CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: May 4, 2015

ITEM: Aspire (Previously known as Roger's Farm East), South of Stagecoach Drive, East of Jordan Creek Parkway, West of S. 68th Street – Approval of a site plan to construct a 222 unit townhome development – Aspire Residential, LLC (SP-002589-2015)

RESOLUTION: Approval of Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Aspire Residential, LLC, represented by Josh Trygstad of Civil Design Advantage, is requesting approval of a site plan for approximately 25.2 acres located South of Stagecoach Drive, East of Jordan Creek Parkway, and West of S. 68th Street. The applicant proposes the phased construction of 14 – 2-story dwelling buildings and 13 – 3-story dwelling buildings with a total of 222 attached townhomes. The developer is also implementing a clubhouse with pool feature adjacent to Stagecoach Drive within the site. Private roadways will provide access to the units. A public street leading to the intended City Park immediately to the south crosses through the property. The applicant is responsible for construction of the cul-de-sac that leads to the park as part of site development. The site plan for the park will be presented to the Plan and Zoning Commission and City Council as a separate item prepared by the Parks and Recreation Department.

Plan and Zoning Commission Action:
Vote: 7-0 approval
Date: April 27, 2015
Motion: Adopt a resolution recommending the City Council approve the Site Plan Request

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions. 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 & Planning, February 12, 2015*
- Staff Review and Comments
  - *Density*
  - *No Build Area*
  - *Building Design*
  - *Right of Way Vacation*
  - *Building Addressing and Phased Construction*
  - *Park Access Road*
  - *Park Design*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations 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 approve a Site Plan to construct 222 townhomes and associated site improvements, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. The applicant acknowledging that appropriate access drives, acceptable to the Fire Marshal must be in place prior to issuance of building permits.

2. The applicant acknowledging that useable roadways necessary to access a dwelling building, as determined by the Fire Marshal, will need to be available prior to issuance of any occupancy permits within the building, including temporary occupancy permits.

3. The applicant acknowledging that if future phases are not constructed, or not constructed in a timely fashion, the assigned building numbering may need to be adjusted. Said adjustments may affect buildings already occupied which will result in address changes for the residents.

4. The applicant agreeing that they will continue to work with staff on the design of the visible end elevation of the 3-story buildings to address the building mass of the end units.

5. The City Council approving the associated drive turnout right-of-way vacation request and completion of the disposition of the property prior to the issuance of a building permit, including footing and foundation permits for any building located within the subject vacation areas.

Lead Staff Member: Brian Portz

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTG

PUBLICATION(S) (if applicable)

Published In	not requried
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	2/12/2015		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Commission Resolution
  - Exhibit A Conditions of Approval
- Attachment B - Location Map
- Attachment C - Building Elevation Plans
- Attachment D - Colored Building Elevations
- Attachment E - Building Design Type Locations
- Attachment F - Site Plans

Exhibit II - Commission Memo from Pheasant Ridge Association

Exhibit III - City Council Resolution
- Exhibit A Conditions of Approval

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: April 27, 2015

Item: Aspire (Previously known as Roger's Farm East), South of Stagecoach Drive, East of Jordan Creek Parkway, West of S. 68th Street – Approval of a site plan to consruct a 222 unit townhome development – Aspire Residential, LLC (SP-002589-2015)

Requested Action: Approval of Site Plan

Case Advisor: Brian S. Portz, AICP BP

Applicant's Request: The applicant, Aspire Residential, LLC, represented by Josh Trygstad of Civil Design Advantage, is requesting approval of a site plan for approximately 25.2 acres located South of Stagecoach Drive, East of Jordan Creek Parkway, West of S. 68th Street. The applicant proposes the phased construction of 222 attached townhomes on the site with private roadways to provide access to the units. A public street leading to the intended City park immediately to the south crosses through the property. The applicant is responsible for construction of the cul-de-sac as part of site development. The proposal includes 13 – 3-story dwelling buildings, 14 – 3-story dwelling buildings and a clubhouse.

History: The property is undeveloped. In 2013, a Comprehensive Plan Amendment was approved for this property which changed the land use north of the power line which crosses this property to a Medium Density Residential (MD) land use. This portion of the property was consistency zoned to the Comprehensive Plan Land Use designated establishing RM-12 zoning. In September 2014, a Rezoning Request to establish a Planned Unit Development (PUD) for the subject property was approved. On April 20, 2015, the City Council approved a preliminary plat for the property to subdivide the property into 26 lots and 1 street lot.

City Council Subcommittee: The Aspire project was presented to Development and Planning Subcommittee for information at its February 12, 2015 meeting. There was no discussion.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. Staff would summarize the following key points of interest:

- *Density*: Per the PUD regulations for the Roger's Farm property, the two Medium Density parcels (Lot 1 and the subject property) shall not exceed 781 dwelling units. The subject property shall not exceed 12 dwelling units per acre for a maximum of 302 units. If less than 302 dwelling units are implemented, the difference of units up to 302 dwellings may be located within Lot 1; however, the total number of dwelling units within Lot 1 and the subject property collectively shall not exceed 781 dwelling units. The applicant is proposing 222 dwelling units on this property which is far below that allowed.

- *No Build Area:* As agreed to during the initial Comprehensive Plan Amendment and Rezoning for this property, the applicant will not be constructing any buildings within the first 150 feet adjacent to the the east property line. The existing berm will remain and will be extended further to the north with additional landscaping installed along the berm.

- *Building Design:* Staff worked extensively with the applicant on the design of the buildings to break up the mass of the proposed 2 and 3 story structures. Staff suggested that the applicant explore additional windows, changes to the building planes or use of materials, additional roof elements (dormers, etc.) to add interest and break up the roof line and implementation of appropriate trim to the building facades. The applicant did implement many of the items that were suggested; however, staff questions whether changes are warranted to the visible ends of the 3-story buildings to better break up the mass. Staff is recommending a Condition of

Approval that the applicant continue working with staff to evaluate the design of the end elevations to determine if additional changes are possible and appropriate.

- *Right-of-Way Vacation*: The applicant has submitted a request to vacate excess right-of-way at the driveway turnouts along Stagecoach drive. The vacation is being handled as a separate item of consideration before the Commission and Council. Staff recommends a condition of approval that requires the vacation to be approved by Council and the disposition of the property to the applicant to be completed prior to construction of any dwelling buildings which encroach into the area anticipated to be vacated.

- *Building Addressing and Phased Construction*: Addressing for this development consists of a site address in combination with building and unit numbers. Building numbers are typically assigned in a counter-clockwise fashion from an entry point. The Addressing Administration in conjunction with the Fire Marshal on behalf of the City's emergency response departments, have identified a numbering scheme that seems most logical given the possible circulation patterns of the site. The applicant has indicated that the project will be completed in four phases. If construction within a phase does not progress or subsequent phases are questionable whether they will be completed in a timely manner or at all, the assigned building numbering scheme of existing buildings may need to be adjusted, including dwellings that may already be occupied.

- *Park Access Road*: In conjunction with the replatting of the subject property, a public street which provides access to the proposed Public Park (Hidden Point Park) to the south will be provided. The roadway will be constructed in conjunction with development of the subject property.

- *Park Design*: Design of the Park will be addressed as a separate site plan submitted by the City's Park and Recreation Department. A concept has been created for the park but no formal plans have been developed to date.

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 Site Plan to construct 222 townhomes and associated site improvements, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that appropriate access drives, acceptable to the Fire Marshal must be in place prior to issuance of building permits.

2. The applicant acknowledging that useable roadways necessary to access a dwelling building as determined by the Fire Marshal will need to be available prior to issuance of any occupancy permits within the building, including temporary occupancy permits.

3. The applicant acknowledging that if future phases are not constructed, or not constructed in a timely fashion, the assigned building numbering may need to be adjusted. Said adjustments may affect buildings already occupied which will result in address changes for the residents.

4. The applicant agreeing that they will continue to work with staff on the design of the visible end elevation of the 3-story buildings to address the building mass of the end units.

5. The City Council approving the associated drive turnout right-of-way vacation request and completion of the disposition of the property prior to the issuance of a building permit, including footing and foundation permits for any building located within the subject vacation areas.

Owner/Applicant:

Aspire Residential, LLC
12035 University Avenue, Suite 101
Clive, IA 50325
David Hansen
dave@signatureres.com

Applicant's Representative:

Civil Design Advantage
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111
Josh Trygstad
josht@cda-eng.com

Attachments:

Attachment A - Commission Resolution
Exhibit A - Conditions of Approval
Attachment B - Location Map
Attachment C - Building Elevation Plans
Attachment D - Colored Building Elevations
Attachment E - Building Design Type Locations
Attachment F - Site Plans

ATTACHMENT A

RESOLUTION NO. PZC-15-024

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A SITE PLAN FOR RESIDENTIAL DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Aspire Residential, LLC, has requested approval for a Site Plan (SP-002589-2015) for phased construction of a 222 unit townhome development and associated site improvements on a 25.2 acre site located South of Stagecoach Drive, East of Jordan Creek Parkway, West of S. 68th Street/Galleria 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 April 27, 2015, this Commission held a duly-noticed public meeting to consider the application 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 hearing are adopted.

SECTION 2. The Site Plan (SP-002589-2015) to construct a 222 unit townhome development, is 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 permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on April 27, 2015.

Craig Erickson, Chair
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 April 27, 2015, by the following vote:

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

ATTEST:

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. The applicant acknowledging that appropriate access drives, acceptable to the Fire Marshal must be in place prior to issuance of building permits.

2. The applicant acknowledging that useable roadways necessary to access a dwelling building as determined by the Fire Marshal will need to be available prior to issuance of any occupancy permits within the building, including temporary occupancy permits.

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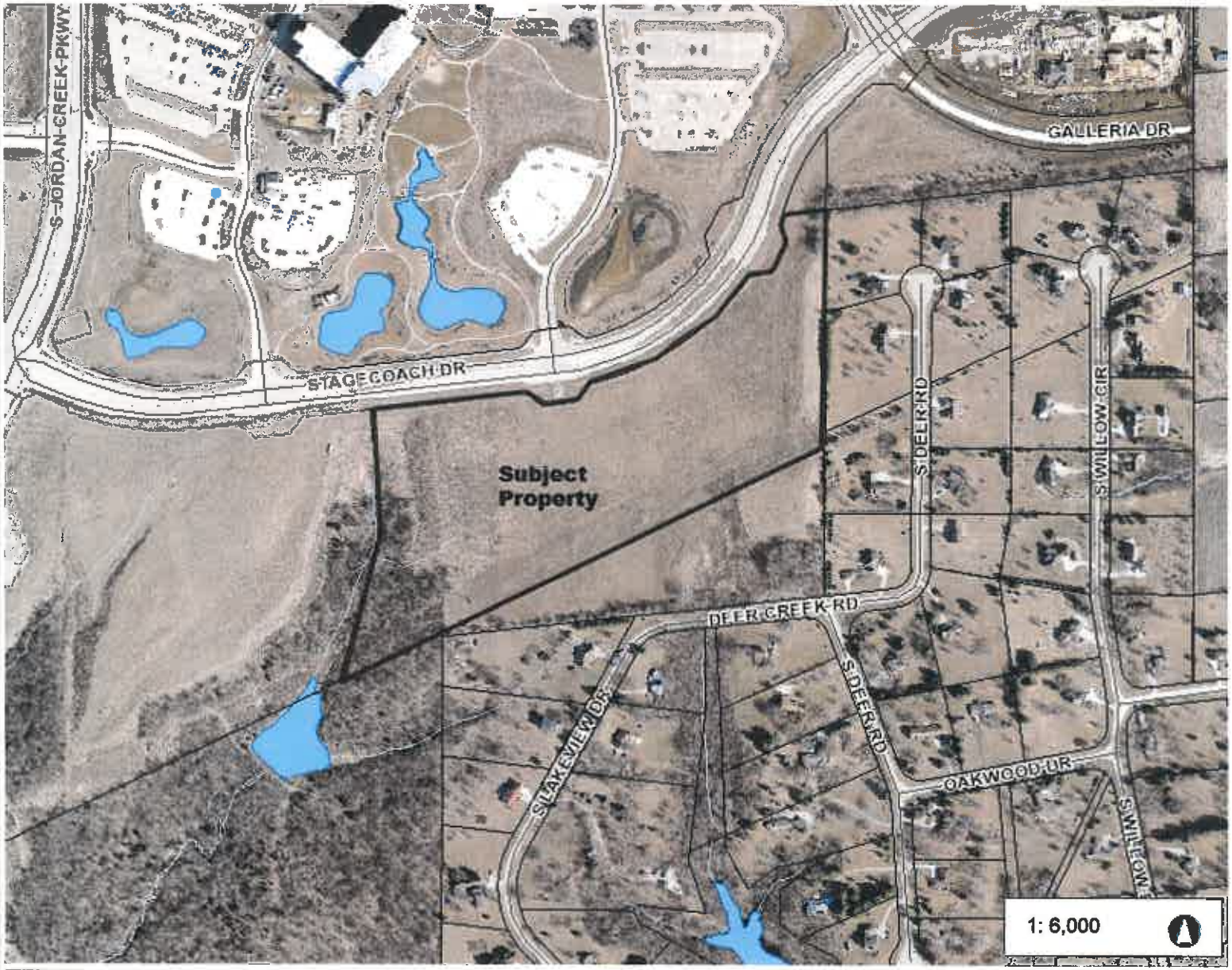
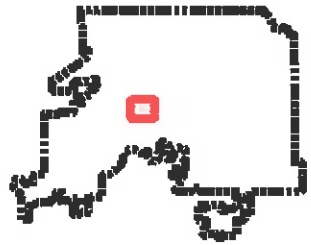
Aspire





Legend

- Parcels
- Parks
- Greenways

1,000.0 0 500.00 1,000.0 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

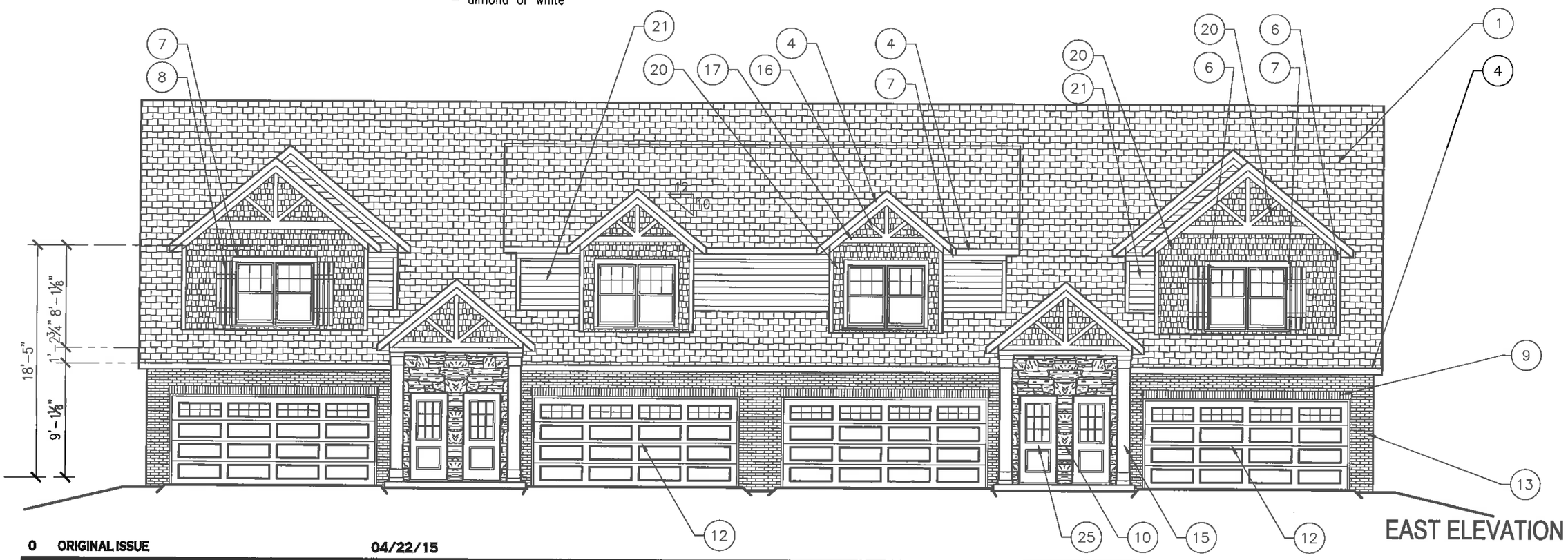
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

KEYNOTES LEGEND

ATTACHMENT C

1. Asphalt architectural shingle – weathered wood
2. Treated wood deck & railing
3. White vinyl fence to screen utilities from view
4. 6" fascia wrap with metal – soffit to match trim color – almond or white
5. 2 1/2" vinyl trim – almond or white
6. 3 1/2" vinyl trim – almond or white
7. 5" vinyl trim – almond or white
8. Vinyl shutter – almond or white
9. Stone sill & brick Soldier at head
10. Cultured stone veneer
11. 6" tail Stone cap
12. Steel insulcted garage door with windows – Sahara tan or gray
13. Brick king size
14. 8" Square aluminum column – almond or white
15. 12" Square aluminum column w/ trim at top & bottom – almond or white
16. 3 1/2" Trex trim almond or white
17. 5 1/2" Trex trim almond or white
18. 4x4 Trex or vinyl covered bracket – almond or white
19. 6x6 Trex or vinyl covered bracket – almond or white
20. Vinyl Shake siding
21. Vinyl siding triple 6" exposure
22. Vinyl single hung or fixed windows – almond or white
23. Vinyl railing – almond or white – solid back at entries to hide ac units above
24. Metal wrap structure & metal soffit – almond or white
25. Steel Front entry door – 2 styles & colors tbd
26. Stone head
27. Metal wrap head – almond or white



EAST ELEVATION

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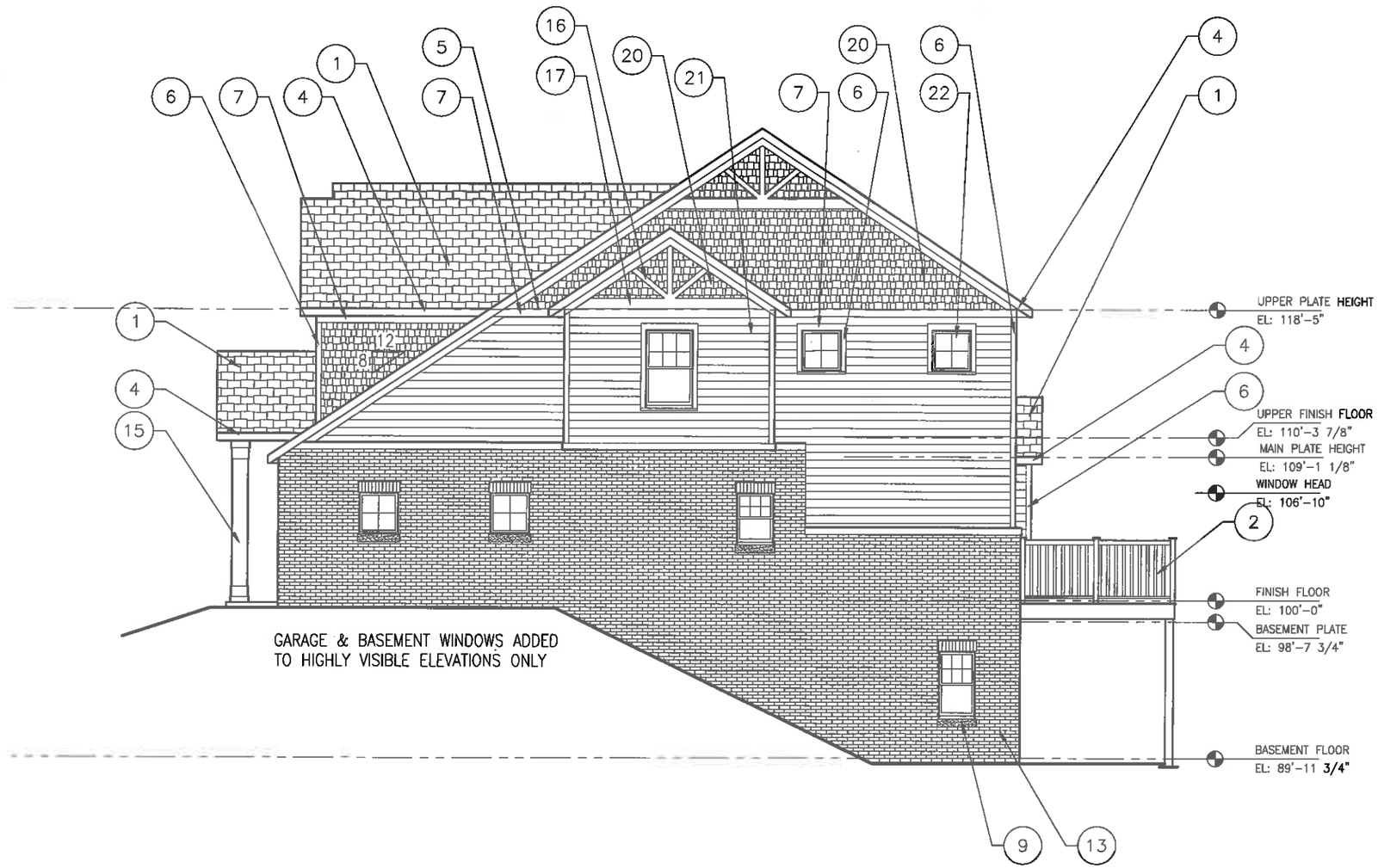
WALK-OUT EXTERIOR ELEVATIONS

EL1

ASPIRE TOWNHOMES
2 STORY 4 UNIT WALK-OUT

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD



NORTH ELEVATION

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WALK-OUT
EXTERIOR
ELEVATIONS

