

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** March 14, 2016

**Item:** Mill Ridge, Southwest corner of S. 88<sup>th</sup> Street and Stagecoach Drive – Plat property into 60 lots for single family development, 240 lots for townhome development, 4 common areas, 7 street lots and 1 outlots for detention – Hubbell Realty Company – PP-002931-2015

**Requested Action:** Approval of Preliminary Plat

**Case Advisor:** J. Bradley Munford 

**Applicant's Request:** The applicant, Hubbell Realty Company, represented by Josh Trygstad of Civil Design Advantage, is requesting approval of a Preliminary Plat for approximately 65 acres generally located at the southwest corner of S. 88<sup>th</sup> Street and Stagecoach Drive. The applicant proposes to subdivide the property into 60 lots for single family development, 240 lots for townhome development, 4 common areas, 7 street lots and 1 outlots for detention.

**History:** The property is generally undeveloped. All except the 24 acres at the northeast corner of the proposal was previously platted in the Corrected Michael's Landing Plat 1. The 24 acres was a large acreage property belonging to James Miller. On December 14, 2016 the City Council approved an amendment to the Comprehensive Plan Land Use Map and amendment to the Tallyn's Reach Planned Unit Development (PUD) to incorporate the Miller property and modify regulations to accommodate this development.

**City Council Subcommittee:** This item was presented to the Development and Planning City Council Subcommittee on March 7, 2016 and an informational item only. The Subcommittee expressed support of the development.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff would note the following items of interest:

- **Completion of Stagecoach:** Currently Stagecoach Drive dead ends at the western boundary of a parcel known as the Miller property. As part of an existing development agreement the portion of the street that goes through the Miller property will be paid for by the City and will be completed with this development.
- **Future Modifications to the Plat:** The applicant has informed staff that the layout for the townhomes on the west side of 91<sup>st</sup> street is in flux and may change in the future. If the applicant chooses to make changes after the preliminary plat, final plat and site plan are approved, updates will need to be made to all three of the said plats and plans each time the layout changes. This method is to be consistent with the procedure used for past projects such as The Brownstones and Greenway Crossing.
- **Vacation of Existing Street and Easements:** In anticipation of a different development pattern, the original platting of part of the subject property, several street rights-of-ways and easements were established. A number of these streets and easements are no longer applicable or necessary and will need to be vacated. The vacation of these easements will be done through a separate hearing process prior to the approval of the associated Final Plat.
- **Parkland Dedication:** By ordinance, residential developments are required to provide land dedication for parks and greenways, or some type of recreational improvement in lieu of land dedication. The land or improvements may be provided within the actual development, or to a near-by park or greenway which serves the development. Parkland Dedication requirements associated with the land located within the original Tallyn's Reach (aka, Woodland Hills and Michael's Landing) development have been provided. However, parkland requirements have not been provided for any portion of this plat located on the Miller property. The Miller property was not previously developed or part of the Tallyn's Reach PUD, and thus has not fulfilled

their requirements. The applicant has worked with Parks and Recreation Department Staff and have identified the number of dwelling units located on the Miller property, and have determined a mutually agreed upon way to fulfill their parkland obligation. In lieu of land dedication, the applicant will be constructing a section of trail adjacent to a greenway located in the Woodland Hills development. The greenway and trail are located just west of this site, and will be in close proximity to serve the residents of this development.

**Comprehensive Plan Consistency:** The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

**Findings:** This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Staff Recommendation And Conditions Of Approval:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Mill Ridge Preliminary Plat, to create 60 lots for single family development, 240 lots for townhome development, 4 common areas, 7 street lots and 1 outlots for detention, subject to the applicant meeting all City Code requirements and the following:

1. Applicant acknowledging that if the applicant chooses to make changes after the preliminary plat, final plat and site plan are approved, updates will need to be made to all three of the said plats and plans each time the layout changes.
2. Applicant acknowledging that several street rights-of-ways and easements shall be vacated prior to the approval of the associated Final Plat.
3. During the approval of the Final Plat, the applicant shall provide suitable parkland dedication for the Miller Property as required by ordinance

4. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation of said improvements. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.
5. Applicant acknowledging that the associated Final Plat must be approved by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat.
6. Applicant providing suitable access roads to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.

**Property Owner:**

Miller Land Partnership  
1390 S 88<sup>th</sup> Street  
West Des Moines, Iowa 50266

**Applicant:**

Joe Pietruszynski  
Hubbell Realty Company  
6900 Westown Parkway  
West Des Moines, Iowa 50266  
[Joe.Pietruszynski@HubbellRealty.com](mailto:Joe.Pietruszynski@HubbellRealty.com)

**Applicant's Representatives:**

Josh Trygstad P.E.  
Civil Design Advantage  
3405 SE Crossroads Drive Suite G  
Grimes, Iowa 50111  
[JoshT@cda-eng.com](mailto:JoshT@cda-eng.com)

**ATTACHMENTS:**

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Preliminary Plat

RESOLUTION NO. PZC

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE MILL RIDGE PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY INTO 60 LOTS FOR SINGLE FAMILY DEVELOPMENT, 240 LOTS FOR TOWNHOME DEVELOPMENT, 4 COMMON AREAS, 7 STREET LOTS AND 1 OUTLOTS FOR DETENTION

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Preliminary Plat (PP-002931-2015) to create 60 lots for single family development, 240 lots for townhome development, 4 common areas, 7 street lots and 1 outlots for detention on the 65 acre site generally located at the southwest corner of S. 88<sup>th</sup> Street and Stagecoach Drive;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on March 14, 2016, this Commission held a duly-noticed public meeting to consider the application for Preliminary Plat (PP-002931-2015);

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. PRELIMINARY PLAT (PP-002931-2015) to subdivide the property into 60 lots for single family development, 240 lots for townhome development, 4 common areas, 7 street lots and 1 outlots for detention, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on March 14, 2016.

