

WATERFORD GLENN PRELIMINARY PLAT

LEGEND

Survey	Found	Set
Section Corner	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
ROW Marker	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
Control Point	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
Bench Mark	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
Platted Distance	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
Measured Bearing & Distance	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
Recorded As	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
Deed Distance	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
Calculated Distance	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
Minimum Opening Elevation	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
Minimum Grade at Structure	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
Minimum Basement Elevation	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
Centerline	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
Section Line	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
1/4 Section Line	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)
Easement Line	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)	1/2" Rebar, Yellow Plastic Cap = 11579 (Unless Otherwise Noted)

LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	93.0
Contour Elevation	93.0	93.0
Fence (Barbed, Field, Hag)	93.0	93.0
Fence (Chain Link)	93.0	93.0
Fence (Wood)	93.0	93.0
Fence (Sill)	93.0	93.0
Tree Line	93.0	93.0
Tree Slump	93.0	93.0
Deciduous Tree or Shrub	93.0	93.0
Coniferous Tree or Shrub	93.0	93.0
Communication	93.0	93.0
Overhead Communication	93.0	93.0
Fiber Optic	93.0	93.0
Underground Electric	93.0	93.0
Overhead Electric	93.0	93.0
Gas Main with Size	93.0	93.0
High Pressure Gas Main with Size	93.0	93.0
Water Main with Size	93.0	93.0
Sanitary Sewer with Size	93.0	93.0
Duct Bank	93.0	93.0
Test Hole Location for SUE w/d	93.0	93.0

(+) Denotes the survey quality service level for utilities

Sanitary Manhole

Storm Sewer with Size

Storm Manhole

Single Storm Sewer Intake

Double Storm Sewer Intake

Fire Hydrant

Fire Hydrant on Building

Water Main Valve

Water Service Valve

Well

Utility Pole

Cay Anchor

Utility Pole with Light

Utility Pole with Transformer

Street Light

Yard Light

Electric Box

Electric Transformer

Traffic Sign

Communication Pedestal

Communication Manhole

Fiber Optic Manhole

Fiber Optic Manhole

Gas Valve

Gas Manhole

Gas Apparatus

Fence Post or Guard Post

Underground Storage Tank

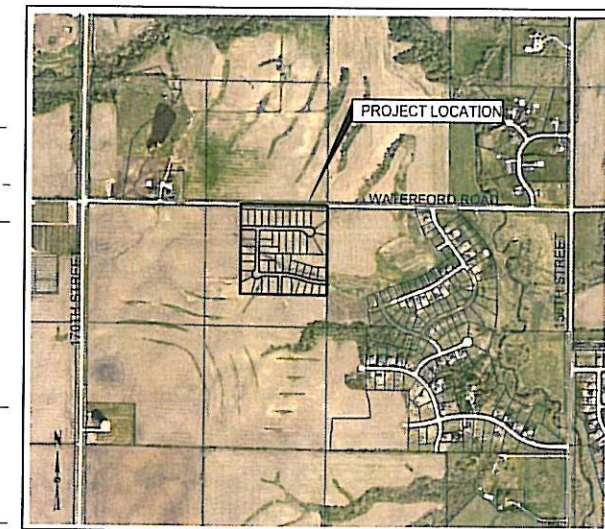
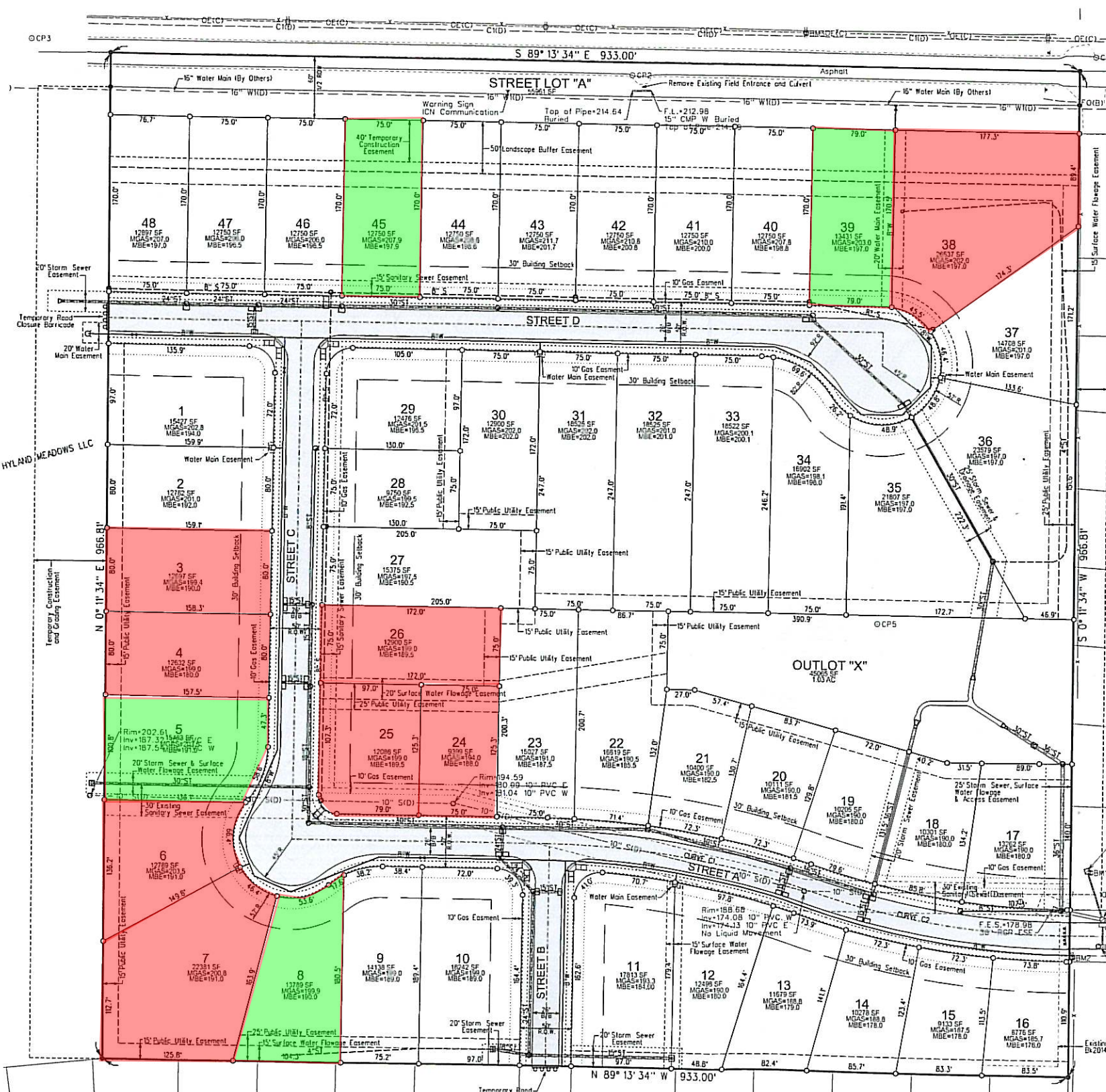
Above Ground Storage Tank

