CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: October 29, 2018

ITEM: Covenant Cove, Southeast Corner of Bishop Drive and 98th Street – Phased Site Plan Approval for Footings and Foundations – Covenant Cove LLC – SP-003850-2018

RESOLUTION: Approval of Phased Site Plan for Footings and Foundations

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Covenant Cove LLC requests approval of a Phased Site Plan for approximately 28.94 acres located at the southeast corner of Bishop Drive and 98th Street to construct footings and foundations (see Exhibit I, Attachment B – Location Map and Attachment C – Phased Site Plan for footings and foundations only) to prepare for a 208 dwelling unit townhomes development. A phased site plan for private utilities was approved by the City Council on May 29, 2018.

Plan and Zoning Commission Action:
Vote: 4-0 approval, Commissioners Andersen, Drake, and Southworth absent.
Date: October 22, 2018
Motion: Adopt a resolution recommending the City Council approve the site plan.

Parties from the Covenant Cove development and the mobile home park to the east of the project spoke to the Commission regarding a required access drive between the two developments. The issue was not a part of the project as presented. Staff and the Commission recommended that the private parties work toward resolution of when and how the access would be available.

OUTSTANDING ISSUES: There are no outstanding issues.

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

- Applicant's Request
- History
- City Council Subcommittee – *Development and Planning (April 16, 2018)*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve the phased site plan to construct footings and foundations only, subject to the applicant meeting all City Code requirements and the following:

1. That building construction plans have been reviewed by the Development Services Building Division and the Fire Department and the applicant acknowledging and agreeing that no footing and foundations may be constructed without a building permit.
2. The applicant agreeing that no above ground or vertical construction is allowed until such time that the full site plan is approved by the City Council, building construction plans have been reviewed and approved by the Development Services Building Division and Fire Department and building permits have been issued.
3. The applicant acknowledging and agreeing that implementation of footings and foundations is at the applicant's risk. Any changes to the location or design of buildings determined necessary upon further review of the site plan shall be at the applicant's expense with no compensation from the City.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

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

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	April 16, 2018		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution
  - Exhibit A – Conditions of Approval
- Attachment B - Location Map
- Attachment C - Phased site plan for footings and foundations

Exhibit II - City Council Resolution
- Exhibit A – Conditions of Approval

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: October 22, 2018

Item: Covenant Cove, Southeast corner of Bishop Drive and 98th Street – Phased Site Plan Approval for Footings and Foundations – Covenant Cove LLC – SP-003850-2018

Requested Action: Approval of Phased Site Plan for Footings and Foundations

Case Advisor: Kara Tragesser, AICP

Applicant's Request: Covenant Cove LLC requests approval of a Phased Site Plan for approximately 28.94 acres located at the southeast corner of Bishop Drive and 98th Street to construct footings and foundations within the Phase 1 delineation to prepare for a 208-unit townhome development (see Attachment B – Location Map and Attachment C – Site Plan).

History: The property is currently undeveloped. In March 2018, the City Council approved an amendment to the 98th Street Planned Unit Development to change the zoning of the property from Manufactured Homes (MH) to Residential Medium Density (RM-8) to accommodate the anticipated townhome development. In May 2018 a grading plan was approved by the City Engineer to allow grading on the site. Also in May 2018, the City Council approved a partial site plan to allow the construction of private utilities.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on April 16, 2018; the Subcommittee was supportive of the development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment.

The action being reviewed with this staff report is to allow the construction of footings and foundations on the site; there is enough information on the site plan that has been reviewed that staff feels comfortable that the site plan won't change significantly to affect the locations of footings and foundations. This phased site plan does not allow for vertical construction (framing, walls, roof, etc.); that approval will be given as part of the full site plan approval which includes architecture and landscaping. Staff is waiting on agreements, easements, and resolution to staff recommendations on architecture before the full site plan can be presented for approval. As with phased approvals, staff recommends a condition of approval that the applicant acknowledge any construction is at their own risk.

Staff has been in conversation with the potential buyer of the West Park mobile home development located immediately to the east of the Covenant Cove development about provision of a second access to the mobile home development through the Covenant Cove development. I believe when the Covenant Cove Planned Unit Development Ordinance was in review by the Commission that discussion of this second access occurred. When the Covenant Cove property and the existing mobile home park ground was all owned by M E & E LLC, City staff advised the parties involved in the sale of these properties that a second access, as required by the Fire Code, would need to be provided and that the parties should work together to determine how that access was to be accommodated and constructed. If the connection meets code requirements, the City considers the provision (location, construction, and maintenance) of this access drive a private matter for the parties to work out as part of the sale negotiations of the property.

Staff did include the following language in the Planned Unit Development amendment to document that a drive connection between the two parcels would need to be provided:

> *"Each development site in the PUD is required to have two access locations for emergency services that are distanced apart according to the West Des Moines Fire Code. The site plan for the original PUD Parcel C, now to be split creating a new Parcel C and a new Parcel D, provided a roadway access location in the southwest corner of what is now PUD Parcel D as a continuation of the mobile home park development planned for PUD Parcel C. With the change in zoning contained herein and the predictable change in development of new PUD Parcel C, the planned access at the southeast corner shall either be extended to Bishop Drive or 98th Street prior to or in conjunction with the development of new PUD Parcel C. A cross access ingress/egress easement*

will be required to enable the free access of vehicles between the two PUD Parcels. This access shall be provided within 180 days of the adoption of this PUD, unless an alternative time frame is approved by the City Council."

The mobile home development currently has a road connection constructed to their west property boundary in the southwest corner of the site. To accommodate the proposed Covenant Cove development, the location of the access road is shown on the site plan for Covenant Cove at the east side where proposed Heightsview Drive is located. A companion Minor Modification has been submitted for the mobile home park property which relocates the drive to align with Heightview Drive. Unless otherwise negotiated privately between the two parties, each party is responsible for constructing the roadway to the common property boundary. These two site plans are an indication to the City that the second access to the mobile home development is planned for and that the location has been agreed upon among the parties involved: the timing of the construction appears to be the remaining outstanding issue. Fire Code regulations restrict the mobile home park from allowing any additional dwellings until such time that the secondary access is implemented.

The 180-day time period indicated in the PUD expired in September 2018. The time period was designated in anticipation that the Covenant Cove Preliminary Plat and Site Plan would be submitted for review and approval last spring immediately after approval of the PUD and that the two private entities would have resolved details regarding location and construction. The site plan indicates a phase line which crosses east to west generally along Starview Drive and turns south along 96th Street to include a roadway connection to the east. As part of the full site plan approval for Covenant Cove, if necessary, staff will recommend a condition of approval that requires the Covenant Cove developer to construct the secondary connection within their property and have it open to use prior to issuance of the first occupancy permit, including temporary occupancy, (excluding a show home for demonstration purposes) for any dwelling within the designated phase one area. If the City Council desires, an alternate 'no later than' date can be designated as part of the full site plan approval. Preliminary discussions with the Covenant Cove developer has indicated that they believe they can have the connecting road completed by mid-to-late summer. Staff has not had discussions with the developer about prohibiting occupancy until the connecting road is constructed.

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

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

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

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

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

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

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

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

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve a Phased Site Plan to allow implementation of footing and foundations for those dwellings in phase one of the Covenant Cove development located at the southeast corner of Bishop Drive and 98th Street, subject to the applicant meeting all City Code requirements and the following:

1. That building construction plans have been reviewed by the Development Services Building Division and Fire Department and The applicant acknowledging and agreeing that no footing and foundations may be constructed prior to issuance of a building permit for each structure;

2. The applicant agreeing that no above ground or vertical construction is allowed until such time that the full site plan is approved by the City Council, building construction plans have been reviewed and approved by the Development Services Building Division and Fire Department and buildings permits have been issued.

3. The applicant acknowledging and agreeing that implementation of footings and foundations is at the applicant's risk. Any changes to the location or design of buildings determined necessary upon further review of the site plan shall be at the applicant's expense with no compensation from the City.

Owner
Covenant Cove LLC
2635 Berkshire Pkwy Suite 202
Clive IA 50325

Applicant:
Covenant Cove LLC
3100 White Pine Court
Waukee IA 50263
Attn: David J Albright

Applicant Rep:
Snyder & Associates
2727 SW Snyder Boulevard
Ankeny IA 50023
Attn: Brent Culp

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Site Plan for Footings and Foundations

ATTACHMENT A

RESOLUTION NO. PZC-18-069

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PHASED SITE PLAN TO ALLOW THE CONSTRUCTION OF FOOTINGS AND FOUNDATIONS FOR DWELLING STRUCTURES LOCATED WITHIN PHASE ONE OF THE COVENANT COVE DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF BISHOP DRIVE AND 98TH STREET

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Covenant Cove LLC, has requested approval for a Phased Site Plan (SP-003850-2018) to construct footings and foundations for structures within phase one of the Covenant Cove development situated on property located at the southeast corner of Bishop Drive and 98th Street;

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

WHEREAS, on October 22, 2018, this Commission held a duly-noticed public meeting to consider the application for a Phased Site Plan for Footings and Foundations;

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

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

SECTION 2. The Phased Site Plan to construct footings and foundations within phase one of the development is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the meeting, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on October 22, 2018.

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 22, 2018, by the following vote:

AYES: **Costa, Crowley, Erickson, Hatfield**
NAYS:
ABSTENTIONS:
ABSENT: **Andersen, Drake, Southworth**

ATTEST:

Recording Secretary

C:\Users\Ktragesser\Desktop\Various Project Bits\PP-003849-2018-SP-003850-2018_SR_Covenant Cove_Footingsfoundations_10-22-2018_LT DRAFT.Docx

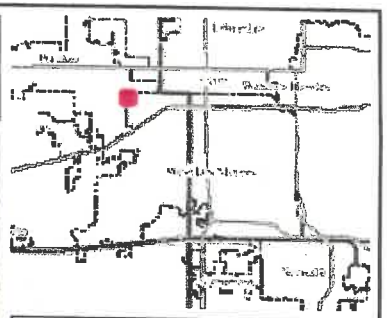
Exhibit A
CONDITIONS OF APPROVAL

1. That building construction plans have been reviewed by the Development Services Building Division and Fire The applicant acknowledging and agreeing that no footing and foundations may be constructed prior to issuance of a building permit for each structure;

2. The applicant agreeing that no above ground or vertical construction is allowed until such time that the full site plan is approved by the City Council, building construction plans have been reviewed and approved by the Development Services Building Division and Fire Department and buildings permits have been issued.

3. The applicant acknowledging and agreeing that implementation of footings and foundations is at the applicant's risk. Any changes to the location or design of buildings determined necessary upon further review of the site plan shall be at the applicant's expense with no compensation from the City.

Covenant Cove



Legend

- Corporate Limits
- Parcels

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City of West Des Moines, Iowa

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

PRELIMINARY PLAT / SITE PLAN

FOR

COVENANT COVE

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

OWNER

M. E. & E. LLC, MAY 23, 2001-03/15/2004
4903 LONNA DR
PANORA, IA 50216

GERLICH, KAREN A ETAL 50%
KAREN A & MARGARET L TRUST 50%
4903 LONNA DR
PANORA, IA 50216

APPLICANT

BJS CONSTRUCTION, LLC.
3100 WHITE PINE COURT
WAUKEE, IA 50263
CONTACT: DAVID ALBRIGHT
515-360-5063

ENGINEER

SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD.
ANKENY, IOWA 50023
(515) 964-2020
CHAD DEVORE, P.E.

SCALE: 1"=1000'

VICINITY MAP

INDEX OF SHEETS

1. TITLE SHEET
2. PROJECT INFORMATION
3. SITE DETAILS
4-5. OVERALL MASTER PLAN
6-16. DIMENSION AND UTILITY PLAN
17-18. GRADING AND EROSION CONTROL PLAN
19. PLANTING NOTES AND DETAILS
20-30. DETAILED GRADING AND PLANTING PLAN

STATE OF IOWA — CLAY R. SCHNECKLOTH — LANDSCAPE ARCHITECT NO. 512 — PROFESSIONAL LANDSCAPE ARCHITECT
License Expires: June 30, 2019

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

Clay R. Schneckloth, ASLA — Date
License Number 512
Pages or sheets covered by this seal:
Sheets 18-30

LICENSED PROFESSIONAL ENGINEER — CHAD D. DEVORE — 16007 — IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Chad D. DeVore, P.E. — Date
License Number 16007
My License Renewal Date is December 31, 2019
Pages or sheets covered by this seal:
Sheets 1-18, 20-30

MARK	REVISION	DATE	BY

Engineer: CDD | Checked By: BKC | Scale: 1"=1'
Technician: AWS | Date: 9/19/18 | Field Bk: Pg
Project No: 1170697 | Sheet 1 of 30

COVENANT COVE

WEST DES MOINES, IOWA

TITLE SHEET

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

ATTACHMENT C

LEGEND

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

(x) Denotes the survey quality service level for utilities

Features	Existing	Proposed
Sanitary Manhole		
Storm Sewer with Size	12" ST	12" ST
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box	EB	
Electric Transformer		
Traffic Sign		
Communication Pedestal		
Communication Manhole		
Communication Handhole		
Fiber Optic Manhole		
Fiber Optic Handhole		
Gas Valve		
Gas Manhole		
Gas Apparatus		
Fence Post or Guard Post		
Underground Storage Tank		
Above Ground Storage Tank		
Sign		
Satellite Dish		
Mailbox		
Soil Boring		

UTILITY QUALITY SERVICE LEVELS

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

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

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

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

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

UTILITY WARNING

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

UTILITY CONTACT INFORMATION

C1-COMMUNICATION	CENTURYLINK Tom Sturmer 7205768090 Thomas.sturmer@centurylink.com
W1-WATER	DES MOINES WATER WORKS Jana Hodges 5152838729 hodges@dmww.com
FO2-FIBER OPTIC	AUREON NETWORK SERVICES Jeff Klocko 5158300445 jeff@netins.com
E1-ELECTRIC OE-OVERHEAD ELECTRIC	MIDAMERICAN ENERGY James Kelstor 5152526472 jakelstor@midamerican.com
C2-COMMUNICATION	WINDSTREAM COMMUNICATIONS LOCATE DESK 8002891901 LOCATE.DESK@WINDSTREAM.COM
C3-COMMUNICATION	MEDIACOM COMMUNICATIONS CORP Paul May 5152462252 pmay@mediacomcc.com
W2-WATER	WEST DES MOINES WATER WORKS William Mabuce 5152222465 wmabuce@wdmww.com
S-SANITARY SEWER	WEST DES MOINES, CITY OF

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com

GENERAL NOTES

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

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

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

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

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

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

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

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

I. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED, AS PER NPDES GENERAL PERMIT NO. 2, MAINTAIN ALL TOPSOIL ON-SITE. RESPREAD TO MINIMUM 4" DEPTH TO FINISH GRADES.

J. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF CURB, UNLESS OTHERWISE NOTED.

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

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

M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT IF GRADING BEGINS PRIOR TO APPROVAL OF THE PRELIMINARY PLAT/SITE PLAN.

N. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, WEST DES MOINES, AND THE OWNER PRIOR TO CONSTRUCTION.

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

P. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO THE PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.

Q. 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 ENGINEERING SERVICES 222-3475 TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS. AN EXCAVATION PERMIT IS REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.

R. ALL WATER MAIN, SANITARY SEWER AND STORM SEWER ARE PRIVATE, UNLESS OTHERWISE NOTED.

S. EXTERIOR LIGHTING TO BE SOFFIT LIGHTING.

T. ALL SIDEWALK RAMPS IN THE PUBLIC RIGHT-OF-WAY COMPLY WITH PROWAG REQUIREMENTS. ALL NEW PUBLIC PEDESTRIAN RAMPS SHALL BE AS-BUILT AND CERTIFIED BY AN IOWA LICENSED ENGINEER STATING THEY MEET PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).

U. THE PROJECT ENGINEER SHALL PROVIDE AS-BUILT DOCUMENTATION THAT THE STORM WATER DRAINAGE SYSTEM HAS BEEN CONSTRUCTED AS DESIGNED.

V. A REPORT CERTIFIED BY A THIRD-PARTY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE CITY, SHALL BE SUBMITTED TO DOCUMENT THE THICKNESS AND STRENGTH OF THE PAVEMENT, THE SUB-GRADE COMPACTION, COMPLIANCE WITH THE METRO DESIGN STANDARDS FOR STREETS, AND THE STANDARDS LISTED IN THE WEST DES MOINES "OFF STREET PARKING ORDINANCE" FOR PRIVATE STREETS, PARKING LOTS, AND DRIVEWAYS.

W. ANY RETAINING WALLS NEEDED FOR THIS SITE ARE LESS THAN 2.5 FEET IN HEIGHT AND WILL NOT REQUIRE GUARDRAIL.

X. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC WORKS FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.

Y. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.

Z. CONTRACTOR TO COORDINATE WITH DES MOINES WATER WORKS (DMWW) ALL WORK WITHIN THE EXISTING WATER MAIN EASEMENT ALONG THE EAST SIDE OF 98TH STREET.

AA. ALL MECHANICAL UNITS SHALL BE SCREENED BY FENCING INSTALLED AS PART OF THE BUILDING CONSTRUCTION.

WEST DES MOINES STANDARD NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
2. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
3. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
4. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.

WEST DES MOINES WATER WORKS STANDARD NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

LEGAL DESCRIPTION

QUIT CLAIM DEED BOOK 2018, PAGE 2455: PARCEL A, B, AND C OF LOT THREE (3) IN WEST PARK PLAT 1 (FINAL PLAT), BEING LOCATED IN PART OF GOVERNMENT LOTS 3, 4, AND 6 IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 28.93 ACRES (1,260,375 SF).

