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PROJECT BENCHMARK:

GENERAL NOTES

1. All work shall comply with applicable city, and county codes, ordinances, regulations and rules.
2. All debris spilled on the streets or adjacent property shall be promptly removed by the Contractor.
3. All construction procedures and materials to meet or exceed minimum requirements of City of Waukee.
4. 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.
5. 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.
6. The Contractor shall be responsible for giving the City of Waukee proper notice for their required inspections.
7. The Contractor shall be responsible for obtaining any and all required permits for performing the work.
8. Work shall include connection to existing public utilities and any and all fittings, cleanouts and appurtenances required by codes.
9. The Contractor is responsible for clearing & grubbing the site, and removal & disposal of any deleterious and excess materials from the site.
10. The Contractor shall place silt fence around all storm sewer inlet locations, steep slopes, or as directed by the City.
11. Any damage done to the existing fences, yards or other structures outside the construction limits shall be repaired at the Contractor's expense.

WATER SERVICE

1. The Contractor shall arrange and pay for the required taps to the public water main.
2. Water main shall have a minimum of 5.5 feet cover.

SANITARY SERVICE

1. The sanitary sewer pipe bedding shall be Class B.
2. Vertical separation between sanitary sewer and water main shall be 1.50 feet minimum.

PCC PAVING

1. All subgrade under slab to be compacted to 95% Standard Proctor density for a minimum of 12".
2. Moisten subgrade prior to placing concrete.
3. Concrete shall have minimum 28-day compressive strength of 4000 psi.
4. Aggregate shall be Class 3.
5. Concrete surfaces shall be burlap finish. Check surface with template. No deviation over 1/8" in 10' is permitted. All concrete shall slope to drain.
6. All concrete shall be cured with an ASTM C309 Type 2 water based white pigmented curing compound per IDOT Sec. 4105
7. Saw cut joints as soon as concrete has set enough to prevent tearing of the concrete adjacent to the joint and prior to any cracking.
8. Saw cuts to be 1/8" to 1/4" wide; Depth: longitudinal T/3, transverse T/4.
9. Longitudinal joint spacing shall not be greater than 12'. Joint layout shall be approved by the Engineer.
10. Bars at longitudinal joints to be 1/2" X 30" deformed at 30" o.c. and shall be epoxy coated.
11. All joints shall be filled with W-R Meadows D-164 Hot Pour Rubber Base Joint Sealer or approved equal.
12. The Contractor to barricade slab for 14 days after placing.
13. Street paving thickness shall be 9-inch non-reinforced with C.D. baskets for Warrior Lane. All other street thicknesses shall be 7-inch non-reinforced.
14. Submit design mix as designed by independent testing laboratory prior to placing any concrete.
15. All work to comply with current ACI standards.

CONSTRUCTION PLANS

OF

GLYNN VILLAGE PLAT 1

CITY OF WAUKEE
DALLAS COUNTY, IOWA

FOR

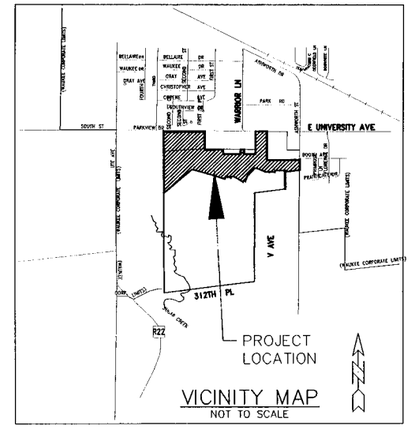
HUBBELL REALTY COMPANY

REC'D Date

PREPARED BY:

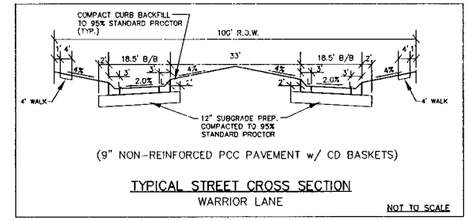
ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

PLANS APPROVED BY CITY OF WAUKEE
DATE: 09/19/05



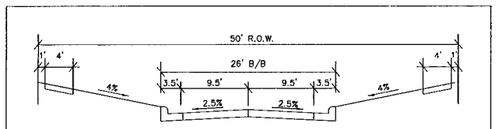
VICINITY MAP
NOT TO SCALE

NOTE: SEE STORM WATER POLLUTION PREVENTION PLAN FOR EROSION CONTROL MEASURES.



(9" NON-REINFORCED PCC PAVEMENT w/ CD BASKETS)

TYPICAL STREET CROSS SECTION
WARRIOR LANE
NOT TO SCALE



TYPICAL ROADWAY CROSS-SECTION (26' WIDE STREET)
NOT TO SCALE

INDEX OF SHEETS

1. COVER SHEET
2. PROJECT MAP
3. GRADING PLAN – ENTIRE SITE
4. GRADING PLAN
5. GRADING PLAN
6. GRADING PLAN
7. GRADING PLAN
8. SE BOOTH AVE. – SANITARY & WATER
9. SE BOOTH AVE. – SANITARY & WATER
10. SE OXFORD DRIVE & AIDAN STREET SANITARY & WATER
11. SE WADDELL WAY – SANITARY & WATER
12. BRODERICK DRIVE – SANITARY & WATER
13. BRODERICK DRIVE & HANNAH LANE – SANITARY & WATER
14. BRODERICK DRIVE – SANITARY & WATER
15. WARRIOR LANE – SANITARY & WATER
16. AIDAN STREET – SANITARY & WATER
17. AIDAN ST & SNYDER STREET – SANITARY & WATER
18. SE BOOTH AVE. & SE WADDELL WAY – PAVEMENT & STORM
19. SE BOOTH AVE. – PAVEMENT & STORM
20. SE WADDELL WAY – PAVEMENT & STORM
21. SE OXFORD DRIVE & SE AIDAN STREET PAVEMENT & STORM
22. BRODERICK DRIVE – PAVEMENT & STORM
23. BRODERICK DRIVE & HANNAH LANE – PAVEMENT & STORM
24. AIDAN STREET – PAVEMENT & STORM
25. AIDAN ST. & SNYDER ST. – PAVEMENT & STORM
26. WARRIOR LANE – PAVEMENT & STORM
27. WARRIOR LANE – STORM
28. BRODERICK DRIVE – GREENBELT STORM SEWER
29. AIDAN STREET – GREENBELT STORM SEWER
30. BRODERICK DRIVE – GREENBELT STORM SEWER
31. AIDAN ST. & SNYDER ST. – GREENBELT STORM SEWER
32. DETAILS

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
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2006

PAGES OR SHEETS COVERED BY THIS SEAL
1–32

RECORD DRAWING

DATE: 09/14/05

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NOTE:

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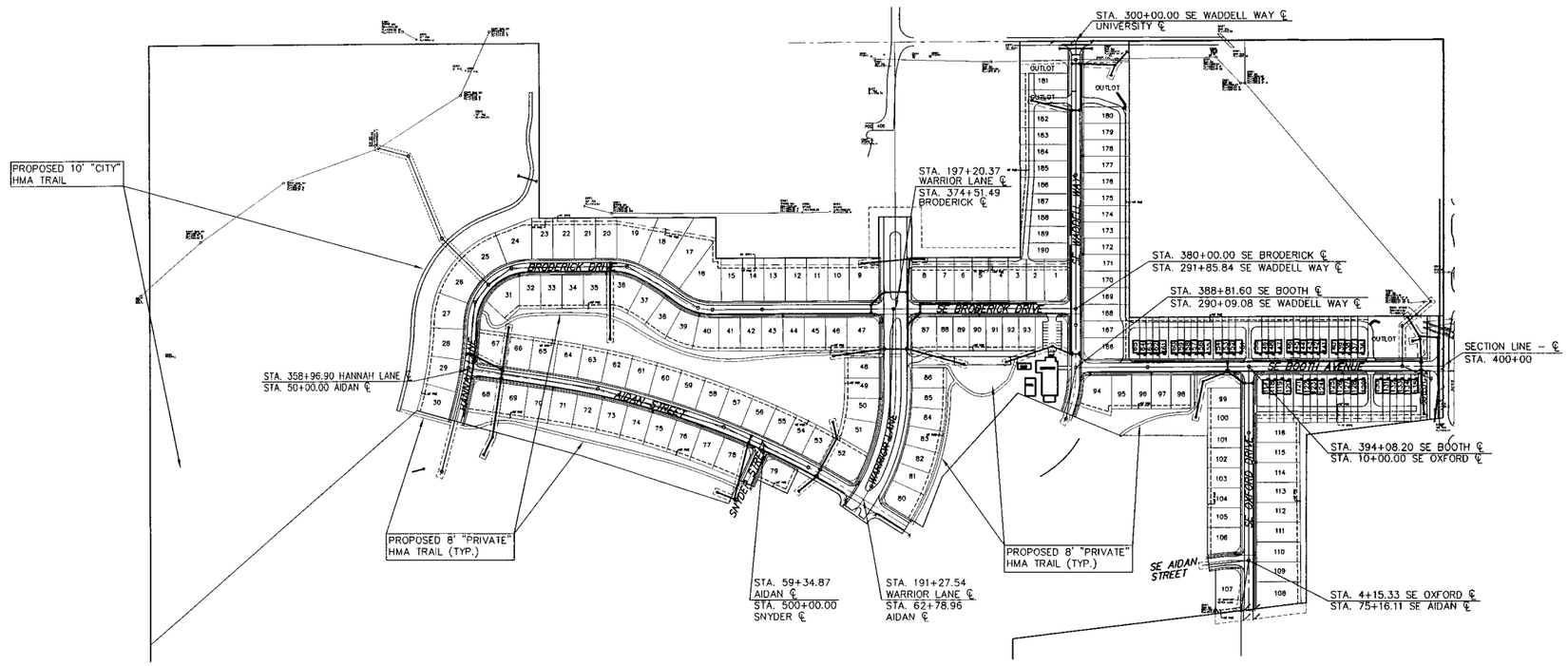

RECORD DRAWING

2

GLYNN VILLAGE PLAT I - PROJECT MAP

NO.	REVISION	DATE	BY	FOR:

LOCATION:

SCALE: 1" = 200'
DWG: 4126PRJ.DWG
FIELD BOOK:

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CHECKED BY: DJS
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DRAWN BY: KMS
DATE: 06/14/05
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Engineers and Surveyors
2143 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

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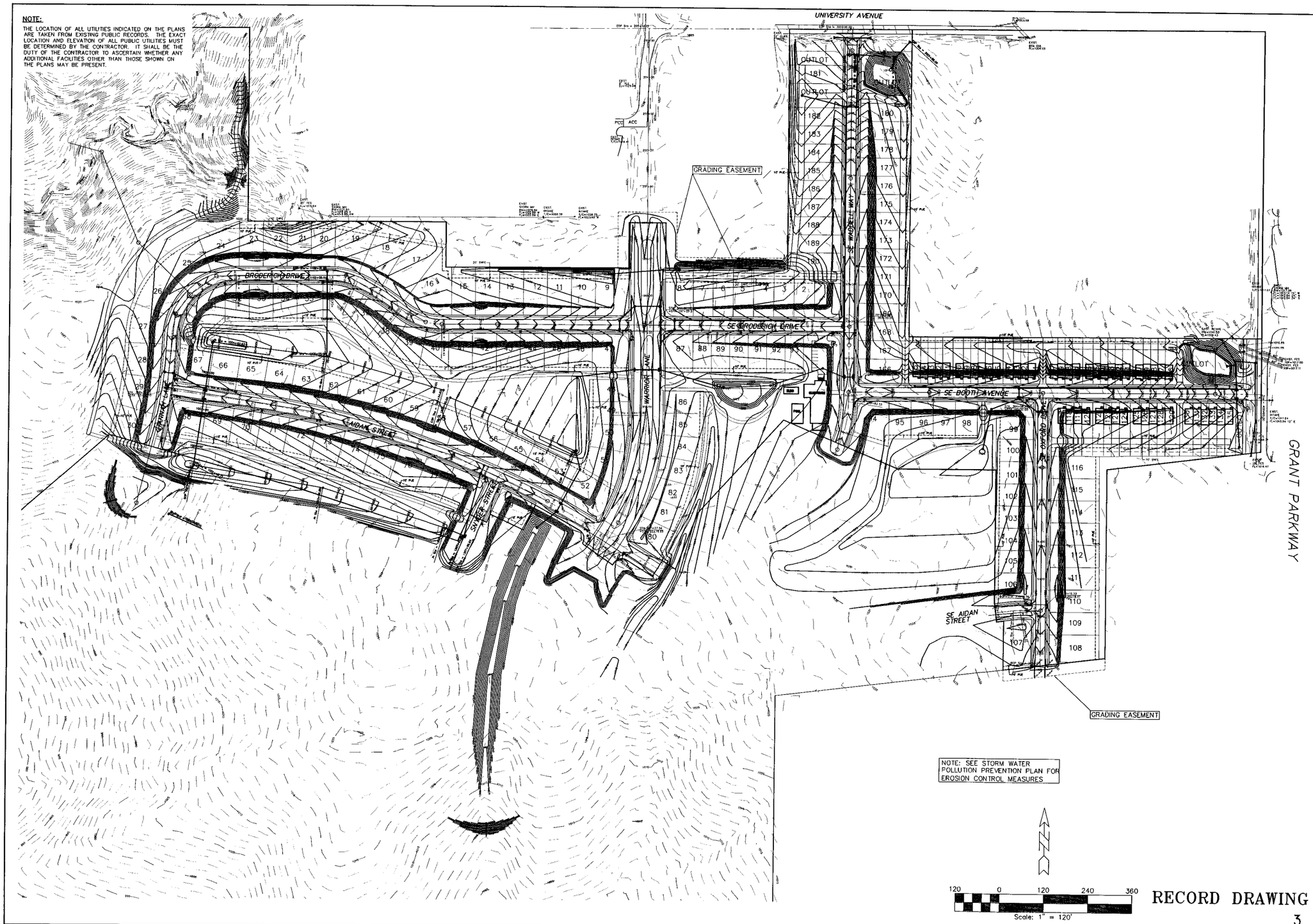

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GLYNN VILLAGE PLAT I - GRADING PLAN

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		DATE:	09/14/05
		SHEET	OF
		FILE NO.:	4126

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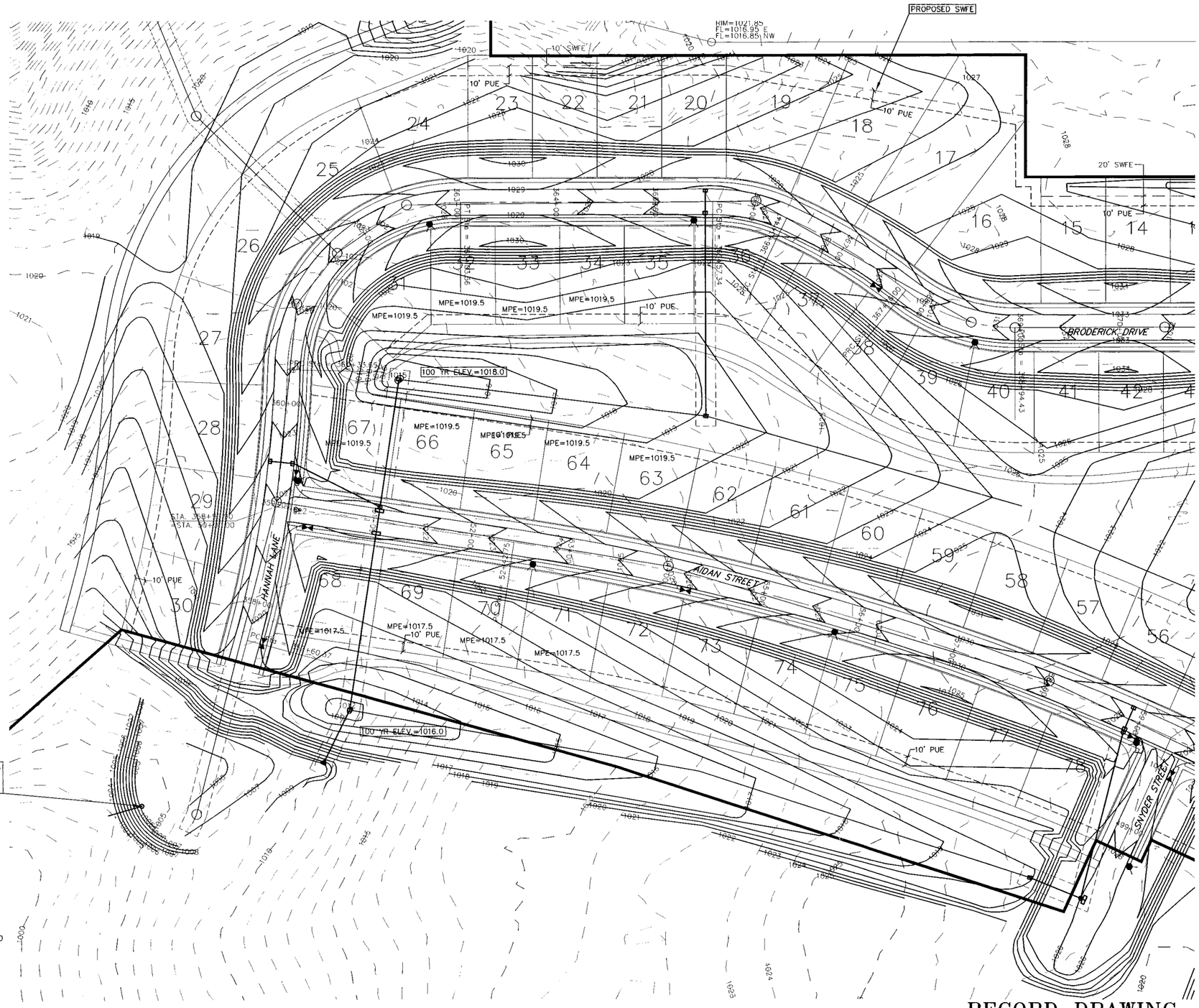

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	FIELD BOOK:	SHEET 4 OF	FILE NO.: 4126

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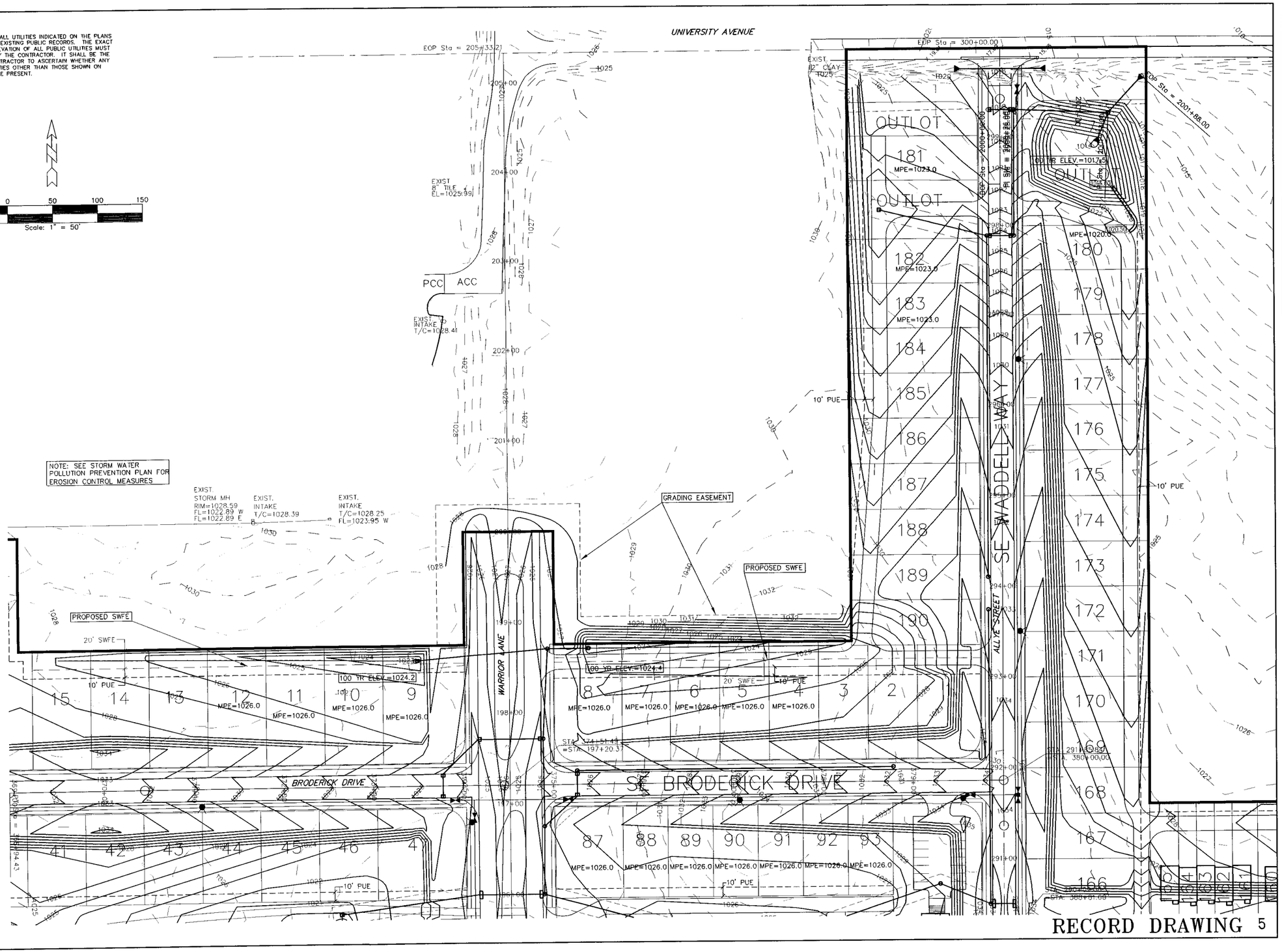