Craig Erickson, Chairperson  
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on March 14, 2016 by the following vote:

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

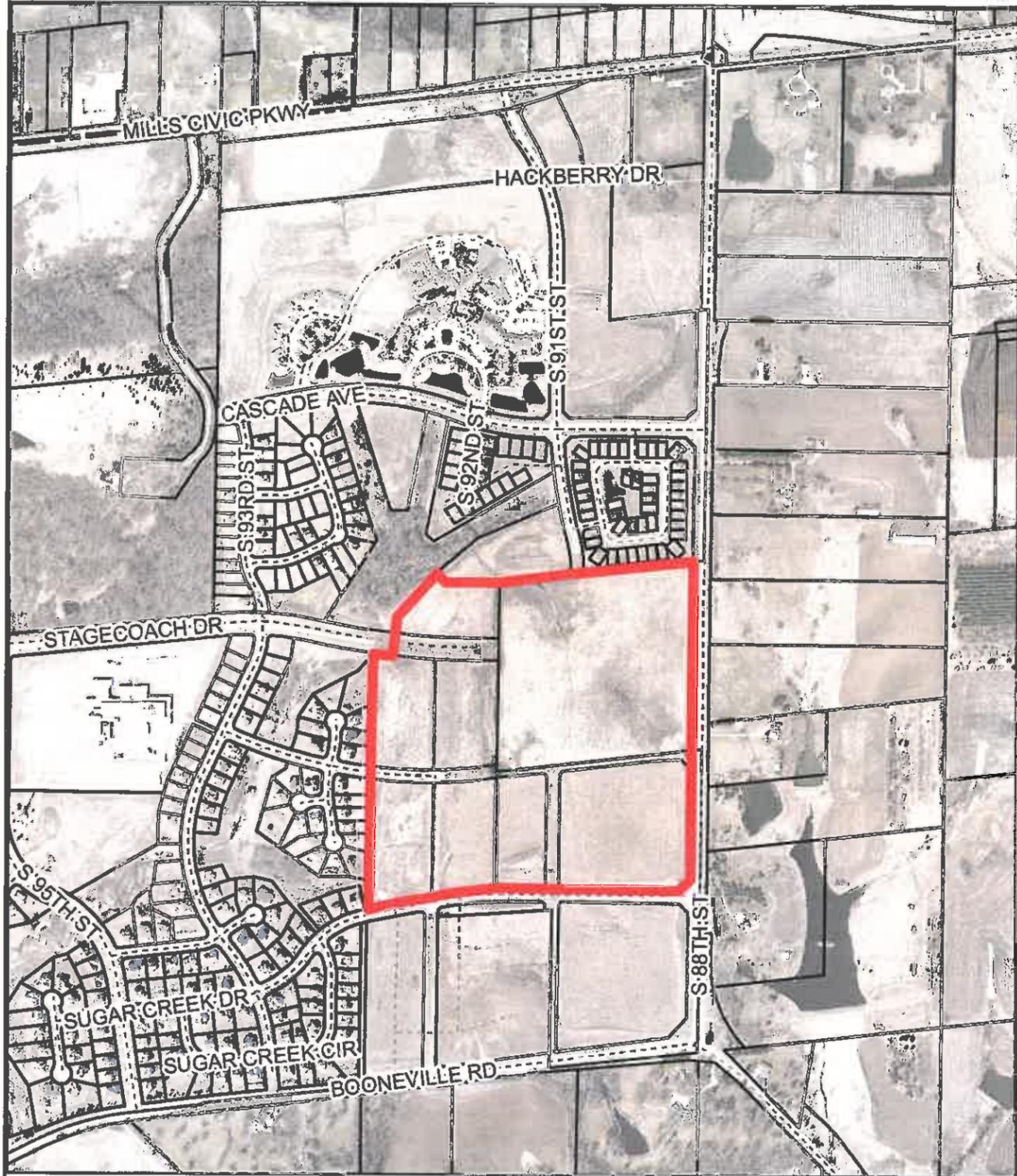
Recording Secretary

**Exhibit A  
CONDITIONS OF APPROVAL**

**EXHIBIT A**

1. Applicant acknowledging that if the applicant chooses to make changes after the preliminary plat, final plat and site plan are approved, updates will need to be made to all three of the said plats and plans each time the layout changes.
2. Applicant acknowledging that several street rights-of-ways and easements shall be vacated prior to the approval of the associated Final Plat.
3. During the approval of the Final Plat, the applicant shall provide suitable parkland dedication for the Miller Property as required by ordinance
4. Prior to initiation of any site activity, including grading, the applicant providing final drawings which addresses staff comments.
5. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation of said improvements. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.
6. Applicant acknowledging that the associated Final Plat must be approved by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits for any lot within the plat.
7. Applicant providing suitable access roads to the satisfaction of the City's Fire Marshal prior to issuance of any building permits for above ground construction.