COMPREHENSIVE PLAN

EXISTING: MEDIUM DENSITY RESIDENTIAL (MD)

ZONING

EXISTING: 98TH STREET PUD - RESIDENTIAL MEDIUM DENSITY (RM-8)

LAND USE

EXISTING: VACANT
PROPOSED: MEDIUM DENSITY RESIDENTIAL

FIRM DESIGNATION

THIS SITE IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS REFERENCED ON FLOOD INSURANCE RATE MAP (FIRM), MAP NO 19023100007C, MAP REVISED FEBRUARY 16, 2006

SITE AREAS

BUILDING	252,281 SF	20.0%
PAVING	188,068 SF	14.9%
DRIVEWAYS	122,490 SF	9.7%
SIDEWALK	45,177 SF	3.6%
OPEN SPACE	652,358 SF	51.8% (25% REQ)
TOTAL	1,260,374 SF	100%

IMPERVIOUS AREA

608,016 SF TOTAL IMPERVIOUS AREA (48.2% OF SITE)

PARKING REQUIREMENTS

REQUIRED
2 SPACES PER DWELLING
212 X 2 = 424 SPACES REQUIRED
1 SPACE FOR EVERY 15 DWELLING UNITS = 15 REQUIRED
TOTAL 439 SPACES REQUIRED

PROVIDED
2 DRIVEWAY SPACES PER UNIT
212 X 2 = 424 SPACES PROVIDED
2 GARAGE SPACES PER UNIT
212 X 2 = 424 SPACES PROVIDED
23 VISITOR PARKING STALLS PROVIDED
TOTAL 871 SPACES PROVIDED

CITY OF WEST DES MOINES CONTROL DATUM

CITY OF WEST DES MOINES DATUM (GEOID12A)NAVD88 - 774.01)

WEST DES MOINES BM#029
INTERSECTION OF 88TH STREET AND UNIVERSITY AVENUE, SOUTHEAST CORNER OF INTERSECTION, 31 FEET EAST OF THE CENTERLINE OF 88TH STREET, 2 FEET WEST OF THE 6 FOOT CHAINLINK FENCE.
ELEVATION=219.25

WEST DES MOINES BM#097
INTERSECTION OF UNIVERSITY AVENUE AND JORDAN CREEK PARKWAY, SOUTHEAST CORNER OF INTERSECTION, 59.5 FEET EAST OF THE CENTERLINE OF JORDAN CREEK PARKWAY, 200 FEET SOUTH OF THE CENTERLINE OF UNIVERSITY AVENUE.
ELEVATION=198.63

BENCHMARKS

WEST DES MOINES VERTICAL DATUM
IARTN DERIVED - US SURVEY FEET

BM1 ELEV=281.75
BURY BOLT ON WATROUS HYDRANT, NORTH OF ENTRANCE TO WATER TOWER, EAST SIDE OF 98TH STREET, SOUTH OF RAILROAD.

BM10 ELEV=274.07
SE BURY BOLT ON HYDRANT, NORTHEAST QUADRANT OF BISHOP DRIVE AND 98TH STREET.

BM11 ELEV=261.28
BURY BOLT ON HYDRANT, FIRST HYDRANT WEST OF WEST PARK SENIOR COMMUNITY, NORTH SIDE BISHOP DRIVE.

CONTROL POINTS

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

CP1 N=581767.59 E=1546450.84
SET CUT "X" TOP OF CURB, WEST SIDE 98TH STREET, ±100' SOUTH OF RAILROAD TRACKS, ±50 FEET WEST OF BM1.

CP2 N=582721.58 E=1546512.72
SET CUT "X" TOP OF CURB, NORTHEAST QUADRANT OF BISHOP DRIVE AND 98TH STREET AT 1/2 RADIUS.

CP3 N=582700.96 E=1547707.91
SET CUT "X" TOP OF CURB, NORTH SIDE BISHOP DRIVE, ±75 FEET WEST OF ENTRANCE TO WEST PARK SENIOR COMMUNITY.

CP4 N=581297.73 E=1547651.12
SET 1/2" REBAR WITH RED CAP, SOUTHEAST CORNER SITE, TOP OF BERM, ±10 FEET SOUTHWEST OF TELEPHONE PEDISTAL, ±15 FEET SOUTHEAST OF ELECTRIC TRANSFORMER.

MARK	REVISION	DATE	BY

Engineer: CDD | Checked By: BKC | Scale: 1"=
Technician: AWS | Date: 9/19/18 | Field Bk: | Pg:

WEST DES MOINES, IOWA

2727 S.W. SNYDER BLVD.
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COVENANT COVE

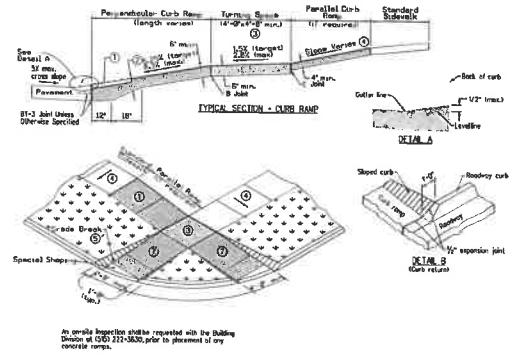
PROJECT INFORMATION

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 1170697

Sheet 2 of 30



An on-site inspection shall be requested with the Building Division at (515) 222-3630, prior to placement of any concrete ramps.

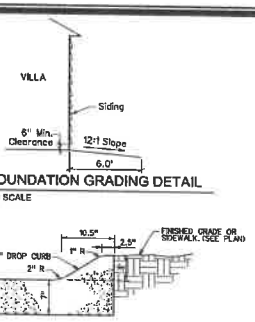
If crosswalks are marked, locate ramps, exclusive of flares, within the crosswalk markings.

1. Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
2. Provide a minimum of 6 inches of concrete below the detectable warning panel.
3. Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 4 feet by 4 feet.
4. If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

   The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.33 slope for parallel ramps shorter than 15 feet.
5. If crossing gate conflicts with location of detectable warning or if pedestrian crossing gate is provided, place detectable warning panel in advance of the crossing gate.
6. Locate front edge of detectable warning panel 12 to 15 feet from centerline of nearest rail. Orient truncated domes parallel to the direction of pedestrian travel.
7. Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.33%.
8. Match pedestrian street crossing cross slope or flatter.

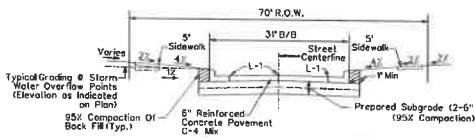
Key
- Curb Ramp
- Turning Space
- Detectable warning
- GRASS

1/3 TYPICAL SIDEWALK RAMP DETAIL
NO SCALE

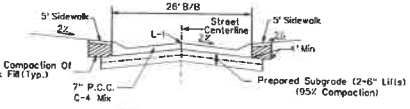


2/3 FOUNDATION GRADING DETAIL
NO SCALE

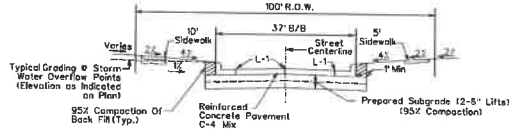
3-INCH ROLLED CURB



TYPICAL STREET CROSS SECTION
BISHOP DRIVE

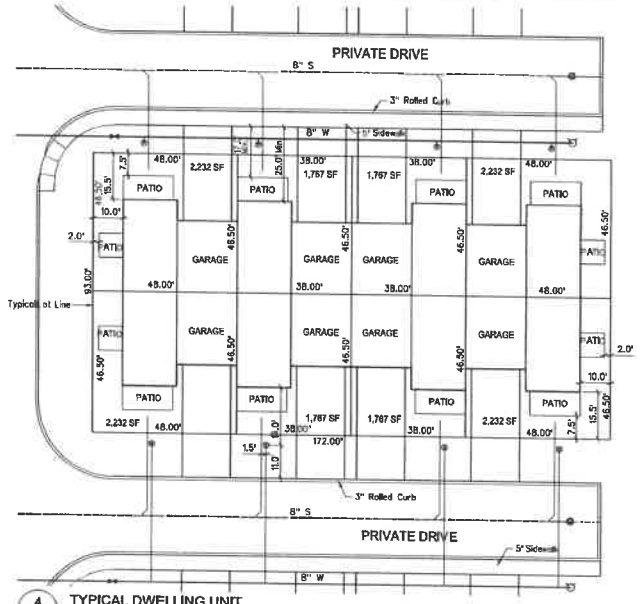


TYPICAL PRIVATE STREET CROSS SECTION
PRIVATE DRIVES

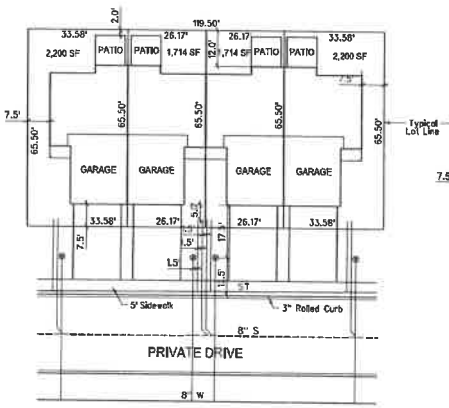


TYPICAL STREET CROSS SECTION
98TH STREET

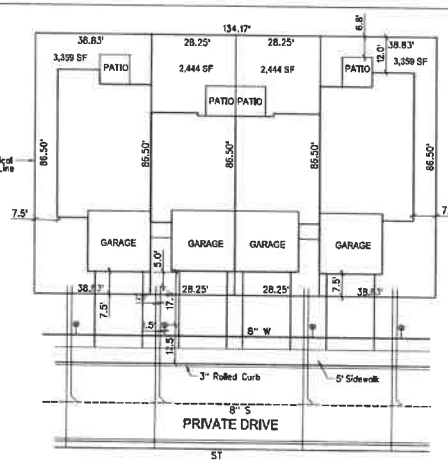
3/3 STREET CROSS SECTION DETAIL
NO SCALE



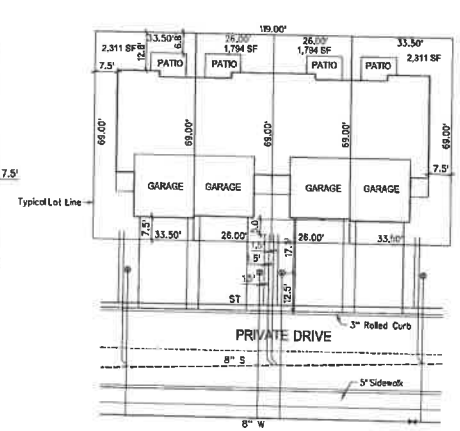
4/3 TYPICAL DWELLING UNIT
LEGACY II 2-STORY (6304 SF) SLAB ON GRADE
LOTS 73-80, 135-150, 169-178
5" Sanitary Services
1" Water Services
No Sump Services



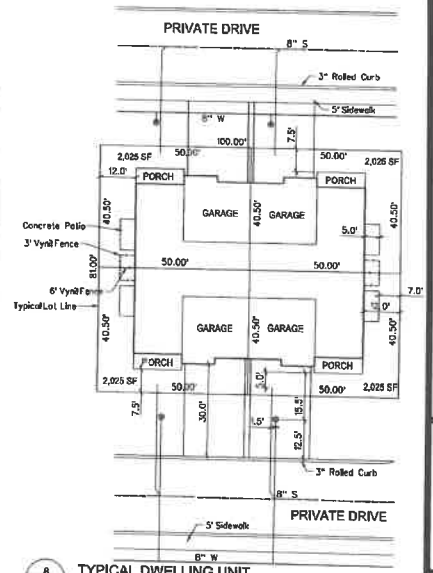
5/3 TYPICAL DWELLING UNIT
ORCHARD VIEW TOWNHOME 2-STORY (4348 SF) W/ BASEMENT
LOTS 21-44
5" Sanitary Services
1" Water Services
4" Sump Services



6/3 TYPICAL DWELLING UNIT
HAPPE TOWNHOME 2-STORY (6378 SF) W/ BASEMENT
LOTS 63-72, 151-168, 177-180
5" Sanitary Services
1" Water Services
4" Sump Services



7/3 TYPICAL DWELLING UNIT
EASTON II SPLIT FOYER (4587 SF)
LOTS 1-20, 45-60, 97-119, 181-212
5" Sanitary Services
1" Water Services
4" Sump Services



8/3 TYPICAL DWELLING UNIT
OCS 2-STORY TOWNHOME (4388 SF) SLAB ON GRADE W/ BASEMENT
LOTS 81-96, 119-134
5" Sanitary Services
1" Water Services
4" Sump Services

MARK	REVISION	DATE	BY

Engineer: CJD | Checked by: BKC | Scale: 1"= 20'
Technician: AWS | Date: 9/19/18 | Field Bk: | Pgs:
Project No: 1170697 | Sheet 3 of 30

WEST DES MOINES, IOWA

COVENANT COVE

SITE DETAILS

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
AMES, IOWA 50023
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SNYDER & ASSOCIATES

Project No: 1170697

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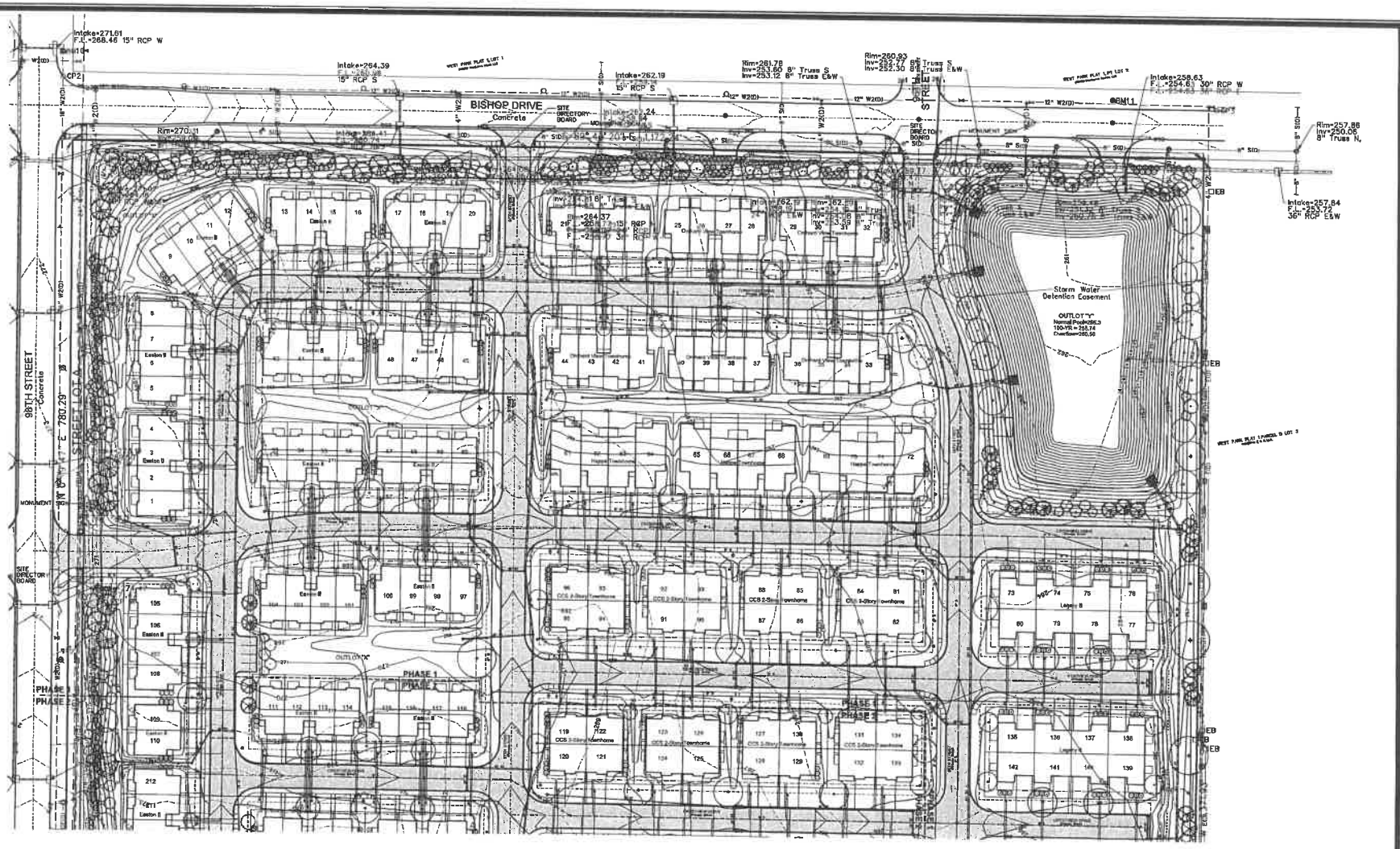

MARK	REVISION	DATE	BY

Engineer: CDD | Checked By: BKC | Scale: 1"=50'
Technician: AWS | Date: 9/19/18 | Field Bk: Pg:
Project No: 1170697 | Sheet 4 of 30

COVENANT COVE

OVERALL MASTER PLAN

WEST DES MOINES, IOWA

SNYDER & ASSOCIATES, INC.
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COVENANT COVE

