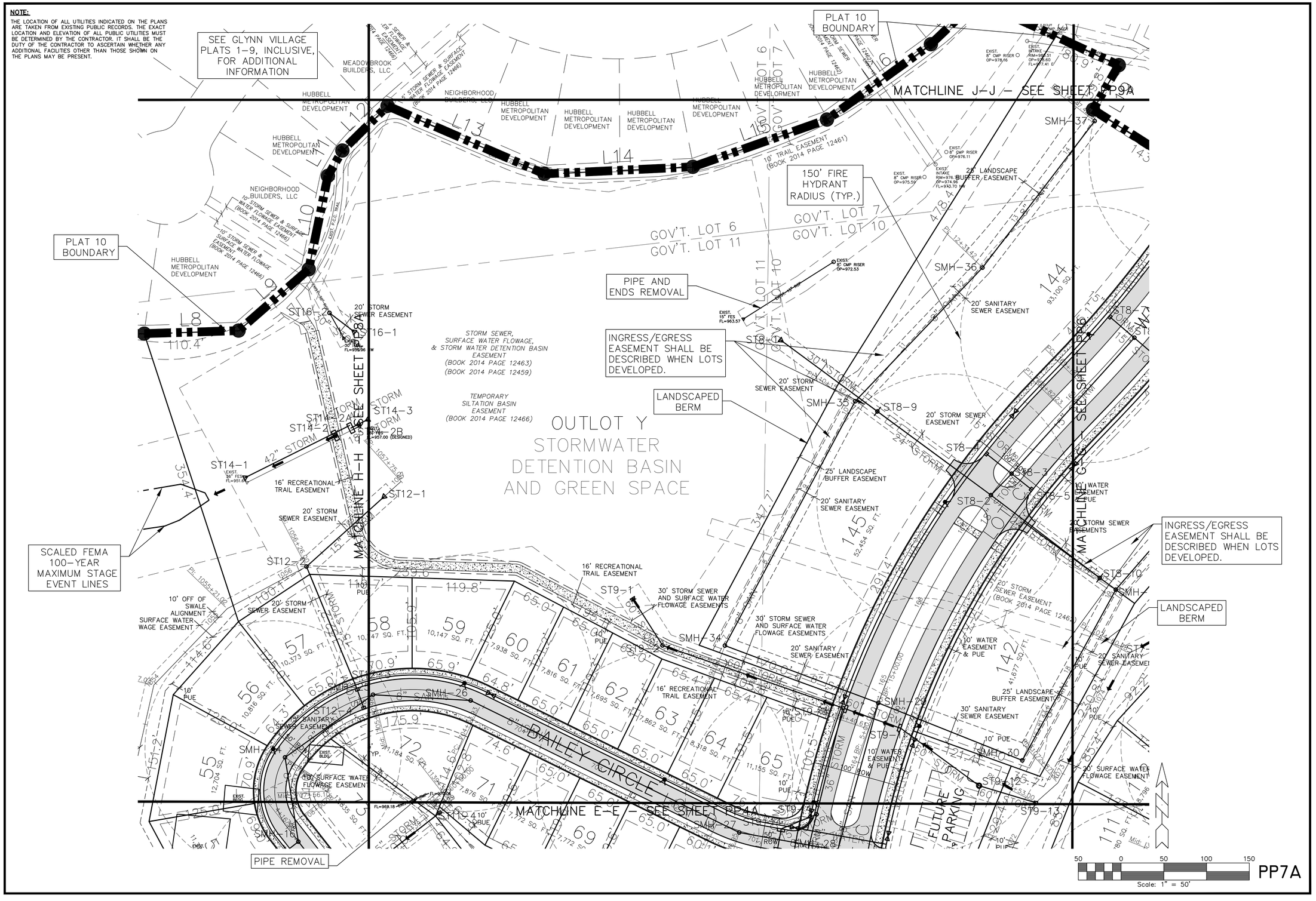
LOCATION:	SCALE: 1" = 60'	DESIGNED BY: JRK	DRAWN BY: PJV
	DWG: 15–013–PRE–PLAT–SHEET	CHECKED BY: DJS	DATE: 07/08/2015
	FIELD BOOK:	SHEET 7 OF 10A	FILE NO.: 15–013

NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2414 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288–4823

15–013

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.



GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT - UTILITIES

NO.	REVISION	DATE	BY	FOR:

SCALE: 1" = 60'	DESIGNED BY: JRK	DRAWN BY: PJV	
DWG: 15-013-PRE-PLAT-SHEET	CHECKED BY: DJS	DATE: 07/08/2015	
FIELD BOOK:	SHEET 7A OF 10A	FILE NO.: 15-013	