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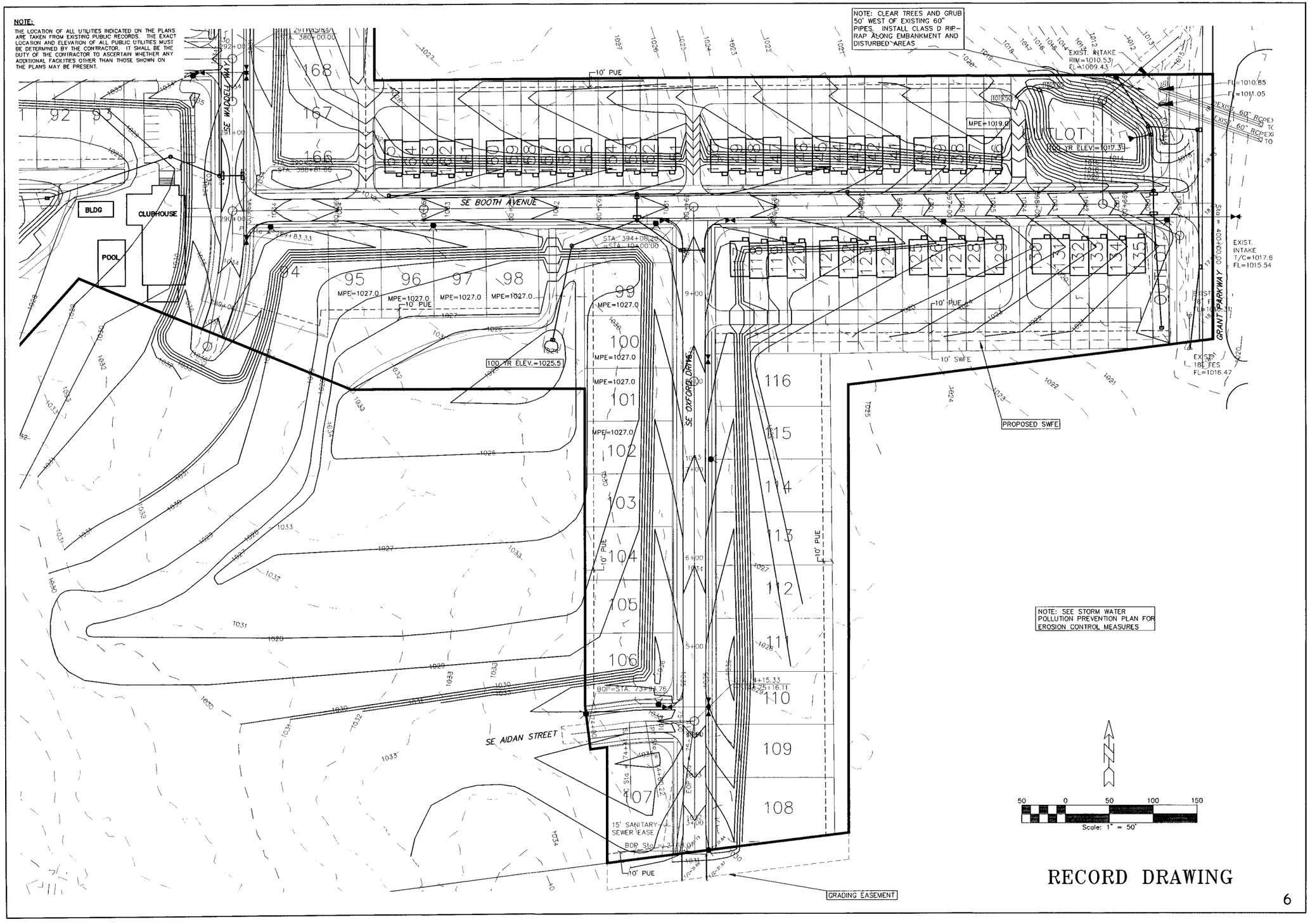

GLYNN VILLAGE PLAT I - GRADING PLAN

NO.	REVISION	DATE	BY
1	RIP-RAP NOTE	08/10/05	AJS

FOR:

LOCATION:

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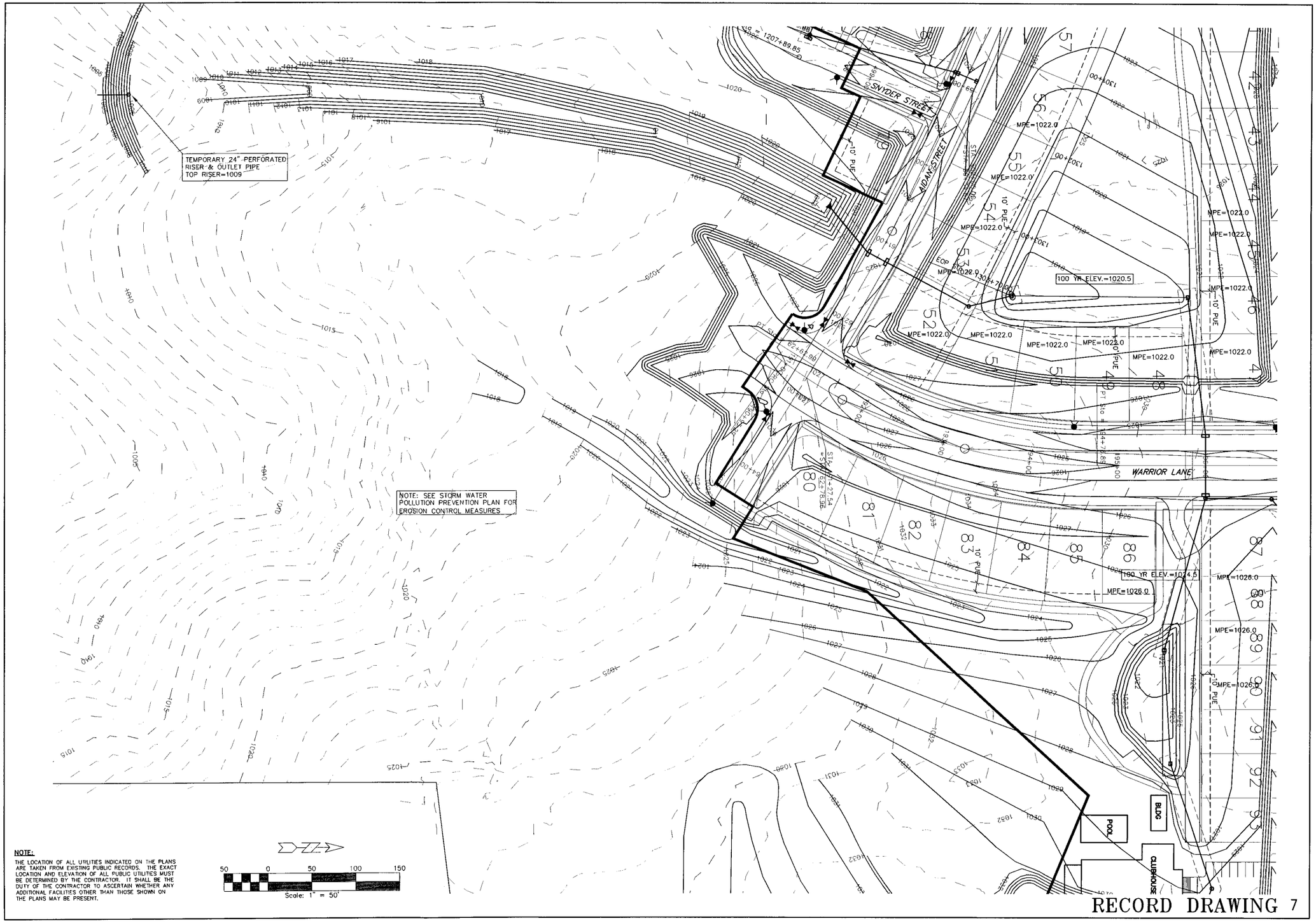

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RECORD DRAWING 7

GLYNN VILLAGE PLAT I - GRADING PLAN

NO.	REVISION	DATE	BY

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LOCATION:

SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS	
DWG: 4126GRD-4.DWG	CHECKED BY: DJS	DATE: 09/14/05	
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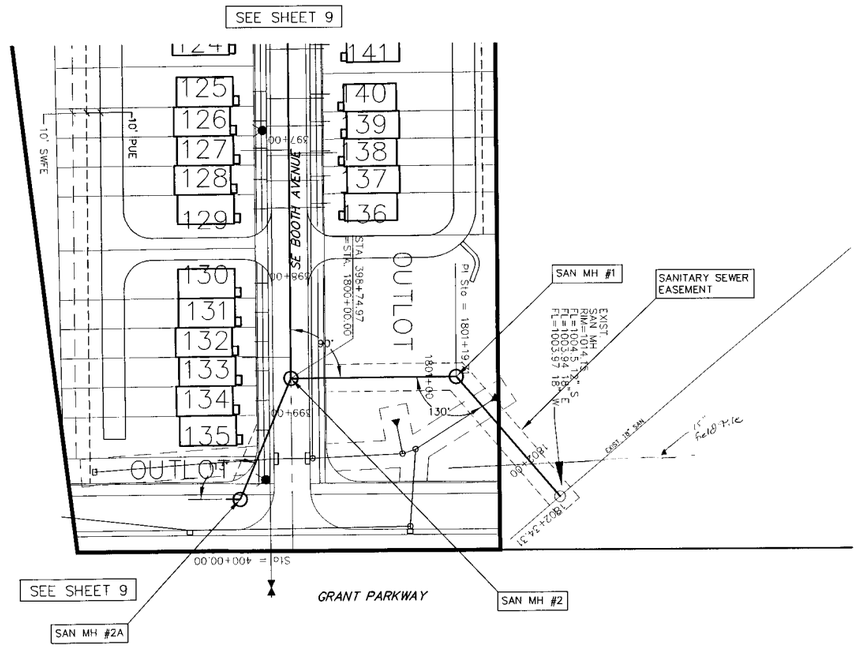

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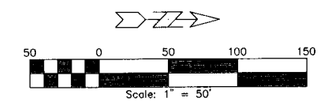
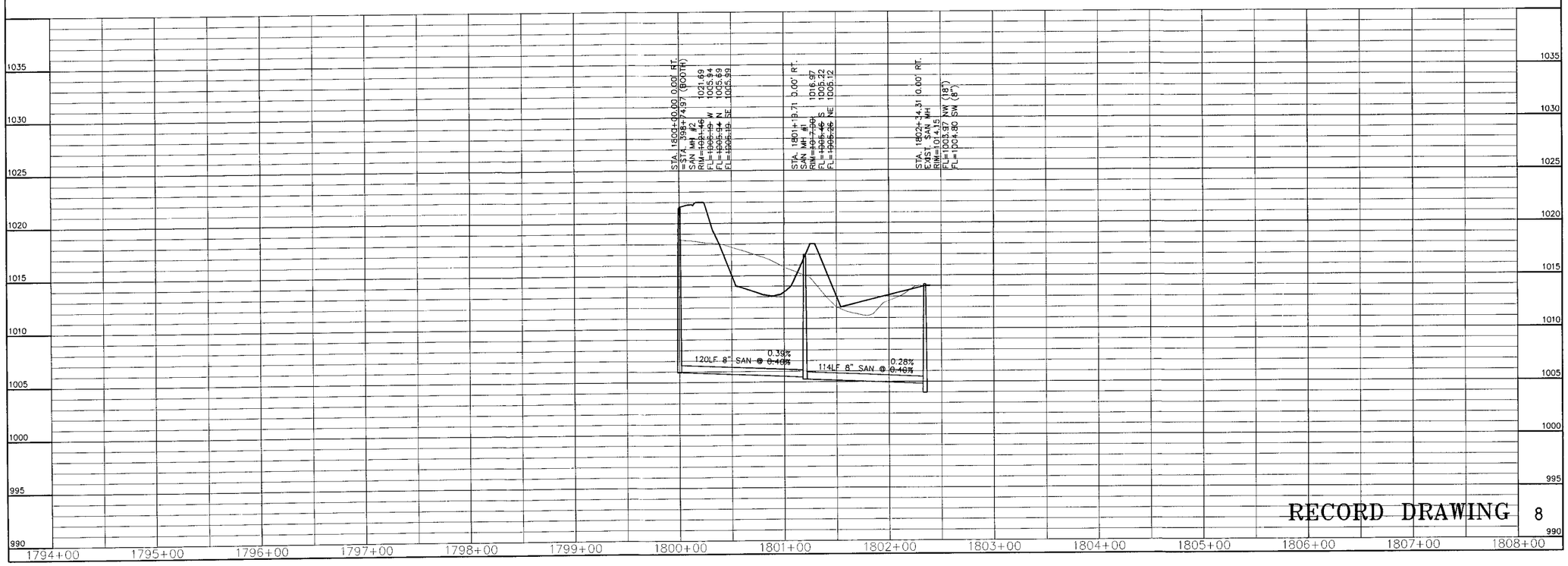
1" = 5' VER





RECORD DRAWING

8

GLYNN VILLAGE PLAT I - SANITARY

SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS	
DWG: 4126PP10.DWG	CHECKED BY: DJS	DATE: 09/14/05	
FIELD BOOK:	SHEET 8 OF	FILE NO.: 4126	

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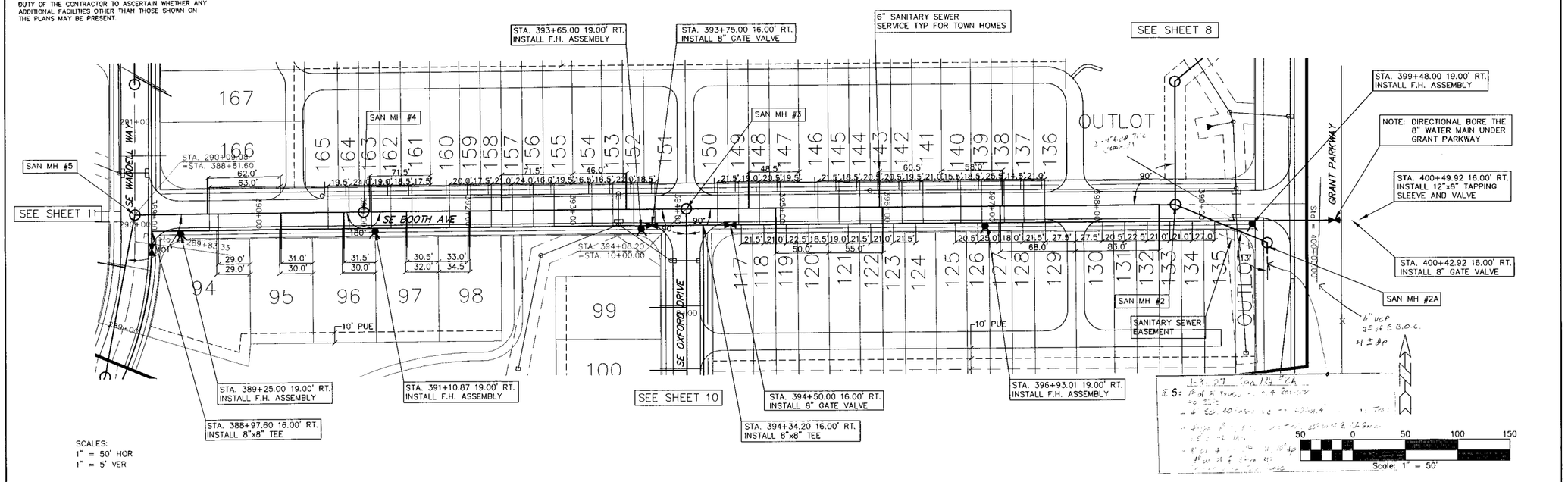

SCALES:
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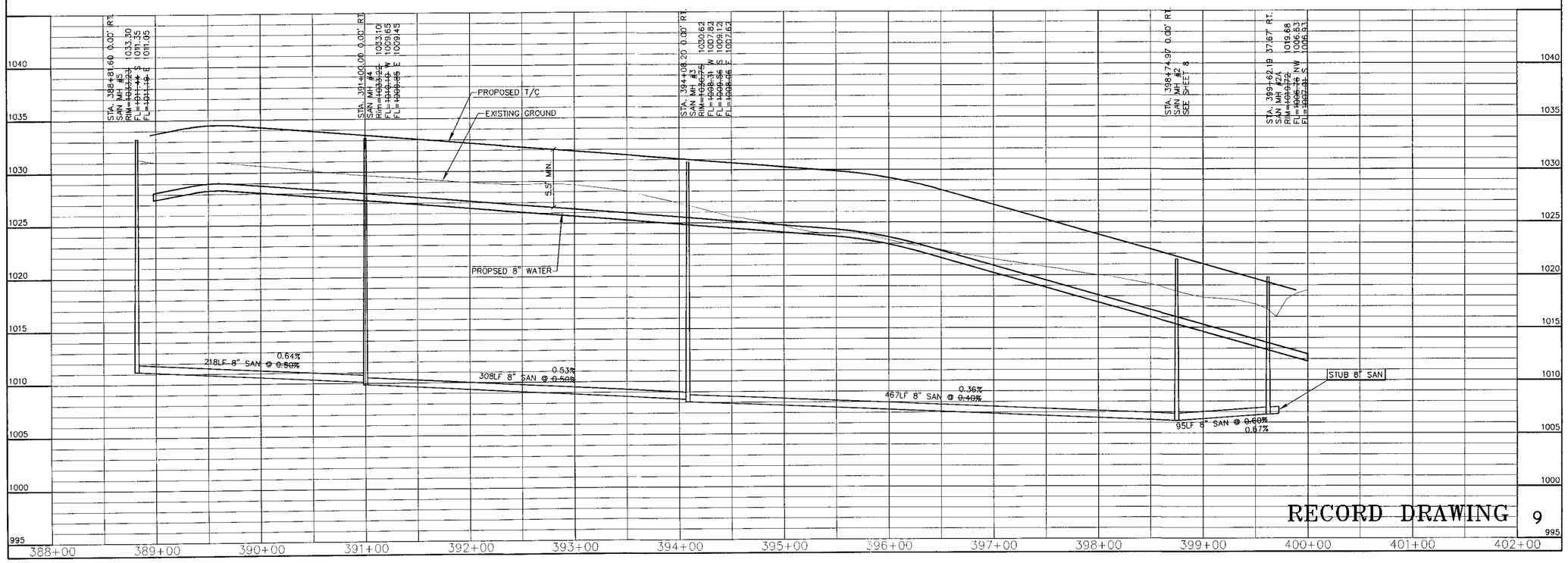
1" = 5' VER



RECORD DRAWING 9

SE BOOTH AVENUE - SANITARY & WATER

SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS	
DWG: 4126PP5.DWG	CHECKED BY: DJS	DATE: 09/14/05	
FIELD BOOK:	SHEET 9 OF	FILE NO.: 4126	

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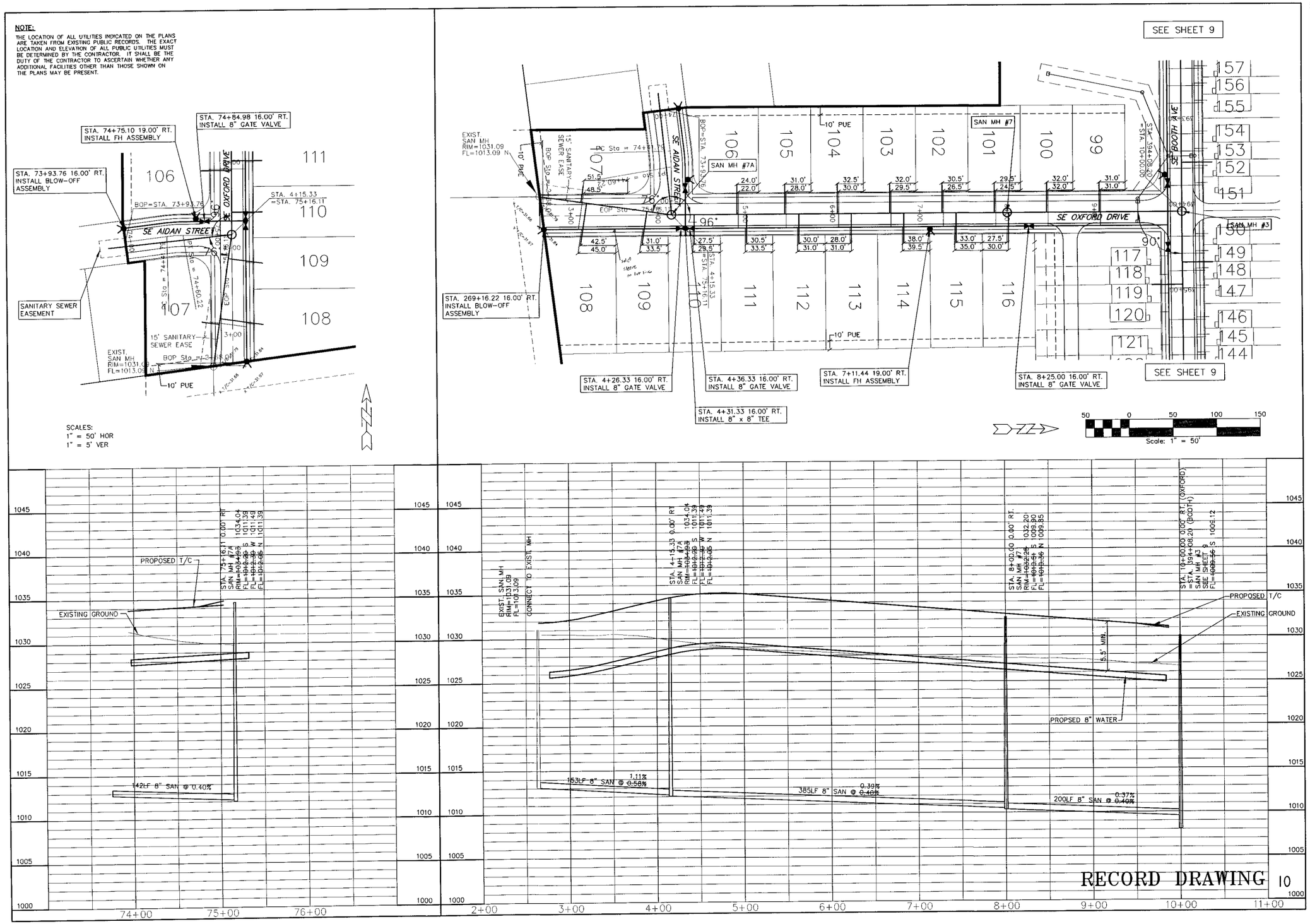

