CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: May 4, 2015

ITEM: Tallyn's Reach, Generally located at the southwest corner of Cascade Avenue and S. 91st Street – Subdivide the property into 19 lots for construction of a detached townhome development – Jerry Bussanmas – PP-002604-2015/SP-002605-2015

ORDINANCE: Approval of Preliminary Plat and Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Josh Trygstad with Civil Design Advantage, on behalf of the applicant, Jerry Bussanmas is requesting approval of a 5.76 acre Preliminary Plat to create 19 postage stamp lots and one outlot for common use and storm water detention. The applicant is also requesting approval of a Site Plan to allow construction of 19 detached townhomes.

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

OUTSTANDING ISSUES: There are no outstanding issues.
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: *3/26/2015*
- Staff Review and Comments
  - *Architecture*
  - *Postage Stamp Lots*
- 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 Woodland Hills of West Des Moines Plat 2 Preliminary Plat and Site Plan, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. The applicant acknowledging that there shall be consistency in architectural style and compatibility in materials and colors between all homes. At the time of Building Permit submittal, should a home design be determined by staff to be inconsistent to the approved images provided with this site plan, staff approval of a Level 1 Minor Modification Permit Application will be necessary prior to the issuance of a building permit, including footing and foundation permit; and

2. A minimum of five feet (5') as measured from the lot line of the postage stamp lot to the closest element of the dwelling building, including roof overhangs, bump-outs, bay windows, etc. shall be provided.

Lead Staff Member: J. Bradley Munford

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTG

PUBLICATION(S) (if applicable)

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

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	3/26/2015		
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 - Preliminary Plat
  - Attachment D - Architecture concepts
- Exhibit II - 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: Tallyn's Reach, Generally located at the southwest corner of Cascade Avenue and S. 91st Street – Subdivide the property into 19 lots for construction of a detached townhome development – Jerry Bussanmas – PP-002604-2015/SP-002605-2015

Requested Action: Approval of Preliminary Plat and Site Plan

Case Advisor: J. Bradley Munford JBM

Applicant's Request: Josh Trygstad with Civil Design Advantage, on behalf of the applicant, Jerry Bussanmas is requesting approval of a 5.76 acre Preliminary Plat to create a 19 postage stamp lots and one outlot for common use and storm water detention. The applicant is also seeking approval of a Site Plan to allow construction of 19 detached townhomes.

History: The City Council approved a rezoning request to establish the Tallyn's Reach PUD (aka Michael's Landing and/or Woodland Hills development) on May 22, 2006. The Tallyn's Reach PUD has been amended five times since its adoption. On April 20, 2015, the City Council unanimously approved the first reading of a PUD Ordinance amendment to remove the 55 year old minimum age qualification for Parcels F within the Woodland Hills development. The second reading and adoption of the amendment is anticipated to occur at the City Council's May 4th meeting. Staff has recommended a condition of approval reflecting that the final approval and adoption of the ordinance by the City Council must occur prior to issuance of any building permits.

City Council Subcommittee: This item was presented at the March 26, 2015 Development and Planning City Council Subcommittee as an informational item. There were no objections to the request.

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

> *Architecture:* Traditional Medium Density townhome developments have typically utilized one building design on all lots with minor changes in colors and materials to provide variation. With this development, the applicant intends to construct custom units tailored to individual buyers. Because the development is detached townhomes on individual lots, which for all practical purposes will be perceived as and feel like traditional single family detached, staff is comfortable with not all buildings being identical. Staff has clarified with the applicant that there must be consistency in the architectural style implemented (applicant has chosen a Prairie style) and compatibility in the materials and colors between the buildings. The submitted exterior elevations are considered precedent images that set agreed upon architectural minimums. The design for each building will be reviewed for compatibility with the images when submitted for building permits. If a house plan is determined to be out of character with the approved images, it will require approval as a Level 1 Minor Modification prior to issuance of the building permit.
>
> Postage Stamp Lots: The applicant is proposing a postage stamp lot for each unit. Building codes aim to maintain ten feet of separation between structures; separations less than 10' require different construction measures to address fire suppression measures. Staff recommends a condition of approval requiring a minimum five foot (5') setback from the lot boundary to the closest building element.

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

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

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create 19 lots and approve the Site Plan to allow the development of a 19 lot detached townhome development and associated site improvements, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that there shall be consistency in architectural style and compatibility in materials and colors between all homes. At the time of Building Permit submittal, should a home design be determined by staff to be is inconsistent to the approved images provided with this site plan, staff approval of a Level 1 Minor Modification Permit Application will be necessary prior to the issuance of a building permit, including footing and foundation permit; and

2. A minimum of five feet (5') as measured from the lot line of the postage stamp lot to the closest element of the dwelling building, including roof overhangs, bump-outs, bay windows, window wells, etc. shall be provided.

Property Owners: Family Homes Construction II, LLC
Bankers Trust Company,
453 7th Street
Des Moines, IA 50304
Gbuelt@bankerstrust.com

Applicant Jerry Bussanmas LLC
P.O. Box 71038
Clive, IA 50325
Attn: Jerry Bussanmas
Jerry@jerrybus.com

Applicant's Representative:
Civil Design Advantage LLC
3405 SE Crossroads Drive, Suite G
Grimes, IA
Attn: Josh Trygstad, P.E
JoshT@cda-eng.com

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Preliminary Plat / Site Plan
Attachment D	-	Architecture concepts

ATTACHMENT A

RESOLUTION NO. PZC-15-026

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY INTO 19 LOTS AND APPROVE A SITE PLAN FOR THE CONSTRUCTION OF 19 DETACHED TOWNHOMES

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Jerry Bussanmas, LLC., has requested approval for a Preliminary Plat (PP-002604-2015) for that approximately 5.76 acre site generally located at the southwest corner of Cascade Avenue and S. 91st Street to subdivide the property into 19 postage stamp lots and one outlot for common use and storm water detention.

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Jerry Bussanmas, LLC has requested approval of a Site Plan (SP-002605-2015) for that approximately 5.76 acre site generally located at the southwest corner of Cascade Avenue and S. 91st Street to allow the construction of 19 lot detached townhomes and associated site improvements;

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 applications for a Preliminary Plat (PP-002604-2015) and Site Plan (SP-002605-2015);

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

SECTION 1. The findings, for approval, in the staff report, dated April 27, 2015, or as amended orally at the Plan and Zoning Commission meeting of April 27, 2015, are adopted.

SECTION 2. Preliminary Plat (PP-002604-2015) and Site Plan (SP-002605-2015) to subdivide the property into 19 lots and allow construction of 19 detached townhomes are recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated April 27, 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 permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on April 27, 2015.

Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on April 27, 2015, by the following vote:

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

ATTEST:

Recording Secretary

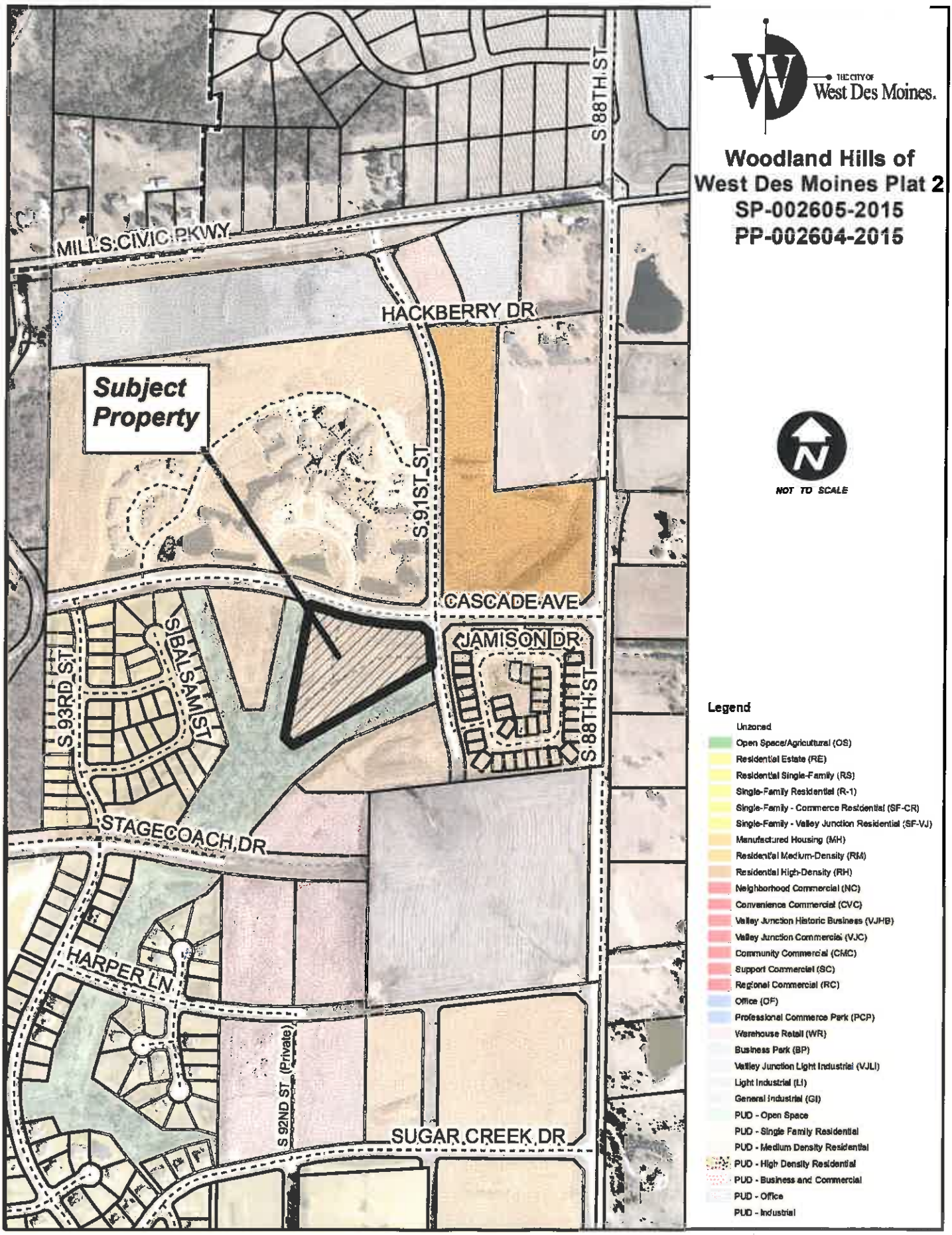
S:__Development Projects\Tally's Reach\Woodland Hills of West Des Moines Plat 2\Preliminary Plat and Site Plan\PP_002604-2015_SP-002605-2015_SR_Woodland Hills of West Des Moines Plat 2_4-27-15_PZ.docx

CONDITIONS OF APPROVAL

1. The applicant acknowledging that there shall be consistency in architectural style and compatibility in materials and colors between all homes. At the time of Building Permit submittal, should a home design be determined by staff to be is inconsistent to the approved images provided with this site plan, staff approval of a Level 1 Minor Modification Permit Application will be necessary prior to the issuance of a building permit, including footing and foundation permit; and

2. A minimum of five feet (5') as measured from the lot line of the postage stamp lot to the closest element of the dwelling building, including roof overhangs, bump-outs, bay windows, window wells, etc. shall be provided.

ATTACHMENT B



ATTACHMENT C

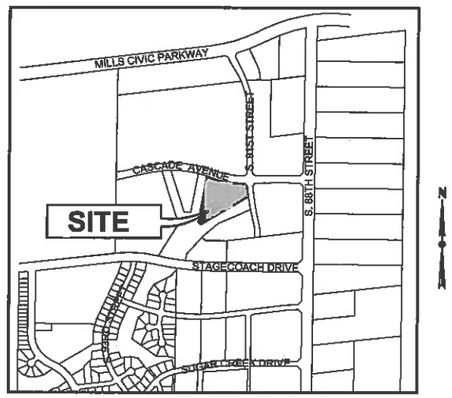
PRELIMINARY PLAT / SITE PLANS FOR:

WOODLAND HILLS OF WEST DES MOINES PLAT 2

WEST DES MOINES, IOWA

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTION, GENERAL NOTES AND DETAILS
3	DEMOLITION PLAN / TOPOGRAPHIC SURVEY
4	DIMENSION PLAN
5–6	GRADING PLAN
7	UTILITY PLAN
8	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

- SECTION LINE
- CENTER LINE
- RIGHT OF WAY — R/W
- PERMANENT EASEMENT — P/E
- TEMPORARY EASEMENT — T/E
- 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
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- WATER CURB STOP
- 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 — S
- STORM SEWER
- STORM SERVICE — ST
- WATERMAIN WITH SIZE — 8"W
- WATER SERVICE — W
- SAWCUT (FULL DEPTH)
- SILT FENCE
- USE AS CONSTRUCTED — (UAC)
- MINIMUM PROTECTION ELEVATION — MPE
- TOP OF PROPOSED GROUND — TG

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- 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
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- 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

LEGAL DESCRIPTION

OUTLOT 'H', CORRECTED MICHAEL'S LANDING PLAT 1, BEING AN OFFICIAL PLAT OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 5.76 ACRES (251,103 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADDRESSES

873–897 SOUTH 92ND STREET
9115–9196 JAMISON DRIVE

COMPREHENSIVE PLAN LAND USE

MEDIUM DENSITY RESIDENTIAL

OWNER

FAMILY HOMES II, LLC
BANKERS TRUST, NA
453 7TH STREET
DES MOINES, IOWA 50304

APPLICANT

JERRY BUSSANMAS, LLC
CONTACT: JERRY BUSSANMAS
PO BOX 71038
PH: (515) 778–5732

ENGINEER/ SURVEYOR

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

ZONING

EXISTING AND PROPOSED: TALLYN'S REACH P.U.D.
(PARCEL F: MEDIUM DENSITY RESIDENTIAL)

SUBMITTAL DATES

FIRST SUBMITTAL:	01/29/15
SECOND SUBMITTAL:	03/13/15
THIRD SUBMITTAL:	04/06/15
FOURTH SUBMITTAL:	04/23/15

BENCHMARKS

WDM NO 35
INTERSECTION OF MILLS CIVIC PARKWAY (335th STREET, DALLAS COUNTY), AND SOUTH 88th STREET (X AVENUE, DALLAS COUNTY), NORTHEAST CORNER OF INTERSECTION, 206 FEET EAST OF CENTERLINE OF 88th STREET, 49 FEET NORTH OF THE CENTERLINE OF MILLS CIVIC PARKWAY, 2 FEET SOUTH OF THE FENCE LINE, STANDARD BENCHMARK. ELEV. = 219.04 (WEST DES MOINES DATUM).

WDM NO 37
SOUTH 88th STREET, 2640± FEET SOUTH OF MILLS CIVIC PARKWAY, 32 FEET EAST OF THE CENTERLINE OF SOUTH 88th STREET (X AVENUE, DALLAS COUNTY), ON THE FENCE LINE TO THE WEST (1/4 SECTION LINE), 1 FOOT WEST OF THE NORTH/SOUTH FENCE LINE, STANDARD BENCHMARK. ELEV. = 194.80 (WEST DES MOINES DATUM)

DATE OF SURVEY

DECEMBER 2014

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

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1411.585

PARKING SUMMARY

PARKING REQUIRED (BY CODE):	2 STALLS/UNIT
NUMBER OF UNITS:	19 UNITS
TOTAL PARKING REQUIRED:	38 STALLS
PARKING PROVIDED:	
– DRIVEWAYS	38 STALLS
– DRIVEWAYS (19 3–CAR GARAGES)	57 STALLS
– OFF–STREET PARKING	10 STALLS
TOTAL PARKING PROVIDED:	105 STALLS

PROPOSED DENSITY

19 UNITS / 5.76 ACRES = 3.30 UNITS/ACRE

IMPERVIOUS AREA

98,511 S.F.