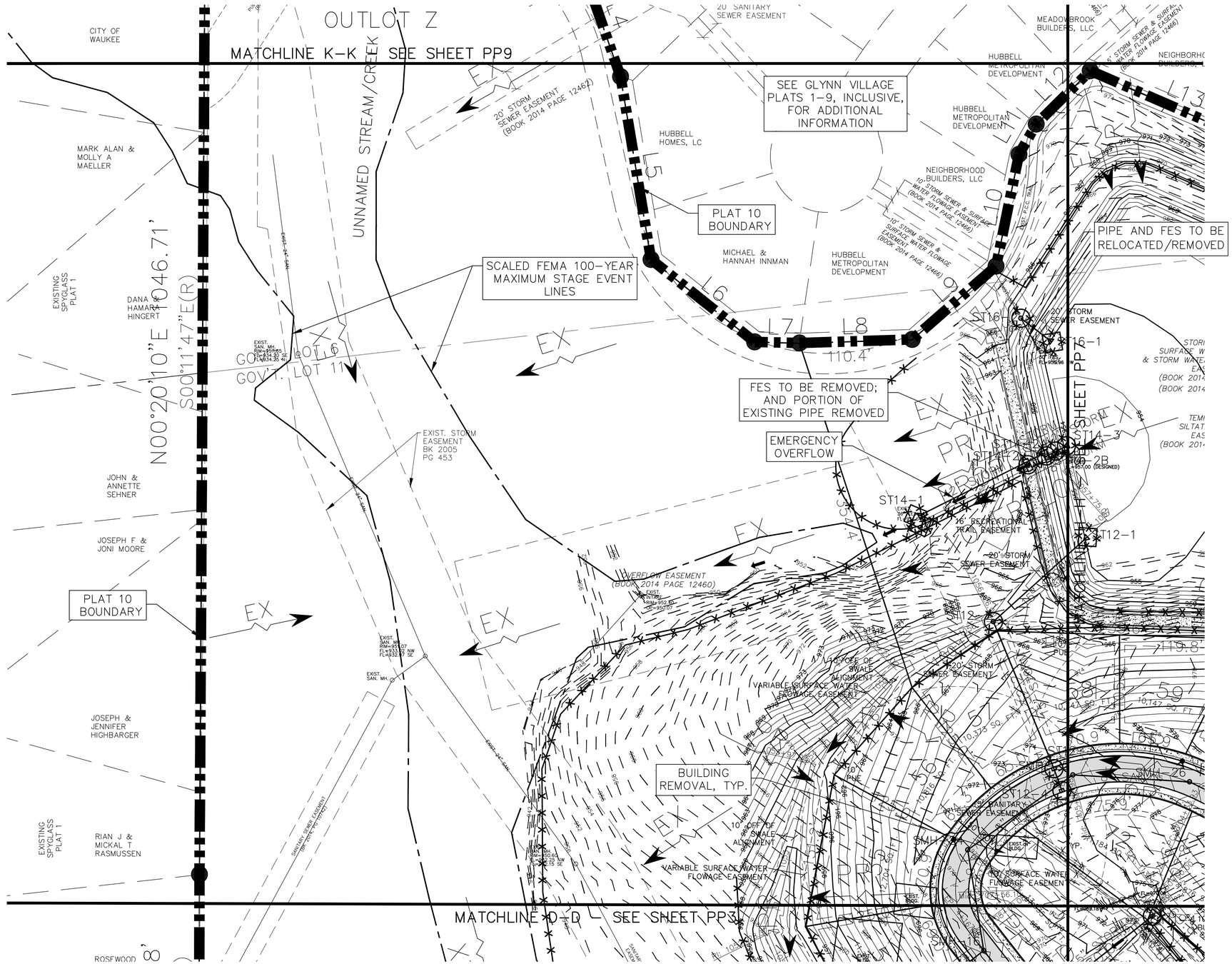
LOCATION:

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

15-013

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.



50 0 50 100 150

Scale: 1" = 50'

PP8

GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT

LOCATION:		DRAWN BY:	PJV
SCALE:	1" = 60'	DESIGNED BY:	JRK
DWG: 15-013-PRE-PLAT-SHEET		CHECKED BY:	DJS
FIELD BOOK:		SHEET 8 OF 10A	
DATE:	07/08/2015	FILE NO.:	15-013