SE AIDAN STREET - SANITARY & WATER

SE OXFORD DRIVE & SE AIDAN STREET

SCALE:	1" = 50'
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FIELD BOOK:	
DESIGNED BY:	DJS
CHECKED BY:	DJS
SHEET	10 OF
DRAWN BY:	KMS
DATE:	09/14/05
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NO.	REVISION	DATE	BY

FOR:

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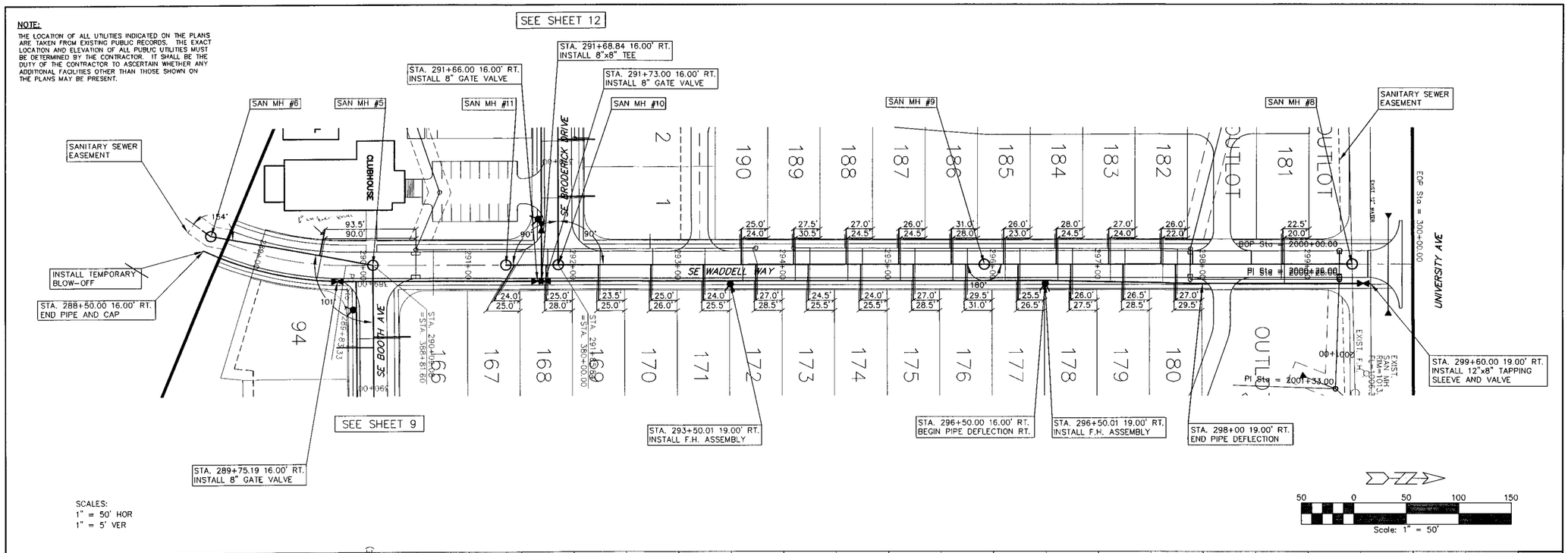

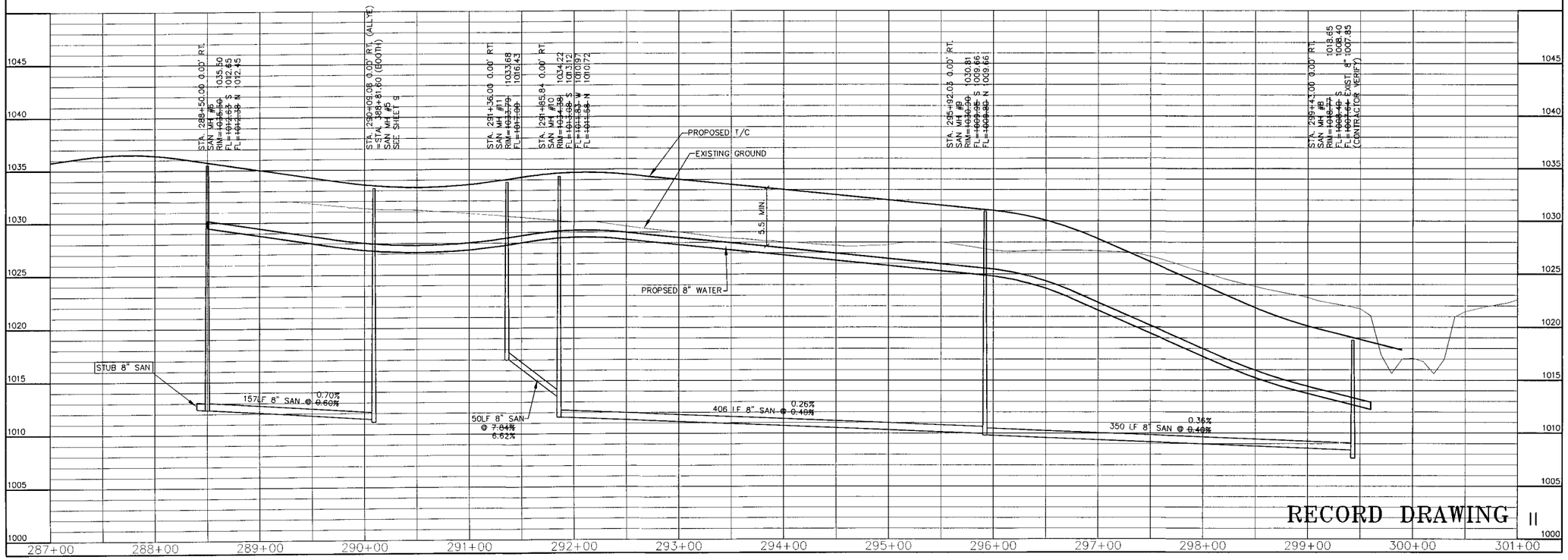

SE WADDELL WAY - SANITARY & WATER

LOCATION:		DRAWN BY: KMS	
SCALE: 1" = 50'	DESIGNED BY: DJS	DATE: 09/14/05	
DWG: 4126PP4.DWG	CHECKED BY: DJS	FILE NO.: 4126	
FIELD BOOK:	SHEET 11 OF		

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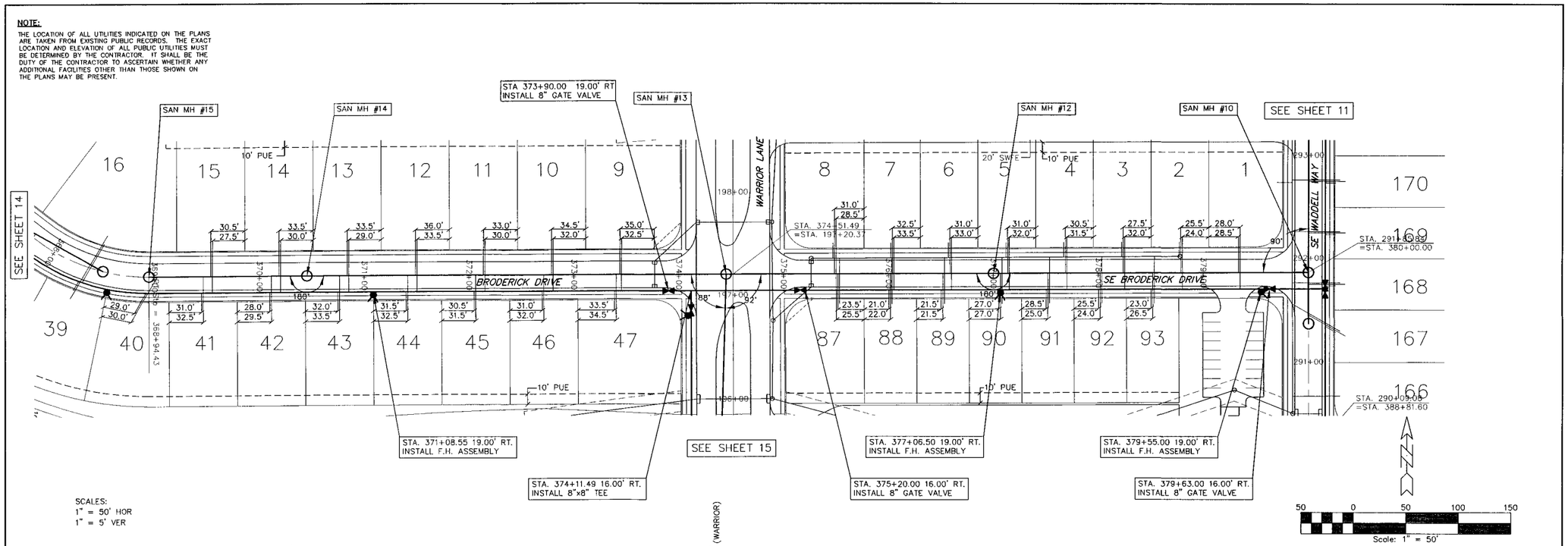
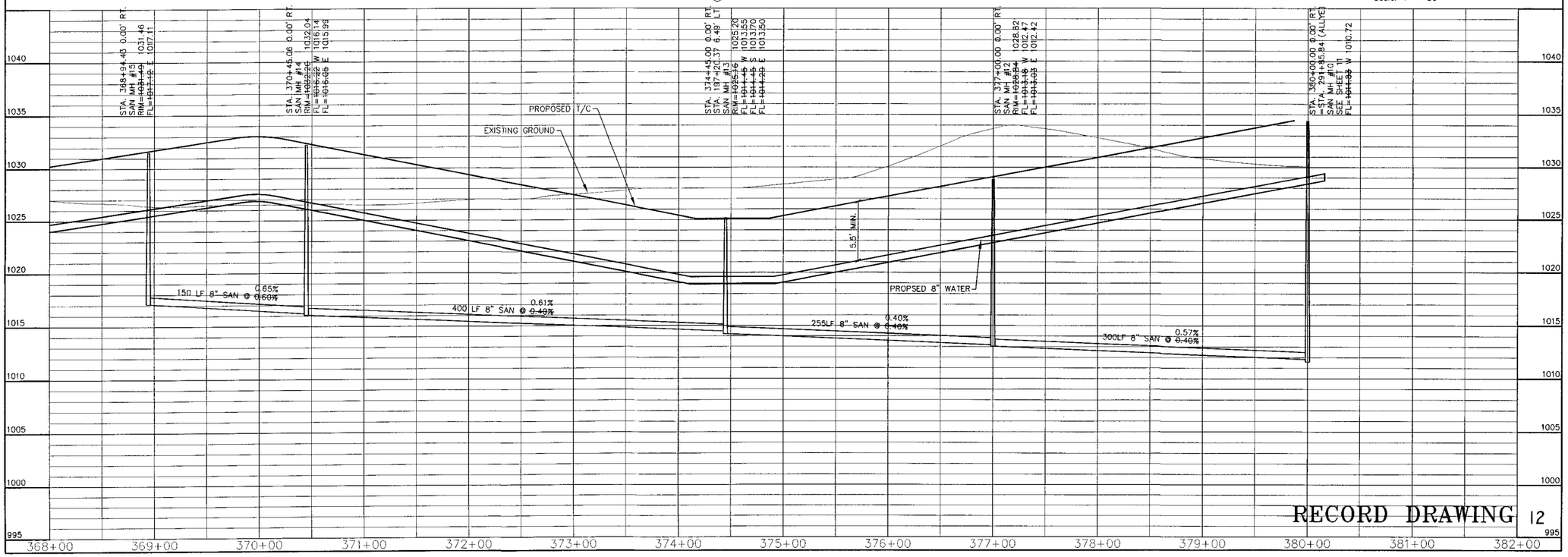


SCALES:
1" = 50' HOR
1" = 5' VER



BRODERICK DRIVE - SANITARY & WATER

LOCATION:	SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS
	DWG: 4126PP2.DWG	CHECKED BY: DJS	DATE: 09/14/05
	FIELD BOOK:	SHEET 12 OF	FILE NO.: 4126

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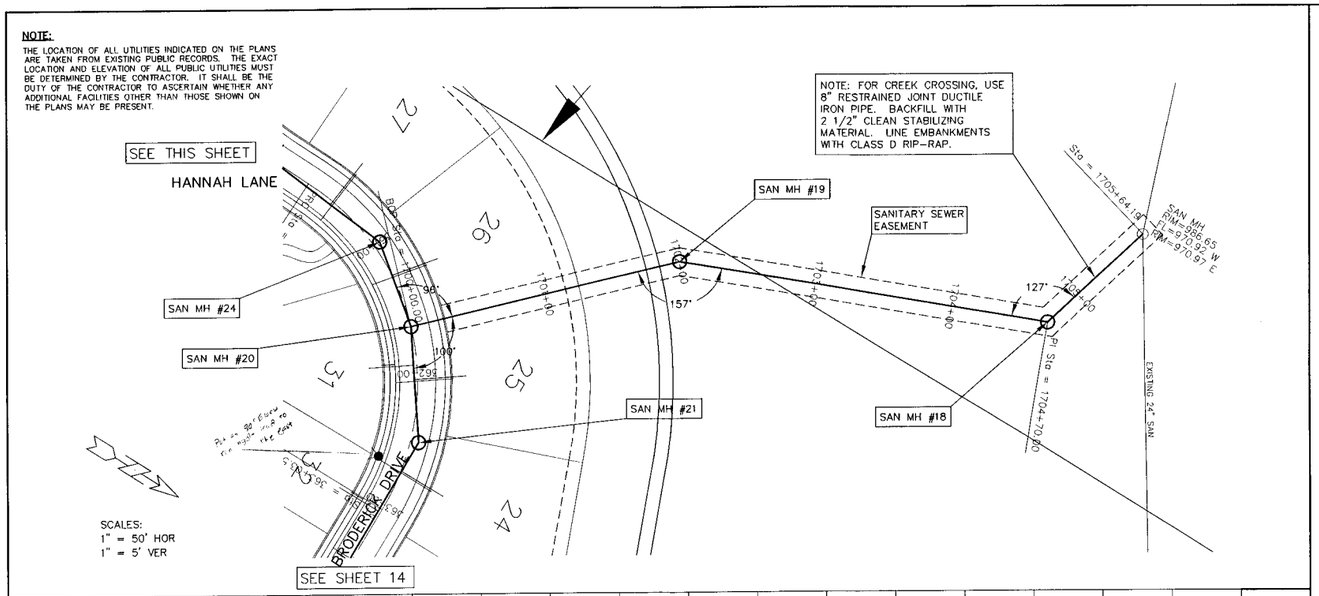

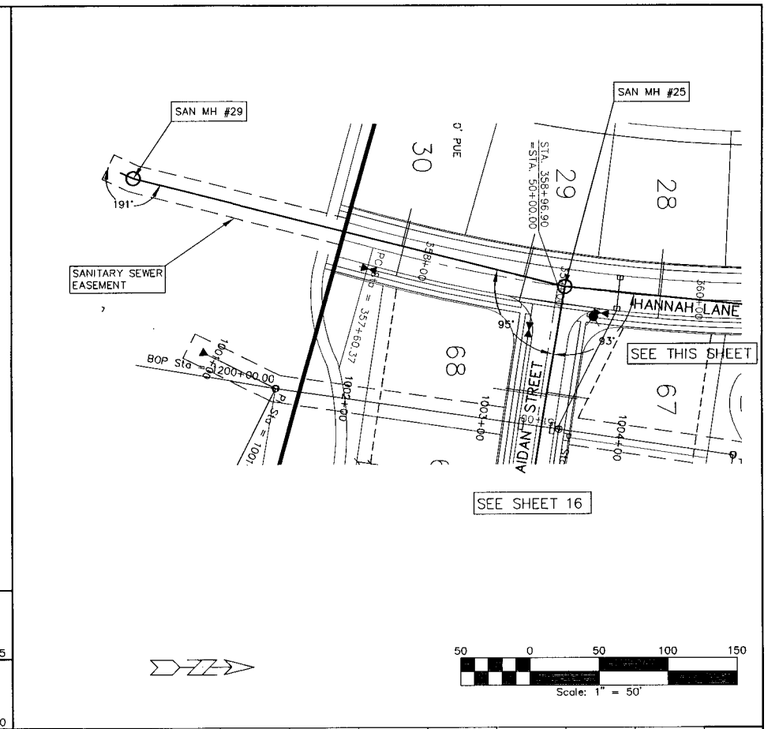

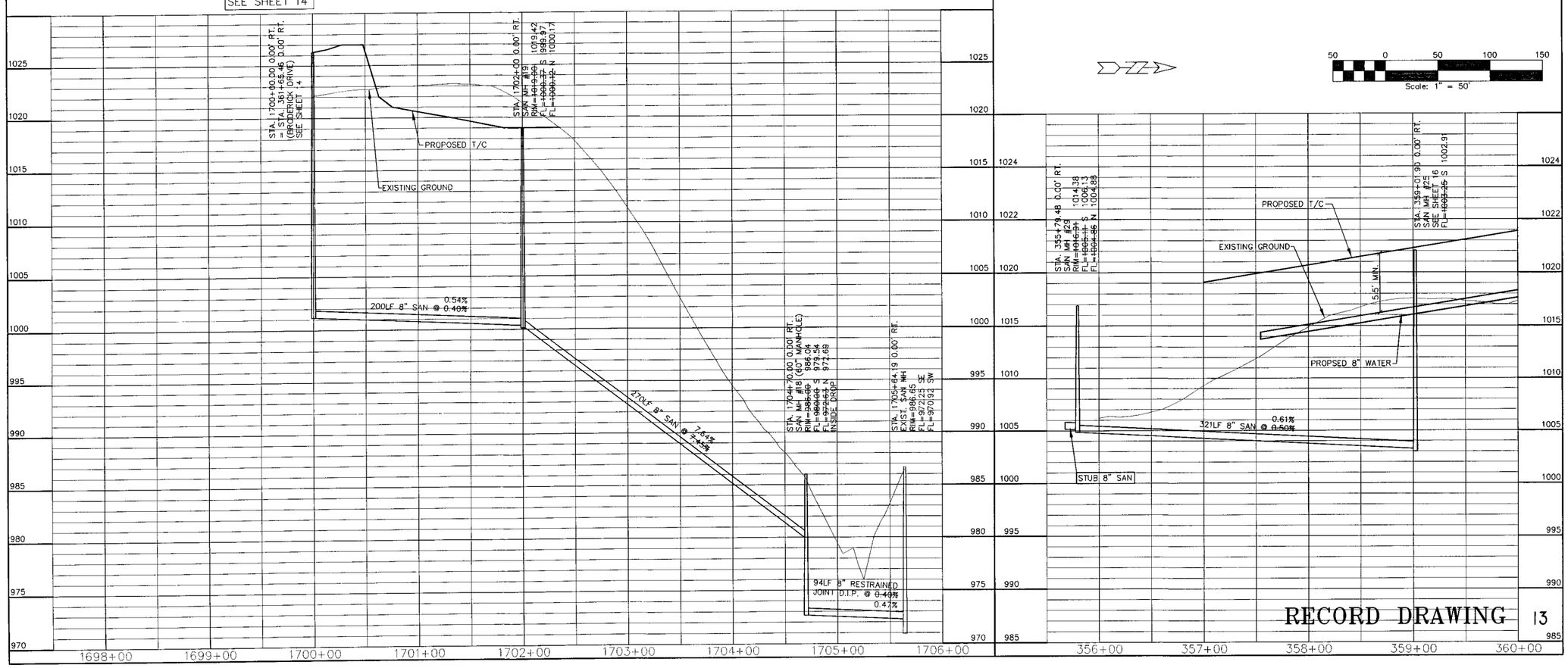

GLYNN VILLAGE PLAT I - SANITARY

LOCATION:	
SCALE:	1" = 50'
DWG:	4126PP22.DWG
FIELD BOOK:	
DESIGNED BY:	DJS
CHECKED BY:	DJS
SHEET	13 OF
DRAWN BY:	KMS
DATE:	09/14/05
FILE NO.:	4126

NO.	REVISION	DATE	BY	FOR:
1	RESTRAINED JOINT D.I.P.	08/10/05	AJS	

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

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NOTE:

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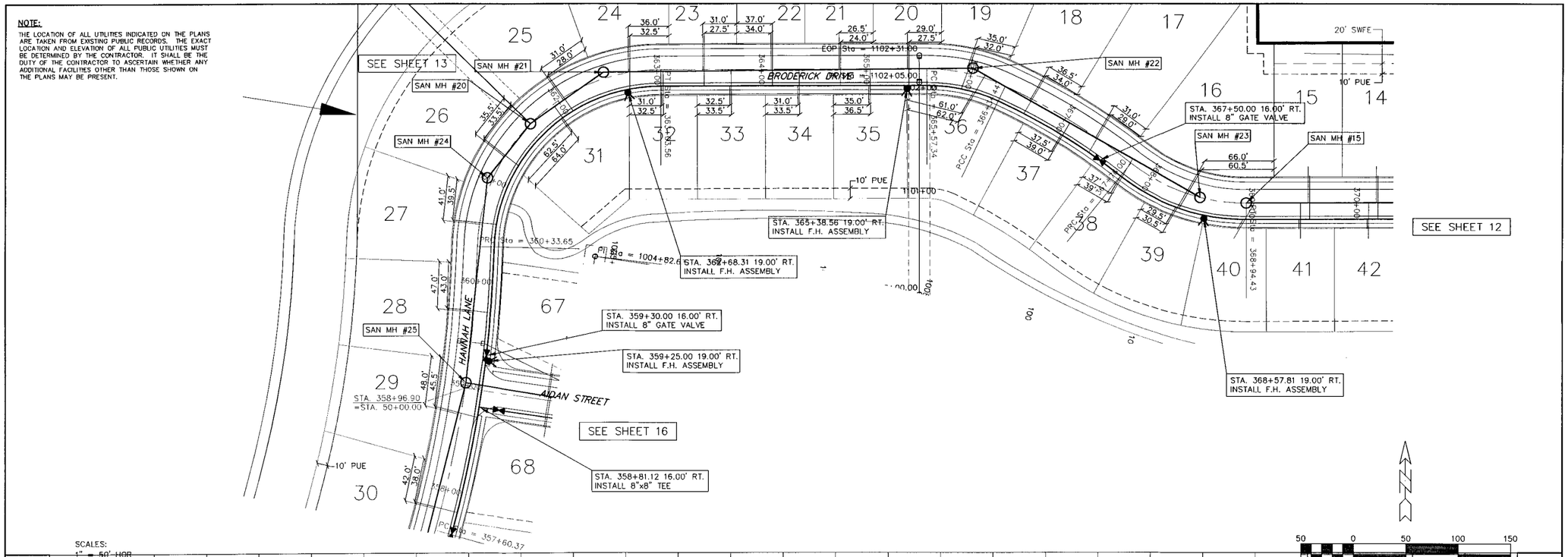

