

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

**Meeting Date:** October 9, 2017

**Item:** Elevate at Jordan Creek, Northeast of the intersection of S. 91<sup>st</sup> Street and Cascade Avenue – Subdivide the property into 1 lot for construction of a 180 unit apartment complex with a clubhouse and pool – The Garret Companies. – PP-003556-2017/SP-003557-2017

**Requested Action:** Approval of Preliminary Plat and Site Plan

**Case Advisor:** J. Bradley Munford 

**Applicant's Request:** The Garret Companies represented by Josh Trygstad of Civil Design Advantage is requesting approval of a 13.42 acre Preliminary Plat to create a 1 lot. The applicant is also seeking approval of a Site Plan to allow construction of a 180 unit apartment complex with a clubhouse and pool.

**History:** This area was annexed into the city on September 15, 2003 as a part of the Mills Civic Parkway Annexation. 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. That PUD designated this 13.42 acres as Residential High-Density (RH). The property was platted as Outlot F on the Corrected Michael's Landing Plat 1 that was recorded on March 6, 2007.

**City Council Subcommittee:** This item was be presented at the September 18, 2017 Development and Planning City Council Subcommittee as an informational item. The Subcommittee expressed support of the development.

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

**Architecture:** The applicant has worked with staff to create building designs that fit within the architectural context of the neighborhood. The buildings feature 360 degree architecture, a creative mix of durable exterior material and colors and articulations of the roof line and facades that break up the building mass. As of the time this report was written, the applicant was revising some minor architectural details. Staff is comfortable with the application moving forward, but would request a condition of approval that would allow staff to continue to work with the applicant to finalize the last architectural details.

**Phasing and temporary access:** The applicant is proposing to develop the site in two phases. The timing of the phases will be back to back. The applicant wishes to have building 1-5 (phase one) occupied while they construct buildings 6-8 (phase two). In phase one, the number of units and the layout of the site necessitate the need for a secondary entrance for emergency vehicles. The applicant is requesting that the City Council allow them to install a temporary gravel drive off of S 91<sup>st</sup> Street for their secondary entrance. In the recent past, a similar request have been granted for Mill Ridge plat 1 and 2. Staff is comfortable with the request and recommend conditions that; limit the time the gravel drive can be used, establish a minimum GVW the drive must support, establish an expected maintenance standard and set the expectations for removal.

**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

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 1 lot and approve the Site Plan to allow the development of a 180 unit apartment complex and associated site improvements, subject to the applicant meeting all City Codes and the following conditions of approval:

1. Prior to the issuance of building permits, the applicant providing final architectural drawings that address staff review comments and are acceptable to the City.
2. The temporary access drive approximately 660 feet north of the S 91<sup>st</sup> Street and Cascade Avenue intersection shall be allowed to be gravel until the earlier of: (1) a 12 month period of time from the approval of the final plat or (2) until a second point of access to the north as illustrated on the approved site plan is established. The temporary gravel drive shall be constructed so that it support 75,000lb GVW and be maintained at all times, including snow removal. If the temporary connection is in place longer than 12 months, it will be required to be paved.
3. Upon construction of the north access drive, the applicant will remove the gravel, install the appropriate landscaping and ground cover per this approved plan and close the entry point off of S 91<sup>st</sup> Street and construct curbing to match the existing curb in the area.
4. Applicant acknowledging and agreeing that in order to occupy buildings within the Phase One area, all site improvements, including pavement and ADA markings, sidewalks, buffers, landscaping and lawns will need to be completed. For the purposes of determining the required improvements, Phase One shall be considered that area created by extending a line from the S 91<sup>st</sup> St boundary to the eastern property boundary which follows along the south line of the planned east-west sidewalk. The buffer north of buildings 1000, 2000, and 3000 as indicated on the attached site plan shall be installed as part of the Phase One improvements.
5. The applicant acknowledging and agreeing that prior to the issuance of a temporary occupancy for the last building within the Phase Two area, the north drive access shall be installed and functional and the temporary drive removed in its entirety and the site established in its final condition, including the installation of S. 91<sup>st</sup> Street curbing.
6. The applicant acknowledging that no building permits, including footing and foundation permits until such time that the associated Final Plat is approved by the City Council and recorded with Dallas County.

**Property Owner:**

Community Business Lenders Service Company, LLC  
5000 Westown Parkway, Suite 420  
West Des Moines, IA 50266

**Applicant:**

Ken Koziol  
The Garrett Companies  
1051 Greenwood Springs Blvd., Suite 101  
Greenwood, IN 46143  
[Ken@TheGarrettCo.com](mailto:Ken@TheGarrettCo.com)

**Applicant's Representative:**

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

**ATTACHMENTS:**

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

RESOLUTION NO. PZC-17-096

**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 1 LOT AND APPROVE A SITE PLAN FOR THE CONSTRUCTION OF A 180 UNIT APARTMENT COMPLEX**

**WHEREAS**, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, The Garrett Companies Inc, has requested approval for a Preliminary Plat (PP-003556-2017) for that approximately 13.42 acre site located at Northeast of the intersection of S. 91<sup>st</sup> Street and Cascade Avenue to subdivide the property into 1 lot.

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, The Garrett Companies Inc. has requested approval of a Site Plan (SP-003557-2017) for that approximately 13.42 acre site located at Northeast of the intersection of S. 91<sup>st</sup> Street and Cascade Avenue to allow the construction of 180 unit apartment complex;

**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 October 9, 2017, this Commission held a duly-noticed public meeting to consider the applications for a Preliminary Plat (PP-003556-2017) and Site Plan (SP-003557-2017);

**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 October 9, 2017, or as amended orally at the Plan and Zoning Commission meeting of October 9, 2017, are adopted.

**SECTION 2.** Preliminary Plat (PP-003556-2017) and Site Plan (SP-003557-2017) to subdivide the property into 1 lot and allow construction of a 180 unit apartment complex are recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated October 9, 2017, 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 October 9, 2017.**

\_\_\_\_\_  
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 October 9, 2017, by the following vote:

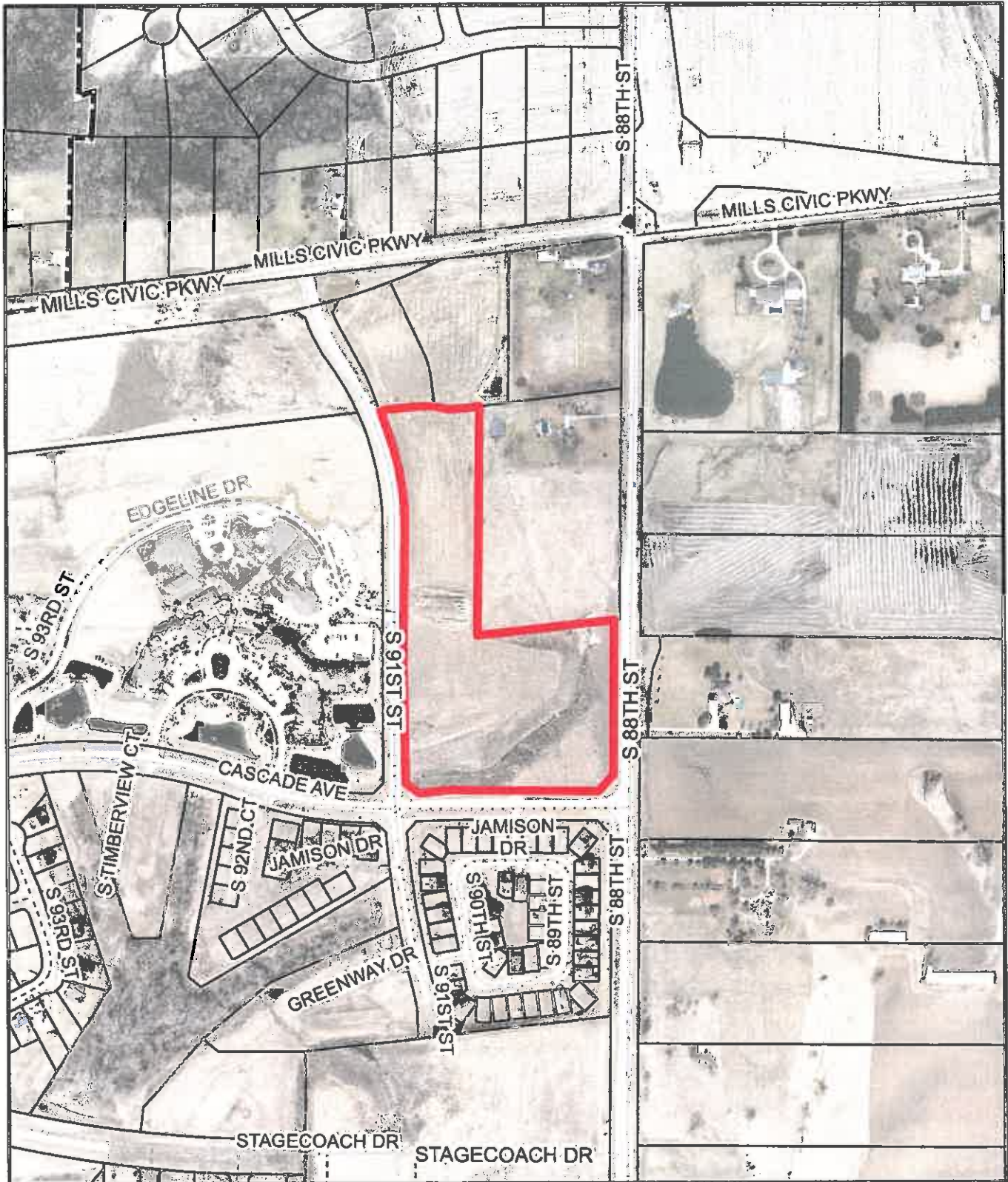
- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary

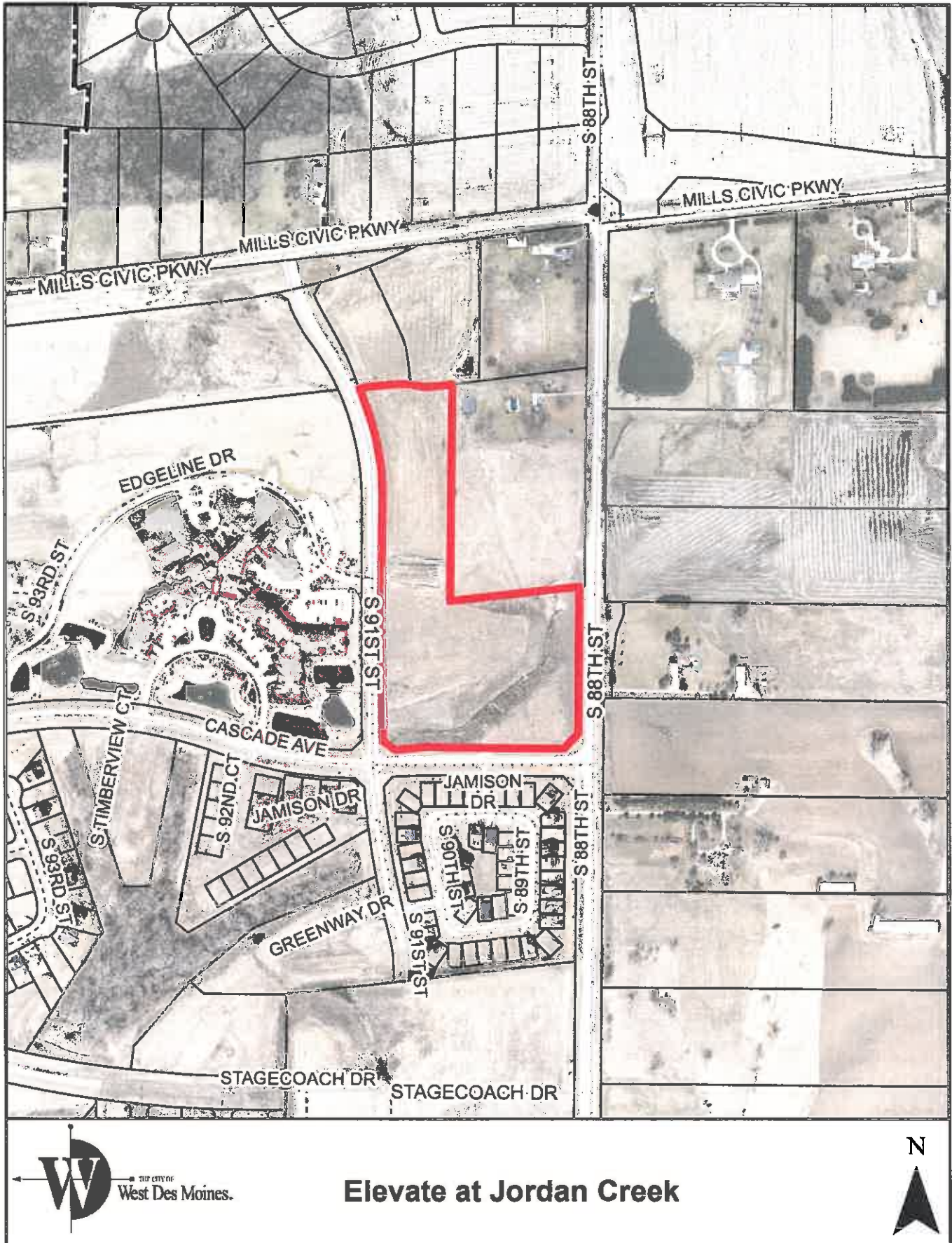
**EXHIBIT A  
CONDITIONS OF APPROVAL**

1. Prior to the issuance of building permits, the applicant providing final architectural drawings that address staff review comments and are acceptable to the City.
2. The temporary access drive approximately 660 feet north of the S 91<sup>st</sup> Street and Cascade Avenue intersection shall be allowed to be gravel until the earlier of: (1) a 12 month period of time from the approval of the final plat or (2) until a second point of access to the north as illustrated on the approved site plan is established. The temporary gravel drive shall be constructed so that it support 75,000lb GVW and be maintained at all times, including snow removal. If the temporary connection is in place longer than 12 months, it will be required to be paved.
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### Elevate at Jordan Creek