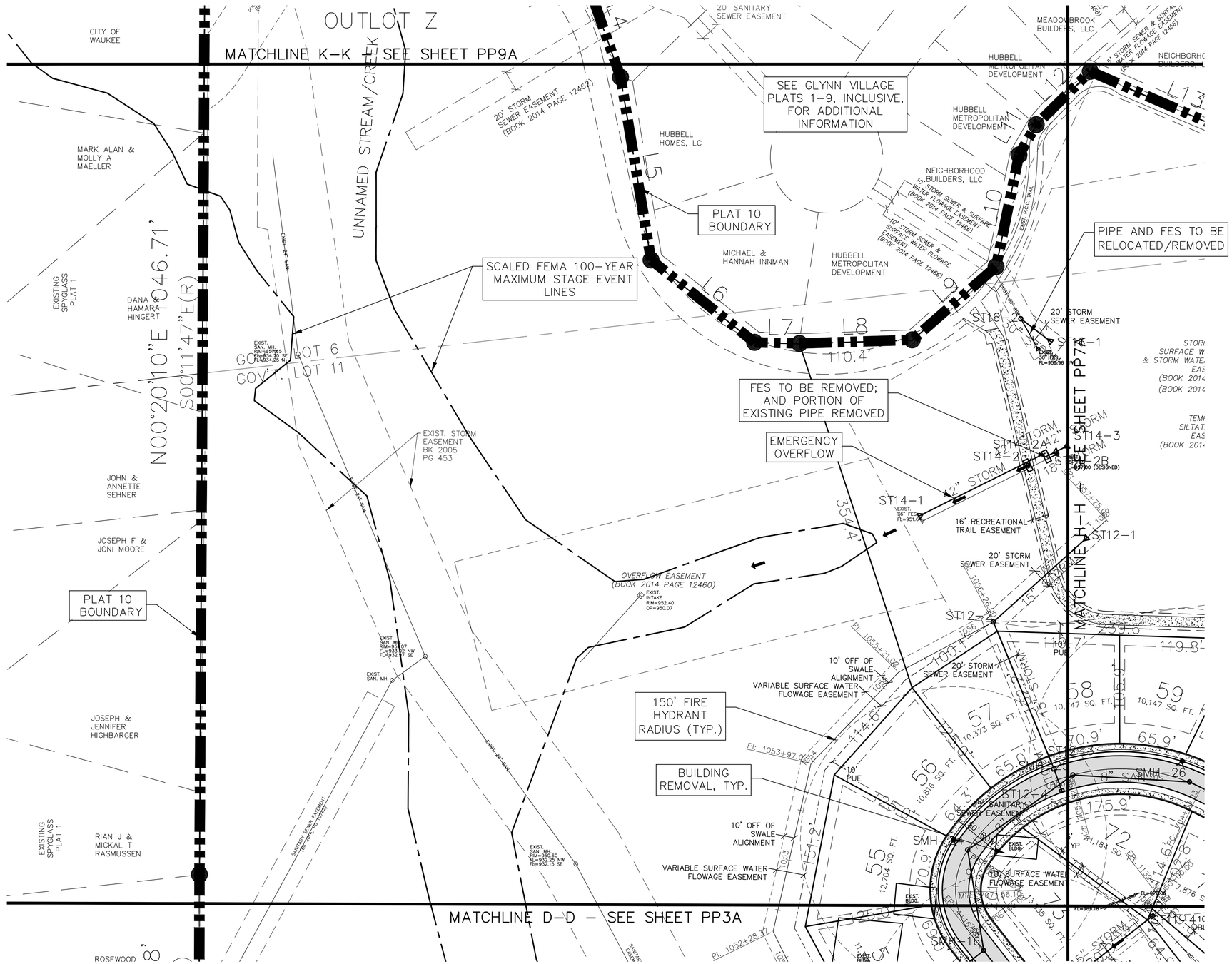
NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2415 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

15-013

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.



PP8A

GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT - UTILITIES

NO.	REVISION	DATE	BY	FOR:

LOCATION:

SCALE: 1" = 60'	DESIGNED BY: JRK	DRAWN BY: PJV	
DWG: 15-013-PRE-PLAT-SHEET	CHECKED BY: DJS	DATE: 07/08/2015	
FIELD BOOK:	SHEET 8A OF 10A	FILE NO.: 15-013	

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2443 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

15-013

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.

LEGAL DESCRIPTION – EXPANDED

Government Lots 6, 7, 10 and 11 in Section 5, Township 78 North, Range 26 West of the 5th P.M., now included in and forming a part of the City of Waukee, Dallas County, Iowa, INCLUDING Parcel Y in said Government Lots 7 and 10 per that Plat of Survey filed February 17, 2011, in Book 2011 at Page 2287 in the Office of the Recorder for Dallas County, Iowa, and also INCLUDING Parcel BB in said Government Lot 11 per that Plat of Survey filed November 12, 2013, in Book 2013 at Page 20708 in the Office of the Recorder for Dallas County, Iowa;

EXCEPTING THEREFROM the Official Plats of GLYNN VILLAGE PLAT 4 filed May 25, 2012, in Book 2012 at Page 8393 in the Office of the Recorder for Dallas County, Iowa, GLYNN VILLAGE PLAT 6 filed August 23, 2013, in Book 2013 at Page 15888 in the Office of the Recorder for Dallas County, Iowa, and GLYNN VILLAGE PLAT 8 filed September 19, 2014, in Book 2014 at Page 12453 in the Office of the Recorder for Dallas County, Iowa;

Also EXCEPTING THEREFROM that portion of said Government Lot 11 conveyed to the City of Waukee by that Warranty Deed filed January 11, 2005, in Book 2005 at Page 454 in the Office of the Recorder for Dallas County, Iowa.

Being more particularly described by survey as follows:

Beginning at the Southeast corner of Government Lot 10 in Section 5 of Township 78 North, Range 26 West of the 5th P.M., in the City of Waukee, Dallas County, Iowa;

Thence South 83°(degrees) 19'(minutes) 50"(seconds) West, 1319.91 feet along the South line of said Government Lot 10 to the Southeast corner of Government Lot 11 in said Section 5;

Thence South 83°20'05" West, 1314.30 feet along the South line of said Government Lot 11 to the Southwest corner of said Government Lot 11;

Thence North 01°14'08" East, 106.67 feet to a 1/2–inch iron rod with yellow surveyor's cap #2592 on the East line of Lot 2 of Government Lot 12 in said Section 5 per the Plat of Survey filed in Book 729, Page 900 in the Office of the Recorder for Dallas County, Iowa;