OVERALL MASTER PLAN

WEST DES MOINES, IOWA

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Project No: 1170697

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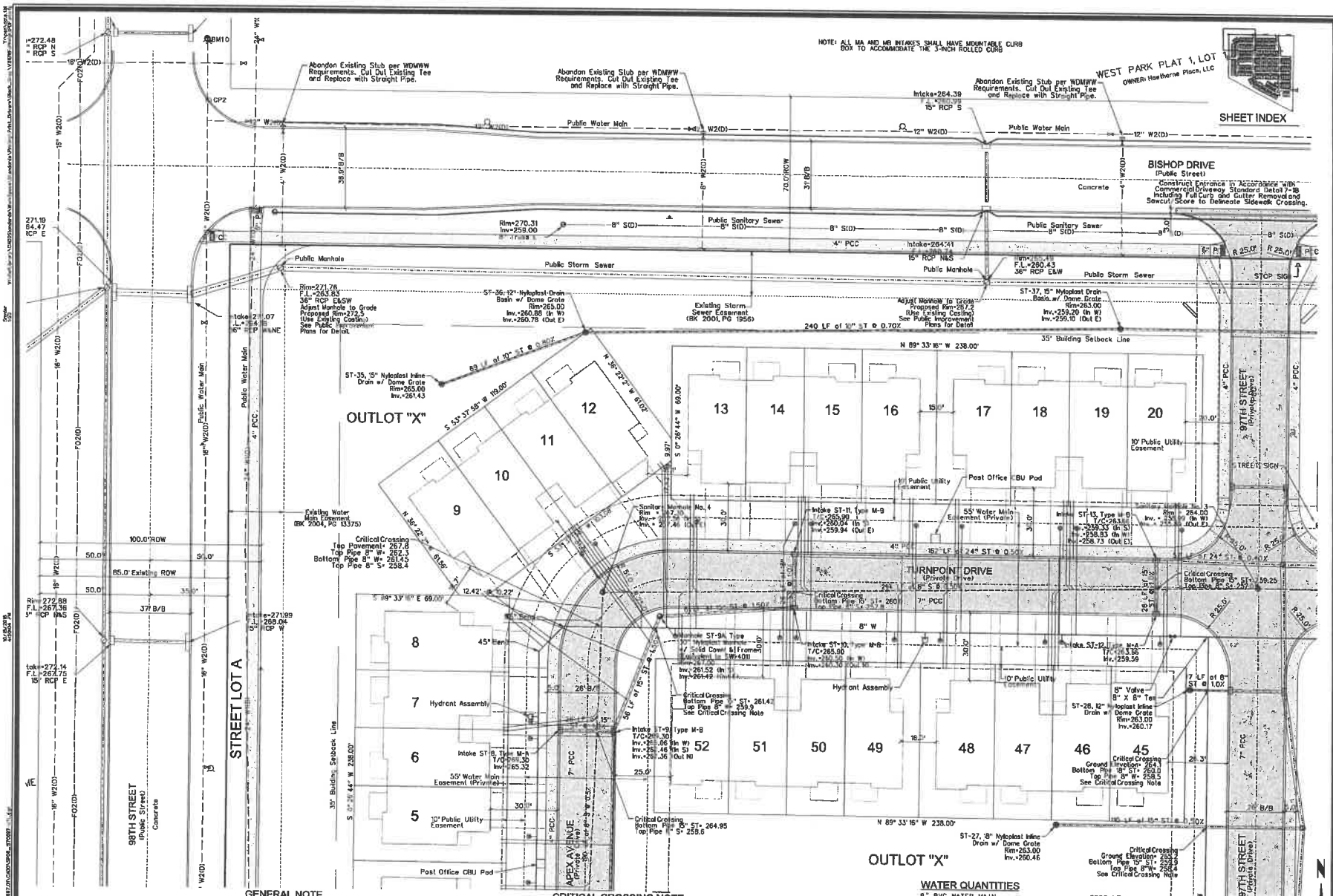
Engineer: CDD	Checked By: BKC	Scale: 1"=50'
Technician: AWS	Date: 9/19/18	Field Bk: Pg:

Project No: 1170697 Sheet 5 of 30

MARK	REVISION	DATE	BY



GENERAL NOTE

1. ALL WATER MAIN, SANITARY SEWER AND STORM SEWER ARE PRIVATE, UNLESS OTHERWISE NOTED.

CRITICAL CROSSING NOTE

1. WHERE THE STORM SEWER CROSSES OVER OR IS LESS THAN 18" BELOW A WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF N-12 DUAL WALL HDPE PIPE WITH WATER TIGHT (WT) JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.

WATER QUANTITIES

8" PVC WATER MAIN	6860 LF.
16" PVC CASING PIPE	40 LF.
16" X 8" TAPPING SLEEVE AND VALVE	1 EA.
CONNECT TO EXISTING 8" STUB	1 EA.
ABANDON EXISTING STUB	5 EA.
8" VALVE	26 EA.
HYDRANT ASSEMBLY	28 EA.
1" SERVICE	212 EA.

(NOTE: ALL WATER MAIN IS PRIVATE)

MARK	REVISION	DATE	BY

Engineer: CDD | Checked By: BKC | Scale: 1"= 20'
Technician: AWS | Date: 9/19/18 | Field Bk: Pg
Project No: 1170697 | Sheet 6 of 30

COVENANT COVE

DIMENSION AND UTILITY PLAN

WEST DES MOINES, IOWA

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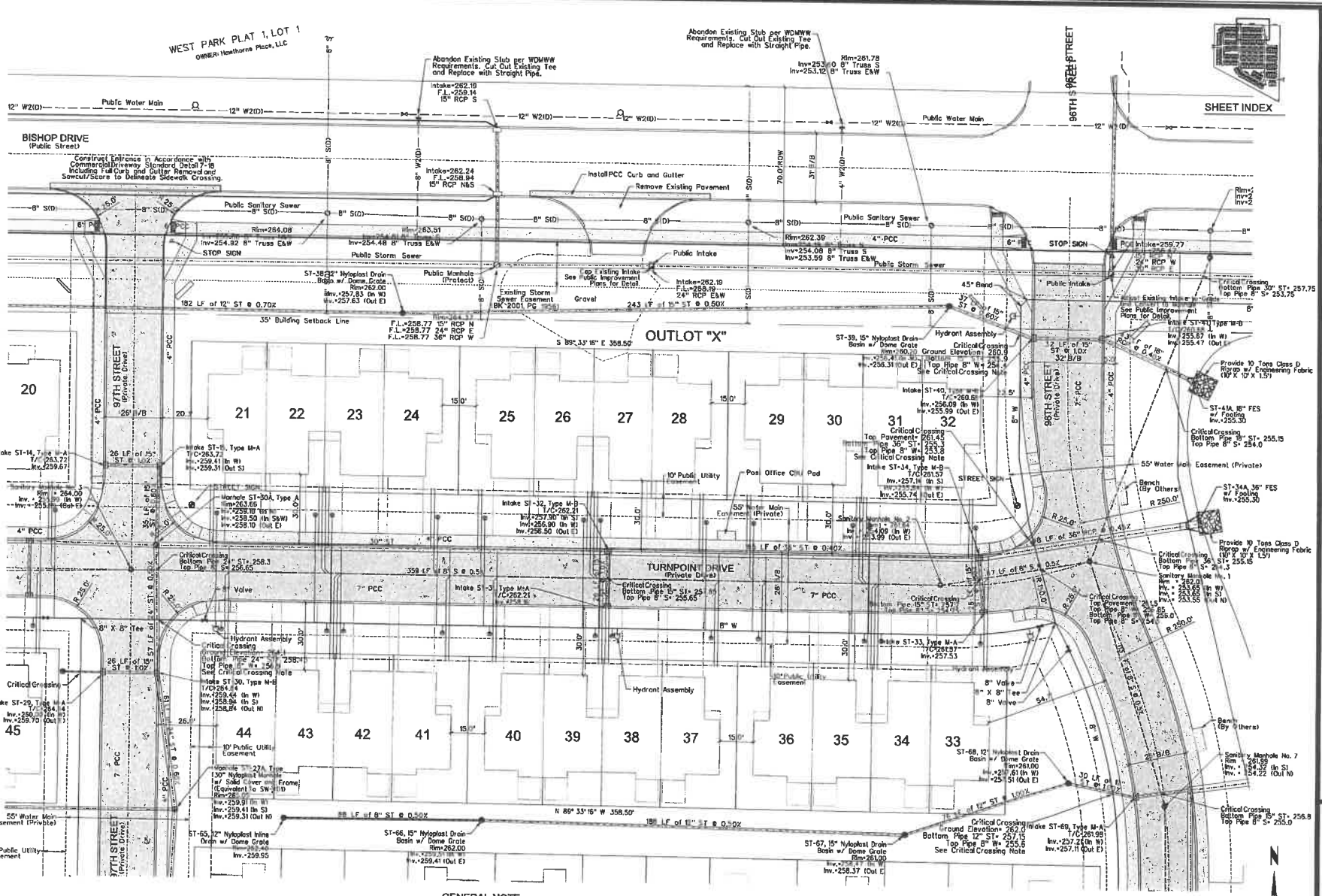

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MARK	REVISION	DATE	BY

Engineer: CDD | Checked By: BKC | Scale: 1"=20'
Technician: AWS | Date: 9/19/18 | Field Bk: Pg
Project No: 1170697 | Sheet 7 of 30

COVENANT COVE

DIMENSION AND UTILITY PLAN

WEST DES MOINES, IOWA

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Project No: 1170697

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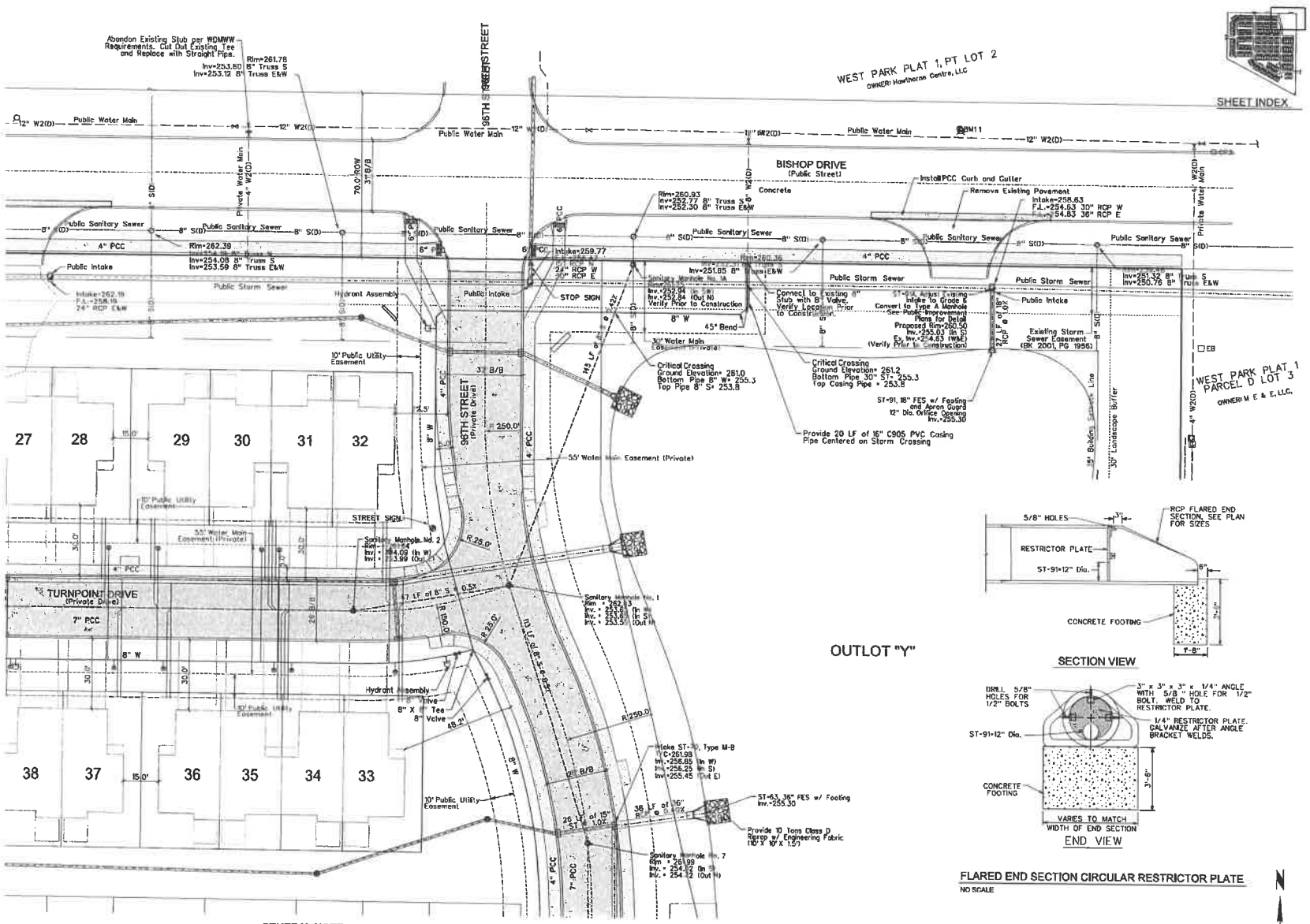

SECTION VIEW

END VIEW

FLARED END SECTION CIRCULAR RESTRICTOR PLATE

NO SCALE

0 20
FEET

N

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MARK	REVISION	DATE	BY

Engineer: CDD | Checked By: BKC | Scale: 1"=20' | Plotted By: Pgr
Technician: AWS | Date: 9/19/18 | Sheet 8 of 30
Project No: 1170697

COVENANT COVE

DIMENSION AND UTILITY PLAN

WEST DES MOINES, IOWA

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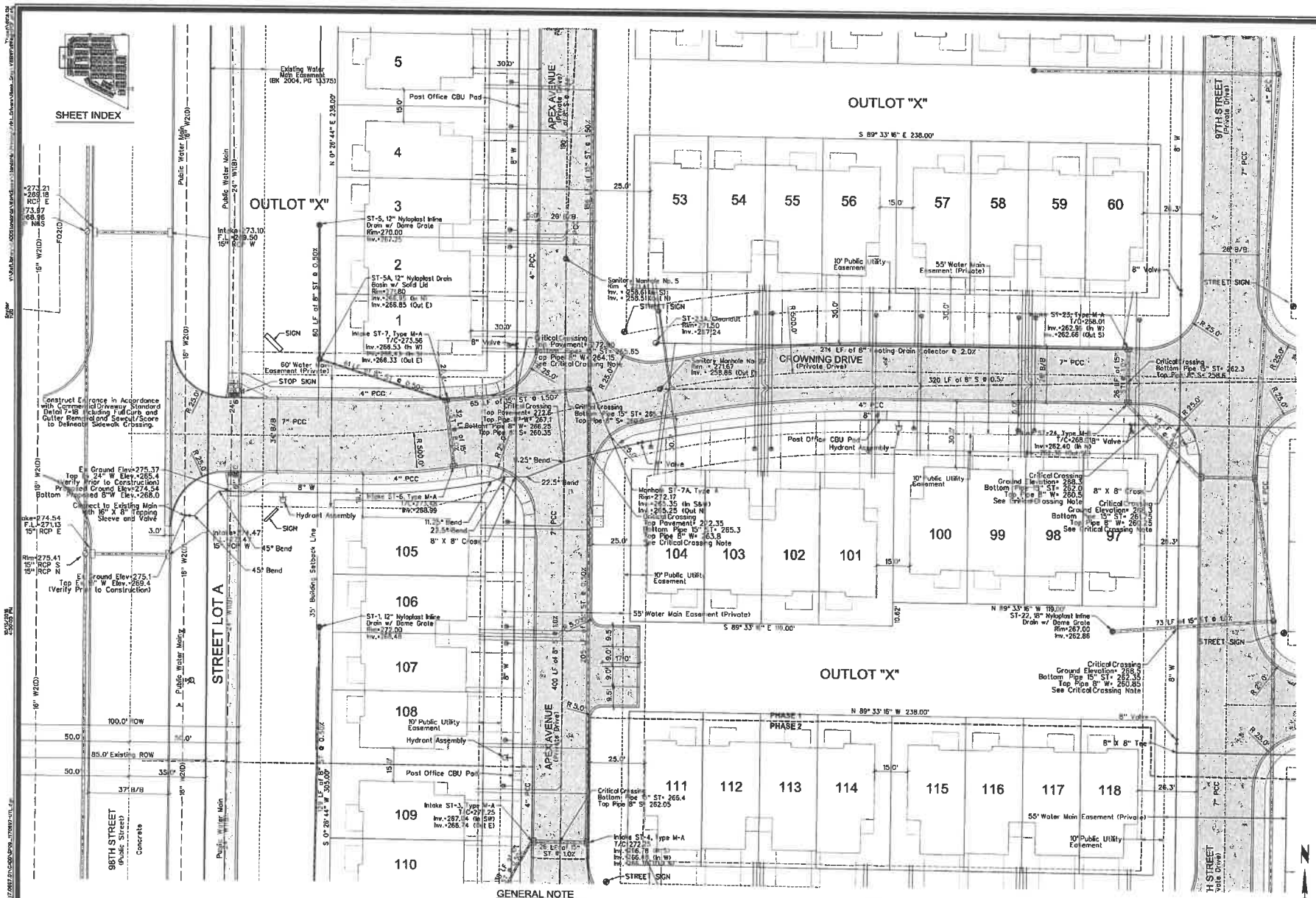

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MARK	REVISION	DATE	BY

Engineer: CDD | Checked By: BKC | Scale: 1"=20' | Field Bk: Pgs
Technician: AWS | Date: 9/19/18 | Sheet 9 of 30
Project No: 1170697