EL2

ASPIRE TOWNHOMES
2 STORY 4 UNIT WALK-OUT

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD

WEST ELEVATION

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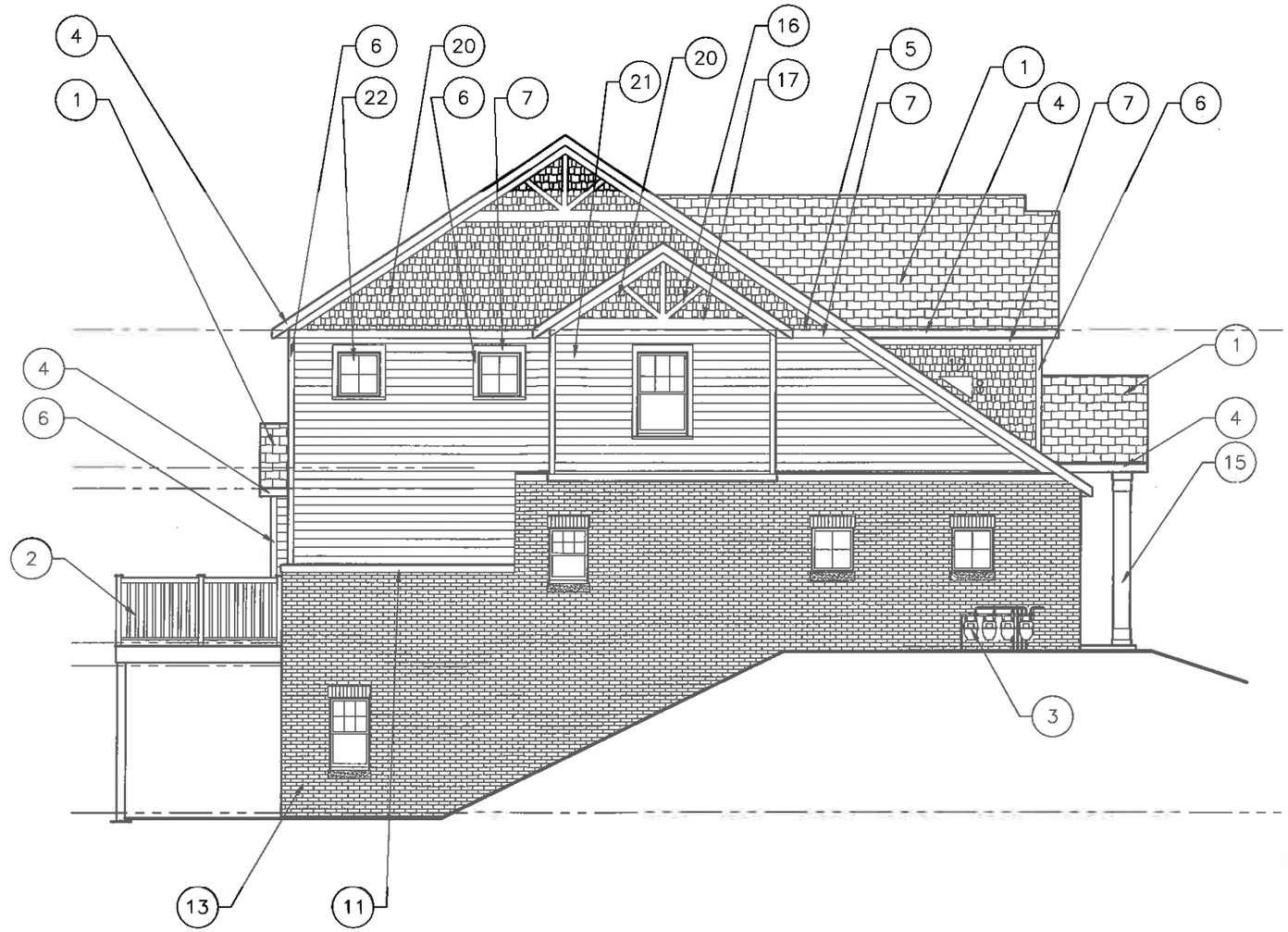
WALK-OUT EXTERIOR ELEVATIONS

EL3

ASPIRE TOWNHOMES
2 STORY 4 UNIT WALK-OUT

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD



SOUTH ELEVATION

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WALK-OUT EXTERIOR ELEVATIONS

EL4

ASPIRE TOWNHOMES
2 STORY 4 UNIT WALK-OUT

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD

KEYNOTES LEGEND

1. Asphalt architectural shingle – weathered wood
2. Treated wood deck & railing
3. White vinyl fence to screen utilities from view
4. 6" fascia wrap with metal – soffit to match trim color – almond or white
5. 2 1/2" vinyl trim – almond or white
6. 3 1/2" vinyl trim – almond or white
7. 5" vinyl trim – almond or white
8. Vinyl shutter – almond or white
9. Stone sill & brick Soldier at head
10. Cultured stone veneer
11. 6" tall Stone cap
12. Steel insulated garage door with windows – Sahara tan or gray
13. Brick king size
14. 8" Square aluminum column – almond or white
15. 12" Square aluminum column w/ trim at top & bottom – almond or white
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17. 5 1/2" Trex trim almond or white
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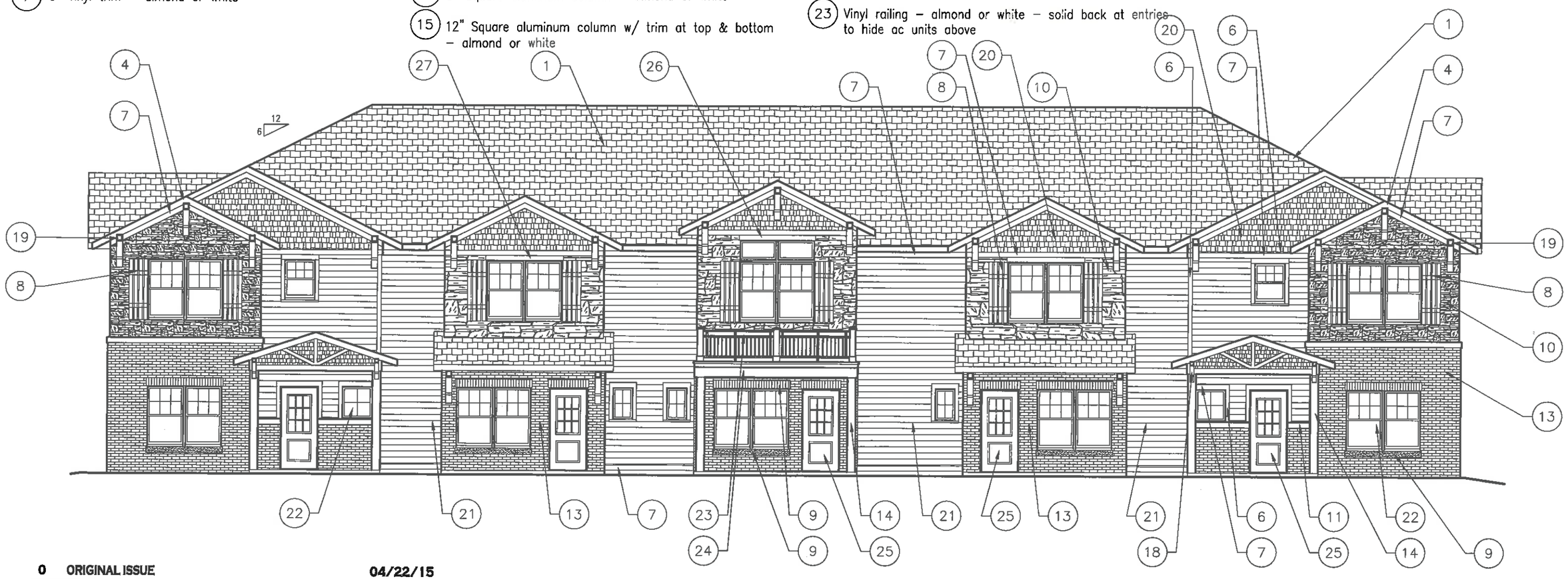
25. Steel Front entry door – 2 styles & colors tbd
26. Stone head
27. Metal wrap head – almond or white



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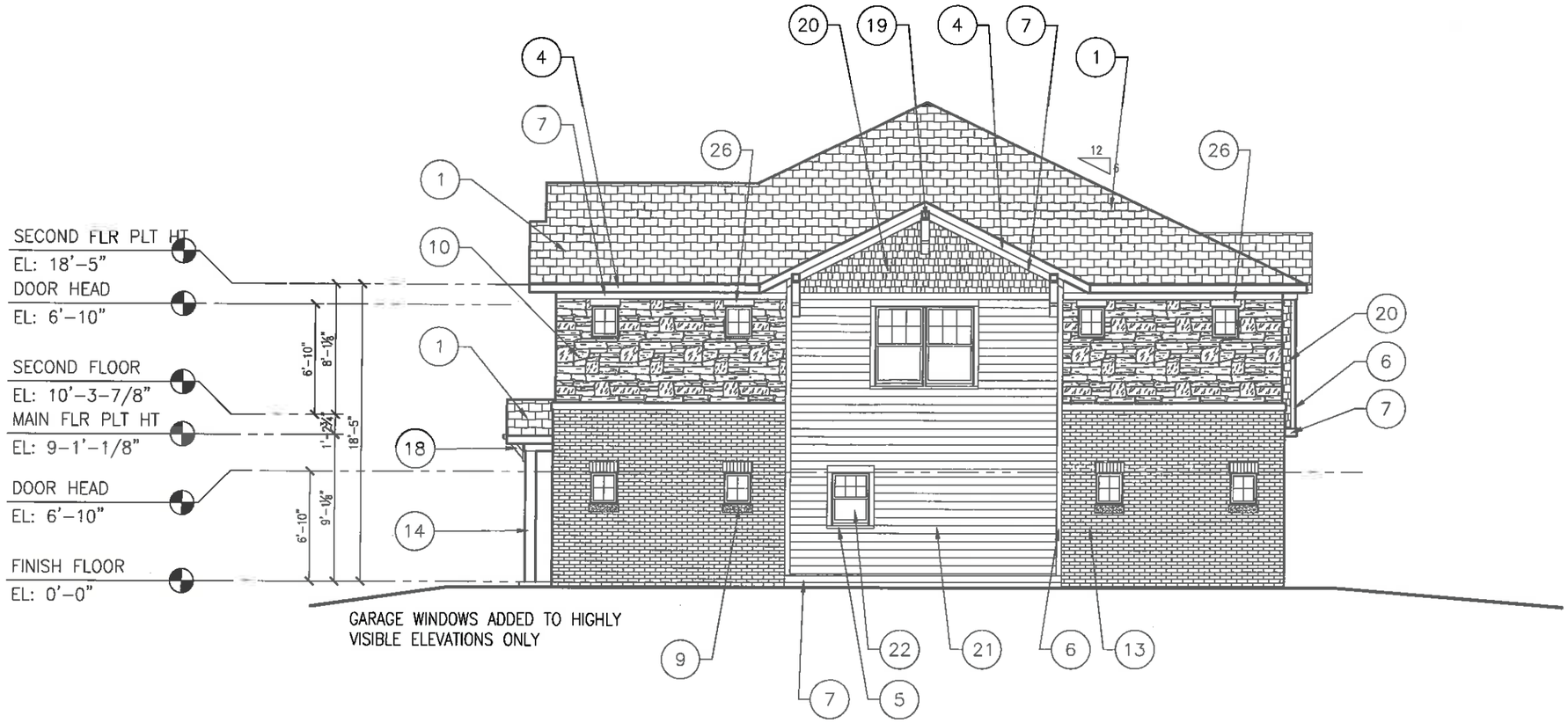
EXTERIOR ELEVATIONS

ASPIRE TOWNHOMES
2 STORY 5 UNIT

ONSITESOLUTIONS
PLAN DESIGN BUILD

EL5

WEST DES MOINES, IOWA 50265



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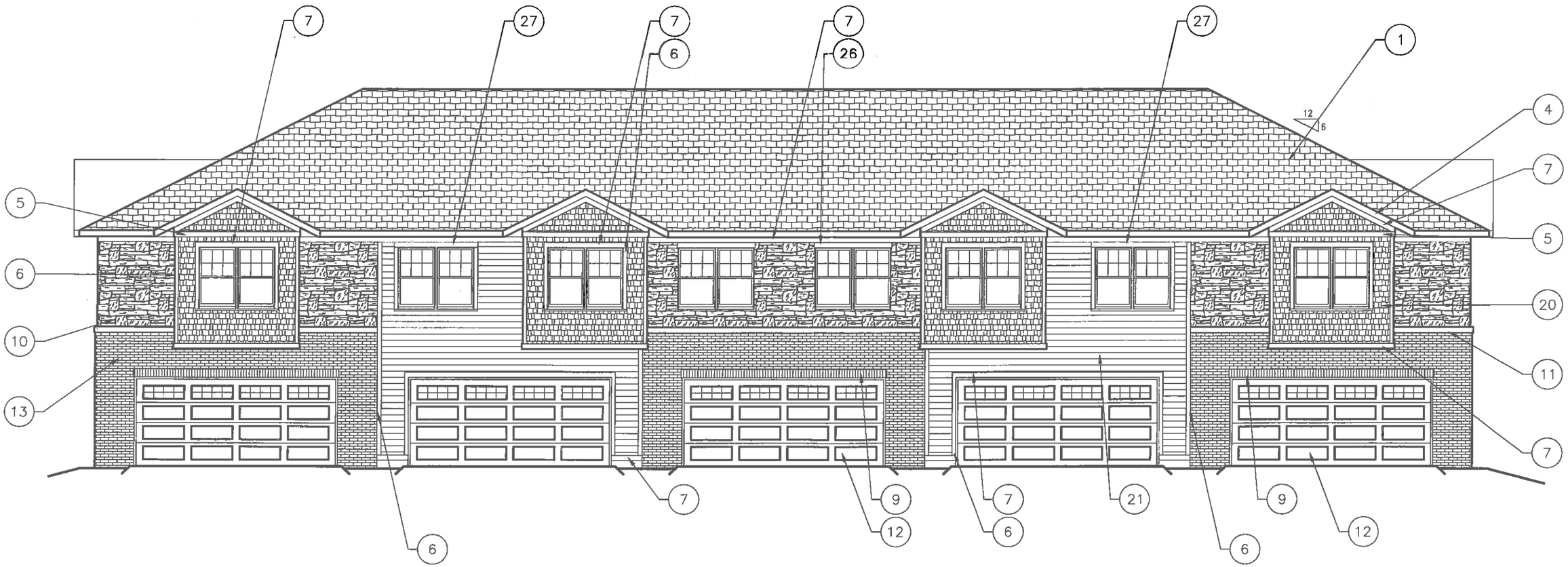
EXTERIOR ELEVATIONS

EL6

ASPIRE TOWNHOMES
2 STORY 5 UNIT

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD



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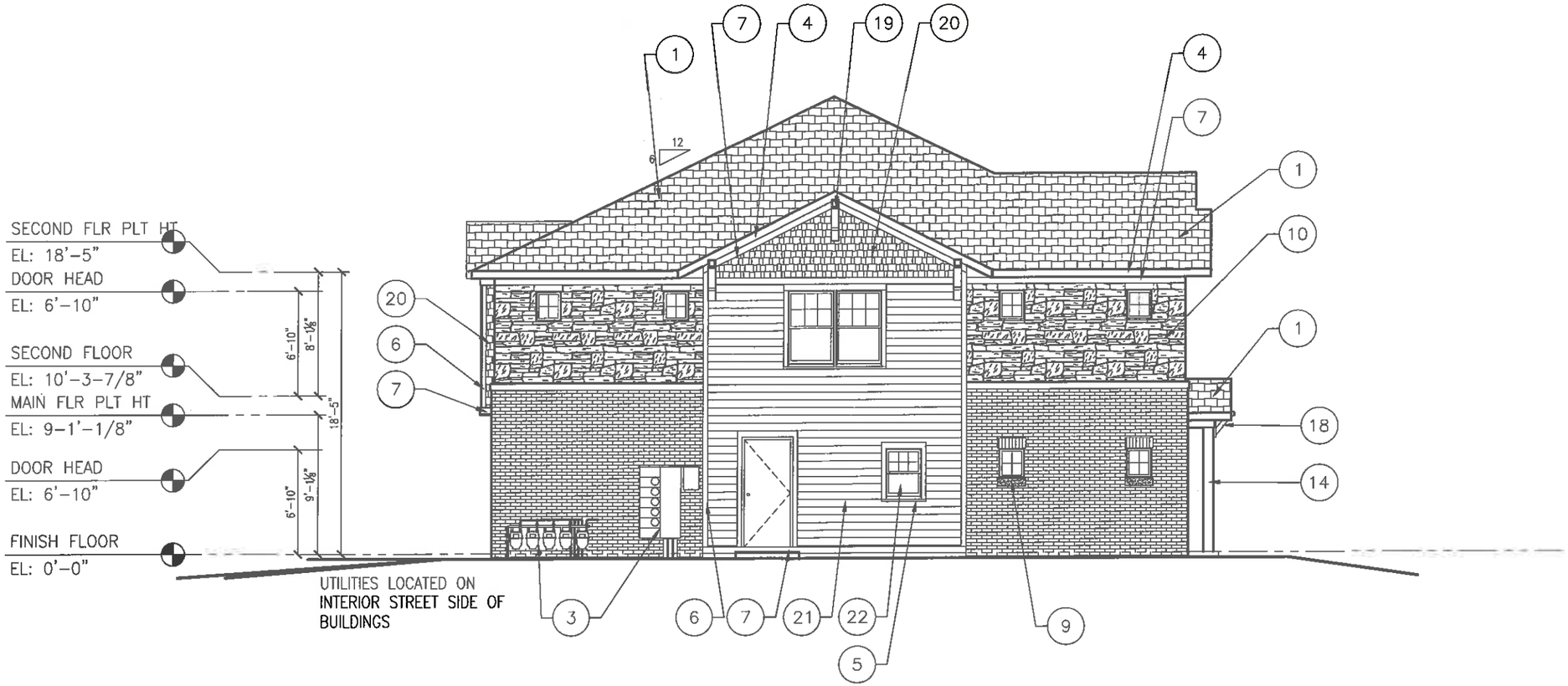
EXTERIOR ELEVATIONS

EL7

ASPIRE TOWNHOMES
2 STORY 5 UNIT

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD



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EXTERIOR ELEVATIONS

EL8

ASPIRE TOWNHOMES
2 STORY 5 UNIT

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD

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EXTERIOR ELEVATIONS

EL9

ASPIRE TOWNHOMES
3 STORY 12 UNIT

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD

KEYNOTES LEGEND

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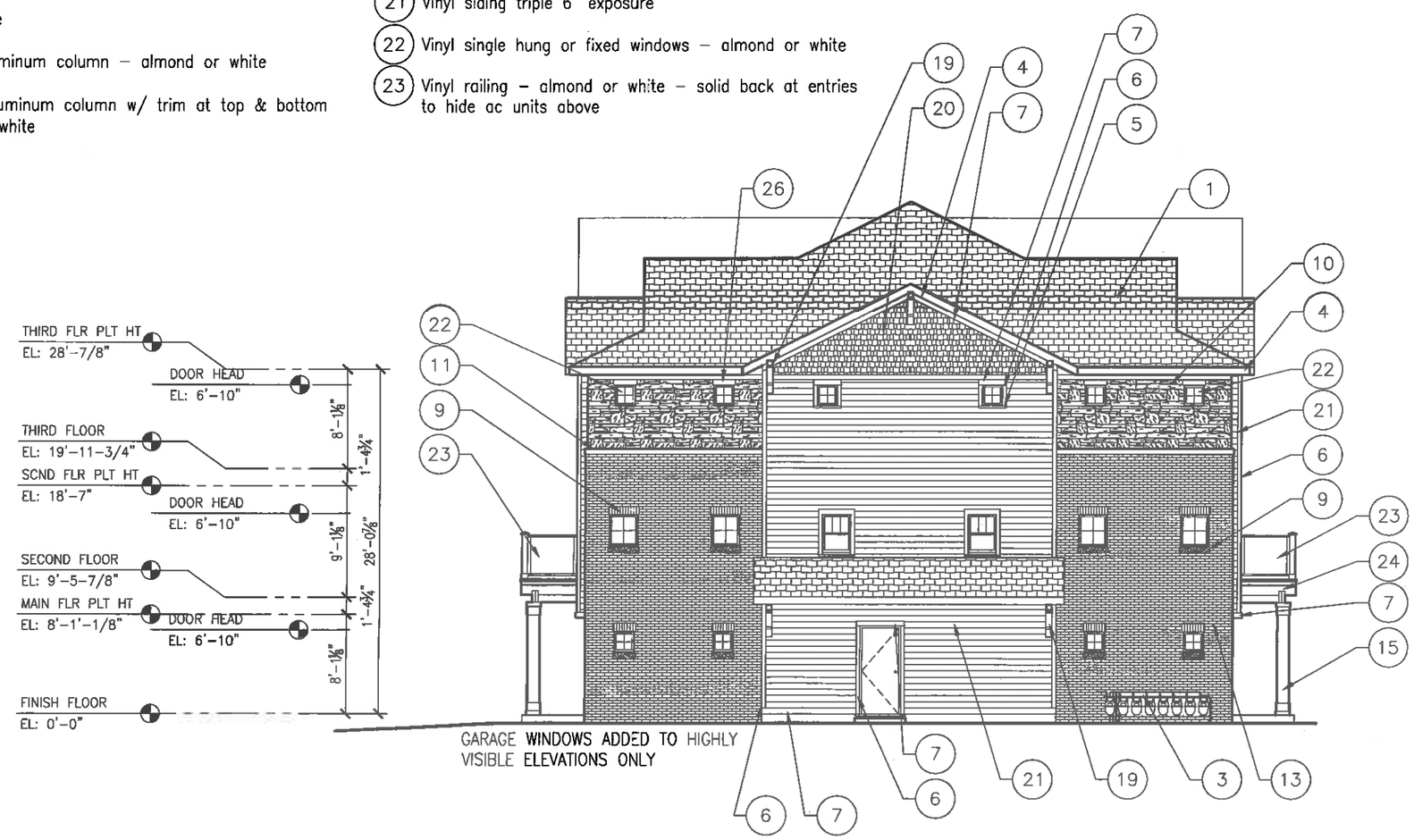