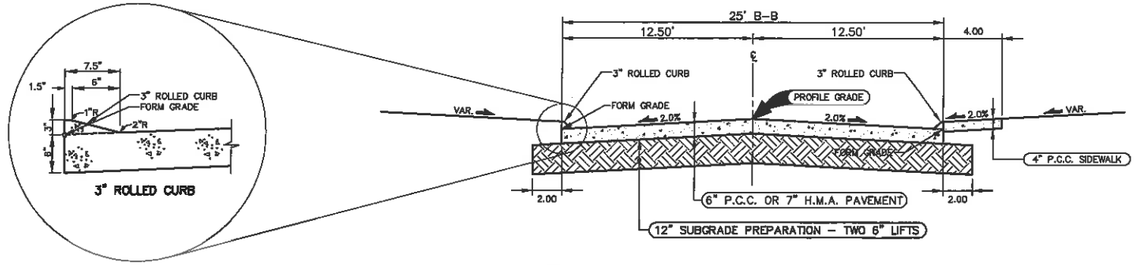
THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, THE 1993 DES MOINES METRO DESIGN STANDARDS WITH THE WEST DES MOINES ADDENDA, AND THE WEST DES MOINES WATER WORKS STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS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

LICENSED PROFESSIONAL ENGINEER JOSHUA A. TRYGSTAD 19228 IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY NOT FOR CONSTRUCTION

JOSHUA A. TRYGSTAD, P.E. — DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

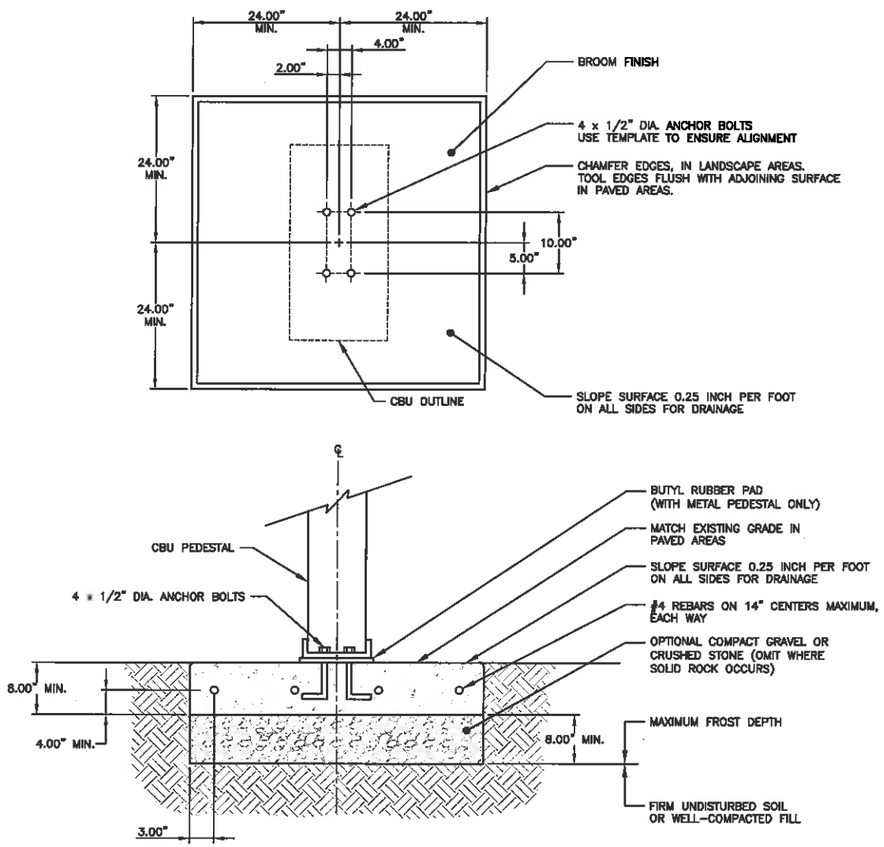


TYPICAL SECTION -26' B/B P.C.C. ROADWAY

NOT TO SCALE

NOTES:

1. IF H.M.A. OPTION IS CHOSEN BY THE OWNER, A 1.5' WIDE P.C.C ROLLED CURB SECTION SHALL BE CONSTRUCTED ADJACENT TO H.M.A.
2. PLACE EXPANSION JOINT BETWEEN ALL SIDEWALK AND ROLLED CURB SECTION.
3. SIDEWALK SHALL BE 6' WHEN ADJACENT TO PARKING STALLS TO ALLOW FOR OVERHANG. PUBLIC SIDEWALK AND DRIVEWAY APPROACH TO THE PUBLIC STREETS SHALL BE 6" NON-REINFORCED P.C.C.

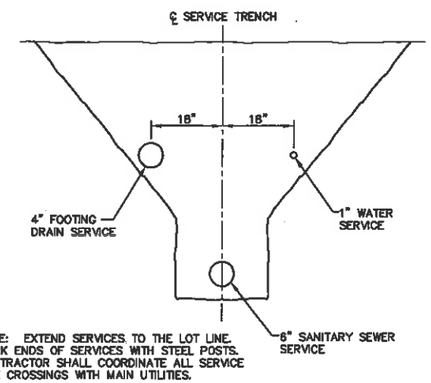


NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. – 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" – 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL REBARS SHALL CONFORM TO ASTM A615, GRADE 60.
3. ANCHOR BOLTS SHALL CONFORM TO ASTM A193, GRADE B8M, TYPE 316 STAINLESS STEEL.

MAILBOX CLUSTER PAD DETAIL

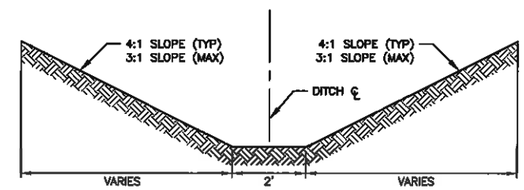
NOT TO SCALE



NOTE: EXTEND SERVICES TO THE LOT LINE. MARK ENDS OF SERVICES WITH STEEL POSTS. CONTRACTOR SHALL COORDINATE ALL SERVICE LINE CROSSINGS WITH MAIN UTILITIES.

TYPICAL SERVICE INSTALLATION DETAILS

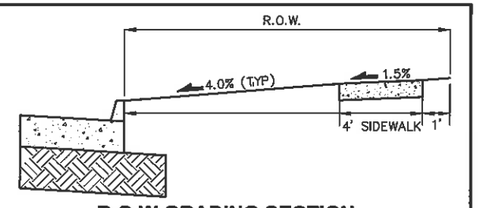
NOT TO SCALE



NOTE:
SEE SWPPP FOR EROSION CONTROLS AND STABILIZATION PRIOR TO SEEDING. SEED WITH TYPE 4 MIX (SUDAS).

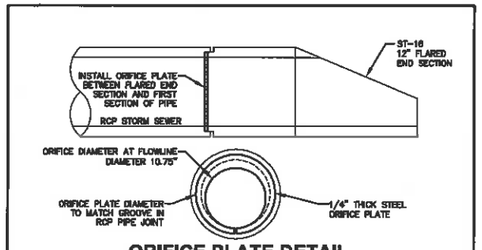
TYPICAL SWALE DETAILS

NOT TO SCALE



R.O.W GRADING SECTION

CASCADE AVENUE AND SOUTH 91ST STREET



ORIFICE PLATE DETAIL

NOT TO SCALE

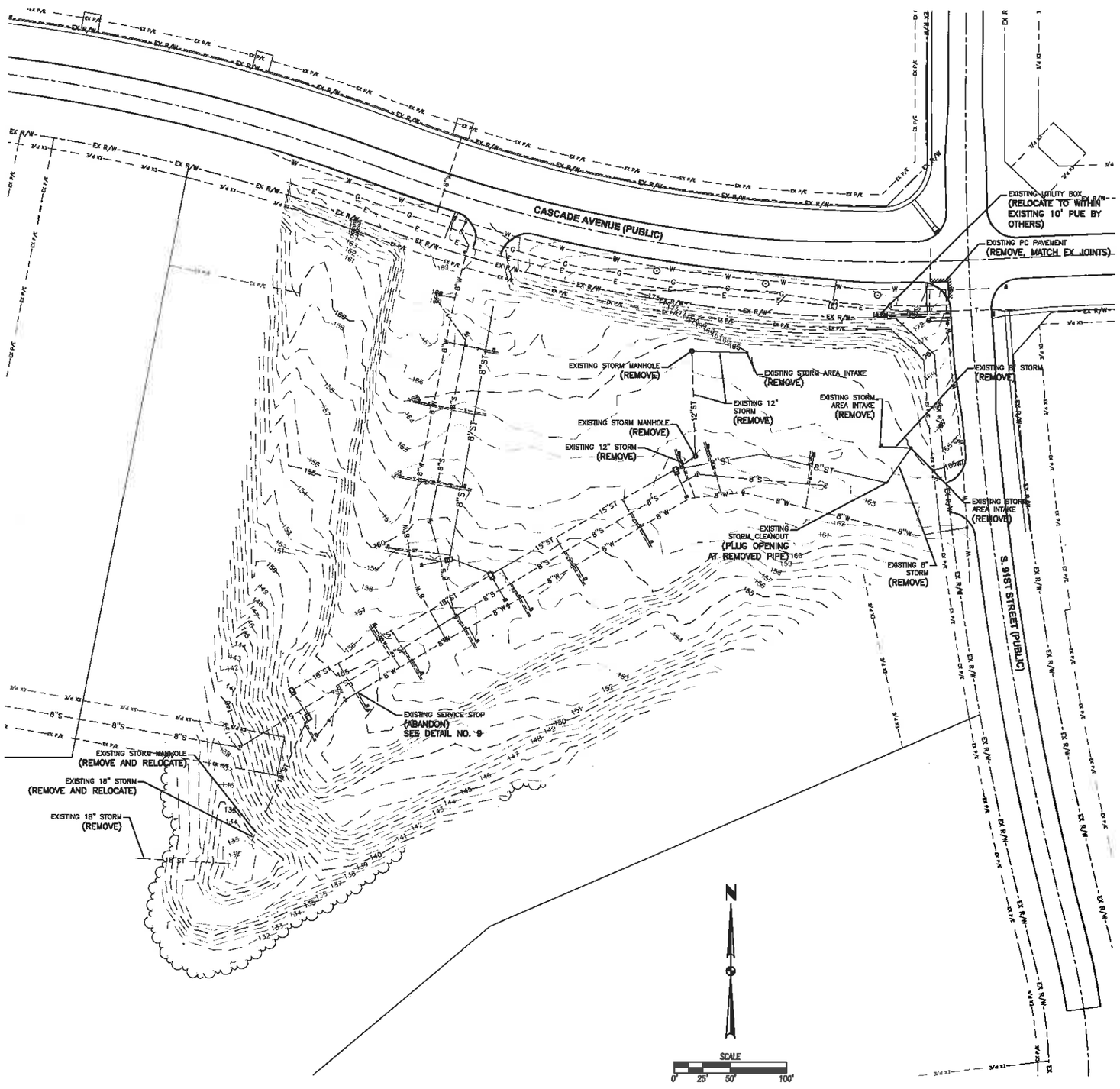
REVISIONS	DATE
FOURTH SUBMITTAL	04/23/15
THIRD SUBMITTAL	04/08/15
SECOND SUBMITTAL	03/13/15
FIRST SUBMITTAL	01/29/15