### Elevate at Jordan Creek

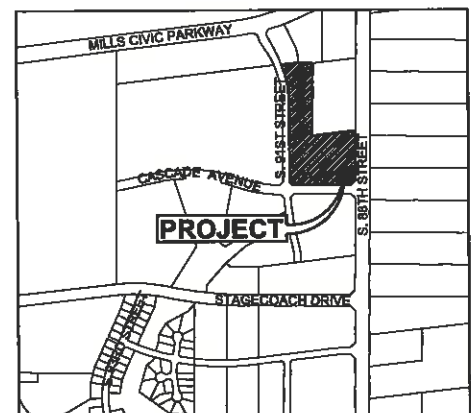


# PRELIMINARY PLAT / SITE PLAN FOR: ELEVATE AT JORDAN CREEK

## 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 (1/4 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**

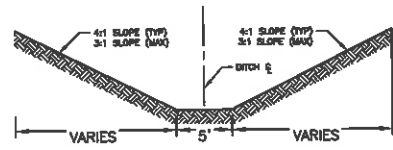
DATE \_\_\_\_\_

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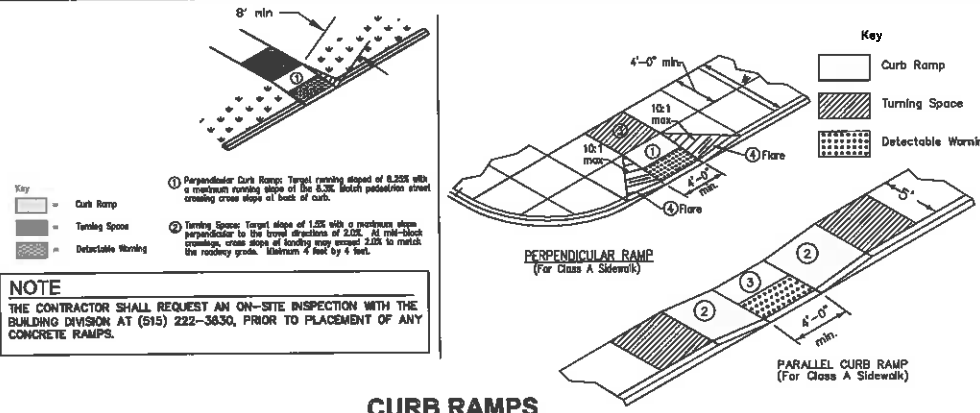
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PLOTTED BY: CHLOE GARDNER, TECH

1705249 - ELEVATE AT JORDAN CREEK

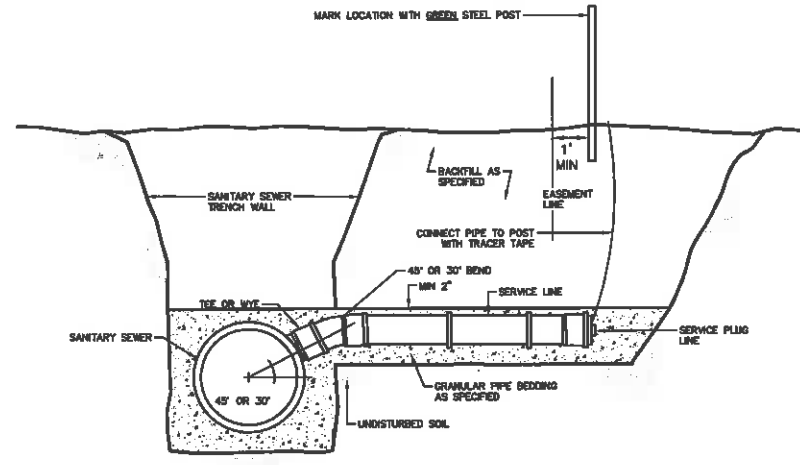




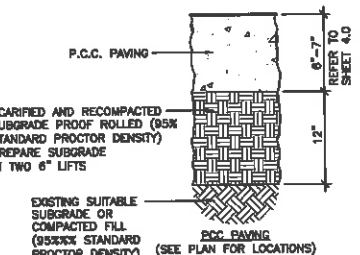
TYPICAL SWALE DETAILS



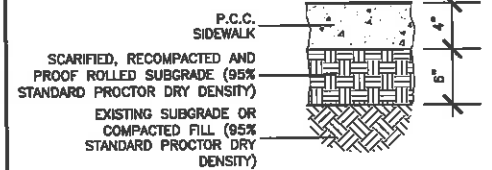
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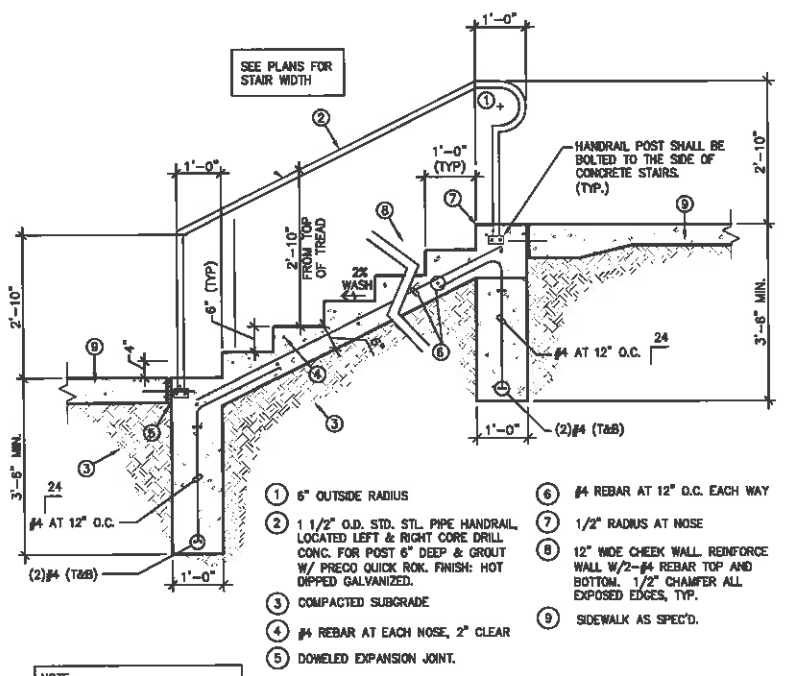
SANITARY SEWER SERVICE  
CITY OF WEST DES MOINES DETAIL 4.5



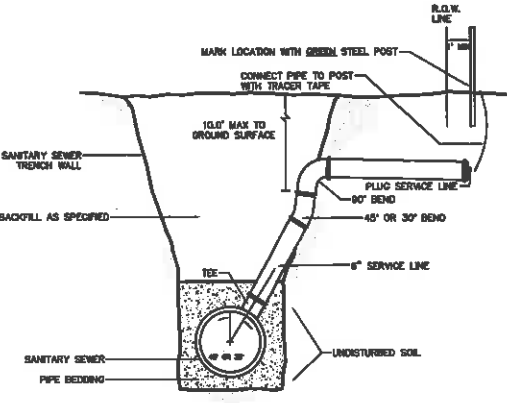
PCC PAVEMENT



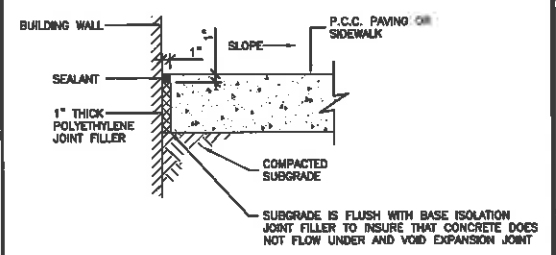
PCC SIDEWALK DETAIL



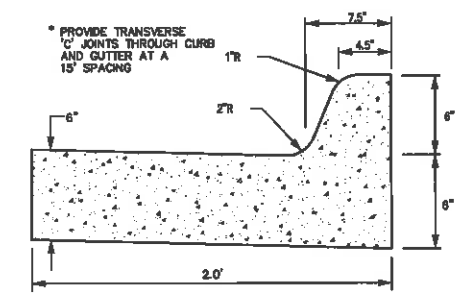
TYPICAL SECTION: PCC STAIRS  
NOT TO SCALE



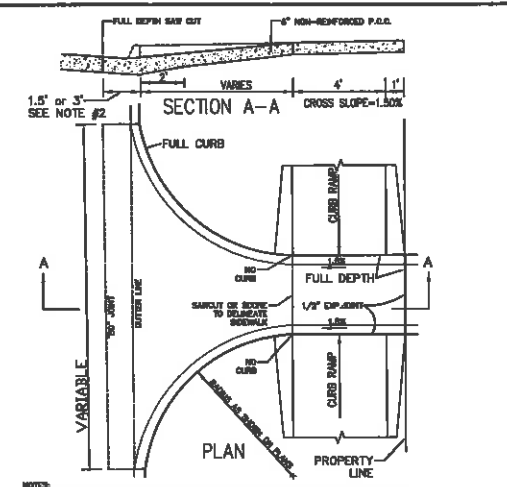
SANITARY SEWER SERVICE RISER  
CITY OF WEST DES MOINES DETAIL 4.6



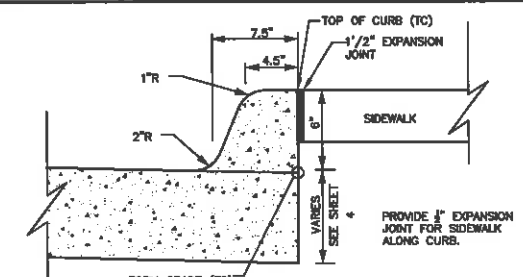
ISOLATION JOINT IN PAVING  
AT BUILDING INTERFACE



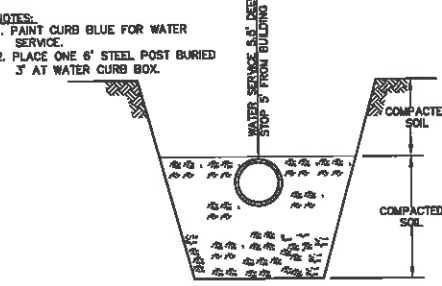
STANDARD PCC CURB & GUTTER



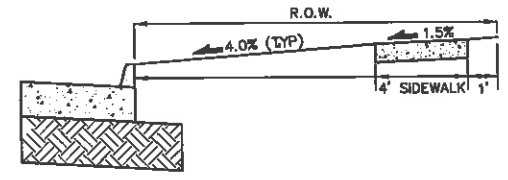
DRIVEWAY DETAIL  
CITY OF WEST DES MOINES DETAIL



6" PCC INTEGRAL CURB



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

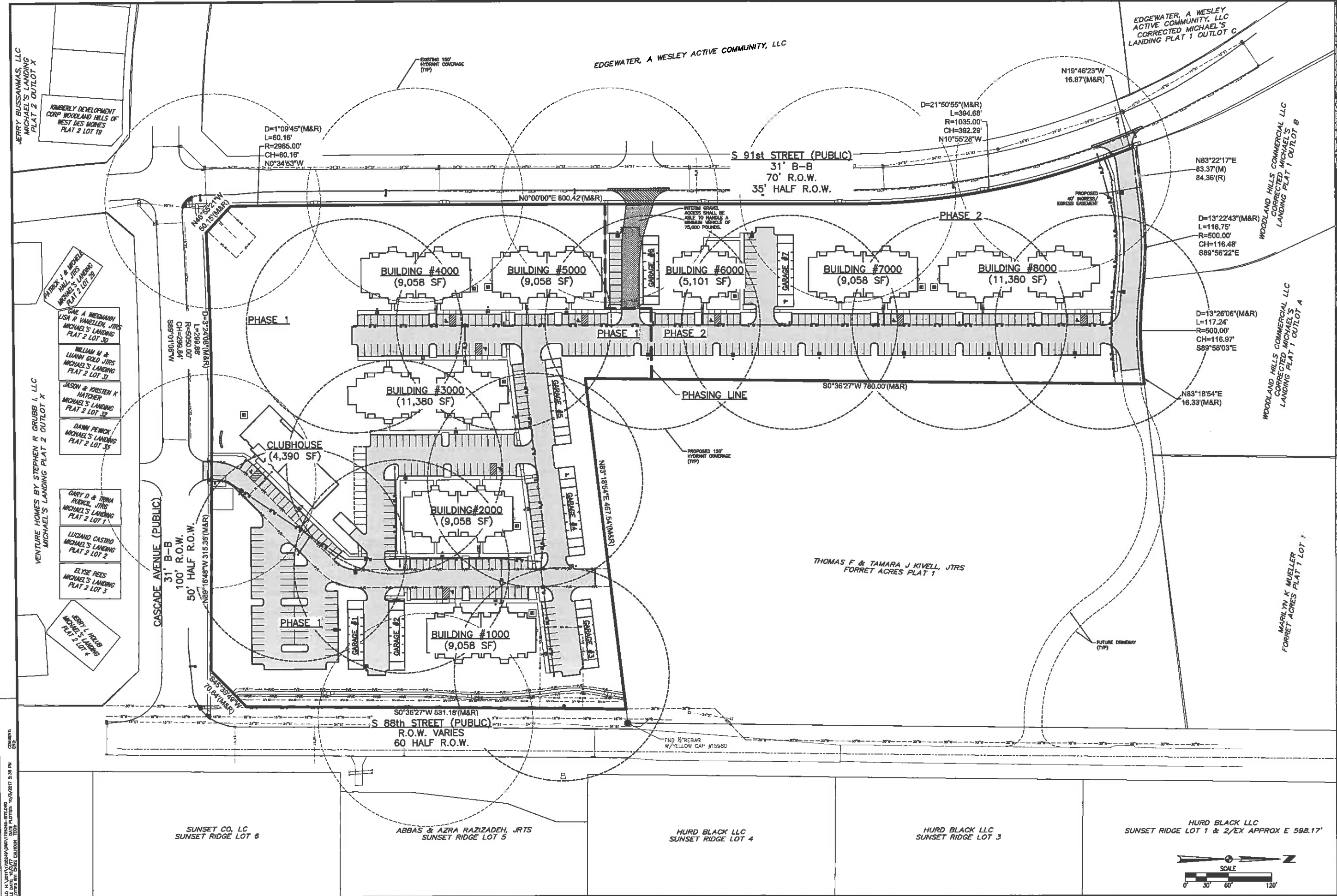
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410



CIVIL DESIGN ADVANTAGE  
ENGINEER  
WEST DES MOINES, IOWA

ELEVATE AT JORDAN CREEK  
DETAILS

C2.0  
1705249



DATE: 10/27/2017 3:38 PM  
 CONSULTANT: ENG  
 FILED: 10/27/2017 3:38 PM  
 DATE PLOTTED: 10/27/2017 3:38 PM  
 PLOTTED BY: CHSE CALHOUN TECH

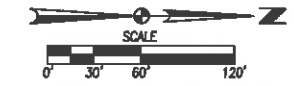
SUNSET CO. LC  
 SUNSET RIDGE LOT 6

ABBAS & AZRA RAZIZADEH, JR'S  
 SUNSET RIDGE LOT 5

HURD BLACK LLC  
 SUNSET RIDGE LOT 4

HURD BLACK LLC  
 SUNSET RIDGE LOT 3

HURD BLACK LLC  
 SUNSET RIDGE LOT 1 & 2/EX APPROX E 598.17'