ATTACHMENT B

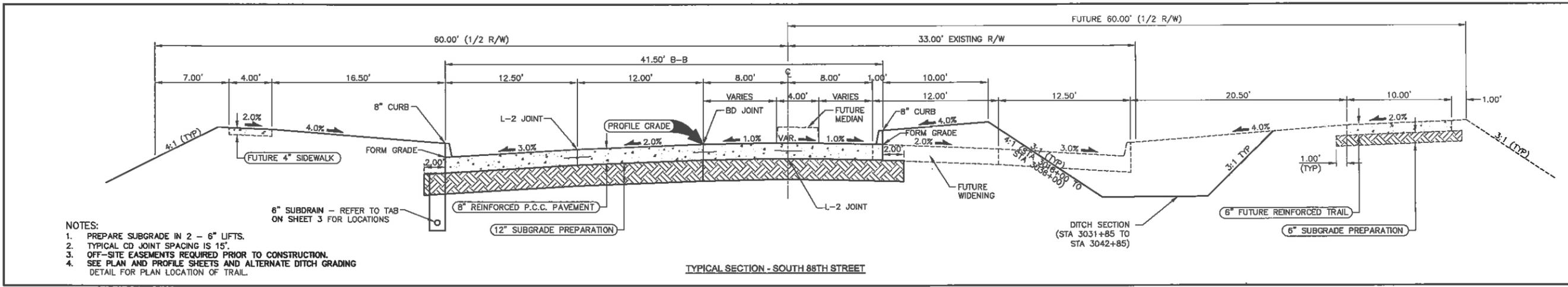
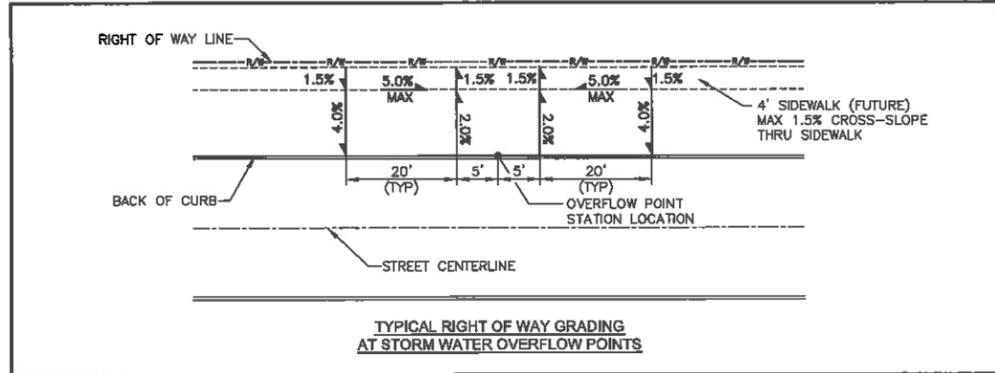
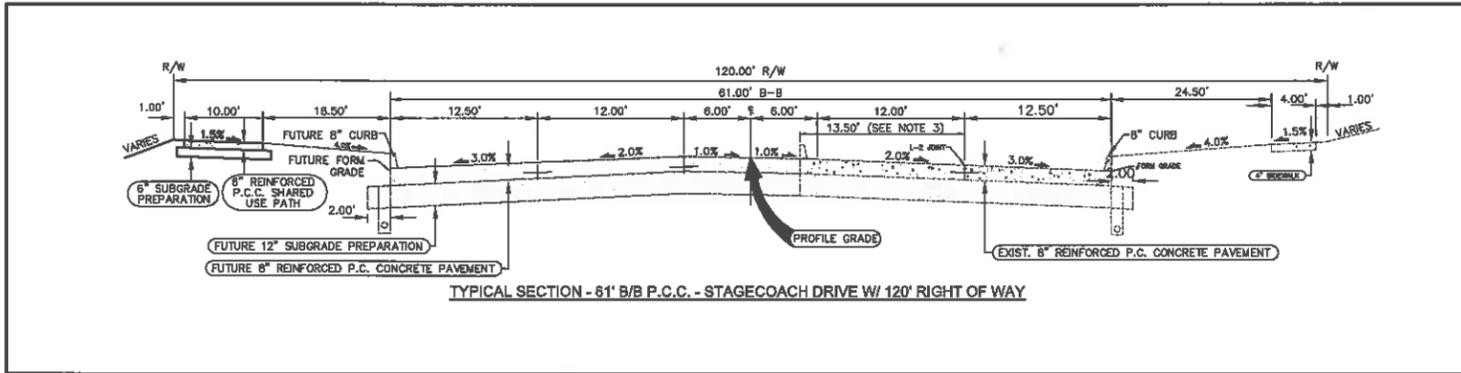
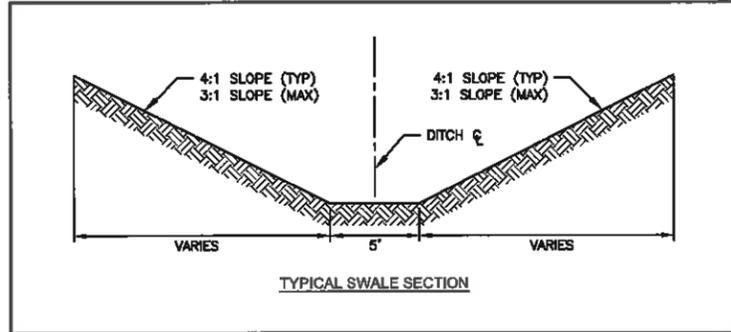
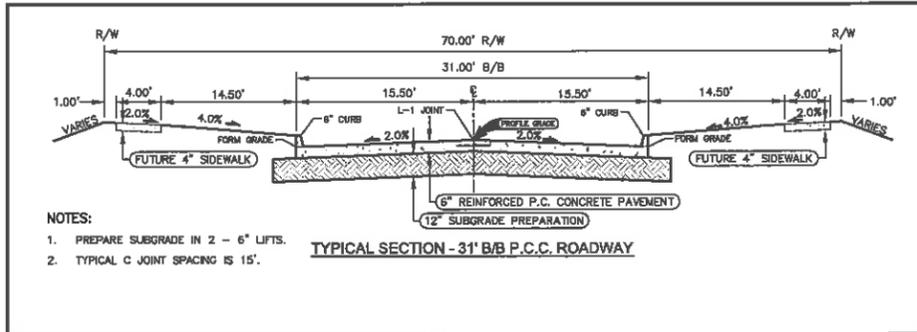
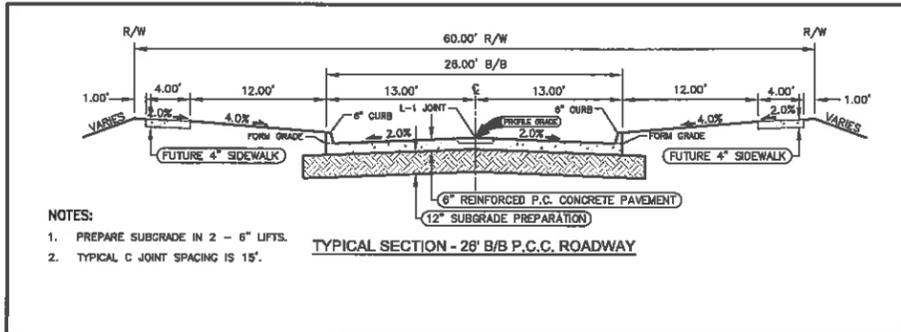