Thence North 00°56'04" East (previously recorded as South 0°0–3/4' West), 371.72 feet along the East line of said Lot 2 of Government Lot 12 to the Southeast corner of SPYGLASS PLAT 2, an Official Plat, in the City of Waukee, Dallas County, Iowa, as filed in Book 2014, Page 10734 in the Office of the Recorder for Dallas County, Iowa;

Thence North 00°09'41" East, 345.78 feet (previously recorded as South 00°15'49" East, 345.78 feet) along the East line of SPYGLASS PLAT 2 to the Southeast corner of SPYGLASS, an Official Plat, in the City of Waukee, Dallas County, Iowa, as filed in Book 2004, Page 19950 in the Office of the Recorder for Dallas County, Iowa;

Thence North 00°20'10" East (previously recorded as South 00°11'47" East), 1046.71 feet along the East line of SPYGLASS to the Southwest corner of GLYNN VILLAGE PLAT 6, an Official Plat, in the City of Waukee, Dallas County, Iowa, as filed in Book 2013, Page 15888 in the Office of the Recorder for Dallas County, Iowa;

Thence North 56°25'48" East (previously recorded as South 55°50'28" West), 266.54 feet along the South line of said GLYNN VILLAGE PLAT 6 to a point on the West line of GLYNN VILLAGE PLAT 8, an Official Plat, in the City of Waukee, Dallas County, Iowa, as filed in Book 2014, Page 12453 in the Office of the Recorder for Dallas County, Iowa;

Thence the following twenty–four (24) courses along the West, South and East lines of said GLYNN VILLAGE PLAT 8:

1. South 04°07'23" West, 144.45 feet (previously recorded as North 03°32'03" East, 144.49 feet);
2. South 26°04'32" East, 118.07 feet (previously recorded as North 26°35'01" West, 118.10 feet);
3. South 66°23'54" East, 110.03 feet (previously recorded as North 67°04'23" West, 110.06 feet);
4. South 19°16'30" East, 126.17 feet (previously recorded as North 19°48'44" West, 126.41 feet);
5. South 09°27'42" East, 181.45 feet (previously recorded as North 10°00'07" West, 181.37 feet);
6. South 51°30'36" East, 129.59 feet (previously recorded as North 52°08'16" West, 129.56 feet);
7. South 88°31'51" East, 43.96 feet (previously recorded as North 88°56'51" West, 43.89 feet);
8. North 88°10'51" East, 110.37 feet (previously recorded as South 87°34'19" West, 110.51 feet);
9. North 48°50'18" East, 109.04 feet (previously recorded as South 48°11'08" West, 108.85 feet);
10. North 11°34'48" East, 111.66 feet (previously recorded as South 11°09'07" West, 111.56 feet);
11. North 29°43'09" East, 34.09 feet (previously recorded as South 29°17'13" West, 34.01 feet);
12. North 45°19'48" East, 74.30 feet (previously recorded as South 44°29'42" West, 74.30 feet);
13. South 66°33'16" East, 199.94 feet (previously recorded as North 67°08'13" West, 199.98 feet);
14. North 87°17'13" East, 173.91 feet (previously recorded as South 86°48'42" West, 174.05 feet);
15. North 70°34'22" East, 166.33 feet (previously recorded as South 70°00'12" West, 166.31 feet);
16. North 54°01'17" East, 150.18 feet (previously recorded as South 53°25'17" West, 150.24 feet);
17. North 46°14'08" East, 74.61 feet (previously recorded as South 45°40'23" West, 74.48 feet);
18. South 65°20'52" East, 182.50 feet (previously recorded as North 65°53'51" West, 182.60 feet);
19. South 29°59'25" West, 60.05 feet (previously recorded as North 29°26'17" East, 60.08 feet);
20. South 57°32'26" East, 420.14 feet (previously recorded as North 58°07'21" West, 420.09 feet);
21. North 28°53'19" East, 337.83 feet (previously recorded as South 28°20'40" West, 337.72 feet);
22. North 15°05'43" East, 345.01 feet (previously recorded as South 14°31'28" West, 345.04 feet);
23. North 00°34'37" East, 445.22 feet (previously recorded as South 00°02'22" West, 445.24 feet);
24. South 89°24'00" East, 327.92 feet (previously recorded as North 89°57'38" West, 327.49 feet) to the East line of Government Lot 7 in said Section 5 and the West line of HEMINGWAY PLAT 1, an Official Plat, in the City of Waukee, Dallas County, Iowa, as filed in Book 2006, Page 1197 in the Office of the Recorder for Dallas County, Iowa;

Thence South 00°33'39" West (previously recorded as North 00°08'01" East), 835.01 feet along the East line of Government Lot 7 and the West line of said HEMINGWAY PLAT 1 to the Northeast corner of Government Lot 10 in said Section 5 and the Northwest corner of WARRIOR RIDGE, an Official Plat, in the City of Waukee, Dallas County, Iowa, as filed in Book 2012, Page 10376 in the Office of the Recorder for Dallas County, Iowa;

Thence South 00°57'38" West, 1310.88 feet (previously recorded as North 00°42'46" East, 1310.81 feet) along the East line of said Government Lot 10 and the West line of said WARRIOR RIDGE and extended to the point of beginning at the Southeast corner of said Government Lot 10.

