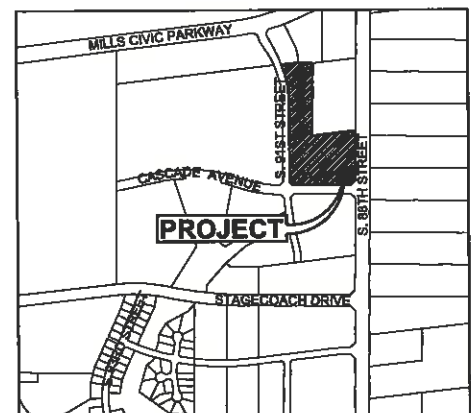


PRELIMINARY PLAT / SITE PLAN FOR: ELEVATE AT JORDAN CREEK

WEST DES MOINES, IOWA

VICINITY MAP

NOT TO SCALE



OWNER

COMMUNITY BUSINESS LENDERS SERVICE COMPANY, LLC
5000 WESTOWN PKWY, SUITE 420
WDM, IA 50266

APPLICANT

THE GARRET COMPANIES
CONTACT: KEN KOZIOI
1051 GREENWOOD SPRINGS BLVD., SUITE 101
GREENWOOD, IN 46143
PH: (317) 886-7923

ENGINEER

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

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1: 07/12/17
-SITE PLAN SUBMITTAL TO CITY #2: 08/21/17
-SITE PLAN SUBMITTAL TO CITY #3: 09/15/17
-SITE PLAN SUBMITTAL TO CITY #4: 10/03/17

LEGAL DESCRIPTION

OUTLOT 'F', CORRECTED MICHAEL'S LANDING PLAT 1, BEING AN OFFICIAL PLAT OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 13.42 ACRES (584,477 S.F.).

PROJECT SITE ADDRESS

8925 CASCADE AVE
WEST DES MOINES, IA 50266

COMPREHENSIVE PLAN LAND USE

EXISTING: HD-MEDIUM DENSITY RESIDENTIAL
PROPOSED: HD-HIGH DENSITY RESIDENTIAL

ZONING

TALLYN'S REACH PUD-HIGH DENSITY RESIDENTIAL

ABBREVIATED BULK REGULATIONS

ZONING: HIGH DENSITY RESIDENTIAL

SETBACKS (2-STORY OR LESS):

- FRONT: 35'
- REAR: 35'
- SIDE: 30'

SETBACKS (3-STORY OR GREATER):

- FRONT: 60'
- REAR: 60'
- SIDE: 30'

SETBACKS (DETACHED ACCESSORY STRUCTURES):

- FRONT: 35'
- REAR: 10'
- SIDE: 10'

BUILDING SEPARATION

- 30' BETWEEN PRINCIPAL STRUCTURES
- 20' BETWEEN PRINCIPAL AND ACCESSORY STRUCTURES

PARKING REQUIREMENTS

APARTMENTS REQUIRED:
132 - 1 & 2 BEDROOM UNITS (2 PER UNIT) = 264 SPACES
48 - 3 BEDROOM UNITS (2.5 PER UNIT) = 120 SPACES
TOTAL = 384 SPACES

APARTMENTS PROVIDED:
SURFACE PARKING = 344 SPACES
60 GARAGES (.67 COUNT TOWARD REQUIREMENT) = 40 SPACES
TOTAL = 384 SPACES

CLUBHOUSE REQUIRED:

1 SPACE PER 50 SF OF GFA FOR A BUILDING OR PORTION OF A BUILDING DESIGNATED FOR MULTIPURPOSE RECREATIONAL USES.

REQUIRED (2,737 SF): = 55 SPACES

1 SPACE PER 300 SF OF G.F.A. OF LEASE MANAGEMENT OFFICE.

REQUIRED (546 SF): = 2 SPACES

CLUBHOUSE PROVIDED: (12 SPACES DEFERRED) = 57 SPACES

NOTE:

1. A MAXIMUM OF 0.67 COVERED SPACES PER UNIT SHALL BE ALLOWED TO COUNT TOWARD MEETING THE REQUIRED NUMBER OF PARKING SPACES.

IMPERVIOUS AREA

284,746 SF (48%)

DATE OF SURVEY

MAY, 2017

BENCHMARKS

WDM BENCHMARK 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.
ELEVATION= 219.04 (WEST DES MOINES DATUM)

WDM BENCHMARK NO 37 SOUTH 88TH STREET, 2,640± 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 (¼ SECTION LINE), 1 FOOT WEST OF THE NORTH/SOUTH FENCE LINE.
ELEVATION= 194.80 (WEST DES MOINES DATUM)

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	DETAILS
C3.0	SITE LAYOUT AND HYDRANT COVERAGE PLAN
C4.0-C4.1	DIMENSION PLAN
C5.0-C5.4	GRADING PLAN
C6.0-C6.1	UTILITY PLAN
L7.0-L7.1	LANDSCAPE PLAN

NOTES

1. EROSION CONTROL MEASURES WILL BE INSTALLED AND MONITORED BY OTHERS.
2. UTILITIES TO BE INSTALLED PER SUDAS SPECIFICATIONS.
3. ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND DSM METRO DESIGN STANDARDS.
4. CONTACT WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
5. ALL SIDEWALK CROSS SLOPES SHALL NOT EXCEED 1.5%.
6. CONSTRUCTION CANNOT BEGIN ON THIS PROPERTY UNTIL A FINAL PLAT HAS BEEN REVIEWED AND APPROVED BY THE CITY COUNCIL.
7. ALL LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5%.
8. PRIVATE STREETS AND UTILITIES SHALL BE MAINTAINED BY THE OWNER, TO INCLUDE:
 - A. DETENTION POND AND APPURTENANCES
 - B. PRIVATE STORM SEWER
 - C. PRIVATE WATER MAIN AND SERVICES
 - D. PRIVATE SANITARY SEWER
 - E. ALL INTERNAL CIRCULATION ROADS
9. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
10. 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 ENGINEERING SERVICES 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.



UTILITY WARNING

ANY 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.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1705249

GENERAL LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	ROOF DRAIN/ DOWNSPOUT
TYPE SW-508 STORM INTAKE	DECIDUOUS TREE
TYPE SW-513 STORM INTAKE	CONIFEROUS TREE
TYPE SW-401 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-402 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-301 SANITARY MANHOLE	ELECTRIC POWER POLE
STORM/SANITARY CLEANOUT	GUY ANCHOR
WATER VALVE	STREET LIGHT
FIRE HYDRANT ASSEMBLY	POWER POLE W/ TRANSFORMER
SIGN	UTILITY POLE W/ LIGHT
DETECTABLE WARNING PANEL	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER PIPE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER WITH SIZE	TELEPHONE MANHOLE/VAULT
SANITARY SERVICE	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
STORM SERVICE	CABLE TV JUNCTION BOX
WATERMAIN WITH SIZE	CABLE TV MANHOLE/VAULT
WATER SERVICE	MAIL BOX
SAWCUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
CLUSTER MAILBOX PAD	UNDERGROUND TV CABLE
ELECTRICAL TRANSFORMER LOCATION	GAS MAIN
FIRE DEPARTMENT CONNECTION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

REFER TO ALLENDER BUTZKE ENGINEERS PH 171255 GEOTECHNICAL EXPLORATION REPORT 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.

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 GENERAL SUPPLEMENTAL SPECIFICATIONS FOR WATER INFRASTRUCTURE SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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.

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.

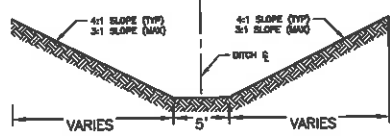
PRELIMINARY

DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS: C1.0-C6.1

FILE IN 1705249 PROJECT FOLDER UNDER PRELIMINARY PLAT. DATE PLOTTED: 10/27/2017 2:38 PM. PLOTTED BY: CHLOE GARDNER, TECH.

1705249 - ELEVATE AT JORDAN CREEK

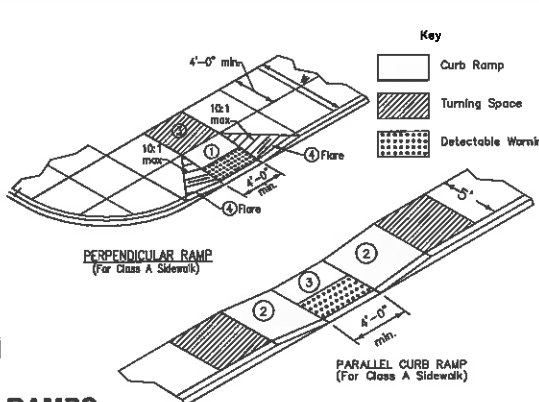


TYPICAL SWALE DETAILS

NOTE: SEE SHEET FOR EROSION CONTROLS AND STABILIZATION PRIOR TO BEING BED WITH TYPE 4 MIX (90/10).

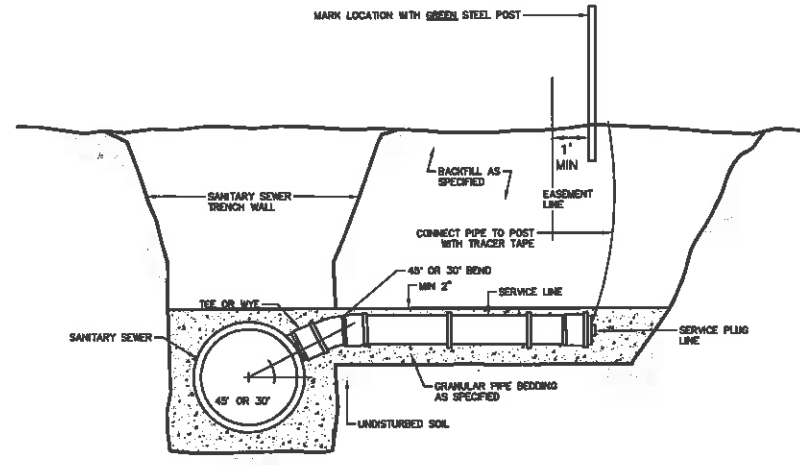


NOTE
THE CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.