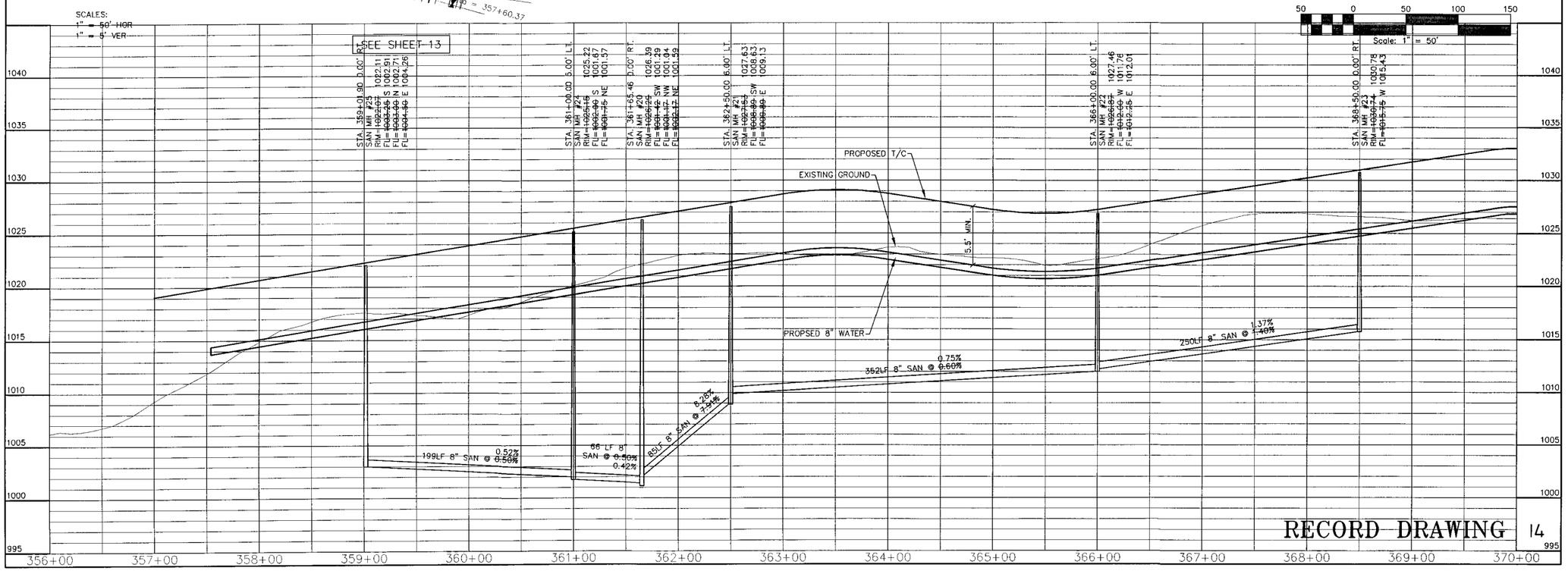

BRODERICK DRIVE - SANITARY & WATER

LOCATION:	
SCALE:	1" = 50'
DWG:	4126PP1.DWG
FIELD BOOK:	
DESIGNED BY:	DJS
CHECKED BY:	DJS
SHEET	14 OF
DRAWN BY:	KMS
DATE:	09/14/05
FILE NO.:	4126

NO.	REVISION	DATE	BY	FOR:

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2841 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

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NOTE:
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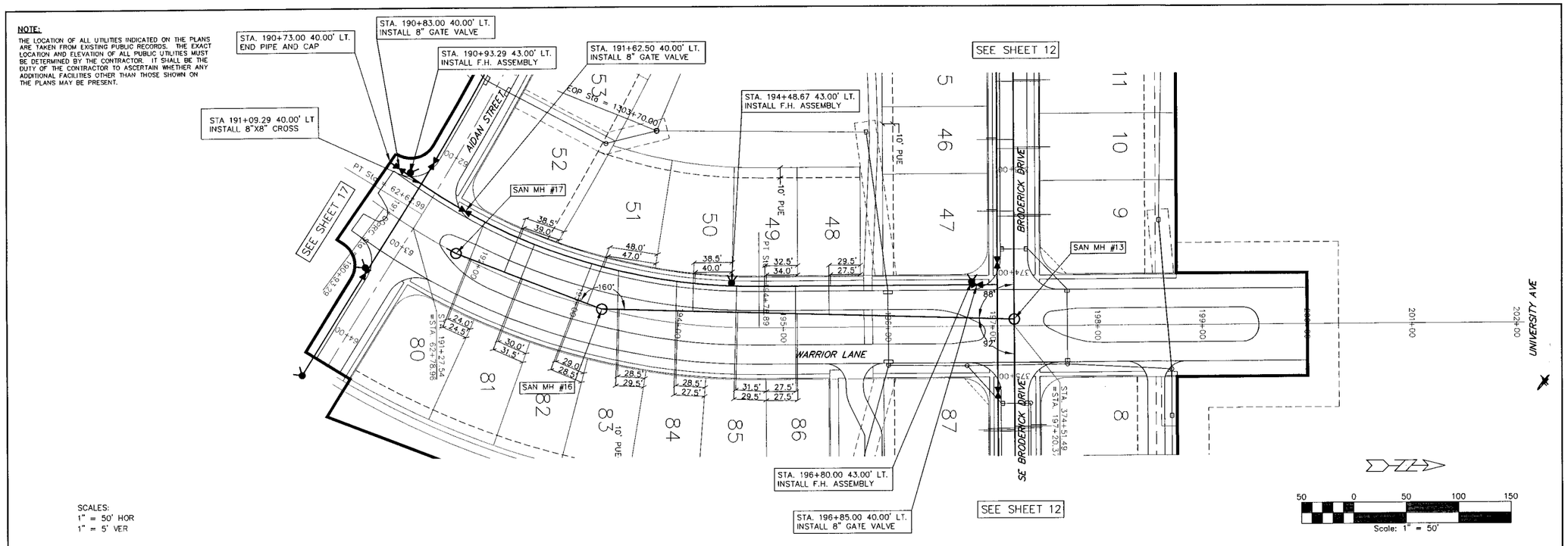

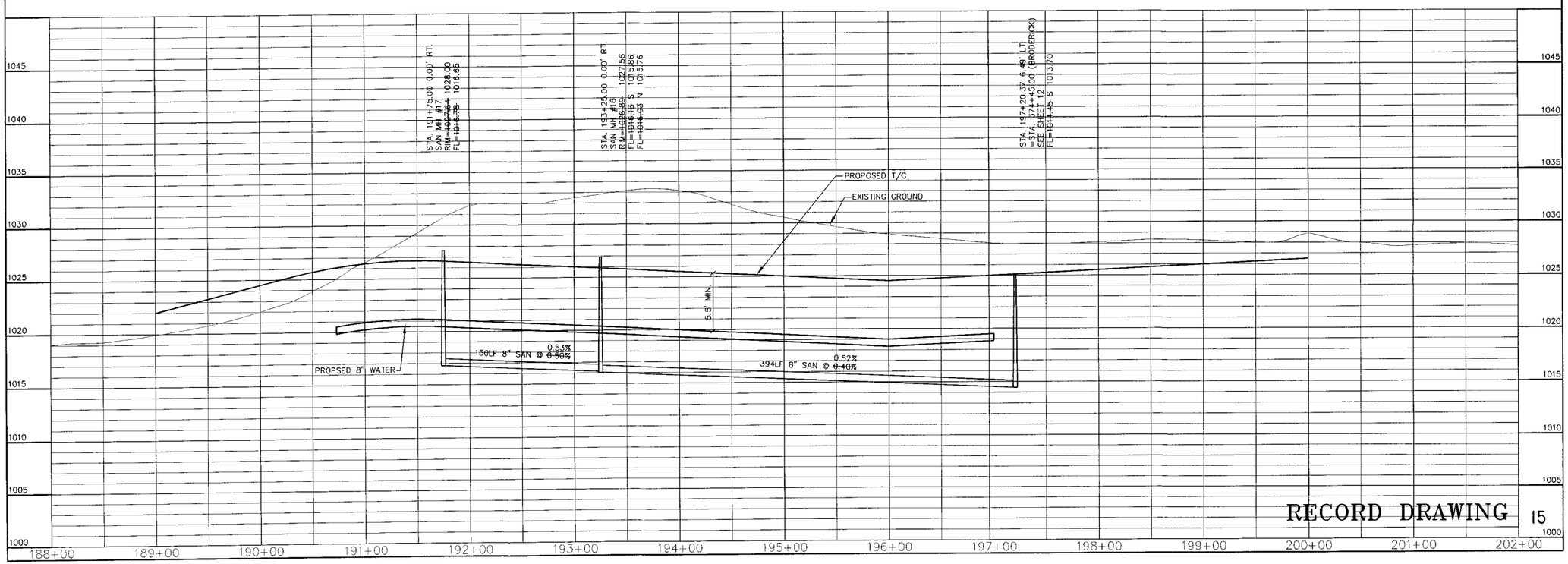

WARRIOR LANE - SANITARY & WATER

LOCATION:	SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS
	DWG: 4126PP3.DWG	CHECKED BY: DJS	DATE: 09/14/05
	FIELD BOOK:	SHEET 15 OF	FILE NO.: 4126

NO.	REVISION	DATE	BY	FOR:

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NOTE:
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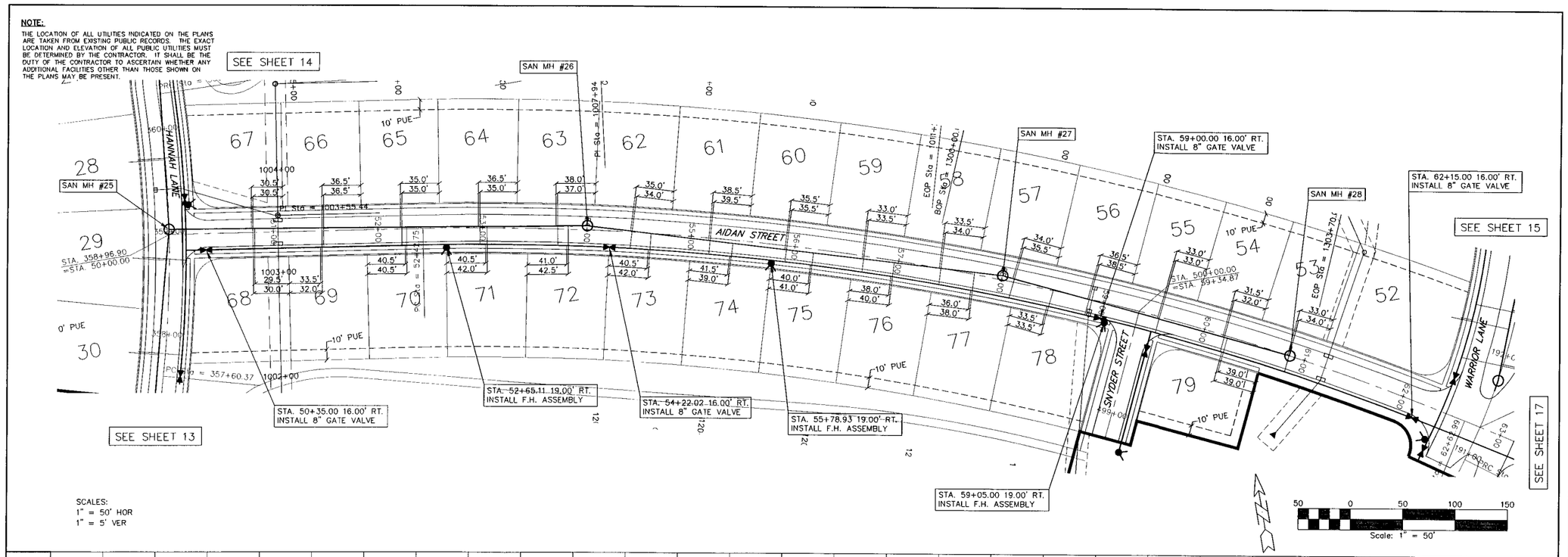
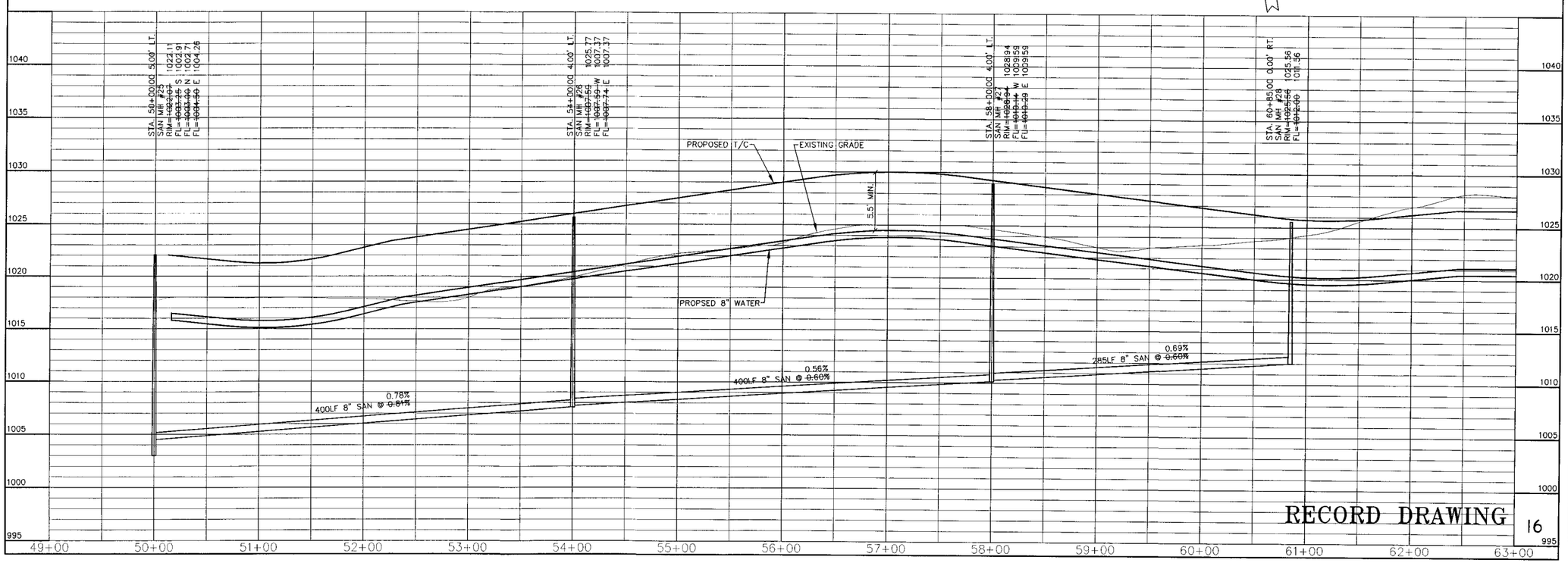


SCALES:
1" = 50' HOR
1" = 5' VER



AIDAN STREET - SANITARY & WATER

SCALE:	1" = 50'
DWG:	4126PP7.DWG
FIELD BOOK:	
DESIGNED BY:	DJS
CHECKED BY:	DJS
SHEET	16 OF
DRAWN BY:	KWS
DATE:	09/14/05
FILE NO.:	4126

LOCATION:

NO.	REVISION	DATE	BY	FOR:

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16

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NOTE:

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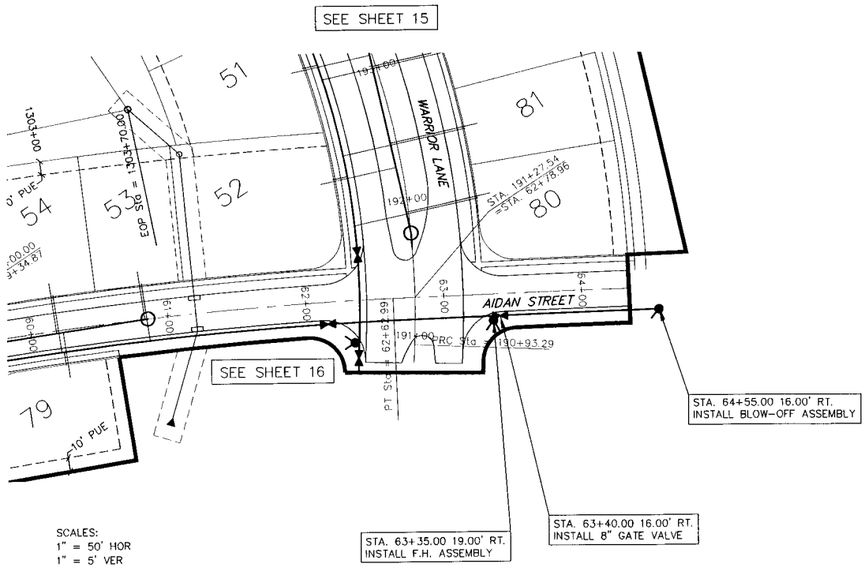

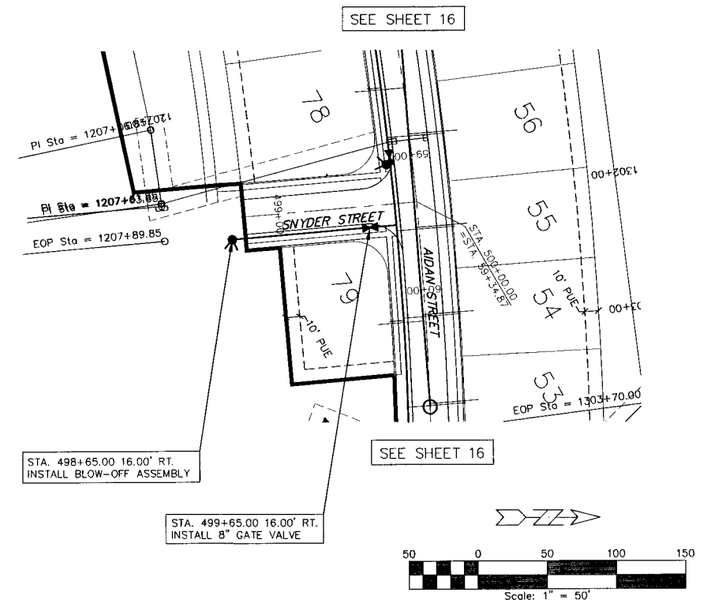

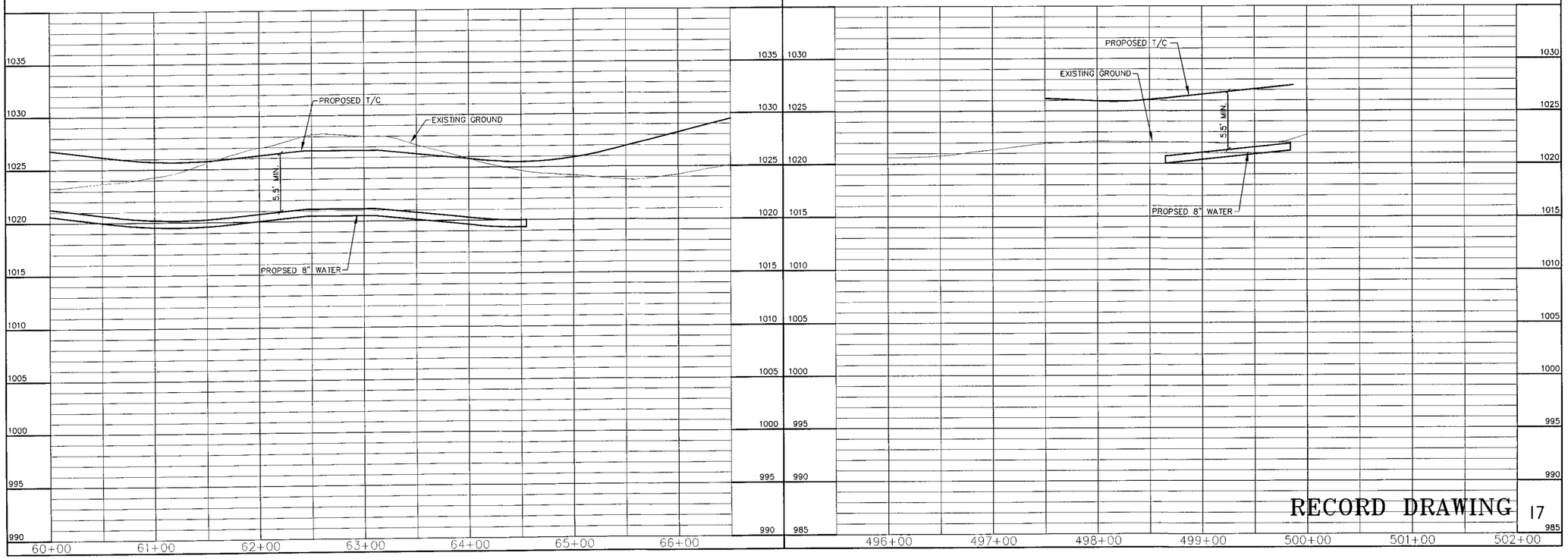

RECORD DRAWING

17

AIDAN STREET & SNYDER ST. - SANITARY & WATER

LOCATION:

SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS	
DWG: 4126PP8.DWG	CHECKED BY: DJS	DATE: 09/14/05	
FIELD BOOK:	SHEET 17 OF	FILE NO.: 4126	