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

WOODLAND HILLS OF WEST DES MOINES
PLAT 2
TYPICAL SECTIONS AND DETAILS
WEST DES MOINES, IOWA

1411.585

FILE: H:\2014\1411585\DWG\1411585-CIVIL.DWG
PLOTTED BY: JOSH THYSELFRIG DATE CREATED: 4/23/2015 12:27 PM COMMENTS:
PLOTTED: 4/23/2015 12:27 PM DWG:



DEMOLITION NOTES

1. THIS PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND INITIAL STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE STORM WATER POLLUTION PREVENTION PLAN THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
3. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING.
   A. CITY OF WEST DES MOINES – CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH THE WDM INSPECTOR PRIOR TO REMOVAL OF PUBLIC CURB, GUTTER AND PAVING.
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
4. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
5. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
6. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
7. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
8. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
9. ALL ABANDONED WATER SERVICES LINES SHALL BE ABANDONED AT THE WATER MAIN WITH SADDLE/CORP. REMOVED AND A REPAIR SLEEVE INSTALLED.
10. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
11. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
13. THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH ALL WEST DES MOINES ADDENDUMS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.
14. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT 515-222-3465 AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.

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.

REVISIONS	DATE
FOURTH SUBMITTAL	04/23/15
THIRD SUBMITTAL	04/06/15
SECOND SUBMITTAL	03/13/15
FIRST SUBMITTAL	01/29/15

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

WOODLAND HILLS OF WEST DES MOINES
PLAT 2
DEMOLITION PLAN / TOPOGRAPHIC SURVEY
WEST DES MOINES, IOWA

1411.585

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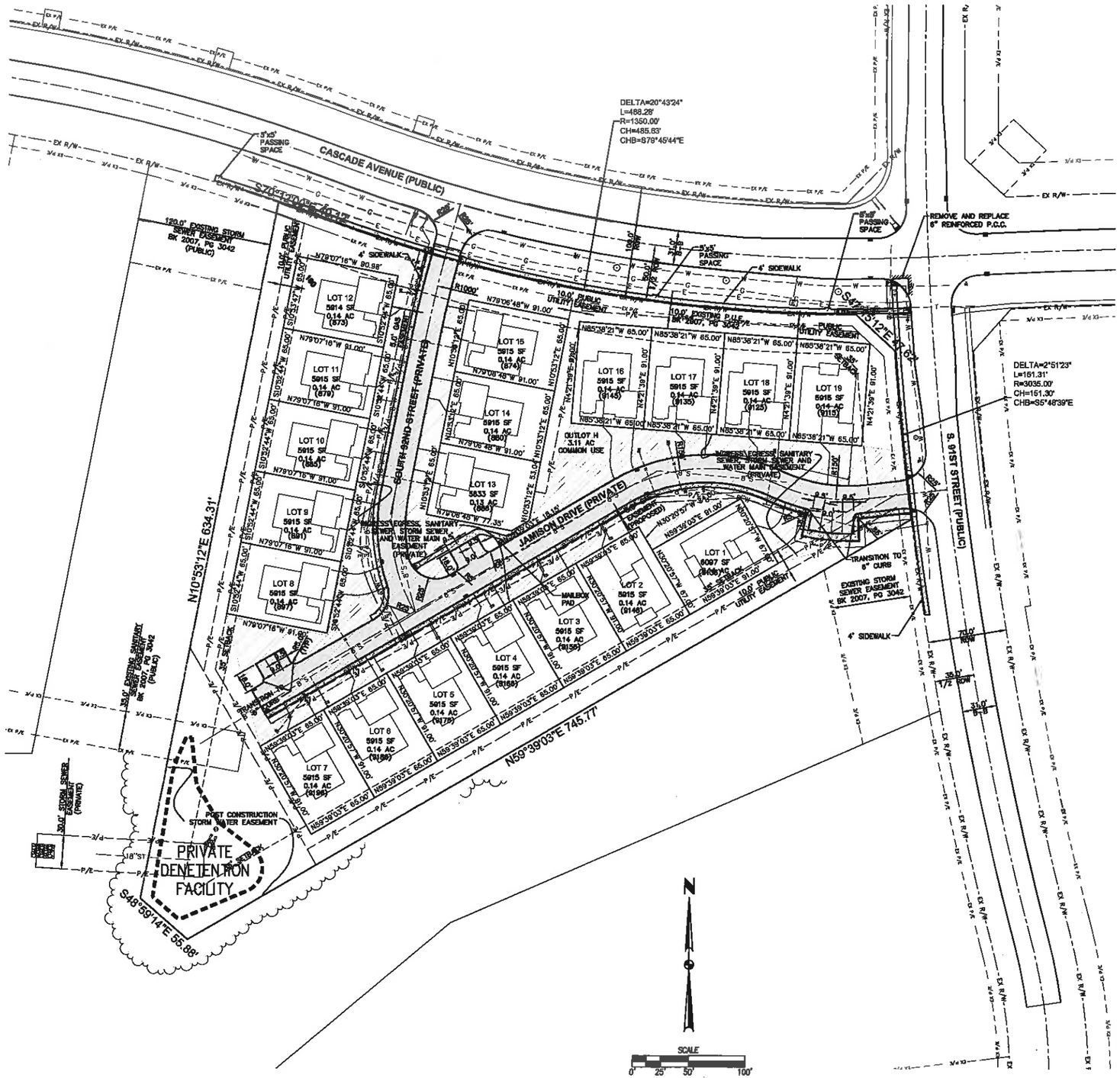


GENERAL NOTES

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. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENT, 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.
6. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREET, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION ('CLINT CARPENTER' 22-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS.AGREEMENTS AND APPLICABLE PERMITS.
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.
20. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING.
    A. CITY OF WEST DES MOINES
    B. APPROPRIATE UTILITY COMPANIES
    C. OWNER
    D. CIVIL DESIGN ADVANTAGE
21. ALL OUTLOTS ARE UNBUILDABLE.

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.