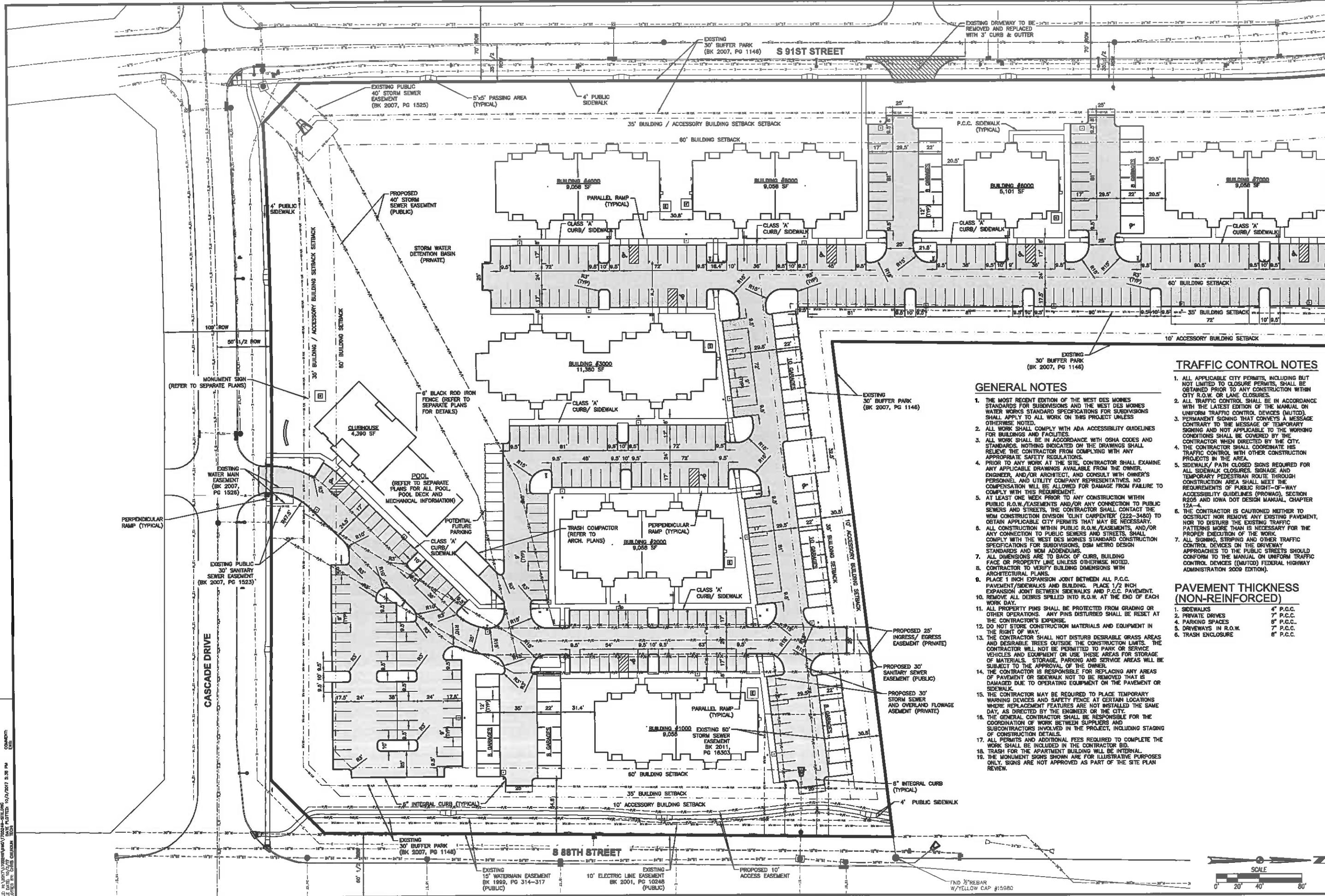
DATE	REVISIONS
10/03/17	CITY SUBMITTAL #4
09/28/17	HUD 1ST REVIEW SET
09/15/17	CITY SUBMITTAL #3
08/21/17	CITY SUBMITTAL #2
07/21/17	CITY SUBMITTAL #1

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 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: TECH:



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

C3.0  
 1705249



**GENERAL NOTES**

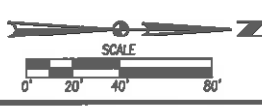
1. THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
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

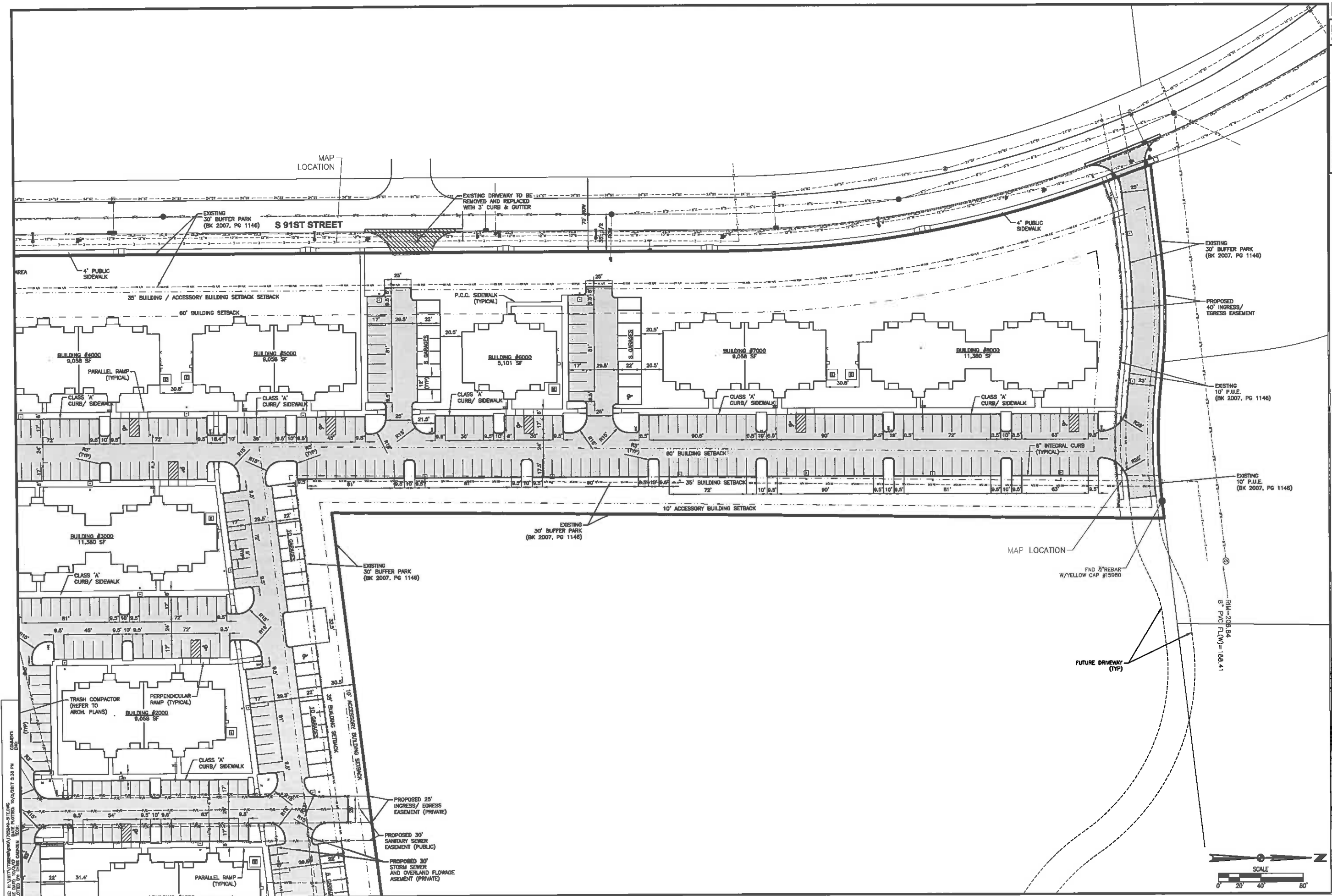
3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410



**ELEVATE AT JORDAN CREEK**  
 DIMENSION PAN  
 CIVIL DESIGN ADVANTAGE ENGINEER  
 WEST DES MOINES, IOWA

**C4.0**  
 1705249

P.L.S. H. SUTHERLAND ARCHITECTS/DESIGNERS  
 FILE DATE: 10/03/17 DATE PLOTTED: 10/03/17 9:38 PM  
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 COMMENT: SEE



REVISIONS	DATE
CITY SUBMITTAL #4	10/03/17
HLD. 1ST REVIEW SET	02/29/17
CITY SUBMITTAL #5	09/19/17
CITY SUBMITTAL #2	09/21/17
CITY SUBMITTAL #1	07/19/17

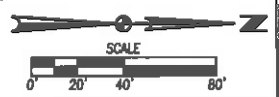
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**ELEVATE AT JORDAN CREEK**  
**DIMENSION PAN**

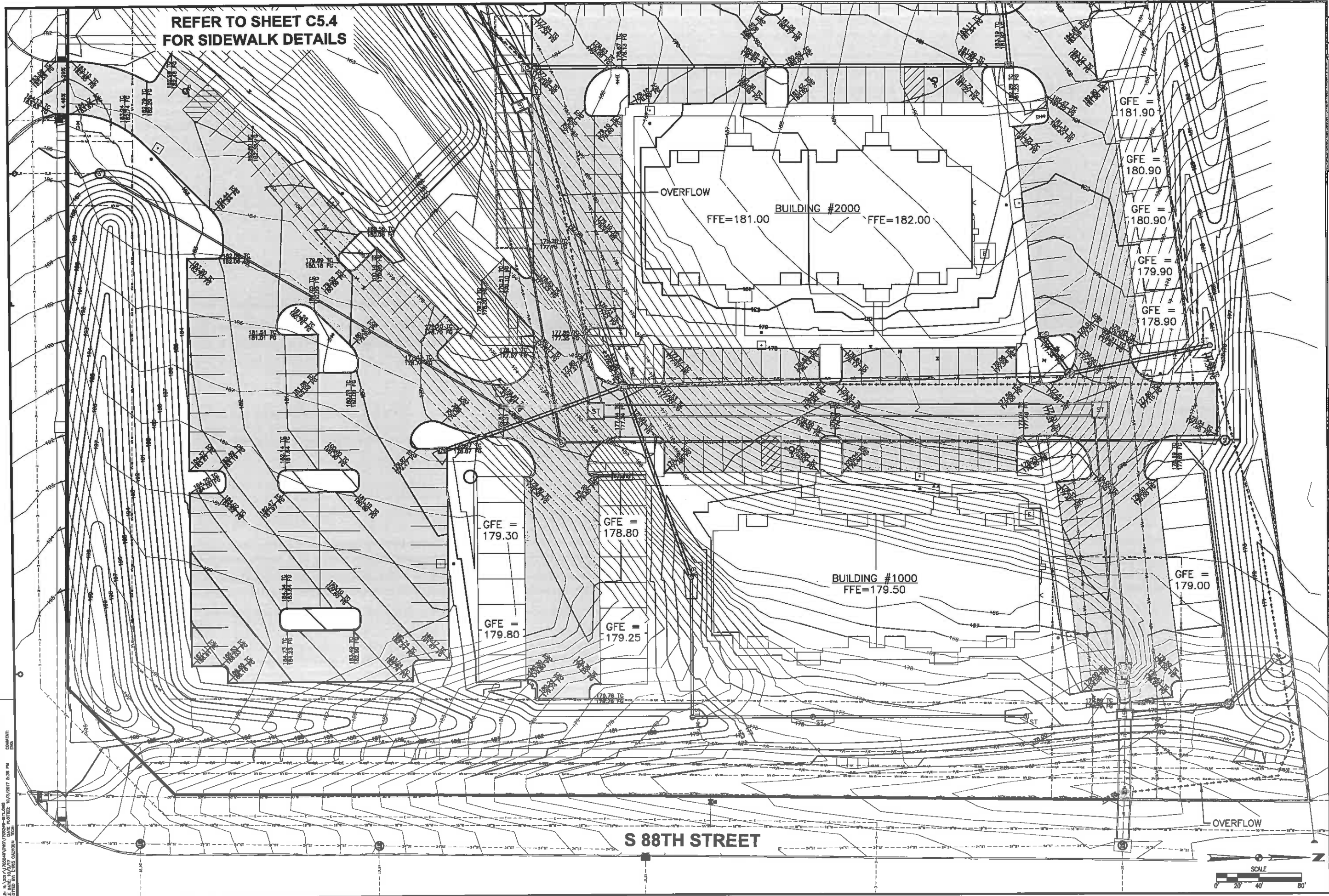
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 ENGINEER: \_\_\_\_\_



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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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 PLOTTED BY: CHS CAUTION TECH

REVISIONS	DATE
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CITY SUBMITTAL #3	09/29/17
CITY SUBMITTAL #2	09/19/17
CITY SUBMITTAL #1	07/12/17