Excepting therefrom the following described tract:

Commencing, as a point of reference, at the Southwest corner of Government Lot 11 in Section 5 of Township 78 North, Range 26 West of the 5th P.M., in the City of Waukee, Dallas County, Iowa;

Thence North 83°20'05" East, 450.13 feet (previously recorded as North 83°20'02" East, 450.13 feet) along the South line of said Government Lot 11;

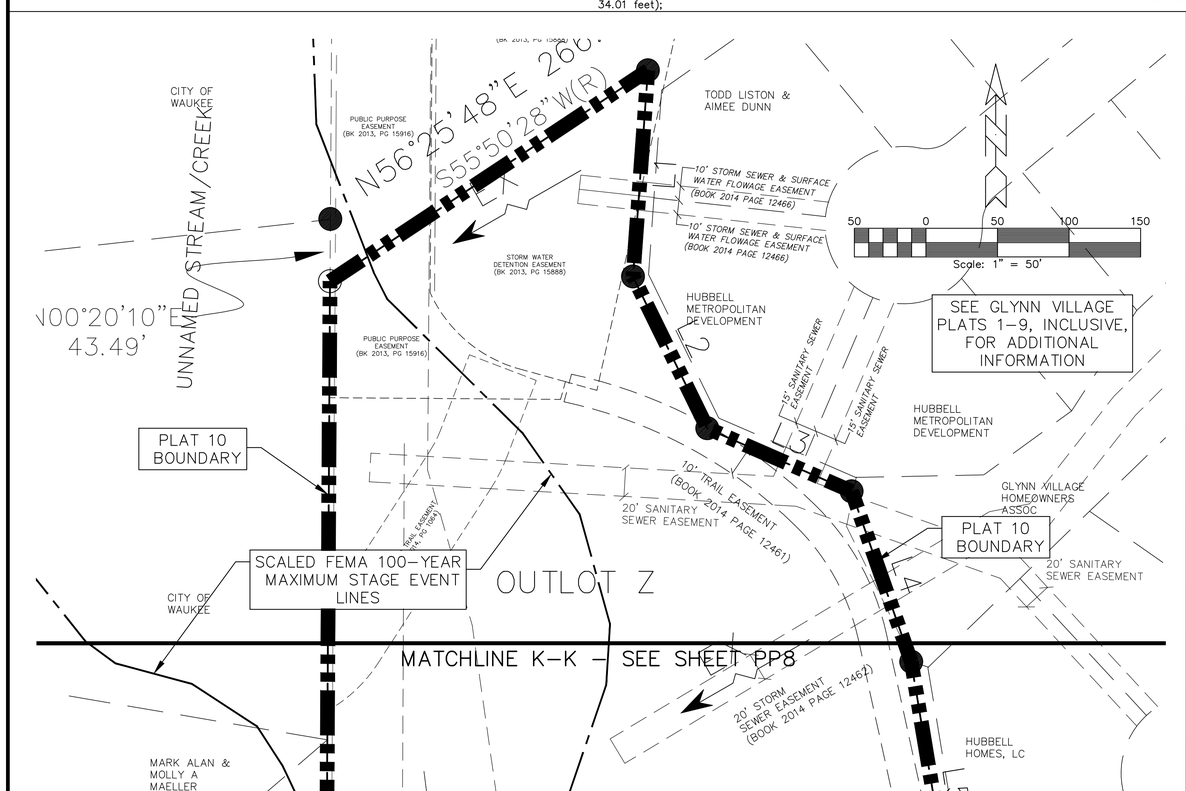
Thence North 06°39'37" West, 103.69 feet (previously recorded as North 06°39'40" West, 104.13 feet) to the Point of Beginning on the present North right–of–way line of 312th Place;