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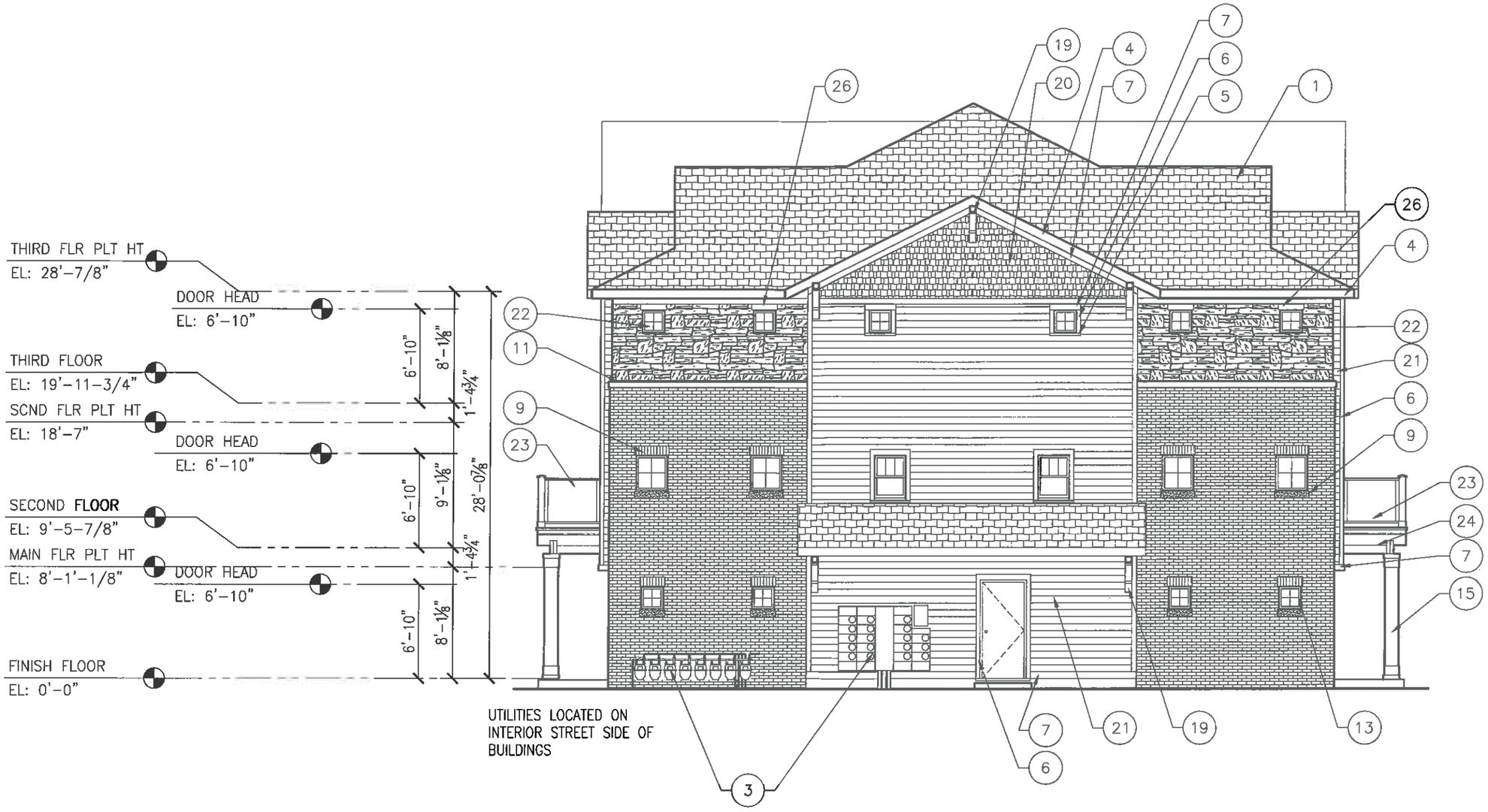
EXTERIOR ELEVATIONS

EL10

ASPIRE TOWNHOMES
3 STORY 12 UNIT

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD



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EXTERIOR ELEVATIONS

EL11

ASPIRE TOWNHOMES
3 STORY 12 UNIT

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD

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EXTERIOR ELEVATIONS

EL12

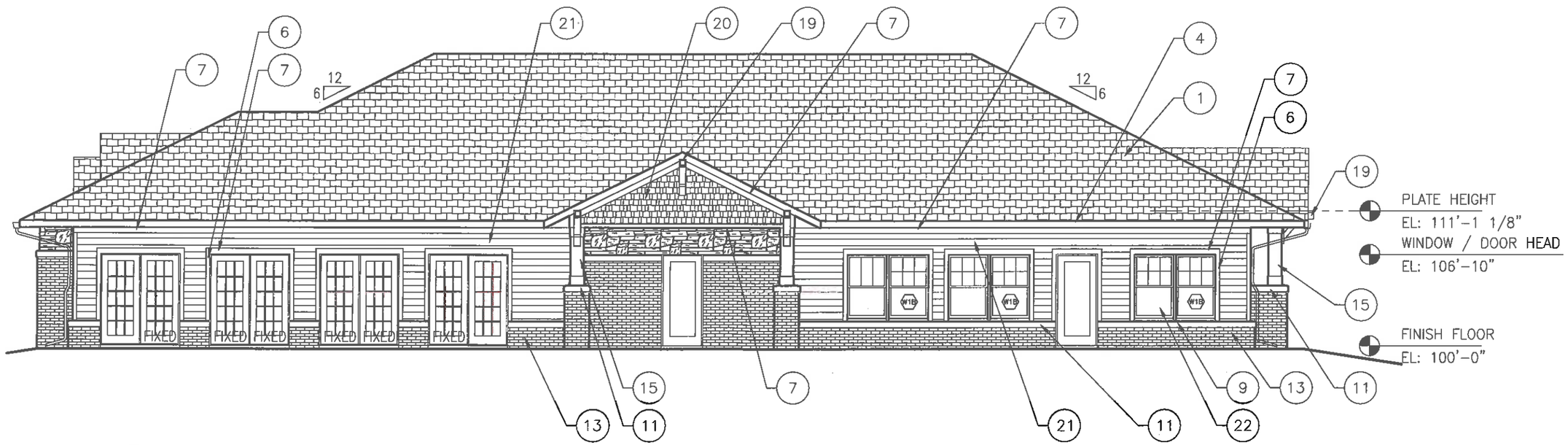
ASPIRE TOWNHOMES
3 STORY 12 UNIT

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD

KEYNOTES LEGEND

1. Asphalt architectural shingle – weathered wood
2. Treated wood deck & railing
3. White vinyl fence to screen utilities from view
4. 6" fascia wrap with metal – soffit to match trim color – almond or white
5. 2 1/2" vinyl trim – almond or white
6. 3 1/2" vinyl trim – almond or white
7. 5" vinyl trim – almond or white
8. Vinyl shutter – almond or white
9. Stone sill & brick Soldier at head
10. Cultured stone veneer
11. 6" tall Stone cap
12. Steel insulated garage door with windows – Sahara tan or gray
13. Brick king size
14. 8" Square aluminum column – almond or white
15. 12" Square aluminum column w/ trim at top & bottom – almond or white
16. 3 1/2" Trex trim almond or white
17. 5 1/2" Trex trim almond or white
18. 4x4 Trex or vinyl covered bracket – almond or white
19. 6x6 Trex or vinyl covered bracket – almond or white
20. Vinyl Shake siding
21. Vinyl siding triple 6" exposure
22. Vinyl single hung or fixed windows – almond or white
23. Vinyl railing – almond or white – solid back at entries to hide ac units above
24. Metal wrap structure & metal soffit – almond or white
25. Steel Front entry door – 2 styles & colors tbd
26. Stone head
27. Metal wrap head – almond or white



SOUTH ELEVATION

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CLUB HOUSE EXTERIOR ELEVATIONS

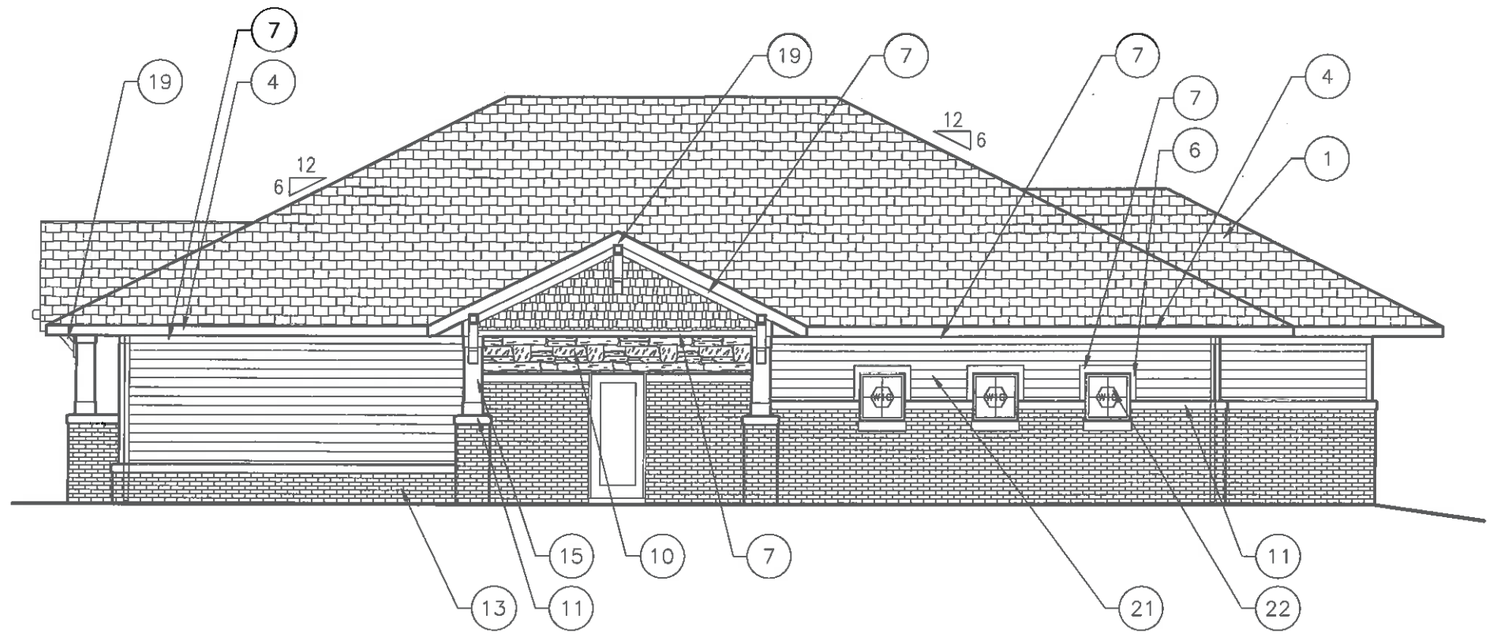
EL13

ASPIRE TOWNHOMES CLUB HOUSE

WHITE TRIM SCHEME

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD



EAST ELEVATION

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CLUB HOUSE
EXTERIOR
ELEVATIONS

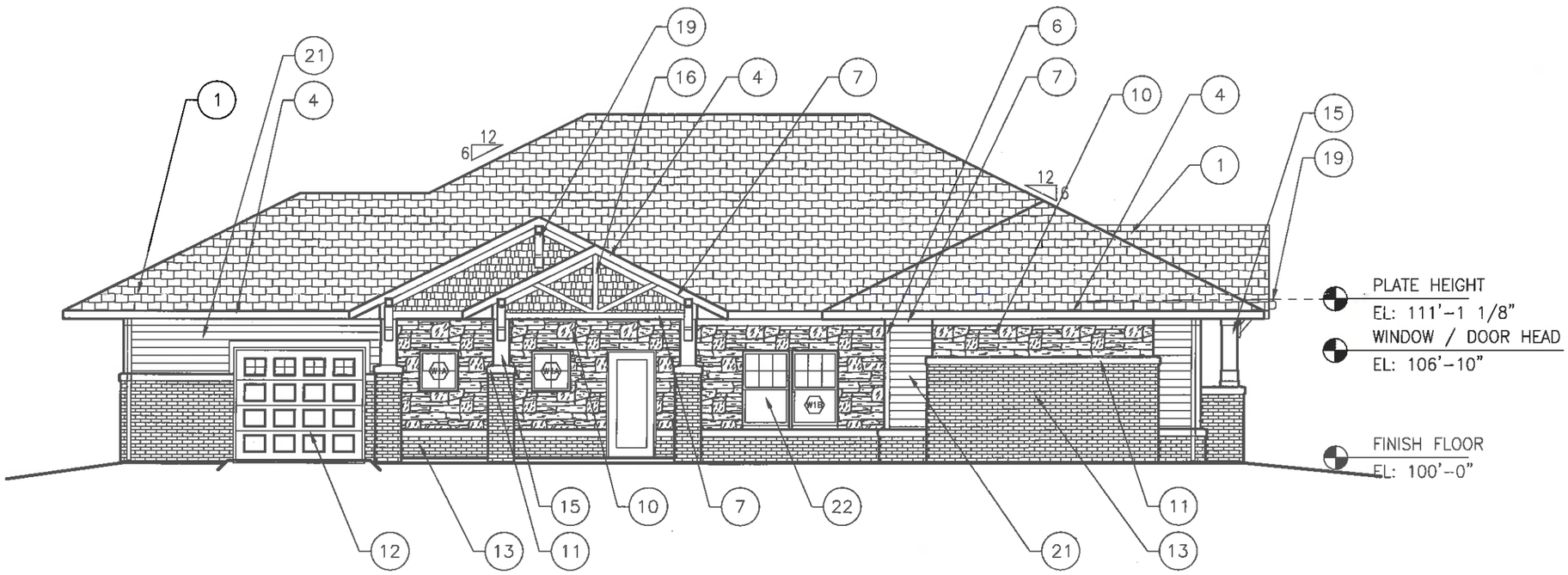
EL14

ASPIRE TOWNHOMES
CLUB HOUSE

WHITE TRIM SCHEME

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD



WEST ELEVATION

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CLUB HOUSE
EXTERIOR
ELEVATIONS

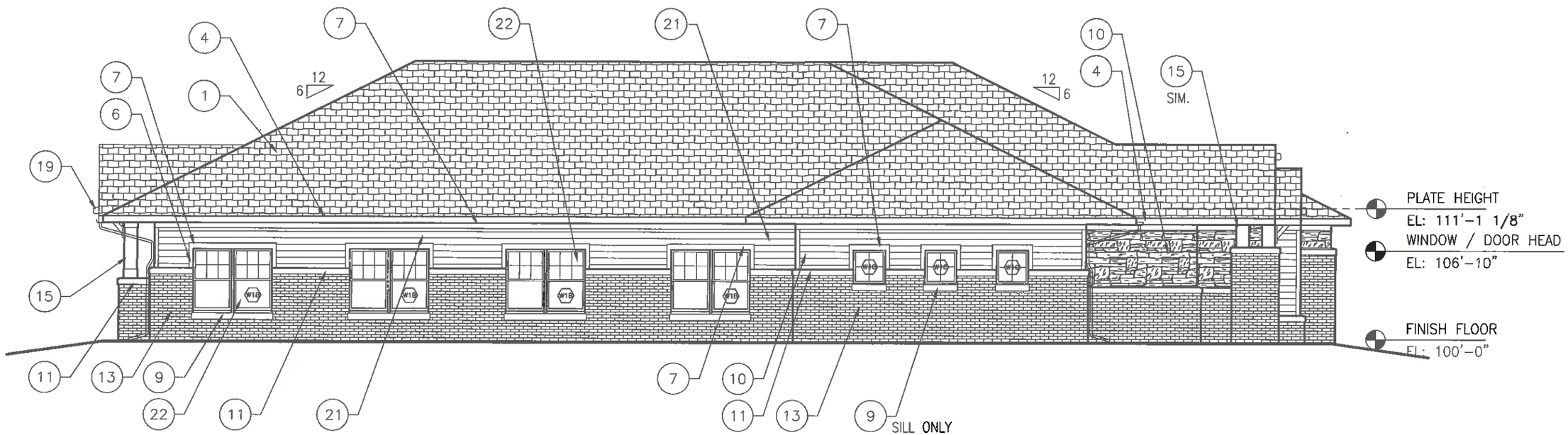
EL15

ASPIRE TOWNHOMES
CLUB HOUSE

WHITE TRIM SCHEME

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD



NORTH ELEVATION

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CLUB HOUSE
EXTERIOR
ELEVATIONS

EL16

ASPIRE TOWNHOMES CLUB HOUSE

WHITE TRIM SCHEME

WEST DES MOINES, IOWA 50265

ONSITESOLUTIONS
PLAN DESIGN BUILD

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Beige Trim Scheme

B01

ASPIRE TOWNHOMES

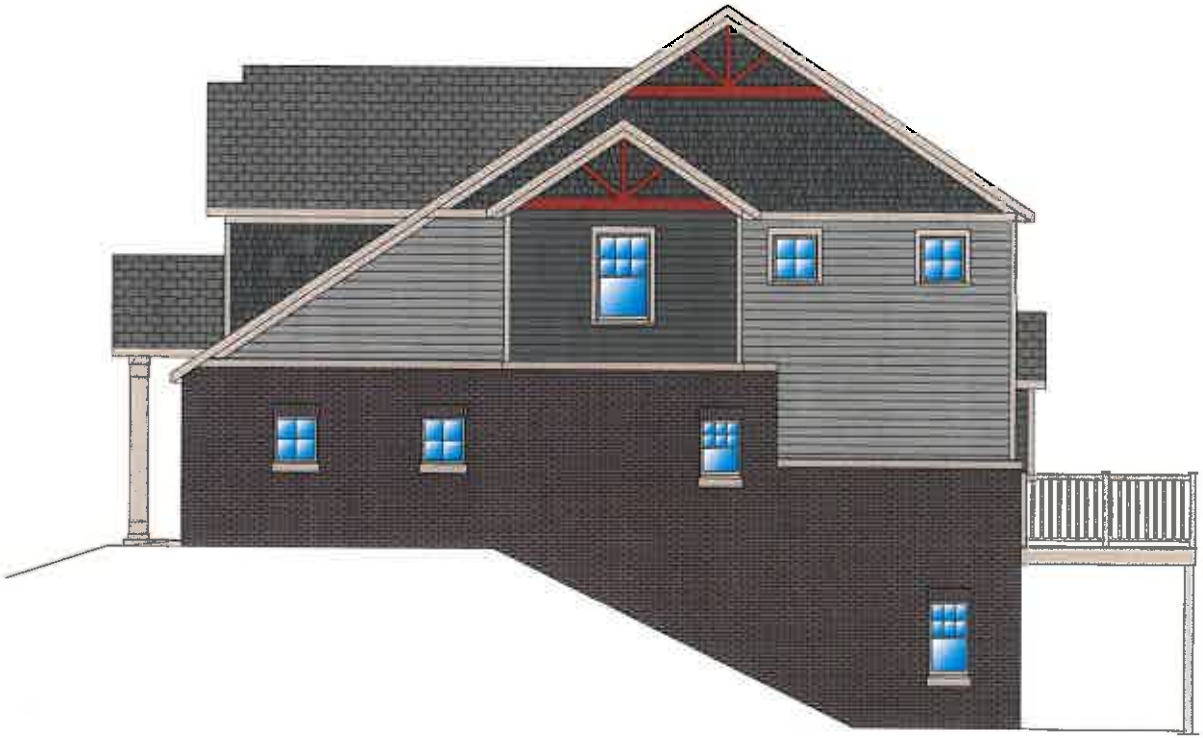
Walkout 4 plex

West Des Moines, Iowa

East Elevation

ONSITESOLUTIONS
PLAN DESIGN BUILD
4825 EP True Parkway Suite 102, West Des Moines, Iowa 502

ATTACHMENT D



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North Elevation

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Beige Trim Scheme

B02

ASPIRE TOWNHOMES

Walkout 4 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
4825 EP True Parkway Suite 102, West Des Moines, Iowa 50265

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West Elevation

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Beige Trim Scheme

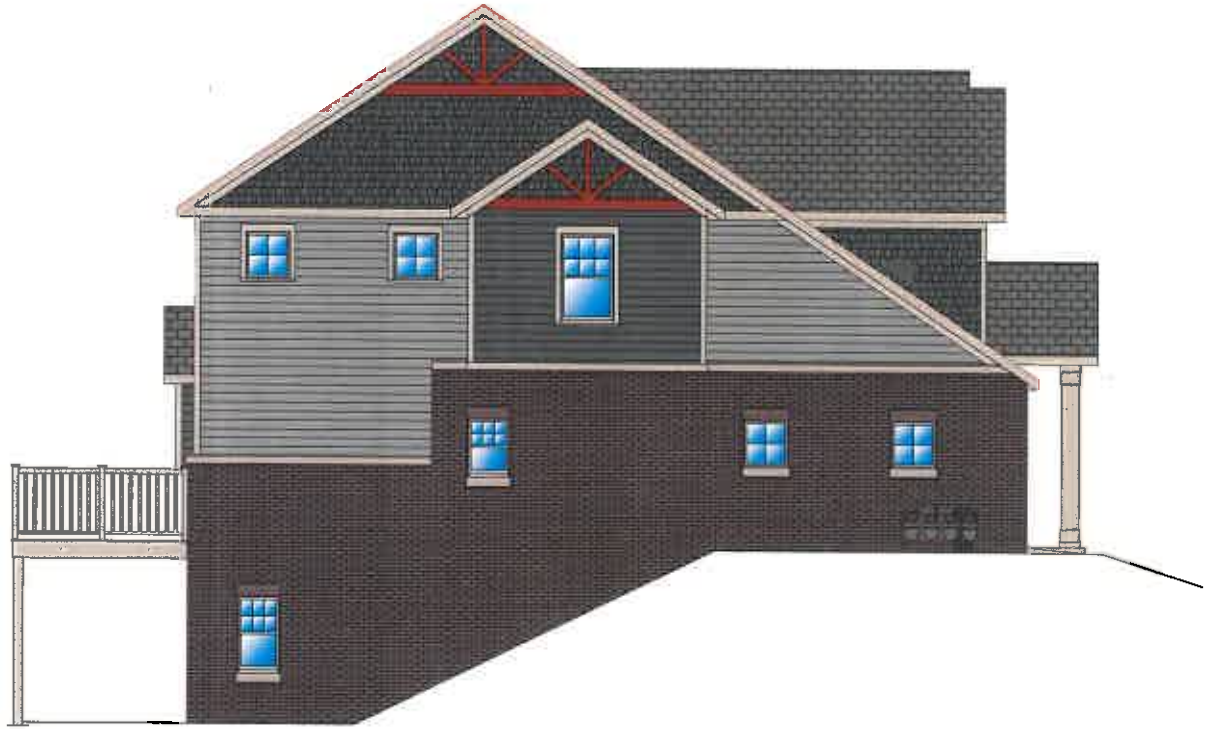
B03

ASPIRE TOWNHOMES

Walkout 4 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
4825 EP True Parkway Suite 102, West Des Moines, Iowa 50265