OPEN SPACE CALCULATIONS

TOTAL SITE AREA	= 251,103 SF
BUILDINGS & PAVEMENT	= 98,511 SF (39.23%)
OPEN SPACE	= 152,592 SF (60.77%)

PAVEMENT THICKNESS

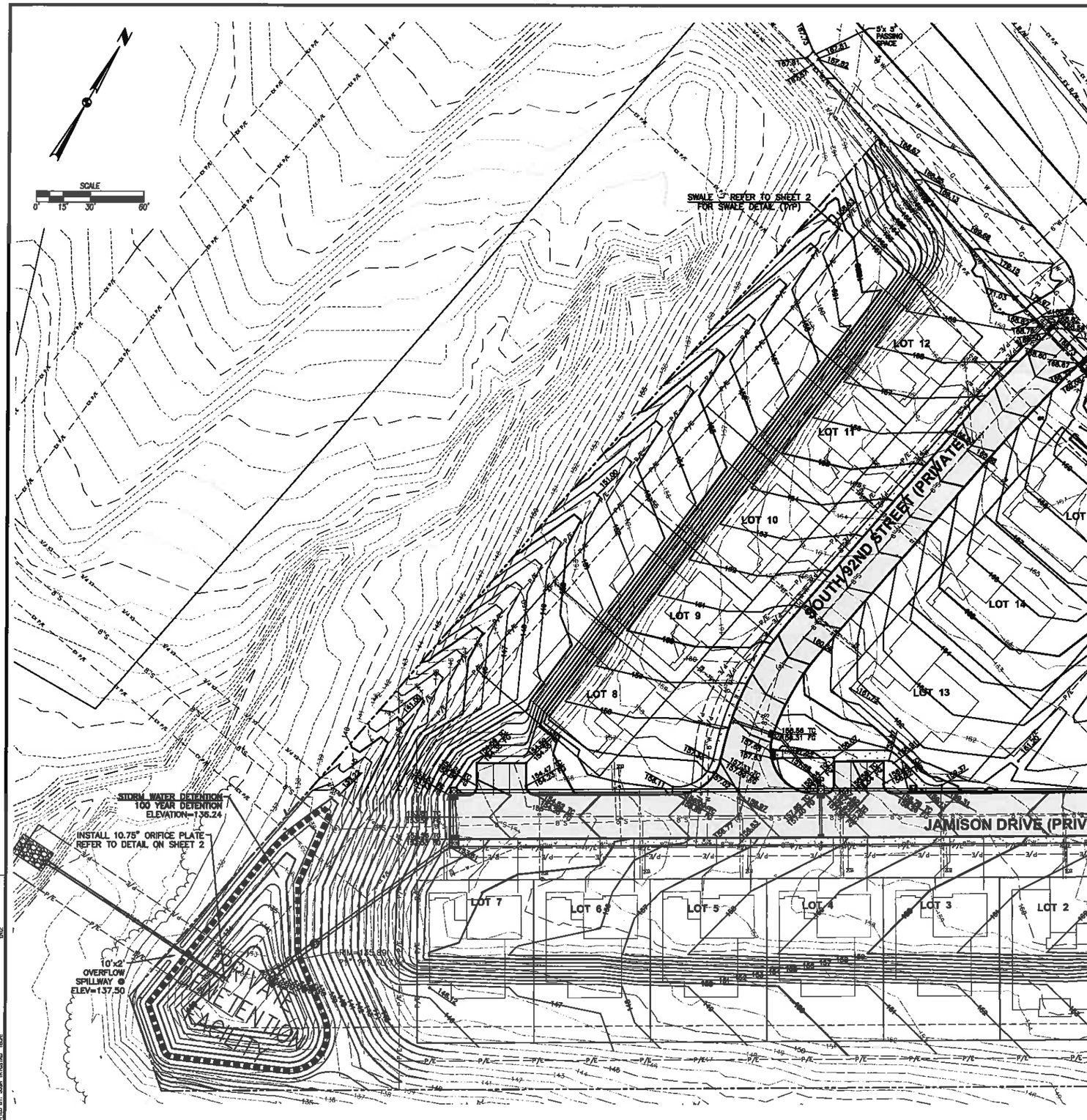
SIDEWALKS:	4" P.C.C.
PRIVATE STREETS & OFF-STREET PARKING:	6" P.C.C. OR 7" H.M.A.
CASCADE AVENUE/SOUTH 91ST STREET RETURN:	6" REINFORCED P.C.C.

REVISIONS	DATE
FOURTH SUBMITTAL	04/29/16
THIRD SUBMITTAL	04/08/16
SECOND SUBMITTAL	03/13/16
FIRST SUBMITTAL	01/29/16

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

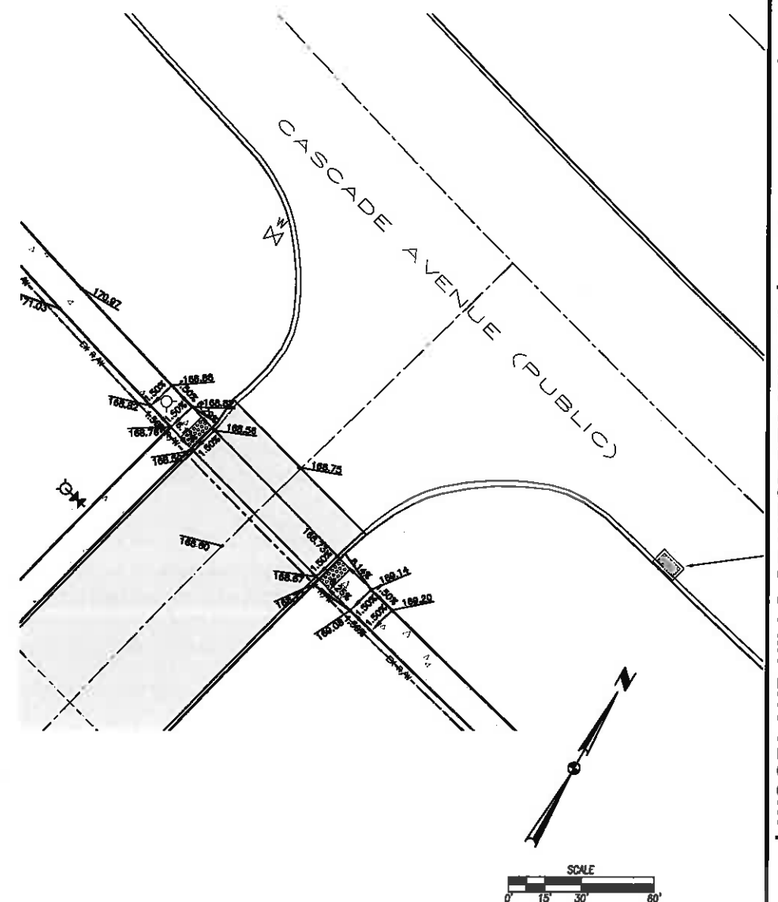
WOODLAND HILLS OF WEST DES MOINES
PLAT 2
DIMENSION PLAN

WEST DES MOINES, IOWA



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 515-273-0602.
2. EROSION CONTROL MEASURES WILL BE INSTALLED AND MONITORED BY XXXXX. PH: XXX-XXX-XXXX.
3. ELEVATIONS AND CONTOURS ARE CITY OF WEST DES MOINES DATUM.
4. 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.
5. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
6. ALL SPOT ELEVATIONS ARE FOR GRADE (FG) OR TOP-OF-SLAB (TS) UNLESS OTHERWISE NOTED.
7. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2.00% CONSTRUCTED.
9. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
10. 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.
11. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
12. SEE SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
13. 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.
14. 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.
15. PRIVATE STREETS AND UTILITIES SHALL BE MAINTAINED BY THE OWNER. TO INCLUDE:
    A. DETENTION POND AND APPURTENANCES
    B. PRIVATE STORM SEWER
    C. ALL INTERNAL CIRCULATION ROADS



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PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH: ACJ
CIVIL DESIGN ADVANTAGE