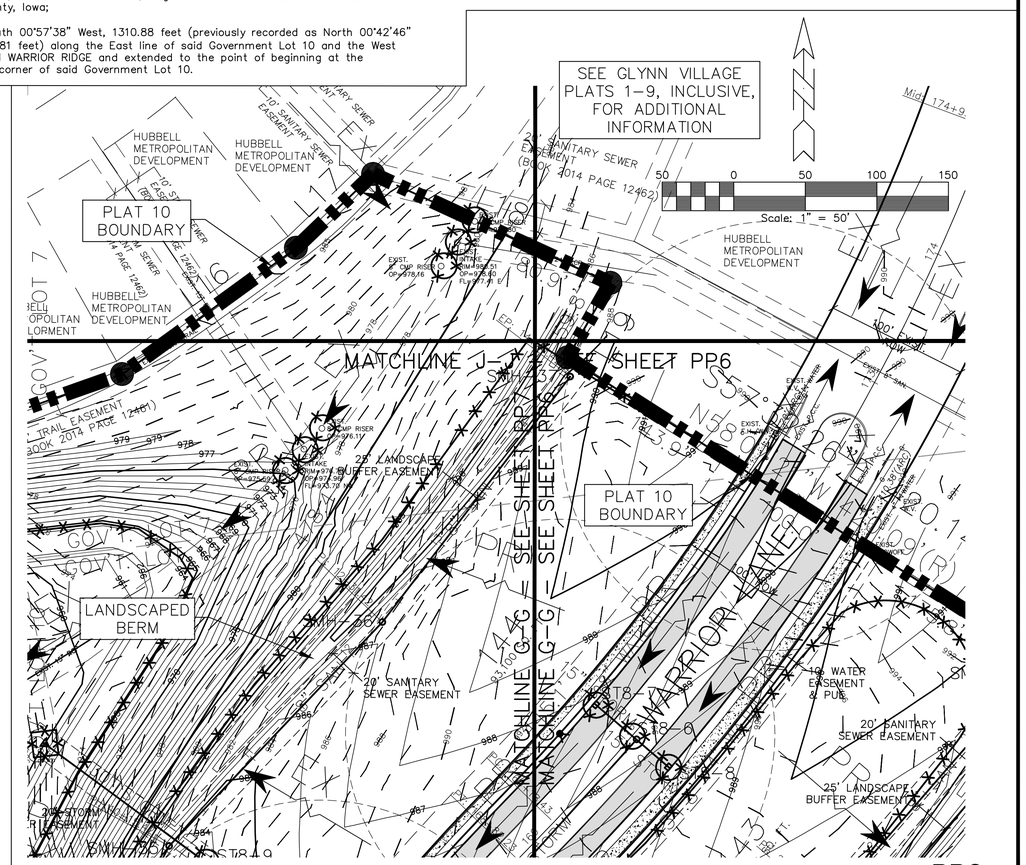
Thence North 04°06'26" West, 160.00 feet (previously recorded as North 04°07'46" West, 160.00 feet); Thence North 88°04'50" East, 70.00 feet (previously recorded as North 88°03'30" East, 70.00 feet);

Thence South 04°06'26" East, 160.00 feet (previously recorded as South 04°07'46" East, 160.00 feet) to the present North right–of–way line of 312th Place;

Thence South 88°04'50" West, 70.00 feet (previously recorded as South 88°03'30" West, 70.00 feet) along the present North right–of–way line of 312th Place to the point of beginning.

CONTAINING 92.89 ACRES IN TOTAL, OF WHICH 3.63 ACRES IS CONTAINED IN RESENT ROAD RIGHT–OF–WAY EASEMENT.





PP9

GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT

LOCATION:	SCALE: 1" = 60'	DESIGNED BY: JRK	DRAWN BY: PJV
	DWG: 15–013–PRE–PLAT–SHEET	CHECKED BY: DJS	DATE: 07/08/2015
	FIELD BOOK:	SHEET 9 OF 10A	FILE NO.: 15–013

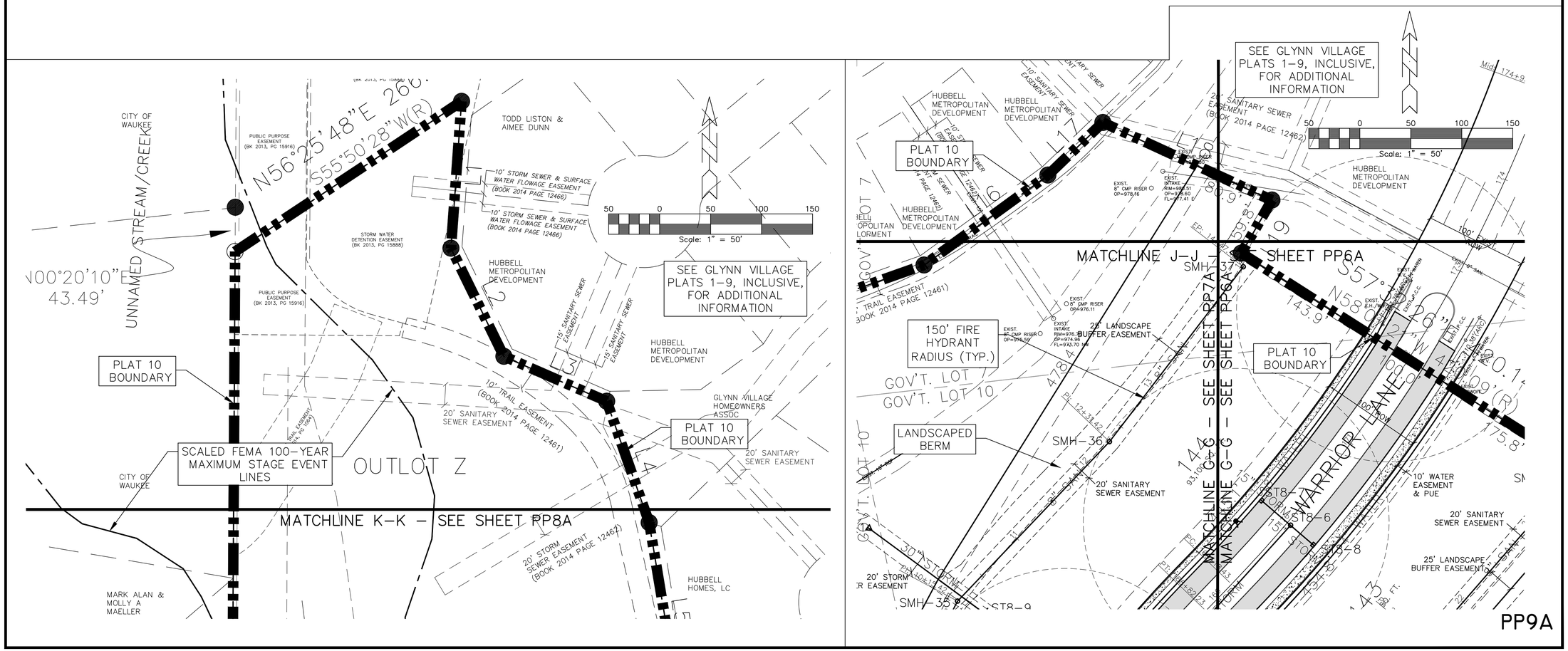
NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2414 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288–4823

15–013

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.



GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT - UTILITIES

NO.	REVISION	DATE	BY	FOR:

LOCATION:

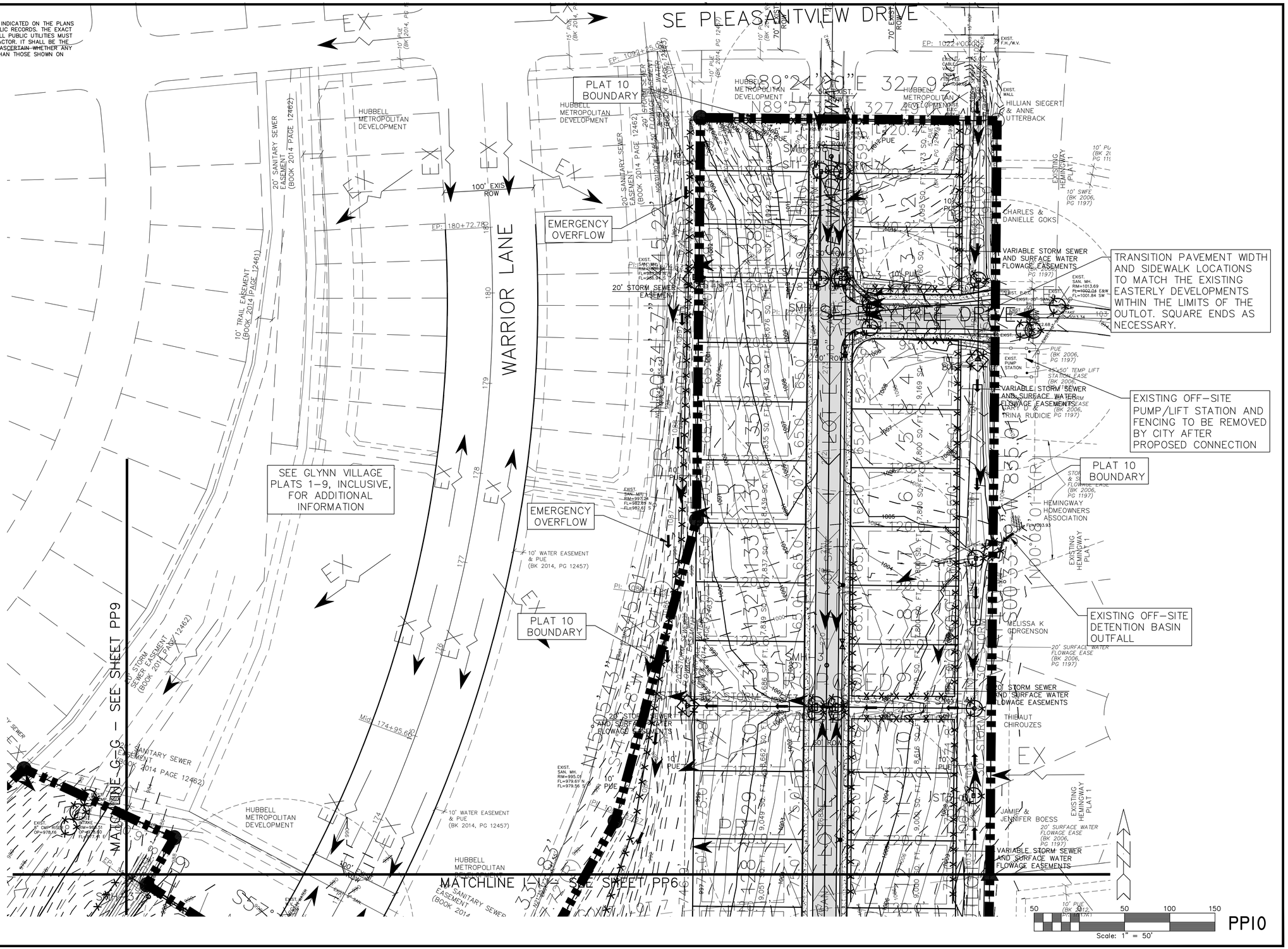
SCALE: 1" = 60'	DESIGNED BY: JRK	DRAWN BY: PJV	
DWG: 15-013-PRE-PLAT-SHEET	CHECKED BY: DJS	DATE: 07/08/2015	
FIELD BOOK:	SHEET 9A OF 10A	FILE NO.: 15-013	

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2414 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

15-013

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.



GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT

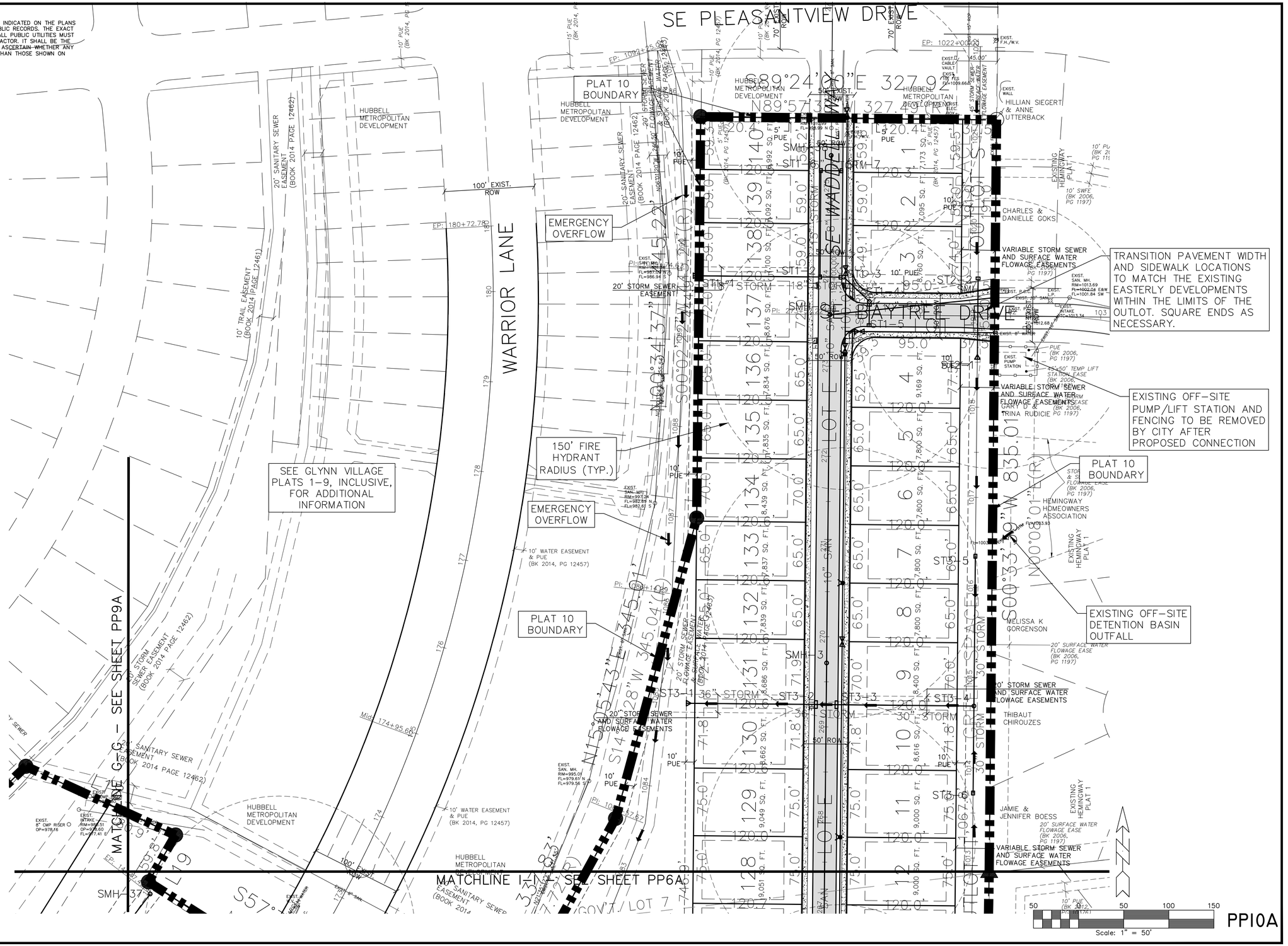
NO.	REVISION	DATE	BY	FOR:

LOCATION:	SCALE: 1" = 60'	DESIGNED BY: JRK	DRAWN BY: PJV
	DWG: 15-013-PRE-PLAT-SHEET	CHECKED BY: DJS	DATE: 07/08/2015
	FIELD BOOK:	SHEET 10 OF 10A	FILE NO.: 15-013

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

15-013

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.



GLYNN VILLAGE PLAT 10 - PRELIMINARY PLAT - UTILITIES

NO.	REVISION	DATE	BY	FOR:

LOCATION:

SCALE: 1" = 60'
DWG: 15-013-PRE-PLAT-SHEET
FIELD BOOK:

DESIGNED BY: JRK
CHECKED BY: DJS
SHEET 10A OF 10A

DRAWN BY: PJV
DATE: 07/08/2015
FILE NO.: 15-013

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

15-013

FHI

GLYNN VILLAGE PRE-PLAT 10 - FIRE HYDRANT COVERAGE

NO.	REVISION	DATE	BY	FOR:

LOCATION:

SCALE:	AS SHOWN	DESIGNED BY:	JRK
DWG:	15-013-PRE-PLAT-FH	CHECKED BY:	DJS
FIELD BOOK:		SHEET 1	OF 1

DRAWN BY:	PJV
DATE:	07/08/2015
FILE NO.:	15-013

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2436 OAK ST. WEST
DES MOINES, IOWA 50312
(515) 288-4823

15-013