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South Elevation

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Beige Trim Scheme

B04

ASPIRE TOWNHOMES

Walkout 4 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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Beige Trim Scheme

B05

ASPIRE TOWNHOMES

2 Story 5 plex

West Des Moines, Iowa

ONSITESOLUTIONS
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Beige Trim Scheme

B06

ASPIRE TOWNHOMES

2 Story 5 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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Beige Trim Scheme

B07

ASPIRE TOWNHOMES

2 Story 5 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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Beige Trim Scheme

B08

ASPIRE TOWNHOMES

2 Story 5 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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Beige Trim Scheme

B09

ASPIRE TOWNHOMES

3 Story 12 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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Beige Trim Scheme

B10

ASPIRE TOWNHOMES

3 Story 12 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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Beige Trim Scheme

B11

ASPIRE TOWNHOMES

3 Story 12 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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Beige Trim Scheme

B12

ASPIRE TOWNHOMES

3 Story 12 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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East Elevation

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White Trim Scheme

W01

ASPIRE TOWNHOMES

Walkout 4 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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North Elevation

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White Trim Scheme

W02

Aspire Townhomes

Walkout 4 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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West Elevation

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White Trim Scheme

W03

ASPIRE TOWNHOMES

Walkout 4 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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South Elevation

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White Trim Scheme

W04

ASPIRE TOWNHOMES

Walkout 4 plex

West Des Moines, Iowa

ONSITESOLUTIONS
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White Trim Scheme

W05

ASPIRE TOWNHOMES

2 Story 5 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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White Trim Scheme

W06

ASPIRE TOWNHOMES

2 Story 5 plex

West Des Moines, Iowa

ONSITESOLUTIONS
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White Trim Scheme

W07

ASPIRE TOWNHOMES

2 Story 5 plex

West Des Moines, Iowa

ONSITESOLUTIONS
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White Trim Scheme

W08

ASPIRE TOWNHOMES

2 Story 5 plex

West Des Moines, Iowa

ONSITESOLUTIONS
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White Trim Scheme

W09

ASPIRE TOWNHOMES

3 Story 12 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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White Trim Scheme

W10

ASPIRE TOWNHOMES

3 Story 12 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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White Trim Scheme

W11

ASPIRE TOWNHOMES

3 Story 12 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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White Trim Scheme

W12

ASPIRE TOWNHOMES

3 Story 12 plex

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
4825 EP True Parkway Suite 102, West Des Moines, Iowa 50265

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South Elevation

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White Trim Scheme

W13

ASPIRE TOWNHOMES

Clubhouse

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
4825 EP True Parkway Suite 102, West Des Moines, Iowa 50265

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White Trim Scheme

W14

ASPIRE TOWNHOMES

Clubhouse

West Des Moines, Iowa

West Elevation

ONSITESOLUTIONS
PLAN DESIGN BUILD
4825 EP True Parkway Suite 102, West Des Moines, Iowa 50265

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West Elevation

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White Trim Scheme

W15

ASPIRE TOWNHOMES

Clubhouse

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
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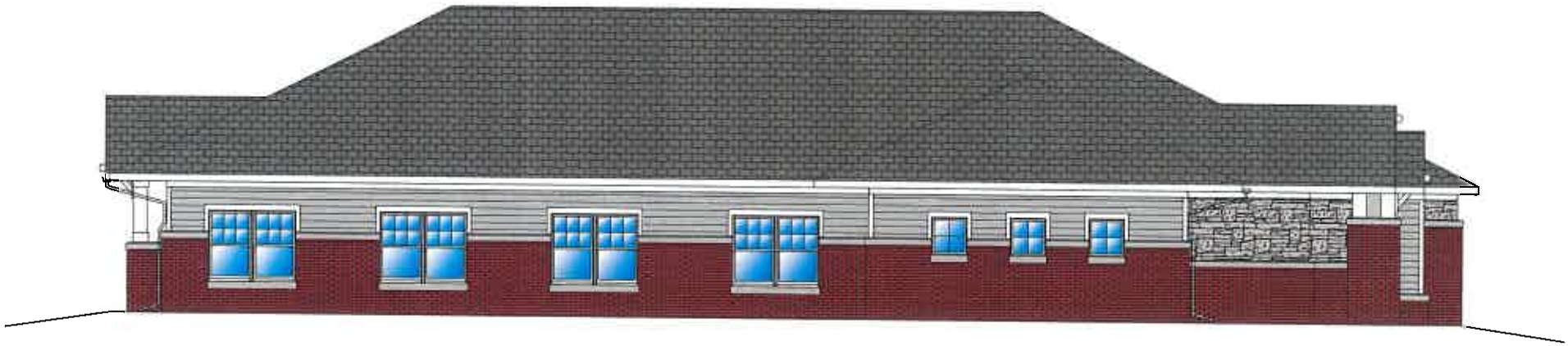

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North Elevation

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White Trim Scheme

W16

ASPIRE TOWNHOMES

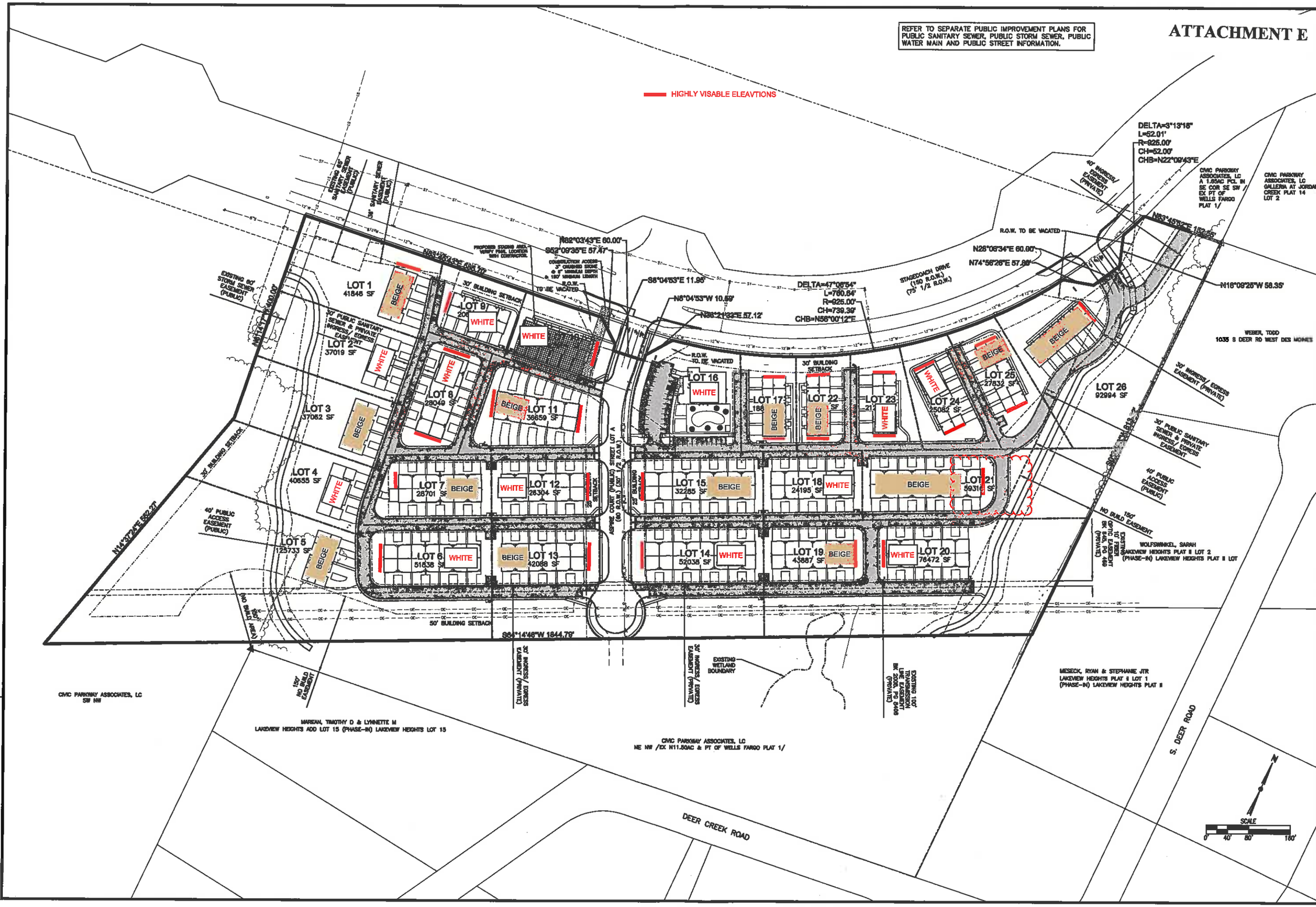
Clubhouse

West Des Moines, Iowa

ONSITESOLUTIONS
PLAN DESIGN BUILD
4825 EP True Parkway Suite 102, West Des Moines, Iowa 50265

ATTACHMENT E

REFER TO SEPARATE PUBLIC IMPROVEMENT PLANS FOR PUBLIC SANITARY SEWER, PUBLIC STORM SEWER, PUBLIC WATER MAIN AND PUBLIC STREET INFORMATION.



REVISIONS	DATE
SITE PLAN SUBMITTAL #1	01/19/15

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

ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

ASPIRE
SITE LAYOUT & EASEMENT INFORMATION

1401034

FILE: J:\2014\1401034\DWG\1401034-SITE.DWG
PLT. DATE: 1/19/15 DATE PLOTTED: 1/19/2015 8:59 AM COMMENT:

SITE PLAN FOR:

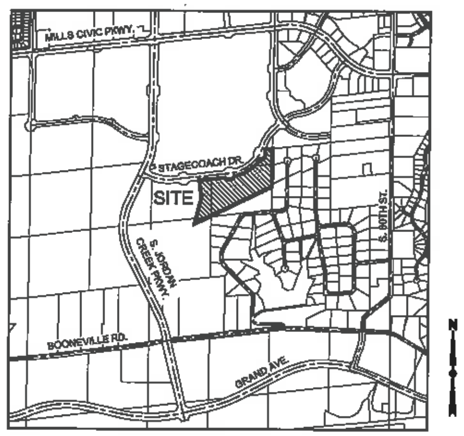
ASPIRE

WEST DES MOINES, IOWA

ATTACHMENT F

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

OWNER / APPLICANT

ASPIRE RESIDENTIAL, LLC
SIGNATURE REAL ESTATE SERVICES, INC
12035 UNIVERSITY AVE, SUITE 101
CLIVE, IOWA 50325
CONTACT: DAVID HANSEN
PH: 515-221-9990

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JOSHUA TRYGSTAD
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

DATE OF SURVEY

SEPTEMBER, 2014

BENCHMARKS

WEST DES MOINES BM#118 STD BM @ NE CORNER OF MILLS CIVIC & SOUTH 60TH STREET.
ELEVATION=201.56

WEST DES MOINES BM#124 INTERSECTION OF JORDAN CREEK PARKWAY AND MILLS CIVIC PARKWAY, 169 ± FEET EAST OF THE WEST END OF MEDIAN, IN THE CENTER OF 6 FEET MEDIAN IN MILLS CIVIC PARKWAY, 17 ± FEET WEST OF THE ANGLE POINT IN THE CURB FOR THE WESTBOUND TURN LANE.
ELEVATION=203.65

PROJECT BENCHMARK BURY BOLT ON HYDRANT 123 FEET +/- EAST OF NW CORNER OF PROPERTY SURVEYED.
ELEVATION=200.43

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1:	01/19/15
-SITE PLAN SUBMITTAL TO CITY #2:	02/19/15
-SITE PLAN SUBMITTAL TO CITY #3:	03/13/15
-SITE PLAN SUBMITTAL TO CITY #4:	04/02/15

LEGAL DESCRIPTION

OUTLOT 'Y', ROGERS FARM, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

AND

A PART OF LOT B, WELLS FARGO PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF OUTLOT 'Y', ROGERS FARM, AN OFFICIAL PLAT IN SAID CITY OF WEST DES MOINES; THENCE NORTH 83°45'43" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Y', A DISTANCE OF 537.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 83°45'43" EAST, 48.71 FEET; THENCE SOUTH 52°09'35" EAST, 57.47 FEET; THENCE SOUTH 8°04'53" EAST, 11.95 FEET TO SAID NORTHERLY LINE; THENCE SOUTH 82°03'43" WEST ALONG SAID NORTHERLY LINE, 37.38 FEET; THENCE NORTH 51°14'11" WEST CONTINUING ALONG SAID NORTHERLY LINE, 75.00 FEET TO THE POINT OF BEGINNING.

AND

A PART OF LOT B, WELLS FARGO PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF OUTLOT 'Y', ROGERS FARM, AN OFFICIAL PLAT IN SAID CITY OF WEST DES MOINES; THENCE NORTH 83°45'43" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Y', A DISTANCE OF 537.00 FEET; THENCE SOUTH 51°14'11" EAST CONTINUING ALONG SAID NORTHERLY LINE, 75.00 FEET; THENCE NORTH 82°03'43" EAST CONTINUING ALONG SAID NORTHERLY LINE, 97.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 8°04'53" WEST, 10.59 FEET; THENCE NORTH 38°21'33" EAST, 57.12 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 925.00 FEET, WHOSE ARC LENGTH IS 35.27 FEET AND WHOSE CHORD BEARS NORTH 75°28'06" EAST, 35.27 FEET TO SAID NORTHERLY LINE; THENCE SOUTH 38°21'27" WEST CONTINUING ALONG SAID NORTHERLY LINE, 75.00 FEET; THENCE SOUTH 82°03'43" WEST CONTINUING ALONG SAID NORTHERLY LINE, 22.59 FEET TO THE POINT OF BEGINNING.

AND

A PART OF LOT B, WELLS FARGO PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF OUTLOT 'Y', ROGERS FARM, AN OFFICIAL PLAT IN SAID CITY OF WEST DES MOINES; THENCE SOUTH 83°45'52" WEST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Y', A DISTANCE OF 152.55 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 925.00 FEET, WHOSE ARC LENGTH IS 22.56 FEET AND WHOSE CHORD BEARS SOUTH 21°14'59" WEST, 22.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 18°50'02" EAST CONTINUING ALONG SAID NORTHERLY LINE, 75.00 FEET; THENCE SOUTH 28°48'43" WEST CONTINUING ALONG SAID NORTHERLY LINE, 120.01 FEET; THENCE SOUTH 76°27'28" WEST CONTINUING ALONG SAID NORTHERLY LINE, 75.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 925.00 FEET, WHOSE ARC LENGTH IS 52.13 FEET AND WHOSE CHORD BEARS NORTH 34°03'37" EAST, 52.12 FEET; THENCE NORTH 74°56'28" EAST, 57.80 FEET; THENCE NORTH 28°06'34" EAST, 60.00 FEET; THENCE NORTH 18°09'25" WEST, 58.35 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 925.00 FEET, WHOSE ARC LENGTH IS 29.46 FEET AND WHOSE CHORD BEARS NORTH 22°51'38" EAST, 29.45 FEET TO THE POINT OF BEGINNING.

PROPERTY CONTAINS 25.40 ACRES (1,106,424 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DEVELOPMENT SUMMARY

AREA:	=24.59 AC (1,071,080 SF)
IMPERVIOUS AREA	= 618,607 SF
PRIVATE STREETS & PARKING	= 149,754 SF
DRIVEWAYS	= 88,800 SF
SIDEWALKS	= 25,020 SF
SHARED USE PATHS	= 10,065 SF
BUILDINGS	= 178,834 SF
SETBACKS:	
FRONT	= 30'
SIDE	= 30'
REAR	= 50'

UNITS:
222 UNITS (9 UNITS PER ACRE)

PARKING:
2 SPACES PER UNIT.
1 SPACE PER 100 SF OF GFA FOR A BUILDING OR PORTION OF A BUILDING DESIGNATED FOR MULTIPURPOSE RECREATIONAL USES.
1 SPACE PER 300 SF OF G.F.A. OF LEASE MANAGEMENT OFFICE.

PARKING REQUIRED:	
222 UNITS	=444 SPACES
3,078 SF OF CLUBHOUSE	= 31 SPACES
808 SF OF LEASE MANAGEMENT OFFICE	= 3 SPACES
TOTAL REQUIRED	=478 SPACES

PARKING PROVIDED:	
UNITS	=444 SPACES
CLUBHOUSE	= 37 SPACES
OFF STREET PARKING	= 16 SPACES
TOTAL PROVIDED	=497 SPACES

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DETAILS
3	SITE LAYOUT & EASEMENT INFORMATION
4-5	DIMENSION PLAN
6-9	GRADING PLAN
10-12	UTILITY PLAN
13-14	LANDSCAPE PLAN

REFER TO SEPARATE PUBLIC IMPROVEMENT PLANS FOR PUBLIC SANITARY SEWER, PRIVATE SANITARY SERVICES, PUBLIC STORM SEWER, PUBLIC WATER MAIN AND PUBLIC STREET INFORMATION.

ZONING

EXISTING/ PROPOSED ZONING:

ROGER'S FARM P.U.D.
(RM) RESIDENTIAL MEDIUM-DENSITY (MAXIMUM 12 DU/ACRE)

PROJECT SITE ADDRESS

STAGECOACH DRIVE
WEST DES MOINES, IA 50266

COMPREHENSIVE PLAN LAND USE

EXISTING: (MD) MEDIUM DENSITY RESIDENTIAL

PROPOSED: (MD) MEDIUM DENSITY RESIDENTIAL

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

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITY PROVIDERS TO LOCATE THEIR UTILITIES IN THE FIELD.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1401034

GENERAL LEGEND

PROPOSED

- PROJECT BOUNDARY
- LOT LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY (R/W)
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE (ST)
- TYPE SW-401 STORM MANHOLE (ST)
- TYPE SW-402 STORM MANHOLE (ST)
- TYPE SW-301 SANITARY MANHOLE (S)
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- STORM SEWER STRUCTURE NO. (ST-10)
- STORM SEWER PIPE NO. (L-10)
- SANITARY SEWER STRUCTURE NO. (S-10)
- SANITARY SEWER PIPE NO. (P-10)
- SANITARY SEWER WITH SIZE (8"S)
- SANITARY SERVICE
- STORM SEWER
- WATERMAIN WITH SIZE (8"W)
- 2" WATER SERVICE
- SAWCUT (FULL DEPTH)
- SILT FENCE
- TRANSFORMER PAD (T)
- AIR CONDENSER UNIT
- PEDESTRIAN RAMP
- CLUSTER MAILBOX (M)

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE (ST)
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- ROOF DRAIN/ DOWNSPOUT (RD)
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX (E)
- ELECTRIC TRANSFORMER (E)
- ELECTRIC MANHOLE OR VAULT (E)
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX (T)
- TELEPHONE MANHOLE/VAULT (T)
- TELEPHONE POLE
- GAS VALVE BOX (G)
- CABLE TV JUNCTION BOX (TV)
- CABLE TV MANHOLE/VAULT (TV)
- MAIL BOX (M)
- BENCHMARK (BM)
- SOIL BORING (SB)
- UNDERGROUND TV CABLE (TV)
- GAS MAIN (G)
- FIBER OPTIC (FO)
- UNDERGROUND TELEPHONE (T)
- OVERHEAD ELECTRIC (OE)
- UNDERGROUND ELECTRIC (E)
- FIELD TILE (TILE)
- SANITARY SEWER W/ SIZE (8"S)
- STORM SEWER W/ SIZE (15" RCP)
- WATER MAIN W/ SIZE (8"W)

THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, THE 1993 DES MOINES METRO DESIGN STANDARDS WITH THE WEST DES MOINES ADDENDA, AND THE WEST DES MOINES WATER WORKS STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

REFER TO GEOTECHNICAL EXPLORATION REPORT NO. 141320 DATED JULY 31, 2014 PREPARED BY ALLENDER BUTZKE ENGINEERS, INC. FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WEST DES MOINES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

PROFESSIONAL LANDSCAPE ARCHITECT — 00525 — IOWA

PRELIMINARY NOT FOR CONSTRUCTION

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.

RYAN [illegible], L.A. — DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
13-14

LICENSED PROFESSIONAL ENGINEER — 19228 — IOWA

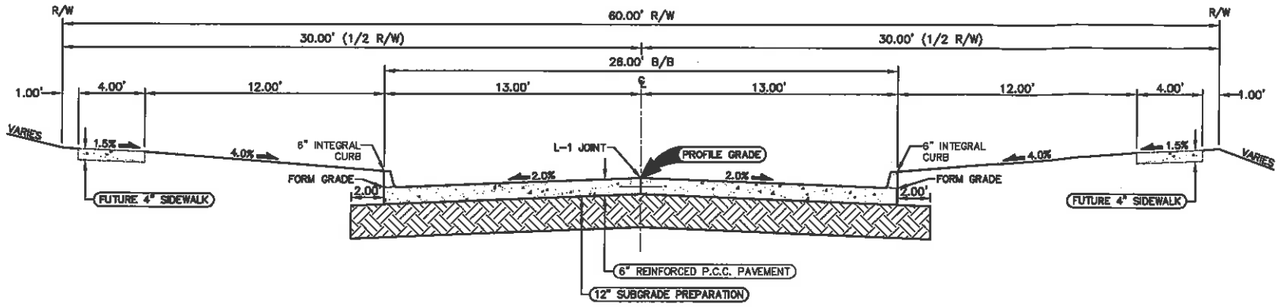
PRELIMINARY NOT FOR CONSTRUCTION

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.

JOSHUA A. TRYGSTAD, P.E. — DATE

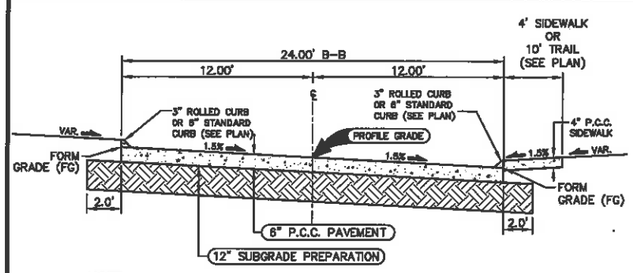
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
1-12

FILE: H:\2014\1401034\DWG\1401034-SITE.DWG DATE PLOTTED: 4/23/2015 8:07 AM COMMENT:
FILE DATE: 4/21/15 ENG:
PLOTTED BY: JOSH TRYGSTAD TECH:



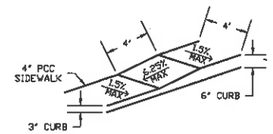
TYPICAL SECTION - 26' B/B P.C.C. ROADWAY W/60' RIGHT-OF-WAY
HIDDEN POINT STA. (PUBLIC-FOR REFERENCE ONLY)

NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

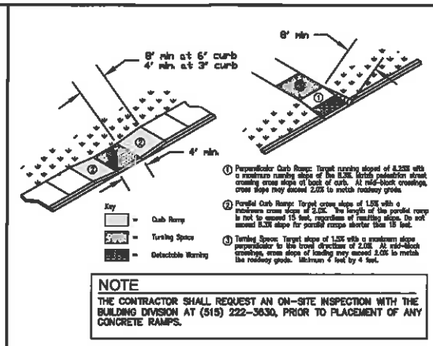


NOTE:
1. 12" SUBGRADE PREPARATION TO BE PREPARED IN 2 – 6" LIFTS.

