CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 12, 2018

ITEM: Cedar Ridge Village, 8950 Coachlight Dr. – Approval of a Site Plan to allow construction of a 2 story, 78,506 sf continuum care facility – Scenic Development – SP-004015-2018

RESOLUTION: Approval of a Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Scenic Development, LLC, represented by Keith Weggen of Civil Design Advantage, and with permission of the owner, Chayse Holdings LLC is requesting approval of a site plan to allow construction of a 2 story, 78,506 sf continuum care facility, on approximately 8.6 acres located at 8950 Coachlight Dr. The proposed facility will have 129 units and be comprised of an independent living, assisted living and skilled nursing wings.

Plan and Zoning Commission Action:
Vote: 6-0 Approval, with Commissioner Drake Absent.
Date: November 5, 2018
Motion: Adopt a resolution recommending the City Council approve the Site Plan

OUTSTANDING ISSUES: There are no outstanding issues.
The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee - *Development & Planning*: *9/17/2018*
- Staff Review and Comments
  - *Parkland Dedication Requirements*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations and Conditions of Approval
- Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the site plan to allow for construction of a 2 story, 78,506 sf continuum care facility, subject to the applicant meeting all City Code requirements.

Lead Staff Member: J. Bradley Munford

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

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

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	9/4/2018		
Recommendation	Yes ☒	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	-	Site Plan
Attachment D	-	Building Architecture
Exhibit II	-	City Council Resolution
Exhibit A	-	Conditions of Approval

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: November 5, 2018

Item: Cedar Ridge Village, 8950 Coachlight Dr. – Approval of a Site Plan to allow construction of a 2 story, 78,506 sf continuum care facility – Scenic Development, LLC – SP-004015-2018

Requested Action: Recommend Approval of a Site Plan

Case Advisor: J. Bradley Munford

Applicant's Request: The applicant, Scenic Development, LLC, represented by Keith Weggen of Civil Design Advantage, and with permission of the owner, Chayse Holdings LLC is requesting approval of a site plan to allow construction of a 2 story, 78,506 sf continuum care facility, on approximately 8.6 acres located at 8950 Coachlight Dr. The proposed facility will have 116 units and be comprised of an independent living, assisted living and skilled nursing wings.

History: The area was annexed into the city in 2007 as a part of the PCarroll Annexation. On June 25th, 2018 the City Council approved a rezoning to establish a PUD that allowed the future development of single family detached homes, a Senior Continuum Care facility, an apartment building for individuals with Special Needs, and future townhomes. On September 17, 2018 the City Council approved the Preliminary Plat for this area. And on October 1, 2018 the City Council approved the Final Plat.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on September 4, 2018. 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 notes the following:

- *Parkland Dedication Requirements:* Calculation for parkland dedication is based on the number of residences within a development. During the approval of the Final Plat the exact number residences for this property (Lot 39) was unknown. A condition of approval was added to the final plat that stated that a Parkland Dedication Agreement shall be executed prior to site plan approval for Lot 39. The applicant has verbally agreed to the parkland dedication and has provided on site amenities that fulfill the parkland requirement on the proposed plan. However, because the applicant is based outside of the metro, the signed document is in route. The applicant is requesting that the City Council approve the site plan with a condition that the signed Parkland Dedication Agreement shall be submitted to the City prior to building permits being issued for the site. Staff is comfortable with the request.

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.

Site 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 Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission approve a resolution that recommends the City Council approval of a site plan to allow for construction of a 2 story, 78,506 sf continuum care facility, subject to the applicant meeting all City Code requirements and the following:

1. Prior to the issuance of building permits, the applicant shall provide an executed copy of the Parkland Dedication Agreement for the on-site amenities that fulfill the parkland requirement.

2. Prior to the issuance of building permits, the applicant shall provide product information for an opaque trash enclosure gate for staff review and approval.

3. Prior to the initiation of any site activities, the applicant providing final Site Plan drawings that are acceptable to the City

Applicant:

Jordan Anderson
Scenic Development, LLC
11827 West 112th Street, Suite 103
Overland Park, KS 66210
Jordan.Anderson@Scenic-Dev.com

Applicant's Representatives:

Keith Weggen
Civil Design Advantage
3405 SE Crossroads Dr. Suite G
Grimes, IA 50111
KeithW@CDA-Eng.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plan
Attachment D	-	Building Architecture

ATTACHMENT A

RESOLUTION NO. - 18-072

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE CEDAR RIDGE VILLAGE SITE PLAN (SP-004015-2018) FOR THE PURPOSE OF CONSTRUCTION OF A 2 STORY, 78,506 SF CONTINUUM CARE FACILITY.

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Scenic Development, LLC, has requested approval for a Site Plan (SP-004015-2018) for approximately 8.6 acres located at 8950 Coachlight Dr, for the purpose of constructing a 2 story, 78,506 sf continuum care facility;

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 November 5, 2018 this Commission held a duly-noticed meeting to consider the application for Cedar Ridge Village Site Plan (SP-004015-2018) to allow for the construction of a 2 story, 78,506 sf continuum care facility;

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 Site Plan (SP-004015-2018) to allow construction of a 2 story, 78,506 sf continuum care facility for that site located at 8950 Coachlight Dr. 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 November 5, 2018.

Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on November 5, 2018, by the following vote:

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

ATTEST:

Recording Secretary

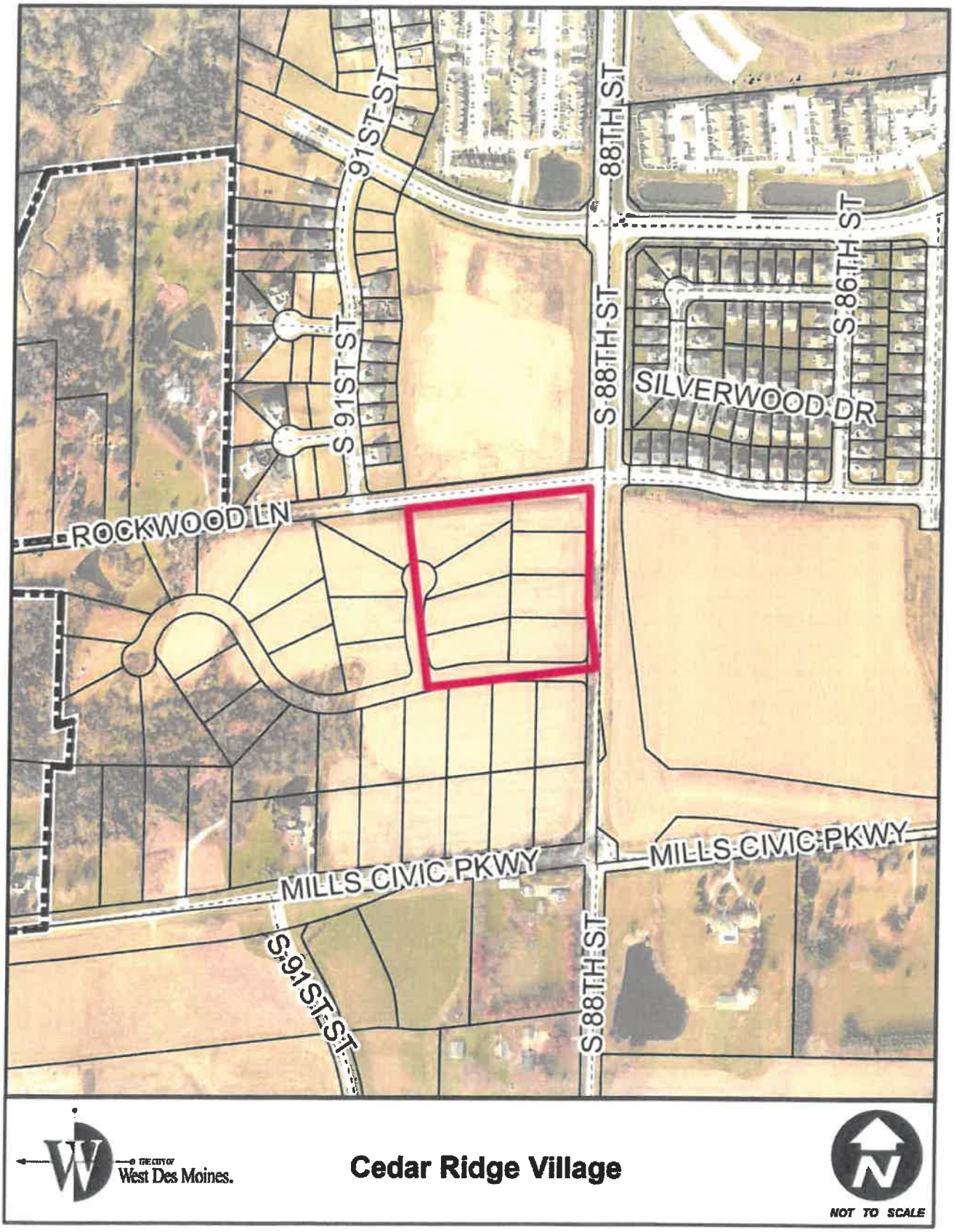
EXHIBIT A
CONDITIONS OF APPROVAL

1. Prior to the issuance of building permits, the applicant shall provide an executed copy of the Parkland Dedication Agreement for the on-site amenities that fulfill the parkland requirement.

2. Prior to the issuance of building permits, the applicant shall provide product information for an opaque trash enclosure gate for staff review and approval.

3. Prior to the initiation of any site activities, the applicant providing final Site Plan drawings that are acceptable to the City.

ATTACHMENT B

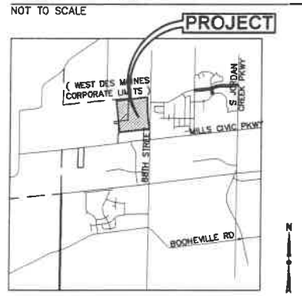


https://wdmiowa.sharepoint.com/sites/ds/CommDev Documents/___Development Projects/Cedar Ridge/Sandahl Property/Cedar Ridge Village/Site Plan/SP-004015-2018_SR_Cedar Ridge Village_PZ_11-05-2018.docx

ATTACHMENT C

SITE PLAN FOR:
CEDAR RIDGE VILLAGE
WEST DES MOINES, IA

VICINITY MAP
NOT TO SCALE



APPLICANT:
WEST DES MOINES CCRC, LLC
CONTACT: JORDAN ANDERSON
11827 W. 112TH STREET, SUITE 103
OVERLAND PARK, KS 66210
PHONE: (913) 599-5705

OWNER:
CHAYSE HOLDINGS, LLC
CONTACT: TOBY TORSTENSON
9550 HICKMAN ROAD
CLIVE, IA 50325
PH. (515) 244-3111

ENGINEER/ SURVEYOR:
CIVIL DESIGN ADVANTAGE, LLC
CONTACT: KEITH WEGGEN
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

POTABLE WATER:
WEST DES MOINES WATER WORKS
1505 RAILROAD AVENUE
WEST DES MOINES, IA 50265
CONTACT: WILLIAM MABUCE, PE, PO
PH: (515) 222-3510

SANITARY SEWER:
DES MOINES WRA
3000 VANDALIA ROAD
DES MOINES, IA 50317
CONTACT: JEB BREWER
PH: (515) 283-4920

ELECTRICAL POWER:
MIDAMERICAN ENERGY
666 GRAND AVE
DES MOINES, IA 50309
CONTACT: DAWN MARTINO
PH: (515)252-6597

STORM SEWER:
CITY OF WEST DES MOINES
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IA 50265
CONTACT: BRIAN HEMESATH
PH: (515)222-3620

TELEPHONE:
CENTURY LINK
925 HIGH STREET #959
DES MOINES, IA 50309
CONTACT: TOM STURMER
PH: (303)664-8090

GAS:
MIDAMERICAN ENERGY
666 GRAND AVE
DES MOINES, IA 50309
CONTACT: JIM HOWARD
PH: (515)242-3914

BUILDING DEPARTMENT:
4200 MILLS CIVIC PARKWAY
SUITE D PO BOX 65320
WEST DES MOINES, IA 50265
CONTACT: ROD VAN GENDEREN
PH: (515)222-3630

LEGAL DESCRIPTION
LOT 39 OF CEDAR RIDGE PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA AND CONTAINING 375,045 SF.

FUTURE ACQUISITION 3,390 SF

TOTAL AFTER ACQUISITION 378,435 SF

COMPREHENSIVE PLAN LAND USE
EXISTING: OFFICE
PROPOSED: HIGH DENSITY RESIDENTIAL

ZONING
EXISTING: UNZONED
PROPOSED: CEDAR RIDGE PUD-HIGH DENSITY RESIDENTIAL

EXISTING/ PROPOSED USE
EXISTING: UNDEVELOPED
PROPOSED: CONGREGATE CARE FACILITY/MULTI-FAMILY DWELLING

DEVELOPMENT SUMMARY
AREA
LOT: 8.61 AC (375,045 SF)

SETBACKS
FRONT: 35'
SIDE: E: 35' AND 15' PARKING BUFFER
W: 35'
REAR: 35'

OPEN SPACE CALCULATION
REQUIRED: 93,754 SF (25%)
PROVIDED: 180,718 SF (48%)