NO.	REVISION	DATE	BY	FOR:

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NOTE:
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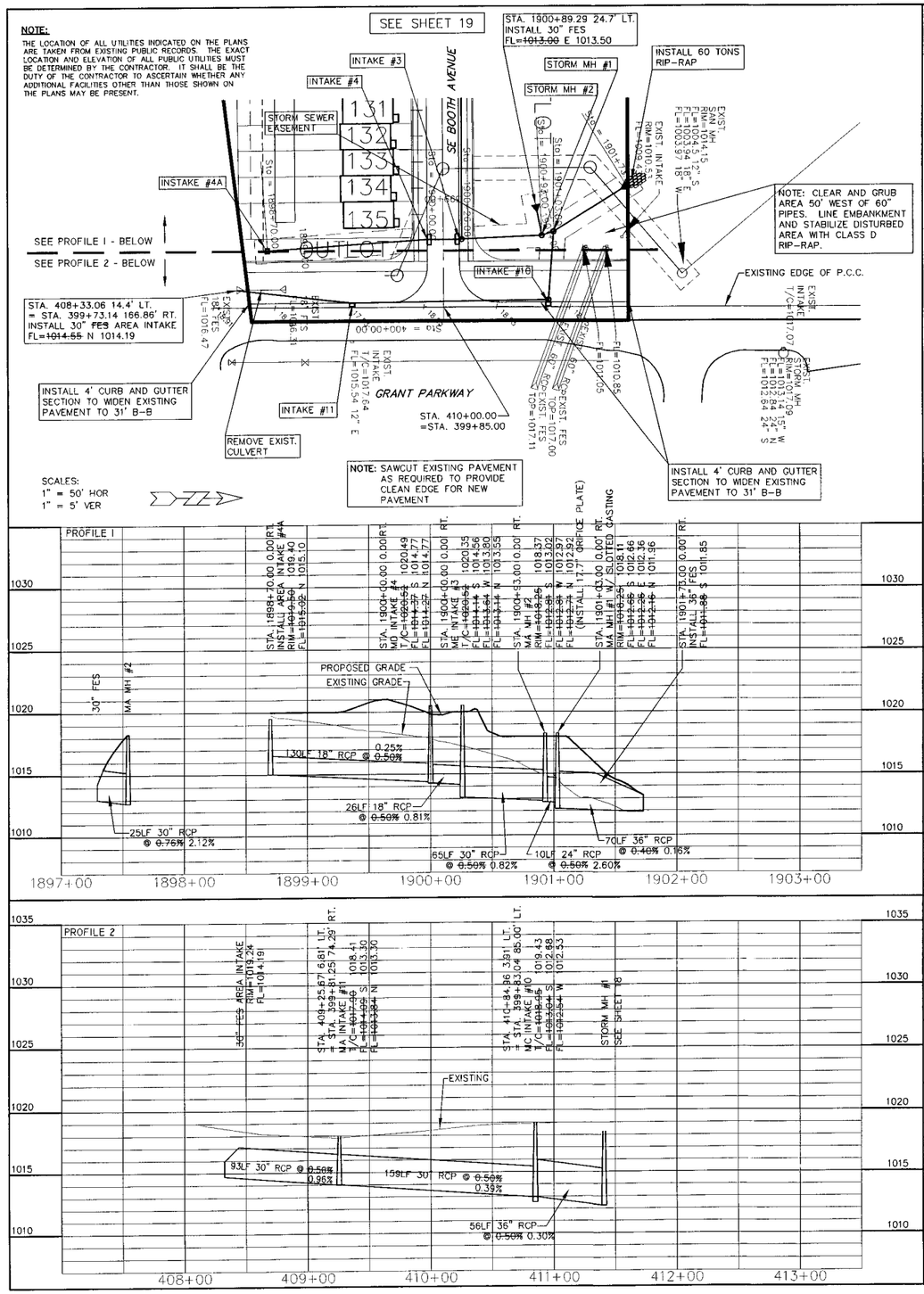

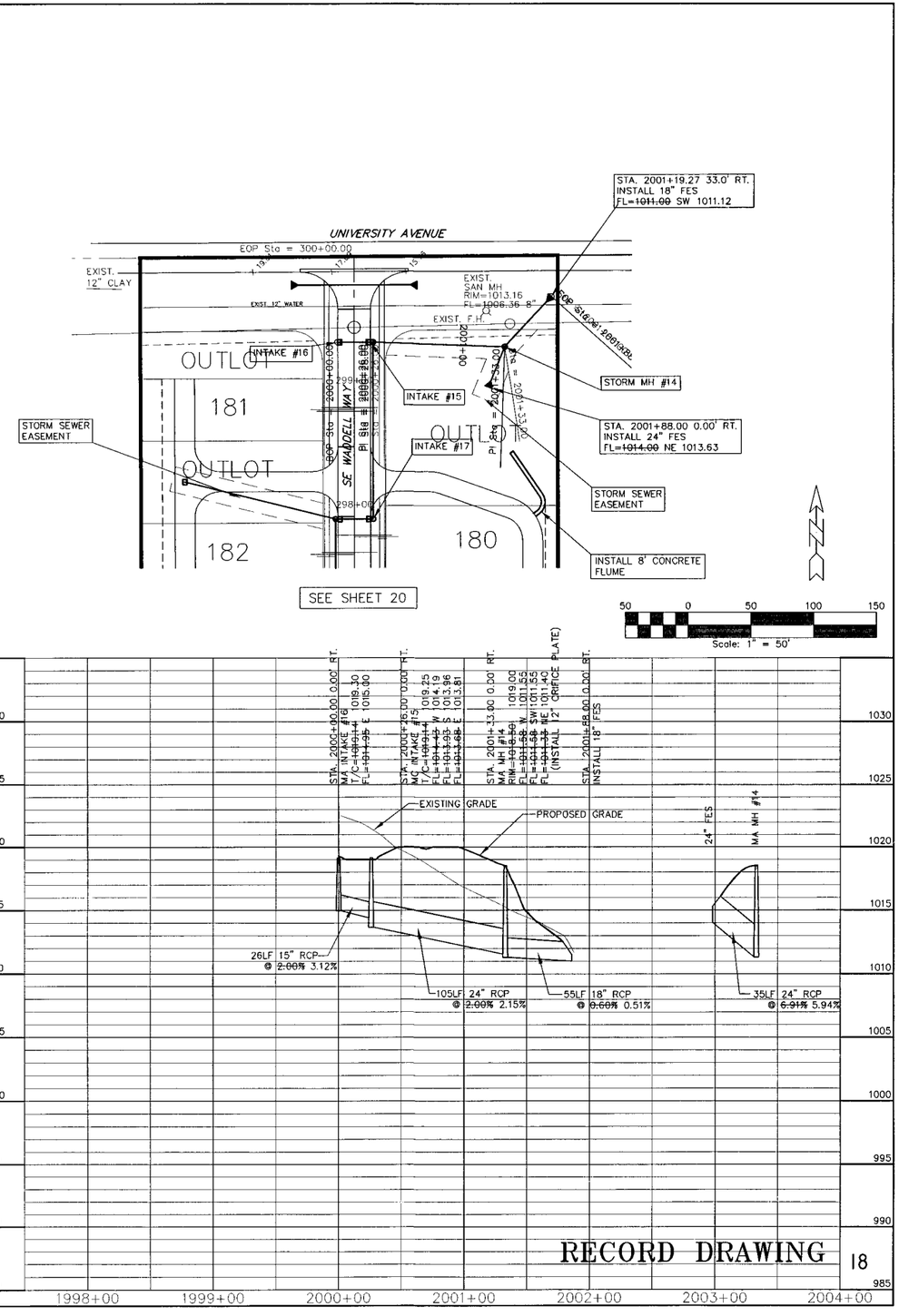

RECORD DRAWING

18

SE BOOTH AVE. & SE WADDELL WAY - STORM

NO.	REVISION	DATE	BY	FOR:
1	RIP-RAP NOTE	08/10/05	AJS	

LOCATION:

SCALE:	1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS
DWG:	4126PP21.DWG	CHECKED BY: DJS	DATE: 09/14/05
FIELD BOOK:		SHEET 18 OF	FILE NO.: 4126

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(515) 288-4823

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NOTE:
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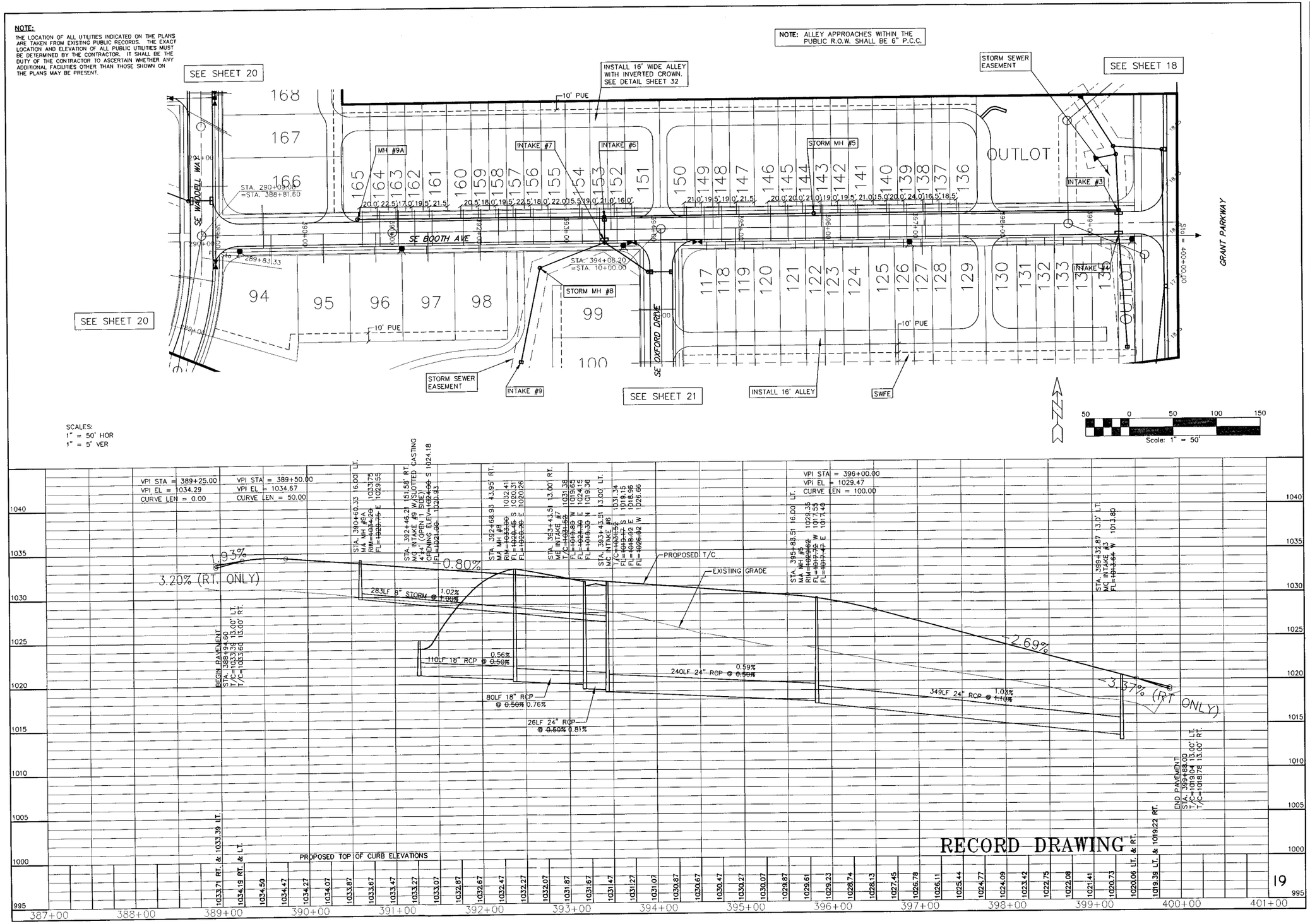
NOTE: ALLEY APPROACHES WITHIN THE PUBLIC R.O.W. SHALL BE 6" P.C.C.



SE BOOTH AVENUE - PAVEMENT & STORM

LOCATION:	SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS
	DWG. 4126PP12.DWG	CHECKED BY: DJS	DATE: 09/14/05
	FIELD BOOK:	SHEET 19 OF	FILE NO.: 4126

NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Civil Engineers and Surveyors
2700 SE 14th AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

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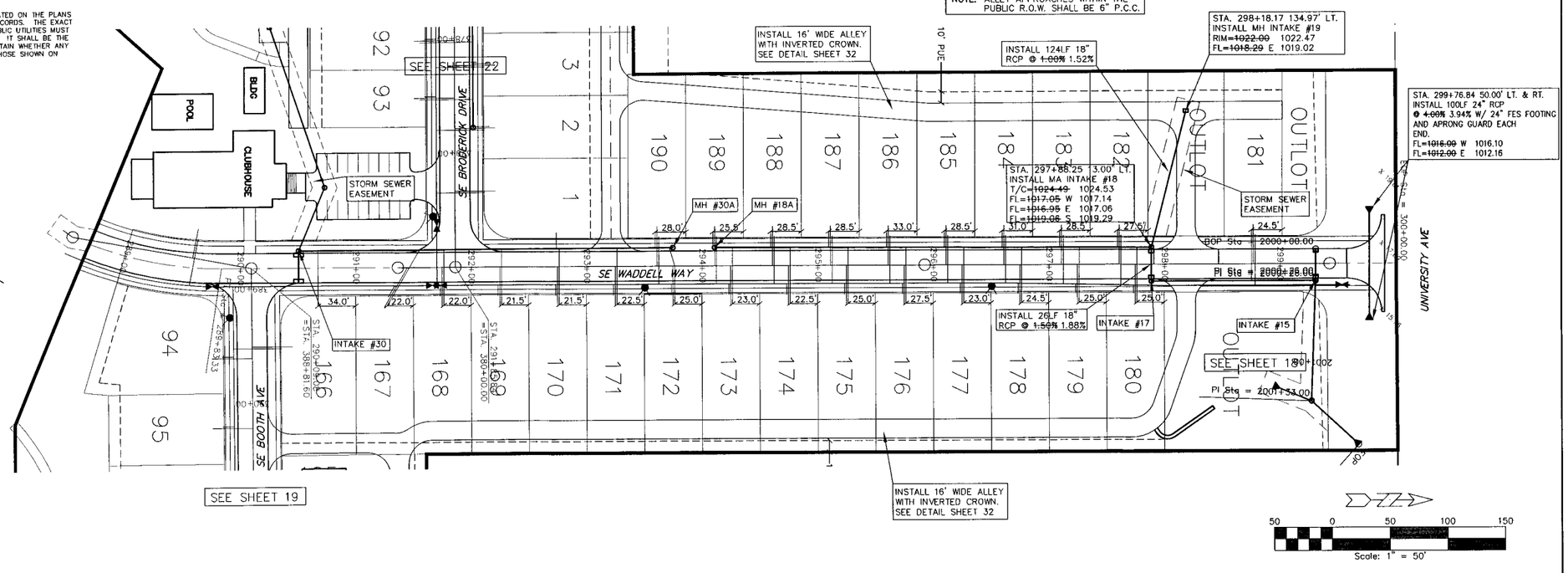
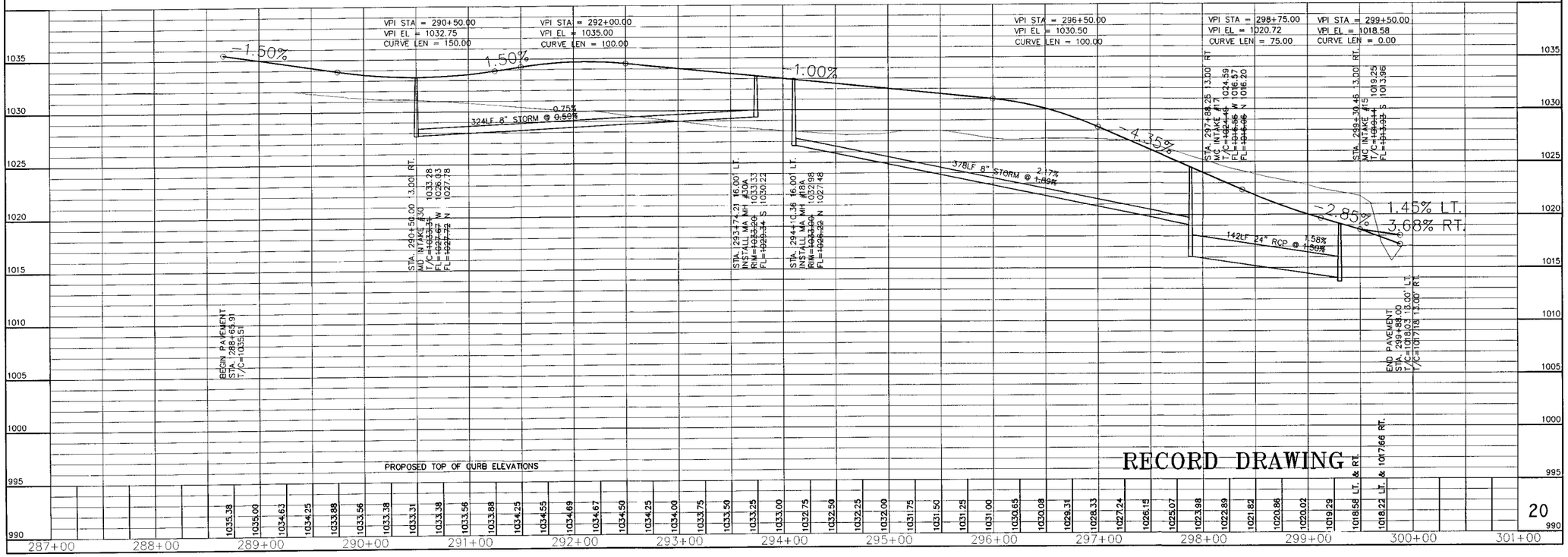


SCALES:
1" = 50' HOR
1" = 5' VER



SE WADDELL WAY - PAVEMENT & STORM

LOCATION:	SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS
	DWG: 4126PP14.DWG	CHECKED BY: DJS	DATE: 09/14/05
	FIELD BOOK:	SHEET 20 OF	FILE NO.: 4126

NO.	REVISION	DATE	BY	FOR:

ERG
Engineering Resource Group, Inc.
Civil Engineers and Surveyors
8416 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

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NOTE:

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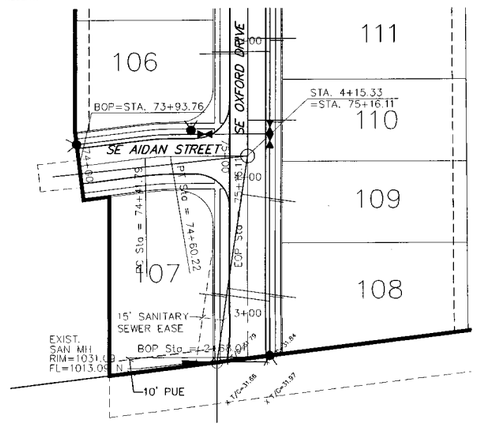
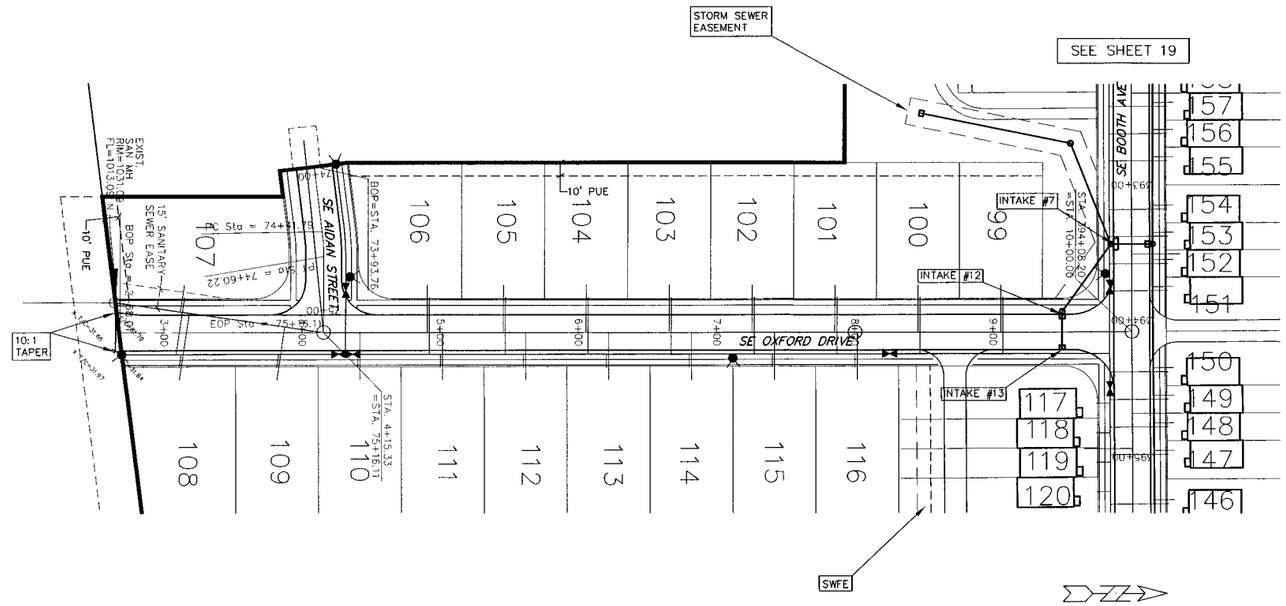
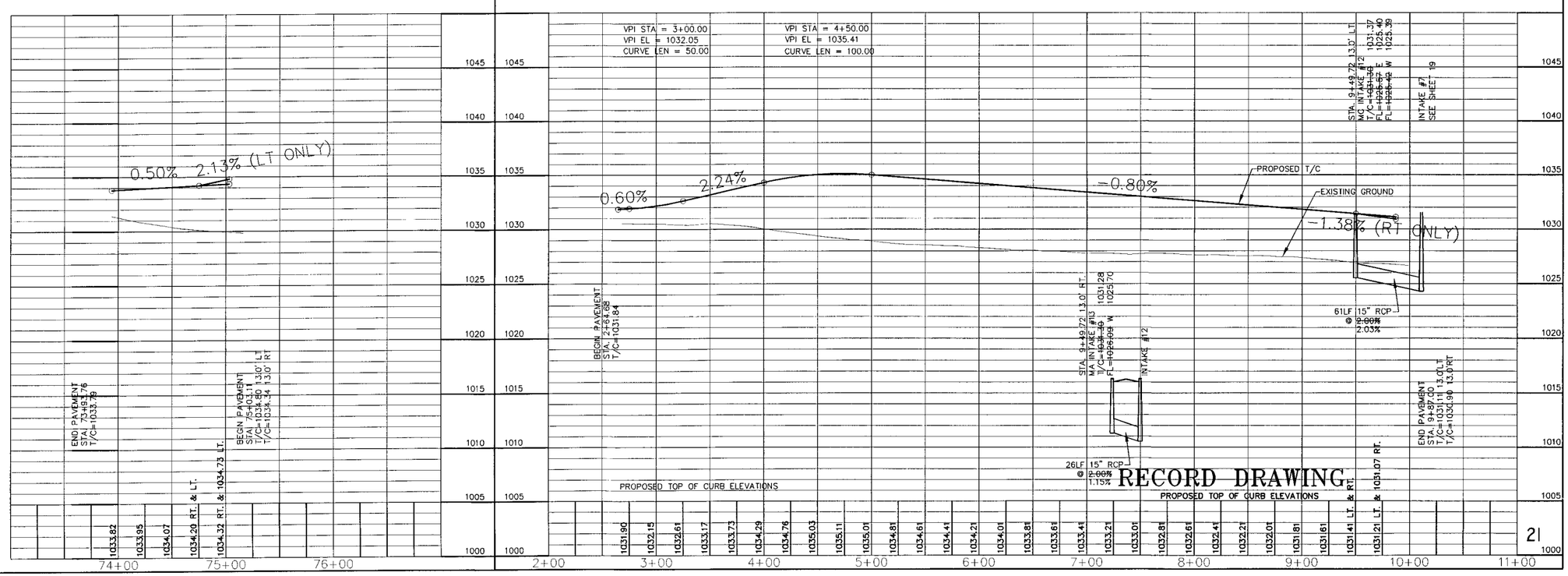