Mill Ridge



NOT TO SCALE





**NOTES**

- NO STRUCTURES, INCLUDING SHEDS, PLAY STRUCTURES, DECKS, GAZEBOS, ETC. MAY BE LOCATED WITHIN A BUFFER PARK.
- NO INDIVIDUAL RESIDENTIAL DRIVEWAY ACCESS TO STAGECOACH DRIVE IS ALLOWED.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
- ALL UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
- THE STORMWATER DETENTION FACILITY AND PRIVATE STORM SEWERS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION 'CLINT CARPENTER' (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIOR TO CONSTRUCTION ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- CONTACT PERSON RESPONSIBLE FOR ENSURING MUD AND ROCK ARE CLEANED OFF THE STREETS AND FOR INSTALLATION, PERIODIC CHECKING, AND REINSTALLATION OF EROSION CONTROL MEASURES IS: NICK NEWBURY, SITE INSPECTIONS LLC. PHONE: (515) 808-3296.
- ALL CONSTRUCTION TRAFFIC SHALL USE ACCESS FROM SUGAR CREEK DRIVE ONLY.
- ALL OUTLOTS ARE UNBUILDABLE.
- ANY EXISTING CASTING THAT IS REMOVED FROM THE SITE WILL NEED TO BE RECYCLED TO PUBLIC WORKS. CONTACT JASON SCHLUCKBERND, ENGINEERING SERVICES (515) 222-3477, TO HAVE CASTING PICKED UP.
- NO SPOIL PILES OR CONSTRUCTION EQUIPMENT IS ALLOWED IN THE EXISTING WATER MAIN EASEMENT ALONG THE WEST SIDE OF S. 88TH STREET.
- NO GRADING IS PERMITTED IN THE EXISTING WATER MAIN EASEMENT ALONG THE WEST SIDE OF S. 88TH STREET, EXCEPT FOR THE GRADING NEEDED FOR THE CONNECTION OF STAGECOACH DRIVE AND S. 88TH STREET.

FILED IN: 2016/04/28/10:00 AM - PRELIMINARY PLATING  
 DATE PLOTTED: 2/24/2016 4:28 PM  
 PLOTTED BY: JEFF MEYER

DATE	REVISIONS
02-25-16 <td>THIRD SUBMITTAL</td>	THIRD SUBMITTAL
02-03-16 <td>SECOND SUBMITTAL</td>	SECOND SUBMITTAL
12-02-15 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JAT  
 E.I: NEM



WEST DES MOINES, IOWA  
 CIVIL DESIGN ADVANTAGE

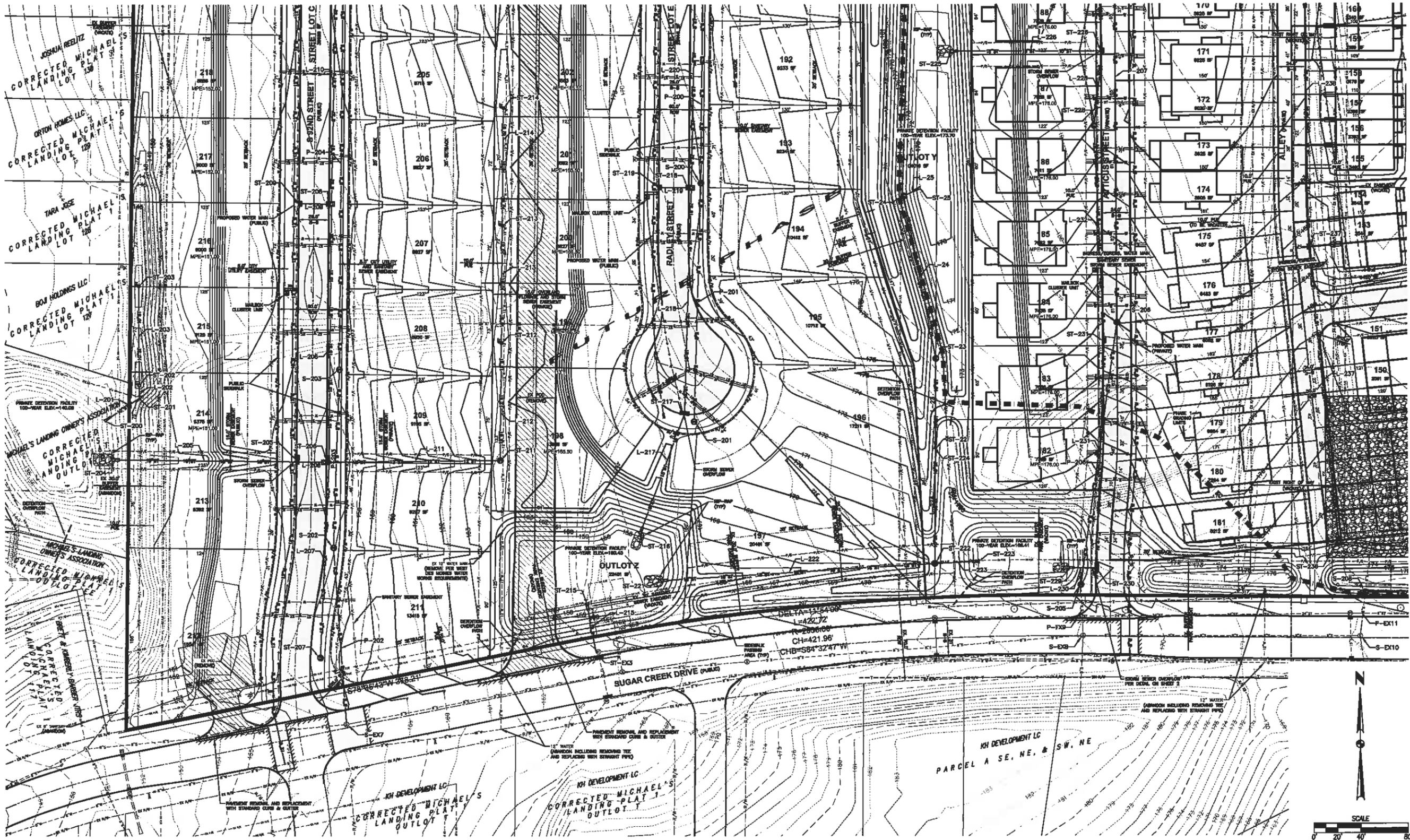
**MILL RIDGE**  
**PRELIMINARY PLAT**



PRELIMINARY PLAT FOR:  
**MILL RIDGE**  
 WEST DES MOINES, IOWA



SHEET INDEX



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02-03-18 <td>SECOND SUBMITTAL</td>	SECOND SUBMITTAL
12-02-16 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JAT  
 E.I. NEM

