CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: April 6, 2015

ITEM: Maple Grove West Plat 6, 1655 98th Street – Subdivide property into 48 lots for medium density residential development and one outlot for common ground – Rock Equity Holdings LLC – PP-002625/SP-002626-2015

RESOLUTION: **Approval of a Preliminary Plat and Site Plan**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Rock Equity Holdings, LLC, requests approval for a preliminary plat to create 48 postage stamp lots and aa site plan for the construction of 48 townhomes units on property located at 1655 98th Street (see Exhibit I, Attachment B – Location Map, Attachment C – Preliminary Plat/Site Plan, Attachment D – Elevations).

Plan and Zoning Commission Action:
Vote: 7-0 approval
Date: March 30, 2015
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat and Site Plan

OUTSTANDING ISSUES: There are no outstanding issues. The applicant is in agreement with the recommended conditions of approval.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – Development and Planning (*January 29, 2015)*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve the Preliminary Plat to subdivide the property into 48 postage stamp lots for townhome development and one (1) lot for common ground, and to approve the Site Plan for the construction of 48 townhomes, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings and building elevations which address remaining staff comments prior to obtaining building permits.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTJ

PUBLICATION(S) (if applicable)

Published In	N/A
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	July 31, 2014		
Recommendation	Yes X	No ☐	Split ☐

S:___Development Projects\Maple Grove West\Plat 6\Preliminary Plat_Site Plan\PP-002625-2015_SP_02626_2015_SR_Maple Grove West Plat 6_04-06-2015.doc

ATTACHMENTS:

Exhibit I	-	Plan and Zoning Commission Communication		
		Attachment A	-	Plan and Zoning Commission Resolution
		Attachment B	-	Location Map
		Attachment C	-	Preliminary Plat/Site Plan
		Attachment D	-	Elevations
Exhibit II	-	City Council Resolution		

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: March 30, 2015

Item: Maple Grove West Plat 6, 1655 98th Street – Subdivide property into 48 lots for medium density residential development and one outlot for common ground – Rock Equity Holdings LLC – PP-002625/SP-002626-2015

Requested Action: Approval of Preliminary Plat and Site Plan

Case Advisor: Kara Tragesser, AICP

Applicant's Request: Rock Equity Holdings, LLC, requests approval for a preliminary plat and site plan for the construction of 48 townhomes units on property located at 1655 98th Street (see Attachment B – Location Map, Attachment C – Preliminary Plat/Site Plan, Attachment D – Elevations).

History: This property is located in the Maple Grove West Planned Unit Development and the underlying zoning is Residential Medium Density (RM-12). The property is undeveloped. It is bordered on the west by the recently reconstructed 98th Street, on the north by the access drive to the West Des Moines Water Works water tower and the railroad, on the east by a West Des Moines Water Works water tower, and on the south the developing single family lots of Maple Grove West Plat 4 approved in 2014. On March 9, 2015, an amendment to the Maple Grove West Planned Unit Development was approved to modify requirements for setbacks, buffers and architecture for this development parcel.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on January 29, 2015; the Subcommittee was supportive 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.

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 Preliminary Plat and the Site Plan to create 48 lots for townhome development and one outlot for common ground at 1655 98th Street, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings and building elevations which address remaining staff comments prior to obtaining building permits.
2. That the Plan & Zoning Commission authorize grading of the site to begin prior to the approved preliminary plat/site plan if the applicant accepts the risk that the final plans may change based upon staff comments from what is shown in the staff report.

Owner Rock Equity Holdings, LLC
720 S. 68th Street
West Des Moines IA 50266
151-650-0530
James Lindgren
james@caliberiowa.com

Applicant: Same

Applicant Rep: Same

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Preliminary Plat/Site Plan
Attachment D	-	Building Elevations

RESOLUTION NO. PZC-15-015

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT AND SITE PLAN TO CREATE 48 TOWNHOMES LOTS AND ONE OUTLOT FOR COMMON GROUND AND TO CONSTRUCT 48 TOWNHOMES

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Rock Equity Holdings, has requested approval for a Preliminary Plat (PP-002625-2015) to create 48 lots and one outlot and a Site Plan (SP-002626-2014) to construct 48 townhome units;

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

WHEREAS, on March 30, 2015, this Commission held a duly-noticed public meeting to consider the applications for a Preliminary Plat and for a Site Plan;

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. The Preliminary Plat to create 48 lots and one outlot and the Site Plan for the construction of 48 townhomes are recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the meeting, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permits, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on March 30, 2015.

Erica Andersen

Erica Andersen, Chairperson
Plan and Zoning Commission

ATTEST:

Lynn Taylor

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 30, 2015, by the following vote:

AYES: Andersen, Brown, Cownie, Crowley, Costa, Erickson, Hatfield
NAYS: -0-
ABSTENTIONS: -0-
ABSENT: -0-

ATTEST:

Lynn Taylor

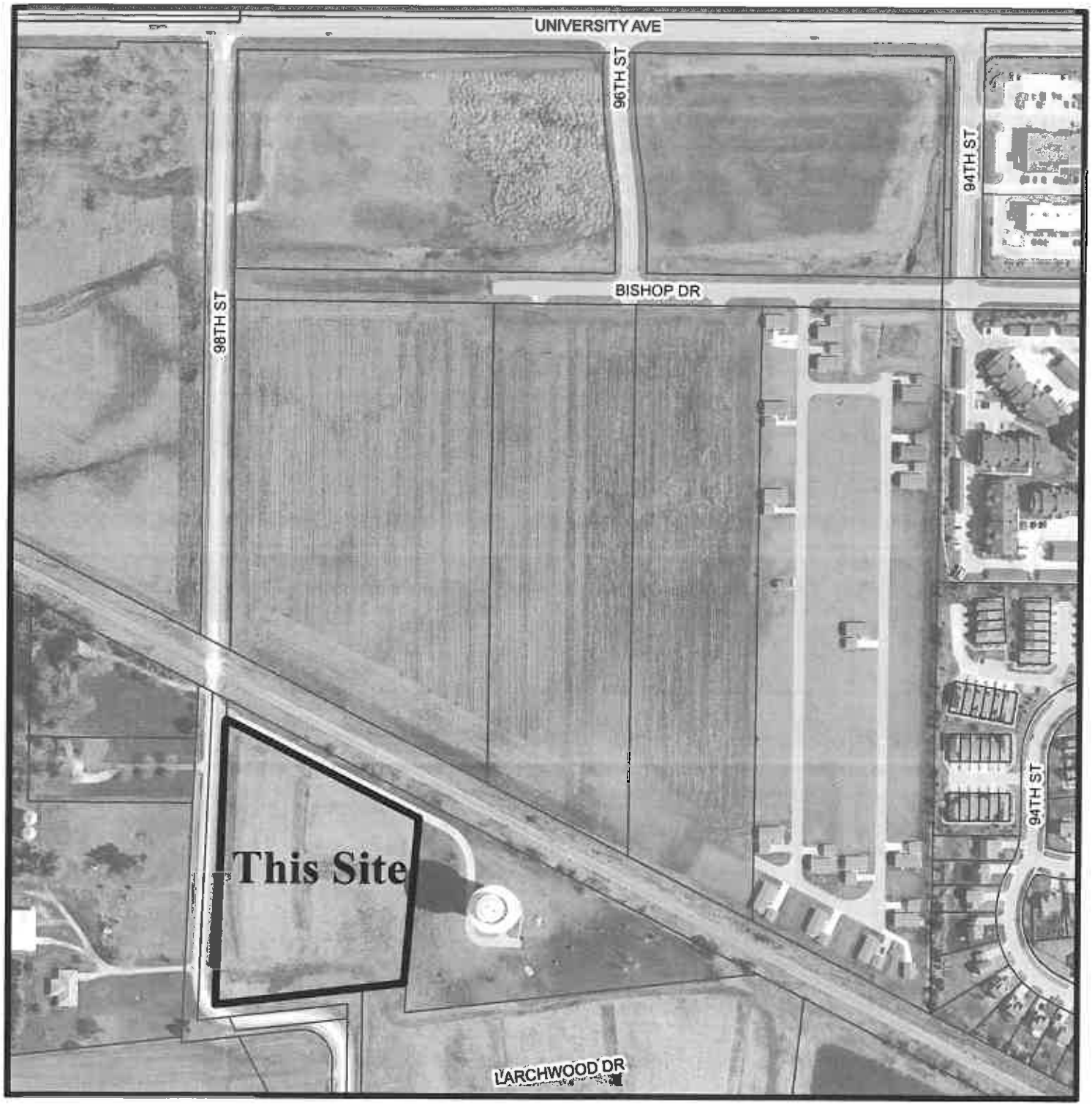
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. The applicant providing final drawings and building elevations which address remaining staff comments prior to obtaining building permits.
2. That the Plan & Zoning Commission authorize grading of the site to begin prior to the approved preliminary plat/site plan if the applicant accepts the risk that the final plans may change based upon staff comments from what is shown in the staff report.