TYPICAL SECTION - 24' P.C.C. PRIVATE ROADWAY



SIDEWALK @ CURB TRANSITION



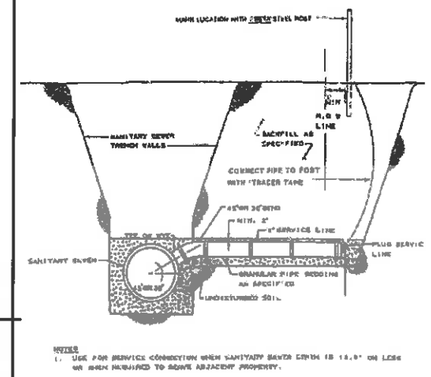
① Perpendicular Curb Ramp: Target running slopes of 8.33% with a maximum running slope of the 8.3% North pedestrian street crossing cross slope at base of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.

② Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

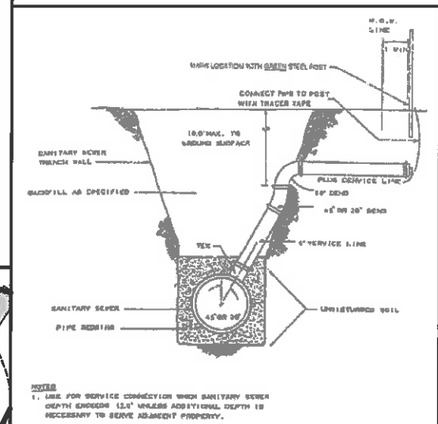
③ Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel direction of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Minimum 4 feet by 4 feet.

NOTE
THE CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.

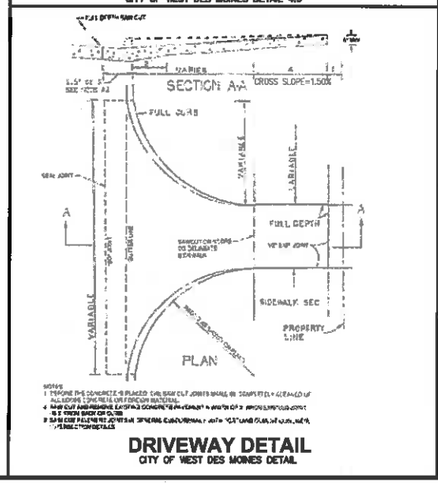
CURB RAMPS



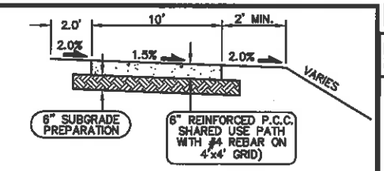
SANITARY SEWER SERVICE
CITY OF WEST DES MOINES DETAIL 4.5



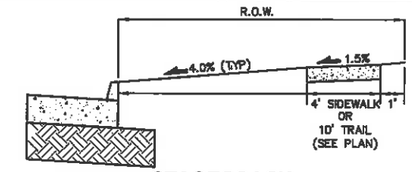
SANITARY SEWER SERVICE RISER
CITY OF WEST DES MOINES DETAIL 4.6



DRIVEWAY DETAIL
CITY OF WEST DES MOINES DETAIL

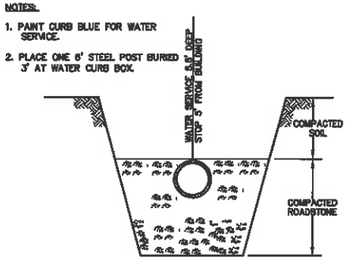


10' PCC SHARED USE PATH

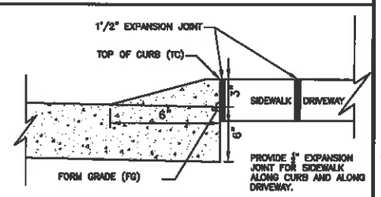


STAGECOACH R.O.W. GRADING SECTION

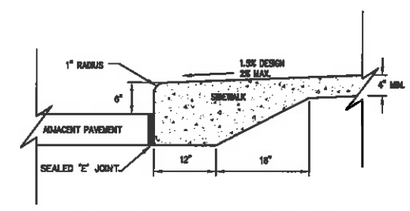
NOTES:
1. PAINT CURB BLUE FOR WATER SERVICE.
2. PLACE ONE 6' STEEL POST BURIED 3' AT WATER CURB BOX.



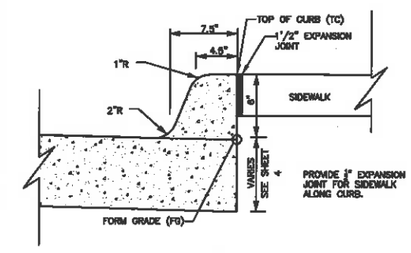
WATER SERVICE LOCATION DETAIL



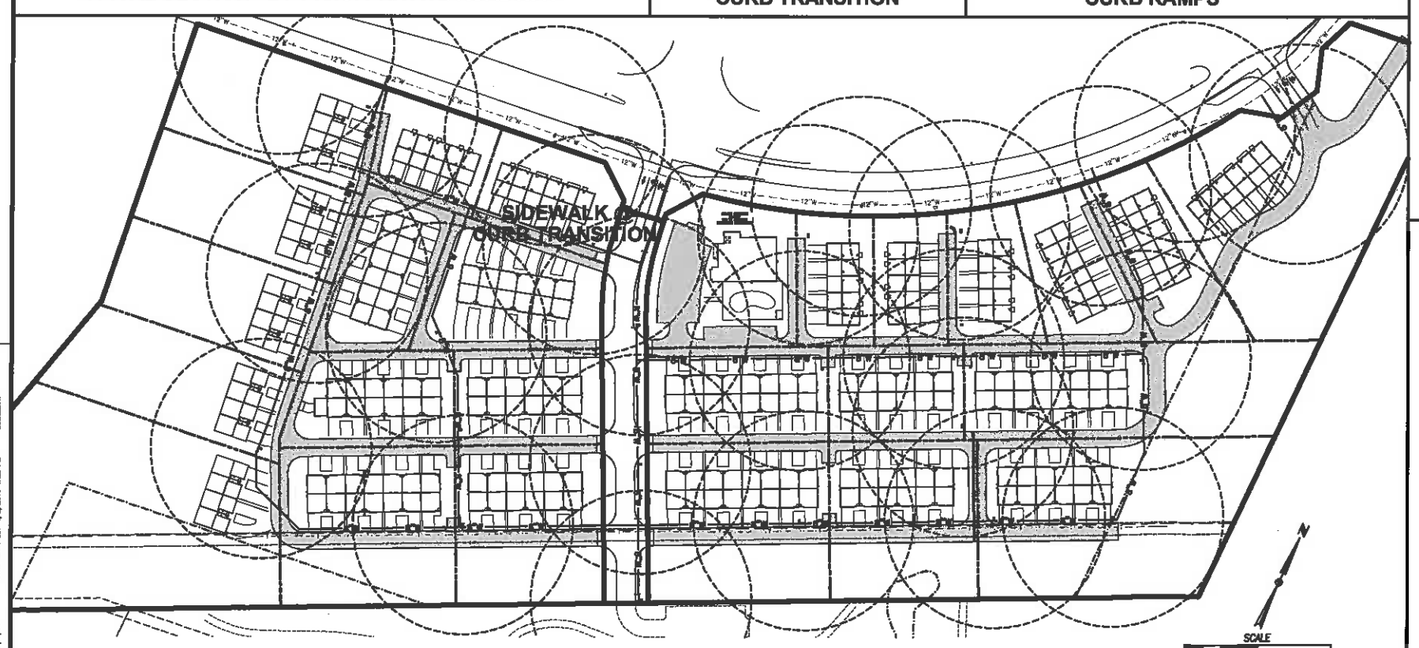
INTEGRAL 3" ROLLED CURB DETAIL



CLASS 'A' INTEGRAL CURB AND SIDEWALK DETAIL



6" PCC INTEGRAL CURB



HYDRANT COVERAGE PLAN (150' RADIUS)

REVISIONS	DATE
SITE PLAN SUBMITTAL #4	04/02/15
SITE PLAN SUBMITTAL #3	03/13/15
SITE PLAN SUBMITTAL #2	02/16/15
SITE PLAN SUBMITTAL #1	01/19/15

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

ASPIRE
DETAILS

FILE: H:\2014\1401034\DWG\1401034-SITE.DWG
PLOT DATE: 4/2/2015
DATE PLOTTED: 4/2/2015 9:22 PM
COMMENTS:

REFER TO SEPARATE PUBLIC IMPROVEMENT PLANS FOR PUBLIC SANITARY SEWER, PUBLIC STORM SEWER, PUBLIC WATER MAIN AND PUBLIC STREET INFORMATION.

LOT 1 41846 SF
LOT 2 37019 SF
LOT 3 37062 SF
LOT 4 40655 SF
LOT 5 125733 SF
LOT 6 51838 SF
LOT 7 28701 SF
LOT 8 28049 SF
LOT 9 20610 SF
LOT 10 23604 SF
LOT 11 36659 SF
LOT 12 26304 SF
LOT 13 43761 SF
LOT 14 53712 SF
LOT 15 32285 SF
LOT 16 36448 SF
LOT 17 18832 SF
LOT 18 24195 SF
LOT 19 43887 SF
LOT 20 76472 SF
LOT 21 30316 SF
LOT 22 17956 SF
LOT 23 21270 SF
LOT 24 25082 SF
LOT 25 27832 SF
LOT 26 92994 SF

HIDDEN POINT (PUBLIC) STREET (80 R.O.W.) (30' 1/2 R.O.W.)
STAGECOACH DRIVE (150 R.O.W.) (75' 1/2 R.O.W.)

DELTA=47°06'54"
L=760.64'
R=925.00'
CH=739.39'
CHB=N56°00'12"E

DELTA=3°13'16"
L=52.01'
R=925.00'
CH=52.00'
CHB=N22°09'43"E

N62°03'43"E 60.00'
S52°09'35"E 57.47'
S8°04'53"E 11.96'
N8°04'53"W 10.59'
N38°21'33"E 57.12'
N26°06'34"E 60.90'
N74°56'26"E 57.89'
N63°45'52"E 152.55'
N18°09'25"W 58.35'
S84°14'46"W 1344.79'
N14°37'24"E 652.27'
N6°14'17"W 400.02'
S02°20'03"E 813.32'

CIVIC PARKWAY ASSOCIATES, LC
NW NW /EX N12.67AC & PT OF WELLS FARGO PLAT 1/

CIVIC PARKWAY ASSOCIATES, LC
A 1.55AC PCL IN SE COR SE SW / EX PT OF WELLS FARGO PLAT 1/

CIVIC PARKWAY ASSOCIATES, LC
GALLERIA AT JORDAN CREEK PLAT 14 LOT 2

WEBER, TODD
1035 S DEER RD WEST DES MOINES

WOLFSWINKEL, SARAH
LAKEVIEW HEIGHTS PLAT II LOT 2
(PHASE-IN) LAKEVIEW HEIGHTS PLAT II LOT

MESECK, RYAN & STEPHANIE JTR
LAKEVIEW HEIGHTS PLAT II LOT 1
(PHASE-IN) LAKEVIEW HEIGHTS PLAT II

CIVIC PARKWAY ASSOCIATES, LC
SW NW

MAREAN, TIMOTHY D & LYNNETTE M
LAKEVIEW HEIGHTS ADD LOT 15 (PHASE-IN) LAKEVIEW HEIGHTS LOT 15

CIVIC PARKWAY ASSOCIATES, LC
NE NW /EX N11.50AC & PT OF WELLS FARGO PLAT 1/

Future City of West Des Moines Park Site
"Hidden Point Park" - Conceptual Layout Only

BASKETBALL
TENNIS
SHELTER/ RESTROOMS/ PLAYGROUND
PARKING
EXISTING WETLAND BOUNDARY
TRAIL

S. DEER ROAD
DEER CREEK ROAD

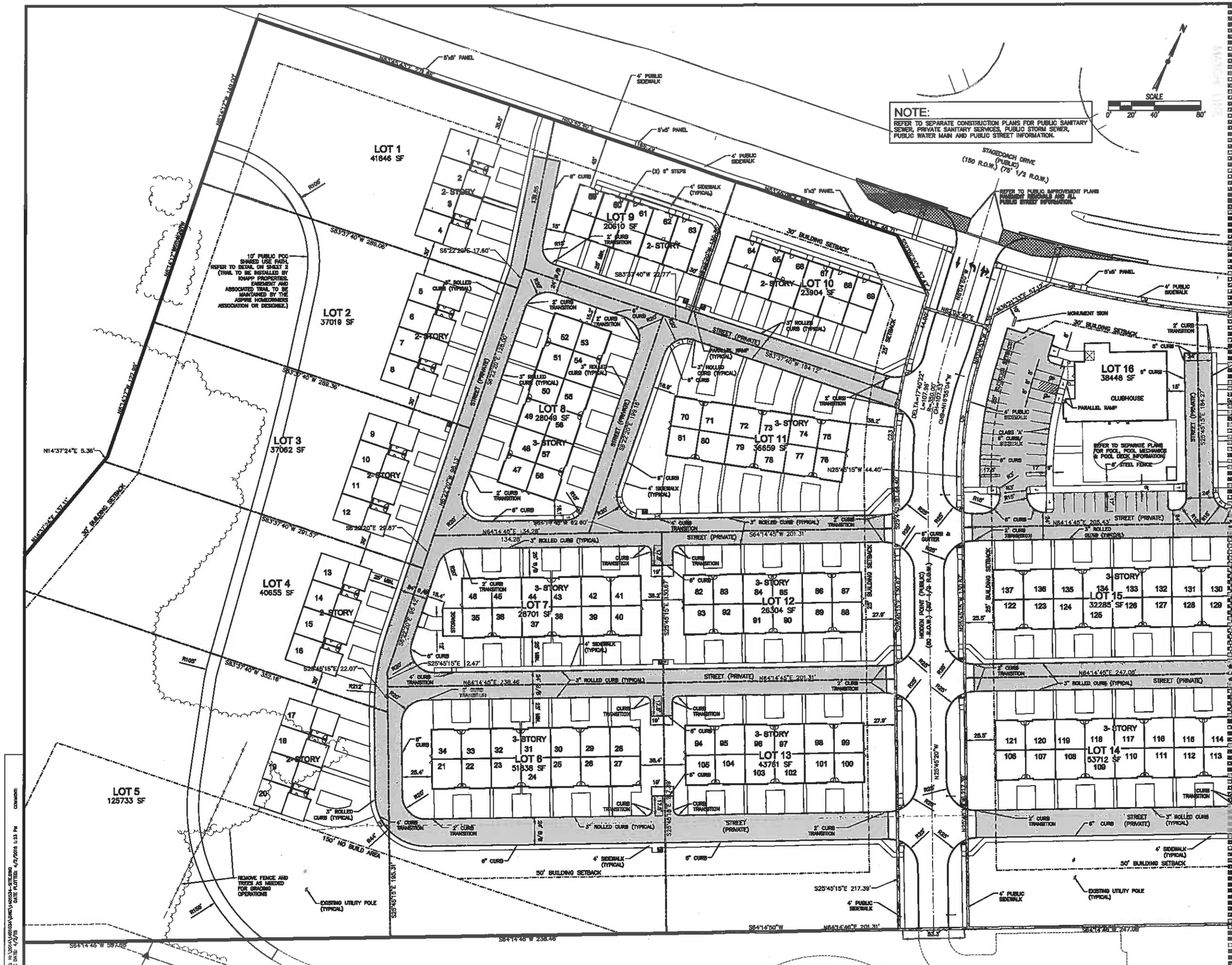
SCALE
0' 40' 80' 160'

REVISIONS	DATE
SITE PLAN SUBMITTAL #4	04/02/15
SITE PLAN SUBMITTAL #3	03/13/15
SITE PLAN SUBMITTAL #2	02/19/15
SITE PLAN SUBMITTAL #1	01/19/15

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER:
TECH:
CIVIL DESIGN ADVANTAGE

ASPIRE
SITE LAYOUT & EASEMENT INFORMATION
WEST DES MOINES, IOWA

FILE: H:\2014\1401034\DWG\401034-SITE.DWG
FILE DATE: 4/2/15
DATE PLOTTED: 4/2/2015 5:22 PM
COMMITOR:



GENERAL NOTES

1. THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. 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.
6. 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.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. REFER TO PUBLIC IMPROVEMENT PLANS FOR CONCRETE REMOVAL FOR DRIVEWAY APPROACHES.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. NO OUTDOOR DUMPSTERS ARE PROPOSED AT THIS TIME.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK/ PATH CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING SHALL COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

PAVEMENT THICKNESS (NON-REINFORCED)

1. SIDEWALKS	4" P.C.C.
2. SIDEWALKS IN DRIVEWAYS	6" P.C.C.
3. PRIVATE STREETS	7" P.C.C.
4. DRIVEWAYS	6" P.C.C.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	101°24'24"	55.00'	97.34'	S36°06'24"E	85.13'
C2	40°22'03"	50.00'	35.23'	S5°34'13"E	34.50'
C3	101°24'27"	55.00'	97.34'	N16°25'06"W	85.13'
C4	40°22'03"	50.00'	35.23'	N45°56'17"W	34.50'
C5	10°50'41"	380.00'	71.93'	S20°19'54"E	71.82'
C6	17°40'22"	320.00'	98.70'	N16°55'04"W	98.31'
C7	8°46'41"	380.00'	45.29'	S11°29'43"E	45.26'
C8	2°11'05"	925.00'	35.27'	N78°28'06"E	35.27'
C9	5°46'23"	925.00'	94.01'	N74°27'52"E	93.97'
C10	6°30'59"	925.00'	105.20'	N68°17'41"E	105.15'
C11	6°15'28"	925.00'	101.02'	N61°54'28"E	100.97'
C12	5°43'22"	925.00'	92.39'	N55°55'04"E	92.35'
C13	5°41'21"	925.00'	91.85'	N50°12'43"E	91.81'
C14	5°51'35"	925.00'	94.60'	N44°26'15"E	94.56'
C15	5°46'56"	925.00'	94.17'	N38°38'28"E	94.13'
C16	3°13'44"	925.00'	52.13'	N34°03'37"E	52.12'
C17	3°13'18"	925.00'	52.01'	N32°09'43"E	52.00'

REVISIONS	DATE
SITE PLAN SUBMITTAL #4	04/02/15
SITE PLAN SUBMITTAL #3	03/13/15
SITE PLAN SUBMITTAL #2	02/19/15
SITE PLAN SUBMITTAL #1	01/19/15

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

ASPIRE
DIMENSION PLAN (WEST)

NOTE:
REFER TO SEPARATE CONSTRUCTION PLANS FOR PUBLIC SANITARY SEWER, PRIVATE SANITARY SERVICES, PUBLIC STORM SEWER, PUBLIC WATER MAIN AND PUBLIC STREET INFORMATION.

STAGECOACH DRIVE (PUBLIC) (150 R.O.W.) (75' 1/2 R.O.W.)

REFER TO PUBLIC IMPROVEMENT PLANS PAVEMENT REMOVALS AND ALL PUBLIC STREET INFORMATION.

LOT 16 38448 SF CLUBHOUSE

LOT 17 18832 SF

LOT 22 17956 SF

LOT 23 21270 SF

LOT 24 25082 SF

LOT 25 27832 SF

LOT 26 92994 SF

LOT 15 32285 SF

LOT 18 24195 SF

LOT 21 59316 SF

LOT 14 53712 SF

LOT 19 43887 SF

LOT 20 76472 SF

STREET (PRIVATE)

10' PUBLIC PCC SHARED USE PATH. REFER TO DETAIL ON SHEET 2. (TRAIL TO BE INSTALLED BY KNAPP PROPERTIES AS PER CITY OF WDM REQUIREMENTS. TRAIL TO BE MAINTAINED BY THE CITY OF WEST DES MOINES, WITH ADJACENT TURF & LANDSCAPING MAINTAINED BY THE ASPIRE HOMEOWNERS ASSOCIATION OR DESIGNEE.)

150' NO BUILD AREA

SCALE 0' 40' 80' 160'

REVISIONS	DATE
SITE PLAN SUBMITTAL #4	04/20/15
SITE PLAN SUBMITTAL #3	03/13/15
SITE PLAN SUBMITTAL #2	02/19/15
SITE PLAN SUBMITTAL #1	01/19/15

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

CIVIL DESIGN ADVANTAGE

ENGINEER:

TECH:

ASPIRE
DIMENSION PLAN (EAST)
WEST DES MOINES, IOWA

1401034

G.F.E. = GARAGE FLOOR ELEVATION AT THE OUTSIDE FACE OF GARAGE DOOR.

LEGEND:

OVERFLOW ROUTE

GRADING NOTES

1. PRIOR TO ANY GRADING ON SITE TAKES PLACE, A COPY OF THE NPDES PERMIT, AUTHORIZED BY THE IOWA DNR, SHALL BE PROVIDED TO THE CITY CHIEF BUILDING INSPECTOR. RVANGENDEREN@WDM-IA.COM OR FAX 515-273-0802.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
4. ALL SPOT ELEVATIONS ARE FOR GRADE (FG) OR TOP-OF-SLAB (TS) UNLESS OTHERWISE NOTED.
5. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
6. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2.00%.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. SEE SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN A 4.75% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 1.5% TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.