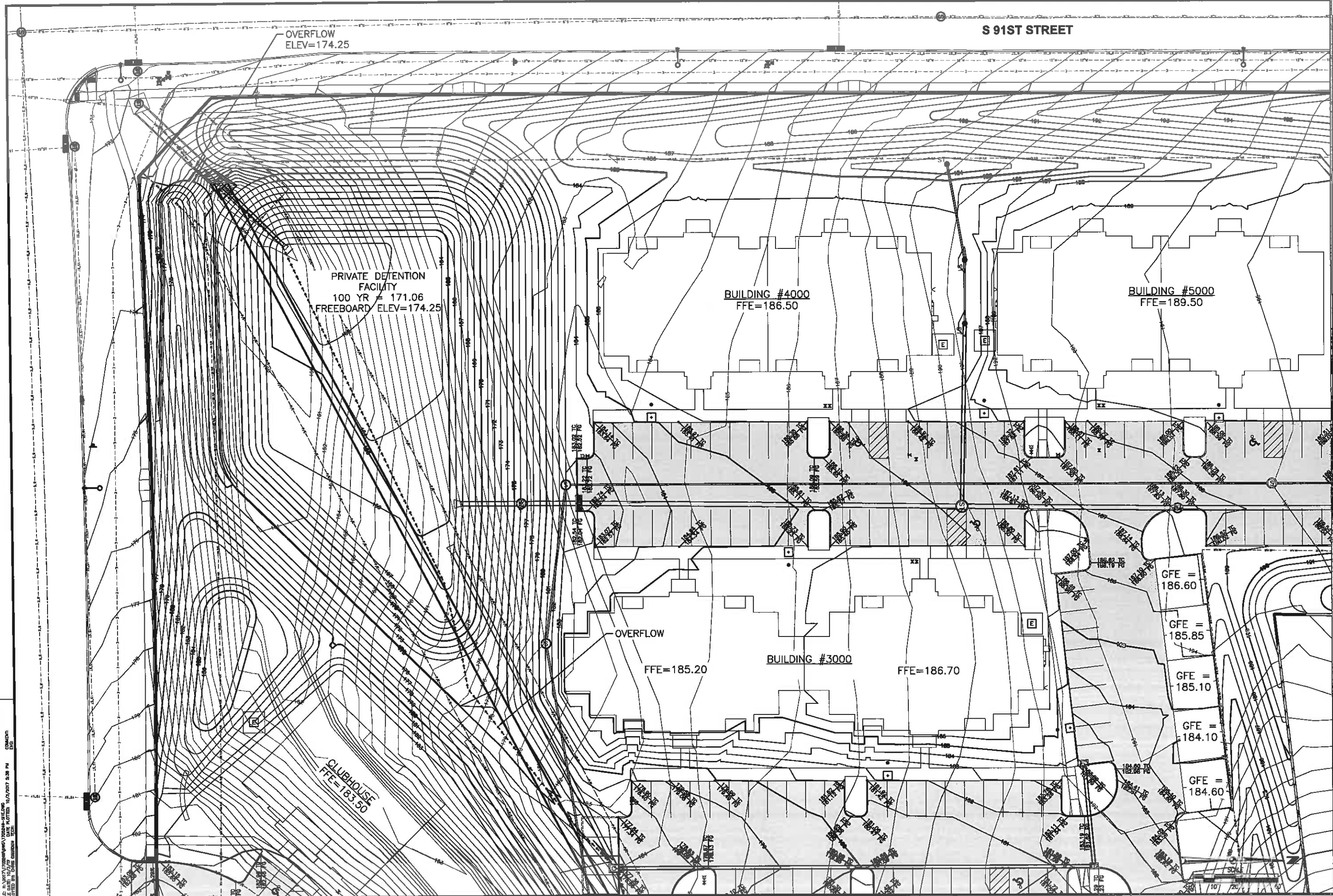
3405 S.E. CROSSROADS DRIVE, SUITE G  
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 ENGINEER: TECH:



**ELEVATE AT JORDAN CREEK**  
**GRADING PLAN**  
 WEST DES MOINES, IOWA

**C5.0**  
 1705249

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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

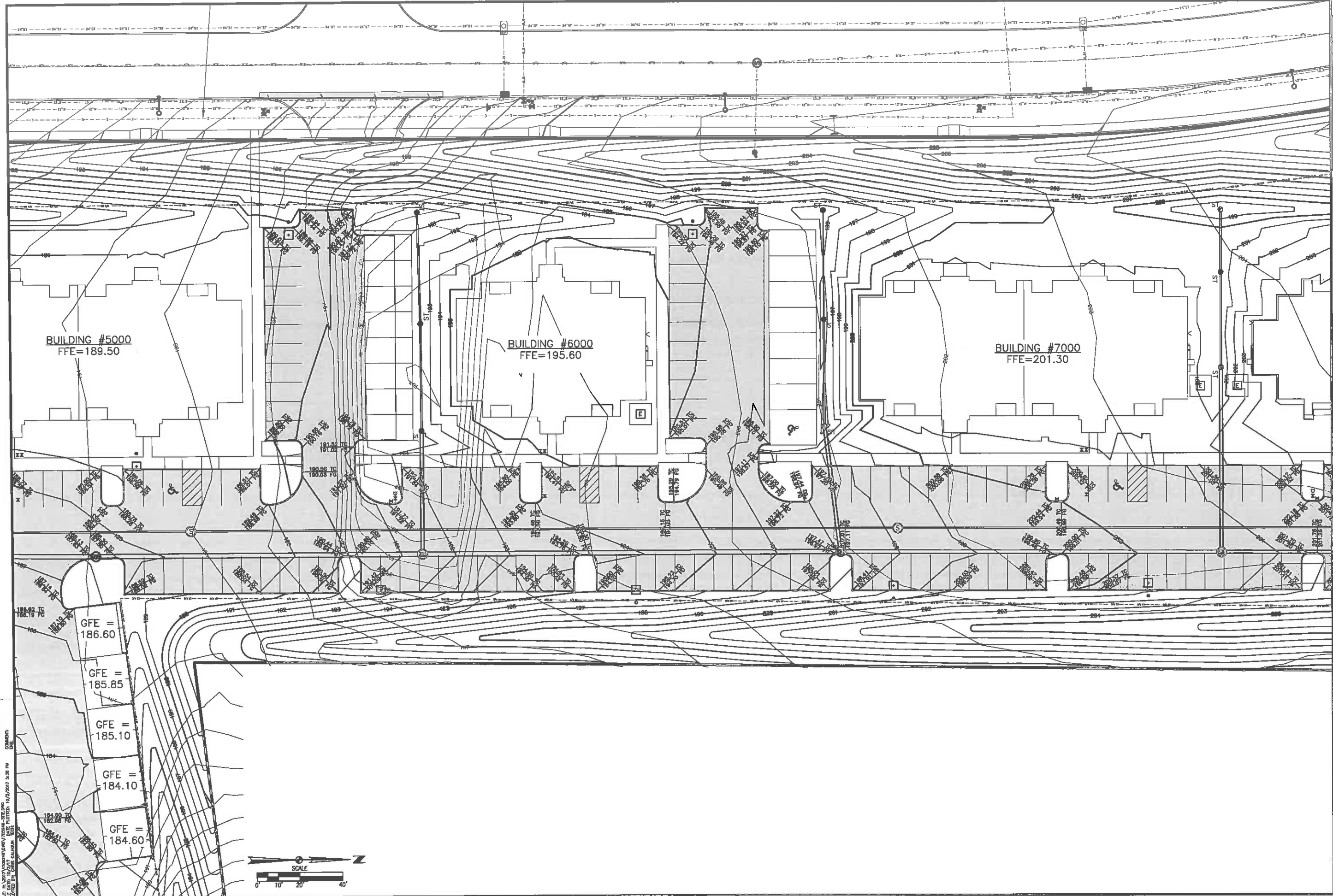
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410  
TECH: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_



# ELEVATE AT JORDAN CREEK

## GRADING PLAN

C5.1  
1705249



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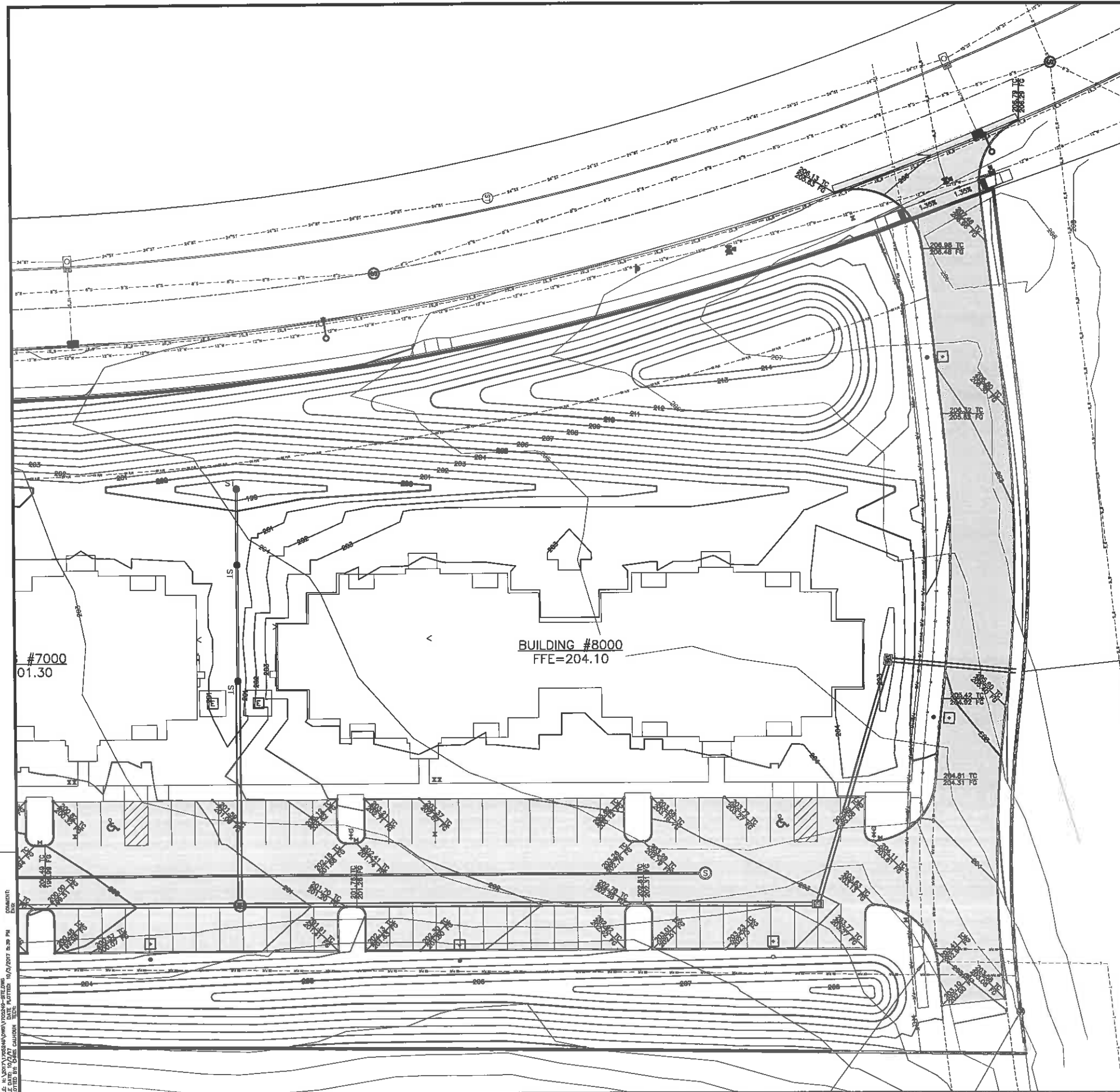
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CITY SUBMITTAL #4	10/03/17
HUD 1ST REVIEW SET	09/28/17
CITY SUBMITTAL #3	09/15/17
CITY SUBMITTAL #2	09/12/17
CITY SUBMITTAL #1	07/19/17

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 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: TECH:



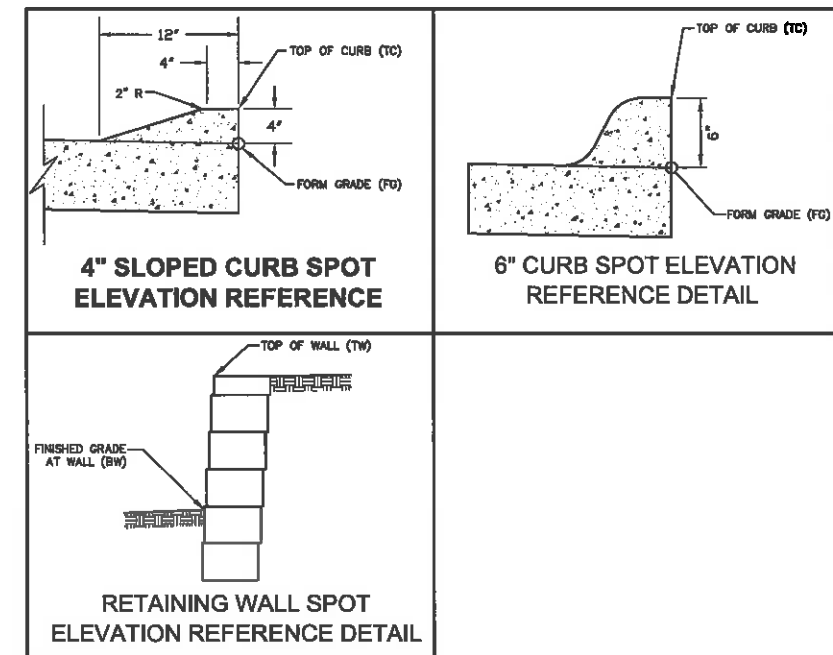
**ELEVATE AT JORDAN CREEK**  
**GRADING PLAN**

**C5.2**  
 1705249



**GRADING NOTES**

1. 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.
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.

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 FILE DATE: 10/27/07  
 DATE PLOTTED: 10/27/07 8:39 PM  
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DATE	10/30/07
REVISIONS	
CITY SUBMITTAL #1	09/29/07
HUD 1ST REVIEW SET	09/15/07
CITY SUBMITTAL #3	08/21/07
CITY SUBMITTAL #2	07/21/07
CITY SUBMITTAL #1	07/21/07

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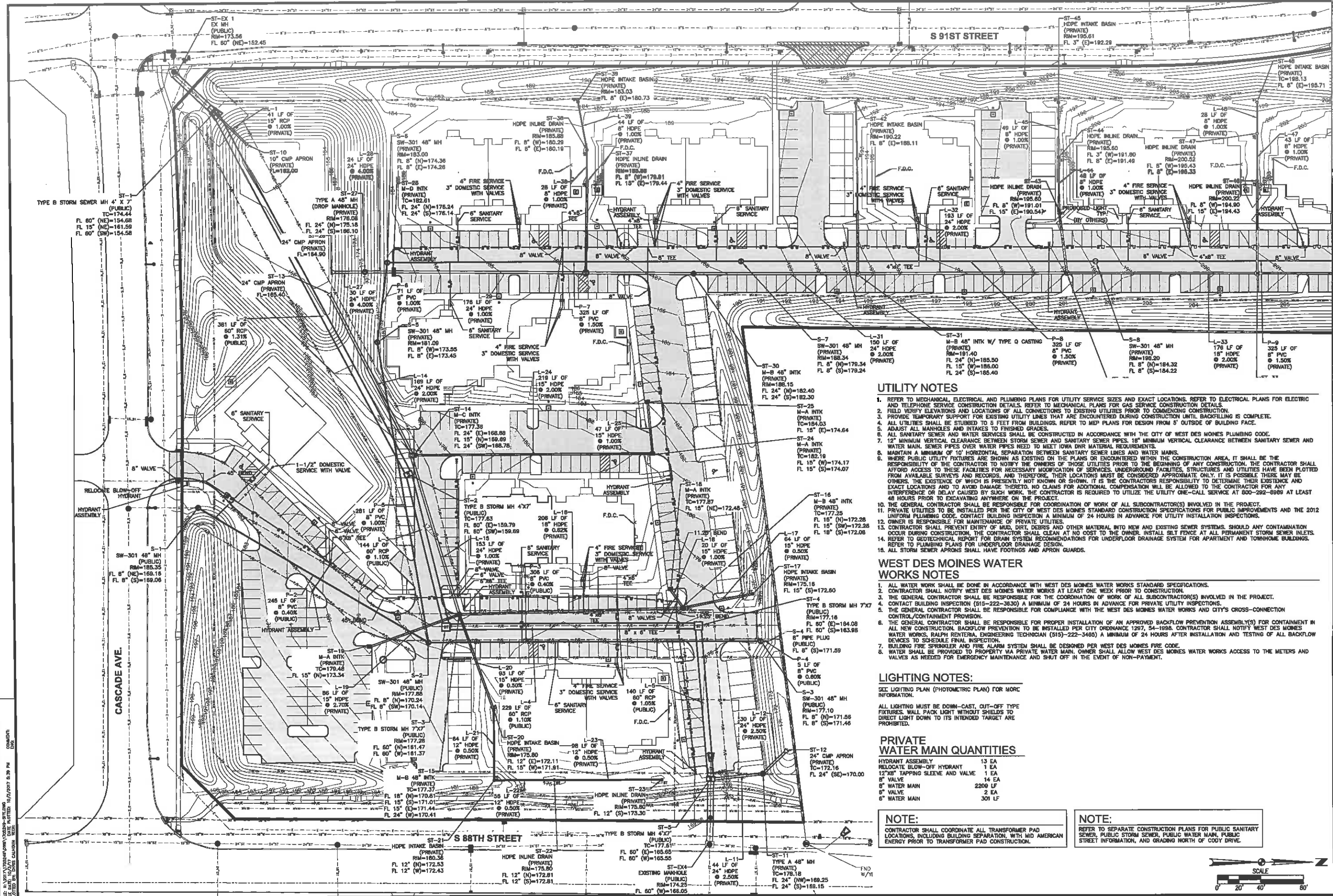
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 ENGINEER: \_\_\_\_\_