COVENANT COVE

DIMENSION AND UTILITY PLAN

WEST DES MOINES, IOWA

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Project No: 1170697

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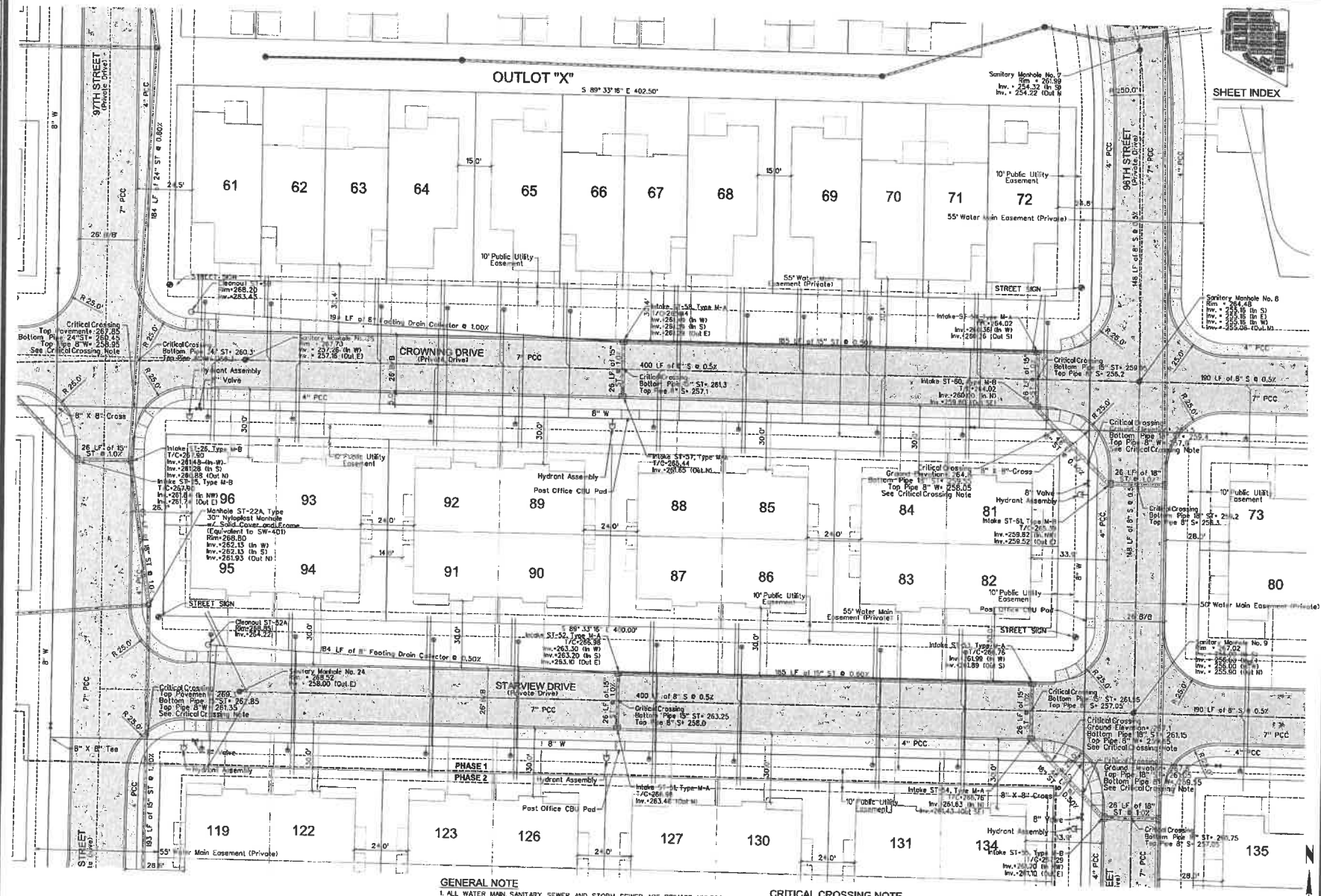

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0 20 FEET

MARK	REVISION	DATE	BY

Engineer: CDD | Checked By: BKC | Scale: 1"= 20' | Field Bk: Pg:
Technician: AWS | Date: 9/19/18 | Project No: 1170697 | Sheet 10 of 30

COVENANT COVE

DIMENSION AND UTILITY PLAN

WEST DES MOINES, IOWA

SNYDER & ASSOCIATES, INC.
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Project No: 1170697

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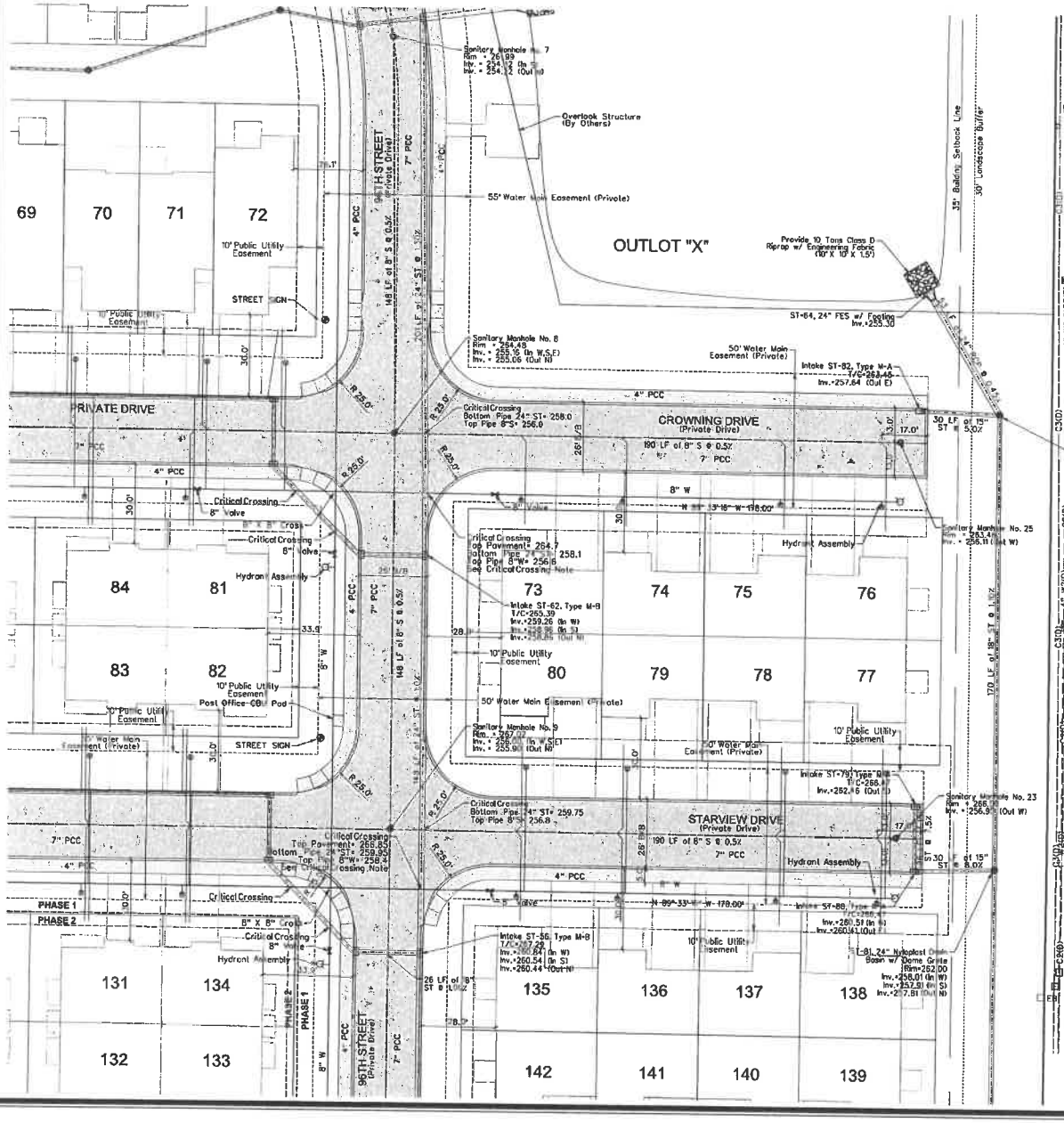

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MARK	REVISION	DATE	BY

Engineer: CDD | Checked By: BKC | Scale: 1"=20'
Technician: AWS | Date: 9/19/18 | Plot Sc: Pg
Project No: 1170697 | Sheet 11 of 30

COVENANT COVE

DIMENSION AND UTILITY PLAN

WEST DES MOINES, IOWA

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Project No: 1170697

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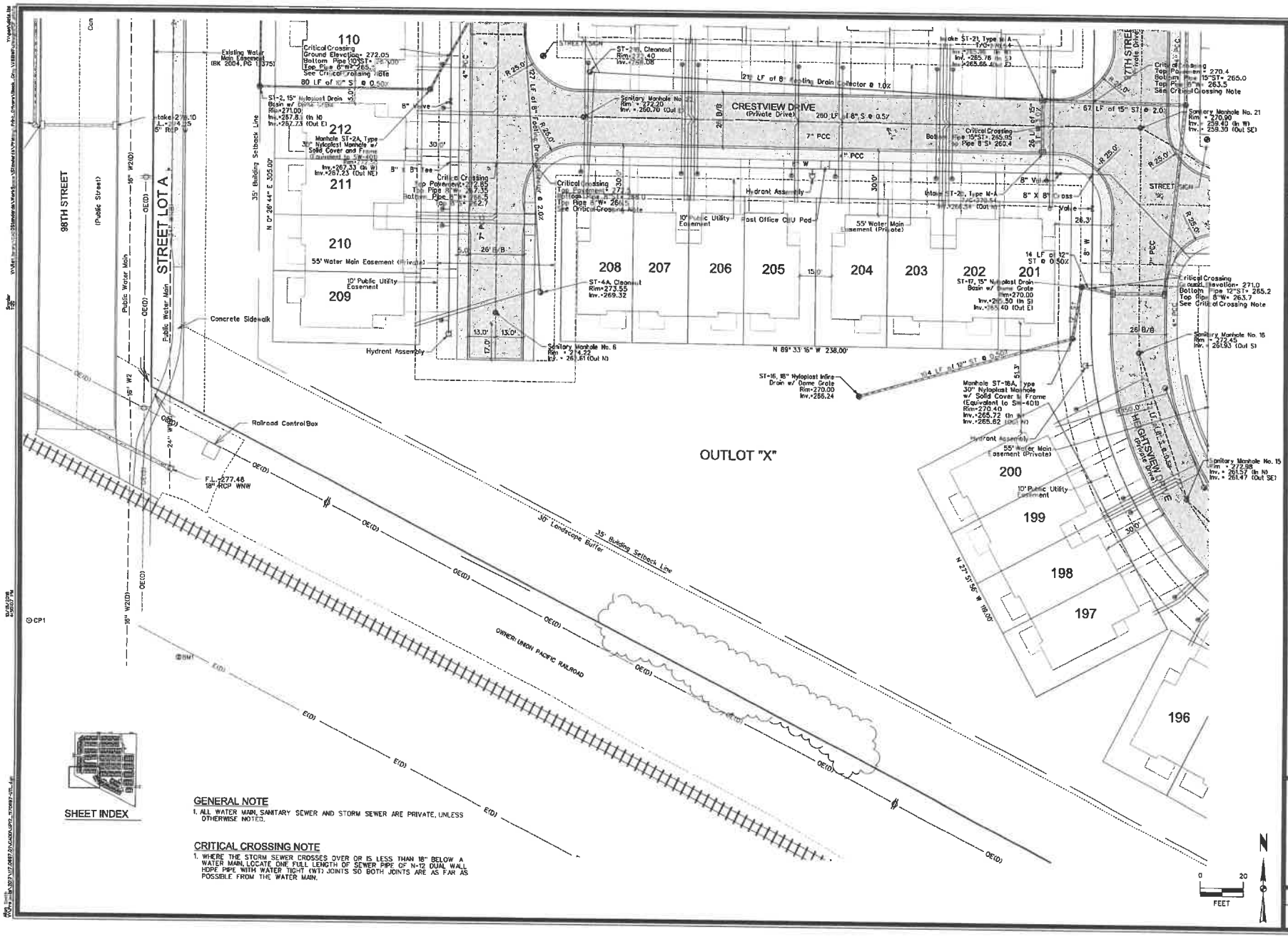

MARK	REVISION	DATE	BY

Engineer: CDD | Checked By: BHC | Scale: 1"= 20' | Field Bk: FS
Technician: AWS | Date: 9/19/18 | Sheet 12 of 30
Project No: 1170697

COVENANT COVE

DIMENSION AND UTILITY PLAN

WEST DES MOINES, IOWA

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Project No: 1170697

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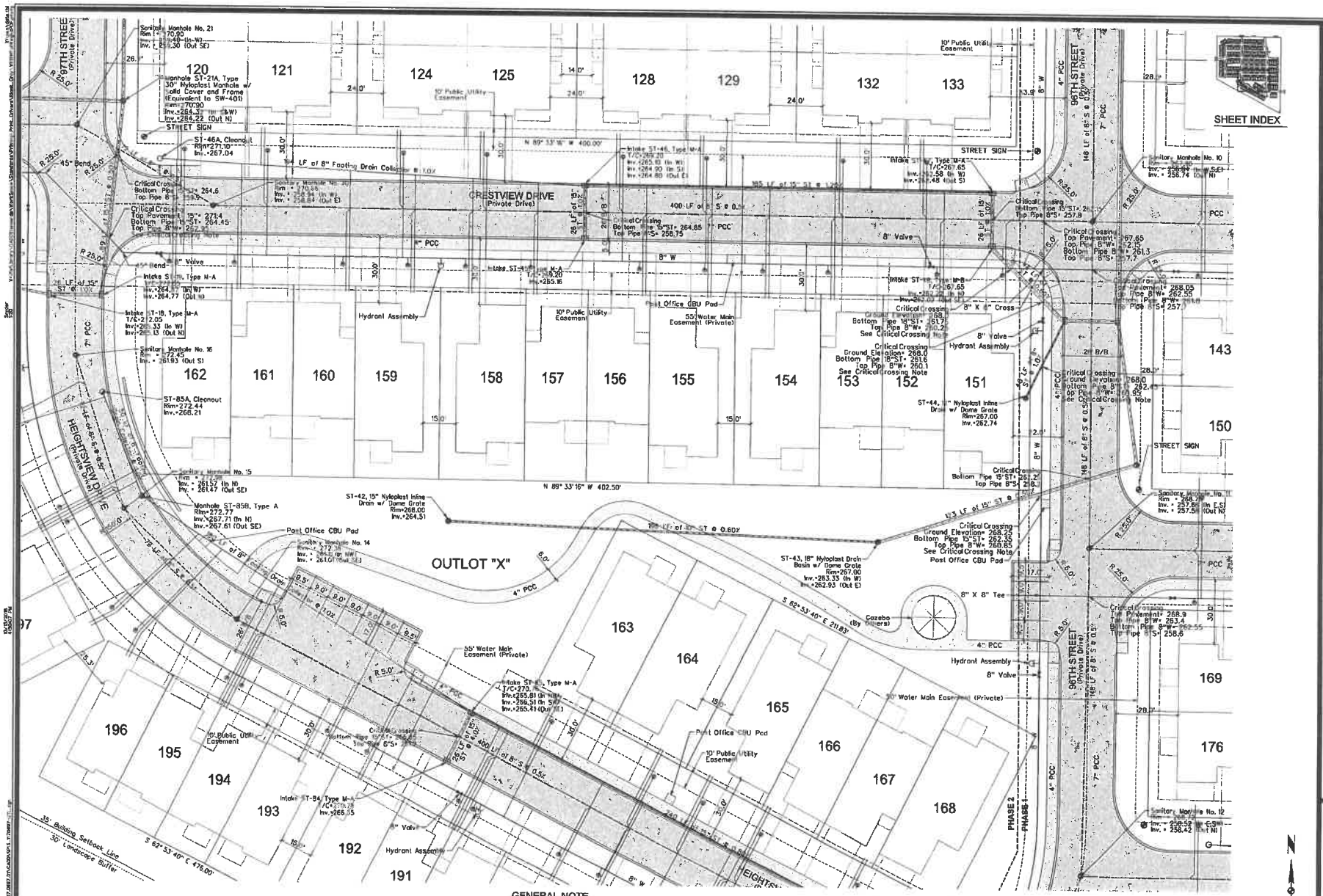

GENERAL NOTE

1. ALL WATER MAIN, SANITARY SEWER AND STORM SEWER ARE PRIVATE, UNLESS OTHERWISE NOTED.

CRITICAL CROSSING NOTE

1. WHERE THE STORM SEWER CROSSES OVER OR IS LESS THAN 18" BELOW A WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF N-12 DUAL WALL HDPE PIPE WITH WATER TIGHT (WT) JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.

MARK	REVISION	DATE	BY

Engineer: CDD | Checked By: BKC | Scale: 1"=20' | Field Bk: Pgs
Technician: AWS | Date: 9/19/18 | Sheet 13 of 30
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COVENANT COVE

DIMENSION AND UTILITY PLAN

WEST DES MOINES, IOWA

SNYDER & ASSOCIATES, INC.
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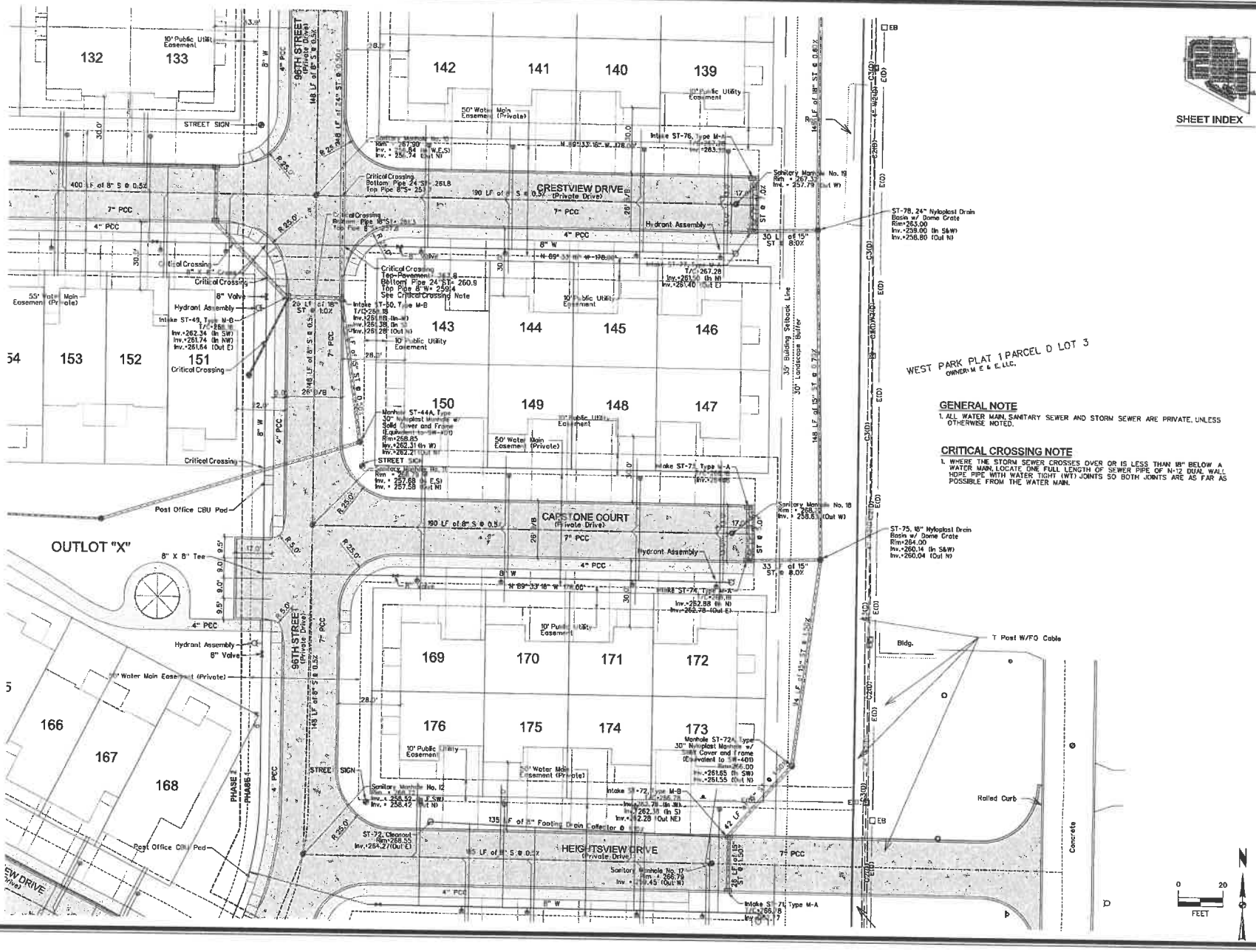