BUILDING
BUILDING #1: 78,506 SF

NUMBER OF EMPLOYEES: 16 EMPLOYEES

IMPERVIOUS AREA
BUILDING: 78,506 SF (21%)
PARKING: 17,041 SF (4%)
DRIVES: 81,057 SF (22%)
SIDEWALK: 16,685 SF (5%)
193,289 SF (52%)

DATE OF SURVEY
MAY 3, 2018

BENCHMARKS
1. SET BENCHMARK:
BURY BOLT ON HYDRANT, SECOND HYDRANT SOUTH OF PRIVATE DRIVE AT THE END OF ROCKWOOD LANE AND S 91ST STREET
ELEVATION=221.81

2. WEST DES MOINES BENCHMARK #87:
3960 ± FEET WEST OF INTERSECTION OF SOUTH 88TH STREET AND 335TH STREET, 3 FEET NORTH OF EAST/WEST FENCE, 10 FEET EAST OF NORTH/SOUTH FENCE, ON 335TH STREET ACROSS FROM HOUSE #3307 AND #3309
ELEVATION=167.68

3. WEST DES MOINES BENCHMARK #35:
INTERSECTION OF MILLS CIVIC PKWY AND SOUTH 88TH ST. NORTHEAST CORNER OF INTERSECTION, 206 FEET EAST OF CENTERLINE OF SOUTH 88TH STREET, 49 FEET NORTH OF THE CENTERLINE OF MILLS CIVIC PARKWAY, 2 FEET SOUTH OF THE FENCE LINE.
ELEVATION=219.04

CONSTRUCTION SCHEDULE
ANTICIPATED START DATE = JULY 2018
ANTICIPATED FINISH DATE = DECEMBER 2018

RESIDENTIAL UNIT SUMMARY
INDEPENDENT LIVING:	48 UNITS
ASSISTED LIVING:	34 UNITS
SKILLED NURSING:	36 UNITS (40 BEDS)
SKILLED NURSING (FUTURE):	13 UNITS
	129 UNITS

SUBMITTALS
SUBMITTAL #1:	08/02/2018
SUBMITTAL #2:	09/06/2018
SUBMITTAL #3:	10/01/2018
SUBMITTAL #4:	10/18/2018
SUBMITTAL #5:	10/31/2018

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
C2.1	DIMENSION REFERENCE PLAN
C2.2-C2.5	DIMENSION PLAN
C3.1	GRADING REFERENCE PLAN
C3.2-C3.5	GRADING PLAN
C3.6	EROSION AND SEDIMENT CONTROL PLAN
C4.1	UTILITY REFERENCE PLAN
C4.2-C4.5	UTILITY PLAN
C4.6	EXISTING DMWW FEEDER MAIN PLAN AND PROFILE
C5.1-C5.2	DETAILS
L1.1	LANDSCAPE REFERENCE PLAN
L1.2-L1.5	LANDSCAPE PLAN

PARKING SUMMARY
REQUIREMENTS
CONGREGATE CARE REQUIRES : 1 SPACE/4 BEDS AND 1 SPACE/2 EMPLOYEES MAX SHIFT
MULTI-FAMILY DWELLING: 2 SPACES/1 AND 2 BEDROOM UNITS

PARKING UNIT SUMMARY
CONGREGATE CARE UNITS: 70 PROPOSED UNITS
13 FUTURE UNITS
EMPLOYEES (1/5 CONGREGATE CARE UNIT): 14 NURSED PROPOSED
3 NURSES FUTURE
MULTI-FAMILY UNITS: 46 PROPOSED UNITS

PARKING REQUIRED
STANDARD: 112 SPACES
FUTURE: 6 SPACES
ACCESSIBLE: 5 SPACES
123 SPACES

PARKING PROVIDED
STANDARD: 91 SPACES
GARAGE: 36 SPACES
ACCESSIBLE: 5 SPACES
132 SPACES

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

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.

GENERAL LEGEND
PROPOSED
SECTION LINE
CENTER LINE
PERMANENT EASEMENT
TYPE SW-501 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
SANITARY SEWER WITH SIZE — 8"S
SANITARY SERVICE — S — S — S
STORM SEWER
STORM SERVICE — ST — ST
WATERMAIN WITH SIZE — 8"W
WATER SERVICE — W — W
SAWCUT (FULL DEPTH)
SILT FENCE

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

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND POLK COUNTY 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 SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL COUNTY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1805.306

PROFESSIONAL LANDSCAPE ARCHITECT KEITH WEGGEN 00442 IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY

KEITH D. WEGGEN, ASLA — DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
L1.1-L1.5

LICENSED PROFESSIONAL ENGINEER RYAN A. HARDISTY 20811 IOWA

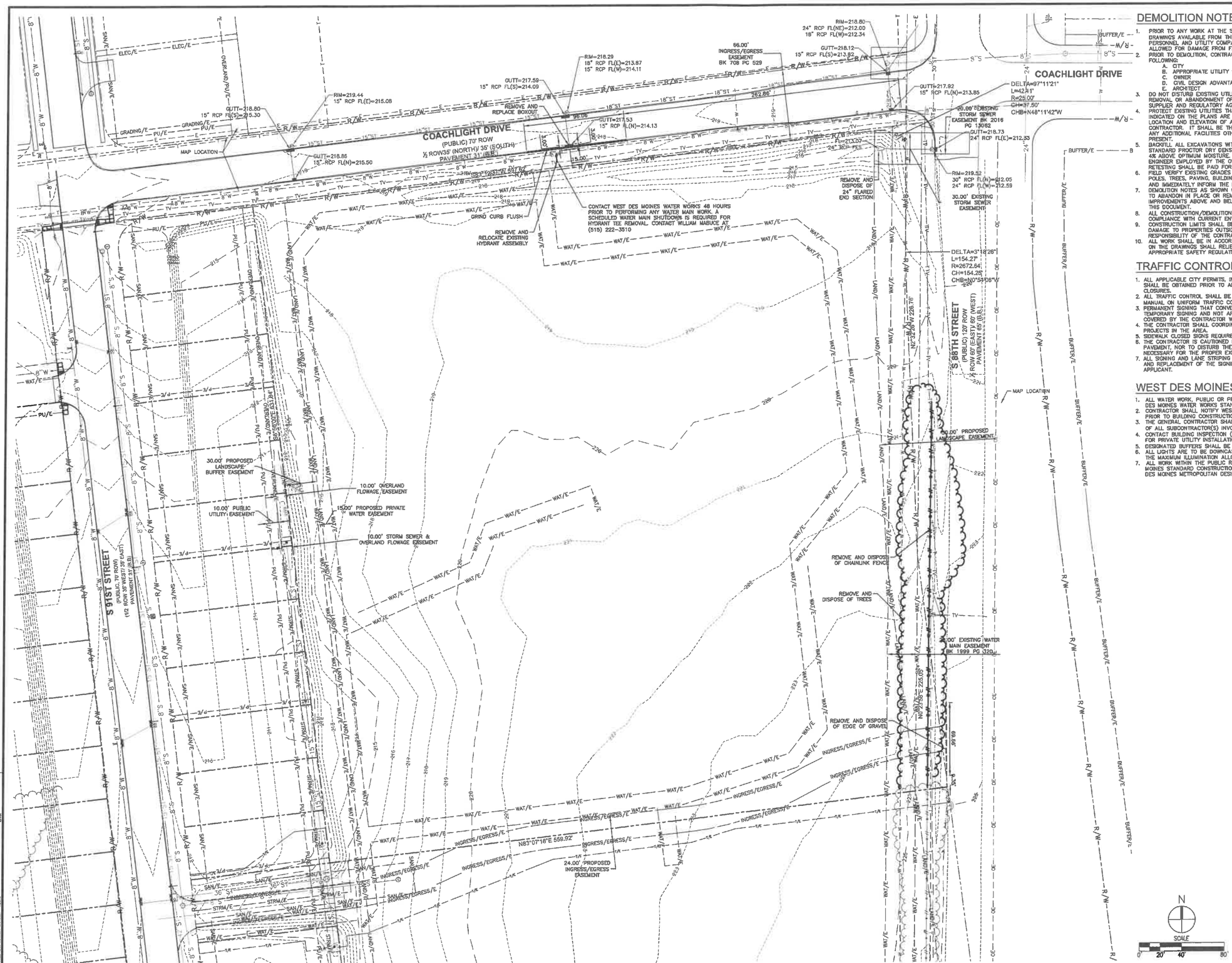
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY

RYAN A. HARDISTY, P.E. — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:
C0.0, C1.1, C2.1-2.5, C3.1-C3.6, C4.1-C4.5, C5.1

CEDAR RIDGE VILLAGE - 1805.306



DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   A. CITY
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

TRAFFIC CONTROL NOTES

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

WEST DES MOINES GENERAL 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 AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
6. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOTCANDLE.
7. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE 1993 DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL AND ALL WDM ADDENDA.

REVISIONS	DATE
SUBMITTAL #5	10/31/18
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SUBMITTAL #3	10/01/18
SUBMITTAL #2	09/06/18
SUBMITTAL #1	08/07/18

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

CEDAR RIDGE VILLAGE
TOPOGRAPHY SURVEY/DEMOLITION PLAN
WEST DES MOINES, IOWA

C1.1

1805.306

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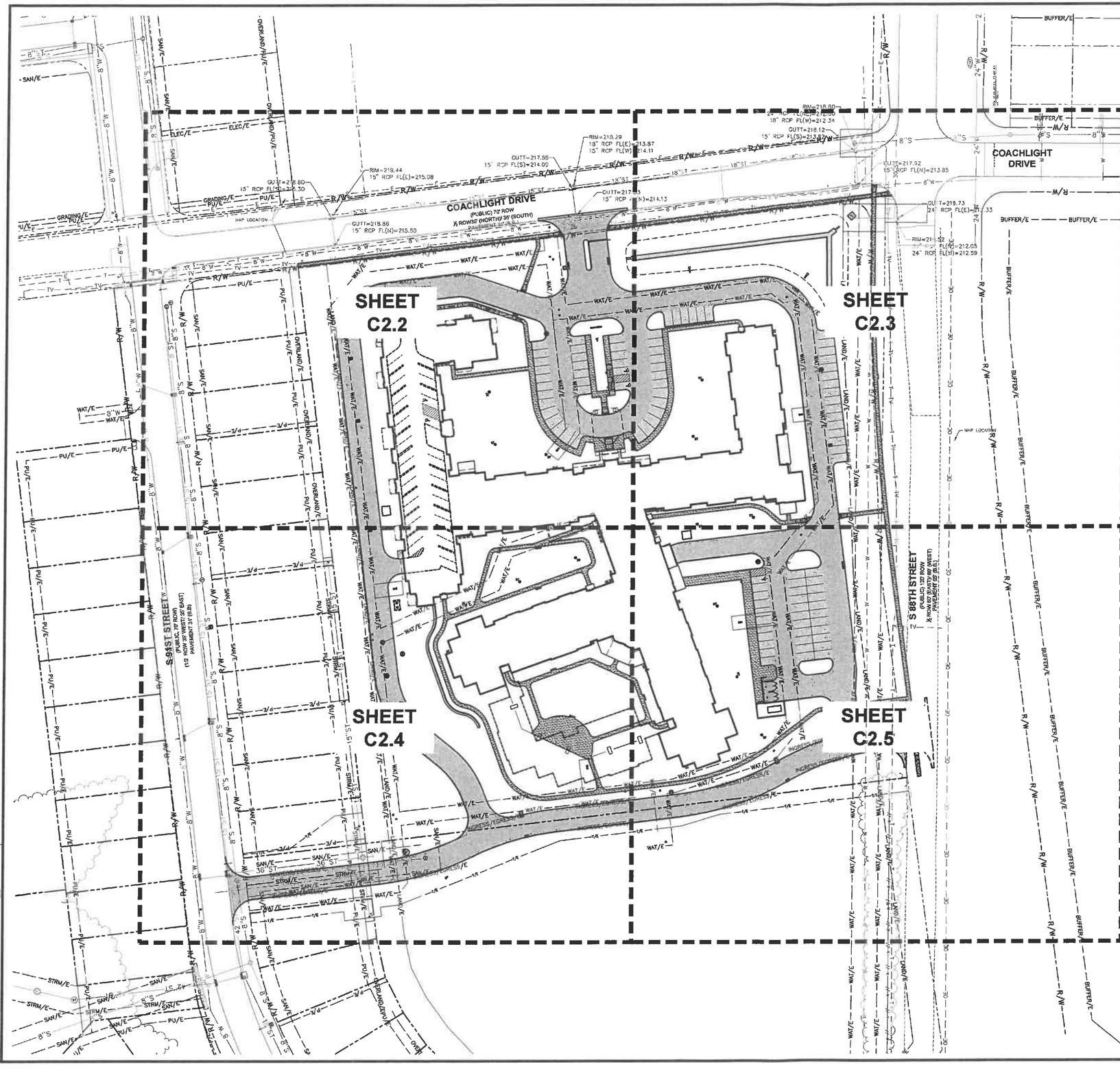

GENERAL NOTES

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE 1993 DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL AND ALL WDM ADDENDA.
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. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON THE APPROACHES TO THE ADJACENT PUBLIC STREETS NEEDS TO BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD, FEDERAL HIGHWAY ADMINISTRATION).
20. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
21. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
22. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
23. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
24. FUTURE ADDITION SHOWN ON PLAN SET WILL NOT BE APPROVED AS PART OF SITE PLAN BUT WILL BE REVIEWED UNDER A SEPARATE MAJOR MODIFICATION APPLICATION.
25. STOCKPILE OF DIRT, STORAGE OF EQUIPMENT, TRAILERS, OR OTHER CONSTRUCTION MATERIALS IS PROHIBITED WITHIN THE EXISTING WATER MAIN EASEMENT OR OVER THE DES MOINES WATER WORKS FEEDER MAIN.