ATTACHMENT B

General Location Map
Maple Grove West Plat 6
South of UP Railroad East of 98th Street



No Scale

PRELIMINARY PLAT/SITE PLAN

FOR

MAPLE GROVE WEST PLAT 6

TOWNHOME RESIDENTIAL DEVELOPMENT

CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

N

1"=500'

VICINITY MAP

OWNER/DEVELOPER

ROCK EQUITY HOLDINGS LLC
720 S 88TH ST, SUITE 120
WEST DES MOINES, IA 50266
CONTACT: JAMES LINDGREN

INDEX OF SHEETS

1. TITLE SHEET
2. PROJECT INFORMATION
3. DIMENSION PLAN
4. UTILITY PLAN
5. GRADING AND EROSION CONTROL PLAN
6. LANDSCAPE PLAN

LICENSED PROFESSIONAL ENGINEER ERIC D. CANNON 18954 IOWA

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.

Eric D. Cannon, P.E. Date

License Number 18954

My License Renewal Date is December 31, 2015

Pages or sheets covered by this seal:

Sheets 1-5

MARK	REVISION	DATE	BY
1	REVISED AS PER COMMENTS	03/18/15	SVS
1	REVISED AS PER CITY COMMENTS	03/31/15	JWM

Engineer: EDC Checked By: EDC Scale: 1"=600'

Technician: JWM Date: 02-26-15 Field Bk: Pg:

Project No: 114.0996 Sheet 1 of 6

MAPLE GROVE WEST PLAT 6

TITLE SHEET

WEST DES MOINES, IA

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

Project No: 114.0

Sheet 1 of 6

ATTACHMENT C

LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	×93.0
Contour Elevation	93	93
Fence (Barbed, Field, Hog)	—x—x—	
Fence (Chain Link)		
Fence (Wood)		
Fence (SIB)		
Tree Line		
Tree Stump		
Deciduous Tree or Shrub		
Coniferous Tree or Shrub		
Communication	C(x)	C
Overhead Communication	OC(x)	OC
Fiber Optic	FO(x)	FO
Underground Electric	E(x)	E
Overhead Electric	OE(x)	OE
Gas Main with Size	4" G(x)	4" G
High Pressure Gas Main with Size	4" HPG(x)	4" HPG
Water Main with Size	8" W(x)	8" W
Sanitary Sewer with Size	8" S(x)	8" S
Duct Bank	DUCT(x)	
Test Hole Location for SUE w/ID	#1	

(x) Denotes the survey quality service level for utilities

Sanitary Manhole		
Storm Sewer with Size	12" ST	12" ST
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		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box		
Electric Transformer		
Traffic Sign		
Communication Pedestal		
Communication Manhole		
Communication Handhole		
Fiber Optic Manhole		
Fiber Optic Handhole		
Gas Valve		
Gas Manhole		
Gas Apparatus		
Fence Post or Guard Post		
Underground Storage Tank		
Above Ground Storage Tank		
Sign		
Satellite Dish		
Mailbox		
Soil Boring		

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 3514037118.

W1-WATER	DES MOINES WATER WORKS JANA HODGES 515-283-8729 hodgeje@dmww.com	CLEAR	MEDIACOM COMMUNICATIONS PAUL MAY 515-246-2252 pmay@mediacomcc.com
W2-WATER	WEST DES MOINES WATER WORKS KEVIN L. TREVILLYAN 515-222-3465 ktrev@wdmww.com	CLEAR	HICKORY TECH/ENVENTIS JOHN MCCABE 507-387-1770 john.mccabe@hickorytech.com
E1-ELECTRIC G1-GAS	MIDAMERICAN ENERGY NORM TRENTMANN 515-252-6621 NETrentmann@midamerican.com	CLEAR	WEST DES MOINES TRAFFIC RICK KNOWLES 515-222-3480 rick.knowles@wdm.iowa.gov
SANITARY SEWER	CITY OF WEST DES MOINES JASON SCHUCKBEND 515-232-3620		
C1-COMMUNICATION	CENTURYLINK LOCAL NETWORK TOM STURMER 303-684-8090 thomas.sturmer@centurylink.com		

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

GENERAL NOTES

A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE WEST DES MOINES STANDARDS AND THE SOILS REPORTS PREPARED BY OTHERS.

C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.

D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.

E. NOTIFY OWNER, OWNER, ENGINEER, DES MOINES WATER WORKS, AND CITY OF WEST DES MOINES PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.

F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.

G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.

H. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.

I. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.

J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.

K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 4" DEPTH TO FINISH GRADES.

L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.

M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.

N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.

O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.

P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, POLK COUNTY, AND THE OWNER PRIOR TO CONSTRUCTION.

Q. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

R. DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF THE PUBLIC SIDEWALK ALONG 98TH STREET IN ACCORDANCE WITH PROWAG.