**ELEVATE AT JORDAN CREEK**  
**GRADING PLAN**

**C5.3**  
 1705249







DATE	10/03/17
CITY SUBMITTAL #1	08/29/17
CITY SUBMITTAL #2	09/15/17
CITY SUBMITTAL #3	08/21/17
REVISIONS	
CITY SUBMITTAL #4	
HUD 1ST REVIEW SET	
CITY SUBMITTAL #5	
CITY SUBMITTAL #2	
CITY SUBMITTAL #1	

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**ELEVATE AT JORDAN CREEK**  
**UTILITY PLAN**  
 WEST DES MOINES, IOWA

**C6.0**  
 1705249

**UTILITY NOTES**

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
5. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADE.
6. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
7. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN. SEWER PIPES OVER WATER PIPES NEED TO MEET IOWA DNR MATERIAL REQUIREMENTS.
8. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
9. WHERE PUBLIC UTILITY UTILITIES 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.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
11. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
12. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
13. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INTAKES. REFER TO GEOTECHNICAL REPORT FOR DRAIN SYSTEM RECOMMENDATIONS FOR UNDERFLOOR DRAINAGE SYSTEM FOR APARTMENT AND TOWNHOME BUILDINGS.
14. REFER TO PLUMBING PLANS FOR UNDERFLOOR DRAINAGE DESIGN.
15. ALL STORM SEWER APRONS SHALL HAVE FOOTINGS AND APRON GUARDS.

**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 FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
3. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSPECTIONS.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY'S CROSS-CONNECTION CONTROL/CONTAINMENT PROVISION.
5. 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.
6. BUILDING FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE DESIGNED PER WEST DES MOINES FIRE CODE.
7. 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:**

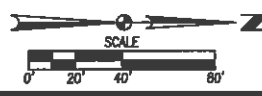
SEE LIGHTING PLAN (PHOTOMETRIC PLAN) FOR MORE INFORMATION.  
 ALL LIGHTING MUST BE DOWN-CAST, CUT-OFF TYPE FIXTURES. WALL PACK LIGHT WITHOUT SHIELDS TO DIRECT LIGHT DOWN TO ITS INTENDED TARGET ARE PROHIBITED.

**PRIVATE WATER MAIN QUANTITIES**

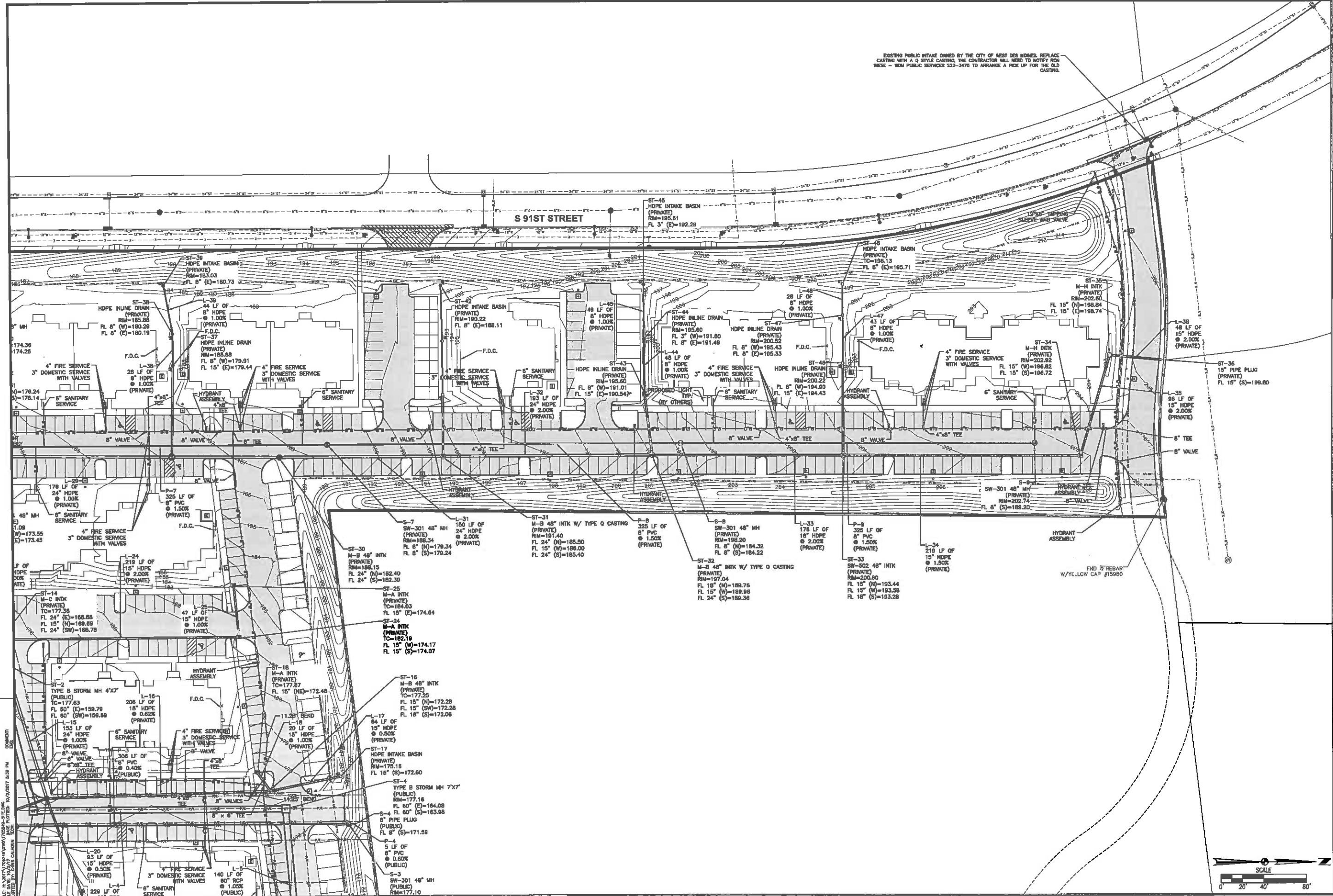
HYDRANT ASSEMBLY	13 EA
RELOCATE BLOW-OFF HYDRANT	1 EA
12"X8" TAPPING SLEEVE AND VALVE	1 EA
8" VALVE	14 EA
8" WATER MAIN	2200 LF
8" VALVE	2 EA
8" WATER MAIN	301 LF

**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.



DATE PLOTTED: 10/27/2017 8:39 PM  
 PLOTTED BY: DMS  
 CADD: DMS



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.

REVISIONS	DATE
CITY SUBMITTAL #4	10/05/17
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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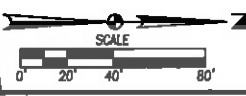


**ELEVATE AT JORDAN CREEK**  
 UTILITY PLAN

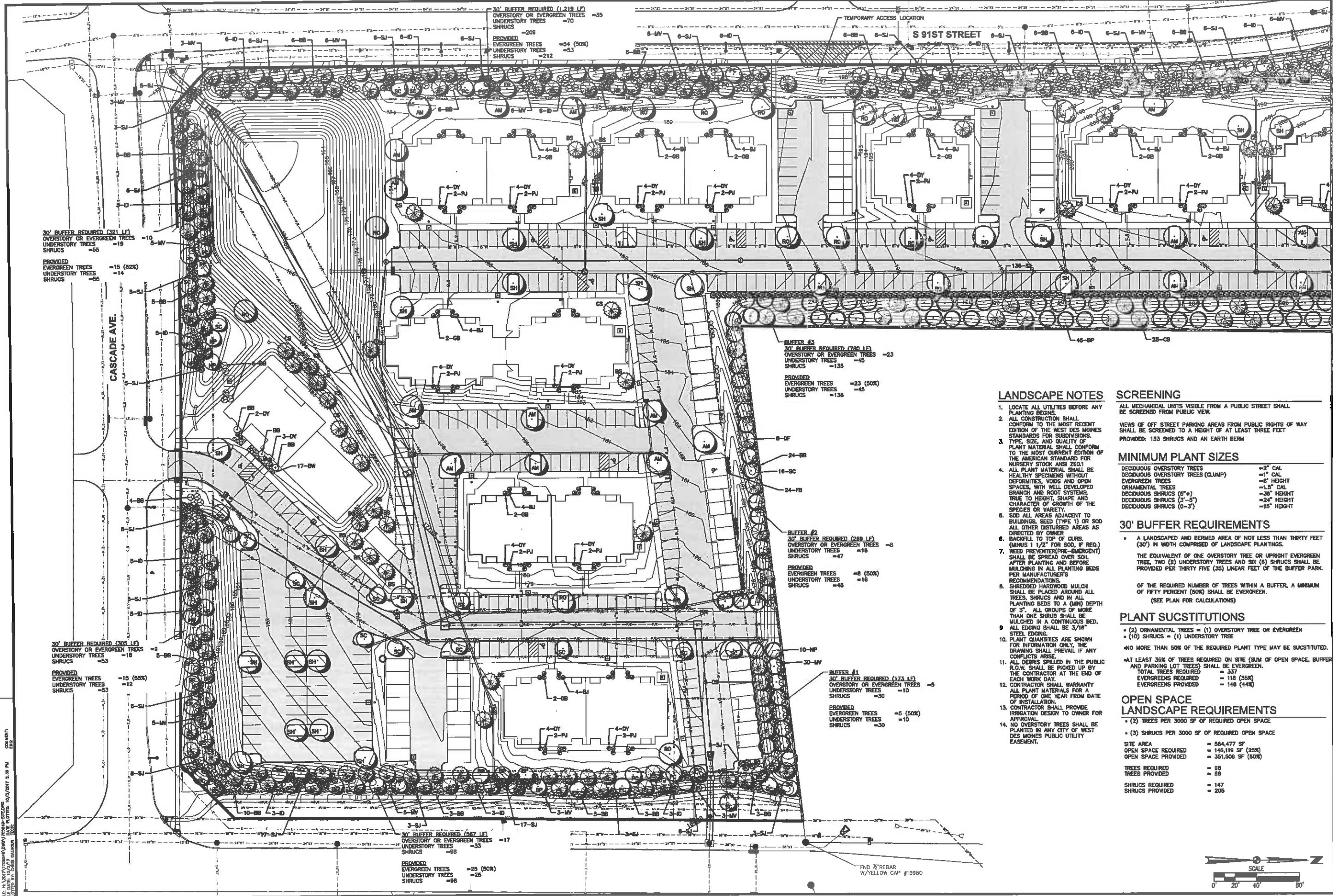
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TECH: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_

WEST DES MOINES, IOWA



DATE: 10/27/17 5:39 PM  
 PLOTTED BY: DANE CALVIN  
 FILE: 10/27/17 5:39 PM



**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, VIEWS 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**

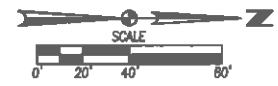
- A LANDSCAPED AND BERMED AREA OF NOT LESS THAN THIRTY FEET (30') IN WIDTH COMPRISED OF LANDSCAPE PLANTINGS.
- THE EQUIVALENT OF ONE OVERSTORY TREE OR UPRIGHT EVERGREEN TREE, TWO (2) UNDERSTORY TREES AND SIX (6) SHRUBS SHALL BE PROVIDED PER THIRTY FIVE (35) LINEAR FEET OF THE BUFFER AREA.
- OF THE REQUIRED 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 SUCSTITUTED.
- 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

CITY SUBMITTAL #4	10/05/17
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  
 WEST DES MOINES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410