Sign

Satellite Dish

Mailbox

Soil Boring



OWNER/ DEVELOPER
WATERFORD GLENN LLC
2400 86TH STREET, SUITE 24
URBANDALE, IA 50332
CONTACT: SCOTT TEMPLE
(515) 276-3456

LAND USE
PROPOSED: SINGLE FAMILY DEVELOPMENT

ZONING
R1-S SUBURBAN DENSITY SINGLE FAMILY DISTRICT

PLAT DESCRIPTION
PARCEL "A" AS RECORDED IN BOOK 2003, PAGE 21202 OF THE DALLAS COUNTY RECORDERS OFFICE AND BEING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH PM, CITY OF URBANDALE, DALLAS COUNTY, IOWA.

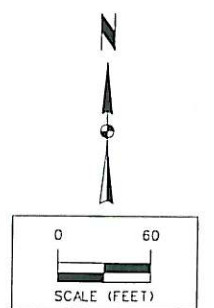
NOTES:

- NO FENCES ARE ALLOWED WITHIN THE SETBACK ALONG ANY STREET OR THE 50' LANDSCAPE BUFFER EASEMENT ALONG WATERFORD ROAD.
- ALL MANHOLES NOT ON A PROPERTY LINE WILL NEED TO BE LOCATED OUTSIDE OF FUTURE DRIVEWAYS.
- NO LOTS SHALL HAVE ACCESS TO WATERFORD ROAD.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	18° 02' 11" RT	800.00'	251.83'	126.97'	S 80° 12' 26" E 250.80'
C2	18° 37' 11" LT	800.00'	259.98'	131.15'	S 80° 29' 57" E 258.84'

- INDEX OF SHEETS**
- LAYOUT AND UTILITY PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - PLANTING PLAN



REVISION	DATE	BY
1 REVISED AS PER CITY COMMENTS	06/23/15 JWM	EDC
MARK	CREATED BY	EDC
Engineer: EDC	Checked By: EDC	Scale: 1" = 80'
Technician: JWM	Date: 06-04-15	Field Bk: Pg:
Project No: 115.0206		Sheet 1 of 4

URBANDALE, IA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

WATERFORD GLENN

PRELIMINARY PLAT - LAYOUT AND UTILITY PLAN

SNYDER & ASSOCIATES, INC.

Project No: 115.0206

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