ZONING

MAPLE GROVE WEST PUD-#76
MEDIUM DENSITY RESIDENTIAL

PROPERTY DESCRIPTION

OUTLOT W, MAPLE GROVE WEST PLAT 5

PROPERTY ADDRESS

1555 98TH STREET

BUILDING DESCRIPTION

TOTAL BUILDING HEIGHT= 2 STORY

GENERAL USE

TOWNHOMES

IMPERVIOUS AREA

98,237 SF TOTAL IMPERVIOUS AREA (44% OF SITE)

PARKING REQUIREMENTS

REQUIRED
2 SPACES PER DWELLING
48 X 2 = 96 SPACES REQUIRED
1 SPACE FOR EVERY 15 DWELLING UNITS = 4 REQUIRED
TOTAL 100 SPACES REQUIRED

PROVIDED
2 DRIVEWAY SPACES PER UNIT
48 X 2 = 96 SPACES PROVIDED
11 VISITOR PARKING STALLS PROVIDED
TOTAL 107 SPACES PROVIDED

COMPREHENSIVE LAND USE PLAN

MEDIUM DENSITY RESIDENTIAL

CITY OF WEST DES MOINES CONTROL POINT

BM93 N=583099.7 E=1546519.1 ELEV=272.57
STANDARD CITY OF WEST DES MOINES BENCHMARK 3' WEST OF EAST FENCE & 147' SOUTH OF UNIVERSITY AVENUE CENTERLINE AT THE SOUTHEAST QUADRANT OF UNIVERSITY AVENUE & 98TH STREET. (NOT SHOWN ON SURVEY.)

WDM BENCHMARK = BO
INTERSECTION OF ASHWORTH ROAD AND 98TH STREET, 3 FEET NORTH OF SOUTH FENCE, 93 FEET EAST OF CENTERLINE OF 98TH STREET (WACO PLACE, DALLAS COUNTY)
STANDARD BENCHMARK ELEVATION = 211.27 (WDM DATUM)

SITE BENCHMARKS

CITY OF WEST DES MOINES DATUM
HARN DERIVED - US SURVEY FEET

BM1 ELEV=280.02
NORTHEAST BURY BOLT IN WATEROUS HYDRANT ON EAST SIDE OF 98TH STREET, SOUTHWEST CORNER OF SITE.

BM2 ELEV=282.88
NORTHEAST BURY BOLT IN WATEROUS HYDRANT ON EAST SIDE OF 98TH STREET JUST SOUTH OF CONCRETE DRIVE TO WATER TOWER, NORTHWEST CORNER OF SITE.

SITE CONTROL POINTS

IOWA STATE PLANE SOUTH COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00)
HARN DERIVED - US SURVEY FEET

CP1 N=581123.80 E=1546497.56
CUT "X" ON TOP OF CURB 20' EAST OF POWER POLE WITH GUY ANCHOR ON WEST SIDE OF 98TH STREET, SOUTHWEST CORNER OF SITE.

CP2 N=581135.28 E=1546534.74
CUT "X" ON NORTHWEST CORNER OF CONCRETE DRIVE TO WATER TOWER, NORTHWEST CORNER OF SITE.

CP3 N=581538.31 E=1546820.39
CUT "X" ON NORTH SIDE OF CONCRETE DRIVE TO WATER TOWER 75' WEST OF CURVE, NORTHEAST CORNER OF SITE.

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 INCLUDING CREATING OR MAINTAINING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND POSSIBLY OBTAINING THE GENERAL PERMIT COVERAGE FROM THE IDNR.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.

2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMPS AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMPS FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.

3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.

4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMPS UNLESS INFEASIBLE OR NOT APPLICABLE:

a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.

b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.

c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.

d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.

e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.

f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.

g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.

h. RESPREAD A MINIMUM OF 4 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.

i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, OR SOD AS SOON AS PRACTICAL UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES NO LATER THAN 14 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY HAS FINISHED OR IS PLANNED TO BE DELAYED MORE THAN 21 CALENDAR DAYS.

j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.

k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

1	REVISED AS PER CITY COMMENTS	03/07/18	JWM	
MARK	REVISION	DATE	BY	

Engineer: EDC | Checked By: EDC | Scale: 1"=1' | Technician: JWM | Date: 02-26-15 | Field No: Pg

Project No: 114.0998 | Sheet 2 of 6

WEST DES MOINES, IA

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PROJECT INFORMATION

MAPLE GROVE WEST PLAT 6

Project No: 114.0998

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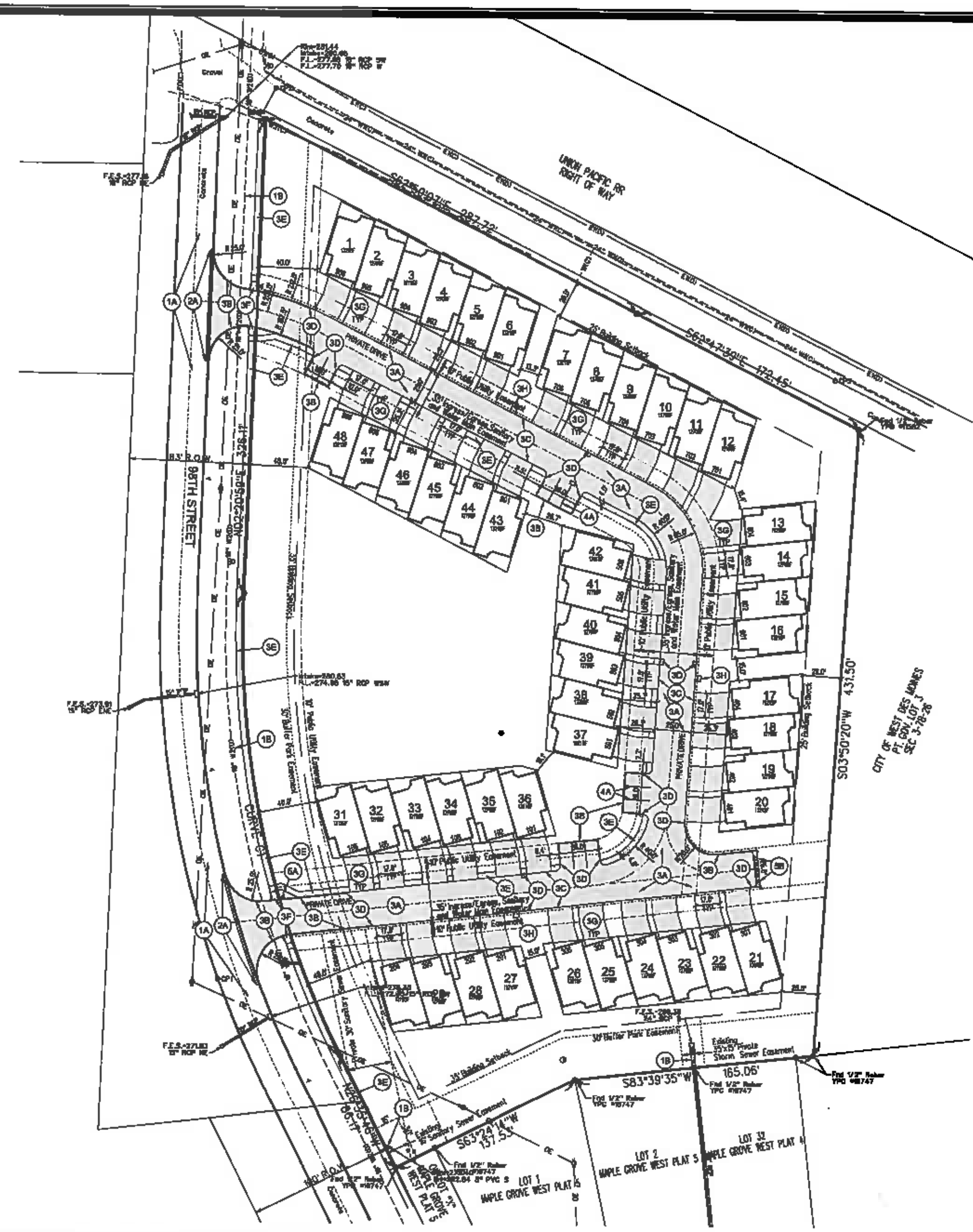
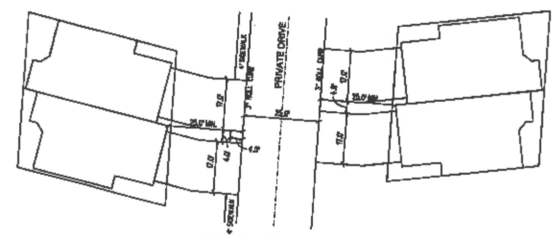
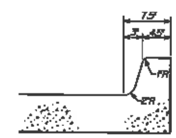