SCALES:
1" = 50' HOR
1" = 5' VER



21

SE AIDAN STREET - PAVEMENT & STORM

SE OXFORD DRIVE & SE AIDAN STREET

SCALE:	1" = 50'
DWG:	4126PP13.DWG
FIELD BOOK:	
DRAWN BY:	KMS
DESIGNED BY:	DJS
CHECKED BY:	DJS
DATE:	09/14/05
SHEET	21 OF
FILE NO.:	4126

LOCATION:

FOR:

NO.	REVISION	DATE	BY

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

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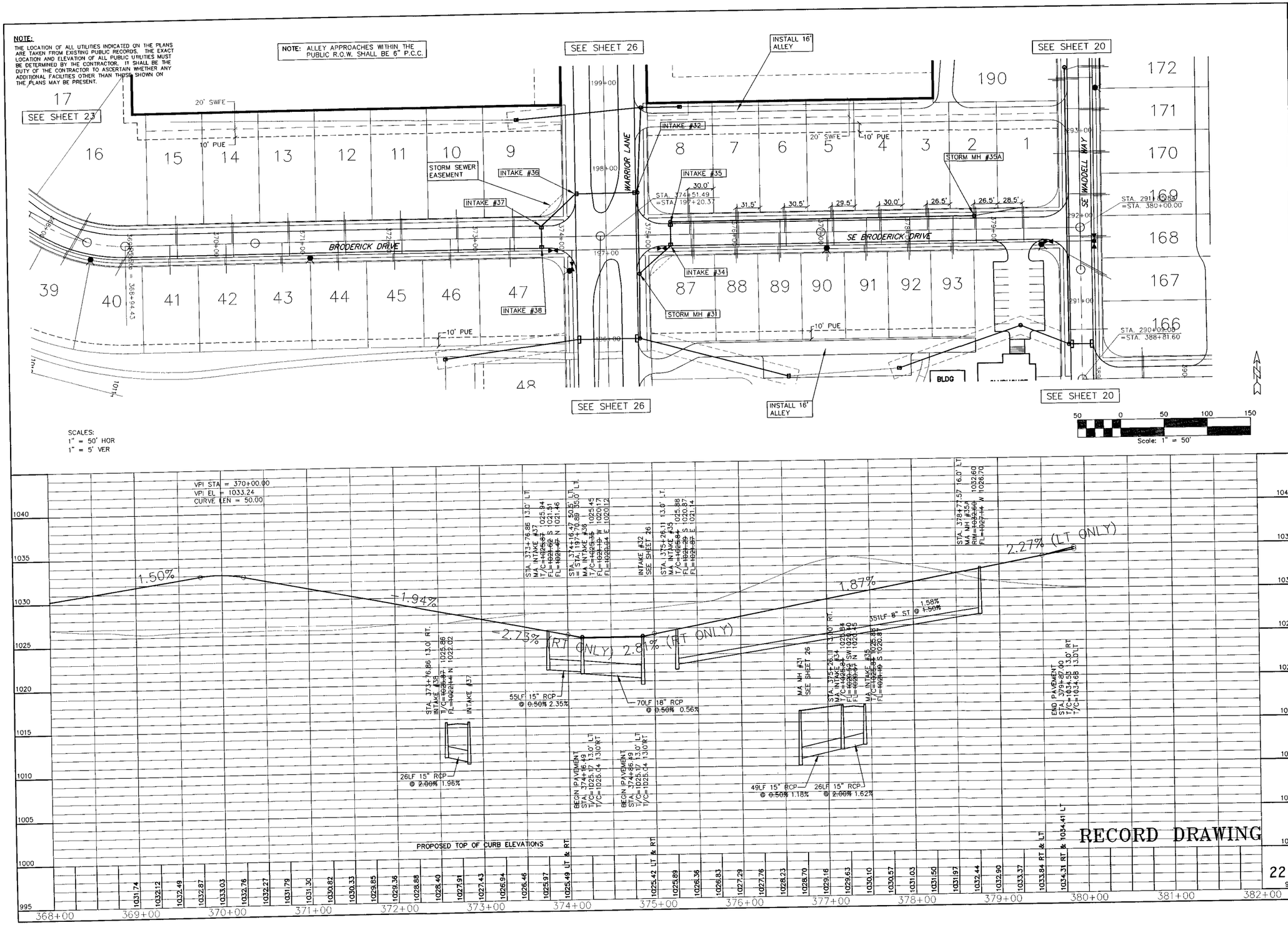

BRODERICK DRIVE - PAVEMENT & STORM

SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS	
DWG: 4126PP15.DWG	CHECKED BY: DJS	DATE: 09/14/05	
FIELD BOOK:	SHEET 22 OF	FILE NO.: 4126	

LOCATION:

NO.	REVISION	DATE	BY	FOR:

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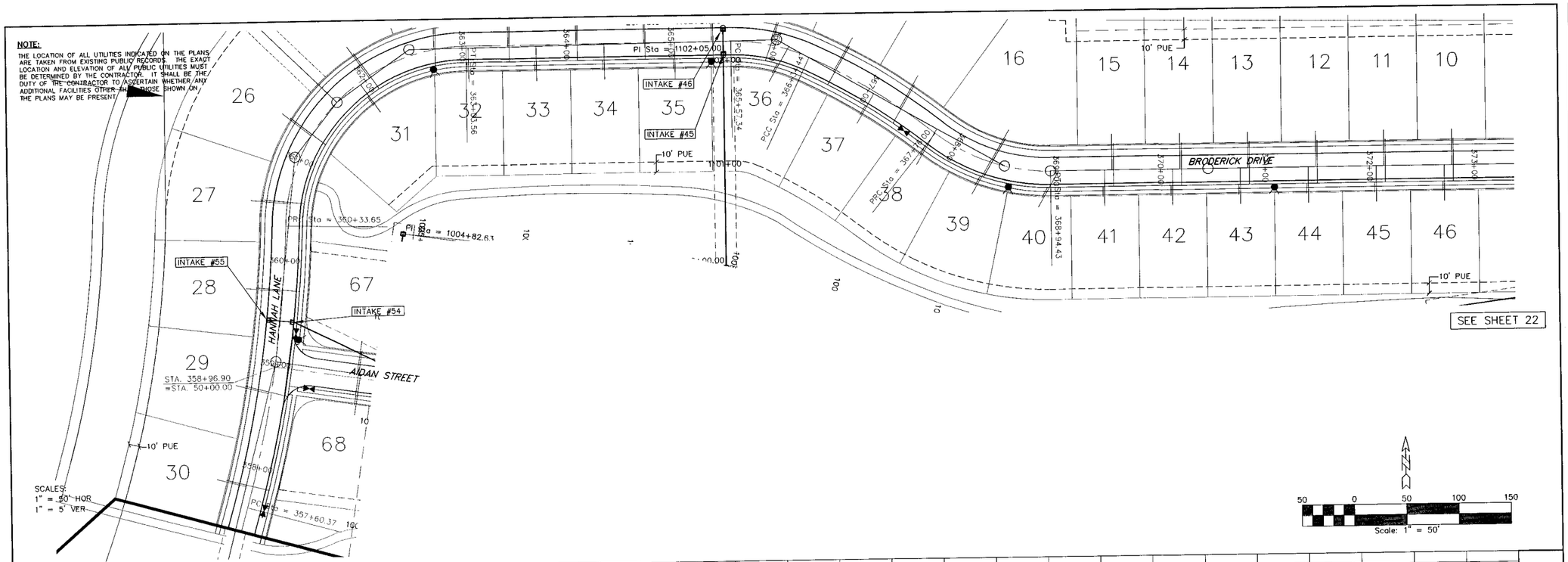

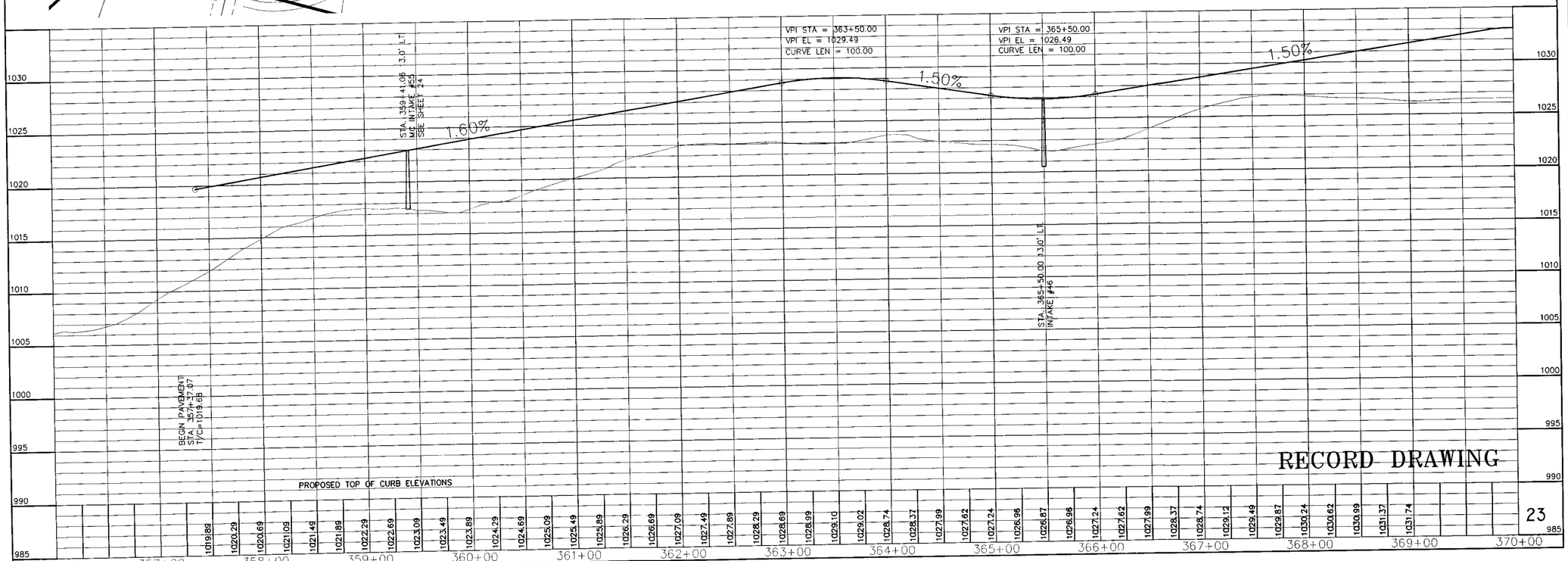

BRODERICK DRIVE & HANNAH LANE - PAVEMENT & STORM

SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS	
DWG: 4126PP16.DWG	CHECKED BY: DJS	DATE: 09/14/05	
FIELD BOOK:	SHEET 23 OF	FILE NO.: 4126	

LOCATION:

FOR:

NO.	REVISION	DATE	BY

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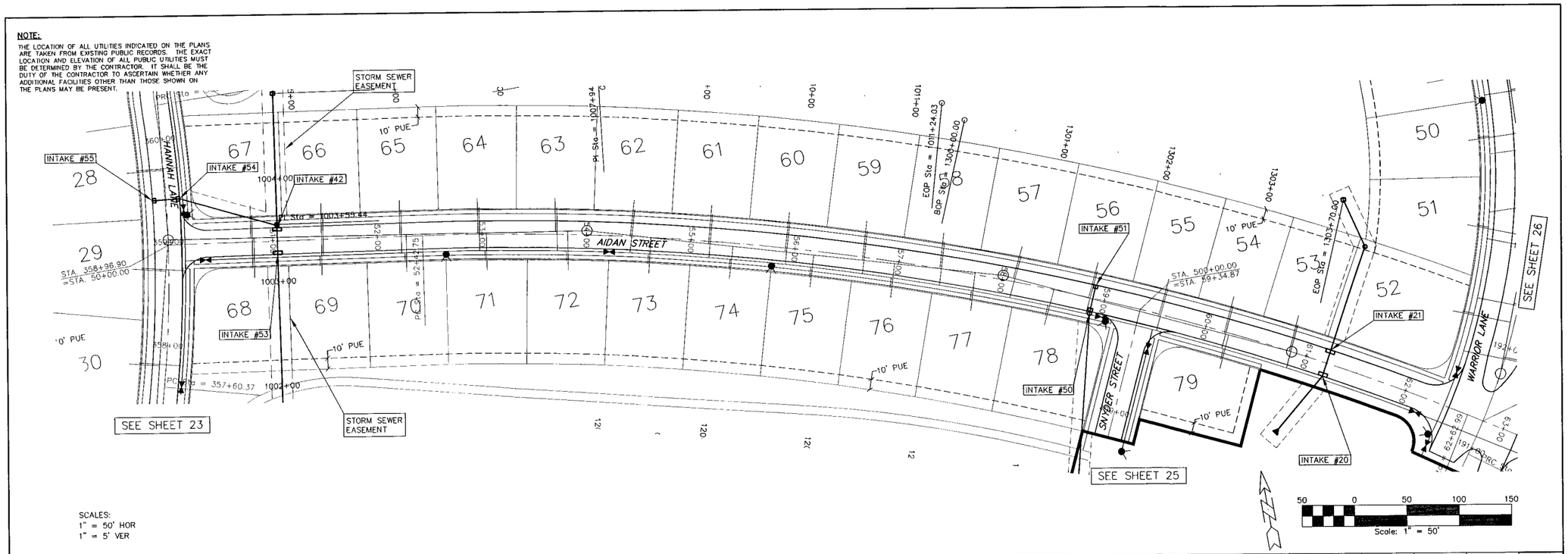

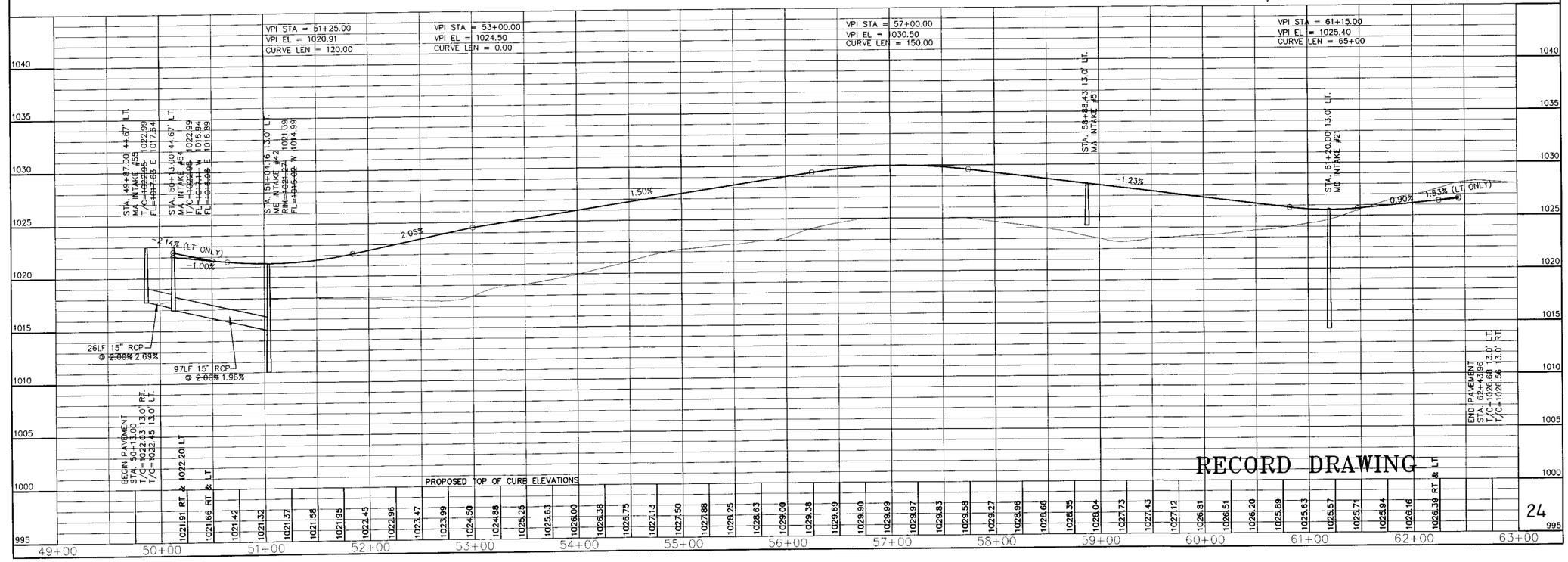

24

AIDAN STREET - PAVEMENT & STORM

LOCATION:		DRAWN BY:	KMS
SCALE:	1" = 50'	DESIGNED BY:	DJS
DWG:	4126PP17.DWG	CHECKED BY:	DJS
FIELD BOOK:		SHEET 24	OF
		DATE:	09/14/05
		FILE NO.:	4126

NO.	REVISION	DATE	BY	FOR:

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DES MOINES, IOWA 50312
(515) 288-4823

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NOTE:

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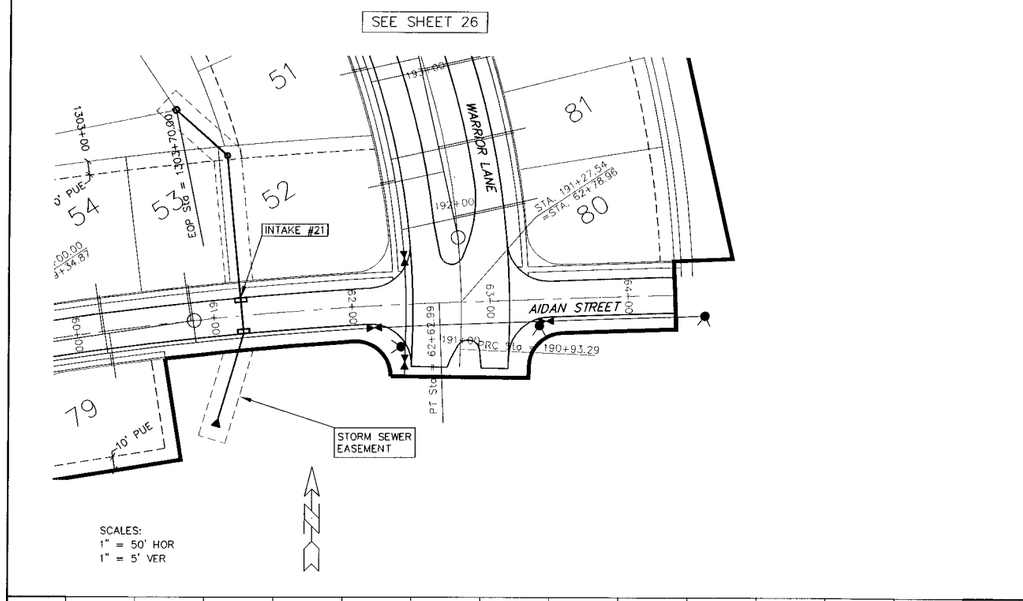