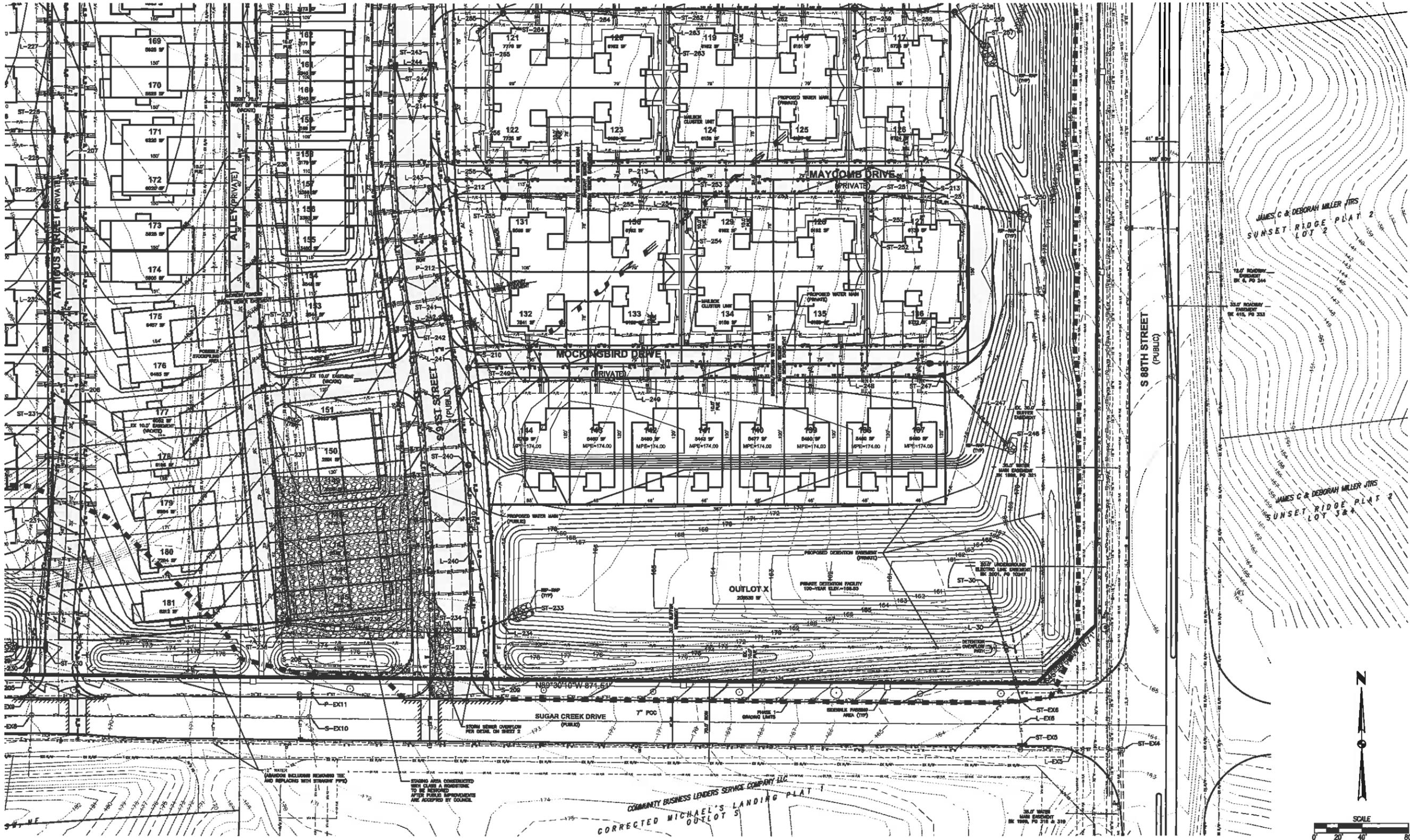


WEST DES MOINES, IOWA  
 CIVIL DESIGN ADVANTAGE

**MILL RIDGE**  
 PRELIMINARY PLAT

4/10  
 1304.147

PRELIMINARY PLAT FOR:  
**MILL RIDGE**  
 WEST DES MOINES, IOWA



FILE IN SURVEYOR'S OFFICE - PRELIMINARY PLATING  
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 DATE: 2/28/16  
 DRAWN BY: JLS  
 CHECKED BY: JLS

WATER INCLUDING REMOVING THE  
 AND REPLACING WITH STRONG PIPED

STORAGE AREA CONSIDERED  
 WITH EXISTING A REMOVING  
 TO BE RECORDED  
 AFTER FIELD INSPECTIONS  
 ARE ACCEPTED BY COUNCIL

COMMUNITY BUSINESS LEADERS SERVICE COMPANY, LLC  
 CORRECTED MICHAEL'S LANDING PLAT 1  
 OUTLOT 5



REVISIONS	DATE
FIRST SUBMITTAL	02-03-16
SECOND SUBMITTAL	02-03-16
THIRD SUBMITTAL	02-25-16

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
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 ENGINEER: JAT  
 E.I: NEM