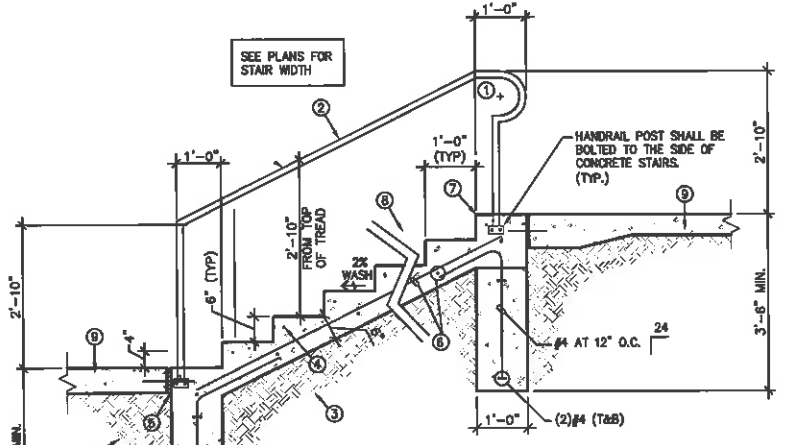
CURB RAMPS

- 1 Perpendicular Curb Ramp: Target running slope of 8.25% with maximum running slope of 8.3%. Match pedestrian street crossing cross slope at back 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 required 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 directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match roadway grade. Minimum 4 feet by 4 feet.
- 4 Flare (10:1 max.) required if ramp is contiguous with sidewalk.



SANITARY SEWER SERVICE
CITY OF WEST DES MOINES DETAIL 4.5

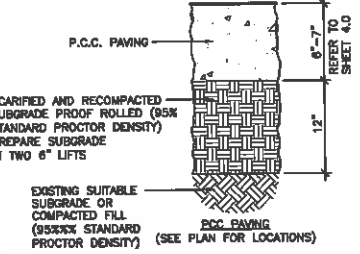
NOTE: USE FOR SERVICE CONNECTION WHEN SANITARY SEWER DEPTH IS 12.0' OR LESS OR WHEN REQUIRED TO SERVE ADJACENT PROPERTY.



TYPICAL SECTION: PCC STAIRS
NOT TO SCALE

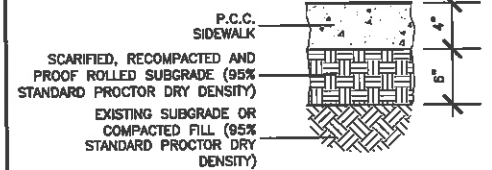
- 1 6" OUTSIDE RADIUS
- 2 1 1/2" O.D. STD. STL. PIPE HANDRAIL LOCATED LEFT & RIGHT CORE DRILL CONC. FOR POST 6" DEEP & GROUT W/ PRECO QUICK ROK. FINISH: HOT DIPPED GALVANIZED.
- 3 COMPACTED SUBGRADE
- 4 #4 REBAR AT EACH NOSE, 2" CLEAR
- 5 DOWELED EXPANSION JOINT.
- 6 #4 REBAR AT 12" O.C. EACH WAY
- 7 1/2" RADIUS AT NOSE
- 8 12" WIDE CHEEK WALL. REINFORCE WALL W/ #4 REBAR TOP AND BOTTOM. 1/2" CHAMFER ALL EXPOSED EDGES, TYP.
- 9 SIDEWALK AS SPEC'D.

NOTE: FOR REFERENCE ONLY. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILED INFORMATION

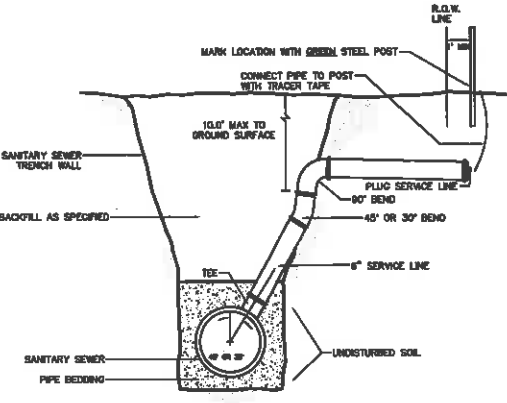


PCC PAVEMENT

- NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.
 2. TRANSVERSE JOINTS SHALL BE "CD" JOINTS FOR 8" PCC AND "C" JOINTS FOR 6" PCC AT 15' MAX. SPACING.
 3. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-2 OR KT-2 FOR 8" PCC AND L-1 OR KT-1 FOR 7" PCC.

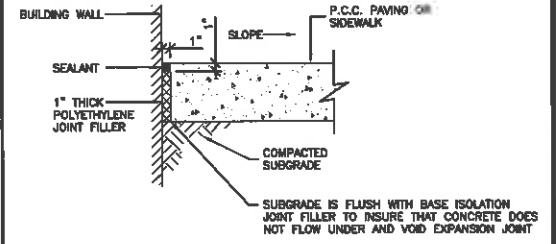


PCC SIDEWALK DETAIL

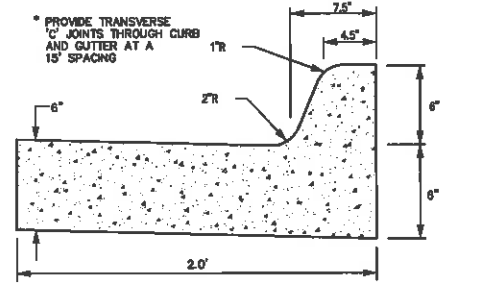


SANITARY SEWER SERVICE RISER
CITY OF WEST DES MOINES DETAIL 4.6

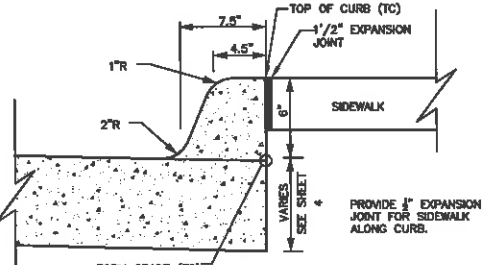
NOTE: USE FOR SERVICE CONNECTION WHEN SANITARY SEWER DEPTH IS 12.0' OR UNLESS ADDITIONAL DEPTH IS NECESSARY TO SERVE ADJACENT PROPERTY.



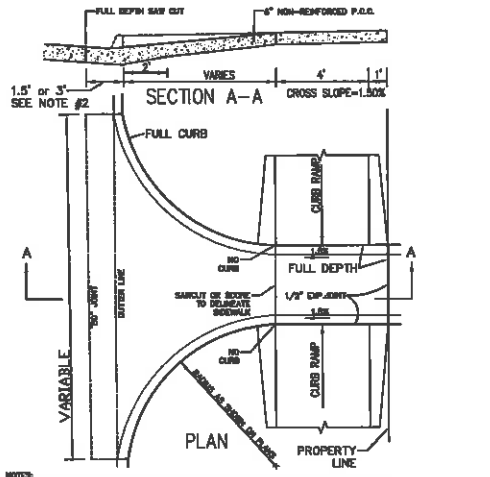
ISOLATION JOINT IN PAVING AT BUILDING INTERFACE



STANDARD PCC CURB & GUTTER

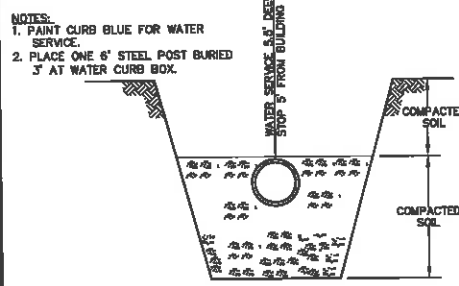


6" PCC INTEGRAL CURB

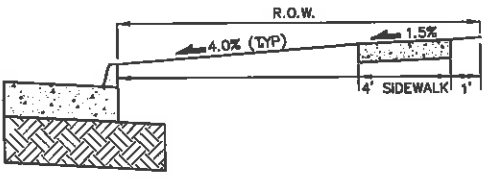


DRIVEWAY DETAIL
CITY OF WEST DES MOINES DETAIL

- NOTE:
1. BEFORE THE CONCRETE IS PLACED, THE SAW CUT JOINTS SHALL BE COMPLETELY CLEARED OF ALL LOOSE CONCRETE OR FOREIGN MATERIAL.
 2. SAW CUT AND REMOVE EXCESSIVE CONCRETE PAVEMENT A NORTH OF 3" WHEN EXISTING JOINT IS 3" FROM BACK OF CURB.
 3. SAW CUT PAVEMENT JOINTS IN GENERAL CONFORMANCE WITH PORTLAND CEMENT CONCRETE REINSTRUCTION DETAIL.