PAVEMENT THICKNESS

1. P.C.C. SIDEWALKS	4" P.C.C.
2. STANDARD DUTY PAVING	6" P.C.C.
3. HEAVY DUTY PAVING	7" P.C.C.
4. TRASH ENCLOSURE PAVING	8" P.C.C.

REVISIONS	DATE
SUBMITTAL #5	1/03/18
SUBMITTAL #4	10/18/16
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SUBMITTAL #2	09/00/16
SUBMITTAL #1	09/07/16

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
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ENGINEER: TECH:
CIVIL DESIGN ADVANTAGE

CEDAR RIDGE VILLAGE
DIMENSION REFERENCE PLAN
WEST DES MOINES, IOWA

C2.1
1805.306

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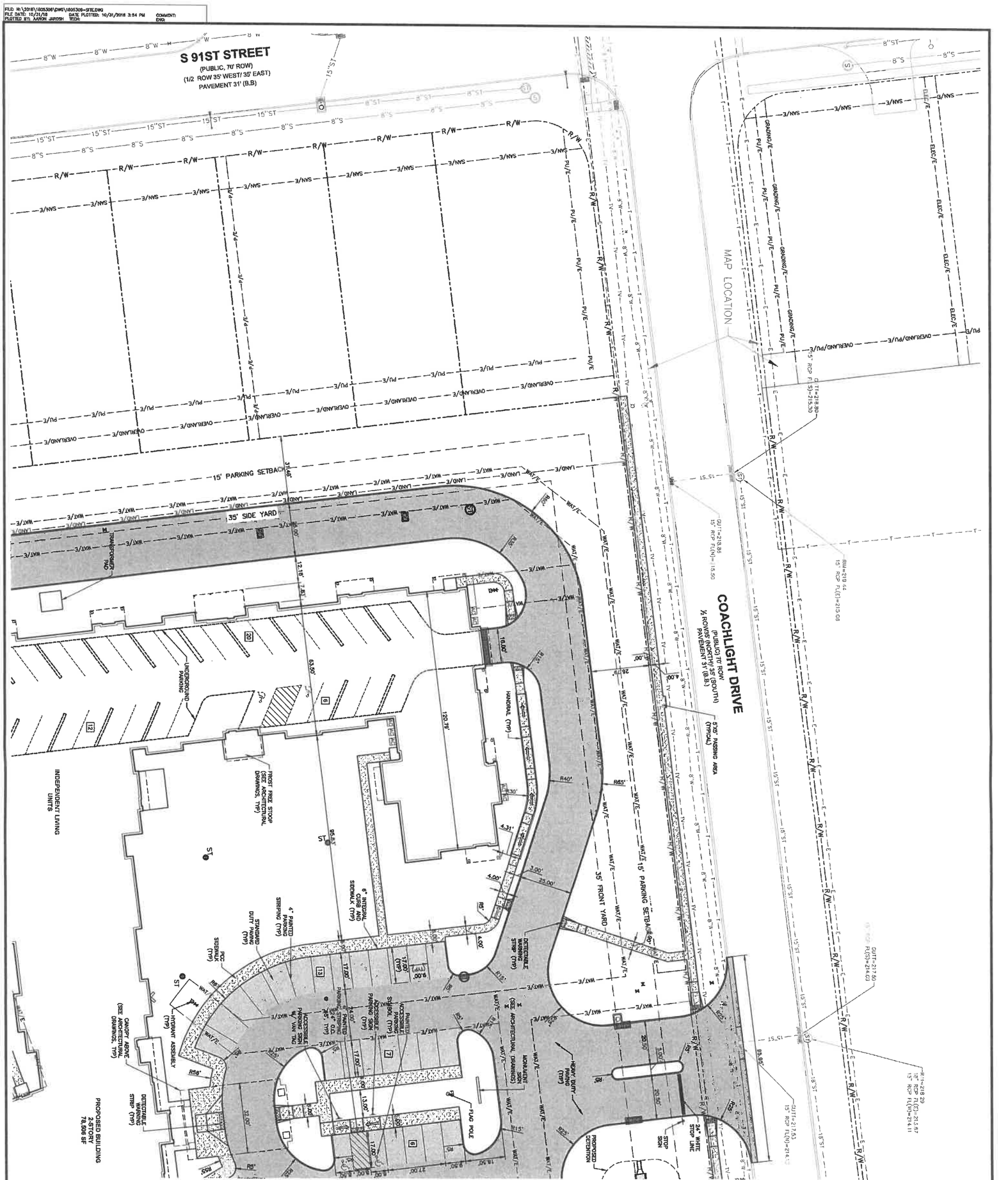

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CEDAR RIDGE VILLAGE

DIMENSION PLAN

WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER:

TECH:

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COACHLIGHT DRIVE
(PUBLIC) 70' ROW
½ ROW35' (NORTH)/ 35' (SOUTH)
PAVEMENT VARIES (B.B.)

COACHLIGHT DRIVE

S 88TH STREET
(PUBLIC) 120' ROW
½ ROW 60' (EAST)/ 60' (WEST)
PAVEMENT 60' (B.B.)

5'X5' PASSING AREA (TYPICAL)

15' PARKING SETBACK

35' FRONT YARD

P.C.C. FLUME

PROPOSED DETENTION

HEAVY DUTY PAVING (TYP)

6" INTEGRAL CURB (TYP)

P.C.C. SIDEWALK (TYP)

4" PAINTED PARKING STRIPING (TYP)

6" INTEGRAL CURB AND SIDEWALK (TYP)

STANDARD DUTY PAVING (TYP)

15' PARKING SETBACK

35' SIDE YARD

PROPOSED P.C.C. SIDEWALK LOCATED IN ROW TO BE INSTALLED AT THE CONCLUSION OF S. 88TH STREET CONSTRUCTION

ASSISTED LIVING FACILITY

DETECTABLE WARNING STRIP (TYP)

TRUST FREE STOOP (SEE ARCHITECTURAL DRAWINGS TYP)

N

SCALE
0' 10' 20' 40'