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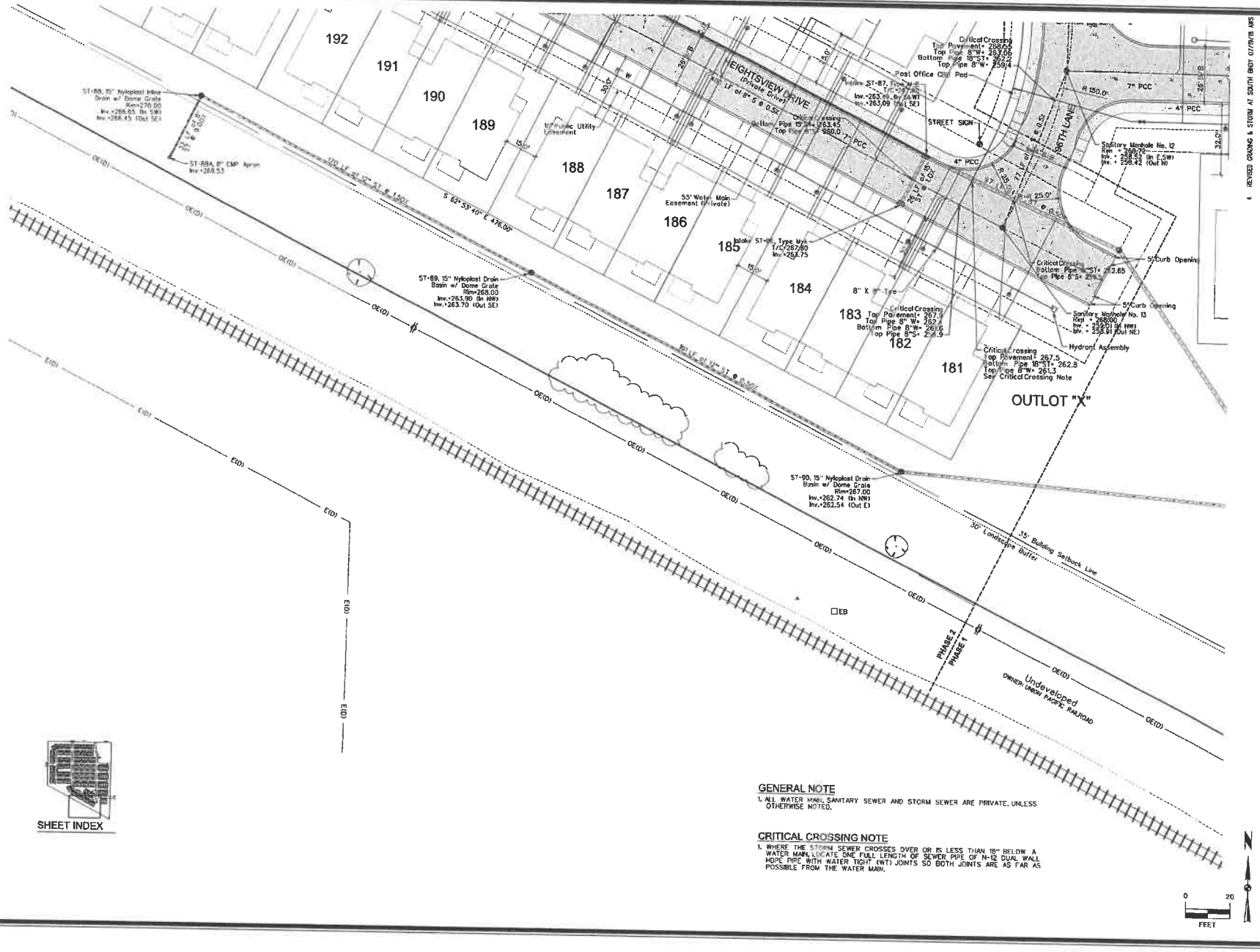

SHEET INDEX

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4	REVISED GRADING & STORM AT SOUTH BNDY	07/19/18	AWS

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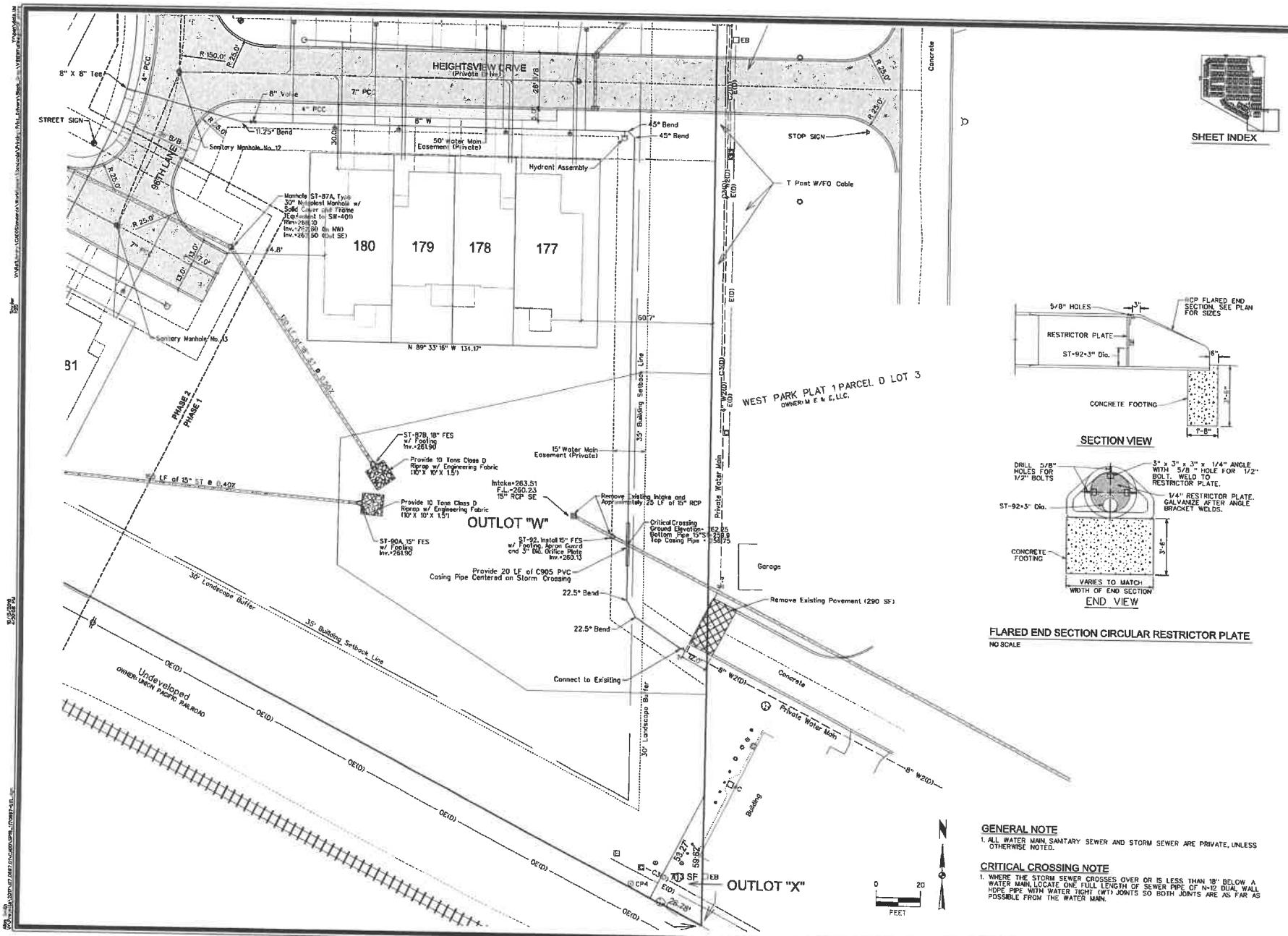

FLARED END SECTION CIRCULAR RESTRICTOR PLATE

NO SCALE

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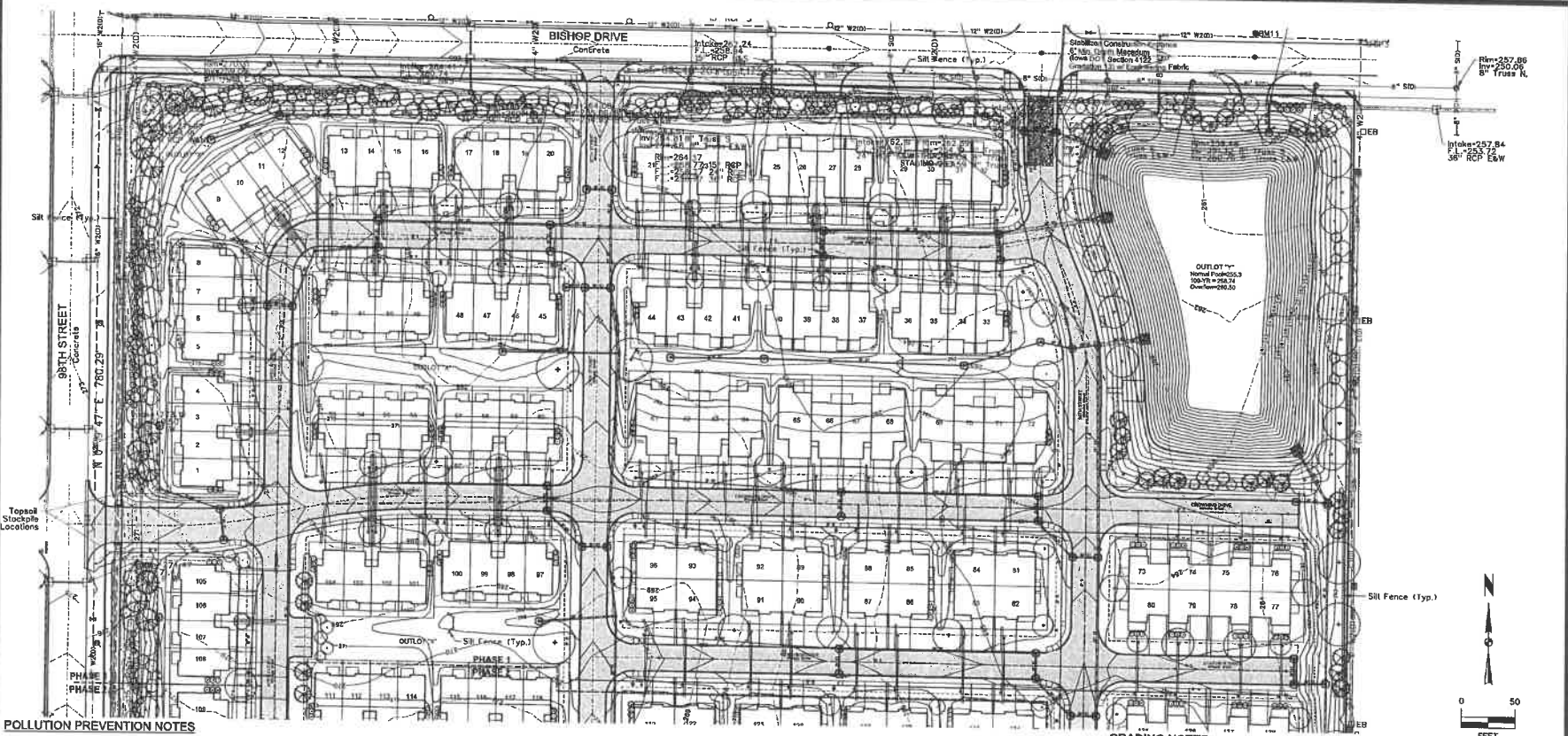


POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

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

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

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.

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

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

C. POLLUTION PREVENTION PLAN

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

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

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

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

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

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

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

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

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

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

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

h. AS PER NPDES GENERAL PERMIT NO. 2, MAINTAIN ALL TOPSOIL ON SITE. RESPREAD A MINIMUM OF 4 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.

i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

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

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

GRADING NOTES

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

2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.

3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED, MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.

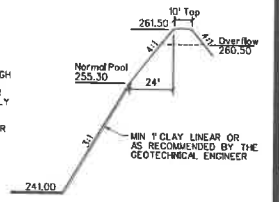
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.

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

6. CLEANUP AND GRADING ACTIVITIES
CONTACT: ELDER CORPORATION
ERIC ANDERSON
515-249-2465

7. CONTACT FOR EROSION AND SEDIMENT CONTROL MEASURES
CONTACT: 2M OUTDOOR SOLUTIONS
MITCH MONROE
515-249-2325

8. SCHEDULE OF EROSION CONTROL
A. PERIMETER SILT FENCE PRIOR TO CONSTRUCTION.
B. INTAKE SILT FENCE/SEDIMENT BASKET UPON INSTALLATION OF UTILITIES.
C. FINAL STABILIZATION UPON COMPLETION OF CONSTRUCTION ACTIVITIES.



TYPICAL POND SECTION

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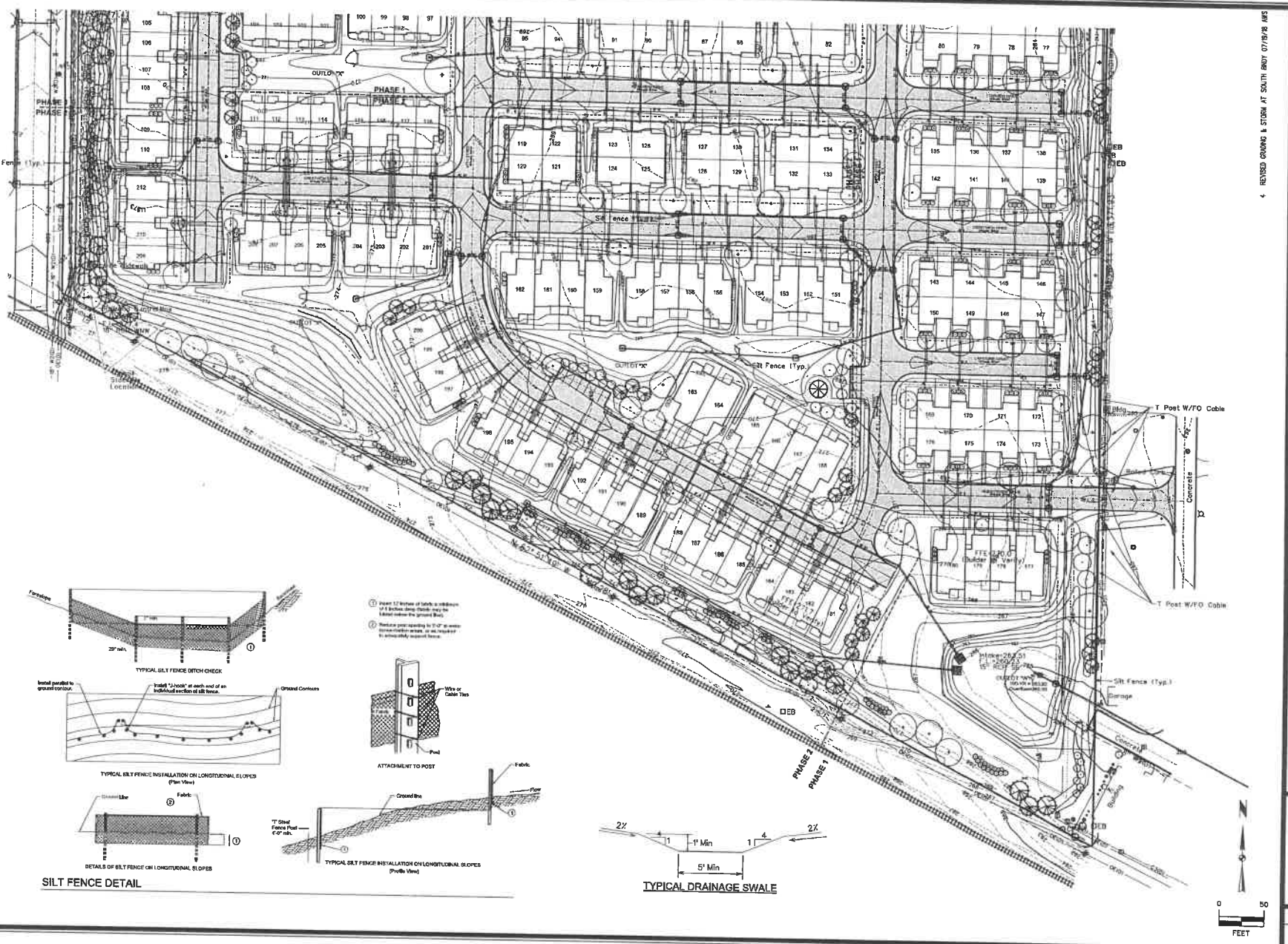

4 REVISED GRADING & STORM AT SOUTH BRDY 07/19/18 AWS

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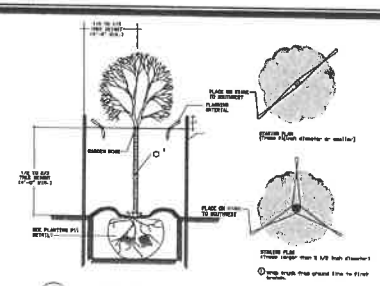
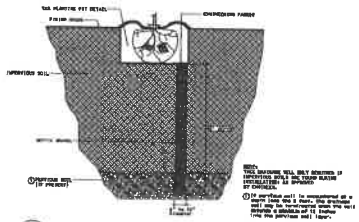
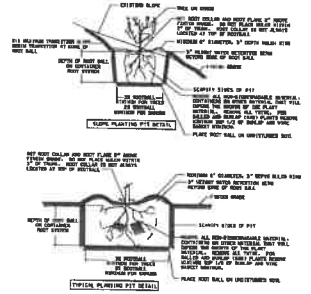


1 / 19 DECIDUOUS TREE STAKING DETAIL
NO SCALE



2 / 19 TREE DRAINAGE WELL DETAIL
NO SCALE



3 / 19 PLANTING PIT DETAILS
NO SCALE

PLANTING PLAN GENERAL NOTES

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

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

C. PLANT MATERIAL SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE GUIDELINES SET FORTH BY THE CITY OF WEST DES MOINES.