WATER SERVICE LOCATION DETAIL



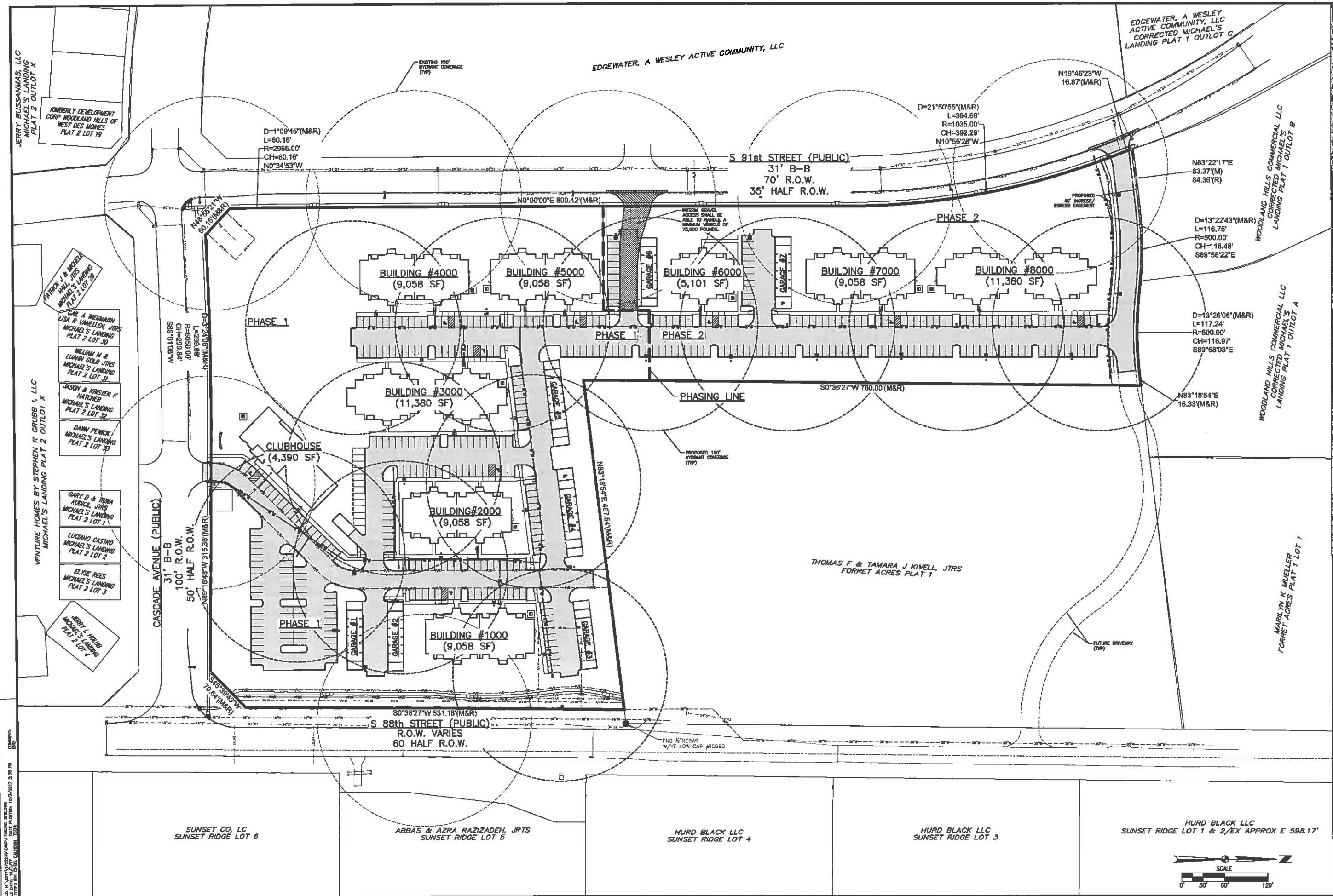
R.O.W. GRADING SECTION

DATE	REVISIONS
10/03/17	CITY SUBMITTAL #4
09/29/17	RHD 1ST REVIEW SET
09/15/17	CITY SUBMITTAL #3
09/12/17	CITY SUBMITTAL #2
07/12/17	CITY SUBMITTAL #1

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



ELEVATE AT JORDAN CREEK
DETAILS
WEST DES MOINES, IOWA
C2.0
1705249



DATE	REVISIONS
10/03/17	CITY SUBMITTAL #4
09/28/17	HUD 1ST REVIEW SET
09/15/17	CITY SUBMITTAL #3
08/21/17	CITY SUBMITTAL #2
07/21/17	CITY SUBMITTAL #1

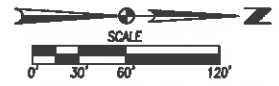
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: _____
ENGINEER: _____

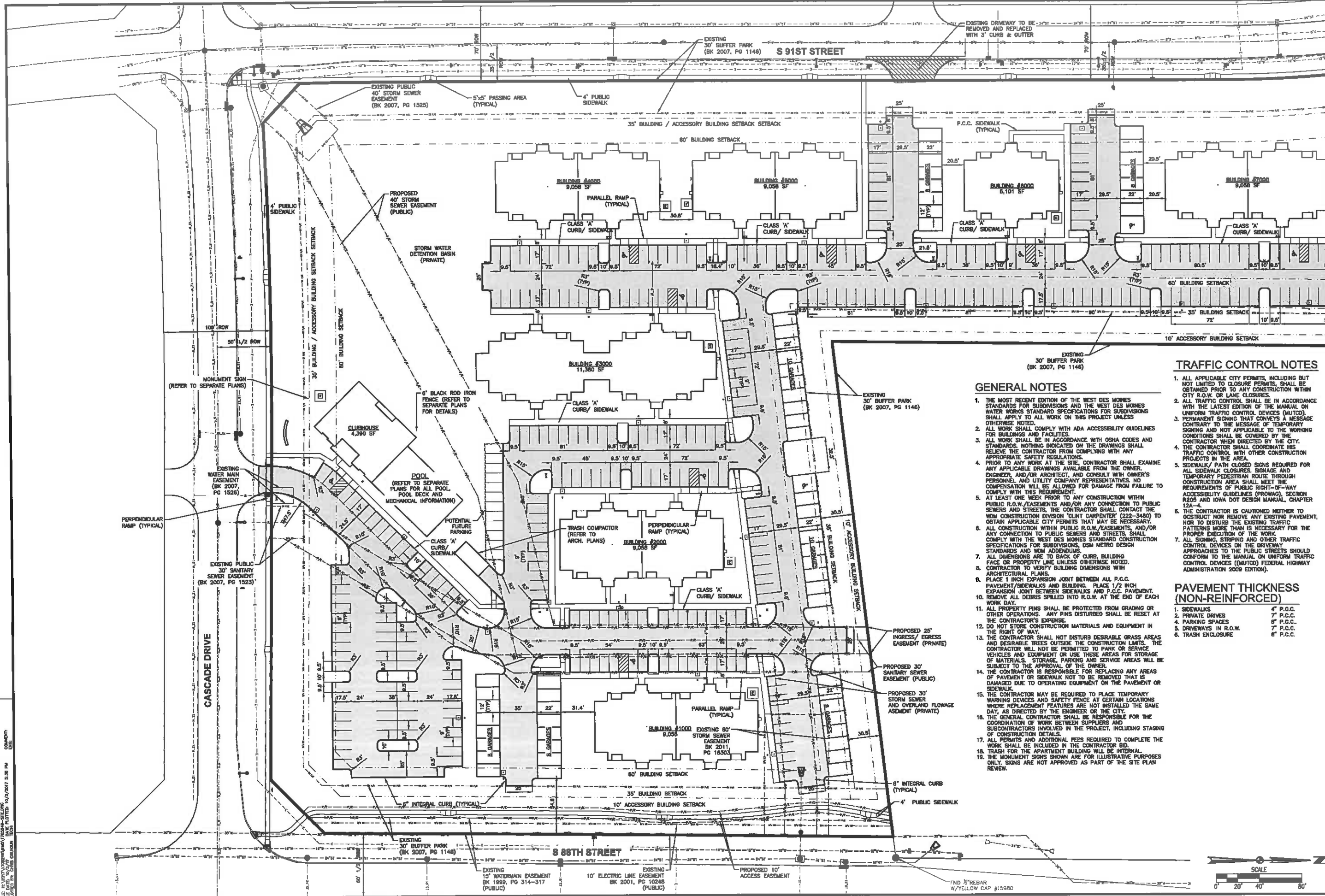
ELEVATE AT JORDAN CREEK
SITE LAYOUT, HYDRANT COVERAGE PLAN
& PHASING PLAN

CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

C3.0
1705249



CONSULTANT: ENG
DATE PLOTTED: 10/2/2017 3:38 PM
PLOTTER: HP DESIGN PLANNER



GENERAL NOTES

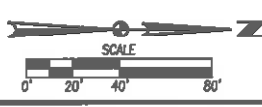
1. THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
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 1 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. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. TRASH FOR THE APARTMENT BUILDING WILL BE INTERMITTENT.
19. THE MONUMENT SIGNS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. SIGNS ARE NOT APPROVED AS PART OF THE SITE PLAN REVIEW.

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 SHALL NOT BE 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 NOT 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, STRIPING AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS SHOULD CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FEDERAL HIGHWAY ADMINISTRATION 2009 EDITION.

PAVEMENT THICKNESS (NON-REINFORCED)

1. SIDEWALKS	4" P.C.C.
2. PRIVATE DRIVES	7" P.C.C.
4. PARKING SPACES	6" P.C.C.
5. DRIVEWAYS IN R.O.W.	7" P.C.C.
6. TRASH ENCLOSURE	6" P.C.C.



DATE: 10/03/17
 CITY SUBMITTAL #1: 02/28/17
 HUD 1ST REVIEW SET: 03/15/17
 CITY SUBMITTAL #3: 05/17/17
 CITY SUBMITTAL #2: 06/21/17
 CITY SUBMITTAL #1: 07/12/17