WOODLAND HILLS OF WEST DES MOINES
PLAT 2
GRADING PLAN

WEST DES MOINES, IOWA

1411.585

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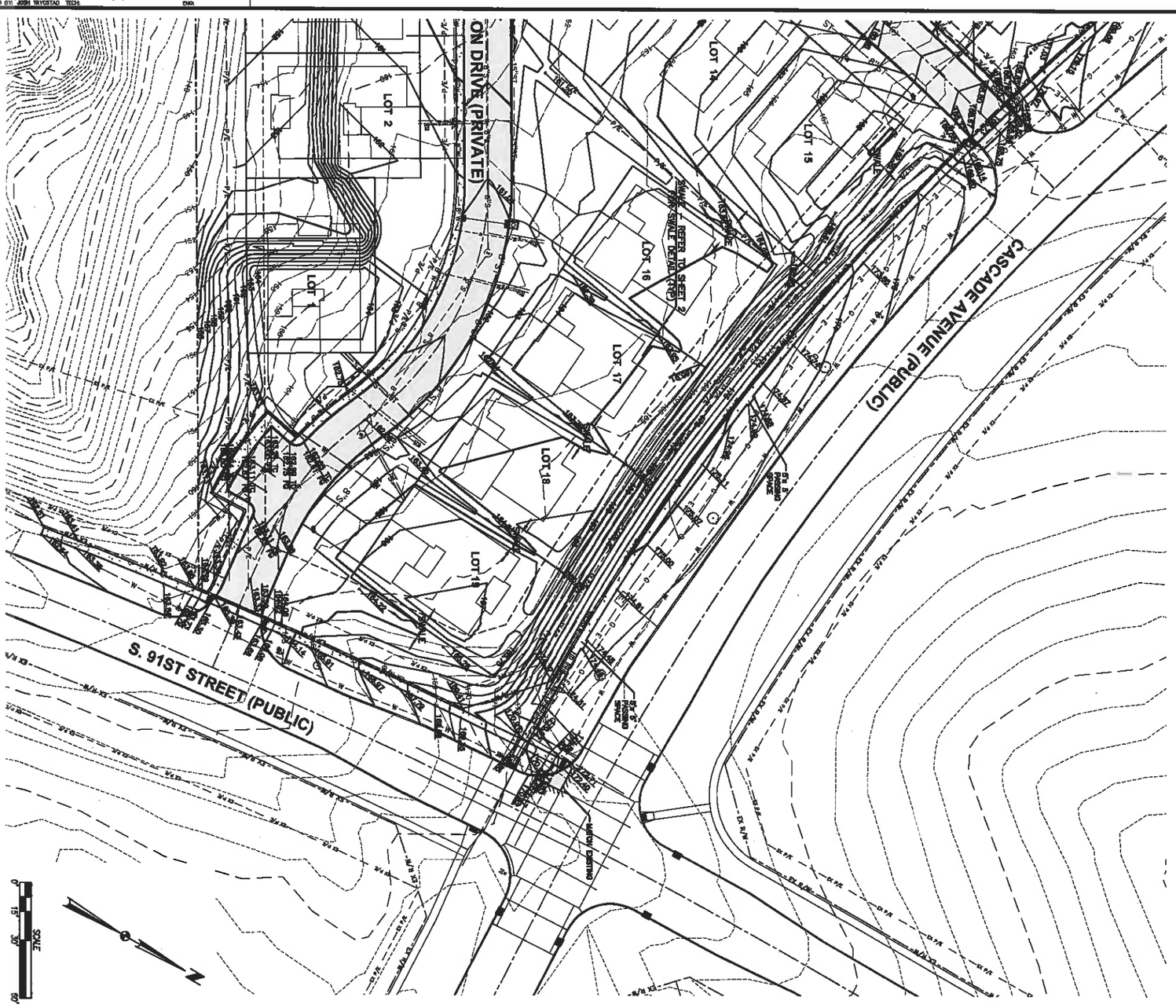