DIMENSION PLAN CONSTRUCTION NOTES

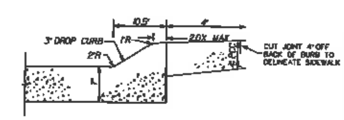
1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. EXISTING PAVEMENTS TO REMAIN.
   B. EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATIONS.
2. DEMOLITION, REMOVE AND DISPOSE OF THE FOLLOWING:
   A. PAVEMENT. REMOVE EXISTING CURB SAWCUT TO FULL DEPTH CONNECT WITH BD JOINT AS PER WEST DES MOINES DRAWING 7-18.
3. PAVEMENTS, PROVIDE THE FOLLOWING:
   A. 8" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. 6" PCC FULL CURB.
   C. 3" PCC ROLL CURB.
   D. TAPER FROM FULL 6" CURB TO 3" ROLL CURB AT ALL INTAKES AND WHERE NOTED.
   E. PCC SIDEWALKS, 4" DEPTH PAVEMENT.
   F. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33% PROVIDE DETECTABLE WARNINGS AT RAMPS.
   G. 5" DEPTH PCC DRIVEWAY.
   H. CLUSTER MAIL BOX PAD AS PER USPS SPECIFICATIONS AND REQUIREMENTS.
4. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
   A. PAINTED PARKING STALL LINES.
5. SIGNAGE, PROVIDE THE FOLLOWING:
   A. STOP SIGN.
   B. ROAD CLOSURE BARRICADES.



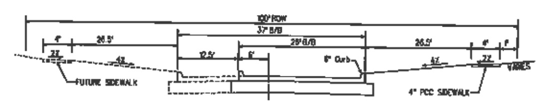
TYPICAL UNIT DETAIL
SCALE 1"=20'



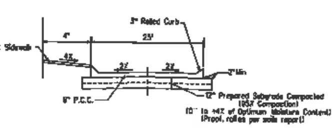
(1/3) **6" STANDARD CURB**
NOT TO SCALE



(2/3) **3" ROLL CURB**
NOT TO SCALE



(3/3) **98TH STREET TYPICAL SECTION**
NOT TO SCALE



(4/3) **TYPICAL PRIVATE STREET CROSS SECTION**
NOT TO SCALE

NOTES
1. SUBGRADE SHALL CONSIST OF A FIRM UNYIELDING CLAY (CL OR CH) OR CLASS "A" ROADSTONE BASE.
2. CONCRETE WILL HAVE THE MIX DESIGN AS SHOWN FOR STREET PAVEMENT IN THE CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. FINISH SHALL CONFORM TO STANDARD SPECIFICATIONS FOR SIDEWALKS AND PROVIDE FINAL BROOM FINISH.
4. CURING AS SPECIFIED FOR CONCRETE PAVEMENT IN THE STANDARD SPECIFICATIONS.
5. REBAR SHALL BE NON-EPOXY COATED STEEL AS PER THE STANDARD SPECIFICATIONS.

N

SCALE (FEET) 0 40

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	03/13/15	JWM

Engineer: EDC | Checked By: EDC | Scale: 1"=40'
Technician: JWM | Date: 02-26-15 | Field Bk: | Pg:
Project No: 114.0996 | Sheet 3 of 6

MAPLE GROVE WEST PLAT 6

DIMENSION PLAN

WEST DES MOINES, IA

SNYDER & ASSOCIATES, INC.

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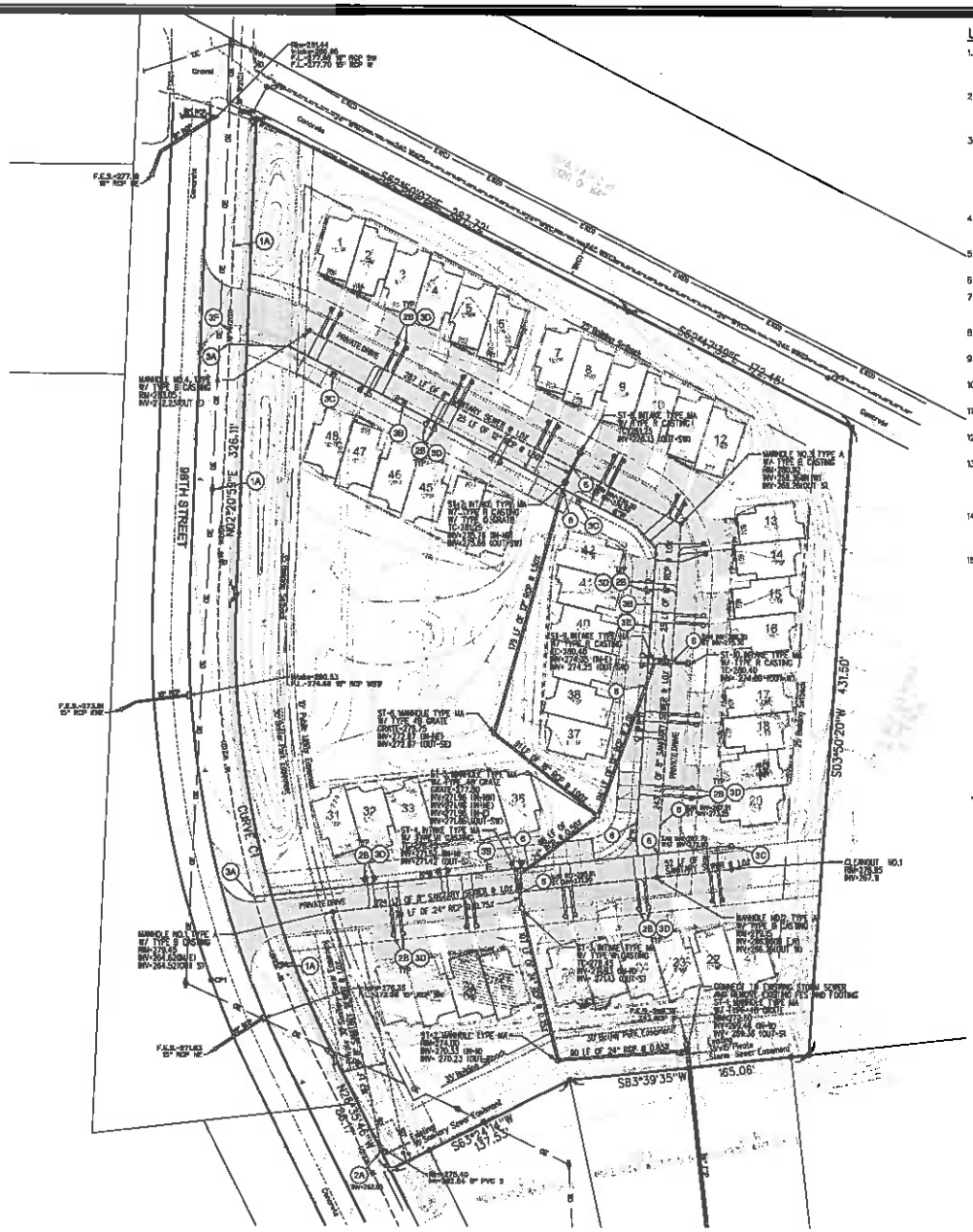