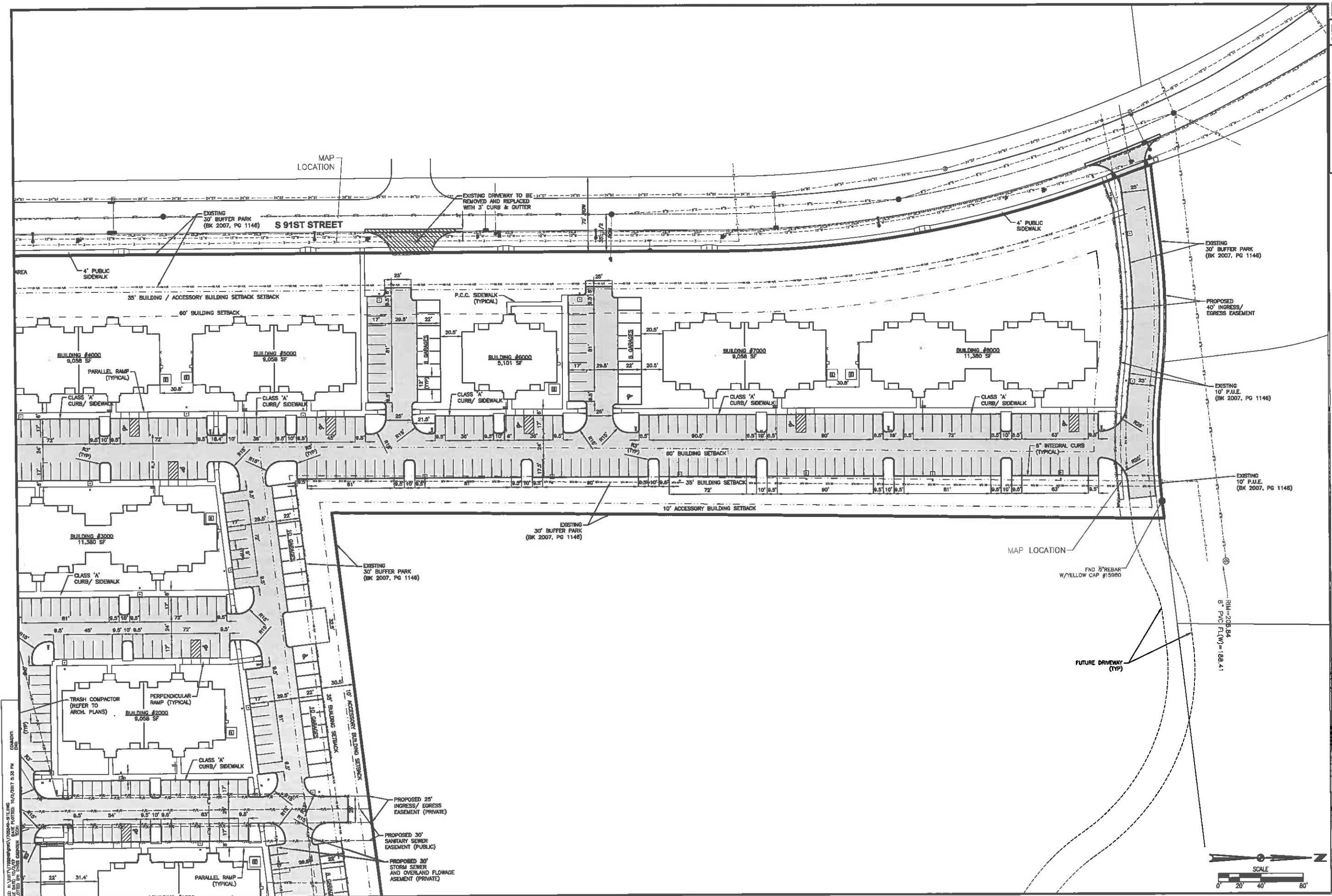
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: ENGINEER



ELEVATE AT JORDAN CREEK
 DIMENSION PAN

C4.0
 1705249

FILE DATE: 10/03/17
 DATE PLOTTED: 10/03/17 9:38 PM
 PLOTTED BY: CHS
 COMMENT: SEE



REVISIONS	DATE
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HUD 1ST REVIEW SET	02/29/17
CITY SUBMITTAL #5	09/19/17
CITY SUBMITTAL #2	09/21/17
CITY SUBMITTAL #1	07/19/17

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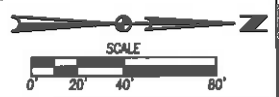
WEST DES MOINES, IOWA

ELEVATE AT JORDAN CREEK

DIMENSION PAN

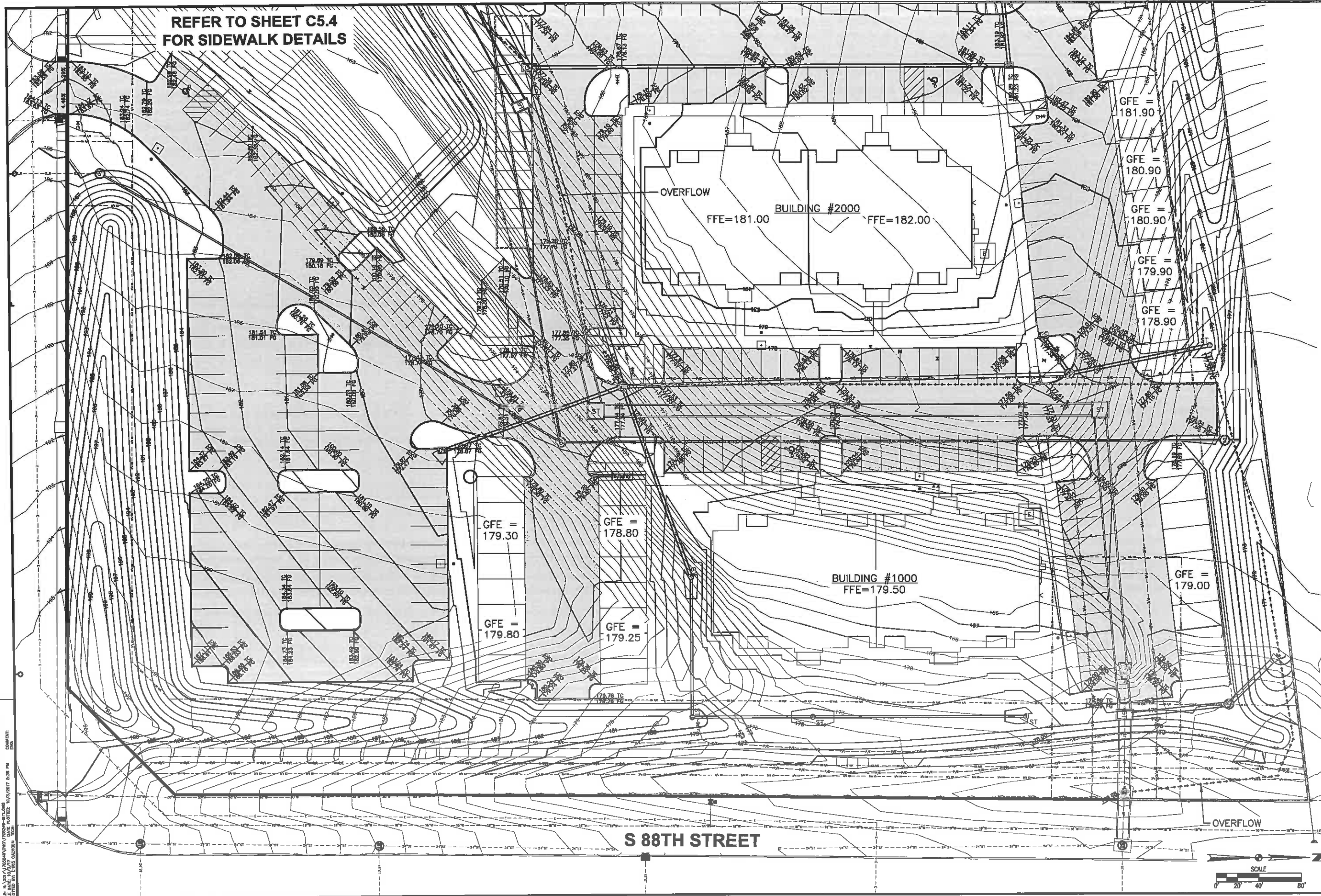
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TECH: _____
 ENGINEER: _____



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 PLOTTED BY: J. GIBSON

REFER TO SHEET C5.4
FOR SIDEWALK DETAILS



DATE: 10/27/2017 5:28 PM
 COMMENT: 10/27/2017 5:28 PM
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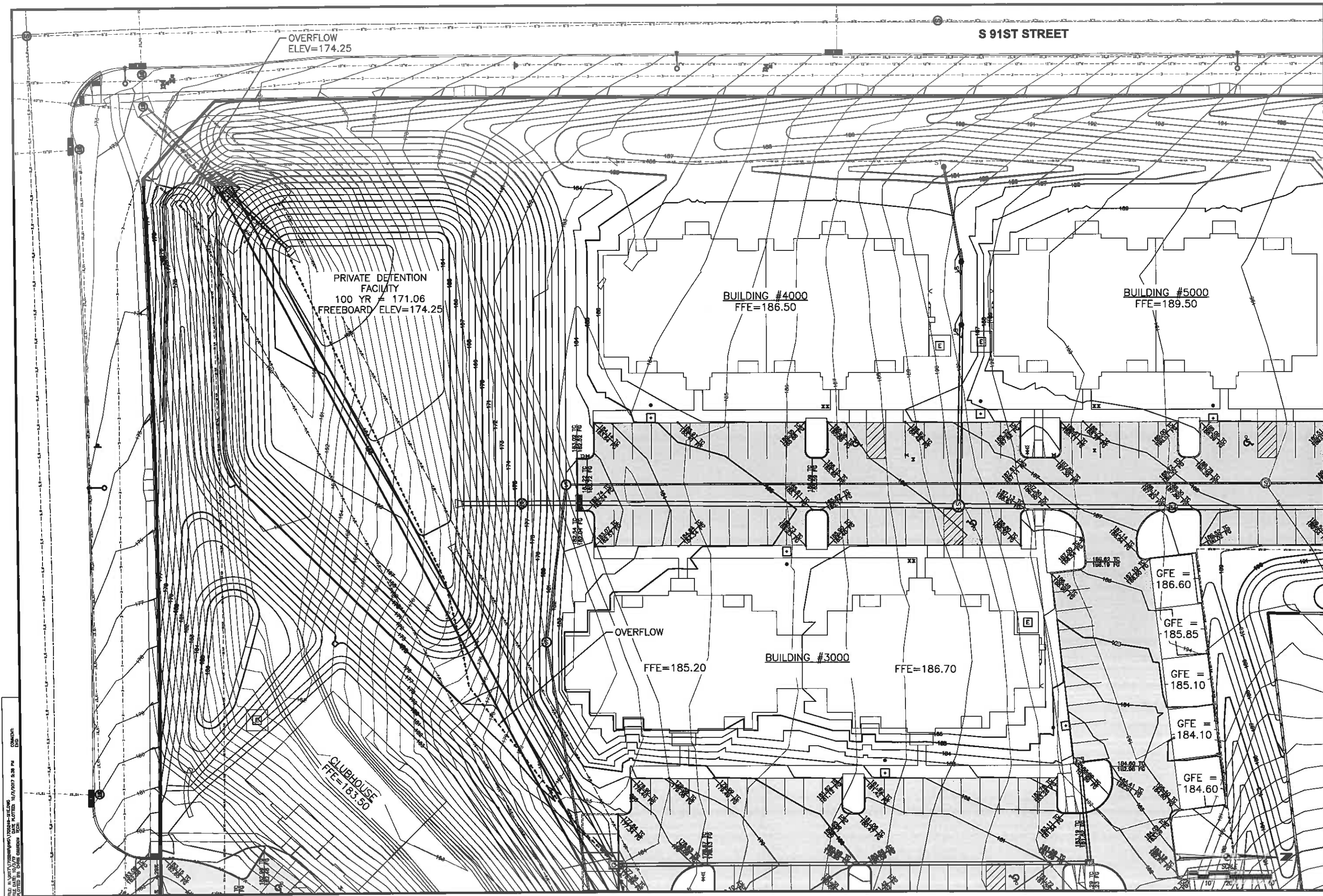
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CITY SUBMITTAL #3	09/19/17
CITY SUBMITTAL #2	09/12/17
CITY SUBMITTAL #1	07/12/17