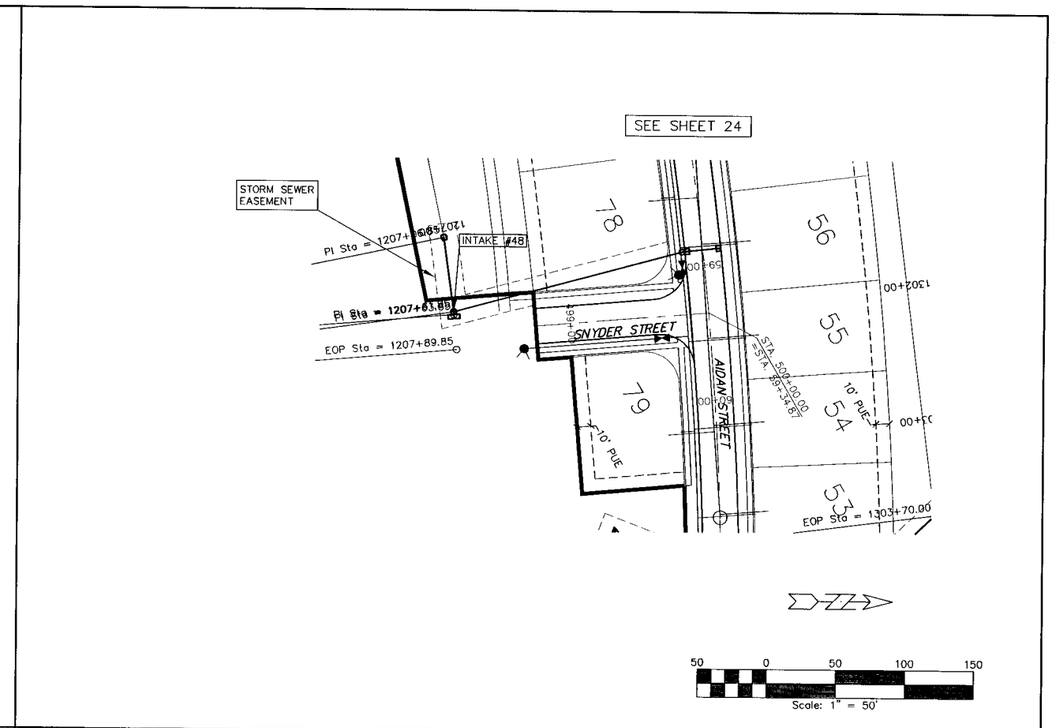

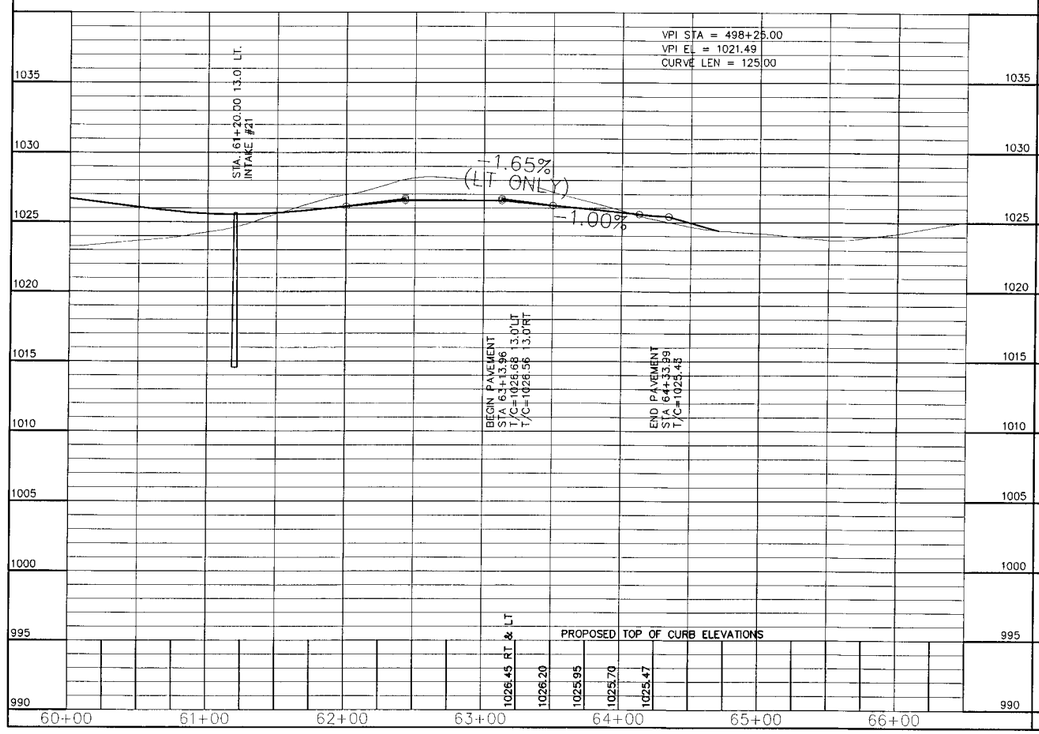

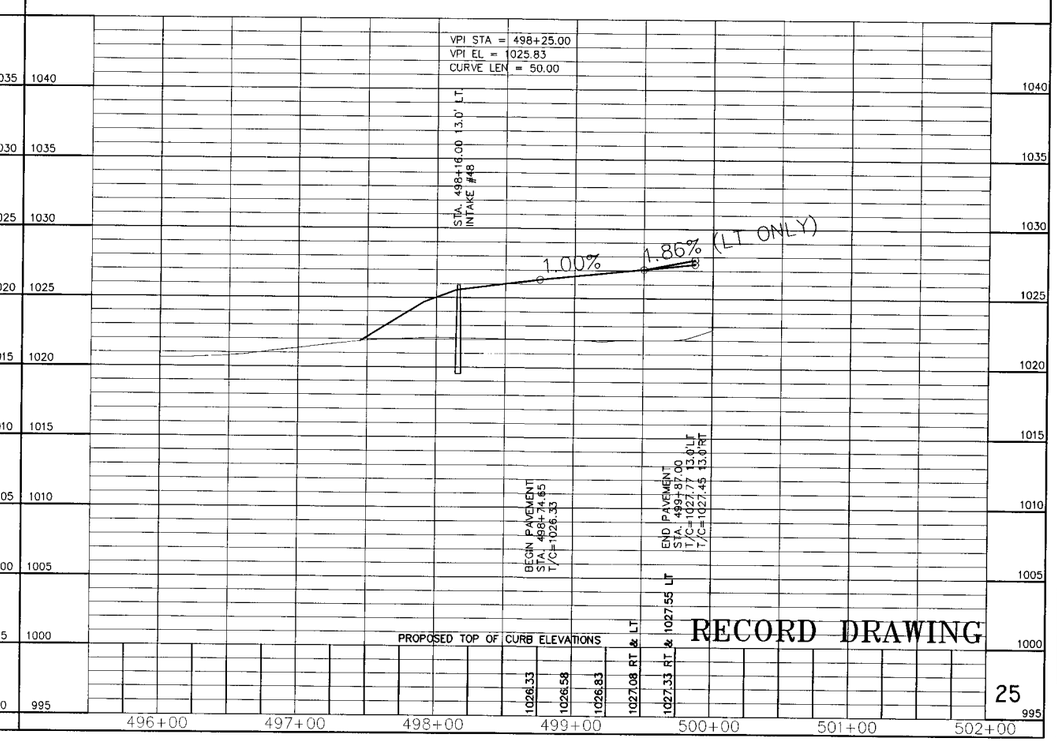

AIDAN STREET & SNYDER ST. - PAVEMENT & STORM

LOCATION:	SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS
	DWG: 4126PP18.DWG	CHECKED BY: DJS	DATE: 09/14/05
	FIELD BOOK:	SHEET 25 OF	FILE NO.: 4126

NO.	REVISION	DATE	BY	FOR:

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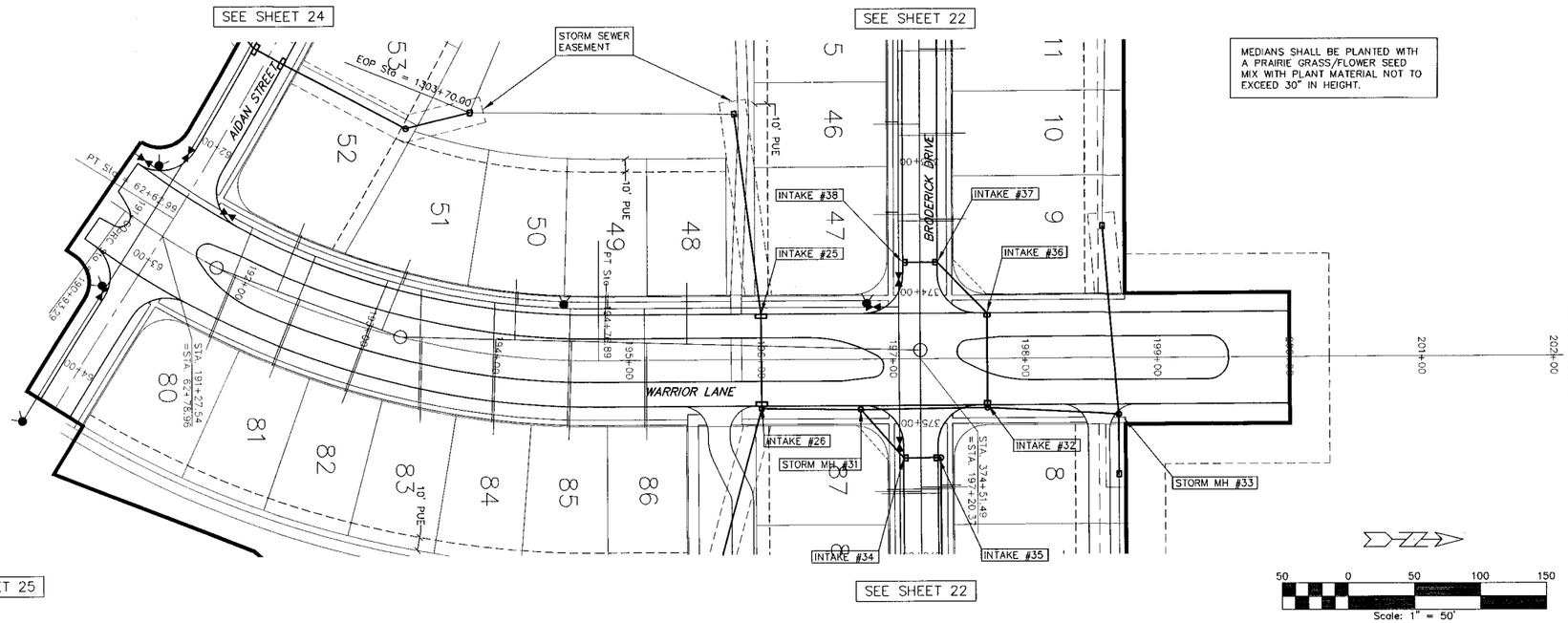
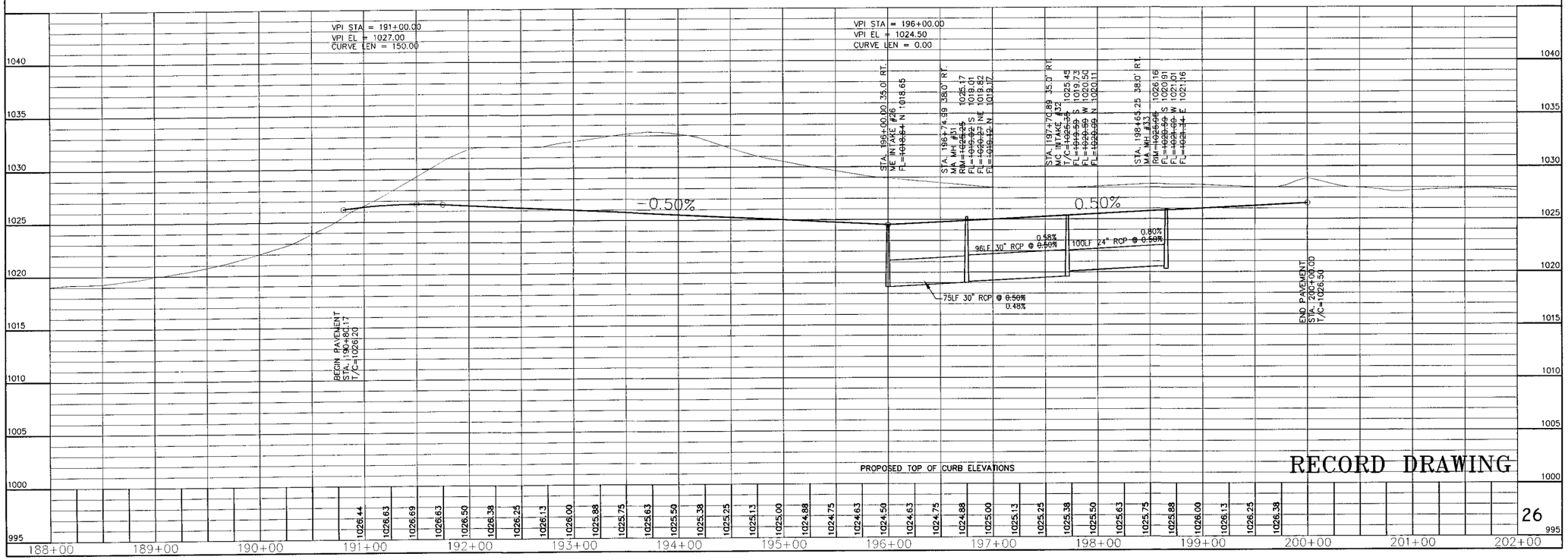


SCALES:
1" = 50' HOR
1" = 5' VER



WARRIOR LANE - PAVEMENT & STORM

LOCATION:	SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KWS
	DWG: 4126PP20.DWG	CHECKED BY: DJS	DATE: 09/14/05
	FIELD BOOK:	SHEET 26 OF	FILE NO.: 4126

NO.	REVISION	DATE	BY	FOR:

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

4126.00

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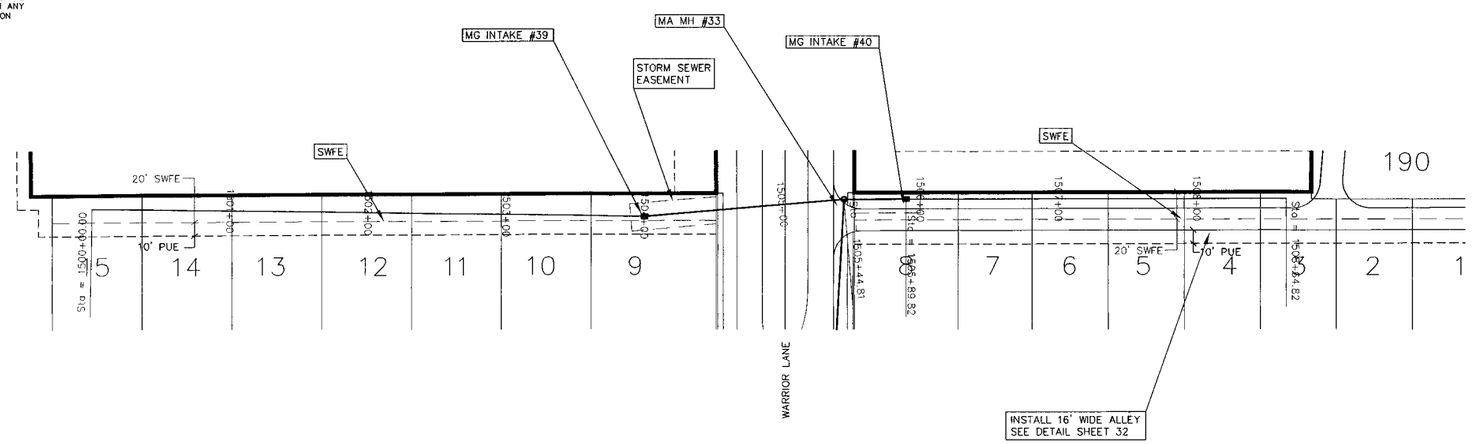
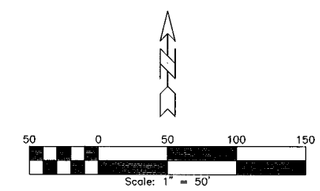
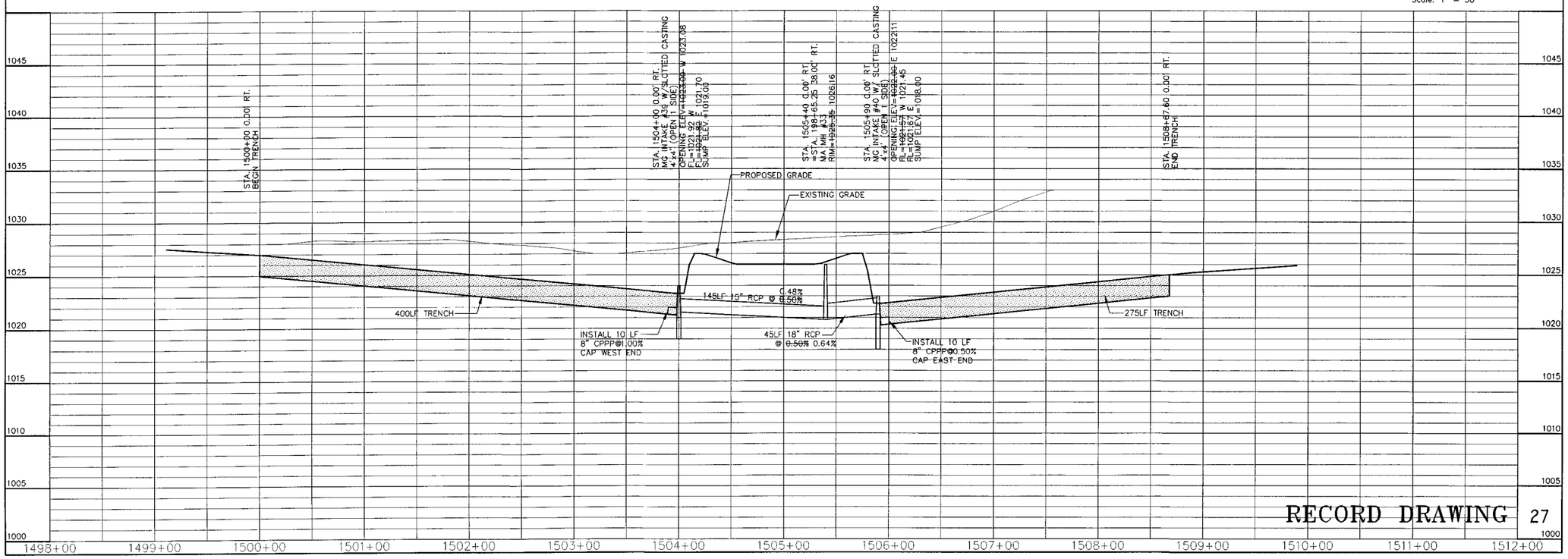
NOTE:

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.



SCALES:
1" = 50' HOR
1" = 5' VER





RECORD DRAWING

WARRIOR LANE - STORM SEWER

LOCATION:	SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS
	DWG: 4126ST-PP4.DWG	CHECKED BY: DJS	DATE: 09/14/05
	FIELD BOOK:	SHEET 27 OF	FILE NO.: 4126

NO.	REVISION	DATE	BY	FOR:

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DES MOINES, IOWA 50312
(515) 285-4023

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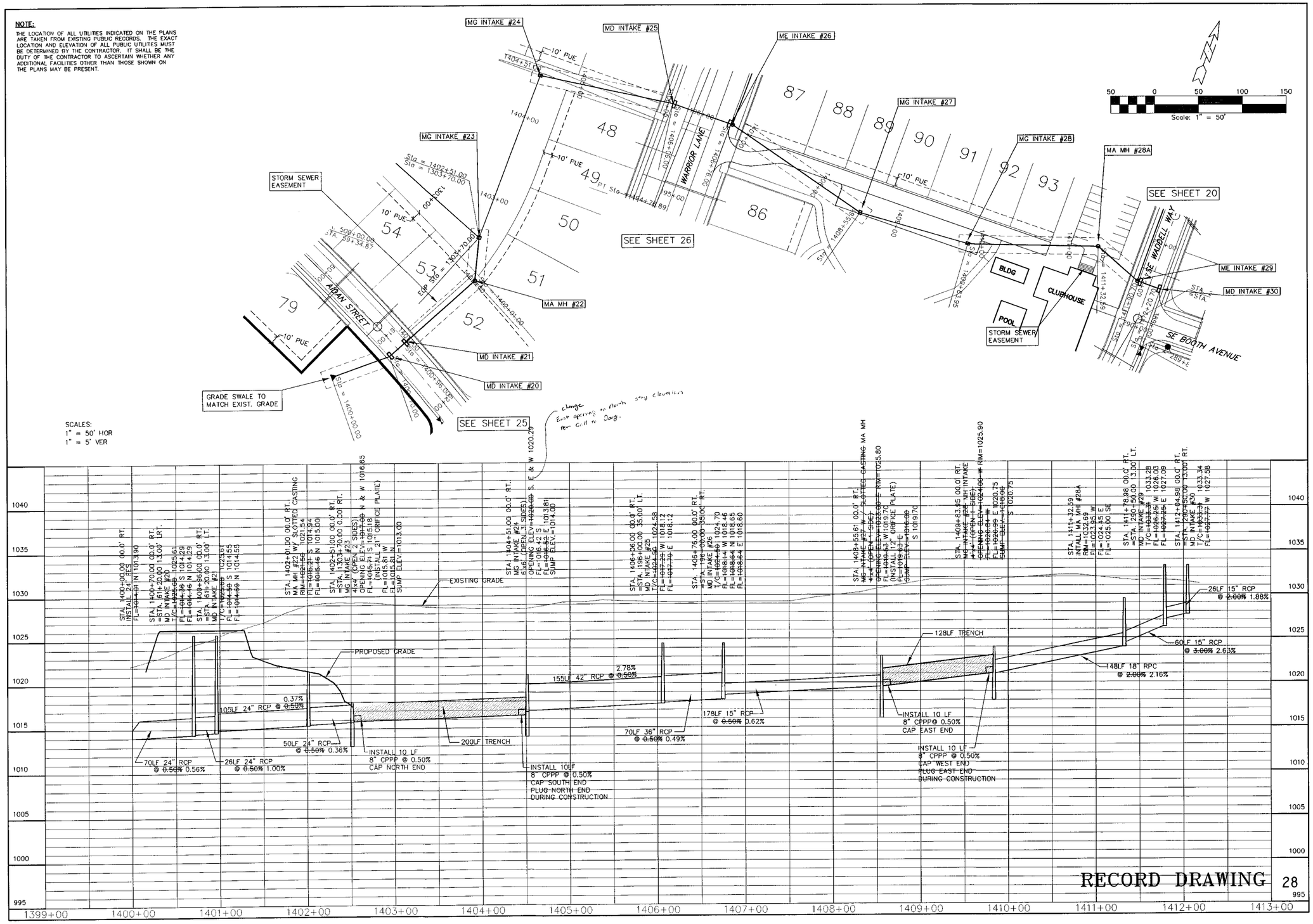