WEST DES MOINES, IOWA  
 CIVIL DESIGN ADVANTAGE

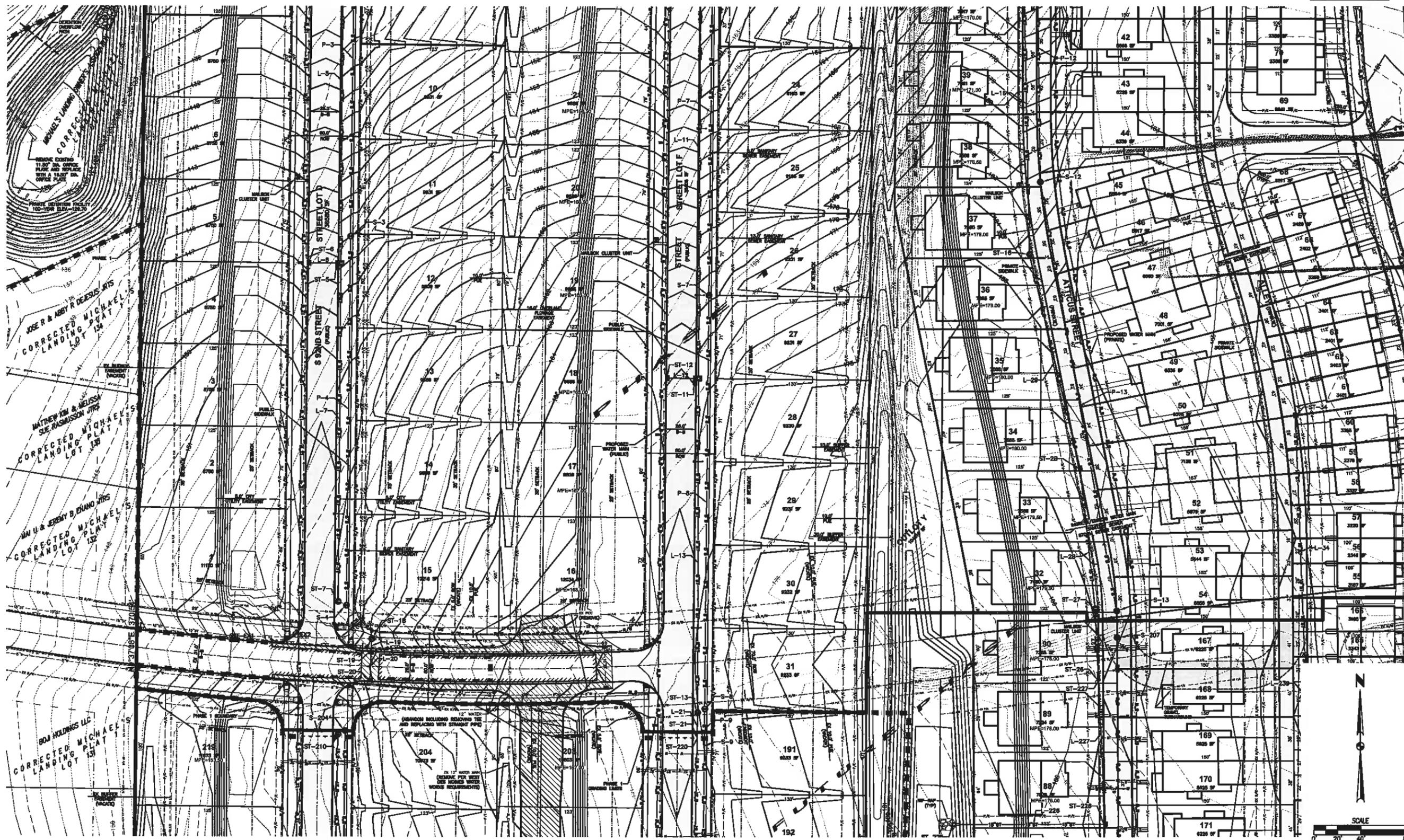
**MILL RIDGE**  
 PRELIMINARY PLAT

5 / 10  
 1304.147

PRELIMINARY PLAT FOR:  
**MILL RIDGE**  
 WEST DES MOINES, IOWA



SHEET INDEX



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FIRST SUBMITTAL	12-02-15

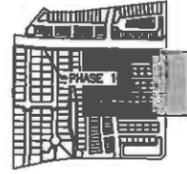
3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
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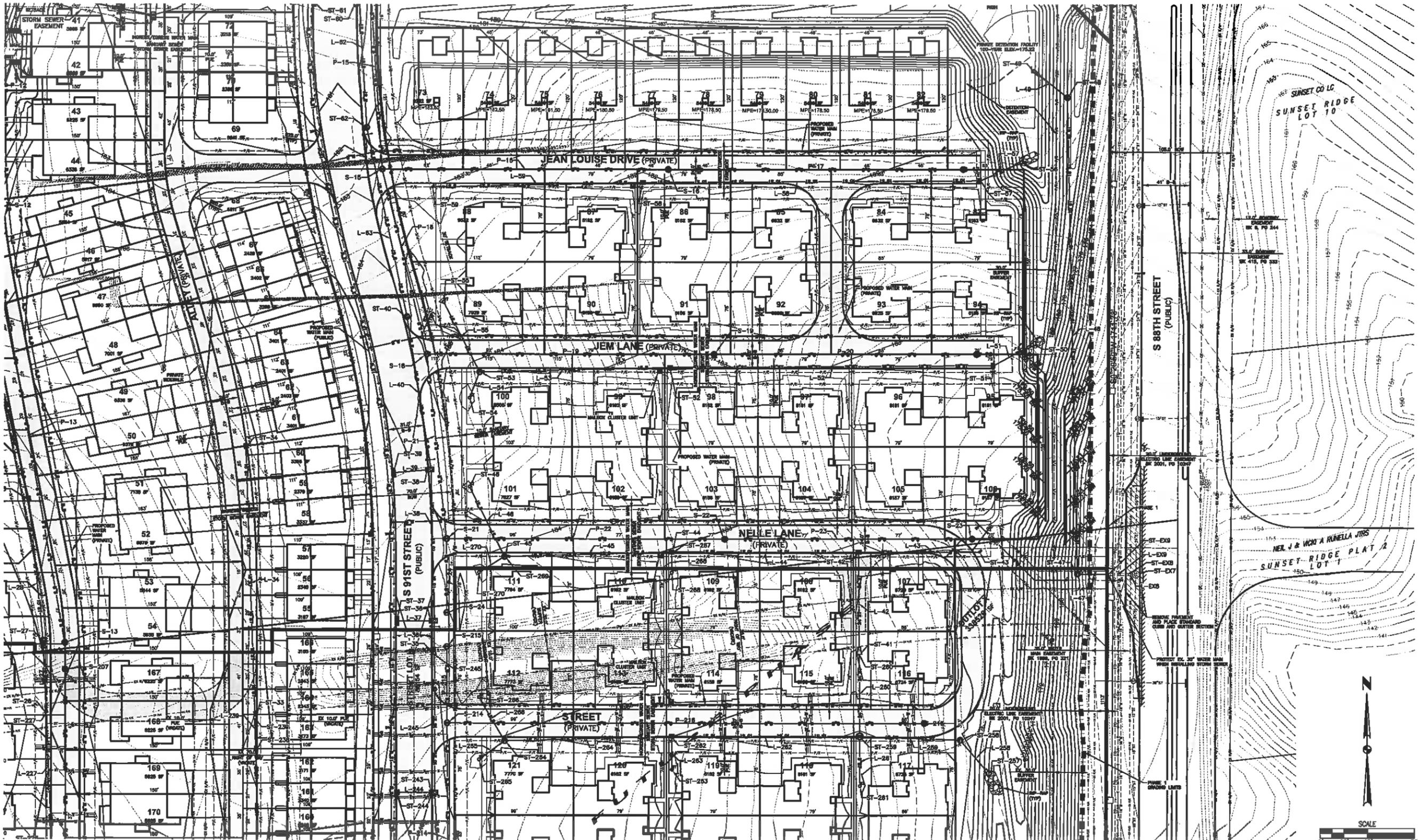
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 WEST DES MOINES, IOWA