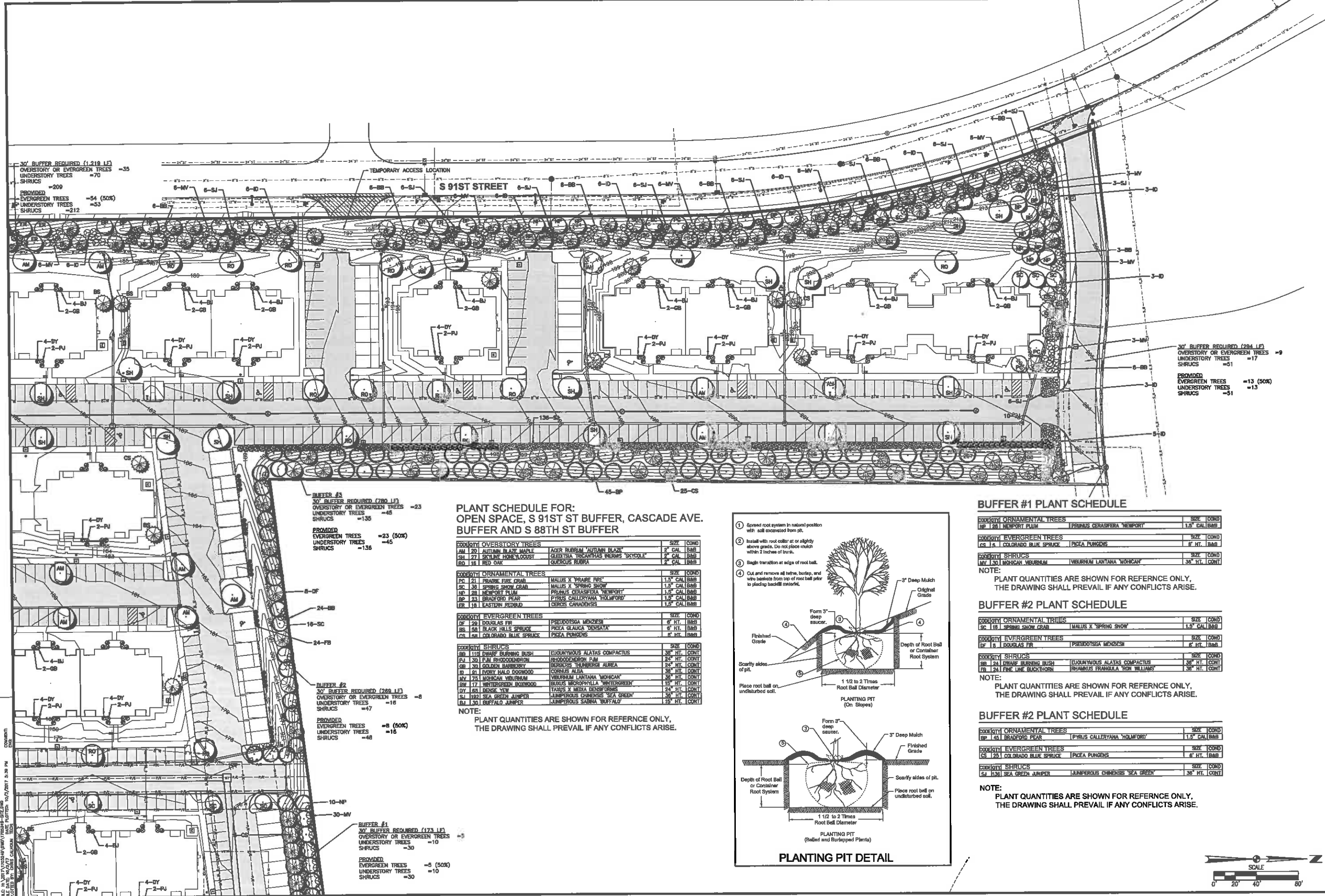
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**ELEVATE AT JORDAN CREEK**  
**LANDSCAPE PLAN**

**L7.0**  
 1705249

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

CODISQTY	OVERSTORY TREES	SIZE	COND
AM 23	AUTUMN BLAZE MAPLE	2" CAL	BAB
SH 27	SKYLINE HONEYLOCUST	2" CAL	BAB
RO 16	RED OAK	2" CAL	BAB

CODISQTY	ORNAMENTAL TREES	SIZE	COND
PC 21	PRINCE OF PEACE	1.5" CAL	BAB
SC 35	SPRING SNOW CRAB	1.5" CAL	BAB
NO 28	NEWPORT PLUM	1.5" CAL	BAB
BP 23	BRADFORD PEAR	1.5" CAL	BAB
CR 18	COLORADO BLUE SPRUCE	1.5" CAL	BAB

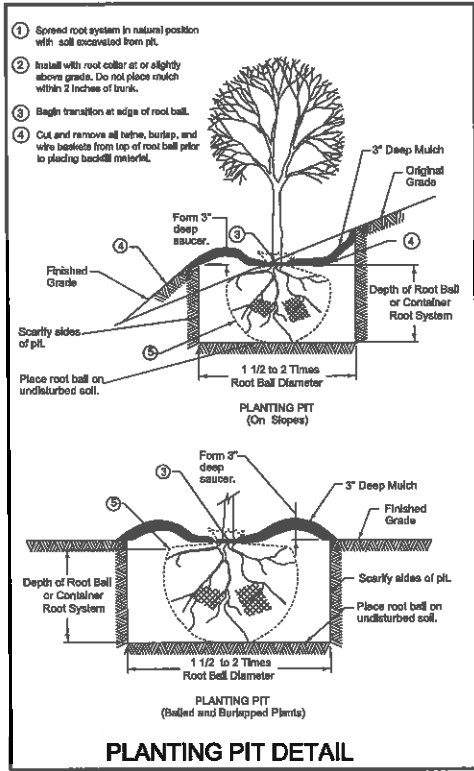
  

CODISQTY	EVERGREEN TREES	SIZE	COND
DF 28	DODOLAS FIR	6" HT.	BAB
BS 58	BLACK HILLS SPRUCE	6" HT.	BAB
CS 18	COLORADO BLUE SPRUCE	6" HT.	BAB

CODISQTY	SHRUBS	SIZE	COND
BB 110	DWARF BURNING BUSH	36" HT.	CONT
PL 130	P.L.M. RHODODENDRON	24" HT.	CONT
GR 30	GOLDEN BARRIBERRY	24" HT.	CONT
DI 81	DIWIDY HAZEL DOGWOOD	36" HT.	CONT
MO 75	MOHICAN VIBURNUM	36" HT.	CONT
WV 17	WINTERGREEN BURNING BUSH	36" HT.	CONT
DI 161	DENSE YEW	15" HT.	CONT
SL 192	SEA GREEN JUNIPER	36" HT.	CONT
BU 30	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**

CODISQTY	ORNAMENTAL TREES	SIZE	COND
NO 28	NEWPORT PLUM	1.5" CAL	BAB

CODISQTY	EVERGREEN TREES	SIZE	COND
CS 18	COLORADO BLUE SPRUCE	6" HT.	BAB

CODISQTY	SHRUBS	SIZE	COND
MO 75	MOHICAN VIBURNUM	36" HT.	CONT

NOTE:  
PLANT QUANTITIES ARE SHOWN FOR REFERENCE ONLY,  
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**BUFFER #2 PLANT SCHEDULE**

CODISQTY	ORNAMENTAL TREES	SIZE	COND
SC 35	SPRING SNOW CRAB	1.5" CAL	BAB

CODISQTY	EVERGREEN TREES	SIZE	COND
DF 28	DODOLAS FIR	6" HT.	BAB

CODISQTY	SHRUBS	SIZE	COND
BB 110	DWARF BURNING BUSH	36" HT.	CONT
FR 24	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**

CODISQTY	ORNAMENTAL TREES	SIZE	COND
BP 23	BRADFORD PEAR	1.5" CAL	BAB

CODISQTY	EVERGREEN TREES	SIZE	COND
CS 18	COLORADO BLUE SPRUCE	6" HT.	BAB

CODISQTY	SHRUBS	SIZE	COND
SL 192	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**  
 WEST DES MOINES, IOWA

**CD**  
 CIVIL DESIGN ADVANTAGE

**L7.1**  
 1705249

# ELEVATE AT JORDAN CREEK



**ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME** 09-5-2017

Color Option A



**P1**  
AVS  
VINTAGE WICKER

**P2**  
AVS  
TUSCAN CLAY

**P3**  
AVS  
ALSIDE VINYL SIDING  
MUSKET BROWN

**TRIM**  
BALCONY COLUMNS/TRIM,  
GUTTERS, DOWNSPOUTS  
SW 7012: CREAMY

Color Option B



**P1**  
AVS  
PLATINUM GRAY

**P2**  
ALSIDE VINYL SIDING  
CAPE COD GRAY

**P3**  
ALSIDE VINYL SIDING  
MYSTIC BLUE

**TRIM**  
BALCONY COLUMNS/TRIM,  
GUTTERS, DOWNSPOUTS  
SW 7008: EXTRA WHITE

**SHINGLES**  
OWENS CORNING  
PEPPERMILL GRAY

**STONE S1**  
CENTURION STONE  
RUBBLE, BUCKS COUNTY

**STONE S2**  
CENTURION STONE  
ASHLAR

**METAL**  
DOORS, RAILINGS, LOUVERS  
SHERWIN WILLIAMS  
SW 6691: BLACK MAGIC



1 EAST ELEVATION BUILDING TYPE A1  
BUILDING #1 & #7



3 SOUTH ELEVATION BUILDING TYPE A1  
BUILDING #1 & #7



2 NORTH ELEVATION BUILDING TYPE A1  
BUILDING #1 & #7

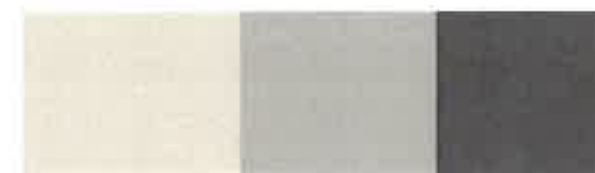
# ELEVATE

AT JORDAN CREEK



ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017

Color Option A



**P1**  
AVS  
VINTAGE WICKER

**P2**  
AVS  
TUSCAN CLAY

**P3**  
AVS  
ALSIDE VINYL SIDING  
MUSKET BROWN

**TRIM**  
BALCONY COLUMNS/TRIM,  
GUTTERS, DOWNSPOUTS  
SW 7012: CREAMY

Color Option B



**P1**  
AVS  
PLATINUM GRAY

**P2**  
ALSIDE VINYL SIDING  
CAPE COD GRAY

**P3**  
ALSIDE VINYL SIDING  
MYSTIC BLUE

**TRIM**  
BALCONY COLUMNS/TRIM,  
GUTTERS, DOWNSPOUTS  
SW 7009: EXTRA WHITE

ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017



**SHINGLES**  
OWENS CORNING  
PEPPERMILL GRAY



**STONE S1**  
CENTURION STONE  
RUBBLE, BUCKS COUNTY



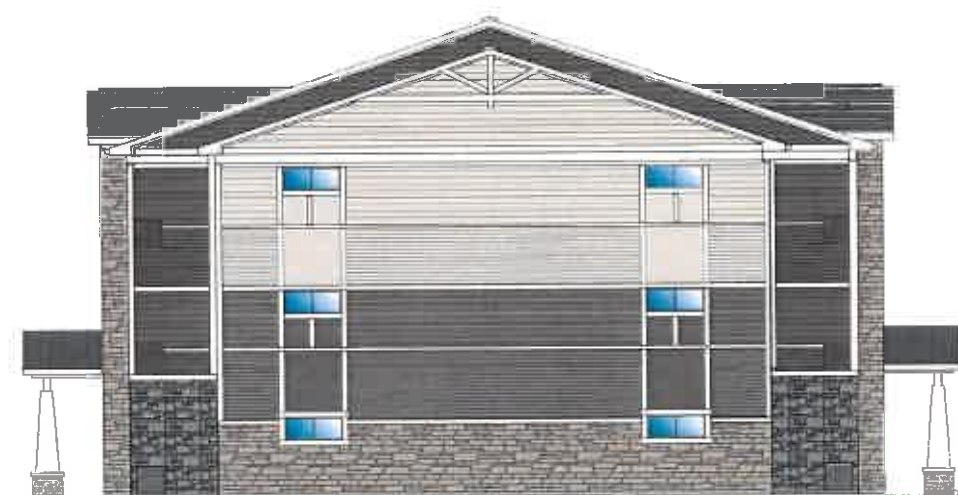
**STONE S2**  
CENTURION STONE  
ASHLAR



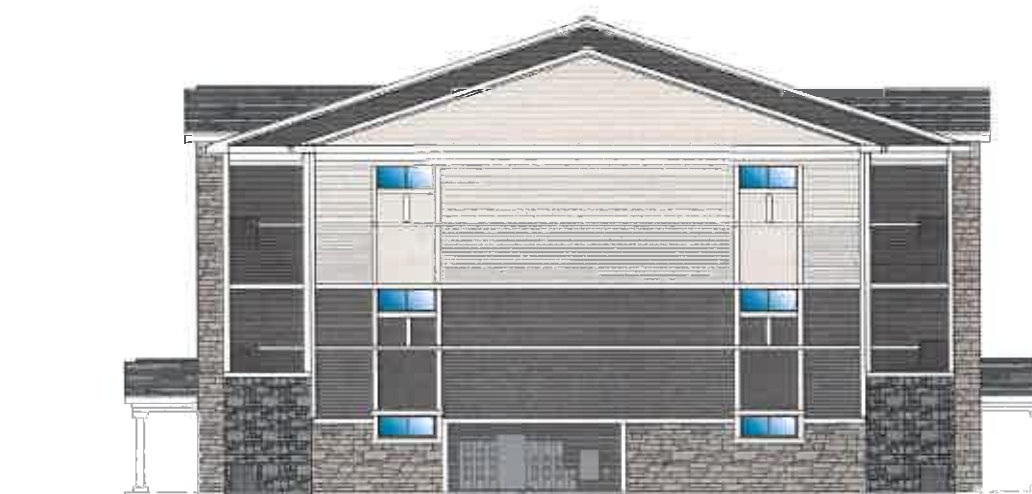
**METAL**  
DOORS, RAILINGS, LOUVERS  
SHERWIN WILLIAMS  
SW 6601: BLACK MAGIC



1 EAST ELEVATION BUILDING TYPE A2  
BUILDING #2



4 SOUTH ELEVATION BUILDING TYPE A2  
BUILDING #2



3 NORTH ELEVATION BUILDING TYPE A2  
BUILDING #2

# ELEVATE

AT JORDAN CREEK



ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017

Color Option A

<b>P1</b> AVS VINTAGE WICKER	<b>P2</b> AVS TUSCAN CLAY	<b>P3</b> AVS ALSIDE VINYL SIDING MUSKET BROWN	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7012: CREAMY

Color Option B

<b>P1</b> AVS PLATINUM GRAY	<b>P2</b> ALSIDE VINYL SIDING CAPE COD GRAY	<b>P3</b> ALSIDE VINYL SIDING MYSTIC BLUE	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7008: EXTRA WHITE



1 EAST ELEVATION BUILDING TYPE C1

BUILDING #3

ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017

	<b>SHINGLES</b> OWENS CORNING PEPPERMILL GRAY
	<b>STONE S1</b> CENTURION STONE RUBBLE, BUCKS COUNTY
	<b>STONE S2</b> CENTURION STONE ASHLAR
	<b>METAL</b> DOORS, RAILINGS, LOUVERS SHERWIN WILLIAMS SW 6691: BLACK MAGIC



3 SOUTH ELEVATION BUILDING TYPE C1

BUILDING #3



2 NORTH ELEVATION BUILDING TYPE C1

BUILDING #3



# ELEVATE AT JORDAN CREEK



ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017

Color Option A

<b>P1</b> AVS VINTAGE WICKER	<b>P2</b> AVS TUSCAN CLAY	<b>P3</b> AVS ALSIDE VINYL SIDING MUSKET BROWN	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7012: CREAMY

Color Option B

<b>P1</b> AVS PLATINUM GRAY	<b>P2</b> ALSIDE VINYL SIDING CAPE COD GRAY	<b>P3</b> ALSIDE VINYL SIDING MYSTIC BLUE	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7008: EXTRA WHITE