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WEST DES MOINES, IOWA

CEDAR RIDGE VILLAGE
DIMENSION PLAN

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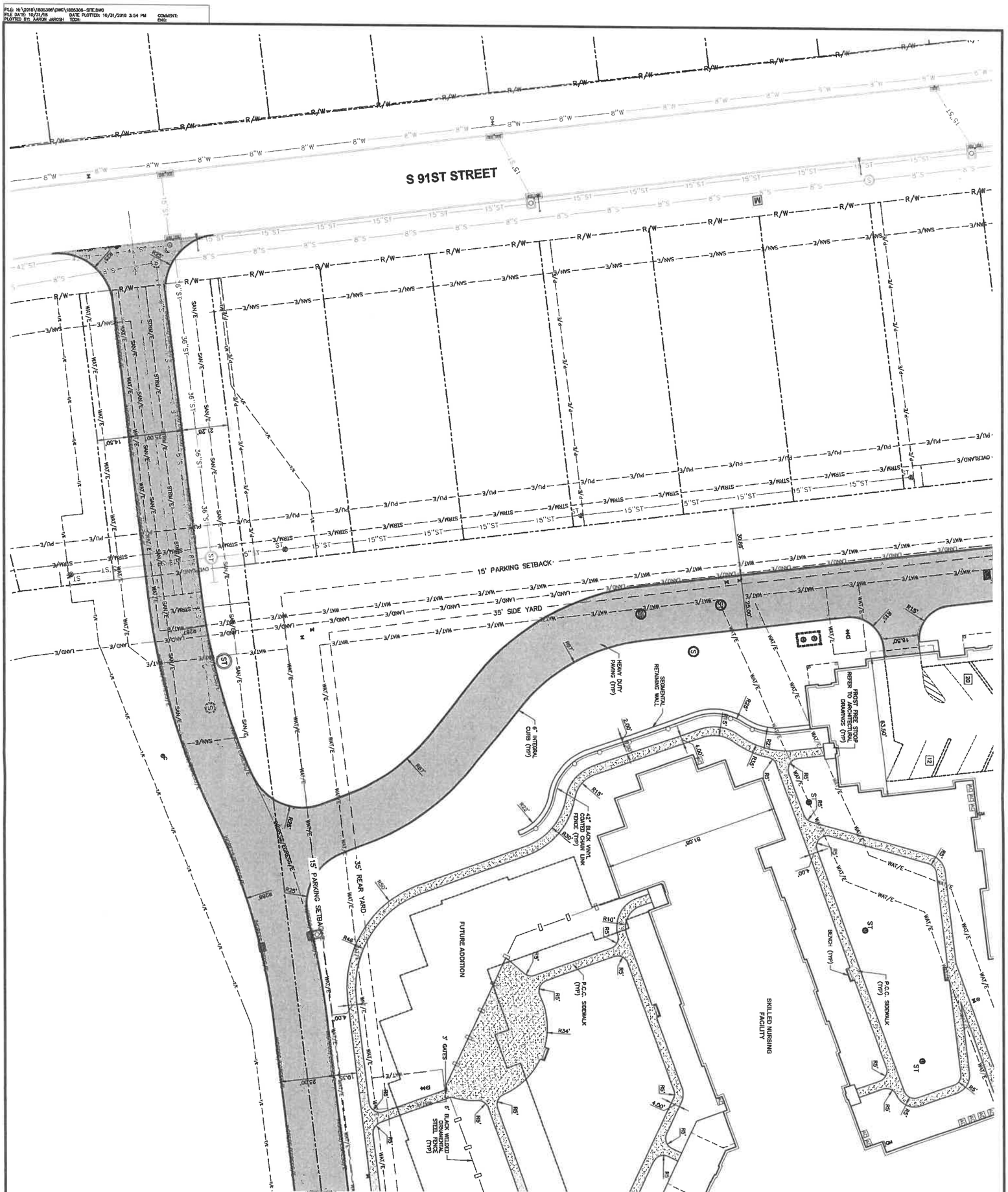

CEDAR RIDGE VILLAGE

DIMENSION PLAN

WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
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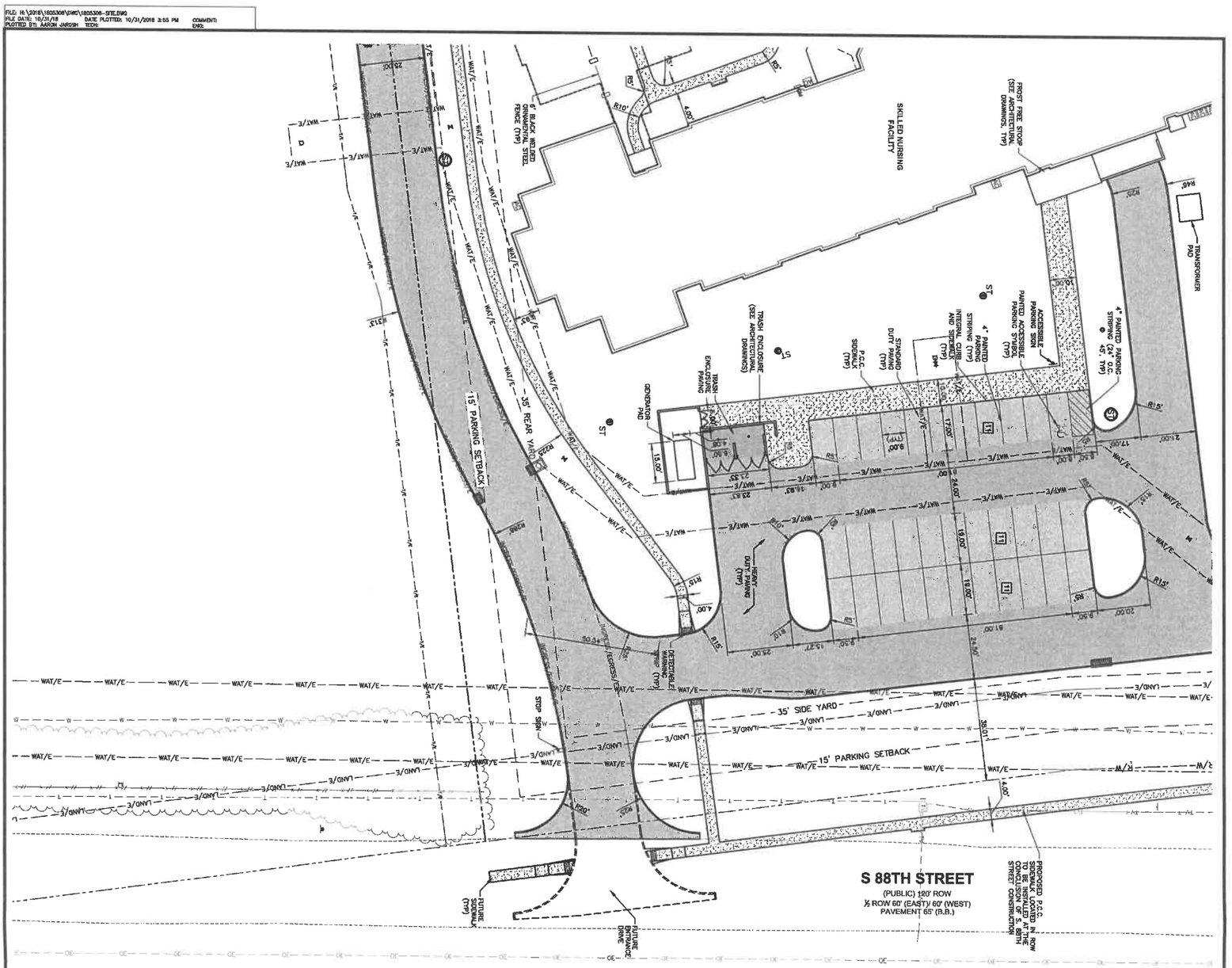