**MILL RIDGE**  
 PRELIMINARY PLAT

PRELIMINARY PLAT FOR:  
**MILL RIDGE**  
 WEST DES MOINES, IOWA



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FIRST SUBMITTAL	12-02-15

3405 S.E. CROSSROADS DRIVE, SUITE G  
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CIVIL DESIGN ADVANTAGE  
 WEST DES MOINES, IOWA

**MILL RIDGE**  
 PRELIMINARY PLAT





# PRELIMINARY PLAT FOR: MILL RIDGE WEST DES MOINES, IOWA

List of Sanitary Sewer Utility Accesses					
Structure Number	Location	Manhole Type	Rm Elevation	Depth	Note
<b>Phase 1</b>					
<b>STAGBACH DRIVE</b>					
S-1	48" SW-301 MH	EXMH	158.70	13.97	1
S-2	48" SW-301 MH	EXMH	158.38	13.65	1
S-3	48" SW-301 MH	EXMH	141.21	10.47	1
S-4	48" SW-301 MH	EXMH	153.01	11.27	1
S-5	48" SW-301 MH	EXMH	155.70	11.96	1
<b>MELISSA STREET</b>					
S-6	48" SW-301 MH	EXMH	152.44	11.01	1
S-7	48" SW-301 MH	EXMH	153.00	11.57	1
S-8	48" SW-301 MH	EXMH	155.11	11.89	1
<b>WINDY HOLLOW</b>					
S-9	48" SW-301 MH	EXMH	159.78	13.01	1
S-10	48" SW-301 MH	EXMH	173.24	17.82	1
S-11	8" PLUG		173.08	17.66	1
<b>WINDY HOLLOW DRIVE</b>					
S-12	48" SW-301 MH	EXMH	168.00	12.88	1
S-13	48" SW-301 MH	EXMH	171.58	13.74	1
<b>WINDY HOLLOW DRIVE</b>					
S-14	48" SW-301 MH	EXMH	161.07	13.55	1
S-15	48" SW-301 MH	EXMH	163.39	13.90	1
S-16	48" SW-301 MH	EXMH	163.20	13.88	1
S-17	48" SW-301 MH	EXMH	169.20	14.49	1
S-18	48" SW-301 MH	EXMH	161.25	13.60	1
S-19	48" SW-301 MH	EXMH	163.09	14.04	1
S-20	48" SW-301 MH	EXMH	162.30	13.80	1
<b>WINDY HOLLOW DRIVE</b>					
S-21	48" SW-301 MH	EXMH	164.23	13.98	1
<b>MELISSA STREET</b>					
S-22	48" SW-301 MH	EXMH	162.85	13.75	1
S-23	48" SW-301 MH	EXMH	162.21	13.60	1
S-24	48" SW-301 MH	EXMH	163.91	13.78	1
<b>WINDY HOLLOW DRIVE</b>					
S-25	48" SW-301 MH	EXMH	168.00	12.88	1
S-26	48" SW-301 MH	EXMH	172.08	14.48	1
S-27	48" SW-301 MH	EXMH	170.63	14.20	1
<b>WINDY HOLLOW DRIVE</b>					
S-28	48" SW-301 MH	EXMH	168.00	12.88	1
S-29	48" SW-301 MH	EXMH	168.00	12.88	1
S-30	48" SW-301 MH	EXMH	168.00	12.88	1
S-31	48" SW-301 MH	EXMH	168.00	12.88	1
S-32	48" SW-301 MH	EXMH	168.00	12.88	1
S-33	48" SW-301 MH	EXMH	168.00	12.88	1
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S-35	48" SW-301 MH	EXMH	168.00	12.88	1
S-36	48" SW-301 MH	EXMH	168.00	12.88	1
S-37	48" SW-301 MH	EXMH	168.00	12.88	1
S-38	48" SW-301 MH	EXMH	168.00	12.88	1
S-39	48" SW-301 MH	EXMH	168.00	12.88	1
S-40	48" SW-301 MH	EXMH	168.00	12.88	1
S-41	48" SW-301 MH	EXMH	168.00	12.88	1
S-42	48" SW-301 MH	EXMH	168.00	12.88	1
S-43	48" SW-301 MH	EXMH	168.00	12.88	1
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S-66	48" SW-301 MH	EXMH	168.00	12.88	1
S-67	48" SW-301 MH	EXMH	168.00	12.88	1
S-68	48" SW-301 MH	EXMH	168.00	12.88	1
S-69	48" SW-301 MH	EXMH	168.00	12.88	1
S-70	48" SW-301 MH	EXMH	168.00	12.88	1
S-71	48" SW-301 MH	EXMH	168.00	12.88	1
S-72	48" SW-301 MH	EXMH	168.00	12.88	1
S-73	48" SW-301 MH	EXMH	168.00	12.88	1
S-74	48" SW-301 MH	EXMH	168.00	12.88	1
S-75	48" SW-301 MH	EXMH	168.00	12.88	1
S-76	48" SW-301 MH	EXMH	168.00	12.88	1
S-77	48" SW-301 MH	EXMH	168.00	12.88	1
S-78	48" SW-301 MH	EXMH	168.00	12.88	1
S-79	48" SW-301 MH	EXMH	168.00	12.88	1
S-80	48" SW-301 MH	EXMH	168.00	12.88	1
S-81	48" SW-301 MH	EXMH	168.00	12.88	1
S-82	48" SW-301 MH	EXMH	168.00	12.88	1
S-83	48" SW-301 MH	EXMH	168.00	12.88	1
S-84	48" SW-301 MH	EXMH	168.00	12.88	1
S-85	48" SW-301 MH	EXMH	168.00	12.88	1
S-86	48" SW-301 MH	EXMH	168.00	12.88	1
S-87	48" SW-301 MH	EXMH	168.00	12.88	1
S-88	48" SW-301 MH	EXMH	168.00	12.88	1
S-89	48" SW-301 MH	EXMH	168.00	12.88	1
S-90	48" SW-301 MH	EXMH	168.00	12.88	1
S-91	48" SW-301 MH	EXMH	168.00	12.88	1
S-92	48" SW-301 MH	EXMH	168.00	12.88	1
S-93	48" SW-301 MH	EXMH	168.00	12.88	1
S-94	48" SW-301 MH	EXMH	168.00	12.88	1
S-95	48" SW-301 MH	EXMH	168.00	12.88	1
S-96	48" SW-301 MH	EXMH	168.00	12.88	1
S-97	48" SW-301 MH	EXMH	168.00	12.88	1
S-98	48" SW-301 MH	EXMH	168.00	12.88	1
S-99	48" SW-301 MH	EXMH	168.00	12.88	1
S-100	48" SW-301 MH	EXMH	168.00	12.88	1