1 EAST ELEVATION BUILDING TYPE A4  
BUILDING #4

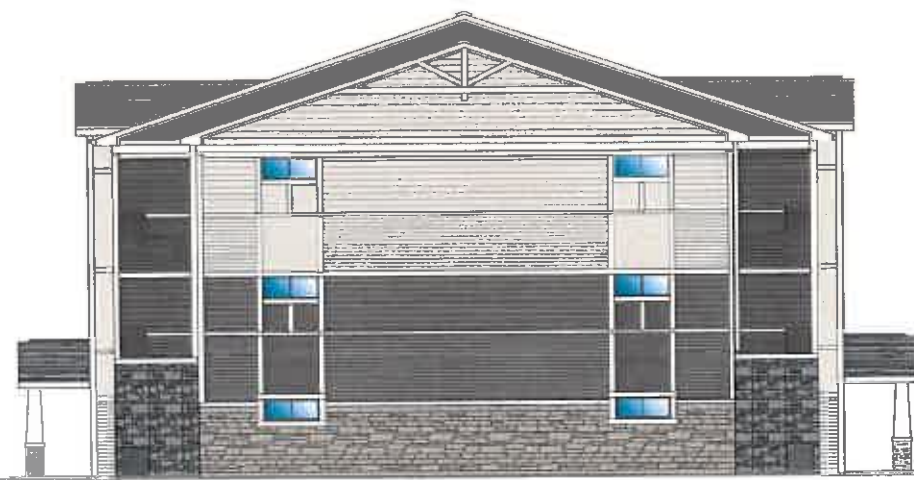
ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017

	<b>SHINGLES</b> OWENS CORNING PEPPERMILL GRAY
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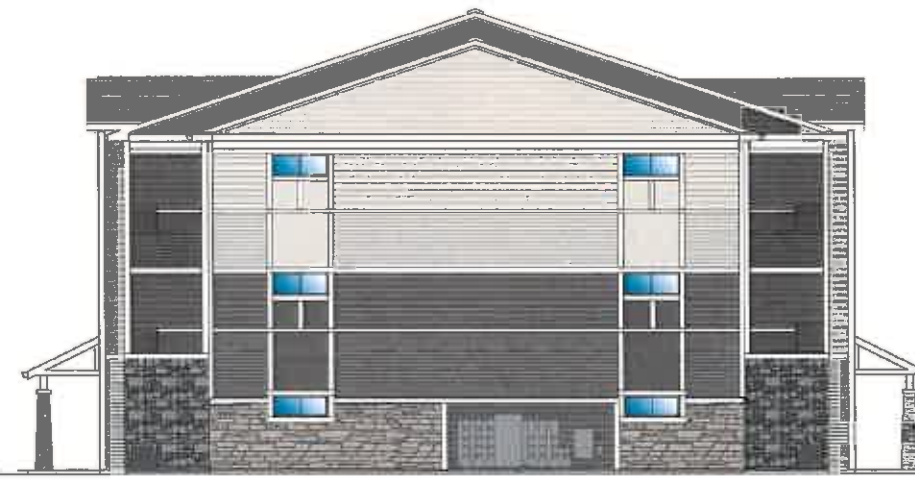
	<b>STONE S1</b> CENTURION STONE RUBBLE, BUCKS COUNTY
--	------------------------------------------------------------

	<b>STONE S2</b> CENTURION STONE ASHLAR
--	----------------------------------------------

	<b>METAL</b> DOORS, RAILINGS, LOUVERS SHERWIN WILLIAMS SW 6601: BLACK MAGIC
--	--------------------------------------------------------------------------------------



3 SOUTH ELEVATION BUILDING TYPE A4  
BUILDING #4



2 NORTH ELEVATION BUILDING TYPE A4  
BUILDING #4

# ELEVATE AT JORDAN CREEK



ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017

Color Option A

<b>P1</b> AVS VINTAGE WICKER	<b>P2</b> AVS TUSCAN CLAY	<b>P3</b> AVS ALSIDE VINYL SIDING MUSKET BROWN	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7012: CREAMY

Color Option B

<b>P1</b> AVS PLATINUM GRAY	<b>P2</b> ALSIDE VINYL SIDING CAPE COD GRAY	<b>P3</b> ALSIDE VINYL SIDING MYSTIC BLUE	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7006: EXTRA WHITE



1 EAST ELEVATION BUILDING TYPE A3  
BUILDING #5

ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017

	<b>SHINGLES</b> OWENS CORNING PEPPERMILL GRAY
	<b>STONE S1</b> CENTURION STONE RUBBLE, BUCKS COUNTY
	<b>STONE S2</b> CENTURION STONE ASHLAR
	<b>METAL</b> DOORS, RAILINGS, LOUVERS SHERWIN WILLIAMS SW 6601: BLACK MAGIC



3 SOUTH ELEVATION BUILDING TYPE A3  
BUILDING #5



2 NORTH ELEVATION BUILDING TYPE A3  
BUILDING #5

# ELEVATE AT JORDAN CREEK



ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 08-5-2017

### Color Option A

<b>P1</b> AVS VINTAGE WCKER	<b>P2</b> AVS TUSCAN CLAY	<b>P3</b> AVS ALSIDE VINYL SIDING MUSKET BROWN	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7012: CREAMY

### Color Option B

<b>P1</b> AVS PLATINUM GRAY	<b>P2</b> ALSIDE VINYL SIDING CAPE COD GRAY	<b>P3</b> ALSIDE VINYL SIDING MYSTIC BLUE	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7008: EXTRA WHITE

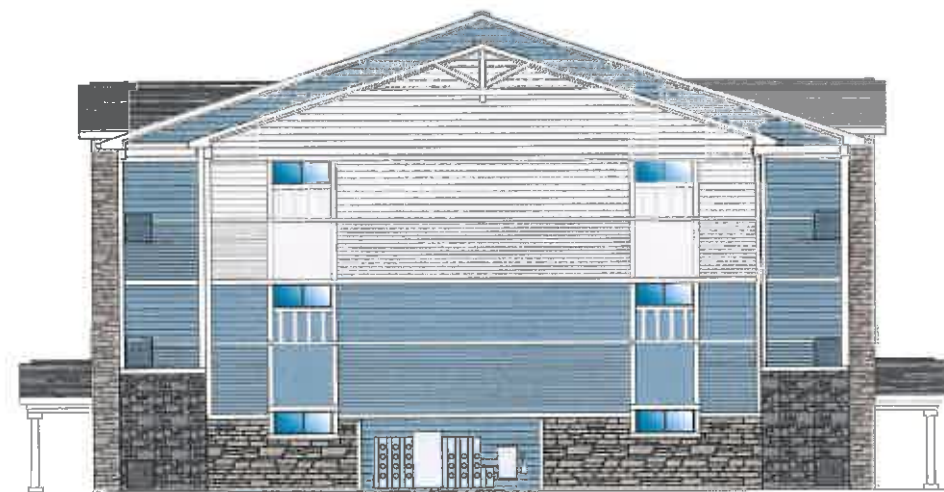


1 EAST ELEVATION BUILDING TYPE D2

BUILDING #6

ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 08-5-2017

	<b>SHINGLES</b> OWENS CORNING PEPPERMILL GRAY
	<b>STONE S1</b> CENTURION STONE RUBBLE, BUCKS COUNTY
	<b>STONE S2</b> CENTURION STONE ASHLAR
	<b>METAL</b> DOORS, RAILINGS, LOUVERS SHERWIN WILLIAMS SW 6091: BLACK MAGIC



3 SOUTH ELEVATION BUILDING TYPE D2

BUILDING #6



2 NORTH ELEVATION BUILDING TYPE D2

BUILDING #6

# ELEVATE

AT JORDAN CREEK



ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017

### Color Option A

<b>P1</b> AVS VINTAGE WICKER	<b>P2</b> AVS TUSCAN CLAY	<b>P3</b> AVS ALSIDE VINYL SIDING MUSKET BROWN	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7012: CREAMY

### Color Option B

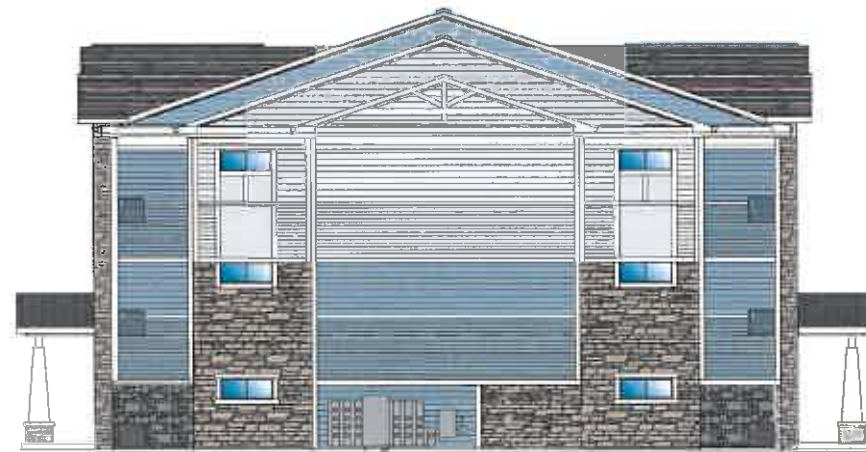
<b>P1</b> AVS PLATINUM GRAY	<b>P2</b> ALSIDE VINYL SIDING CAPE COD GRAY	<b>P3</b> ALSIDE VINYL SIDING MYSTIC BLUE	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7008: EXTRA WHITE



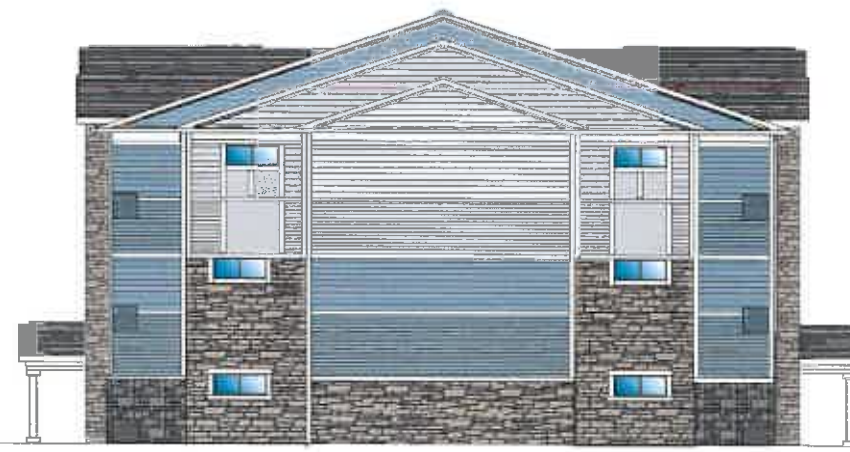
1 EAST ELEVATION BUILDING TYPE C2  
BUILDING #8

ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017

	<b>SHINGLES</b> DWENS CORNING PEPPERMILL GRAY
	<b>STONE S1</b> CENTURION STONE RUBBLE, BUCKS COUNTY
	<b>STONE S2</b> CENTURION STONE ASHLAR
	<b>METAL</b> DOORS, RAILINGS, LOUVERS SHERWIN WILLIAMS SW 6691: BLACK MAGIC



3 SOUTH ELEVATION BUILDING TYPE C2  
BUILDING #8

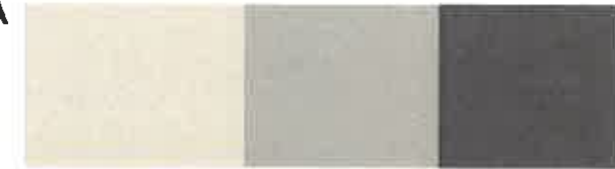


2 NORTH ELEVATION BUILDING TYPE C2  
BUILDING #8



1 Clubhouse – Exterior Elevation

Color Option A



- P1**  
AVS  
VINTAGE WICKER
- P2**  
AVS  
TUSCAN CLAY
- P3**  
AVS  
ALSIDE VINYL SIDING  
MUSKET BROWN
- TRIM**  
BALCONY COLUMNS/TRIM,  
GUTTERS, DOWNSPOUTS  
SW 7012: CREAMY

Color Option B



- P1**  
AVS  
PLATINUM GRAY
- P2**  
AVS  
ALSIDE VINYL SIDING  
CAPE COD GRAY
- P3**  
AVS  
ALSIDE VINYL SIDING  
MYSTIC BLUE
- TRIM**  
BALCONY COLUMNS/TRIM,  
GUTTERS, DOWNSPOUTS  
SW 7006: EXTRA WHITE



2 Clubhouse – Exterior Elevation

- SHINGLES**  
OWENS CORNING  
PEPPERMILL GRAY
- STONE S1**  
CENTURION STONE  
RUBBLE, BUCKS COUNTY
- STONE S2**  
CENTURION STONE  
ASHLAR
- METAL**  
DOORS, RAILINGS, LOUVERS  
SHERWIN WILLIAMS  
SW 6591: BLACK MAGIC

Color Option A



**P1**  
AVS  
VINTAGE WICKER

**P2**  
AVS  
TUSCAN CLAY

**P3**  
AVS  
ALSIDE VINYL SIDING  
MUSKET BROWN

**TRIM**  
BALCONY COLUMNS/TRIM,  
GUTTERS, DOWNSPOUTS  
SW 7012: CREAMY

Color Option B



**P1**  
AVS  
PLATINUM GRAY

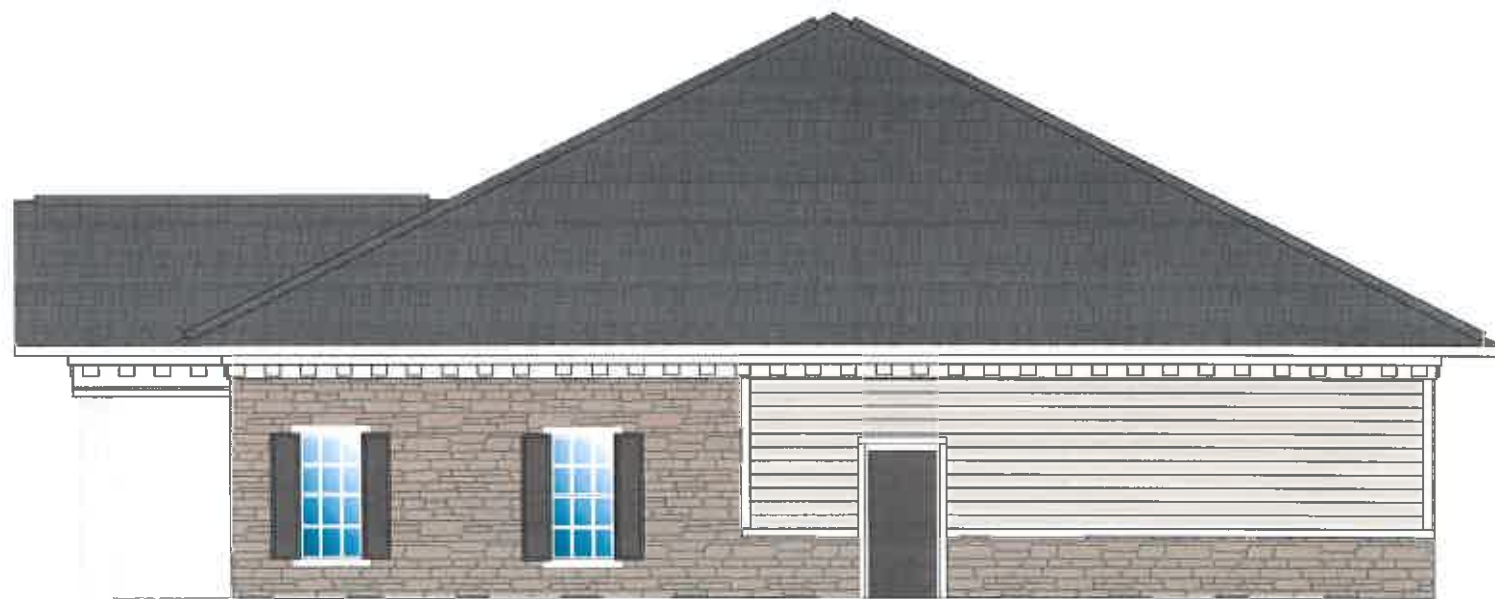
**P2**  
ALSIDE VINYL SIDING  
CAPE COD GRAY