3405 S.E. CROSSROADS DRIVE, SUITE G
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 ENGINEER: _____ TECH: _____

ELEVATE AT JORDAN CREEK
GRADING PLAN
 WEST DES MOINES, IOWA

C5.0
 1705249

FILE: H:\CADD\1705249\1705249-GRADING
DATE PLOTTED: 10/27/2017 9:38 PM
COMMENTS:
PLOTTED BY: CHASE GARDNER



DATE	REVISIONS
10/03/17	CITY SUBMITTAL #4
09/29/17	HUD 1ST REVIEW SET
09/15/17	CITY SUBMITTAL #3
08/21/17	CITY SUBMITTAL #2
07/12/17	CITY SUBMITTAL #1

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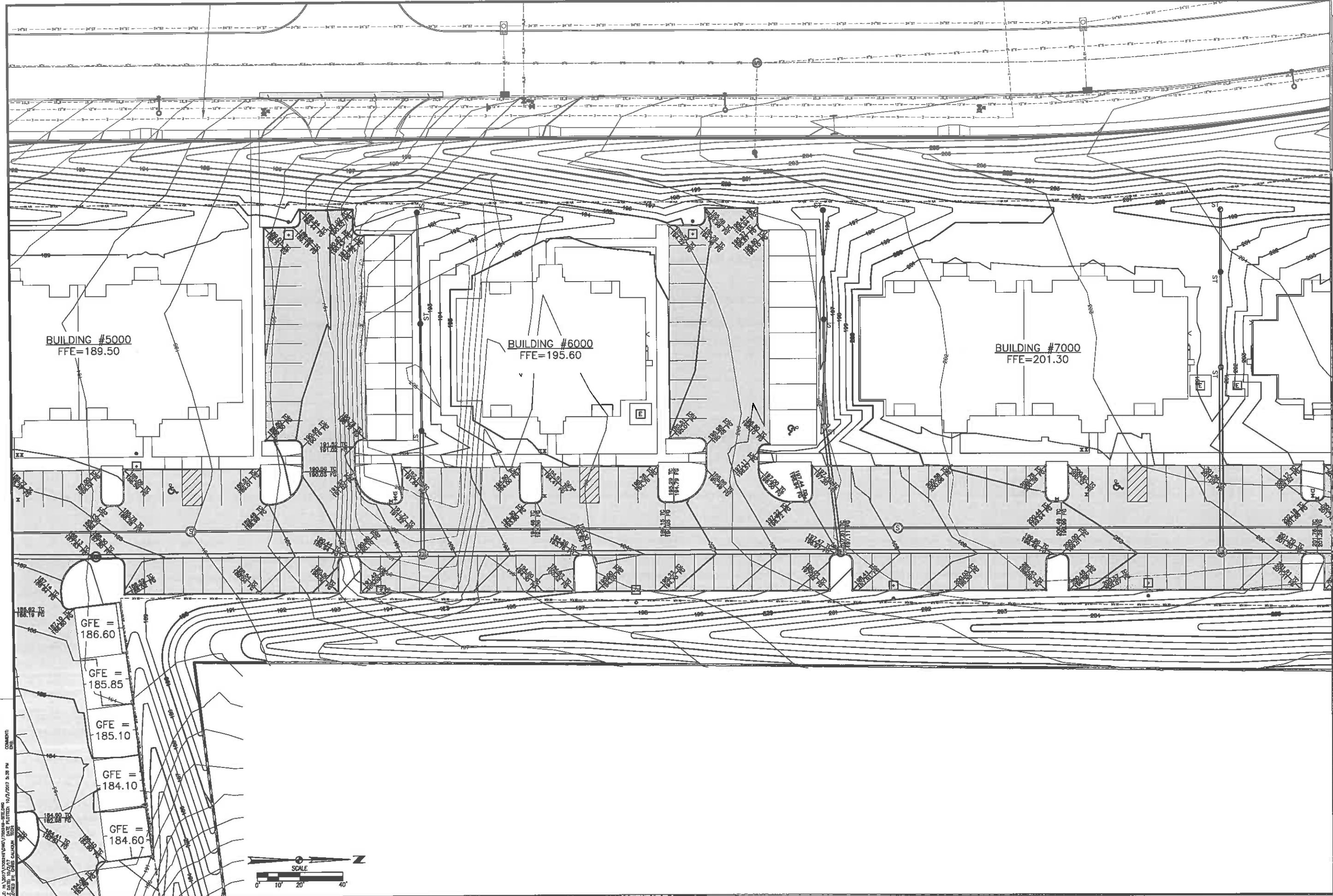
WEST DES MOINES, IOWA

ELEVATE AT JORDAN CREEK

GRADING PLAN

C5.1
1705249

TECH: ENGINEER:



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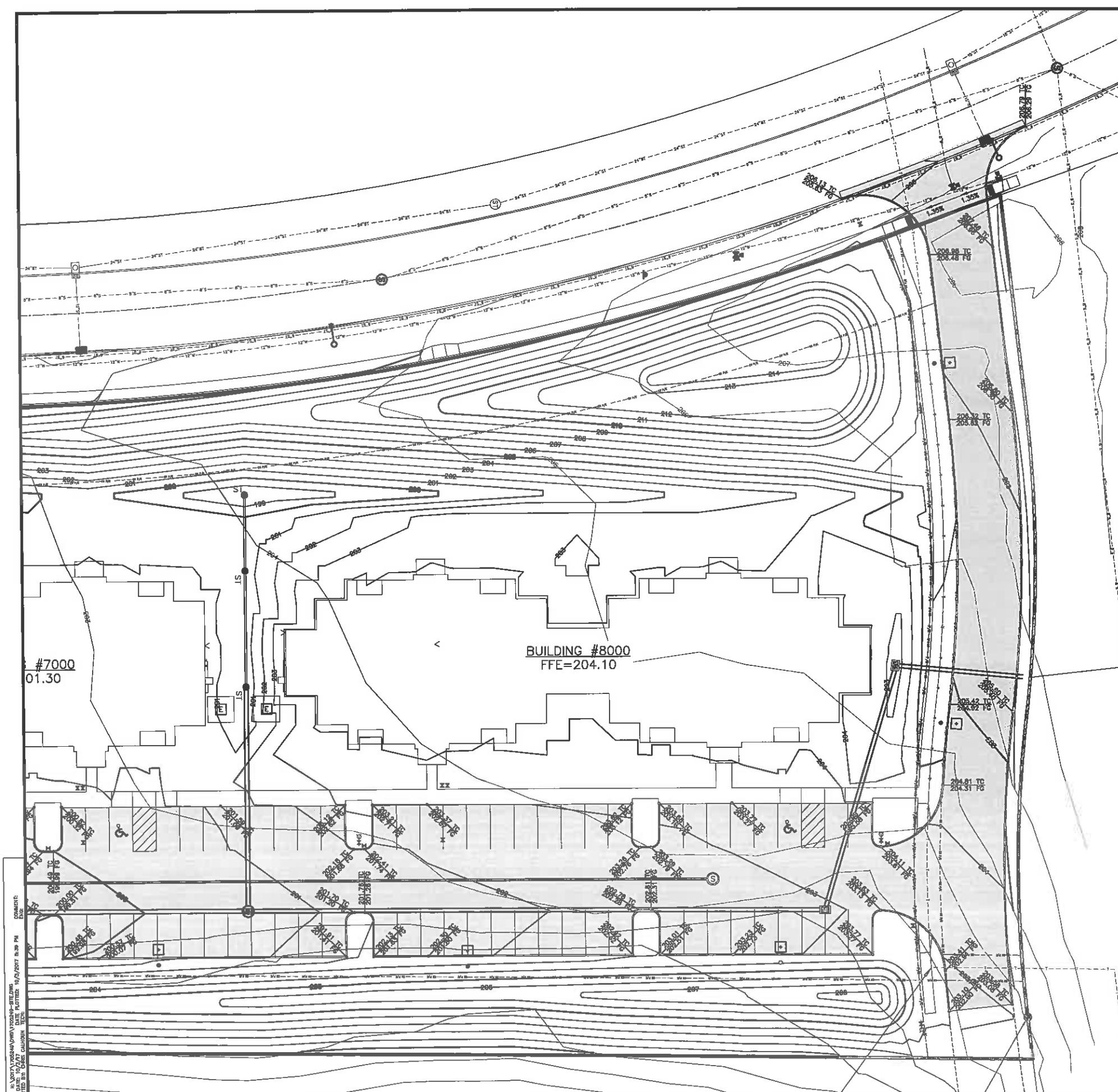
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HUD 1ST REVIEW SET	09/28/17
CITY SUBMITTAL #3	09/15/17
CITY SUBMITTAL #2	09/12/17
CITY SUBMITTAL #1	07/19/17