REVISIONS	DATE
SITE PLAN SUBMITTAL #4	04/02/16
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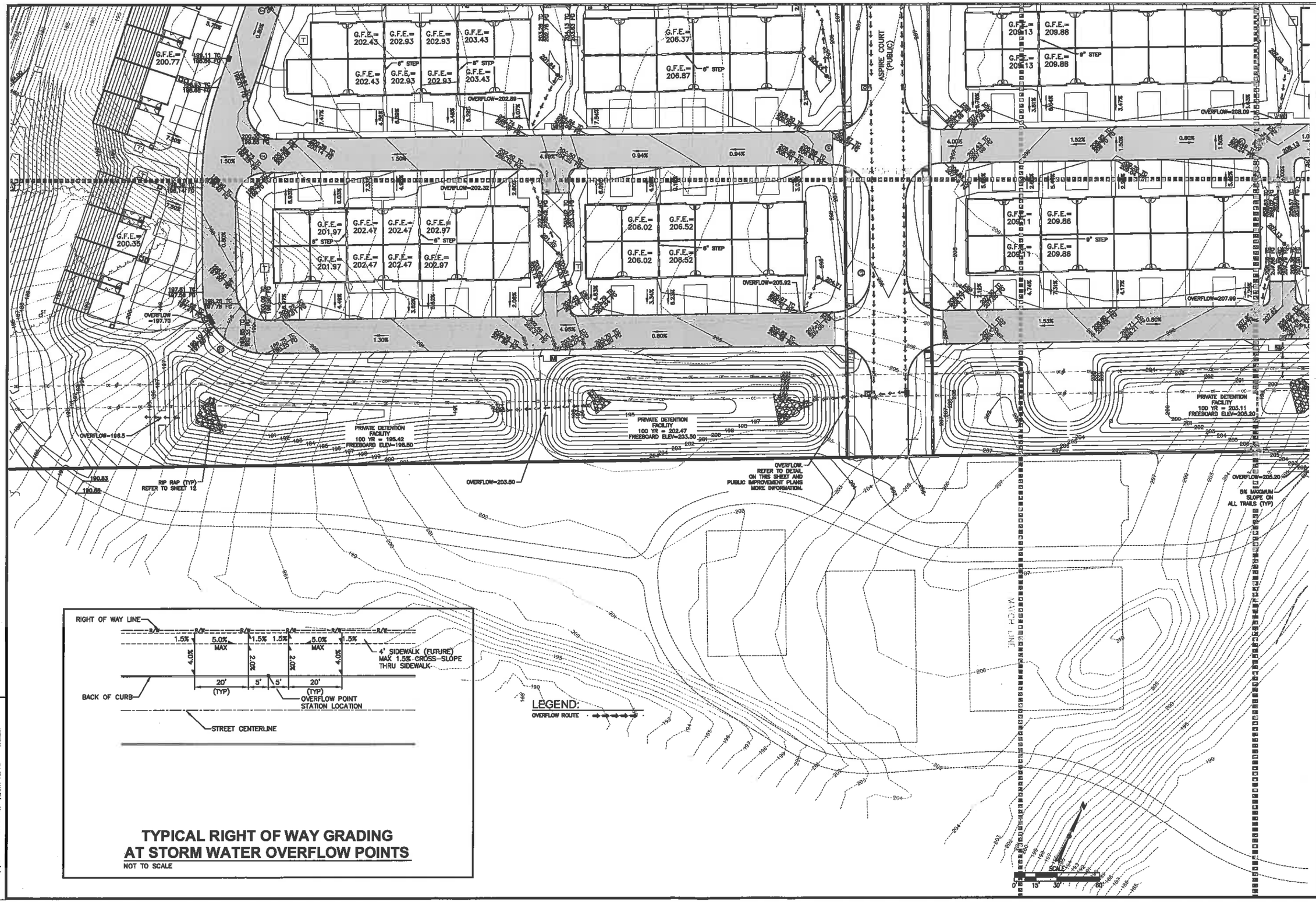
SITE PLAN SUBMITTAL #2	02/19/16
SITE PLAN SUBMITTAL #1	01/19/16

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER:
TECH:
CIVIL DESIGN ADVANTAGE

ASPIRE

GRADING PLAN (NORTHWEST)

WEST DES MOINES, IOWA



TYPICAL RIGHT OF WAY GRADING AT STORM WATER OVERFLOW POINTS

NOT TO SCALE

REVISIONS	DATE
SITE PLAN SUBMITTAL #4	04/02/15
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SITE PLAN SUBMITTAL #2	02/19/15
SITE PLAN SUBMITTAL #1	01/13/15

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

ENGINEER:

TECH:

CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

ASPIRE

GRADING PLAN (SOUTHWEST)

1401034

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FILE DATE: 4/2/15 DATE PLOTTED: 4/2/2015 1:25 PM COMMENTS:

LEGEND:
OVERFLOW ROUTE

STAGECOACH DRIVE
(PUBLIC)

REFER TO PUBLIC IMPROVEMENT PLANS FOR RAMPS AND INTERSECTION INFORMATION

PRIVATE DETENTION FACILITY
100 YR = 211.83
FREEBOARD ELEV=213.5

PRIVATE DETENTION FACILITY
100 YR = 206.00
FREEBOARD ELEV=207.00

EXPOSED FOUNDATION
F.F.E.= 209.45

G.F.E.= 209.52
G.F.E.= 209.66
G.F.E.= 209.40
G.F.E.= 209.92
G.F.E.= 209.42
G.F.E.= 209.59
G.F.E.= 210.34
G.F.E.= 209.88
G.F.E.= 209.13
G.F.E.= 212.91
G.F.E.= 213.56
G.F.E.= 220.36

OVERFLOW=212.17
OVERFLOW=213.00
OVERFLOW=208.76
OVERFLOW=207.94
OVERFLOW=208.09
OVERFLOW=207.70
OVERFLOW=209.40
OVERFLOW=210.00

5% MAXIMUM SLOPE ON ALL TRAILS (TYP)

PRIVATE DETENTION FACILITY
100 YR = 208.70
FREEBOARD ELEV=210.00

9" STEP
6" STEP

SCALE
0' 15' 30' 60'

MATCH LINE

REVISIONS	DATE
SITE PLAN SUBMITTAL #4	04/02/15
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SITE PLAN SUBMITTAL #2	02/19/15
SITE PLAN SUBMITTAL #1	01/19/15

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

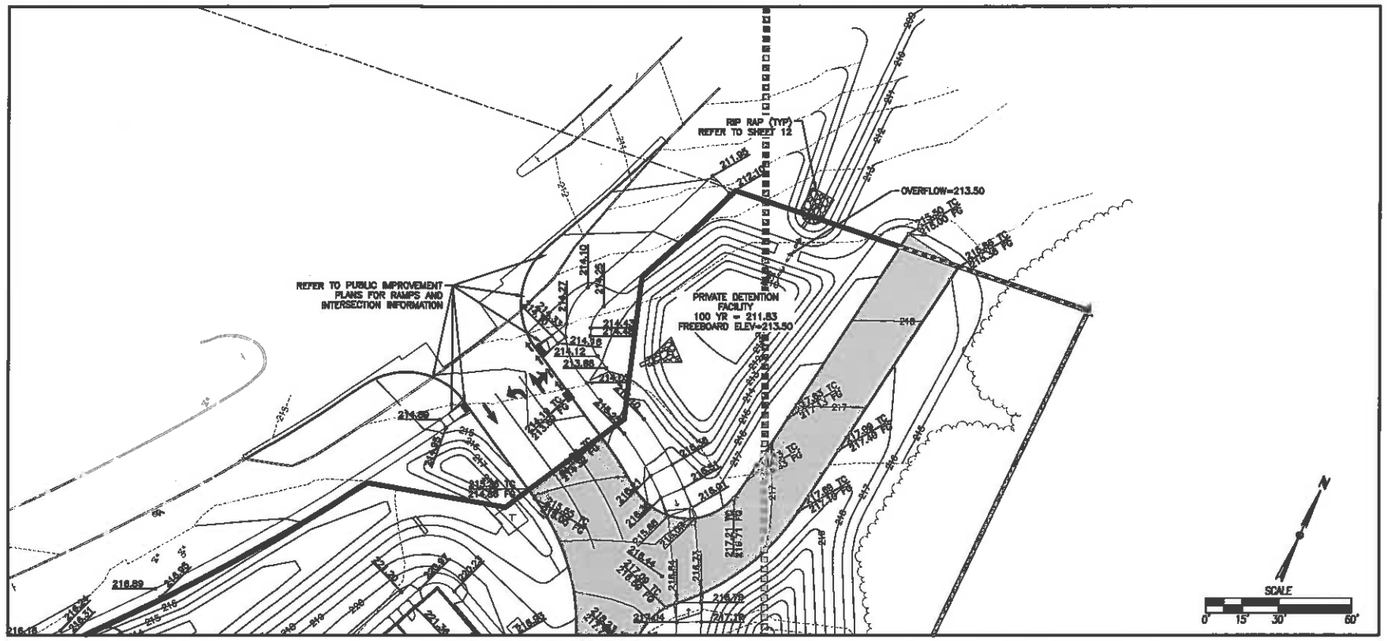
ENGINEER:
TECH:

CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

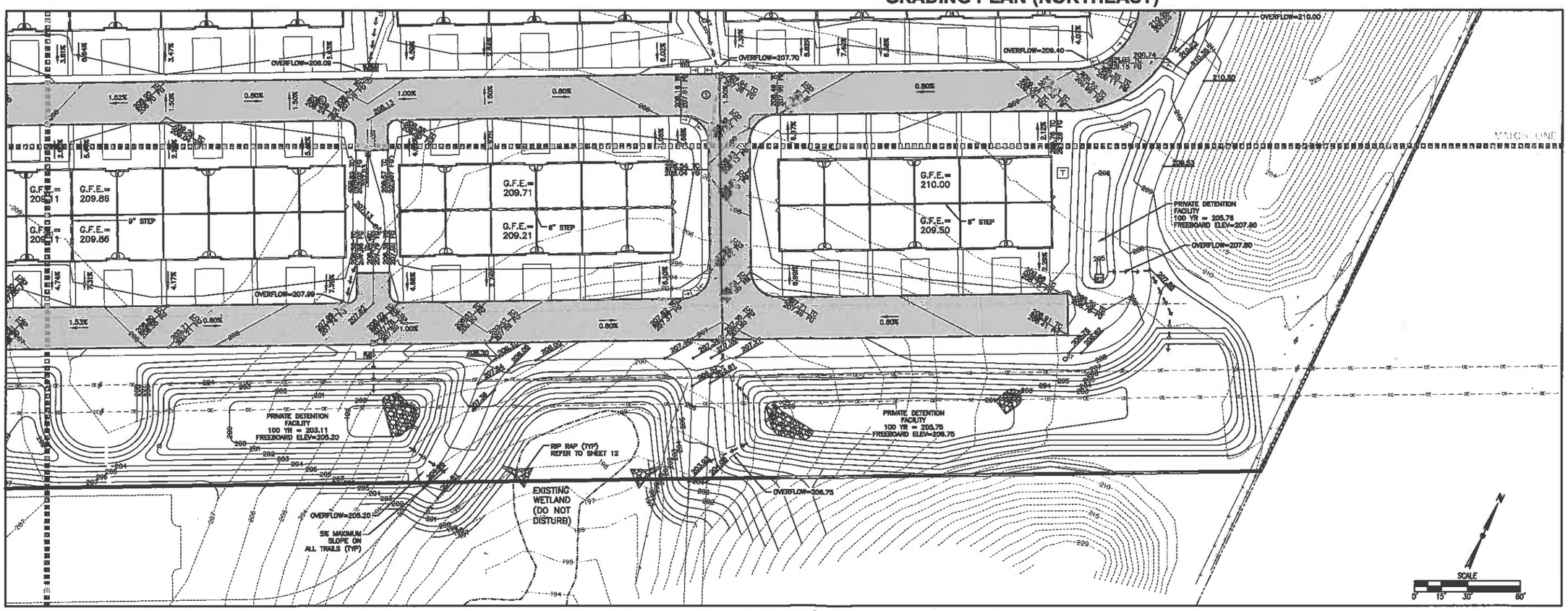
ASPIRE
GRADING PLAN (NORTH)

8/14
1401034

LEGEND:
OVERFLOW ROUTE



GRADING PLAN (NORTHEAST)



GRADING PLAN (SOUTHEAST)

REVISIONS	DATE
SITE PLAN SUBMITTAL #4	04/02/15
SITE PLAN SUBMITTAL #3	03/13/15
SITE PLAN SUBMITTAL #2	02/19/15
SITE PLAN SUBMITTAL #1	01/19/15

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

ENGINEER:
TECH:

CIVIL DESIGN ADVANTAGE

ASPIRE

GRADING PLAN (NORTHEAST / SOUTHEAST)

WEST DES MOINES, IOWA

1401034

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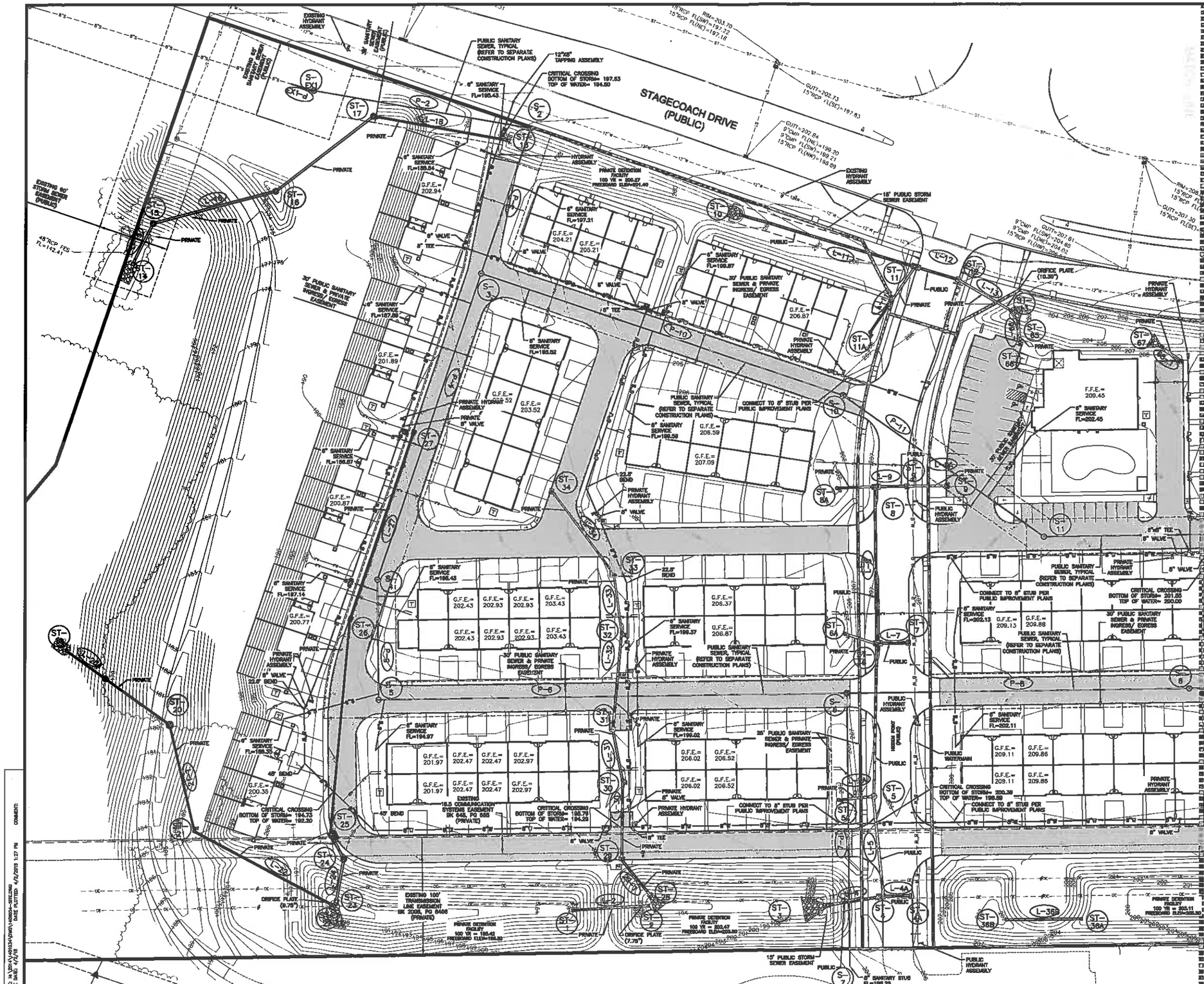


UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
5. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
6. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
7. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
8. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
9. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
11. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
12. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
13. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
14. 2" WATER SERVICES TO ALL BUILDINGS SHALL.

WEST DES MOINES WATER WORKS NOTES

1. ALL WATER WORK SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY'S CROSS-CONNECTION CONTROL/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(S) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1996. 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.
7. BUILDING FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE DESIGNED PER WEST DES MOINES FIRE CODE.
8. WATER SHALL BE PROVIDED TO PROPERTY VIA PRIVATE WATER MAIN. OWNER SHALL ALLOW WEST DES MOINES WATER WORKS ACCESS TO THE METERS AND VALVES AS NEEDED FOR EMERGENCY MAINTENANCE AND SHUT OFF IN THE EVENT OF NON-PAYMENT.

NOTE:

CONTRACTOR SHALL COORDINATE ALL TRANSFORMER PAD LOCATIONS, INCLUDING BUILDING SEPARATION, WITH MID AMERICAN ENERGY PRIOR TO TRANSFORMER PAD CONSTRUCTION.

LIGHTING NOTES:

SEE LIGHTING PLAN (PHOTOMETRIC PLAN) FOR MORE INFORMATION.

ALL LIGHTING MUST BE DOWN-CAST, CUT-OFF TYPE FIXTURES. WALL PACK LIGHT WITHOUT SHIELDS TO DIRECT LIGHT DOWN TO ITS INTENDED TARGET ARE PROHIBITED.

PRIVATE WATER MAIN QUANTITIES

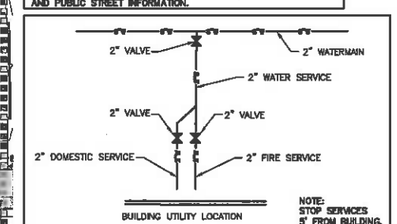
HYDRANTS ASSEMBLY	18 EA
8" VALVE	27 EA
8" WATER MAIN	3,932 LF
6" WATER MAIN	438 LF
2" WATER SERVICE	1,515 LF

NOTE:

REFER TO SHEET 12 FOR ALL PUBLIC VERSES PRIVATE STORM SEWER PIPES AND STRUCTURES.

NOTE:

REFER TO SEPARATE PUBLIC IMPROVEMENT PLANS FOR SANITARY SEWER AND SERVICES, PUBLIC STORM SEWER, PUBLIC WATER MAIN AND PUBLIC STREET INFORMATION.



3-STORY UNITS WATER SERVICE DETAIL

NOT TO SCALE

SCALE
0' 20' 40' 80'

REVISIONS	DATE
SITE PLAN SUBMITTAL #4	04/02/15
SITE PLAN SUBMITTAL #3	03/13/15
SITE PLAN SUBMITTAL #2	02/19/15
SITE PLAN SUBMITTAL #1	01/19/15

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

CIVIL DESIGN ADVANTAGE

ENGINEER:

TECH:

ASPIRE

UTILITY PLAN (WEST)

WEST DES MOINES, IOWA

10/14

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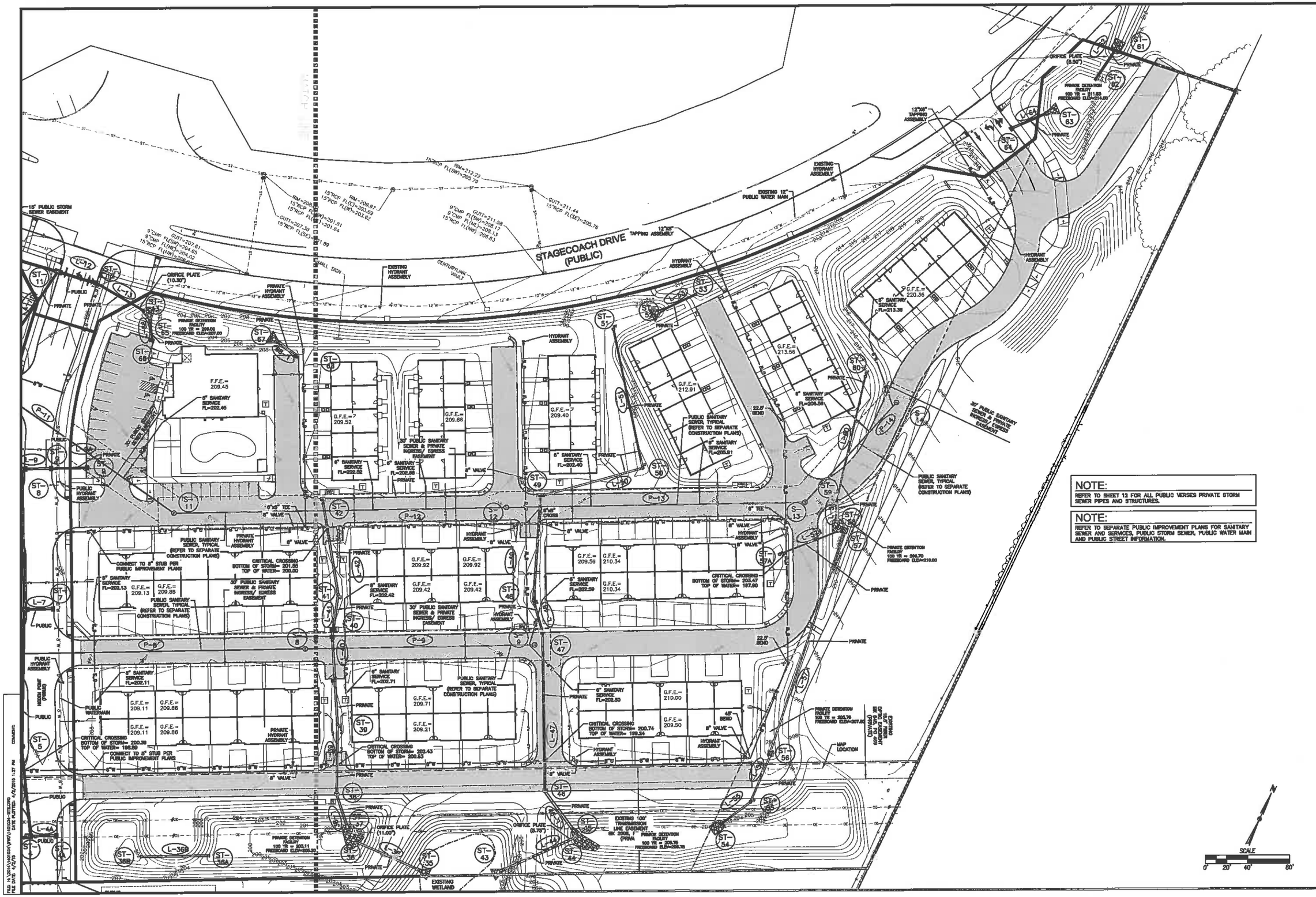

NOTE:
REFER TO SHEET 12 FOR ALL PUBLIC VERSES PRIVATE STORM SEWER PIPES AND STRUCTURES.