UTILITY PLAN CONSTRUCTION NOTES

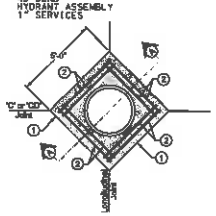
1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. EXISTING UTILITES. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATIONS.
2. PRIVATE SANITARY SEWER SERVICE.
   A. CONNECT TO EXISTING SANITARY SEWER MANHOLE WITH CORE DRILL AND LINK SEAL. MODIFY INVERTS AS NECESSARY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
   B. 4" SANITARY SEWER SERVICE LINE (PVC SDR 23.5D) AT MINIMUM 2.0%.
3. PRIVATE WATER SERVICE. PROVIDE THE FOLLOWING AS PER WEST DES MOINES WATER WORKS (WDMWW) RULES AND REGULATIONS.
   A. CONNECTION TO EXISTING 16" WATER MAIN WITH 8" TEE TAPPING VALVE AND SLEEVE.
   B. 8" WATER SERVICE LINE WITH FITTINGS AND BENDS AS NECESSARY, MINIMUM 5.5' DEEP.
   C. HYDRANT ASSEMBLY.
   D. 1" WATER SERVICE WITH CURB STOP.
   E. 8" GATE VALVE.
   F. ADJUST EXISTING VALVE TO GRADE.
4. COORDINATE NATURAL GAS AND ELECTRICAL SERVICES AND METER LOCATION WITH UTILITY SERVICE PROVIDER PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR INTERIOR UTILITY ROUTING,METERS, DESIGN INFORMATION AND COORDINATE UTILITY CONNECTIONS ACCORDINGLY.
5. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN ON THE PLANS AS PER CITY OF WEST DES MOINES STANDARDS.
6. CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION.
7. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSPECTIONS. PRIVATE UTILITIES SHALL BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE.
8. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
11. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
14. THE PROJECT CIVIL ENGINEER SHALL PROVIDE AS-BUILT DOCUMENTATION THAT THE STORM WATER DRAINAGE SYSTEM HAS BEEN CONSTRUCTED AS DESIGNED. THE AS-BUILT SHALL BE FORWARDED TO THE CITY BEFORE ISSUANCE OF THE FINAL OCCUPANCY PERMIT, AND SHALL INCLUDE ELEVATIONS, DETENTION AND RETENTION POND CAPACITY, PIPING RESTRICTORS, AND ANY PERTINENT ASPECTS OF THE STORM WATER SYSTEM.
15. A REPORT CERTIFIED BY A THIRD-PARTY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE CITY, SHALL BE SUBMITTED TO DOCUMENT THE THICKNESS AND STRENGTH OF THE PAVEMENT, THE SUBGRADE COMPACTION, COMPLIANCE WITH THE METRO DESIGN STANDARDS FOR STREETS, AND THE STANDARDS LISTED IN THE WEST DES MOINES "OFF STREET PARKING ORDINANCE" FOR PRIVATE STREETS, PARKING LOTS, AND DRIVEWAYS.

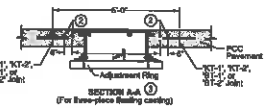
PROPOSED WATER MAIN QUANTITIES

8" MAIN (PRIVATE)	870 LF.
8" TAPPING VALVE AND SLEEVE	2 EA.
8" X 8" TEE	1 EA.
8" VALVE	1 EA.
11.25° BEND	1 EA.
22.5° BEND	2 EA.
45° BEND	1 EA.
HYDRANT ASSEMBLY	3 EA.
1" SERVICES	48 EA.

UTILITY OWNERSHIP

SANITARY SEWER - PRIVATE
WATER MAIN - PRIVATE
STORM SEWER - PRIVATE

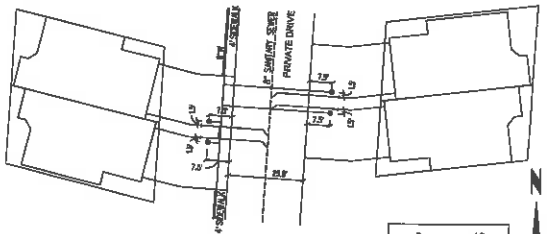




SECTION A-A
(For three-piece floating casting)

1. 'KT-1', 'KT-2', 'ST-1', or 'ST-2' joint if three-piece floating casting (SW 601 Type B and D or SW-602 Type F) is used, 'C' joint if two-piece fixed casting (SW 601 Type A and C or SW-602 Type E) is used.
2. 4 foot 6 inch (typ.) #4 bar. Place at mid-slab.
3. No boxout is required for three-piece floating castings (SW 601 Type B and D or SW-602 Type F). If a boxout is provided for a three-piece casting, construct as detailed in Section A-A for three-piece floating casting.