**P3**  
ALSIDE VINYL SIDING  
MYSTIC BLUE

**TRIM**  
BALCONY COLUMNS/TRIM,  
GUTTERS, DOWNSPOUTS  
SW 7006: EXTRA WHITE



1 Clubhouse - Exterior Elevation



2 Clubhouse - Exterior Elevation

-  **SHINGLES**  
OWENS CORNING  
PEPPERMILL GRAY
-  **STONE S1**  
CENTURION STONE  
RUBBLE, BUCKS COUNTY
-  **STONE S2**  
CENTURION STONE  
ASHLAR
-  **METAL**  
DOORS, RAILINGS, LOUVERS  
SHERWIN WILLIAMS  
SW 6691: BLACK MAGIC

# ELEVATE

AT JORDAN CREEK



ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017

### Color Option A

<b>P1</b> AVS VINTAGE WICKER	<b>P2</b> AVS TUSCAN CLAY	<b>P3</b> AVS ALSIDE VINYL SIDING MUSKET BROWN	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7012: CREAMY

### Color Option B

<b>P1</b> AVS PLATINUM GRAY	<b>P2</b> ALSIDE VINYL SIDING CAPE COD GRAY	<b>P3</b> ALSIDE VINYL SIDING MYSTIC BLUE	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7006: EXTRA WHITE



3 GARAGE SIDE ELEVATION



2 GARAGE REAR ELEVATION



1 GARAGE FRONT ELEVATION

ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 06-5-2017

	<b>SHINGLES</b> DWENS CORNING PEPPERMILL GRAY
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	<b>STONE S1</b> CENTURION STONE RUBBLE, BUCKS COUNTY
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	<b>STONE S2</b> CENTURION STONE ASHLAR
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	<b>METAL</b> DOORS, RAILINGS, LOUVERS SHERWIN WILLIAMS SW 0691: BLACK MAGIC
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# ELEVATE

AT JORDAN CREEK



**ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME** 08-5-2017

**Color Option A**

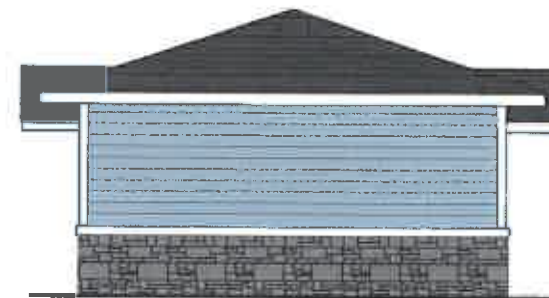
<b>P1</b> AVS VINTAGE WICKER	<b>P2</b> AVS TUSCAN CLAY	<b>P3</b> AVS ALSIDE VINYL SIDING MUSKET BROWN	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7012: CREAMY

**Color Option B**

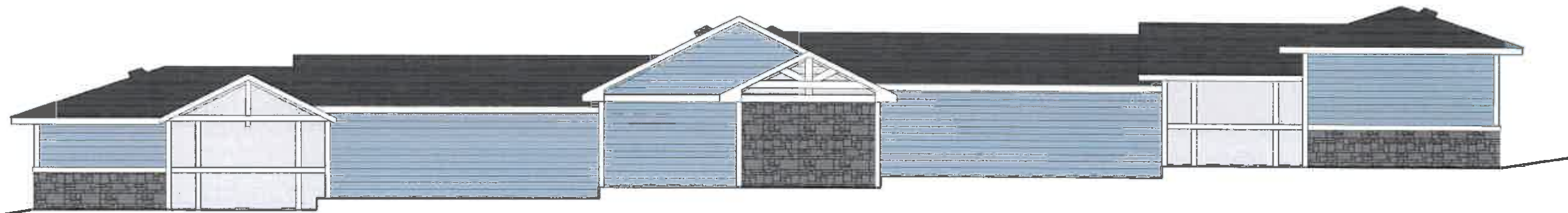
<b>P1</b> AVS PLATINUM GRAY	<b>P2</b> ALSIDE VINYL SIDING CAPE COD GRAY	<b>P3</b> ALSIDE VINYL SIDING MYSTIC BLUE	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7006: EXTRA WHITE



4 GARAGE SIDE ELEVATION



3 GARAGE SIDE ELEVATION



2 GARAGE REAR ELEVATION



1 GARAGE FRONT ELEVATION

**ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME** 08-5-2017

	<b>SHINGLES</b> OWENS CORNING PEPPERMILL GRAY
	<b>STONE S1</b> CENTURION STONE RUBBLE, BUCKS COUNTY
	<b>STONE S2</b> CENTURION STONE ASHLAR
	<b>METAL</b> DOORS, RAILINGS, LOUVERS SHERWIN WILLIAMS SW 6691: BLACK MAGIC



# ELEVATE AT JORDAN CREEK



ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017

### Color Option A

<b>P1</b> AVS VINTAGE WICKER	<b>P2</b> AVS TUSCAN CLAY	<b>P3</b> AVS ALSIDE VINYL SIDING MUSKET BROWN	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7012: CREAMY

### Color Option B

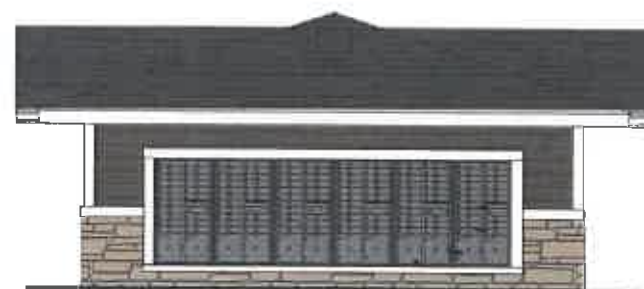
<b>P1</b> AVS PLATINUM GRAY	<b>P2</b> ALSIDE VINYL SIDING CAPE COD GRAY	<b>P3</b> ALSIDE VINYL SIDING MYSTIC BLUE	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7006: EXTRA WHITE



5 GARAGE SIDE ELEVATION



4 PEDESTAL MAILBOXES



3 GARAGE SIDE ELEVATION

ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017

	<b>SHINGLES</b> OWENS CORNING PEPPERMILL GRAY
	<b>STONE S1</b> CENTURION STONE RUBBLE, BUCKS COUNTY
	<b>STONE S2</b> CENTURION STONE ASHLAR
	<b>METAL</b> DOORS, RAILINGS, LOUVERS SHERWIN WILLIAMS SW 6991: BLACK MAGIC



2 GARAGE REAR ELEVATION



1 GARAGE FRONT ELEVATION

# ELEVATE

AT JORDAN CREEK



ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017

Color Option A

<b>P1</b> AVS VINTAGE WICKER	<b>P2</b> AVS TUSCAN CLAY	<b>P3</b> AVS ALSIDE VINYL SIDING MUSKET BROWN	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7012: CREAMY

Color Option B

<b>P1</b> AVS PLATINUM GRAY	<b>P2</b> ALSIDE VINYL SIDING CAPE COD GRAY	<b>P3</b> ALSIDE VINYL SIDING MYSTIC BLUE	<b>TRIM</b> BALCONY COLUMNS/TRIM, GUTTERS, DOWNSPOUTS SW 7006: EXTRA WHITE



3 GARAGE SIDE ELEVATION

ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 09-5-2017

	<b>SHINGLES</b> OWENS CORNING PEPPERMILL GRAY
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	<b>STONE S1</b> CENTURION STONE RUBBLE, BUCKS COUNTY
--	------------------------------------------------------------

	<b>STONE S2</b> CENTURION STONE ASHLAR
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	<b>METAL</b> DOORS, RAILINGS, LOUVERS SHERWIN WILLIAMS SW 0001: BLACK MAGIC
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2 GARAGE REAR ELEVATION



1 GARAGE FRONT ELEVATION

# ELEVATE AT JORDAN CREEK



ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 08-5-2017

### Color Option A



**P1**  
AVS  
VINTAGE WICKER

**P2**  
AVS  
TUSCAN CLAY

**P3**  
AVS  
ALSIDE VINYL SIDING  
MUSKET BROWN

**TRIM**  
BALCONY COLUMNS/TRIM,  
GUTTERS, DOWNSPOUTS  
SW 7012: CREAMY

### Color Option B



**P1**  
AVS  
PLATINUM GRAY

**P2**  
ALSIDE VINYL SIDING  
CAPE COD GRAY

**P3**  
ALSIDE VINYL SIDING  
MYSTIC BLUE

**TRIM**  
BALCONY COLUMNS/TRIM,  
GUTTERS, DOWNSPOUTS  
SW 7008: EXTRA WHITE



3 GARAGE SIDE ELEVATION

ELEVATE AT JORDAN CREEK:  
THE GARRETT COMPANIES  
COLOR SCHEME 08-5-2017



**SHINGLES**  
OWENS CORNING  
PEPPERMILL GRAY



**STONE S1**  
CENTURION STONE  
RUBBLE, BUCKS COUNTY



**STONE S2**  
CENTURION STONE  
ASHLAR



**METAL**  
DOORS, RAILINGS, LOUVERS  
SHERWIN WILLIAMS  
SW 6601: BLACK MAGIC



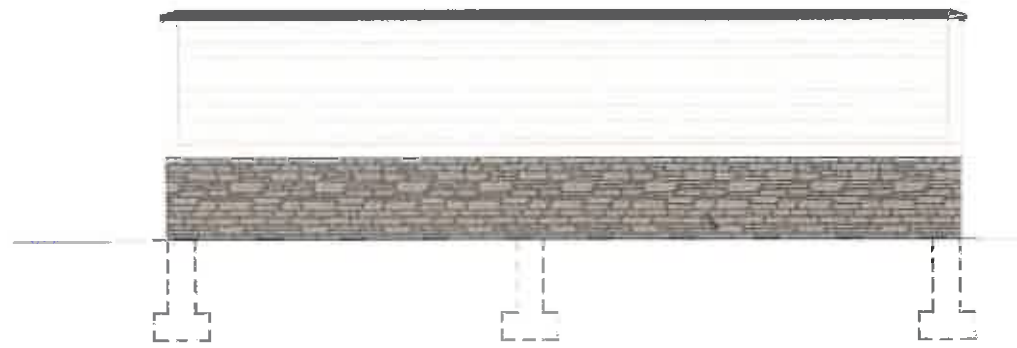
2 GARAGE REAR ELEVATION



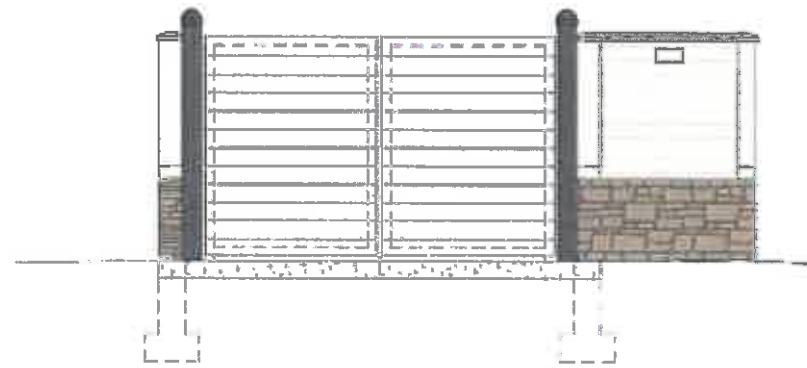
1 GARAGE FRONT ELEVATION

# ELEVATE

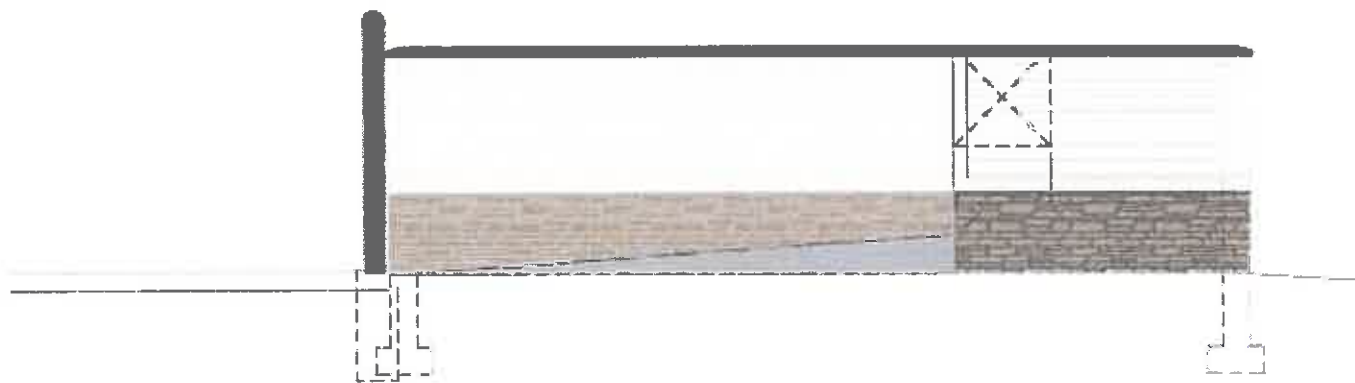
AT JORDAN CREEK



1 Compactor Enclosure North Elevation



2 Compactor Enclosure Gate South Elevation



3 Compactor Enclosure East Elevation