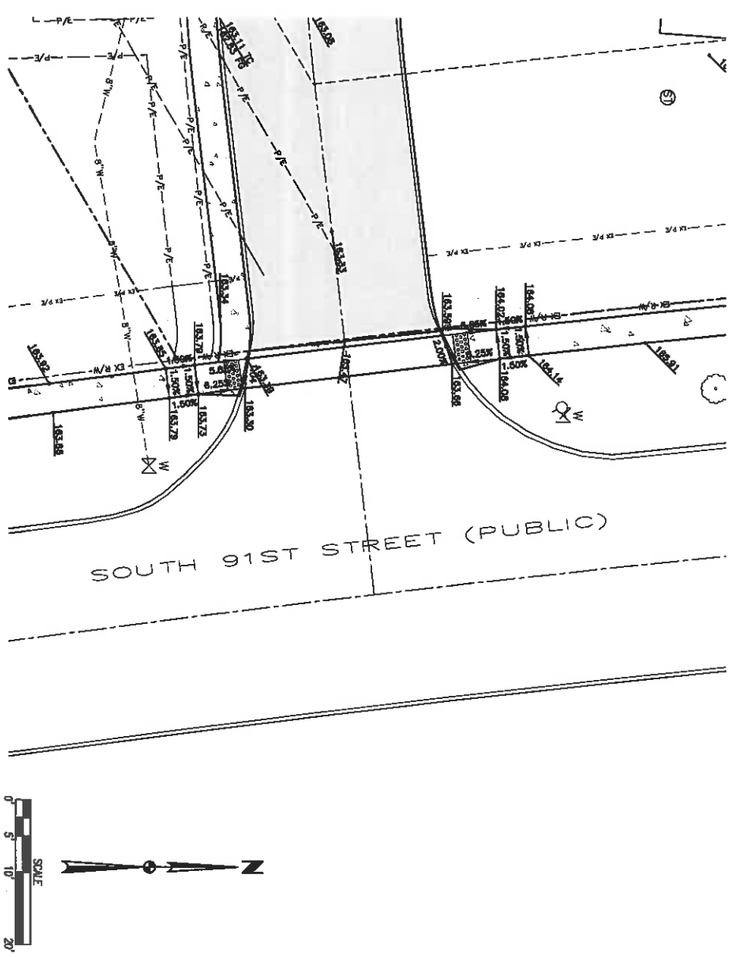

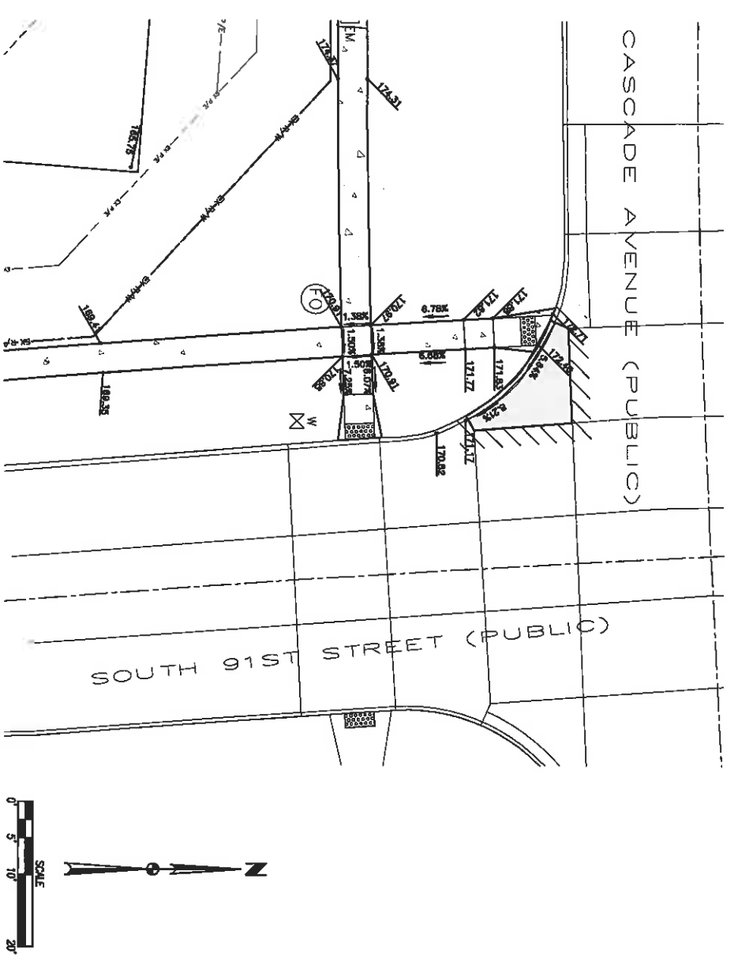

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WOODLAND HILLS OF WEST DES MOINES
PLAT 2
GRADING PLAN

WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: JAT TECH: ACJ

REVISIONS	DATE
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THIRD SUBMITTAL	04/06/15
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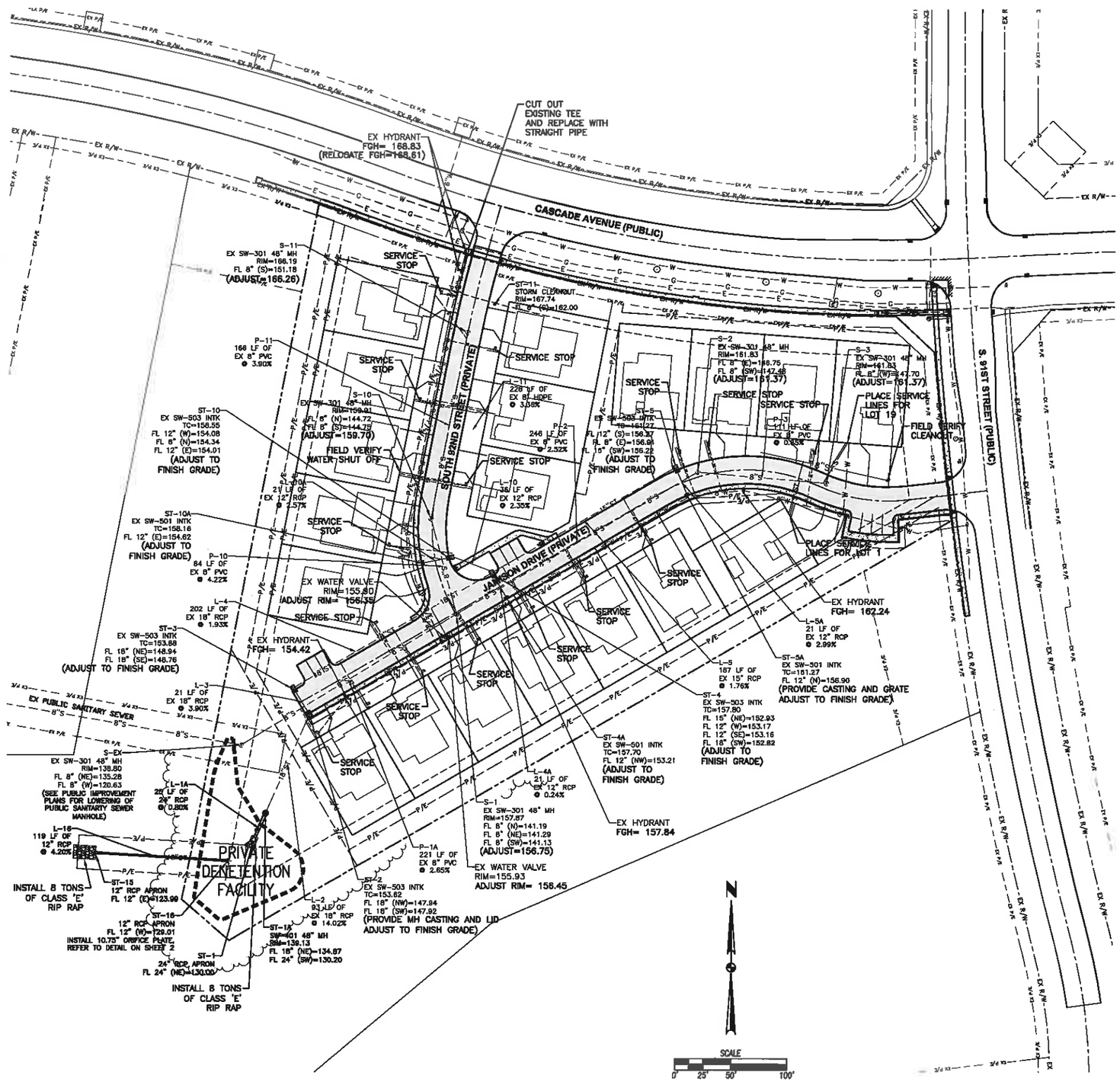

UTILITY NOTES

1. ALL SEWERS ARE PRIVATE UNLESS OTHERWISE NOTED.
2. 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.
3. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
4. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
5. ALL UTILITIES SHALL BE STUBBED TO LOT LINES.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. ALL MANHOLE CASTINGS IN PAVEMENT SHALL BE THREE PIECE EXISTING. WATER SERVICES FROM THE WATER MAIN TO THE FUTURE WATER METER TO BE CONSTRUCTED PER WEST DES MOINES WATER WORKS SPECIFICATIONS.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
8. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/STORM SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. 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.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
12. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2005 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
13. 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. WATERMAIN SOURCE IS WEST DES MOINES WATER WORKS AT CASCADE AVENUE AND S. 91ST STREET.

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. WATER SERVICES FROM WATER TO THE FUTURE WATER METER SHALL BE CONSTRUCTED PER WEST DES MOINES WATER WORKS SPECIFICATIONS. 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, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515)-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. BUILDING FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE DESIGNED PER WEST DES MOINES FIRE CODE.
8. NEW PRESSURE TEST AND DISINFECTION OF PRIVATE WATER MAIN SHALL BE REQUIRED AND SHALL BE SCHEDULED WITH WDMWW ENGINEERING TECHNICIAN.
9. WATER PRESSURE IN AREA MAY EXCEED 80 PSI.

NOTE:

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

PRIVATE WATER MAIN QUANTITIES

1" WATER SERVICE	2 EA
RELOCATE FIRE HYDRANT ASSEMBLY	1 EA
VALVE BOX ADJUSTMENT	2 EA
SERVICE ABANDONMENT	1 EA

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WOODLAND HILLS OF WEST DES MOINES
PLAT 2
UTILITY PLAN

WEST DES MOINES, IOWA

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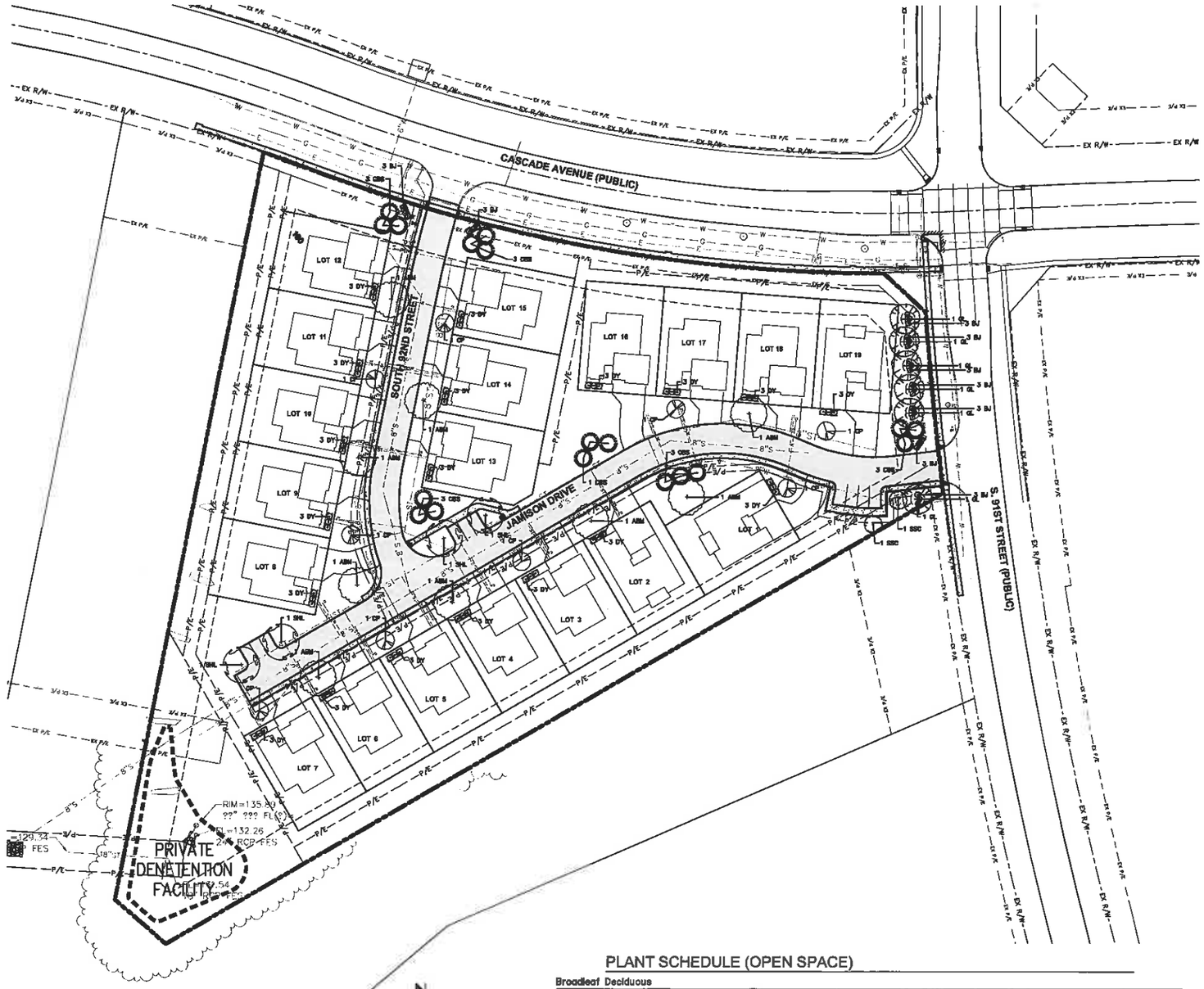

LANDSCAPE NOTES

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. SEED 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 THOROUGHFARE SHALL BE SCREENED.

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.