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 ENGINEER: TECH:



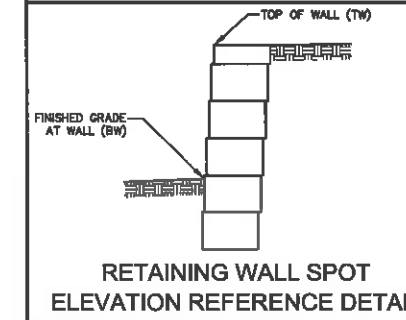
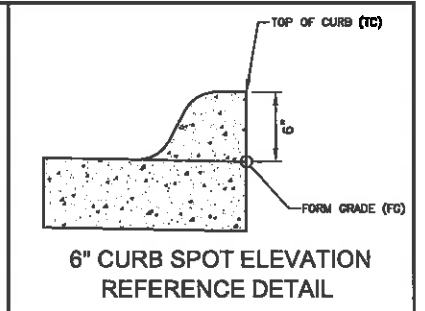
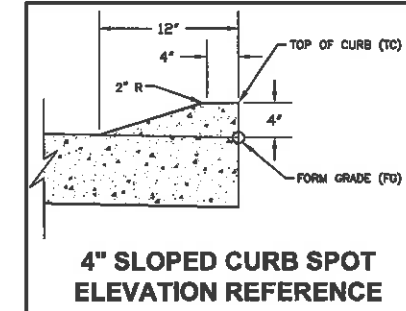
ELEVATE AT JORDAN CREEK
 GRADING PLAN
 WEST DES MOINES, IOWA

C5.2
 1705249



GRADING NOTES

1. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
2. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
3. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP-OF-CURB (TC) UNLESS OTHERWISE NOTED.
4. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
5. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2.00%.
6. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
7. 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.
8. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
9. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
10. 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.
11. SIDEWALKS:
 MAINTAIN A 5.0% 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 1/3, TRANSVERSE 1/4.



LEGEND:

- OVERFLOW ROUTE - - - - -
- F.F.E. = FINISHED FLOOR ELEVATION
- G.F.E. = GARAGE FLOOR ELEVATION AT THE OUTSIDE FACE OF GARAGE DOOR

NOTE:

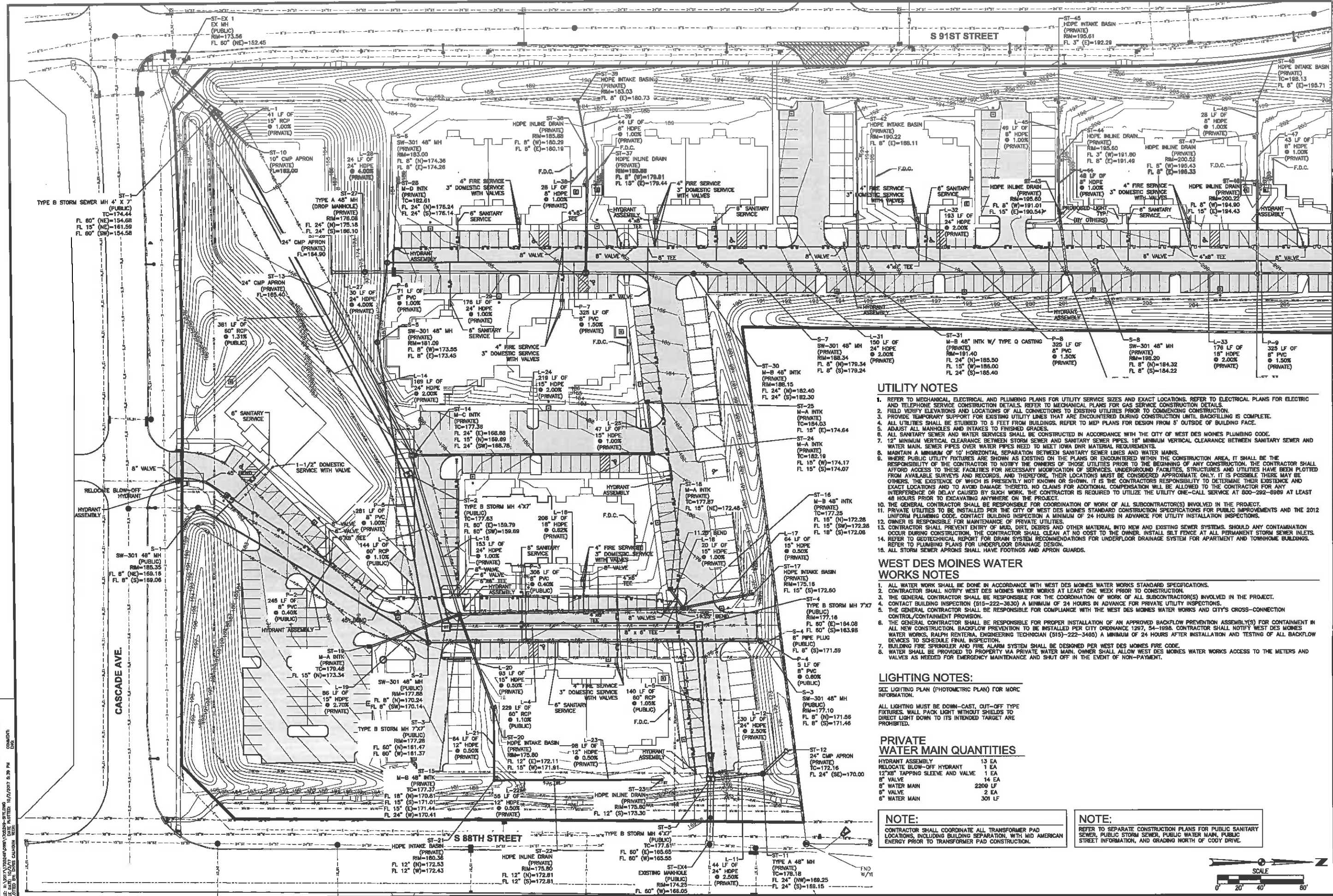
REFER TO SEPARATE CONSTRUCTION PLANS FOR PUBLIC SANITARY SEWER, PUBLIC STORM SEWER, PUBLIC WATER MAIN, PUBLIC STREET INFORMATION.

REVISIONS	DATE
CITY SUBMITTAL #1	10/03/17
HUD 1ST REVIEW SET	09/29/17
CITY SUBMITTAL #2	09/15/17
CITY SUBMITTAL #3	08/21/17
CITY SUBMITTAL #1	07/12/17

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ELEVATE AT JORDAN CREEK GRADING PLAN



DATE	10/03/17
CITY SUBMITTAL #1	08/29/17
CITY SUBMITTAL #2	09/15/17
CITY SUBMITTAL #3	09/21/17
CITY SUBMITTAL #4	07/12/17

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ELEVATE AT JORDAN CREEK
UTILITY PLAN

WEST DES MOINES, IOWA

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UTILITY NOTES

- 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.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
- 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN. SEWER PIPES OVER WATER PIPES NEED TO MEET IOWA DNR MATERIAL REQUIREMENTS.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FEATURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE CONTRACTOR'S 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 OWNERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S 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 800-292-8889 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- 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.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
- 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 INTAKES. REFER TO GEOTECHNICAL REPORT FOR DRAIN SYSTEM RECOMMENDATIONS FOR UNDERFLOOR DRAINAGE SYSTEM FOR APARTMENT AND TOWNHOME BUILDINGS. REFER TO PLUMBING PLANS FOR UNDERFLOOR DRAINAGE DESIGN.
- ALL STORM SEWER APRONS SHALL HAVE FOOTINGS AND APRON GUARDS.

WEST DES MOINES WATER WORKS NOTES

- ALL WATER WORK SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSPECTIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY'S CROSS-CONNECTION CONTROL/CONTAINMENT PROVISION.
- 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 1257, 24-169B. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515)-222-3485 A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
- BUILDING FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE DESIGNED PER WEST DES MOINES FIRE CODE.
- 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.

LIGHTING NOTES:

SEE LIGHTING PLAN (PHOTOMETRIC PLAN) FOR MORE INFORMATION.

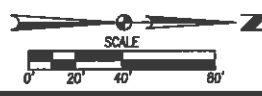
ALL LIGHTING MUST BE DOWN-CAST, CUT-OFF TYPE FIXTURES. WALL PACK LIGHT WITHOUT SHIELDS TO DIRECT LIGHT DOWN TO ITS INTENDED TARGET ARE PROHIBITED.