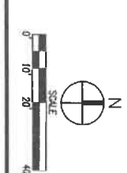

CEDAR RIDGE VILLAGE

DIMENSION PLAN

WEST DES MOINES, IOWA

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CIVIL DESIGN ADVANTAGE

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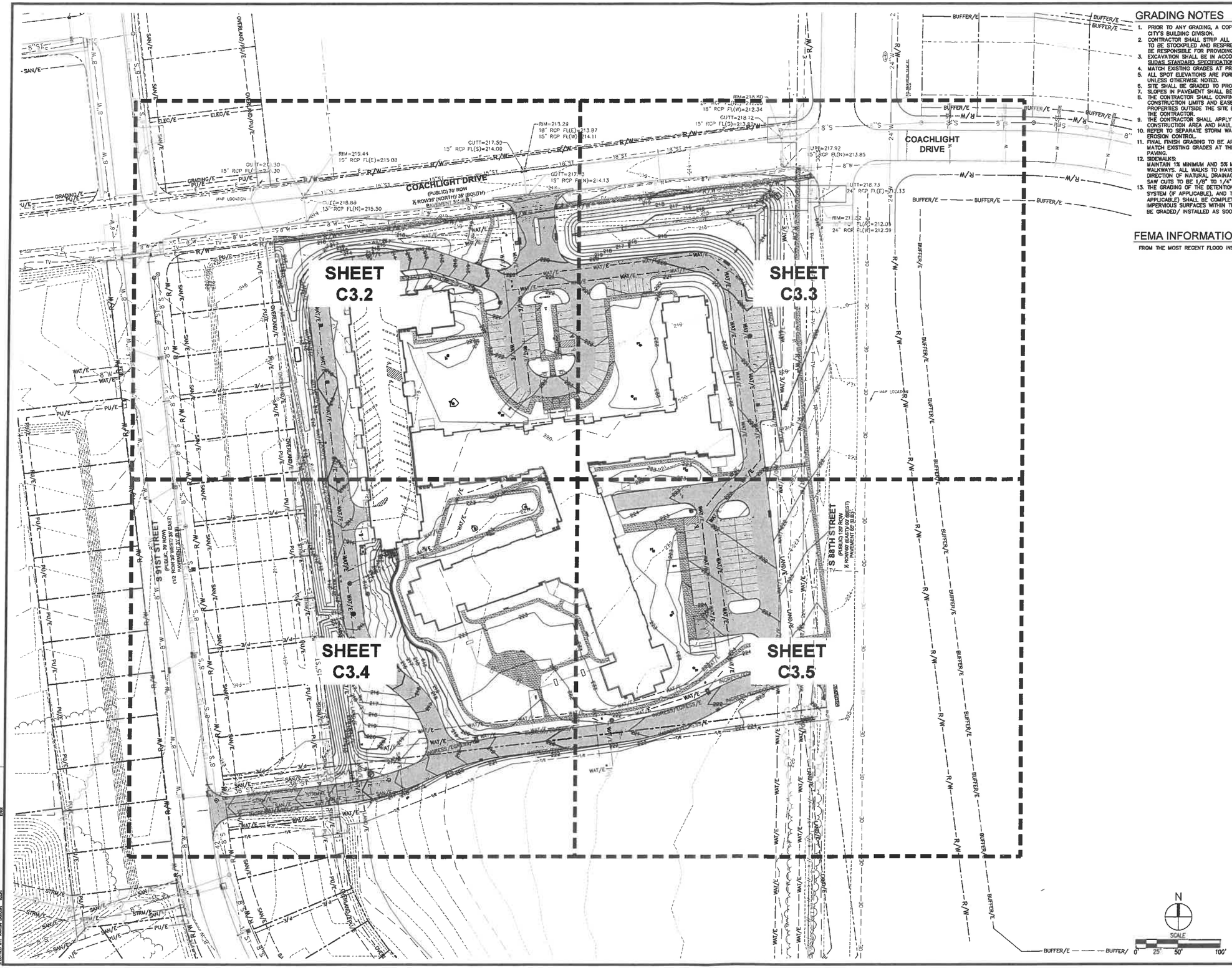

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

FEMA INFORMATION

FROM THE MOST RECENT FLOOD INSURANCE RATE MAP, THE SITE IS IN ZONE X.