NOTE:
REFER TO SEPARATE PUBLIC IMPROVEMENT PLANS FOR SANITARY SEWER AND SERVICES, PUBLIC STORM SEWER, PUBLIC WATER MAIN AND PUBLIC STREET INFORMATION.

REVISIONS	DATE
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SITE PLAN SUBMITTAL #2	02/19/15
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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

ENGINEER:

TECH:

ASPIRE

UTILITY PLAN (EAST)

WEST DES MOINES, IOWA

11/14

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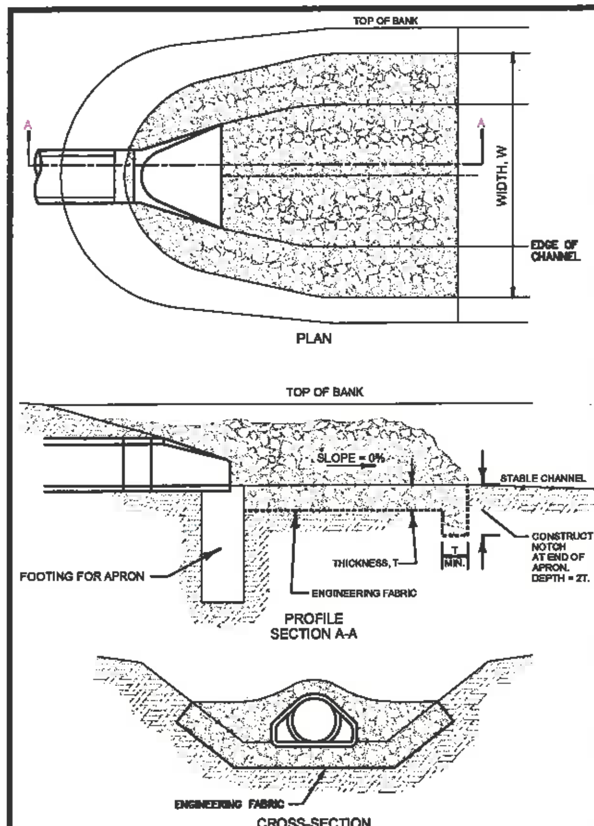
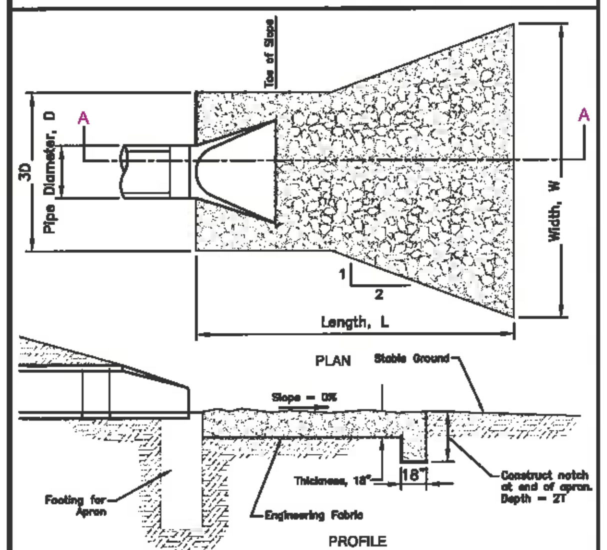
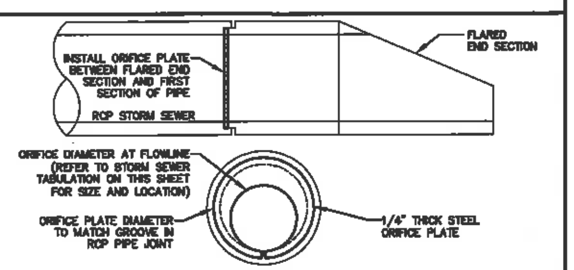


RIP RAP APRON FOR PIPE OUTLET INTO CHANNEL

NOT TO SCALE NOT TO SCALE



RIP RAP APRON FOR PIPE OUTLET ONTO FLAT GROUND



ORIFICE PLATE DETAIL

NOT TO SCALE

STORM SEWER INFORMATION (PUBLIC)

List of Intakes and Utility Accesses

Structure Number ST-#	Location	Type or Standard Road Plan	Form Grade/Rim Elevation	Note
STORM PUBLIC DRIVE				
ST-1	STA 16+29.96, 72.36' RT	12" RCP APRON	FL= 192.00	1.
ST-2	STA 16+29.96, 72.36' RT	12" RCP APRON	FL= 194.00	16.
ST-3	STA 16+29.96, 72.36' RT	15" RCP APRON	FL= 196.00	2.
ST-4	STA 16+15.00, 13.00' RT	M-B INTAKE	TC= 205.78	15
ST-5	STA 14+00.00, 13.00' RT	TYPE A MANHOLE	TC= 206.67	
ST-6	STA 14+00.00, 13.00' RT	M-C INTAKE	TC= 206.52	15
ST-7	STA 14+00.00, 13.00' LT	M-A INTAKE	TC= 206.52	15.
ST-4A	STA 16+15.00, 13.00' RT	M-A INTAKE	TC= 205.78	10. 15.
ST-5A	STA 16+15.00, 13.00' RT	NYLOPLAST DRAIN BASIN (PRIVATE	RIM= 204.71	10.
ST-6A	STA 12+67.00, 13.00' RT	NYLOPLAST DRAIN BASIN (PRIVATE	RIM= 204.24	10.
ST-8	STA 12+67.00, 13.00' RT	M-C INTAKE	TC= 206.73	15.
ST-9	STA 12+67.00, 13.00' LT	M-A INTAKE	TC= 206.73	
ST-8A	STA 12+67.00, 13.00' RT	NYLOPLAST DRAIN BASIN (PRIVATE	RIM= 204.47	10
ST-9A	STA 12+66.93, 45.00' LT	M-A INTAKE (PRIVATE)	TC= 206.24	
ST-10	STA 10+86.00, 13.00' RT	18" RCP APRON	FL= 201.00	1.
ST-11	STA 10+86.00, 13.00' RT	M-C INTAKE	TC= 205.88	
ST-12	STA 10+86.00, 13.00' LT	M-A INTAKE	TC= 206.00	
ST-13	STA 10+86.00, 13.00' LT	12" RCP APRON	FL= 202.80	17.
ST-11A	STA 11+45.70, 13.00' RT	NYLOPLAST DRAIN BASIN (PRIVATE	RIM= 205.59	10.

List of Storm Sewer Pipe

Pipe Number L-#	Structure To ST-#	Structure From ST-#	Storm Sewer Material	Diameter inches	Length feet	Slope %	FL(out)	Fl(in)	Note
L-2	ST-1	ST-2	RCP	12	66	3.03	192.00	194.00	1.
L-4	ST-3	ST-4	RCP	15	47	4.81	196.00	198.26	1.
L-5	ST-4	ST-5	RCP	15	81	1.00	198.36	199.17	
L-6	ST-5	ST-6	RCP	15	127	0.88	200.68	201.56	
L-7	ST-6	ST-7	RCP	15	22	1.00	201.76	201.98	
L-4A	ST-6	ST-4A	RCP	12	21	1.00	200.01	200.22	2.
L-5A	ST-6	ST-5A	RCP	12	27	3.70	201.38	202.38	2.
L-6A	ST-6	ST-6A	RCP	12	25	1.80	201.96	202.41	2.
L-8	ST-7	ST-8	RCP	15	130	0.50	201.76	202.41	
L-9	ST-8	ST-9	RCP	15	31	0.61	202.61	202.80	
L-8A	ST-8	ST-8A	RCP	12	31	0.61	202.61	202.80	2.
L-9A	ST-9	ST-9A	RCP	12	32	2.00	202.93	203.57	2
L-11	ST-10	ST-11	RCP	15	154	0.56	201.00	201.87	1
L-12	ST-11	ST-12	RCP	15	33	0.52	201.97	202.14	
L-13	ST-12	ST-13	RCP	12	52	0.88	202.34	202.80	1.
L-11A	ST-11	ST-11A	RCP	12	66	2.34	202.07	203.59	2.

STORM SEWER INFORMATION (PRIVATE)

List of Intakes and Utility Accesses

Structure Number ST-#	Location	Type or Standard Road Plan	Form Grade/Rim Elevation	Note
STORM PRIVATE SITE				
ST-14		15" CMP APRON	FL= 142.41	3.
ST-15		TYPE A MANHOLE	RIM= 158.38	
ST-16		TYPE A MH (BEEHIVE GRATE)	RIM= 169.00	11
ST-17		TYPE A MANHOLE	RIM= 192.64	
ST-18		15" CMP APRON	FL= 196.00	
ST-19		12" CMP APRON	FL= 153.27	4
ST-20A		TYPE A MANHOLE	RIM= 167.91	
ST-20		TYPE A MH (BEEHIVE GRATE)	RIM= 178.87	11
ST-21		NYLOPLAST DRAIN BASIN (SOLID LID	RIM= 188.16	
ST-22		12" RCP APRON	FL= 187.00	18
ST-23		15" CMP APRON	FL= 187.00	5.
ST-24		TYPE A MANHOLE	RIM= 198.35	
ST-25		M-E INTAKE	TC= 197.64	15.
ST-26		M-A INTAKE	TC= 199.11	14.
ST-27		M-A INTAKE	TC= 200.45	14
ST-28		15" CMP APRON	FL= 191.00	6.
ST-29		M-A INTAKE	TC= 203.64	15.
ST-30		NYLOPLAST DRAIN BASIN INTAKE	RIM= 201.45	
ST-31		M-A INTAKE	TC= 203.04	15.
ST-32		NYLOPLAST DRAIN BASIN INTAKE	RIM= 201.64	
ST-33		M-A INTAKE	TC= 203.41	15
ST-34		M-A INTAKE	TC= 201.84	14
ST-35		12" RCP APRON	FL= 198.00	7.
ST-36		12" RCP APRON	FL= 198.52	19
ST-36A		12" RCP APRON	FL= 201.00	
ST-36B		12" RCP APRON	FL= 201.65	
ST-37		18" CMP APRON	FL= 198.00	8.
ST-38		M-B INTAKE	TC= 207.78	15
ST-39		NYLOPLAST DRAIN BASIN INTAKE	RIM= 207.13	
ST-40		M-A INTAKE	TC= 208.04	14
ST-41		NYLOPLAST DRAIN BASIN INTAKE	RIM= 207.03	
ST-42		M-A INTAKE	TC= 208.41	18
ST-43		12" RCP APRON	FL= 197.53	7.
ST-44		12" RCP APRON	FL= 198.90	20
ST-45		24" CMP APRON	FL= 198.50	8.
ST-46		M-A INTAKE	TC= 207.35	
ST-47		M-A INTAKE	TC= 207.64	
ST-48		NYLOPLAST DRAIN BASIN INTAKE	RIM= 209.75	
ST-49		M-D INTAKE	TC= 208.08	15
ST-50		NYLOPLAST DRAIN BASIN INTAKE	RIM= 207.50	
ST-51		NYLOPLAST DRAIN BASIN INTAKE	RIM= 208.09	
ST-52		12" CMP APRON	FL= 210.00	
ST-53		12" CMP APRON	FL= 210.19	
ST-54		12" CMP APRON	FL= 200.96	1.
ST-55		NYLOPLAST DRAIN BASIN (SOLID LID	RIM= 208.21	
ST-56		M-G INTAKE	RIM= 206.25	13
ST-57		M-G INTAKE	RIM= 207.25	13
ST-58		12" CMP APRON	FL= 206.12	1
ST-57A		NYLOPLAST DRAIN BASIN INTAKE	RIM= 208.43	11.
ST-59		M-A INTAKE	TC= 211.24	15.
ST-60		NYLOPLAST DRAIN BASIN INTAKE	RIM= 212.02	
ST-61		12" RCP APRON	FL= 209.33	1.
ST-62		12" RCP APRON	FL= 209.50	21
ST-63		15" CMP APRON	FL= 211.00	7
ST-64		M-A INTAKE	TC= 214.19	15
ST-65		12" CMP APRON	TC= 203.00	7.
ST-66		M-A INTAKE	FL= 208.18	15
ST-67		12" CMP APRON	FL= 205.00	7.
ST-68		M-A INTAKE	TC= 208.08	15.

Notes:
1. INSTALL 12 TONS OF CLASS E RIP RAP, W=10' L=10'
2. INSTALL 32 TONS OF CLASS E RIP RAP, W=21' L=20'.
3. INSTALL 21 TONS OF CLASS E RIP RAP, W=10' L=16'
4. INSTALL 17 TONS OF CLASS E RIP RAP, W=10' L=12'
5. INSTALL 30 TONS OF CLASS E RIP RAP, SEE PLAN.
6. INSTALL 13 TONS OF CLASS E RIP RAP, W=10' L=13'
7. INSTALL 10 TONS OF CLASS E RIP RAP W=12' L=10'
8. INSTALL 32 TONS OF CLASS E RIP RAP, SEE PLAN.
9. INSTALL 12 TONS OF CLASS E RIP RAP, SEE PLAN
10. INSTALL NYLOPLAST 24" DIAMETER DRAIN BASIN & DOME GRATE
11. INSTALL NYLOPLAST DOME GRATE.
12. OPENING: 36"x9" ON WEST SIDE AT ELEVATION 206.00
13. OPENING: 36"x9" ON NORTH SIDE AT ELEVATION 205.00.
14. MATCHES 3" ROLLED CURB
15. MATCHES 6" STANDARD CURB.
16. ORIFICE CONTROLED OUTLET. 7.75 INCH DIAMETER OPENING
17. ORIFICE CONTROLED OUTLET. 10.30 INCH DIAMETER OPENING
18. ORIFICE CONTROLED OUTLET. 9.75 INCH DIAMETER OPENING
19. ORIFICE CONTROLED OUTLET. 11.00 INCH DIAMETER OPENING
20. ORIFICE CONTROLED OUTLET. 5.75 INCH DIAMETER OPENING
21. ORIFICE CONTROLED OUTLET. 6.50 INCH DIAMETER OPENING

List of Storm Sewer Pipe

Pipe Number L-#	Structure To ST-#	Structure From ST-#	Storm Sewer Material	Diameter inches	Length feet	Slope %	FL(out)	Fl(in)	Note
L-15	ST-14	ST-15	HDPE	15	37	1.00	142.41	142.78	1.
L-16	ST-15	ST-16	RCP	15	103	7.25	152.38	159.85	
L-17	ST-16	ST-17	RCP	15	100	10.75	165.00	175.75	
L-18	ST-17	ST-18	HDPE	15	116	11.84	184.26	198.00	1.
L-20A	ST-19	ST-20A	HDPE	12	38	2.03	153.27	154.06	1
L-20	ST-19	ST-20	HDPE	12	64	6.22	164.20	168.18	1
L-21	ST-20	ST-21	HDPE	12	90	8.20	175.87	183.25	
L-22	ST-21	ST-22	RCP	12	131	1.60	184.91	187.00	1.
L-24	ST-23	ST-24	HDPE	15	36	1.50	187.00	187.54	1
L-25	ST-24	ST-25	HDPE	18	20	1.25	192.24	192.49	
L-26	ST-25	ST-26	HDPE	12	181	1.40	192.69	195.22	
L-27	ST-26	ST-27	HDPE	12	154	1.00	196.32	196.86	1
L-29	ST-28	ST-29	HDPE	15	40	3.60	194.10	195.54	1.
L-30	ST-29	ST-30	HDPE	15	65	0.71	195.64	196.10	
L-31	ST-30	ST-31	HDPE	15	42	0.81	196.10	196.44	
L-32	ST-31	ST-32	HDPE	15	80	0.80	196.54	197.18	
L-33	ST-32	ST-33	HDPE	12	47	1.40	197.18	197.84	
L-34	ST-33	ST-34	HDPE	12	88	0.64	197.94	198.50	1.
L-36	ST-35	ST-36	RCP	12	65	0.80	198.00	198.52	1
L-36B	ST-36A	ST-36B	RCP	12	65	1.00	201.00	201.65	1.
L-38	ST-37	ST-38	HDPE	18	32	1.00	198.00	198.32	1.
L-39	ST-38	ST-39	HDPE	15	63	1.00	202.18	202.81	
L-40	ST-39	ST-40	HDPE	15	81	0.60	202.81	203.30	
L-41	ST-40	ST-41	HDPE	15	38	0.61	203.40	203.63	
L-42	ST-41	ST-42	HDPE	15	90	0.60	203.63	204.17	
L-44	ST-46	ST-44	RCP	12	76	1.80	197.53	198.90	1.
L-46	ST-55	ST-46	HDPE	24	90	2.00	198.00	200.00	1.
L-47	ST-56	ST-47	HDPE	18	147	1.33	200.40	202.36	
L-48	ST-57	ST-48	HDPE	15	30	1.00	202.45	202.75	1.
L-49	ST-42	ST-49	HDPE	18	98	1.00	202.75	203.73	
L-50	ST-43	ST-50	HDPE	12	98	0.59	203.93	204.50	
L-51	ST-44	ST-51	HDPE	12	132	0.60	204.50	205.29	1.
L-53	ST-45A	ST-53	HDPE	12	37	0.51	210.00	210.18	1.
L-55	ST-48	ST-55	HDPE	12	34	0.60	200.98	201.15	1.
L-56	ST-49	ST-56	HDPE	12	47	0.51	201.15	201.38	
L-57	ST-50	ST-57	HDPE	12	221	0.94	201.49	203.57	1.
L-57A	ST-51	ST-57A	RCP	8	64	2.34	203.84	205.34	
L-59	ST-52	ST-59	HDPE	12	20	1.95	205.12	208.51	1.
L-60	ST-53	ST-60	HDPE	8	118	2.70	206.78	209.97	1.
L-62	ST-59	ST-62	RCP	12	31	0.55	209.33	209.50	1.
L-64	ST-61	ST-64	RCP	15	37	0.62	211.00	211.23	1.
L-66	ST-63	ST-66	HDPE	12	18	2.06	203.00	203.37	1.
L-68	ST-65	ST-68	HDPE	12	21	0.52	205.00	205.11	1.

Notes:
1. INCLUDES APRON(S) LENGTH
2. PRIVATE STORM SEWER PIPE.

SANITARY SEWER INFORMATION (PUBLIC)

List of Sanitary Sewer Utility Accesses

Structure Number S-#	Location	Manhole Type	Rim Elevation	Depth feet	Note
S-EX1		TYPE A	193.21	193.21	1.)
S-2		TYPE A	201.93	19.83	
S-3		TYPE A	201.54	18.71	
S-4		TYPE A	199.34	15.06	
S-5		TYPE A	199.40	14.53	
S-6		TYPE A	206.46	13.62	
S-7		TYPE A	208.17	12.92	
S-8		TYPE A	208.17	12.38	
S-9		TYPE A	207.62	9.58	
S-10		TYPE A	206.76	14.29	
S-11		TYPE A	208.50	13.88	
S-12		TYPE A	208.01	10.19	
S-13		TYPE A	209.83	9.12	
S-14		TYPE A	216.69	9.06	

Notes:
1.) Adjust Rim

List of Sanitary Sewer Pipe

Pipe Number P-#	Structure From S-#	Structure To S-#	Diameter inches	Length feet	Slope %	FL(out)	Fl(in)	Note
P-2	S 2	S-EX1	8	183	2.24	178.00	182.10	
P-3	S-3	S-2	8	126	0.50	182.20	182.83	
P-4	S-4	S-3	8	271	0.50	182.93	184.28	
P-5	S-5	S-4	8	99	0.50	184.38	184.87	
P-6	S-6	S-5	8	394	2.00	184.97	192.84	
P-7	S-7	S-6	8	231	1.00	192.94	195.25	
P-8	S-8	S-7	8	289	1.00	192.90	195.79	
P-9	S-9	S-8	8	215	1.00	195.89	198.04	
P-10	S-10	S-3	8	321	1.00	189.26	192.47	
P-11	S-11	S-10	8	205	1.00	192.57	194.62	
P-12	S-12	S-11	8	310	1.00	194.72	197.82	
P-13	S-13	S-12	8	278	1.00	197.92	200.71	
P-14	S-14	S-13	8	124	5.50	200.81	207.83	

Notes:

REVISIONS	DATE
SITE PLAN SUBMITTAL #4	04/02/15
SITE PLAN SUBMITTAL #3	03/13/15
SITE PLAN SUBMITTAL #2	02/18/15
SITE PLAN SUBMITTAL #1	01/19/15

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
CIVIL DESIGN ADVANTAGE
ENGINEER:
TECH:

ASPIRE

STORM / SANITARY SEWER INFORMATION

WEST DES MOINES, IOWA

12/14

1401034

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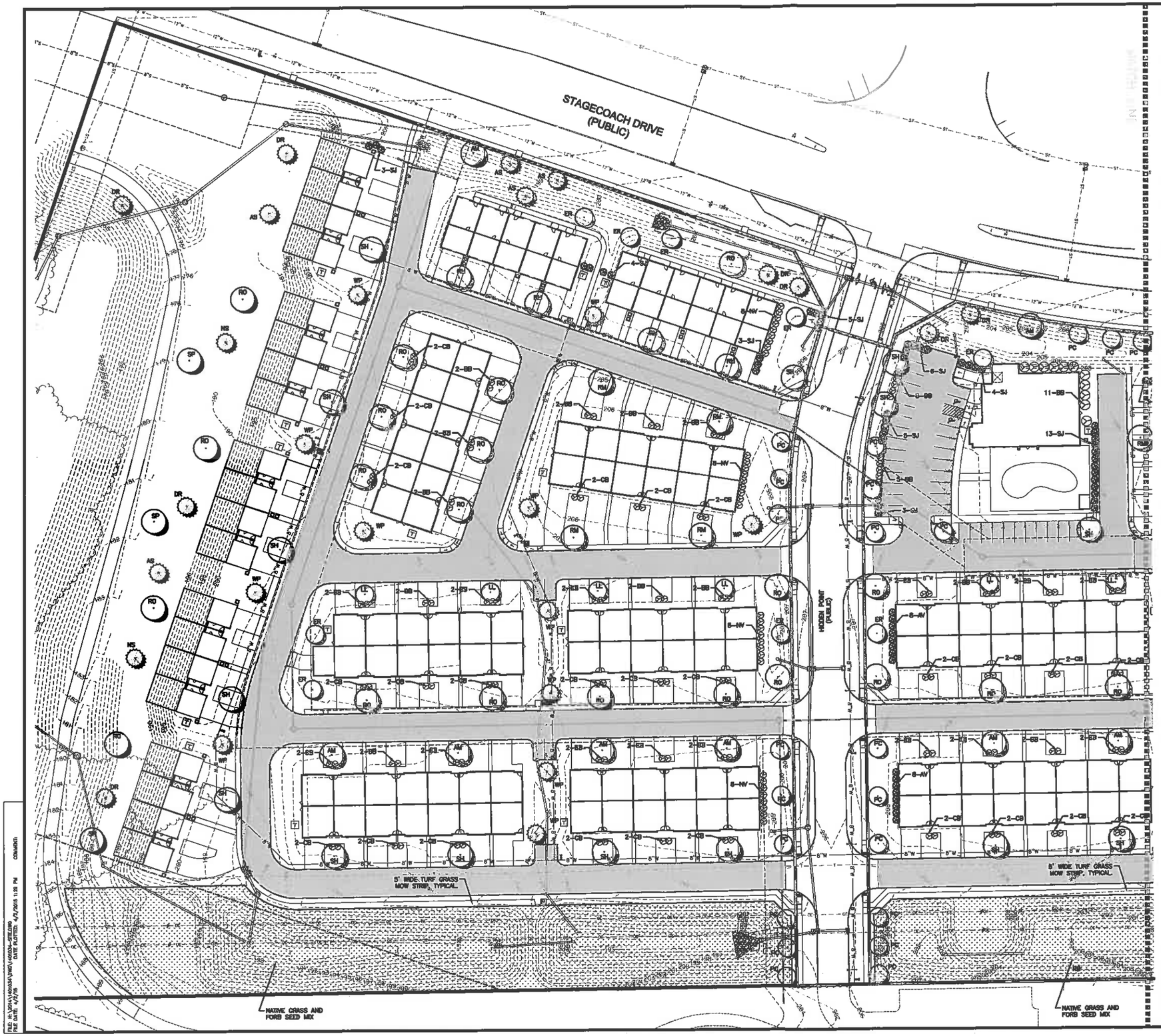


LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL AREAS ADJACENT TO BUILDINGS, SEED (TYPE1) ALL OTHER DISTURBED AREAS.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER(PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 10' DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
14. NO OVERSTORY TREES SHALL BE PLANTED IN ANY CITY OF WEST DES MOINES PUBLIC UTILITY EASEMENT.