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	=	251,013 SF
OPEN SPACE REQUIRED	=	62,776 SF (25%)
OPEN SPACE PROVIDED	=	152,592 SF (61%)
TREES REQUIRED	=	42
TREES PROVIDED	=	42
SHRUBS REQUIRED	=	63
SHRUBS PROVIDED	=	66

- 50% OF REQUIRED TREES SHALL BE OVERSTORY OR EVERGREEN VARIETY

STREETSCAPE REQUIREMENTS

- (1) TREE PER 35 LF OF STREETSCAPE
- (3) SHRUBS PER 35 LF OF STREETSCAPE

S. 91ST ST	=	184 LF
TREES REQUIRED	=	6
TREES PROVIDED	=	6
SHRUBS REQUIRED	=	18
SHRUBS PROVIDED	=	18

PLANT SCHEDULE (OPEN SPACE)

Broadleaf Deciduous

Code Name	Common Name	Scientific Name	Planting Size	Quantity
ABM	Autumn Blaze Maple	Acer x freemanii 'Autumn Blaze'	B&B, 2" CAL	9
CP	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	B&B, 1.5" CAL	9
SHL	Skyline Honey Locust	Gleditsia triacanthos var. inermis 'Skycole' (Skyline)	B&B, 2" CAL	4
SSC	Spring Snow Crabapple	Malus 'Spring Snow'	B&B, 1.5" CAL	2

Conifer Evergreen

Code Name	Common Name	Scientific Name	Planting Size	Quantity
CBS	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT	18

Shrub

Code Name	Common Name	Scientific Name	Planting Size	Quantity
DY	Dense Yew	Taxus x media 'Densiformis'	CONT, 3 GAL	57
BJ	Buffalo Juniper	Juniperus sabina 'Buffalo'	CONT, 3 GAL	9

PLANT SCHEDULE (S. 91ST STREETSCAPE)

Broadleaf Deciduous

Code Name	Common Name	Scientific Name	Planting Size	Quantity
GL	Greenspire Linden	Tilia cordata 'Greenspire'	B&B, 2" CAL	6

Unknown Category

Code Name	Common Name	Scientific Name	Planting Size	Quantity
BJ	Buffalo Juniper	Juniperus sabina 'Buffalo'	CONT, 3 GAL	18

SCALE 0' 25' 50' 100'

REVISIONS	DATE
FOURTH SUBMITTAL	04/29/16
THIRD SUBMITTAL	04/06/16
SECOND SUBMITTAL	03/13/16
FIRST SUBMITTAL	01/29/16

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

WOODLAND HILLS OF WEST DES MOINES
PLAT 2
LANDSCAPING PLAN

8/8

1411.585

RIGHT ELEVATION
SCALE: 1/8"=1'-0"

LEFT ELEVATION
SCALE: 1/8"=1'-0"

REAR ELEVATION
SCALE: 1/8"=1'-0"

FRONT ELEVATION
SCALE: 1/8"=1'-0"

Review Set - Not For Construction 04.22.15

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1685 Plan
Elevation A - 3 Car Garage
Woodland Hills TH - West Des Moines, IA.

Project No.: -
Date: --
Drawn By: JA/SN
Revisions: --
Sheet Title: EXTERIOR ELEVATIONS
Sheet No.: 3.1

ATTACHMENT D

RIGHT ELEVATION
SCALE: 1/8"=1'-0"

LEFT ELEVATION
SCALE: 1/8"=1'-0"

REAR ELEVATION
SCALE: 1/8"=1'-0"

FRONT ELEVATION
SCALE: 1/4"=1'-0"

Review Set - Not For Construction 04.22.15

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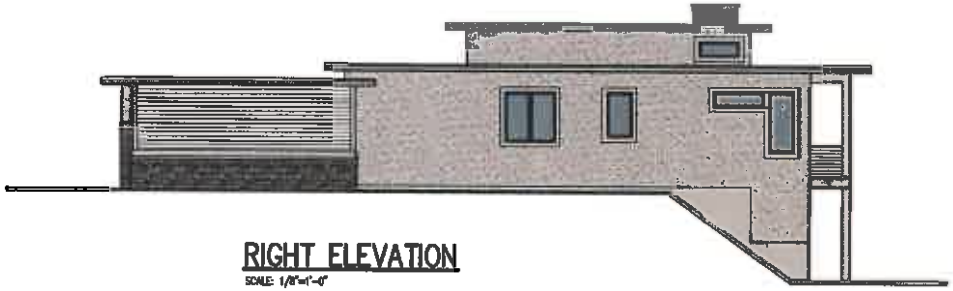
1685 Plan

Elevation B - 3 Car Garage

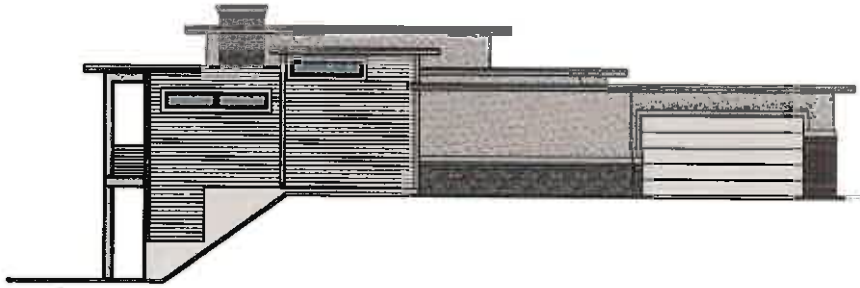
Woodland Hills TH - West Des Moines, IA.

Project No.: –
Date: –
Drawn By: JA/SN
Revisions: –
–
–
Sheet Title:
EXTERIOR ELEVATIONS
Sheet No.: 3.1



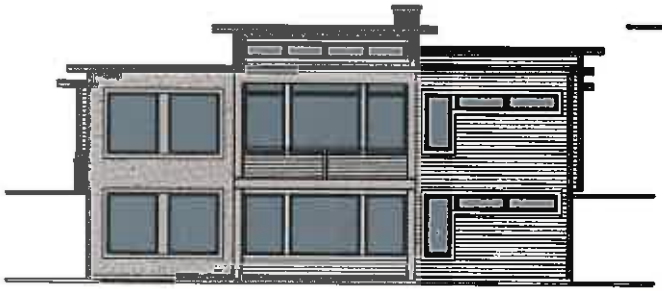
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



LEFT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION

SCALE: 1/8"=1'-0"

FRONT ELEVATION

SCALE: 1/4"=1'-0"

Review Set - Not For Construction 04.22.15

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1685 Plan

Elevation C - 3 Car Garage

Woodland Hills TH - West Des Moines, IA.

Project No.: –
Date: –
Drawn By: JA/SH
Revisions: –

Sheet Title:
EXTERIOR ELEVATIONS

Sheet No.: 3.1

EXHIBIT II

Prepared by: J. B. Munford 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 A PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY INTO 19 POSTAGE STAMP LOTS AND 1 COMMON LOT AND APPROVE A SITE PLAN FOR THE CONSTRUCTION OF 19 DETACHED TOWNHOMES

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Jerry Bussanmas, LLC, has requested approval of a Preliminary Plat (PP-002604-2015) for that approximately 5.76 acre site generally located at the southwest corner of Cascade Avenue and S. 91st Street and legally described below for the purpose subdividing the property into 19 postage stamp lots and one outlot for common use and storm water detention;

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Jerry Bussanmas, LLC, has requested approval of a Site Plan (SP-002605-2015) for that approximately 5.76 acre site generally located at the southwest corner of Cascade Avenue and S. 91st Street to allow the construction of 19 lot detached townhomes and associated site improvements;

Legal Description of Property

Outlot 'H', Corrected Michael's Landing Plat 1, being an official plat of the City of West Des Moines, Dallas County, Iowa and containing 5.76 acres (251,103 s.f.).

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 Preliminary Plat and site plan for Woodland Hills of West Des Moines Plat 2 (PP-002604-0215 and SP-002605-2015);

WHEREAS, on, May 4, 2015, this City Council held a duly-noticed meeting to consider the application for Preliminary Plat and site plan for Woodland Hills of West Des Moines Plat 2 (PP-002604-0215 and SP-002605-2015);

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. Woodland Hills of West Des Moines Plat 2 (PP-002604-0215) Preliminary Plat and Site Plan and (SP-002605-2015) 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.

_____
Steve 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 there shall be consistency in architectural style and compatibility in materials and colors between all homes. At the time of Building Permit submittal, should a home design be determined by staff to be is inconsistent to the approved images provided with this site plan, staff approval of a Level 1 Minor Modification Permit Application will be necessary prior to the issuance of a building permit, including footing and foundation permit; and

2) A minimum of five feet (5') as measured from the lot line of the postage stamp lot to the closest element of the dwelling building, including roof overhangs, bump-outs, bay windows, etc. shall be provided.