PRIVATE WATER MAIN QUANTITIES

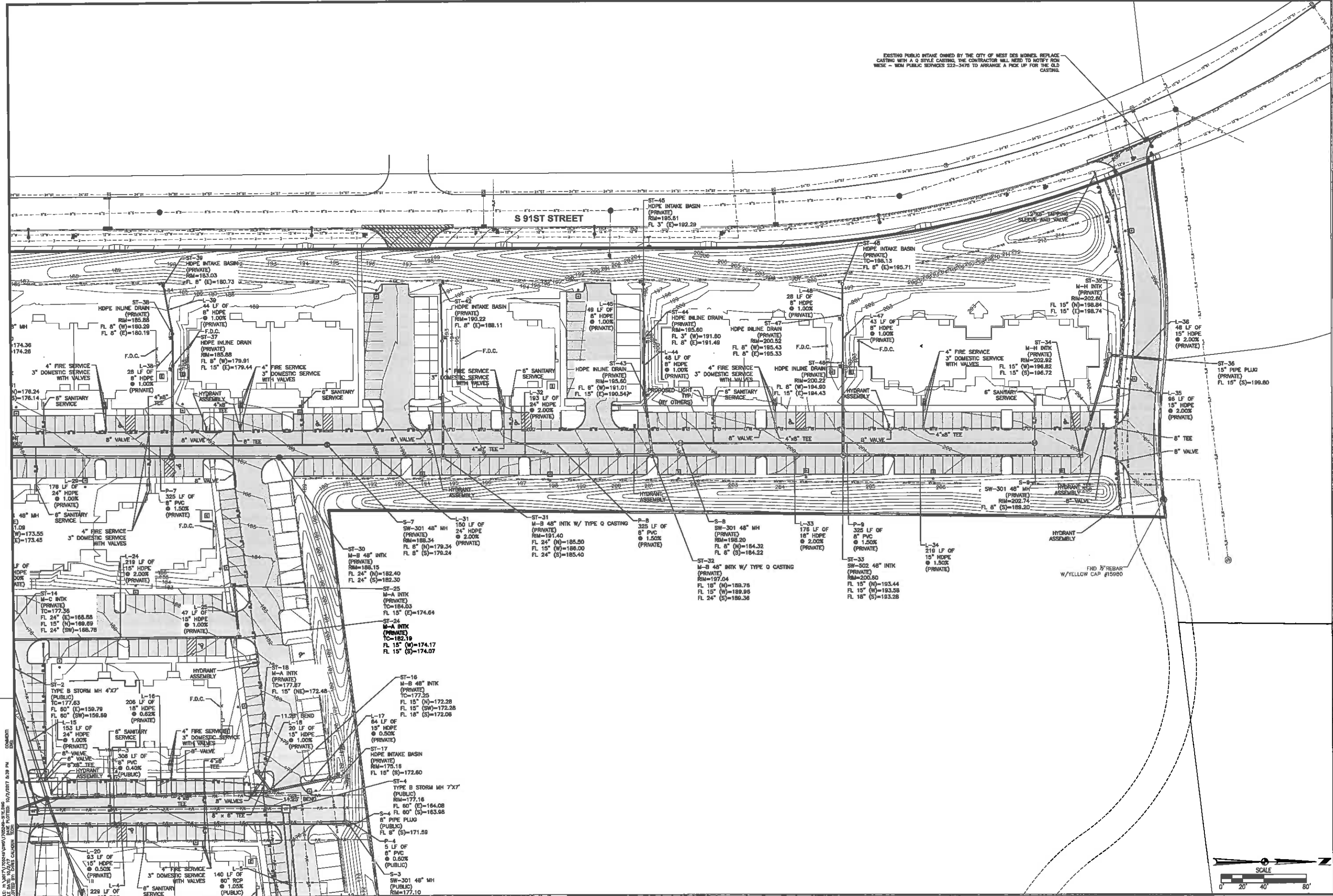
HYDRANT ASSEMBLY	13 EA
RELOCATE BLOW-OFF HYDRANT	1 EA
12"X8" TAPPING SLEEVE AND VALVE	1 EA
8" VALVE	14 EA
8" WATER MAIN	2200 LF
8" VALVE	2 EA
8" WATER MAIN	301 LF

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

NOTE:
 REFER TO SEPARATE CONSTRUCTION PLANS FOR PUBLIC SANITARY SEWER, PUBLIC STORM SEWER, PUBLIC WATER MAIN, PUBLIC STREET INFORMATION, AND GRADING NORTH OF CODY DRIVE.



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 PLOTTED BY: DMS CALDWELL



EXISTING PUBLIC INTAKE OWNED BY THE CITY OF WEST DES MOINES. REPLACE CASTING WITH A Q STYLE CASTING. THE CONTRACTOR WILL NEED TO NOTIFY RCM WISE - WDM PUBLIC SERVICES 222-3476 TO ARRANGE A PICK UP FOR THE OLD CASTING.

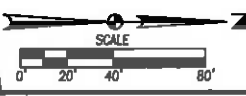
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CITY SUBMITTAL #3	09/29/17
CITY SUBMITTAL #2	09/15/17
CITY SUBMITTAL #1	07/12/17

3405 S.E. CROSSROADS DRIVE, SUITE G
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 ENGINEER: _____

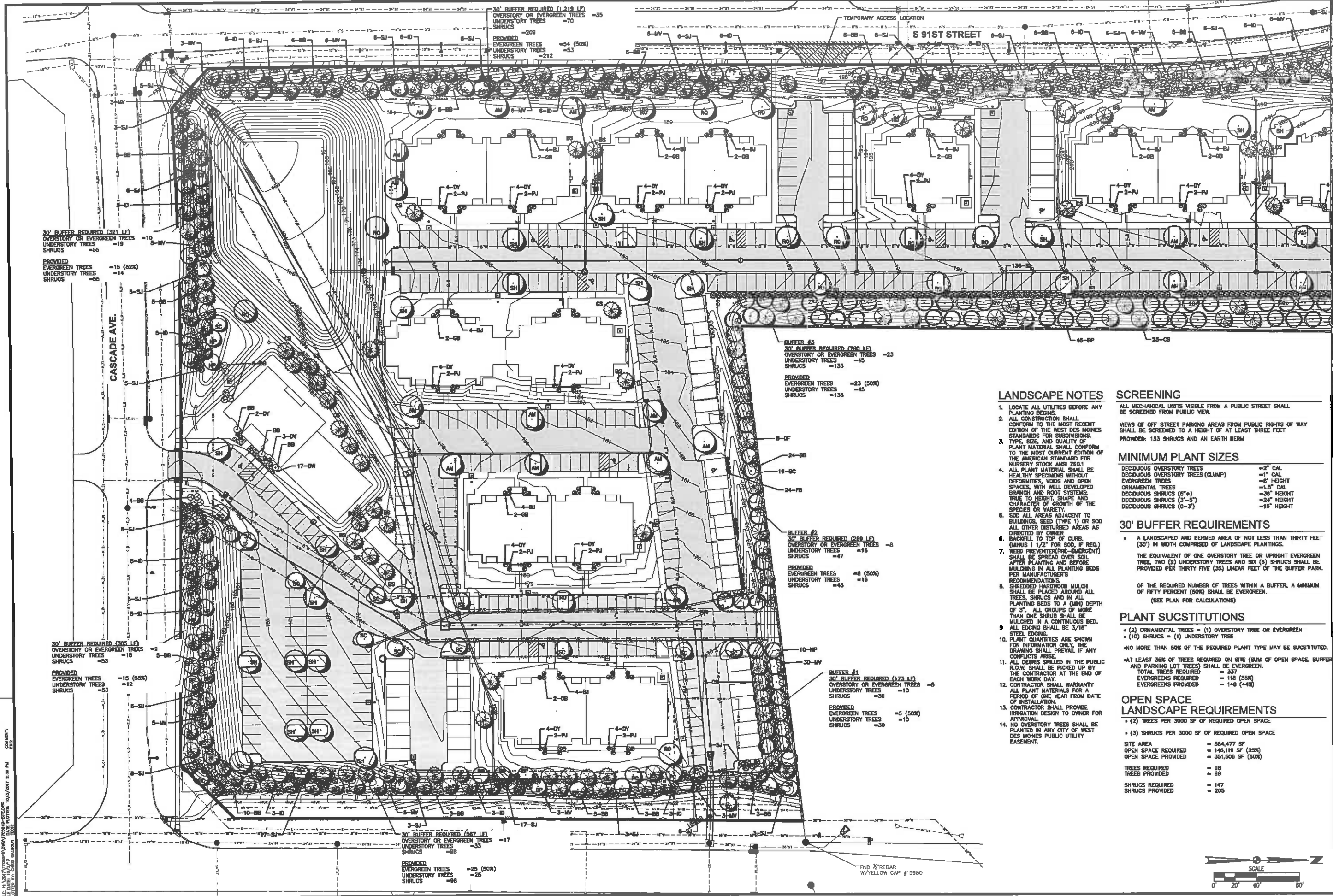


ELEVATE AT JORDAN CREEK
 UTILITY PLAN

C6.1
 1705249



DATE: 10/05/17 10:05 AM
 FILE: 10/05/17 10:05 AM
 PLOT: 10/05/17 10:05 AM
 PLOTTER: HP DesignJet T1200
 PLOT SIZE: 36x48
 PLOT SCALE: 1:1
 PLOT ORIENT: Landscape
 PLOT SHEETS: 1 of 1
 PLOT STATUS: Success



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 SUBSTITUTIONS.
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. SOIL ALL AREAS ADJACENT TO BUILDINGS, SEED (TYPE 1) OR SOIL ALL OTHER DISTURBED AREAS AS DIRECTED BY OWNER
6. BACKFILL TO TOP OF CURB (MINUS 1 1/2" FOR 500, 1" REQ.) WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. 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. ALL EDGING SHALL BE 3/16" STEEL EDGING.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
12. 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 FROM PUBLIC VIEW.
 VIEWS OF OFF STREET PARKING AREAS FROM PUBLIC RIGHTS OF WAY SHALL BE SCREENED TO A HEIGHT OF AT LEAST THREE FEET
 PROVIDED: 133 SHRUBS AND AN EARTH BERM

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

30' BUFFER REQUIREMENTS

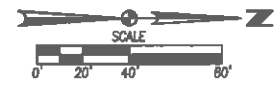
- A LANDSCAPED AND BERMED AREA OF NOT LESS THAN THIRTY FEET (30') IN WIDTH COMPRISED OF LANDSCAPE PLANTINGS.
- THE EQUIVALENT OF ONE OVERSTORY TREE OR UPRIGHT EVERGREEN TREE, TWO (2) UNDERSTORY TREES AND SIX (6) SHRUBS SHALL BE PROVIDED PER THIRTY FIVE (35) LINEAR FEET OF THE BUFFER AREA.
- OF THE REQUIRED NUMBER OF TREES WITHIN A BUFFER, A MINIMUM OF FIFTY PERCENT (50%) SHALL BE EVERGREEN.
- (SEE PLAN FOR CALCULATIONS)

PLANT SUCSTITUTIONS

- (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 = 337
- EVERGREENS REQUIRED = 118 (35%)
- EVERGREENS PROVIDED = 148 (44%)