List of Sanitary Sewer Pipe									
Pipe Number	From	To	Structure	Length	Flow	Flow	Note		
P-#	S-#	S-#	Diagrams	Feet	ft <sup>3</sup> /D	ft <sup>3</sup> /D		1	2
P-1	S-1	S-2	8	91	4.00	139.26	139.26	1	
P-2	S-1	S-2	8	144	1.00	139.10	139.10	1	
P-3	S-2	S-3	8	277	8.10	139.54	141.89	1	
P-4	S-3	S-4	8	312	1.00	142.09	147.70	1	
P-5	S-4	S-5	8	91	0.40	143.54	145.80	1	
P-6	S-5	S-6	8	83	0.50	148.00	146.42	1	
P-7	S-6	S-7	8	209	1.70	148.53	151.77	1	
P-8	S-7	S-8	8	390	1.06	151.87	155.35	1	
P-9	S-8	S-9	8	30	1.00	166.49	163.79	1	
P-10	S-9	S-10	8	87	0.00	162.21	162.70	1	
P-11	S-10	S-11	8	89	1.00	157.28	158.22	1	
P-12	S-11	S-12	8	210	4.00	159.27	166.90	2	
P-13	S-12	S-13	8	369	1.00	170.20	173.78	2	
P-14	S-13	S-14	8	319	1.00	189.32	191.65	1	
P-15	S-14	S-15	8	171	7.00	191.62	195.53	1	
P-16	S-15	S-16	8	226	7.00	198.49	201.89	2	
P-17	S-16	S-17	8	244	1.00	198.29	197.50	2	
P-18	S-17	S-18	8	158	1.00	189.49	188.01	1	
P-19	S-18	S-19	8	230	1.65	188.11	189.08	2	
P-20	S-19	S-20	8	219	1.00	188.15	171.33	2	
P-21	S-20	S-21	8	154	1.00	168.11	168.68	1	
P-22	S-21	S-22	8	231	1.00	169.78	169.08	2	
P-23	S-22	S-23	8	206	1.00	169.18	171.33	2	
P-24	S-23	S-24	8	40	5.00	167.19	170.15	1	
P-25	S-24	S-25	8	177	1.00	163.79	167.63	1	
P-26	S-25	S-26	8	200	1.00	167.63	169.63	1	
P-27	S-26	S-27	8	148	1.00	141.02	142.89	1	
P-28	S-27	S-28	8	140	1.00	142.89	146.00	1	
P-29	S-28	S-29	8	347	1.00	144.18	147.68	1	
P-30	S-29	S-30	8	40	1.00	149.07	153.47	1	
P-31	S-30	S-31	8	272	4.50	158.90	155.80	2	
P-32	S-31	S-32	8	367	1.04	169.80	173.94	2	
P-33	S-32	S-33	8	307	1.56	168.29	167.80	2	
P-34	S-33	S-34	8	187	1.00	153.28	154.85	1	
P-35	S-34	S-35	8	400	1.05	164.94	169.13	2	
P-36	S-35	S-36	8	153	1.00	162.56	168.28	1	
P-37	S-36	S-37	8	389	1.00	169.18	170.50	1	
P-38	S-37	S-38	8	61	5.00	168.08	170.63	2	
P-39	S-38	S-39	8	289	2.32	161.62	167.65	2	
P-40	S-39	S-40	8	116	3.00	161.95	171.43	2	
P-41	S-40	S-41	8	382	1.68	171.81	177.98	2	
P-42	S-41	S-42	8	124	1.00	167.91	168.19	2	
P-43	S-42	S-43	8	285	1.00	169.29	172.13	2	

List of Inlet and Utility Accesses									
Structure Number	Location	Type of Structure	P.L. TO 1' FROM	Note					
S-1	48" SW-301 MH	EXMH	158.70	1					
S-2	48" SW-301 MH	EXMH	158.38	1					
S-3	48" SW-301 MH	EXMH	141.21	1					
S-4	48" SW-301 MH	EXMH	153.01	1					
S-5	48" SW-301 MH	EXMH	155.70	1					
S-6	48" SW-301 MH	EXMH	152.44	1					
S-7	48" SW-301 MH	EXMH	153.00	1					
S-8	48" SW-301 MH	EXMH	155.11	1					
S-9	8" PLUG		173.08	1					