MANHOLE BOXOUT (SUDAS PV-103)



TYPICAL SERVICE DETAIL

SCALE 1"=20'

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	03/13/15	JWM

Engineer: EDC Checked by: EDC Scale: 1"=40' Technician: JWM Date: 02-26-15 Field Bk: PZ

Project No: 114.0996 Sheet 4 of 6

MAPLE GROVE WEST PLAT 6

WEST DES MOINES, IA

UTILITY PLAN

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
AMES, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 114.0996

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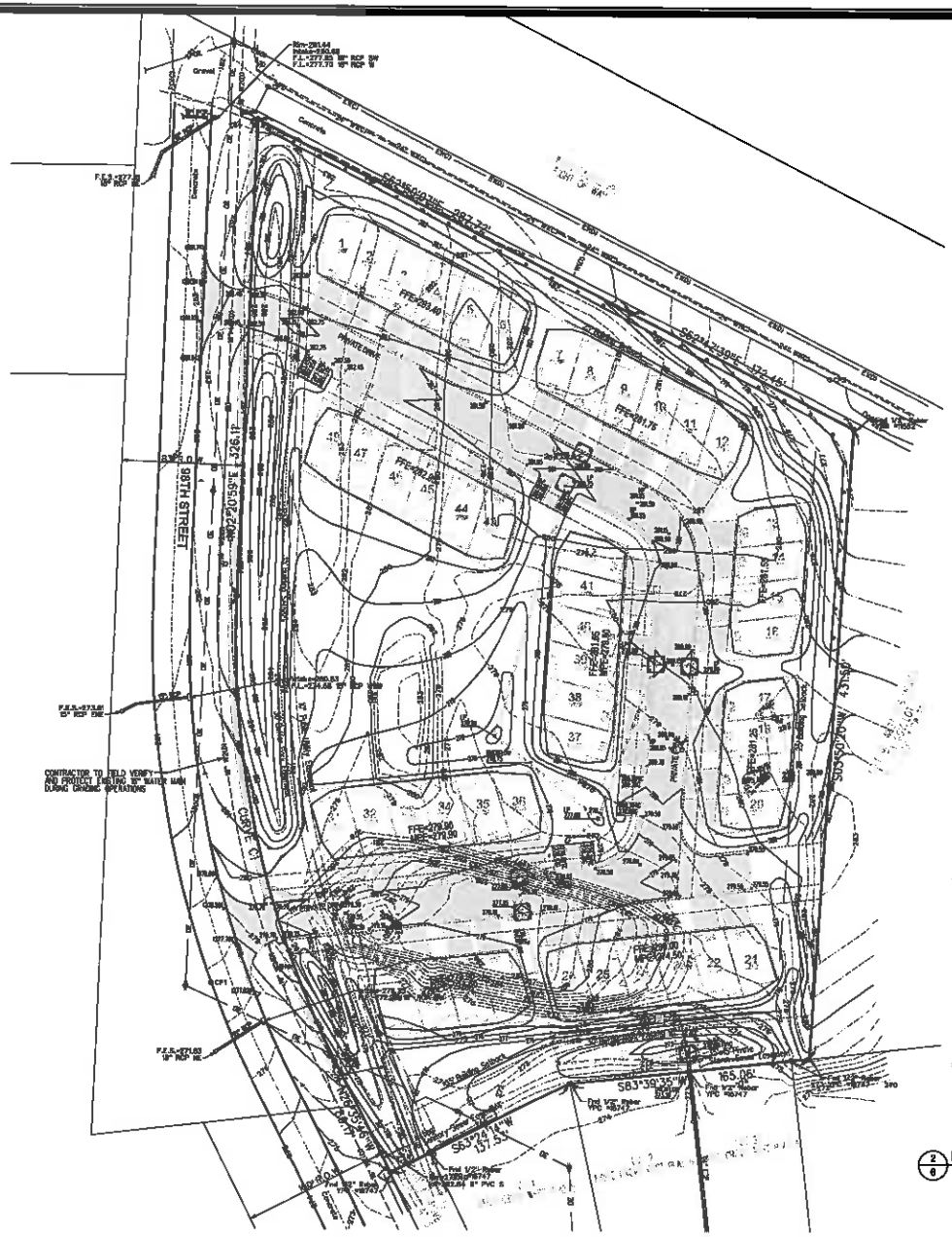


GRADING PLAN NOTES

A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/ OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.

C. PRIOR TO GRADING, THE OWNER/ CONTRACTOR SHALL OBTAIN A GRADING PERMIT.

D. PRIVATE STORM SEWER SHALL BE INSTALLED UNDER A PLUMBING PERMIT.

E. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.

F. ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.

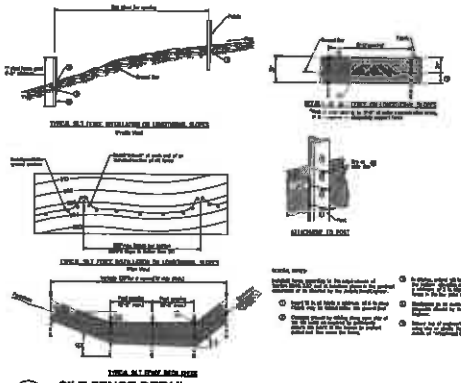
G. ALL FOOTINGS FOR STORM SEWER STRUCTURES SHALL BE A MINIMUM 42 INCHES BELOW FINISHED GRADE. CONCRETE FILLET INSIDE INTAKES AS NECESSARY TO FLOW LINES.

H. CONTRACTOR SHALL PROVIDE SILT FENCE AROUND ALL STORM INTAKES AND WHERE SHOWN ON THE PLAN. SILT FENCE AROUND STORM INTAKES SHALL BE MAINTAINED UNTIL PAVING AND SEEDING/ SODDING ARE COMPLETE.

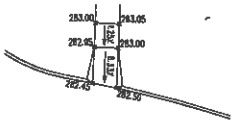
I. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL, MECHANICAL/ ELECTRICAL/ PLUMBING SYSTEMS INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.

J. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 4" DEPTH TO FINISH GRADES.

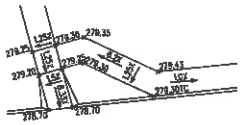
K. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.



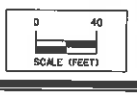
1/6 SILT FENCE DETAIL
NO SCALE



2/6 NORTH ENTRANCE SIDEWALK RAMPS
1"=10'



3/6 SOUTH ENTRANCE SIDEWALK RAMPS
1"=10'



MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	03/13/15	JNM

Engineer: EDC | Checked By: EDC | Scale: 1"=40' | Drawn By: JNM | Date: 02-26-15 | Field Bk: Pg:

Project No: 114.0996 | Sheet 5 of 6

MAPLE GROVE WEST PLAT 6

GRADING AND EROSION CONTROL PLAN

WEST DES MOINES, IA

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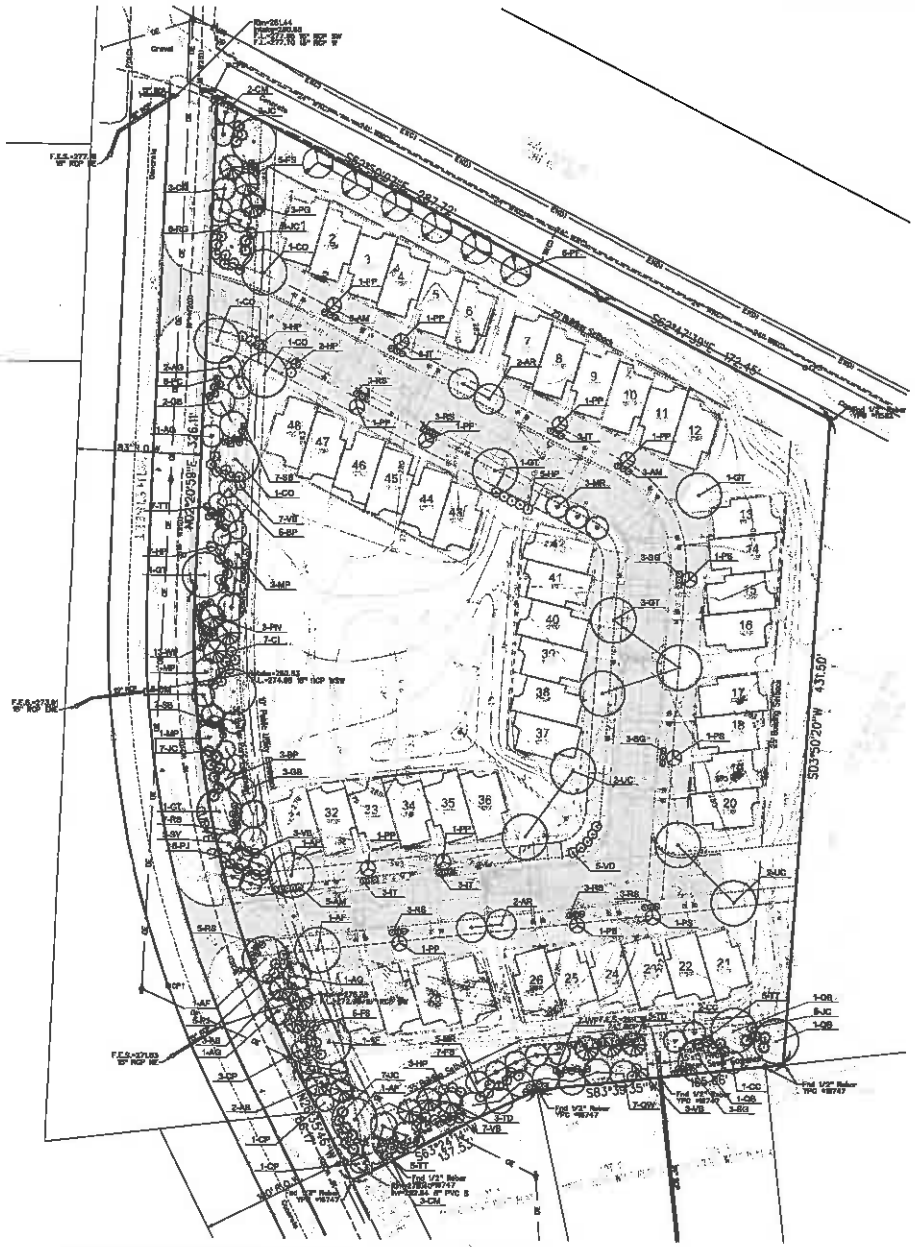
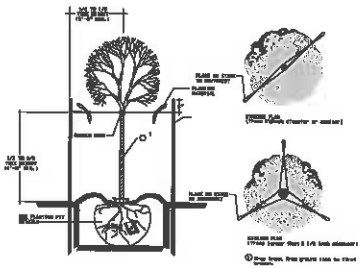


PLANT SCHEDULE

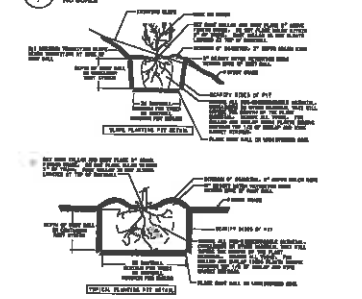
					COMMENTS
DECIDUOUS TREES	4-PP	Populus deltoides 'Plaza'	COMMON PLAZA	1"	B&B
	2-AJ	Acer x freemanii 'Marmo'	MARMO MAPLE	1"	B&B
	2-AR	Acer rubrum 'Karsen'	KARSEN RED MAPLE	1"	B&B
	1-PD	Pyrus calleryana 'Redspire Pear'	REDSPIRE PEAR, PRIDEMORE	1"	B&B
	1-GT	Gleditsia triacanthos var. inermis 'Skyline'	SKYLINE NORTHERN HONEYLOCUST	1"	B&B
	1-BG	Quercus bicolor	SWAMP WHITE OAK	1"	B&B
	1-AM	Acer grandidentatum 'Wesmont'	WESMONT BIGTOOTH MAPLE	1"	B&B
	1-GL	Gleditsia x ca.nidia 'Sunburst'	SUNBURST LOCUST	1"	B&B
	1-AF	Acer saccharinum	SILVER MAPLE	1"	B&B
	1-PS	Picea pungens 'Baby Blue'	BABY BLUE SPRUCE	6'-7'	B&B
	1-PP	Picea pungens 'Colorado Blue Spruce'	COLORADO BLUE SPRUCE	6'-7'	B&B
	1-PT	Picea pungens 'Hoopsii'	HOOPSIE BLUE SPRUCE	6'-7'	B&B
	1-PY	Picea abies 'Pyramidalis'	PYRAMIDAL NORWAY SPRUCE	6'-7'	B&B
	1-CO	Tsuga canadensis 'Jeddeloh'	JEDDELOH EASTERN HEMLOCK	6'-7'	B&B
UNDERSTORY TREES	2-AM	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6'-7'	B&B, MULTI-STEM
	1-BP	Betula papyrifera 'Whitespire'	WHITESPIRE PAPER BIRCH	10" CAL.	B&B, CLUMP
	1-CO	Cercis canadensis	EASTERN REDBUD	6'-7'	B&B
	1-CG	Cornus mas 'Golden Glory'	GOLDEN GLORY DOGWOOD	6'-7'	B&B
	1-CP	Crataegus phaenopyrum 'Lenpinfo'	CROSSMAN WASHINGTON HAWTHORN	6'-7'	B&B
	1-PP	Prunus triloba 'Princeton Sentry'	PRINCETON SENTRY GREENO	1½" CAL.	B&B, CLUMP
	1-PP	Prunus virginiana 'Schubert'	PURPLE LEAF CHOKECHERRY	6'-7'	B&B
	1-PT	Prunus 'Snowfallcrab'	ROYAL RAINDROPS CRABAPPLE	6'-7'	B&B
	1-CC	Syringa x reticulata	SEVEN PEAKS LILAC	1½" CAL.	B&B, CLUMP
	1-SR	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	6'-7'	B&B, MULTI-STEM
SHRUBS	4-AB	Aronia melanocarpa 'Autumn'	BEGOOD BEAUTY BLACK CHOKEBERRY	24" HT.	CONT./B'D'(C)
	3-CI	Cornus racemosa 'Grant'	GRANT GRAY DOGWOOD	36" HT.	CONT./B'D'(C)
	7-FI	Forsythia x intermedia 'Spring'	SPRING FORSYTHIA	36" HT.	CONT./B'D'(C)
	3-LP	Lonicera periclymenum 'Longfield'	LONGFIELD HONEYSUCKLE	36" HT.	CONT./B'D'(C)
	1-LM	Lonicera x bella 'Spring'	LITTLE MONEY WEIGELA SPECTRUM	36" HT.	CONT./B'D'(C)
	1-SC	Syringa chinensis 'Red Crest'	RED CREST JAPANESE LILAC	36" HT.	CONT./B'D'(C)
	7-AW	Physocarpus opulifolius 'Dart's'	DART'S GOLD NINEBARK	36" HT.	CONT./B'D'(C)
	2-AC	Picea abies 'Nana'	DWARF NORWAY SPRUCE	24" HT.	CONT./B'D'(C)
	1-SC	Picea pungens 'Glauca'	BLUE SPRUCE	36" HT.	CONT./B'D'(C)
	1-SG	Picea 'Glauca'	COLORADO BLUE SPRUCE	24" HT.	CONT./B'D'(C)
	3-SB	Spiraea betulifolia 'Tor Gold'	GOLD DUST SPIREA	24" HT.	CONT./B'D'(C)
	3-SG	Spiraea x bumalda 'Goldflame'	GOLDFLAME SPIREA	24" HT.	CONT./B'D'(C)
	1-T	Taxus x media 'Densiformis'	DENSIFORMIS YEW	36" HT.	CONT./B'D'(C)
	4-VD	Viburnum dentatum 'Northern'	NORTHERN TOOTH VIBURNUM	24" HT.	CONT./B'D'(C)
	3-VL	Viburnum dentatum 'Christom'	BLUE MUFFIN VIBURNUM	36" HT.	CONT./B'D'(C)
	4-W	Weigela florida 'Wyndy-Lo'	SONG BLOOM RED WEIGELA	24" HT.	CONT./B'D'(C)