OPEN SPACE LANDSCAPE REQUIREMENTS

- (2) TREES PER 3000 SF OF REQUIRED OPEN SPACE
 - (3) SHRUBS PER 3000 SF OF REQUIRED OPEN SPACE
- | | |
|---------------------|--------------------|
| SITE AREA | = 584,477 SF |
| OPEN SPACE REQUIRED | = 146,119 SF (25%) |
| OPEN SPACE PROVIDED | = 351,506 SF (60%) |
| TREES REQUIRED | = 88 |
| TREES PROVIDED | = 88 |
| SHRUBS REQUIRED | = 147 |
| SHRUBS PROVIDED | = 205 |



DATE: 10/05/17
 10/05/17
 09/29/17
 09/15/17
 09/21/17
 07/12/17

REVISIONS

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HUD 1ST REVIEW SET	09/29/17
CITY SUBMITTAL #3	09/15/17
CITY SUBMITTAL #2	09/21/17
CITY SUBMITTAL #1	07/12/17

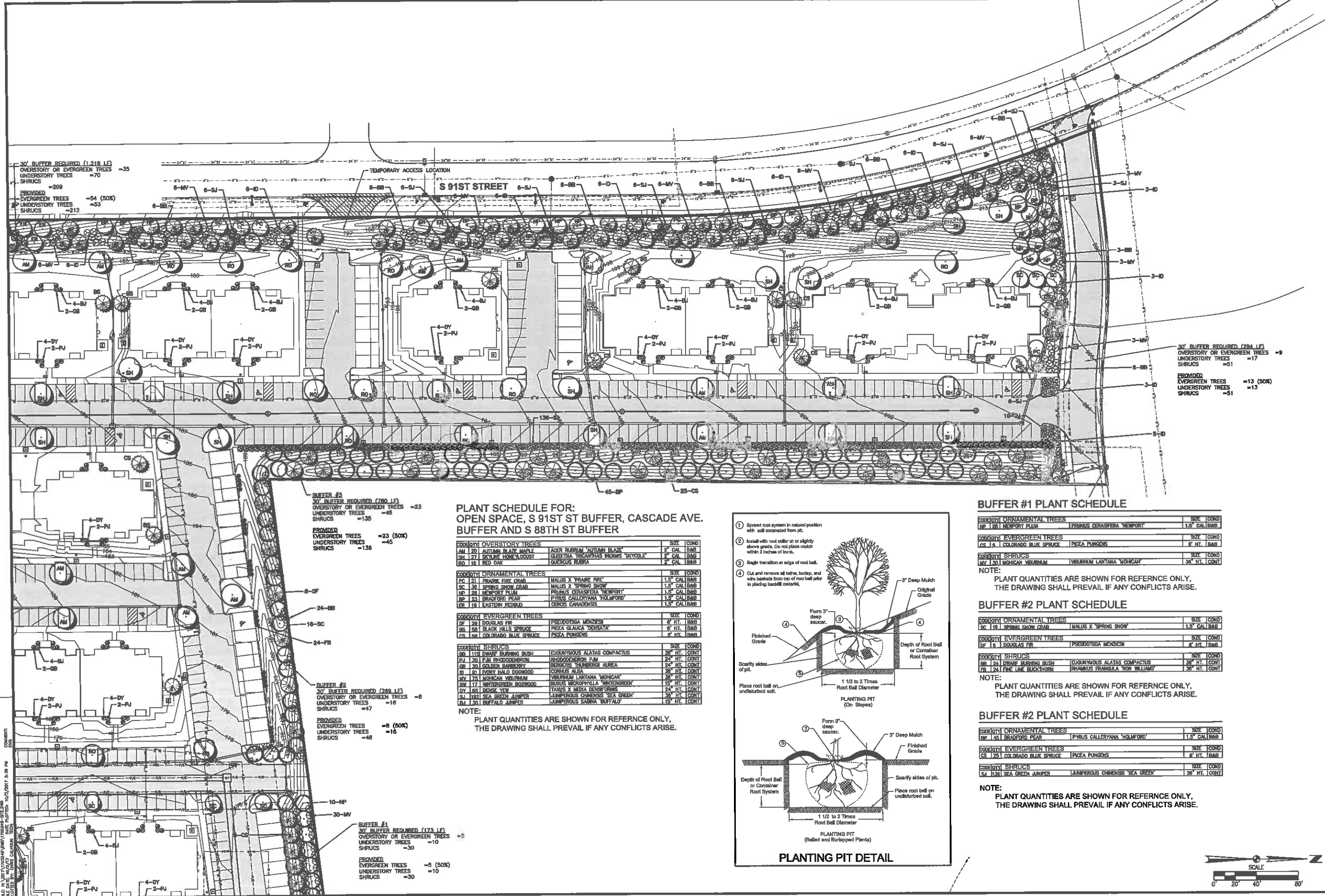
3405 S.E. CROSSROADS DRIVE, SUITE G
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 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: [blank]
 ENGINEER: [blank]



ELEVATE AT JORDAN CREEK
LANDSCAPE PLAN

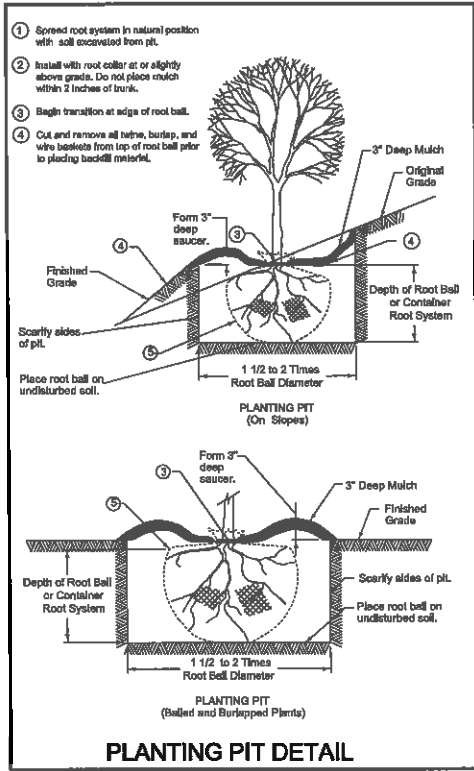
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**PLANT SCHEDULE FOR:
OPEN SPACE, S 91ST ST BUFFER, CASCADE AVE.
BUFFER AND S 88TH ST BUFFER**

CODE	PLANT	SIZE	COND
CODE QTY OVERSTORY TREES			
AM	AUTUMN BLAZE MAPLE	2" CAL	BAB
SH	SKYLINE HONEYLOCUST	2" CAL	BAB
RO	RED OAK	2" CAL	BAB
CODE QTY ORNAMENTAL TREES			
PC	PRINCE OF WALES YEW	1.5" CAL	BAB
SC	SPRING SNOW CRAB	1.5" CAL	BAB
NP	NEWPORT PLUM	1.5" CAL	BAB
BP	BRADFORD PEAR	1.5" CAL	BAB
EB	EASTERN REDBUD	1.5" CAL	BAB
CODE QTY EVERGREEN TREES			
DF	DODDIAE FIR	6" HT.	BAB
BS	BLACK HILLS SPRUCE	6" HT.	BAB
CS	COLORADO BLUE SPRUCE	6" HT.	BAB
CODE QTY SHRUBS			
BB	BURNING BUSH	36" HT.	CONT
PL	PAN RHOENHORN	24" HT.	CONT
GB	GOLDEN BARRIBERRY	24" HT.	CONT
LD	LEAFY HAZEL DOGWOOD	36" HT.	CONT
LV	LOUISIANA VIBURNUM	36" HT.	CONT
WV	WINTERGREEN DOGWOOD	36" HT.	CONT
DI	DENSE YEW	15" HT.	CONT
SL	SEA GREEN JUNIPER	36" HT.	CONT
BJ	BUFFALO JUNIPER	15" HT.	CONT

NOTE:
PLANT QUANTITIES ARE SHOWN FOR REFERENCE ONLY,
THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.



BUFFER #1 PLANT SCHEDULE

CODE	PLANT	SIZE	COND
CODE QTY ORNAMENTAL TREES			
NP	NEWPORT PLUM	1.5" CAL	BAB
CODE QTY EVERGREEN TREES			
CS	COLORADO BLUE SPRUCE	6" HT.	BAB
CODE QTY SHRUBS			
LV	LOUISIANA VIBURNUM	36" HT.	CONT

NOTE:
PLANT QUANTITIES ARE SHOWN FOR REFERENCE ONLY,
THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.

BUFFER #2 PLANT SCHEDULE

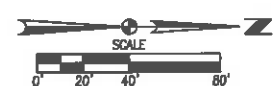
CODE	PLANT	SIZE	COND
CODE QTY ORNAMENTAL TREES			
SC	SPRING SNOW CRAB	1.5" CAL	BAB
CODE QTY EVERGREEN TREES			
DF	DODDIAE FIR	6" HT.	BAB
CODE QTY SHRUBS			
BB	BURNING BUSH	36" HT.	CONT
FR	FINE LINE BUCKTHORN	36" HT.	CONT

NOTE:
PLANT QUANTITIES ARE SHOWN FOR REFERENCE ONLY,
THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.

BUFFER #2 PLANT SCHEDULE

CODE	PLANT	SIZE	COND
CODE QTY ORNAMENTAL TREES			
BP	BRADFORD PEAR	1.5" CAL	BAB
CODE QTY EVERGREEN TREES			
CS	COLORADO BLUE SPRUCE	6" HT.	BAB
CODE QTY SHRUBS			
SL	SEA GREEN JUNIPER	36" HT.	CONT

NOTE:
PLANT QUANTITIES ARE SHOWN FOR REFERENCE ONLY,
THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.



REVISIONS
 DATE 10/03/17
 CITY SUBMITTAL #4 09/28/17
 HUD 1ST REVIEW SET 09/15/17
 CITY SUBMITTAL #3 09/15/17
 CITY SUBMITTAL #1 09/21/17
 CITY SUBMITTAL #2 07/12/17

3405 S.E. CROSSROADS DRIVE, SUITE G
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: TECH:

ELEVATE AT JORDAN CREEK
LANDSCAPE PLAN
 CIVIL DESIGN ADVANTAGE
 WEST DES MOINES, IOWA

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