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

E. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF PROJECT ACCEPTANCE.

F. CONTRACTOR SHALL PROPERLY CARE FOR ALL PLANT MATERIAL DURING CONSTRUCTION AND FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE.

G. HARDWOOD MULCH: PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH AROUND ALL PLANTINGS TO A MIN. 3-FOOT PERIMETER. PROVIDE CONTINUOUS MULCH BEDS AROUND ADJACENT SHRUB PLANTINGS AND ALL AREAS INDICATED ON THE PLAN. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE. CONTRACTOR TO PROVIDE A CLEAN VERTICAL CUT EDGE TO 4" DEPTH INTO EXISTING GRADE TO DEFINE THE PLANTING BED LIMITS, UNLESS OTHERWISE DIRECTED BY OWNER.

H. CONTRACTOR TO PROVIDE A SAMPLE OF EDGING AND MULCH FOR APPROVAL.

I. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.

J. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.

K. PLANTS SHALL BE TRUE TO SPECIES, SIZE AND VARIETY SPECIFIED. SUBSTITUTIONS OF PLANT MATERIALS IS NOT PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. OWNER HAS THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.

L. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.

M. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.

N. ANY WATER USE REQUIRES A WDMWW HYDRANT METER.

PLANT SCHEDULE

	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	COMMENTS
EVERGREEN	18	PF	Pinus flexilis 'Vanderwolf's Pyramid'	VANDERWOLF'S LIMBER PINE	8' HT.	B&B
	15	PG	Picea glauca 'Densata'	BLACK HILLS WHITE SPRUCE	6' HT.	B&B
	33	PP	Picea pungens f. glauca 'Fat Albert'	FAT ALBERT COLORADO SPRUCE	6' HT.	B&B
	22	PN	Pinus strobus	EASTERN WHITE PINE	8' HT.	B&B
OVERSTORY	14	AF	Acer x freemanii 'Marmo'	MARMO MAPLE	2"	B&B
	18	AK	Acer rubrum 'Karpick'	KARPICK RED MAPLE	2"	B&B
	5	AR	Acer rubrum 'Brandywine'	BRANDYWINE MAPLE	2"	B&B
	20	AS	Acer x freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	B&B
	9	BN	Betula nigra	RIVER BIRCH	2"	B&B
	14	CO	Celtis occidentalis 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	2"	B&B
	15	GD	Gymnocladus dioicus 'Espresso'	ESPRESSO KENTUCKY COFFEE TREE	2"	B&B, SEEDLESS
	8	GI	Gleditsia triacanthos var. inermis 'Skyline'	SKYLINE HONEYLOCUST	2"	B&B
	11	QB	Quercus bicolor	SWAMP WHITE OAK	2"	B&B
	25	QP	Quercus macrocarpa 'JFS-KW3' PP22815	URBAN PINNACLE OAK	2"	B&B
	14	QW	Quercus x warei 'Long'	REGAL PRINCE OAK	2½" CAL.	B&B, COLUMNAR
	3	TA	Tilia americana 'Redmond'	REDMOND AMERICAN LINDEN	2"	B&B
	5	UC	Ulmus carpinifolia x parvifolia 'Frontier'	FRONTIER ELM	2"	B&B
	29	MJ	Malus 'JFS-KW5' PP 14375	ROYAL RAINDROPS CRABAPPLE	6' HT.	B&B
	16	AG	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B, MULTI-STEM
	6	CF	Cornus alternifolia	PAGODA DOGWOOD	5' HT.	B&B
UNDERSTORY	59	MA	Malus 'Adirondack'	ADIRONDACK CRABAPPLE	6' HT.	B&B
	18	ML	Malus 'Lollipop'	LOLLIPOP CRABAPPLE	6' HT.	B&B
	19	MS	Malus 'Sargent'	SARGENT CRABAPPLE	6' HT.	B&B
	9	SR	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	6' HT.	B&B
GRASSES	59	CA	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#3 CONTAINER	CONT. (4' O.C.)
	13	MD	Miscanthus sinensis 'Nikado'	DWARF MAIDEN GRASS	#3 CONTAINER	CONT. (4' O.C.)
	28	MG	Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	#3 CONTAINER	CONT. (5' O.C.)
	35	MM	Miscanthus sinensis 'Morning Light'	MORNING LIGHT MAIDEN GRASS	#3 CONTAINER	CONT. (4' O.C.)
	38	PA	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	#3 CONTAINER	CONT. (4' O.C.)
	83	PS	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCHGRASS	#3 CONTAINER	CONT. (5' O.C.)
	70	PV	Panicum virgatum 'Northwind'	NORTHWIND SWITCHGRASS	#3 CONTAINER	CONT. (4' O.C.)
	36	SN	Sorghastrum nutans	INDIAN GRASS	#3 CONTAINER	CONT. (4' O.C.)
SHRUBS	34	FI	Forsythia x intermedia 'Sunrise'	SUNRISE FORSYTHIA	36" HT.	CONT. (5' O.C.)
	20	JC	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	36" HT.	CONT. (6' O.C.)
	73	SB	Spiraea betulifolia 'Tor'	TOR SPIREA	24" HT.	CONT. (4' O.C.)
	85	SG	Spiraea x bumalda 'Goldflame'	GOLDFLAME SPIREA	24" HT.	CONT. (4' O.C.)
	36	SP	Syringa x 'Penda'	BLOOMERANG LILAC	24" HT.	CONT. (4' O.C.)
	7	SV	Syringa meyeri 'Palibin'	PALIBIN LILAC	24" HT.	CONT. (5' O.C.)
	91	TT	Taxus x media 'Densiformis'	DENSIFORMIS YEW	36" HT.	CONT. (6' O.C.)
	20	VR	Viburnum dentatum	ARROWWOOD VIBURNUM	24" HT.	CONT. (6' O.C.)
	32	WF	Weigela florida 'Verweig-4'	SONIC BLOOM RED WEIGELA	24" HT.	CONT. (5' O.C.)

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY SHOWN IN THE PLANT SCHEDULE AND THE QUANTITY SHOWN ON PLAN, THE QUANTITY SHOWN ON SCHEDULE SHALL GOVERN. A 50/50 MIX OF SHRUBS AND GRASSES WAS APPROVED BY THE CITY OF WEST DES MOINES ON 07/31/2018. PLANTINGS ARE COMPRISED OF 48% GRASSES AND 52% SHRUBS.

BUFFER YARD REQUIREMENTS

30' LANDSCAPE BUFFER WITH A MINIMUM 1 OVERSTORY/EVERGREEN TREE, 2 ORNAMENTAL TREES, 6 SHRUBS per 35 L.F.

NORTH BUFFERYARD (1157.22 LF TOTAL):

1157.22/35 = 33.06 PLANT UNITS

33.06 X 1= 33.06 OVERSTORY/EVERGREEN TREES REQUIRED, (34 PROVIDED: 50% EVERGREEN).

33.06 X 2= 66.12 UNDERSTORY TREES REQUIRED, (67 PROVIDED).

33.06 X 6= 198.4 SHRUBS/GRASSES REQUIRED, (199 PROVIDED).

WEST BUFFERYARD (787.9 LF TOTAL):

787.87/35 = 22.5 PLANT UNITS

22.5 X 1= 22.5 OVERSTORY/EVERGREEN TREES REQUIRED, (23 PROVIDED: 50% EVERGREEN).

22.5 X 2= 45 UNDERSTORY TREES REQUIRED, (45 PROVIDED).

22.51 X 6= 135 SHRUBS/GRASSES REQUIRED, (135 PROVIDED).

BUFFER YARD REQUIREMENTS

60' LANDSCAPE BUFFER WITH A MINIMUM 1 OVERSTORY/EVERGREEN TREE AND 3 SHRUBS per 35 L.F.

SOUTH BUFFERYARD (1293.47 LF TOTAL):

1293.47/35 = 36.96 PLANT UNITS

36.96 X 1= 36.96 OVERSTORY/EVERGREEN TREES REQUIRED, (37 PROVIDED).

36.96 X 3= 110.88 SHRUBS/GRASSES REQUIRED, (111 PROVIDED).

OPEN SPACE REQUIREMENTS

PROPERTY AREA= 1,260,374 SQ. FT.
PAVEMENT/BUILDING AREA= 608,016 SQ. FT.
OPEN SPACE= 652,358 SQ. FT.

25% OPEN SPACE REQUIRED, 1,260,374 X 25% = 315,093.5 REQUIRED (652,358 SQ. FT. PROVIDED)

315,093.5/3,000 = 105.03 PLANT UNITS

105.03 X 2= 210.06 OVERSTORY/EVERGREEN TREES REQUIRED, (211 PROVIDED: 50% EVERGREEN)

105.03 X 3= 315.09 SHRUBS/GRASSES REQUIRED, (316 PROVIDED).

MARK	REVISION	DATE	BY

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COVENANT COVE

PLANTING NOTES AND DETAILS

WEST DES MOINES, IOWA

SNYDER & ASSOCIATES, INC.
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515-964-2020 | www.snyder-associates.com

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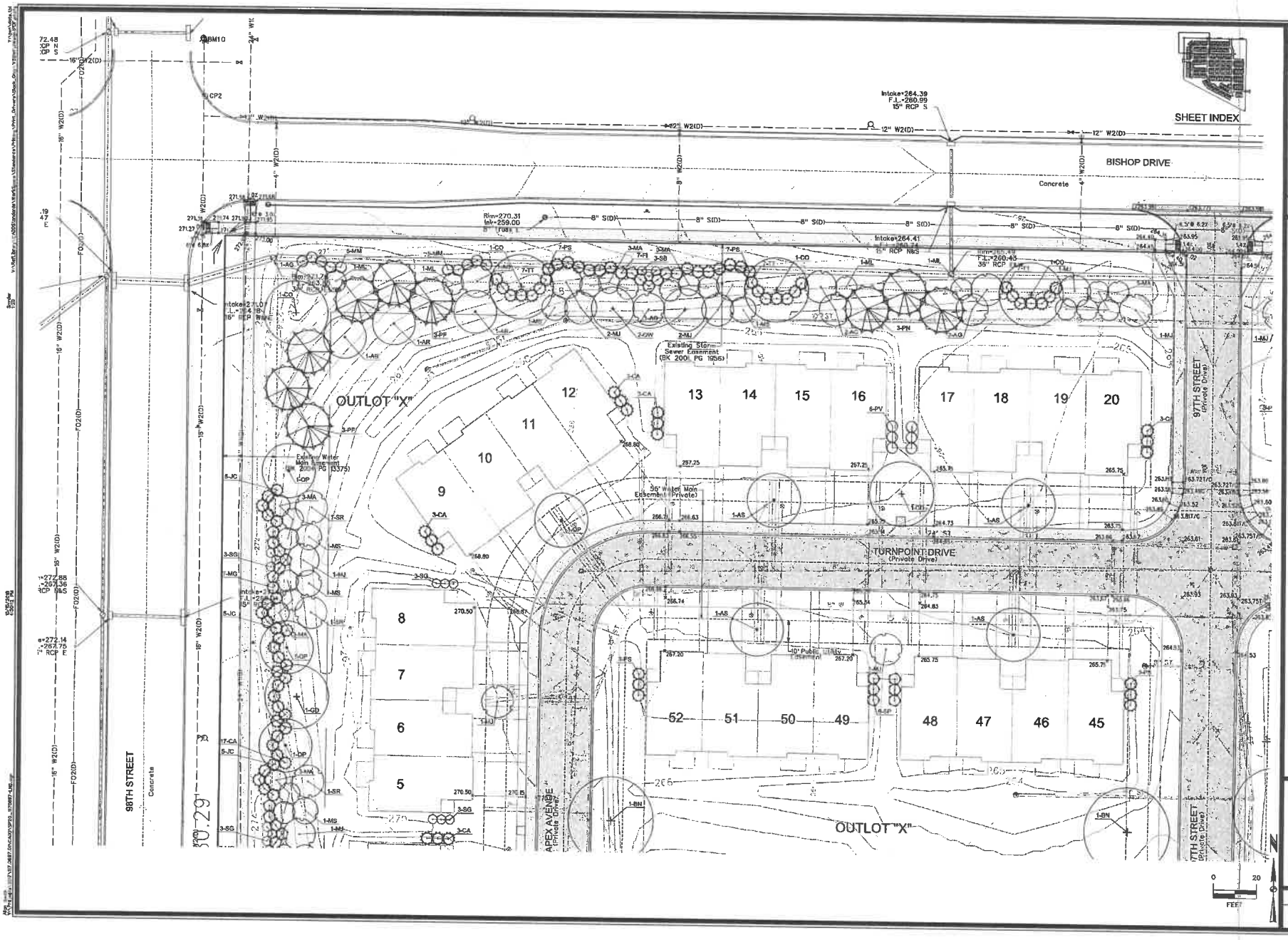

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Engineer: CDD Checked By: BKC Scale: 1"=20'
Technician: AWS Date: 9/19/18 Field Bk: Pg:
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COVENANT COVE

DETAILED GRADING AND PLANTING PLAN

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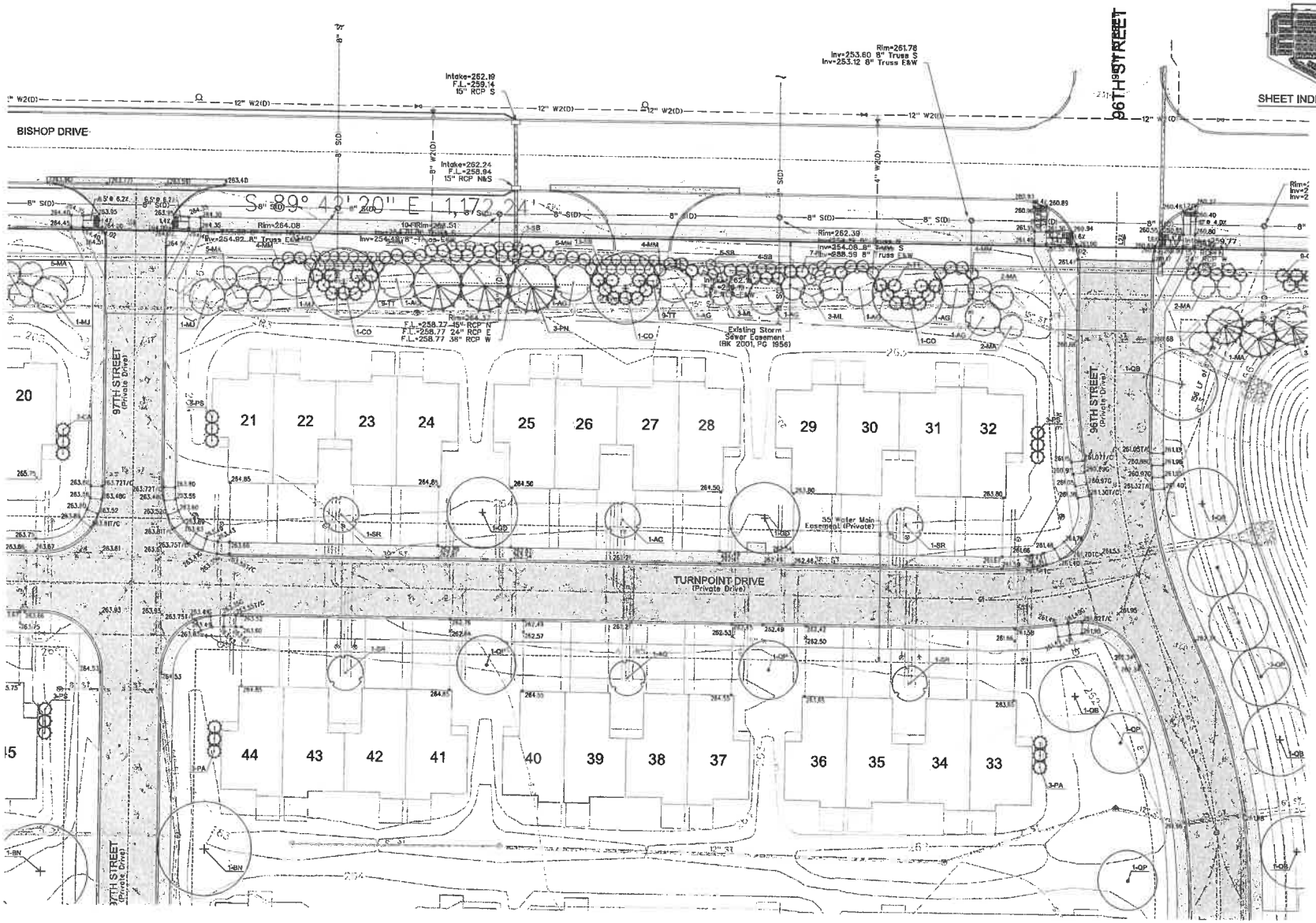