PLANTING PLAN CONSTRUCTION NOTES

1. SEED ALL OTHER AREAS DISTURBED FROM CONSTRUCTION WITH TYPE 1 LAWN SEED MIX IN ACCORDANCE WITH PROPOSED EROSION CONTROL PLAN UNLESS, OTHERWISE NOTED.
2. SPACED VERTICAL EDGE
3. SHREDDED BARK MULCH



1/7 DECIDUOUS TREE STAKING DETAIL
NO SCALE



3/7 PLANTING PIT DETAILS
NO SCALE

LANDSCAPE REQUIREMENTS AND CALCULATIONS

ALANDSCAPE CALCULATIONS BASED UPON CITY OF WEST DES MOINES ZONING CODE REQUIREMENTS AND THE MAPLE GROVE PUD)

OPEN SPACE
222,380.28 S.F. TOTAL LOT AREA X 25% = 55,600 S.F. OPEN SPACE REQUIRED (124,817.28 PROVIDED = 55.83%)
2 TREES AND 3 SHRUBS/3000 SF OF OPEN SPACE = 1 PLANT UNIT
55,800/3000 = 18.53 PLANT UNITS
TREES: 18.53 X 2 = 38 TREES (50% REQUIRED TO BE EVERGREEN (38 PROVIDED: 19 EVERGREEN)
SHRUBS: 18.53 X 6 = 55 SHRUBS (56 SHRUBS PROVIDED)

BUFFER REQUIREMENT: 30' WIDE BUFFER
1 OVERSTORY OR EVERGREEN TREE, 2 UNDERSTORY TREES, AND 6 SHRUBS PER 35 LF OF BUFFER = 1 PLANT UNIT

WEST PROPERTY LINE: 715.15 LF/35 LF = 20.43 PLANT UNITS
21 OVERSTORY OR EVERGREEN TREES (21 PROVIDED)
41 UNDERSTORY TREES (41 PROVIDED)
123 SHRUBS (124 PROVIDED)

SOUTH PROPERTY LINE: 302.59 LF/35 LF = 8.65 PLANT UNITS
9 OVERSTORY OR EVERGREEN TREES (9 PROVIDED: 6 EVERGREEN)
18 UNDERSTORY TREES (18 PROVIDED)
52 SHRUBS (52 PROVIDED)

EVERGREEN TREES SHALL BE 35% OF TOTAL LANDSCAPE TREES PROVIDED - 35 EVERGREEN TREES PROVIDED (53.85%)

PLANTING PLAN GENERAL NOTES

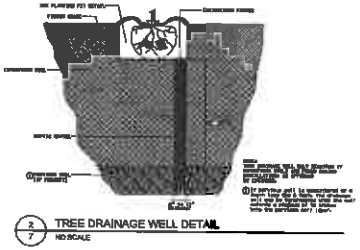
A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH AROUND ALL PLANTINGS TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS INDICATED ON PLAN.



2/7 TREE DRAINAGE WELL DETAIL
NO SCALE

N

0 40
SCALE (FEET)

STATE OF IOWA
CLAY R. SCHMOCKLOTH
LANDSCAPE ARCHITECT
NO. 512
PROFESSIONAL LANDSCAPE ARCHITECT
License Expires: June 30, 2015

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Clay R. Schmocklotth, ASLA — Date
License Number 512
Pages or sheets covered by this seal: Sheet 6

1	REVISED AS PER CITY COMMENTS			05/13/15	JWM
MARK	REVISION			DATE	BY

Engineer: EDC | Checked By: EDC | Scale: 1"=40'
Technician: JWM | Date: 02-26-15 | Field Bk: Pgs
Project No: 114.0996 | Sheet 6 of 6

MAPLE GROVE WEST PLAT 6

LANDSCAPE PLAN

SNYDER & ASSOCIATES, INC.
WEST DES MOINES, IA
2727 S.W. SNYDER BLVD.
AMES, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 114.0996
Sheet 6 of 6

ATTACHMENT D

Prepared by: KTragesser City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE PRELIMINARY PLAT AND SITE PLAN (PP-002625-2015/SP-002626-2015) TO SUBDIVIDE PROPERTY INTO 48 LOTS FOR TOWNHOME DEVELOPMENT AND ONE LOT FOR COMMON GROUND AND TO CONSTRUCT 48 TOWNHOME UNITS ON PROPERTY LOCATED AT 1655 98TH STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, Maple Grove West LLC requests approval for a preliminary plat to subdivide property into 48 lots for townhome development and one lot for common property and to approve a site plan to construct 48 townhome units at 1655 98th Street and legally described as:

Legal Description of Property

Outlot W Maple Grove West Plat 5, an official plat now in and forming a part of the City of West Des Moines, Dallas County, Iowa

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 30, 2015, the Plan and Zoning Commission recommended to the City Council approval of the Preliminary Plat and Site Plan; and

WHEREAS, on April 6, 2015, this City Council held a duly-noticed hearing to consider the application for a preliminary plat and site plan

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report for the preliminary plat and site plan, or as amended orally at the City Council hearing on April 6, 2015, are adopted.

SECTION 2. The Preliminary Plat to subdivide property into 48 lots for townhome development and one outlot for common property and a Site Plan to construct 48 townhome units are approved, subject to compliance with all 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 entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on April 6, 2015.

_____
Steve Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The applicant providing final drawings and building elevations which address remaining staff comments prior to obtaining building permits.