SCREENING

ALL MECHANICAL UNITS VISIBLE FROM A PUBLIC STREET SHALL BE SCREENED BY THE USE OF AN EVERGREEN SCREEN.

PLANT SUBSTITUTIONS

- (2) ORNAMENTAL TREES = (1) OVERSTORY TREE OR EVERGREEN
- (10) SHRUBS = (1) UNDERSTORY TREE

*NO MORE THAN 50% OF THE REQUIRED PLANT TYPE MAY BE SUBSTITUTED.

*AT LEAST 35% OF TREES REQUIRED ON SITE (SUM OF OPEN SPACE, BUFFER AND PARKING LOT TREES) SHALL BE EVERGREEN.

TOTAL TREES REQUIRED	=202
EVERGREENS REQUIRED	= 70 (35%)
EVERGREENS PROVIDED	= 70 (35%)

MINIMUM PLANT SIZES

DECIDUOUS OVERSTORY TREES	=2" CAL
DECIDUOUS OVERSTORY TREES (CLUMP)	=1" CAL
EVERGREEN TREES	=6' HEIGHT
ORNAMENTAL TREES	=1.5" CAL
DECIDUOUS SHRUBS (5'+)	=36" HEIGHT
DECIDUOUS SHRUBS (3'-5')	=24" HEIGHT
DECIDUOUS SHRUBS (0-3')	=15" HEIGHT

OPEN SPACE LANDSCAPE REQUIREMENTS

- (2) TREES PER 3000 SF OF REQUIRED OPEN SPACE
- (3) SHRUBS PER 3000 SF OF REQUIRED OPEN SPACE

SITE AREA	= 1,071,080 SF
OPEN SPACE REQUIRED	= 267,770 SF (25%)
OPEN SPACE PROVIDED	= 664,941 SF (62%)
TREES REQUIRED	= 178
TREES PROVIDED	= 189
SHRUBS REQUIRED	= 268
SHRUBS PROVIDED	= 287

PLANT SCHEDULE

CODE	QTY	OVERSTORY TREES		SIZE	COND
RO	27	RED OAK	QUERCUS RUBRA	2" CAL	B&B
SP	3	SOUTHLAND COTTONWOOD	POPULUS DELTOIDES 'SOUTHLAND'	2" CAL	B&B
AM	20	AUTUMN BLAZE MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	2" CAL	B&B
SH	19	SHADEMASTER HONEYLOCUST	GLEDITSIA TRICANTHOS MERKIS 'SHADEMASTER'	2" CAL	B&B
RM	11	RED MAPLE	ACER RUBRUM	2" CAL	B&B

CODE	QTY	EVERGREEN TREES		SIZE	COND
WP	28	EASTERN WHITE PINE	PINUS STROBUS	6' HT.	B&B
DR	33	DAWN REDWOOD	METASEQUOIA	6' HT.	B&B
NS	8	NORWAY SPRUCE	PICEA ABIES	6' HT.	B&B
AS	8	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B&B

CODE	QTY	UNDERSTORY TREES		SIZE	COND
ER	14	EASTERN REDBUD	CERCIS CANADENSIS	1.5" CAL	B&B
PC	28	PRAIRIFIRE CRABAPPLE	MALUS X PRAIRIE FIRE	1.5" CAL	B&B
LL	10	LITTLE LEAF LINDEN	TILIA CORDATA	1.5" CAL	B&B

CODE	QTY	SHRUBS		SIZE	COND
BB	95	BURNING BUSH	EUONYMOUS ALATUS	36" HT.	CONT
AV	16	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	36" HT.	CONT
NV	32	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	36" HT.	CONT
CB	78	AMER. CRANBERRY BUSH	VIBURNUM TRILOBUM	36" HT.	CONT
SJ	68	SEA GREEN JUNIPER	JUNIPEROUS CHINENSIS 'SEA GREEN'	36" HT.	CONT

STREETSCAPE REQUIREMENTS

A LANDSCAPED EDGE OR STREETSCAPE SHOULD BE PROVIDED ALONG ALL STREETS UPON WHICH THE PUBLIC IS PERMITTED TO TRAVEL, REGARDLESS OF WHETHER THEY ARE PUBLIC OR PRIVATE. THERE ARE NO MINIMUM LANDSCAPING REQUIREMENTS FOR STREETSCAPES, HOWEVER, LANDSCAPING PLACED ALONG STREETSCAPES SHALL BE ALLOWED TO COUNT TOWARDS REQUIRED OPEN SPACE LANDSCAPING UNLESS SAID LANDSCAPING IS PART OF A REQUIRED BUFFER.

STREETSCAPE PROVIDED.

SCALE
0' 20' 40' 80'

REVISIONS	DATE
SITE PLAN SUBMITTAL #4	04/02/15
SITE PLAN SUBMITTAL #3	03/19/15
SITE PLAN SUBMITTAL #2	02/19/15
SITE PLAN SUBMITTAL #1	01/19/15

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

ENGINEER: TECH:

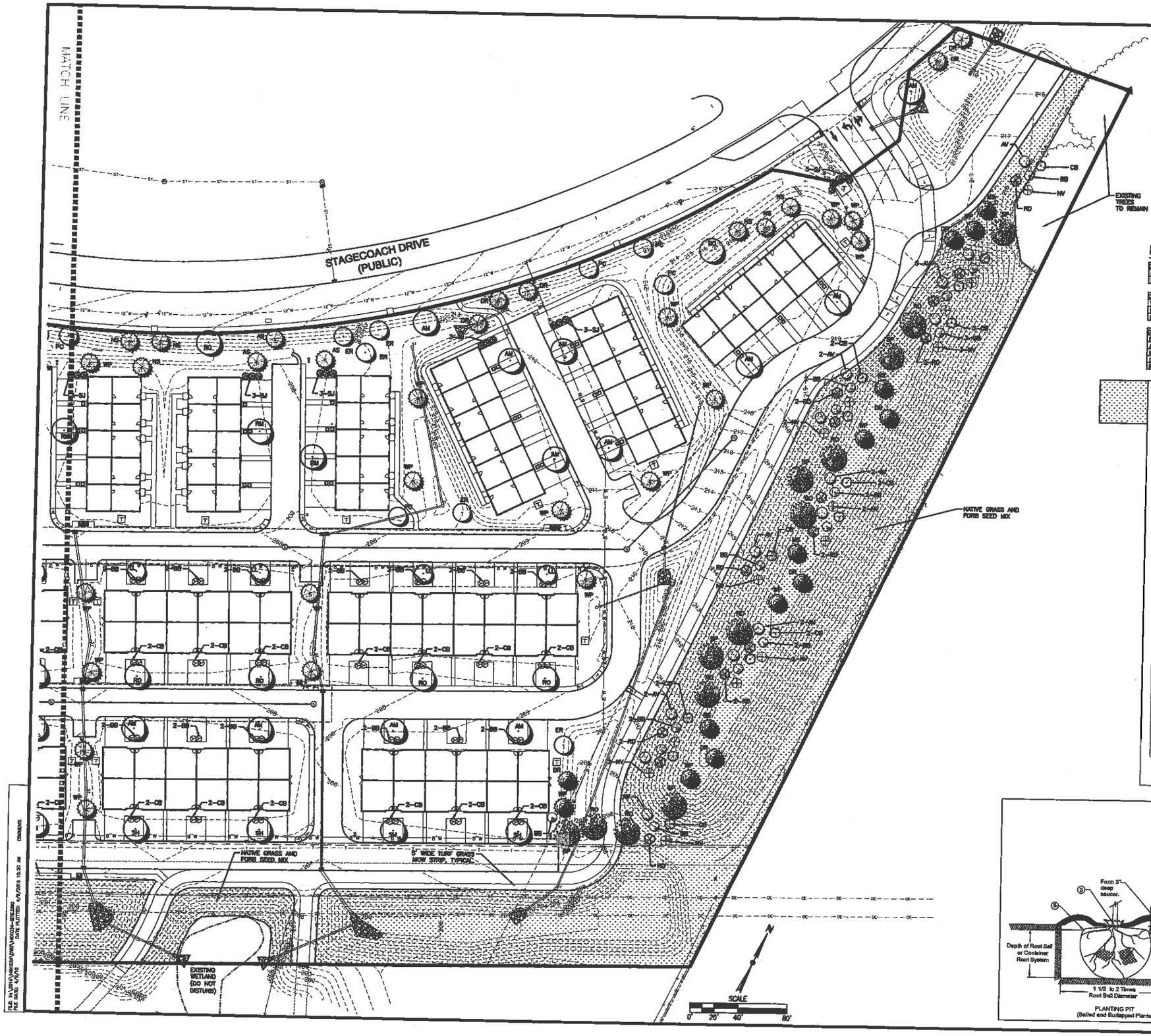
CIVIL DESIGN ADVANTAGE

ASPIRE
LANDSCAPE PLAN (WEST)
WEST DES MOINES, IOWA

13/14

1401034

FILED: H:\2014\1401034\WD\1401034-SITE.DWG
FILE DATE: 4/8/15 DATE PLOTTED: 4/8/2015 1:39 PM COMMON:



MINIMUM PLANT SIZES

DECIDUOUS OVERSTORY TREES	=2" CAL
DECIDUOUS OVERSTORY TREES (CLUMP)	=1" CAL
EVERGREEN TREES	=6' HEIGHT
ORNAMENTAL TREES	=1.5" CAL
DECIDUOUS SHRUBS (6'+)	=36" HEIGHT
DECIDUOUS SHRUBS (3'-5')	=24" HEIGHT
DECIDUOUS SHRUBS (0-3')	=15" HEIGHT

60' BUFFER REQUIREMENTS (EAST PROPERTY LINE)

- A LANDSCAPED BERM AREA OF NOT LESS THAN 60 FEET IN WIDTH COMPRISED OF 1 OVERSTORY OR EVERGREEN TREE & 3 SHRUBS PER 35 LN.FT. OF BUFFER.
- 50% OF TREES SHALL BE EVERGREEN
- NO BUILDING OR STRUCTURE, EXCEPT GROUND SIGNAGE ALLOWED BY CODE, MAY BE LOCATED WITHIN A DESIGNATED BUFFER.

BUFFER LENGTH	=813'
TREES REQUIRED	=23
SHRUBS REQUIRED	=70
TREES PROVIDED	=23 + EXISTING TREES
SHRUBS PROVIDED	=70

PLANT SCHEDULE (EAST BUFFER)

CODE	QTY	OVERSTORY TREES		SIZE	COND
RO	7	RED OAK	QUERCUS RUBRA	2" CAL	B&B
SP	6	SOUDLAND COTTONWOOD	POPULUS DELTOIDES 'SOUDLAND'	2" CAL	B&B

CODE	QTY	EVERGREEN TREES		SIZE	COND
WP	6	EASTERN WHITE PINE	PINUS STROBUS	6' HT.	B&B
DR	6	DAWN REDWOOD	METASEQUOIA	6' HT.	B&B
NS	4	NORWAY SPRUCE	PICEA ABIES	6' HT.	B&B

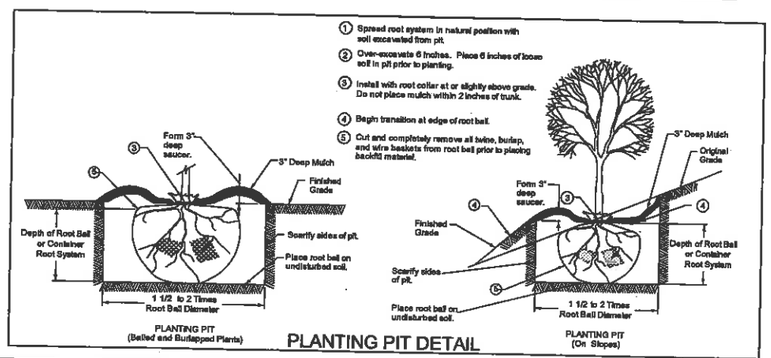
CODE	QTY	SHRUBS		SIZE	COND
BB	13	BURNING BUSH	EUONYMOUS ALATUS	36" HT.	CONT
AV	14	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	36" HT.	CONT
NV	14	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	36" HT.	CONT
CB	14	AMER. CRANBERRY BUSH	VIBURNUM TRILOBUM	36" HT.	CONT
RD	16	REDOSIER DOGWOOD	CORNUS SERICEA	36" HT.	CONT

H. Native Grass and Forbs (Wildflower) Seeding: Between April 1 and June 30, use the following seed mixture for areas designated for native grass and wildflower seeding

Table 9010.13: Native Grass and Forbs (Wildflower) Seeding Mixture

Common Name	Scientific Name	Application Rate**
GRASSES		lb/acre
Big bluestem*	Andropogon gerardii	1.0
Canada wild rye	Elymus Canadensis	1.5
Indiangrass*	Sorghastrum nutans	1.0
Little bluestem*	Schizachyrium scorpanum	2.0
Sideoats grama*	Bouteloua curtipendula	2.5
Switchgrass*	Panicum virgatum	0.5
FORBS (WILDFLOWERS)		oz/acre
Black-eyed Susan	Rudbeckia hirta	3.0
Butterfly milkweed	Asclepias tuberosa	4.0
Canadian anemone	Anemone canadensis	0.5
Common mountainmint	Pycnanthemum virginianum	0.25
Golden Alexanders	Zizia aurea	8.0
Grey-headed coneflower	Ratibida pinnata	2.75
Heath aster	Symphyotrichum ericoides	0.25
Ironweed	Veronia fasciculata	3.0
New England aster	Symphyotrichum novae-angliae	1.25
Ohio spiderwort	Tradescantia ohiensis	7.0
Oxeye sunflower	Heliopsis helianthoides	12.0
Pale purple coneflower	Echinacea pallida	15.0
Partridge pea	Chamaecrista fasciculata	32.0
Prairie blazing star	Liatris pycnostachya	4.5
Purple prairie clover	Dalea purpurea	2.5
Rattlesnake master	Eryngium yuccifolium	1.75
Showy goldenrod	Solidago speciosa	0.50
Stiff goldenrod	Solidago rigida	1.0
Swamp milkweed	Asclepias incarnata	4.0
White wild indigo	Baptisia alba	2.0
Wild bergamot	Monarda fistulosa	1.25
NURSE CROP		lb/acre
Oats (spring seeding - April 1 to June 30)		32
Winter wheat (dormant/frost seeding - November 1 to March 31)		25

* Furnish seed certified as Source Identified Class (Yellow Tag) Source 00-Iowa
** Seeding rates for native grass and forb species are given as PLS. Either the germination test or Tetrazolium (TZ) test is acceptable to determine PLS for native species.



PLANTING PIT DETAIL

REVISIONS	DATE
SITE PLAN SUBMITTAL #4	04/02/15
SITE PLAN SUBMITTAL #3	03/13/15
SITE PLAN SUBMITTAL #2	02/19/15
SITE PLAN SUBMITTAL #1	01/19/15

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
CIVIL DESIGN ADVANTAGE
ENGINEER:
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ASPIRE
LANDSCAPE PLAN (EAST)
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EXHIBIT II

CITY OF WEST DES MOINES
MEMORANDUM

TO: Plan and Zoning Commission Members

FROM: Brian Portz, Planner BP

DATE: April 27, 2015

RE: Item 4a: Aspire Residential

The attached email was received from the Pheasant Ridge Home Owner's Association President regarding the proposed Aspire residential development on the eastern portion of the Roger's Farm property, north of and adjacent to the Pheasant Ridge single family development. As part of the original consistency zoning of the property, at the request of Pheasant Ridge, the developer at that time, Knapp Properties, agreed to limit the height of buildings within the eastern portion of the Roger's Farm development to three stories or less. The subsequent PUD codified this requirement. The proposed development is consistent with the regulations outlined in the PUD.

cc: Lynne Twedt, Director of Development Services

Portz, Brian

From: Bruce Hansen <BHansen@iadg.com>
Sent: Monday, April 27, 2015 9:05 AM
To: Portz, Brian
Subject: RE: Roger's Farm/Aspire development

It's unfortunate that the Aspire project was already drawn up and laid out before Pheasant Ridge was given any consideration to comment on the project. Of course, we object to three story structures bordering Pheasant Ridge.

In my opinion two story structures should have been placed next to Pheasant Ridge with three story structures at the street.

Bruce Hansen
Pheasant Ridge

From: Portz, Brian [mailto:Brian.Portz@wdm.iowa.gov]
Sent: Monday, April 27, 2015 8:17 AM
To: Bruce Hansen
Subject: RE: Roger's Farm/Aspire development

Yes, the site plan will be presented to the P&Z at tonight's meeting. The meeting is at 5:30 PM. A notice was not sent since this is not a public hearing item. Noticing is only required for Comprehensive Plan Amendments and zoning changes.

From: Bruce Hansen [mailto:BHansen@iadg.com]
Sent: Sunday, April 26, 2015 9:12 AM
To: Portz, Brian
Subject: RE: Roger's Farm/Aspire development

Hi Brian,

Will the layout of the Aspire project be presented at the P&Z meeting on the 27th…?

Thanks,

Bruce Hansen
Pheasant Ridge

From: Portz, Brian [mailto:Brian.Portz@wdm.iowa.gov]
Sent: Monday, April 13, 2015 12:26 PM
To: Bruce Hansen
Subject: RE: Roger's Farm/Aspire development

Prepared by: B Portz, 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 SITE PLAN (SP-002589-2015) TO ALLOW PHASED CONSTRUCTION OF A 222 UNIT TOWNHOME DEVELOPMENT AND ASSOCIATED SITE IMPROVEMENTS.

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Aspire Residential, LLC, has requested approval for Site Plan (SP-002589-2015) for that site located South of Stagecoach Drive, East of Jordan Creek Parkway, and West of S. 68th Street/Galleria Drive for the purpose of constructing of a 222 unit townhome development, clubhouse, and associated site improvements;

Legal Description of Property

OUTLOT 'Y', ROGERS FARM, AN OFFICIAL PLAT IN 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 April 27, 2015, the Plan and Zoning Commission did recommend to the City Council approval of the Site Plan (SP-002589-2015);

WHEREAS, on, May 4, 2015, this City Council held a duly-noticed meeting to consider the application for Site Plan (SP-002589-2015);

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

SECTION 1. The findings, for approval, stated in the staff report, dated May 4, 2015, or as amended orally at the City Council meeting of May 4, 2015, are adopted.

SECTION 2. Site Plan (SP-002589-2015) to allow construction of a 222 unit townhome development, clubhouse, and associated site improvements is approved, subject to compliance with all the conditions in the staff report, dated May 4, 2015, including conditions added at the meeting, 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 May 4, 2015.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on May 4, 2015, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The applicant acknowledging that appropriate access drives, acceptable to the Fire Marshal must be in place prior to issuance of building permits.

2. The applicant acknowledging that useable roadways necessary to access a dwelling building as determined by the Fire Marshal will need to be available prior to issuance of any occupancy permits within the building, including temporary occupancy permits.

3. The applicant acknowledging that if future phases are not constructed, or not constructed in a timely fashion, the assigned building numbering may need to be adjusted. Said adjustments may affect buildings already occupied which will result in address changes for the residents.

4. The applicant agreeing that they will continue to work with staff on the design of the visible end elevation of the 3-story buildings to address the building mass of the end units.

5. The City Council approving the associated drive turnout right-of-way vacation request and completion of the disposition of the property prior to the issuance of a building permit, including footing and foundation permits for any building located within the subject vacation areas.