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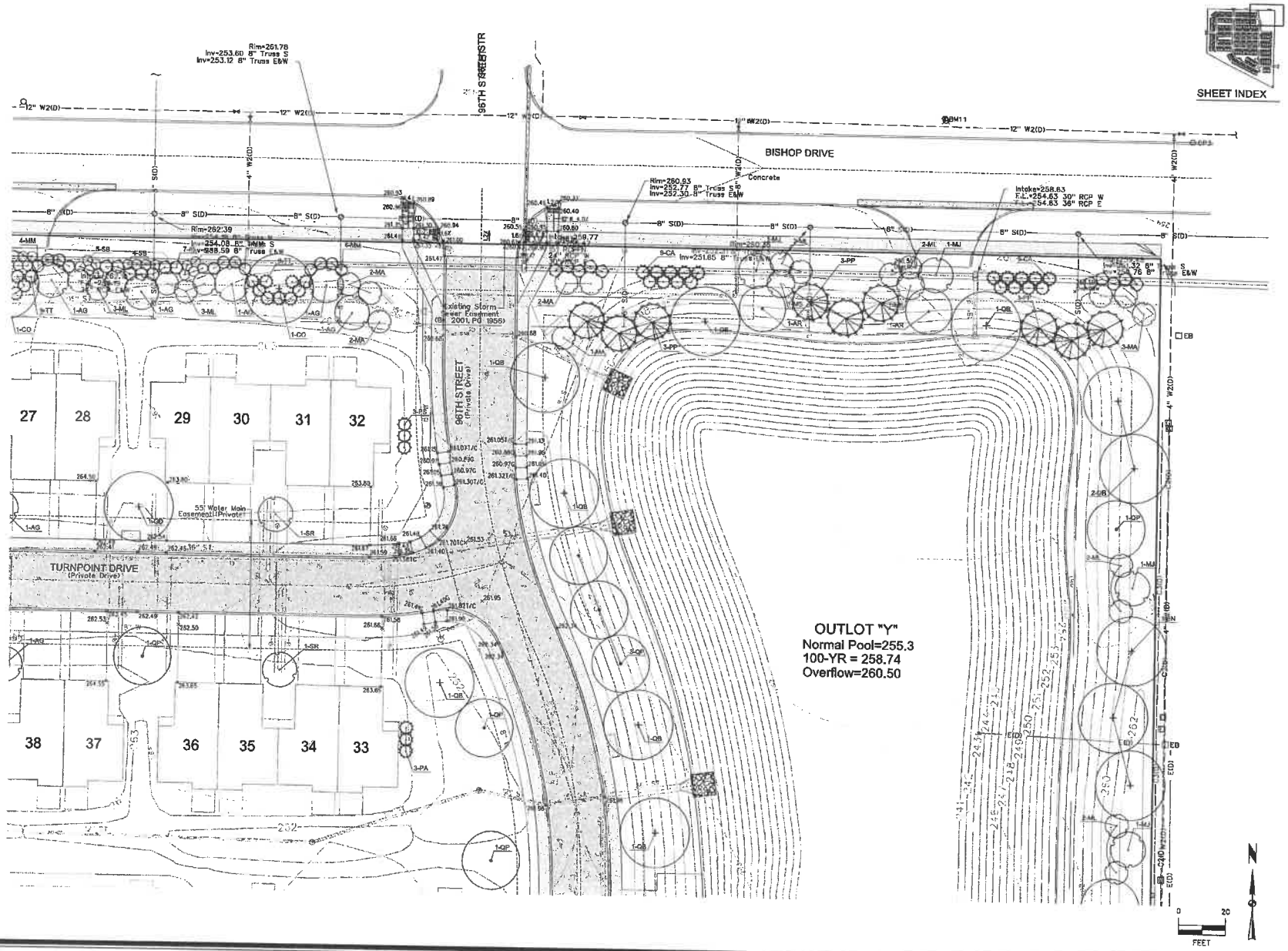

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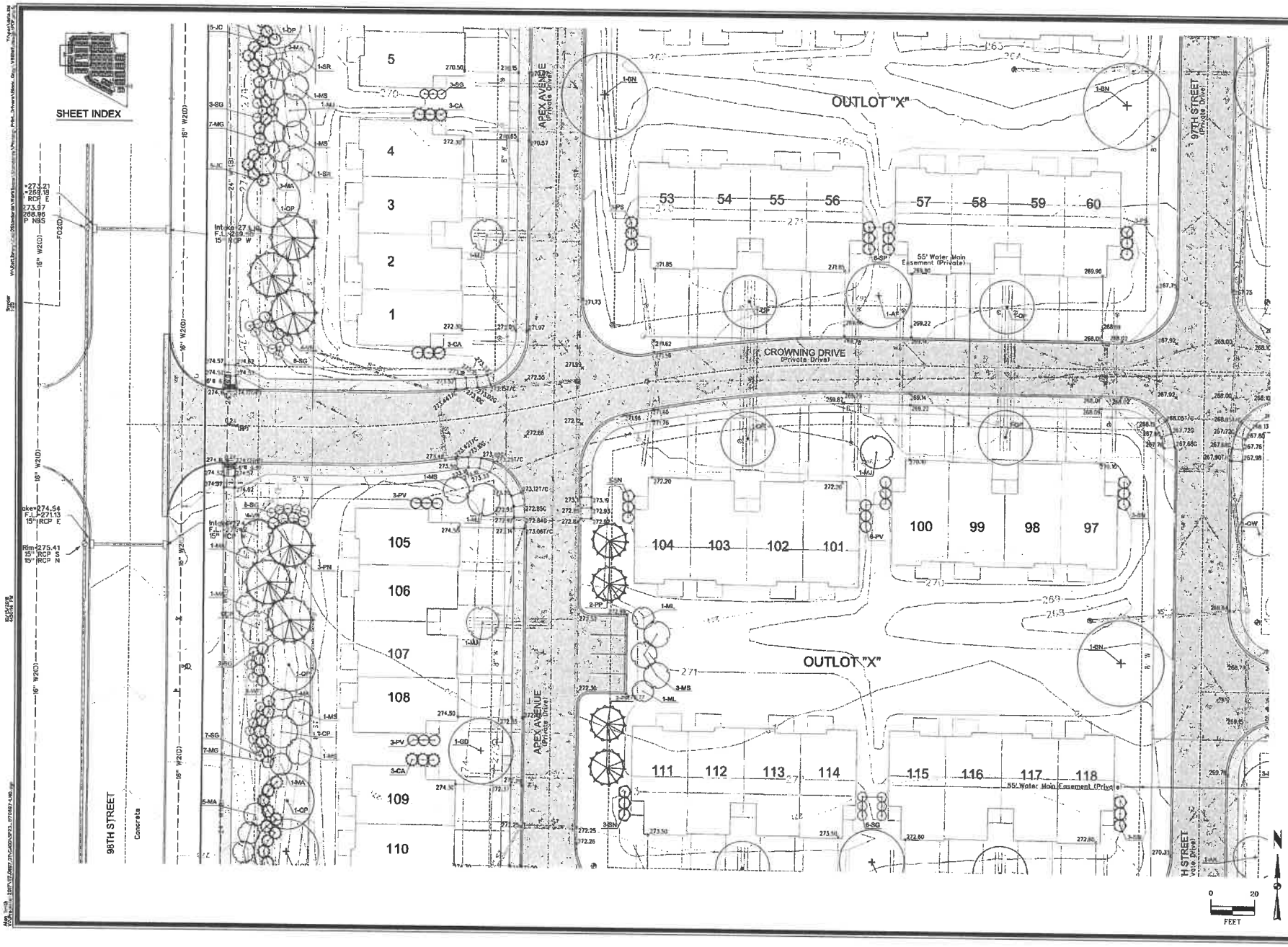

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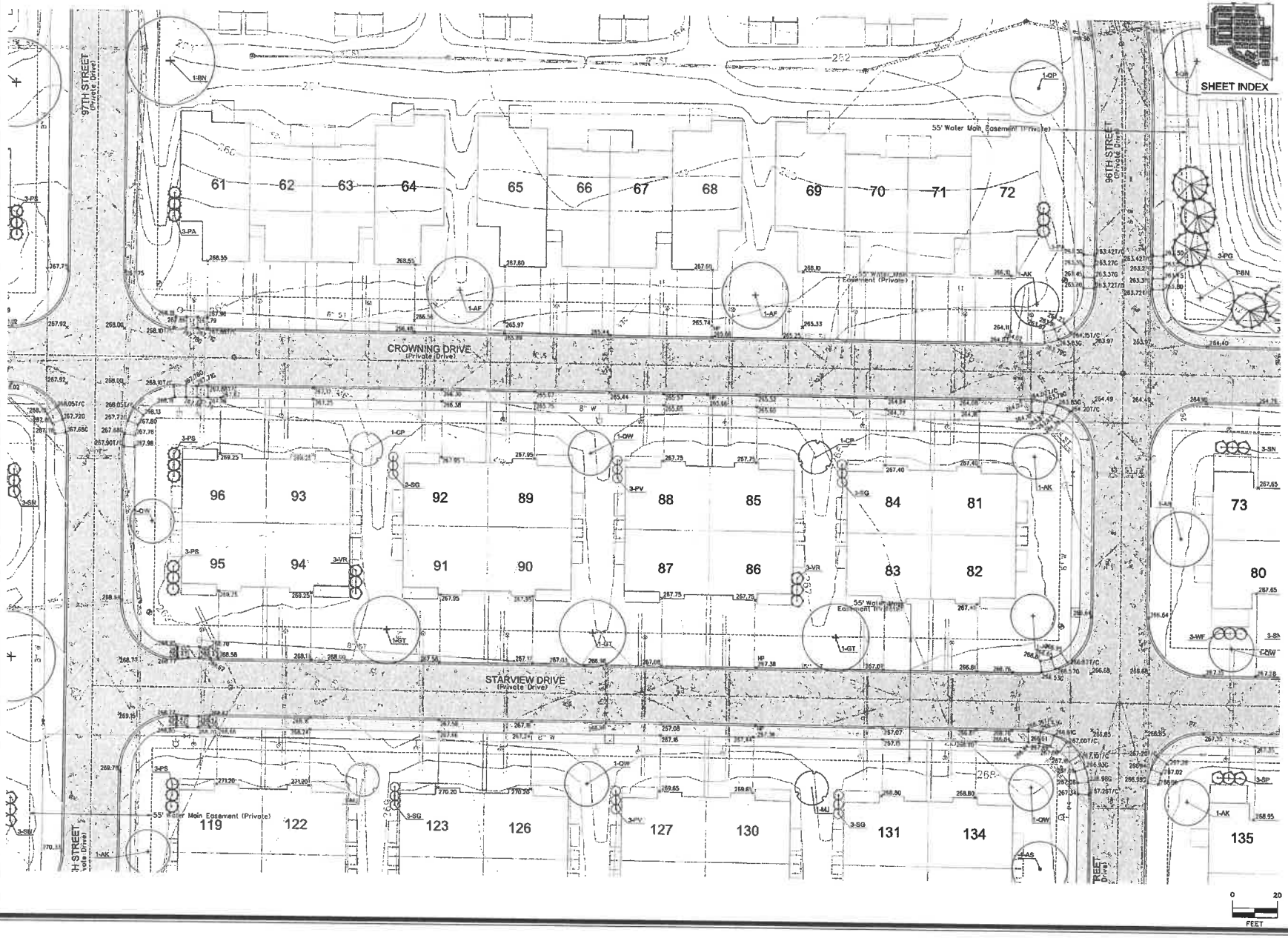

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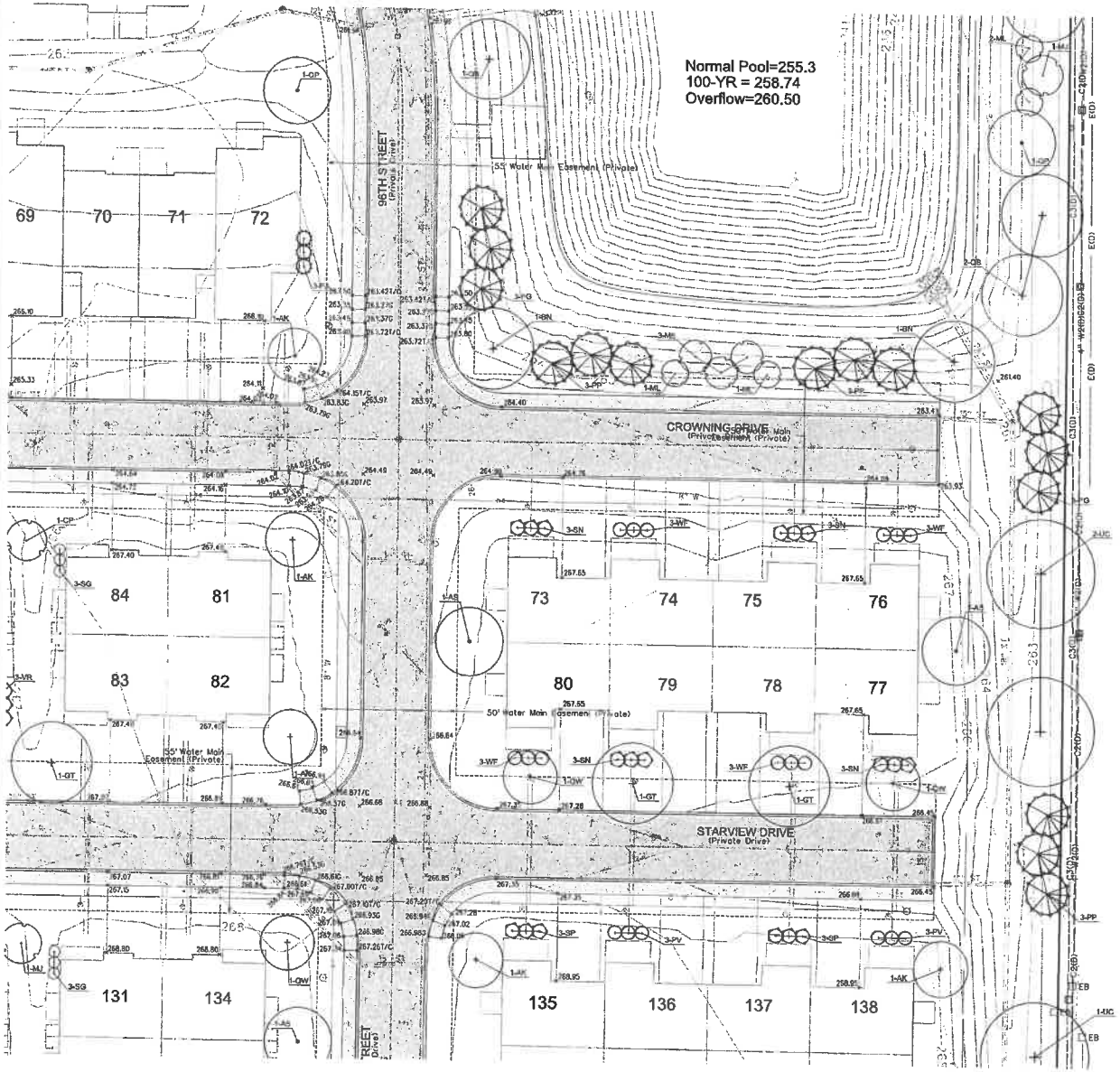

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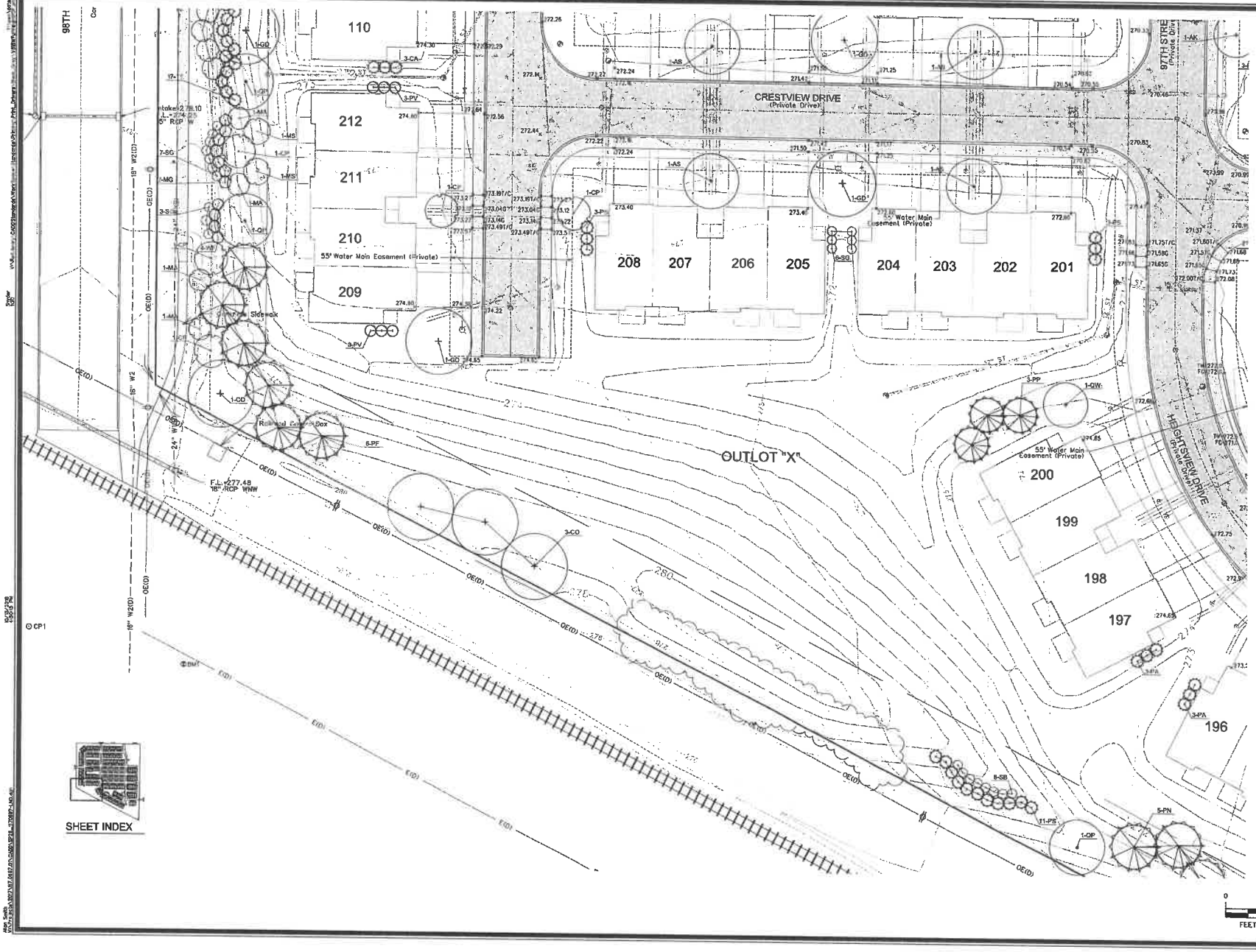