BRODERICK DRIVE - GREENBELT STORM

LOCATION:	SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS
	DWG: 4126ST-PP5.DWG	CHECKED BY: DJS	DATE: 09/14/05
	FIELD BOOK:	SHEET 28 OF	FILE NO.: 4126

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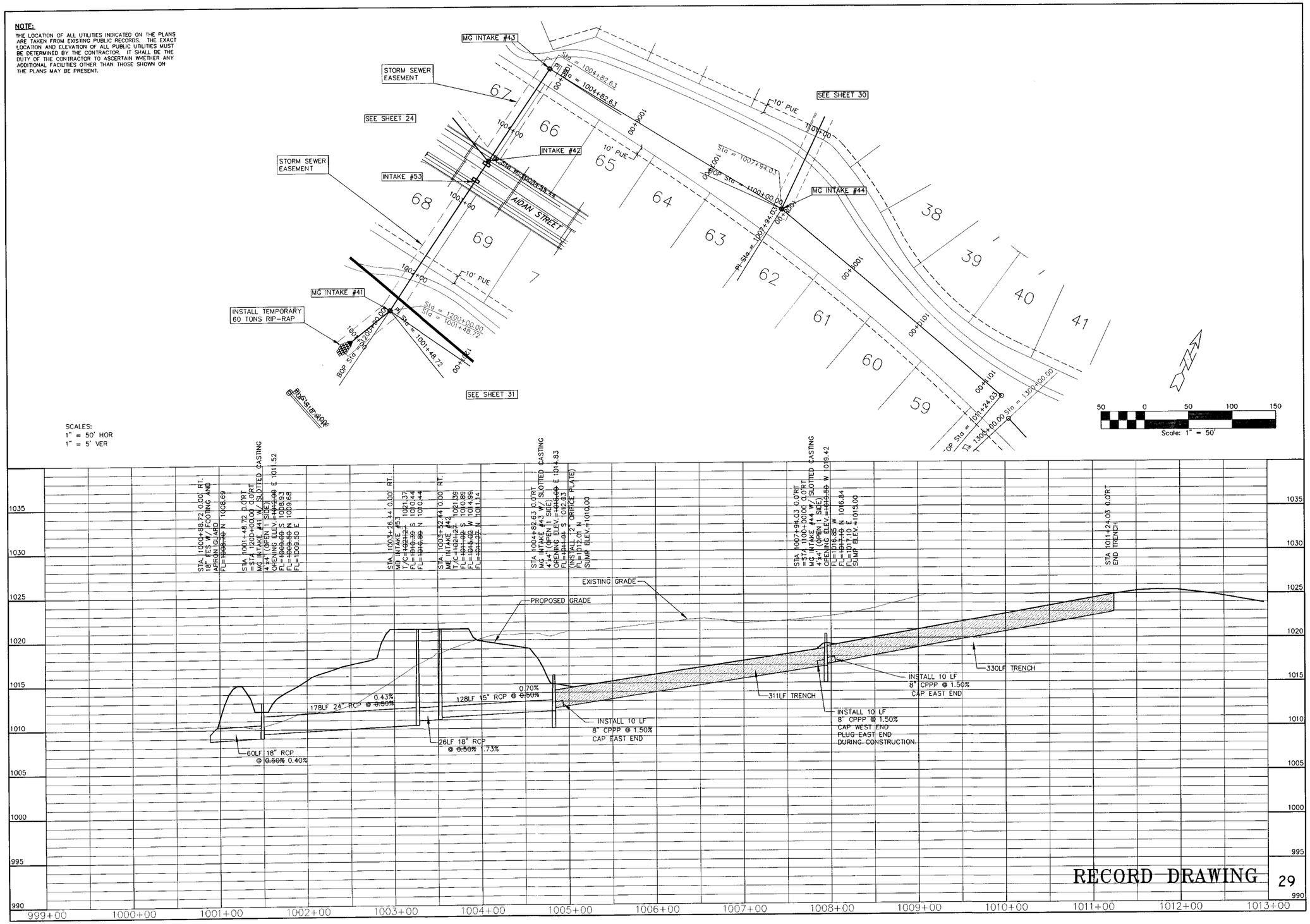

RECORD DRAWING

29

AIDAN STREET - GREENBELT STORM

SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS	
DWG: 4126ST-PP1.DWG	CHECKED BY: DJS	DATE: 09/14/05	
FIELD BOOK:	SHEET 29 OF	FILE NO.: 4126	

LOCATION:

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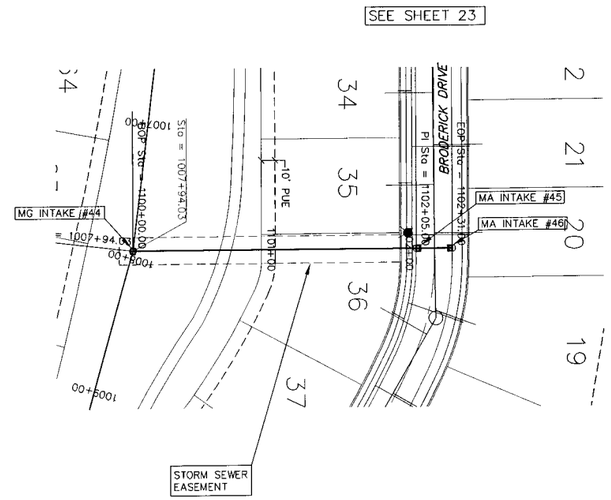
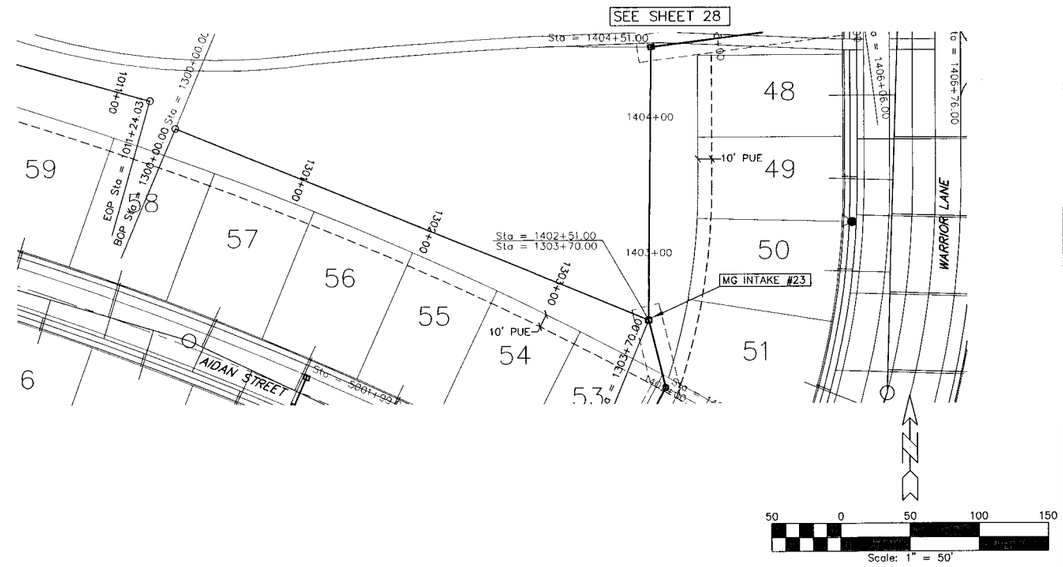
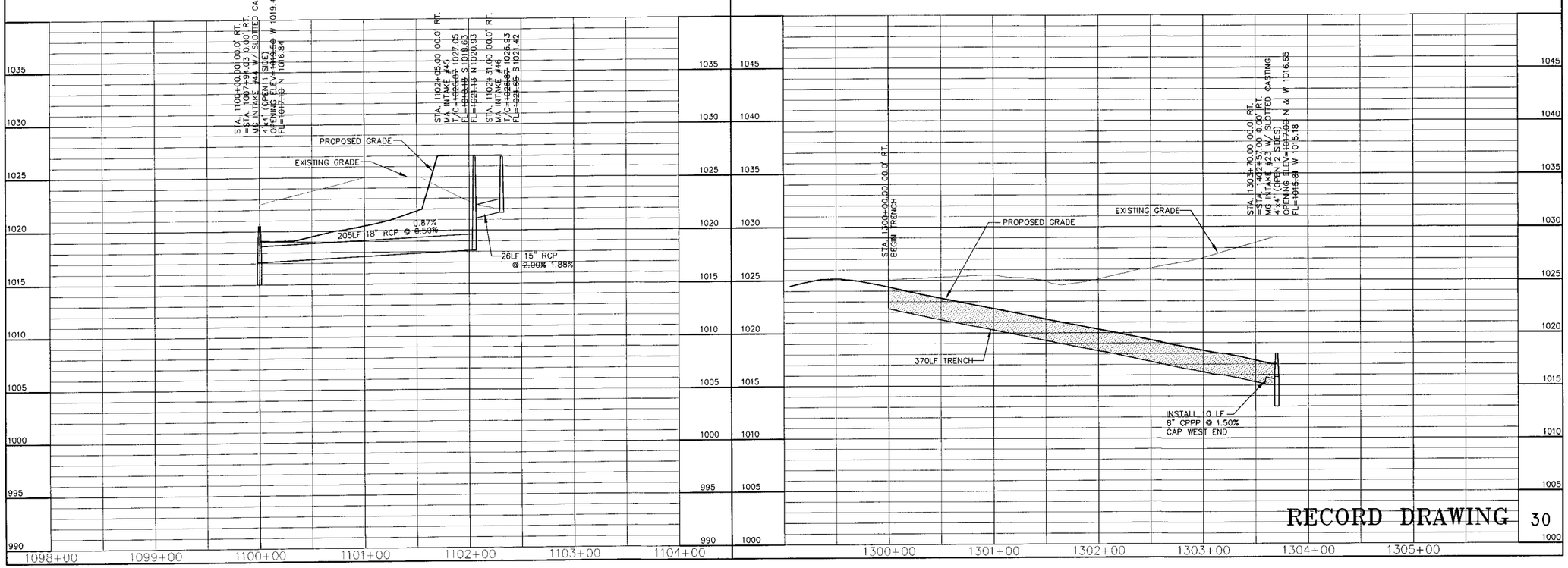




SCALES:
1" = 50' HOR
1" = 5' VER



RECORD DRAWING

30

BRODERICK DR. & AIDAN ST. - GREENBELT STORM

LOCATION:	
SCALE: 1" = 50'	DESIGNED BY: DJS
DWG: 4126ST-PP2.DWG	CHECKED BY: DJS
FIELD BOOK:	SHEET 30 OF
DRAWN BY: KMS	DATE: 09/14/05
FILE NO.: 4126	

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NOTE:

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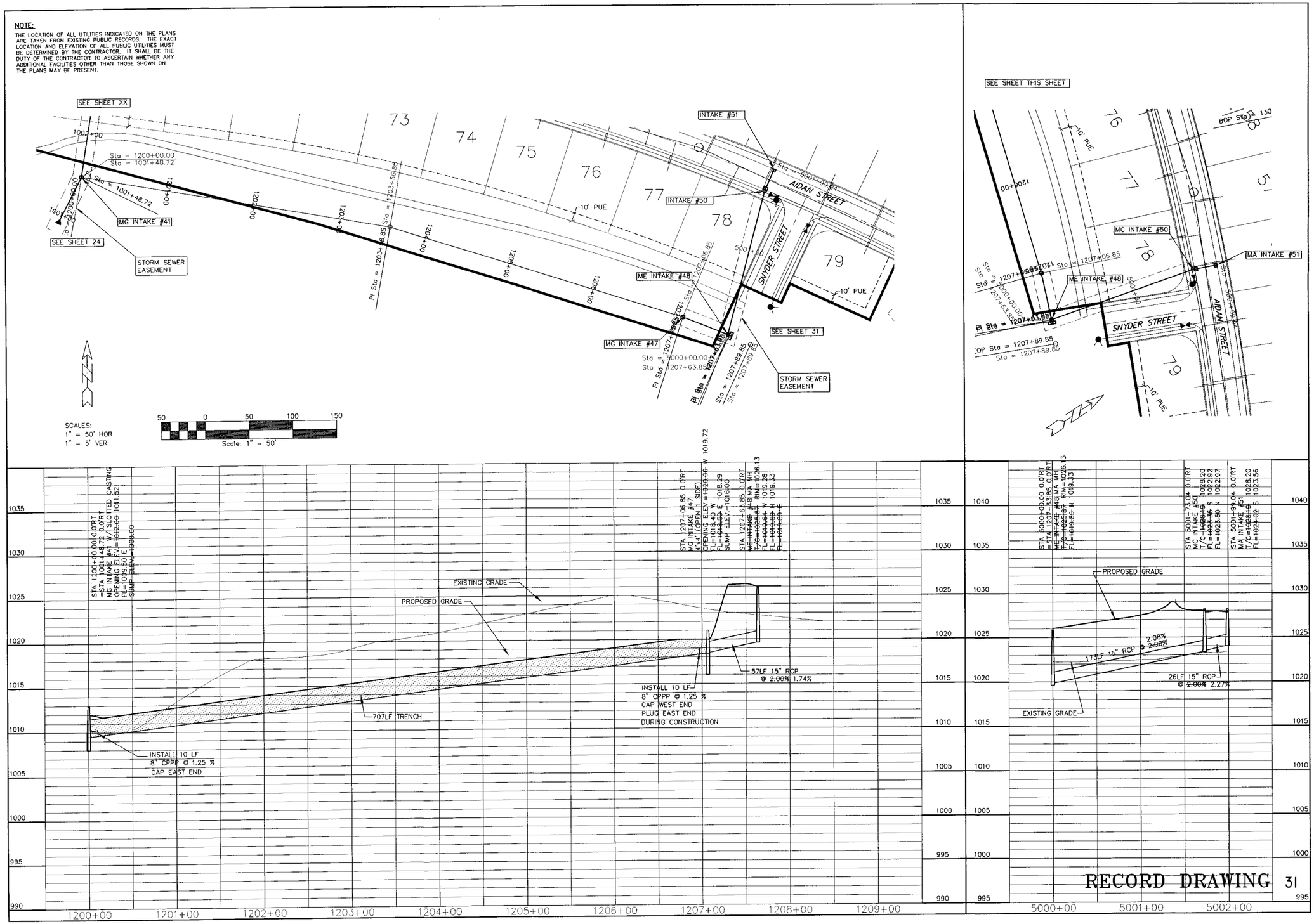

AIDAN ST. & SNYDER ST. - GREENBELT STORM

LOCATION:	SCALE: 1" = 50'	DESIGNED BY: DJS	DRAWN BY: KMS
	DWG: 4126ST-PP3.DWG	CHECKED BY: DJS	DATE: 09/14/05
	FIELD BOOK:	SHEET 31 OF	FILE NO.: 4126

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2413 GRAND AVENUE
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(515) 288-4823

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NOTE:

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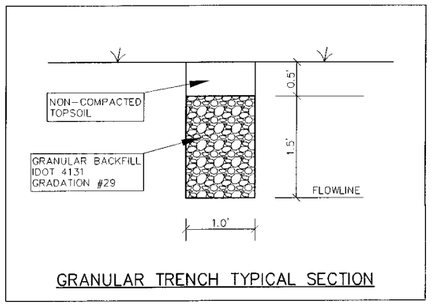
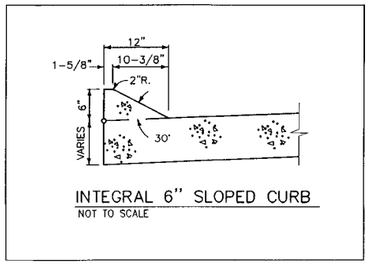
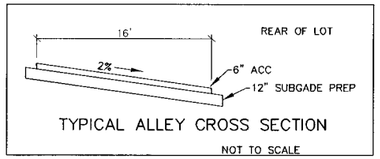


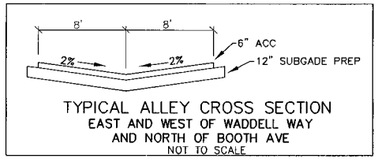
GRANULAR TRENCH TYPICAL SECTION



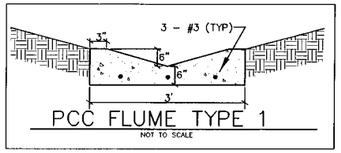
INTEGRAL 6" SLOPED CURB
NOT TO SCALE



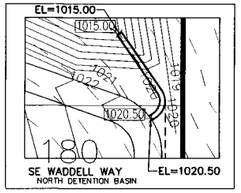
TYPICAL ALLEY CROSS SECTION
NOT TO SCALE



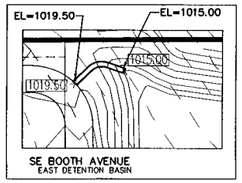
TYPICAL ALLEY CROSS SECTION
EAST AND WEST OF WADDELL WAY
AND NORTH OF BOOTH AVE
NOT TO SCALE



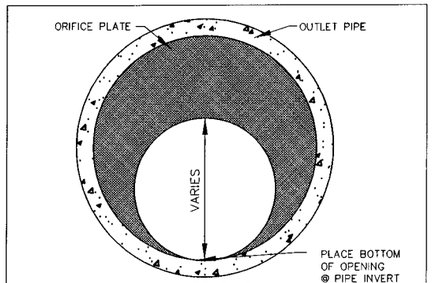
PCC FLUME TYPE 1
NOT TO SCALE



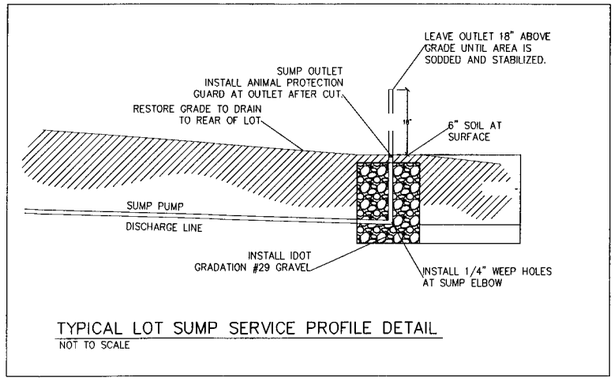
SE WADDELL WAY
NORTH DETENTION BASIN



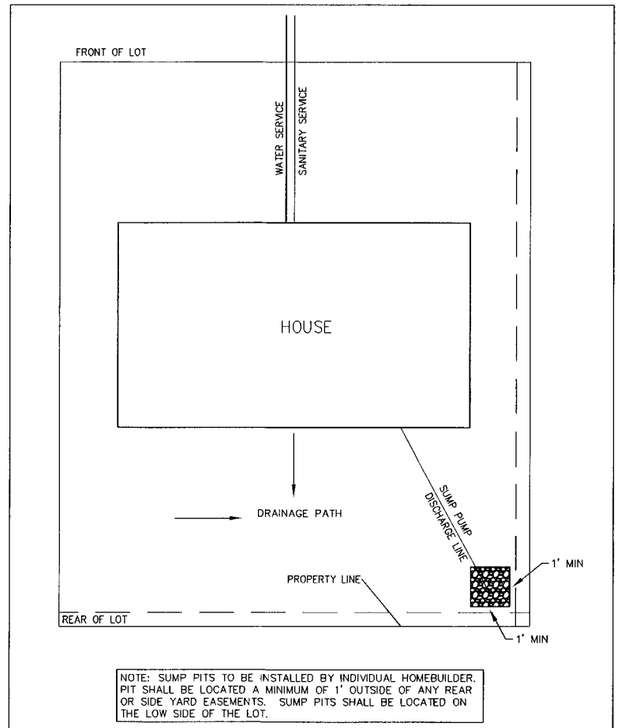
SE BOOTH AVENUE
EAST DETENTION BASIN



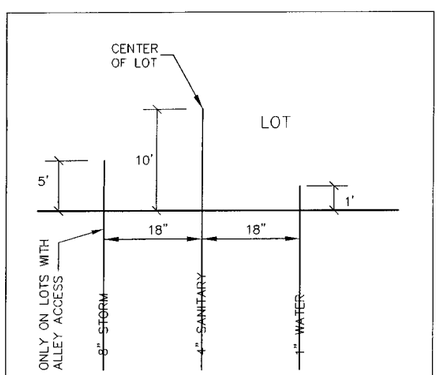
ORIFICE PLATE DETAIL
NOT TO SCALE



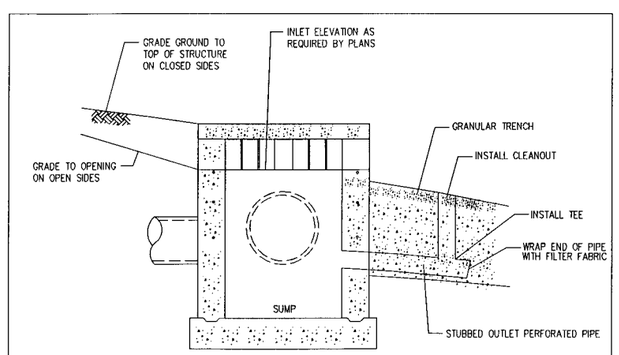
TYPICAL LOT SUMP SERVICE PROFILE DETAIL
NOT TO SCALE



TYPICAL LOT SUMP SERVICE PLAN DETAIL
NOT TO SCALE



TYPICAL SERVICE LOCATIONS
NOT TO SCALE



AREA TYPE "M-G" OUTLET
NOT TO SCALE

RECORD DRAWING

GLYNN VILLAGE PLAT I - DETAILS

NO.	REVISION	DATE	BY	FOR:

LOCATION:

SCALE: 1" = 50'
DWG: 4120TL.DWG
FIELD BOOK:

DESIGNED BY: DJS
CHECKED BY: DJS
SHEET 32 OF

DRAWN BY: KMS
DATE: 09/14/05
FILE NO.: 4126

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
1225 CORPORATE DRIVE
DES MOINES, IOWA 50312
(515) 288-4823

4126.00

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