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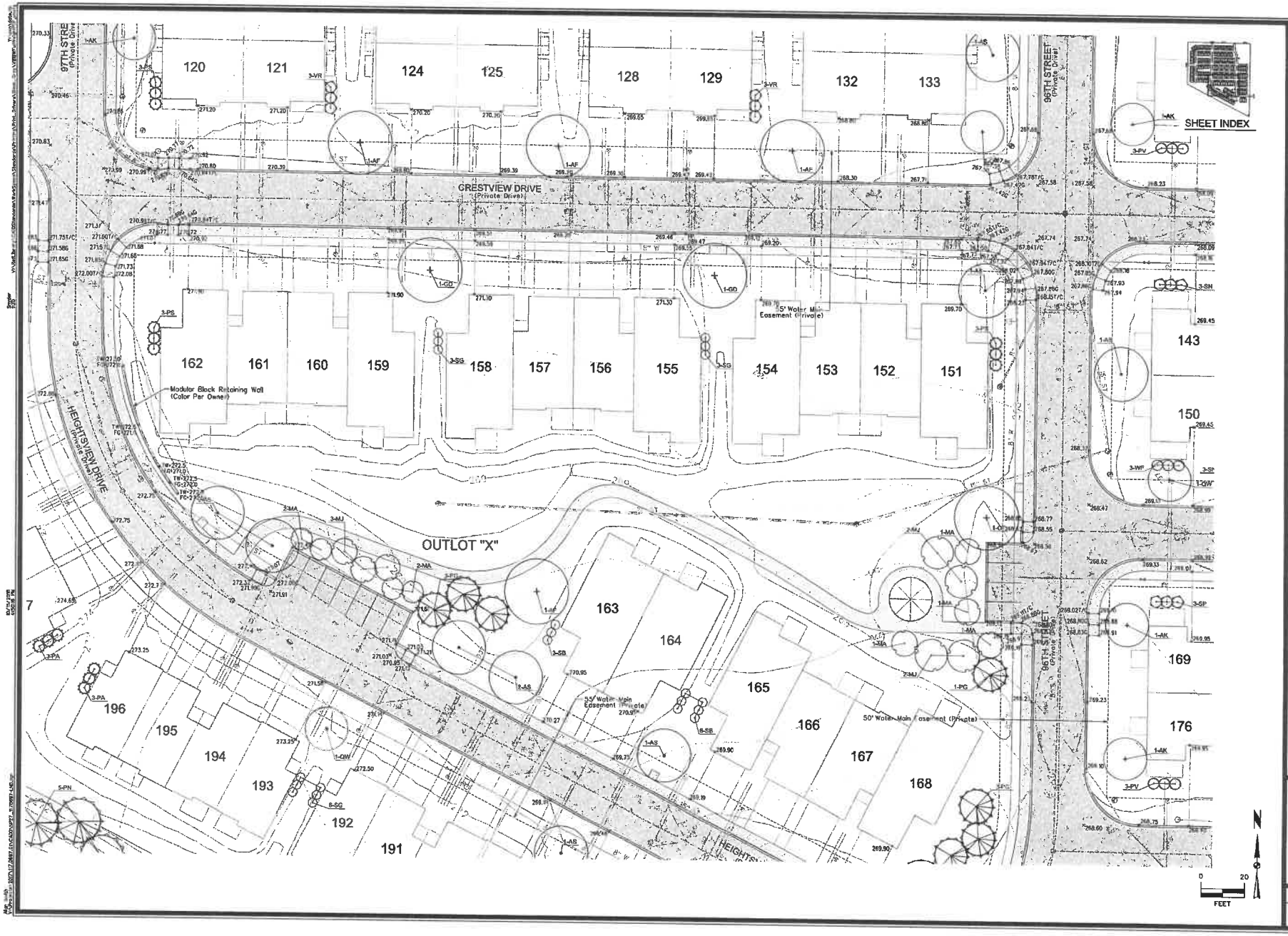

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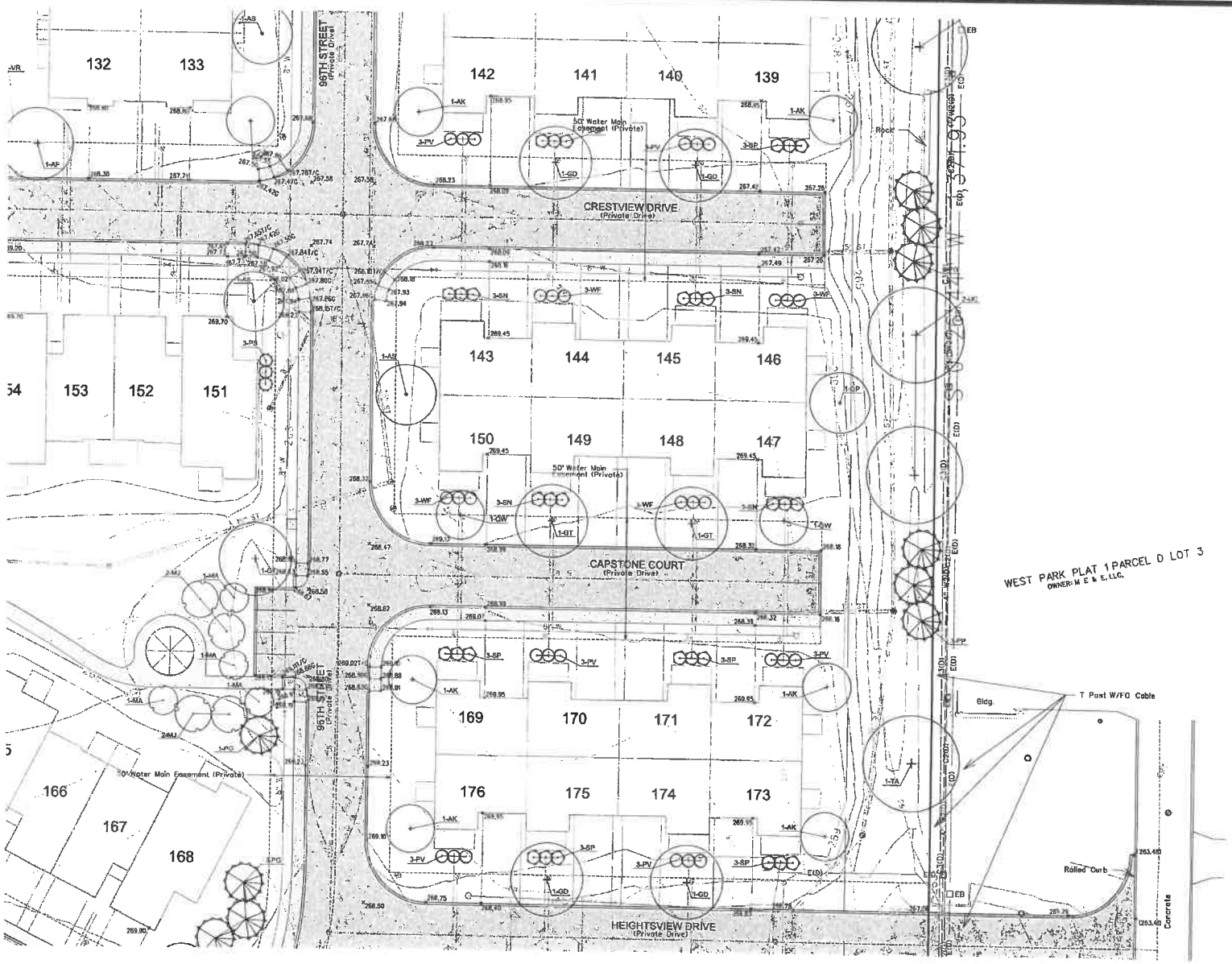

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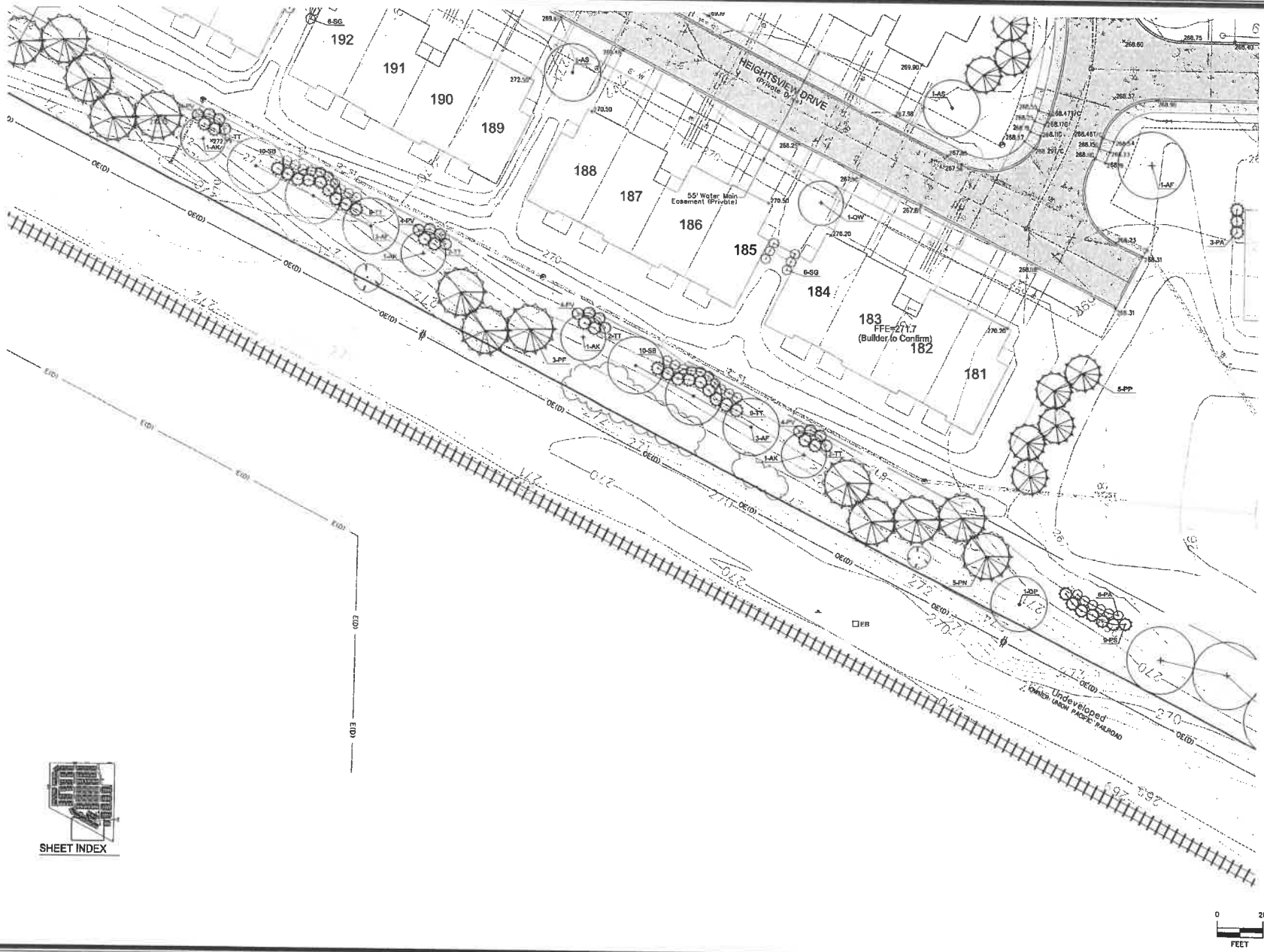

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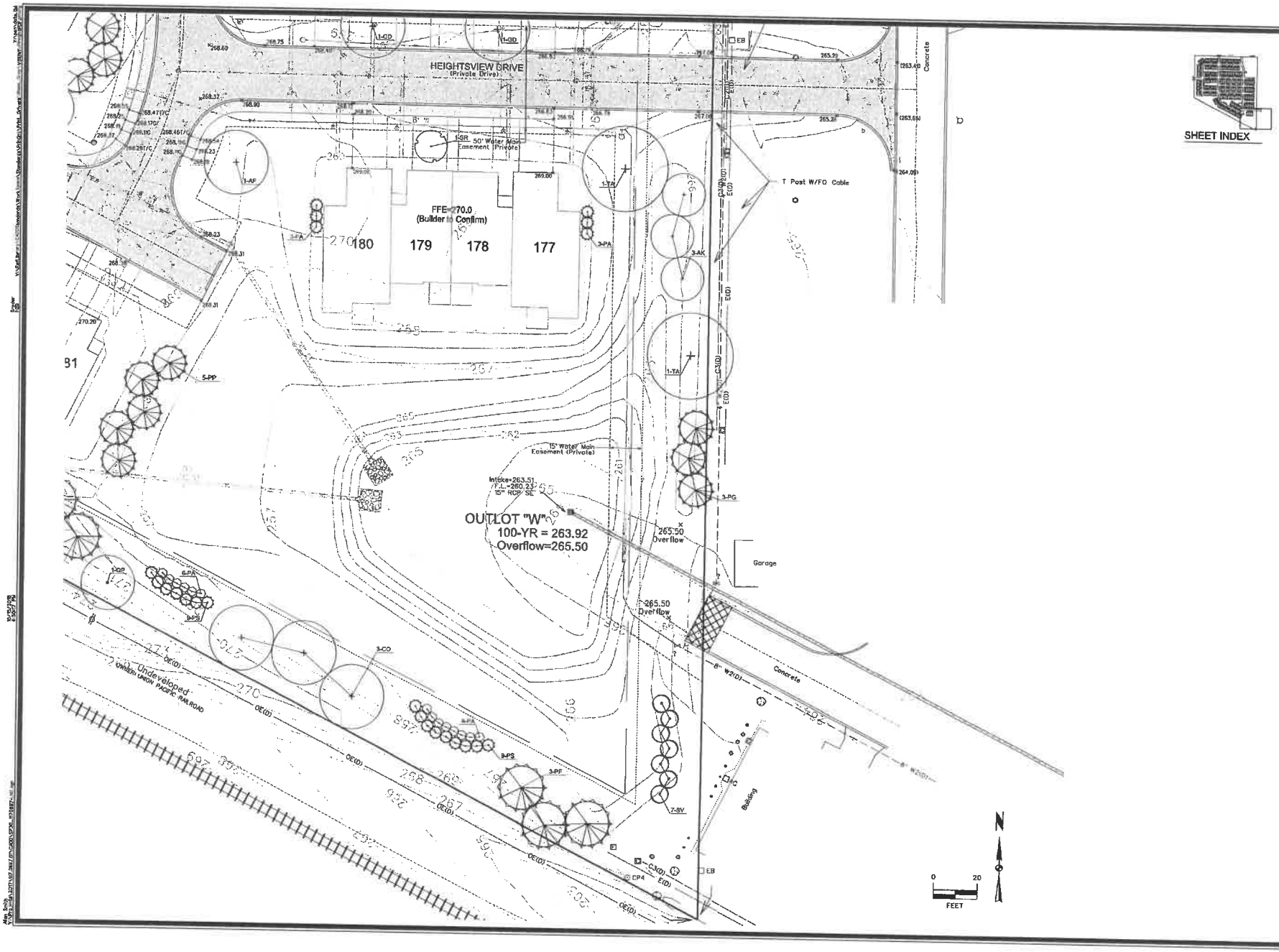

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EXHIBIT II

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

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES APPROVING THE PHASED SITE PLAN (SP-003849-2018) FOR FOOTINGS AND FOUNDATIONS FOR COVENANT COVE AT THE SOUTHEAST CORNER OF BISHOP DRIVE AND 98TH STREET

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, Covenant Cove LLC requests a phased site plan (SP-003850-2018) to construct footings and foundations at property located in the southeast corner of Bishop Drive and 98th Street, and legally described as:

West Park Plat 1 Parcel A, B, and C, Lot 3, all being located in part of Government Lots 3, 4, and 6 in Section 3, Township 78 North, Range 26 West of the 5th PM, an official plat now in and forming a part of the City of West Des Moines, Dallas County, Iowa

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

WHEREAS, on October 22, 2018, the Plan and Zoning Commission recommend to the City Council approval of the phased site plan; and

WHEREAS, on October 29, 2018, this City Council held a duly-noticed meeting to consider the application for a phased site plan for the construction of footings and foundations;

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

SECTION 1. The findings, for approval, in the staff report for the site plan, or as amended orally at the City Council meeting on this date, are adopted.

SECTION 2. The Phased Site Plan (SP-003850-2018) to construct footings and foundations is approved, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on October 29, 2018

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit A
CONDITIONS OF APPROVAL

1. That building construction plans have been reviewed by the Development Services Building Division and the Fire Department and the applicant acknowledging and agreeing that no footing and foundations may be constructed without a building permit.
2. The applicant agreeing that no above ground or vertical construction is allowed until such time that the full site plan is approved by the City Council, building construction plans have been reviewed and approved by the Development Services Building Division and Fire Department and building permits have been issued.
3. The applicant acknowledging and agreeing that implementation of footings and foundations is at the applicant's risk. Any changes to the location or design of buildings determined necessary upon further review of the site plan shall be at the applicant's expense with no compensation from the City.