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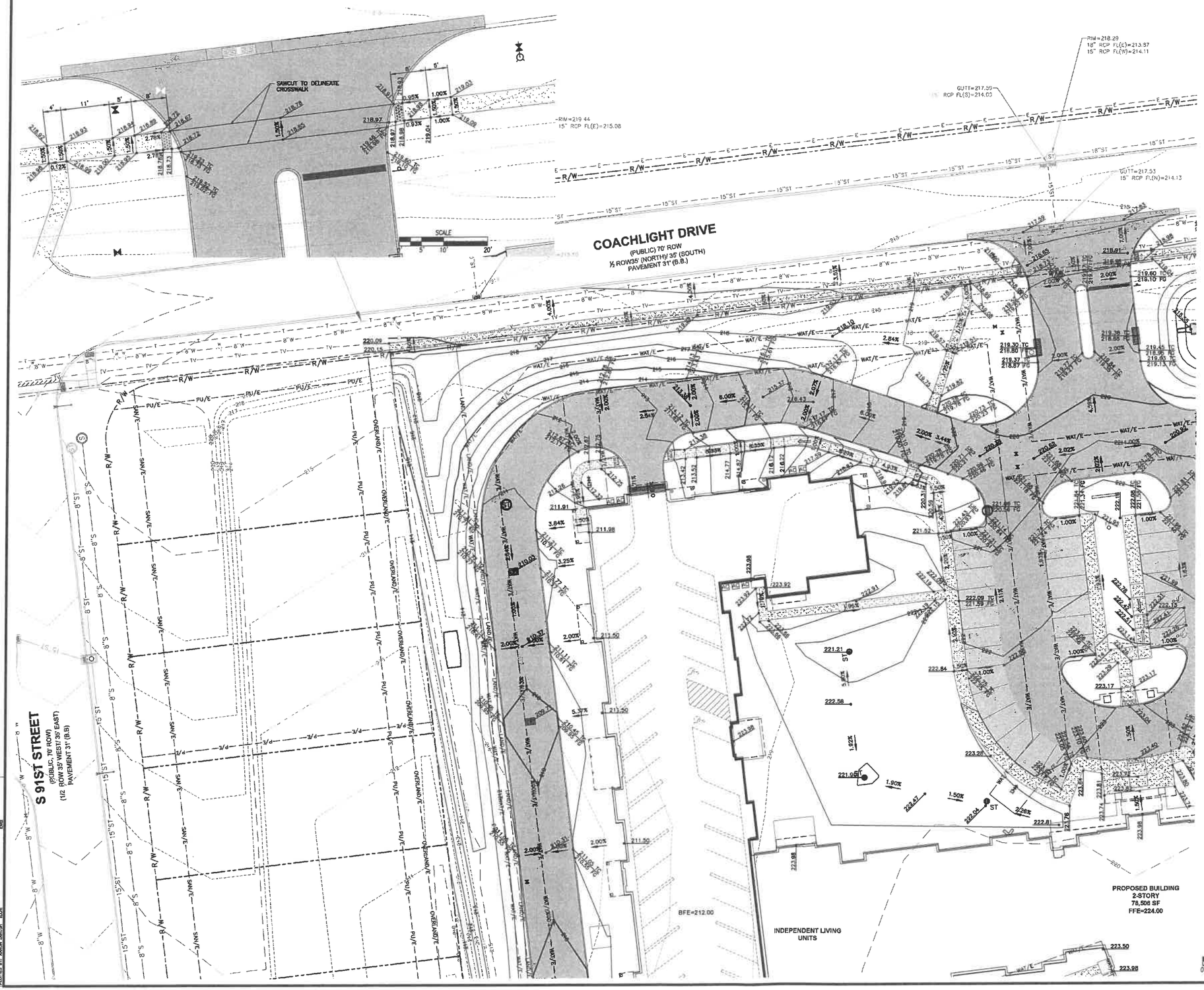
CIVIL DESIGN ADVANTAGE
ENGINEER:
TECH:

CEDAR RIDGE VILLAGE
GRADING REFERENCE PLAN
WEST DES MOINES, IOWA

C3.1

1805.306

PEDESTRIAN ACCESSIBLE RAMPS ENLARGEMENT



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TECH:

CEDAR RIDGE VILLAGE

GRADING PLAN

WEST DES MOINES, IOWA

C3.2

1805.306

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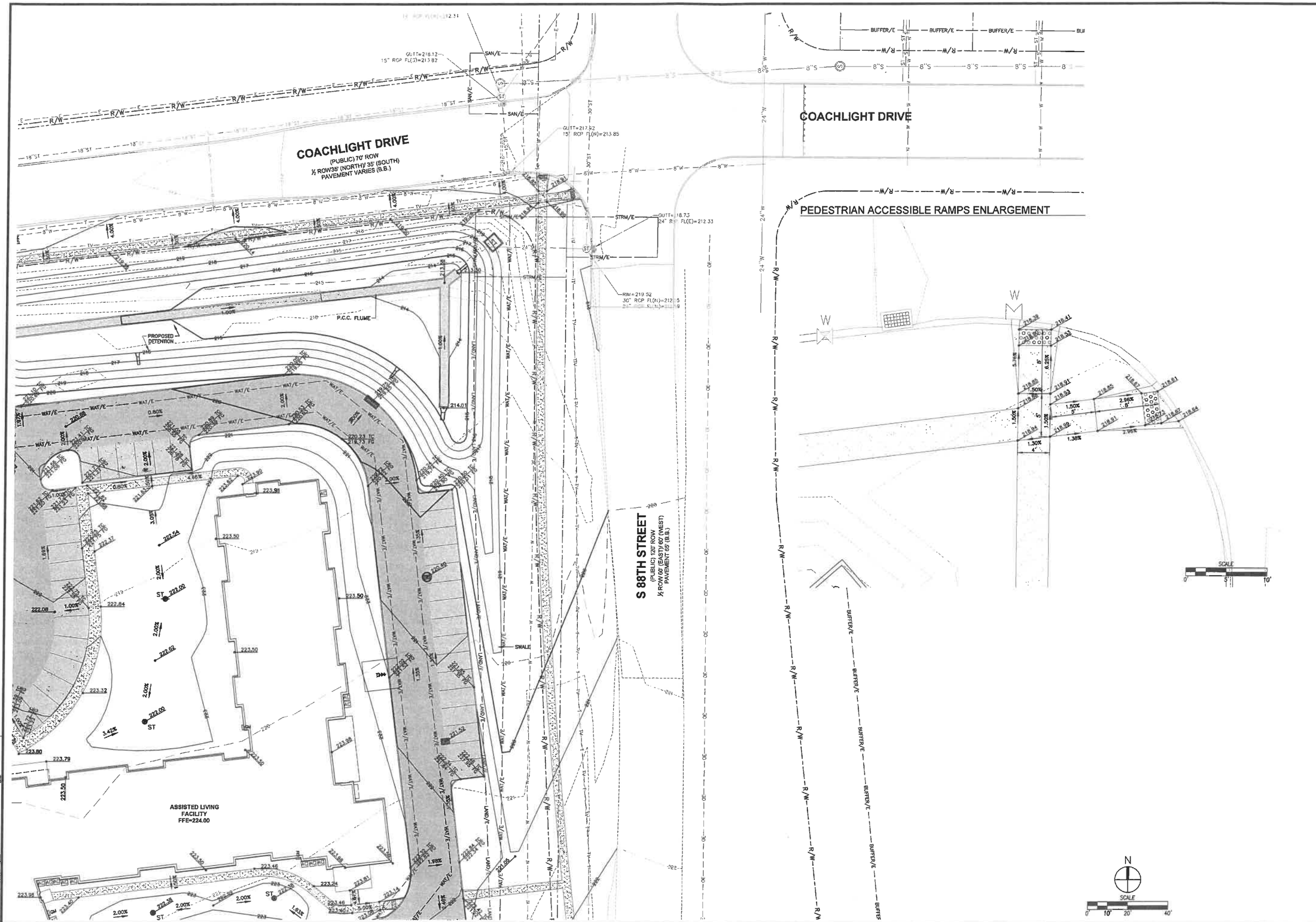

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CIVIL DESIGN ADVANTAGE

CEDAR RIDGE VILLAGE
GRADING PLAN

WEST DES MOINES, IOWA

C3.3

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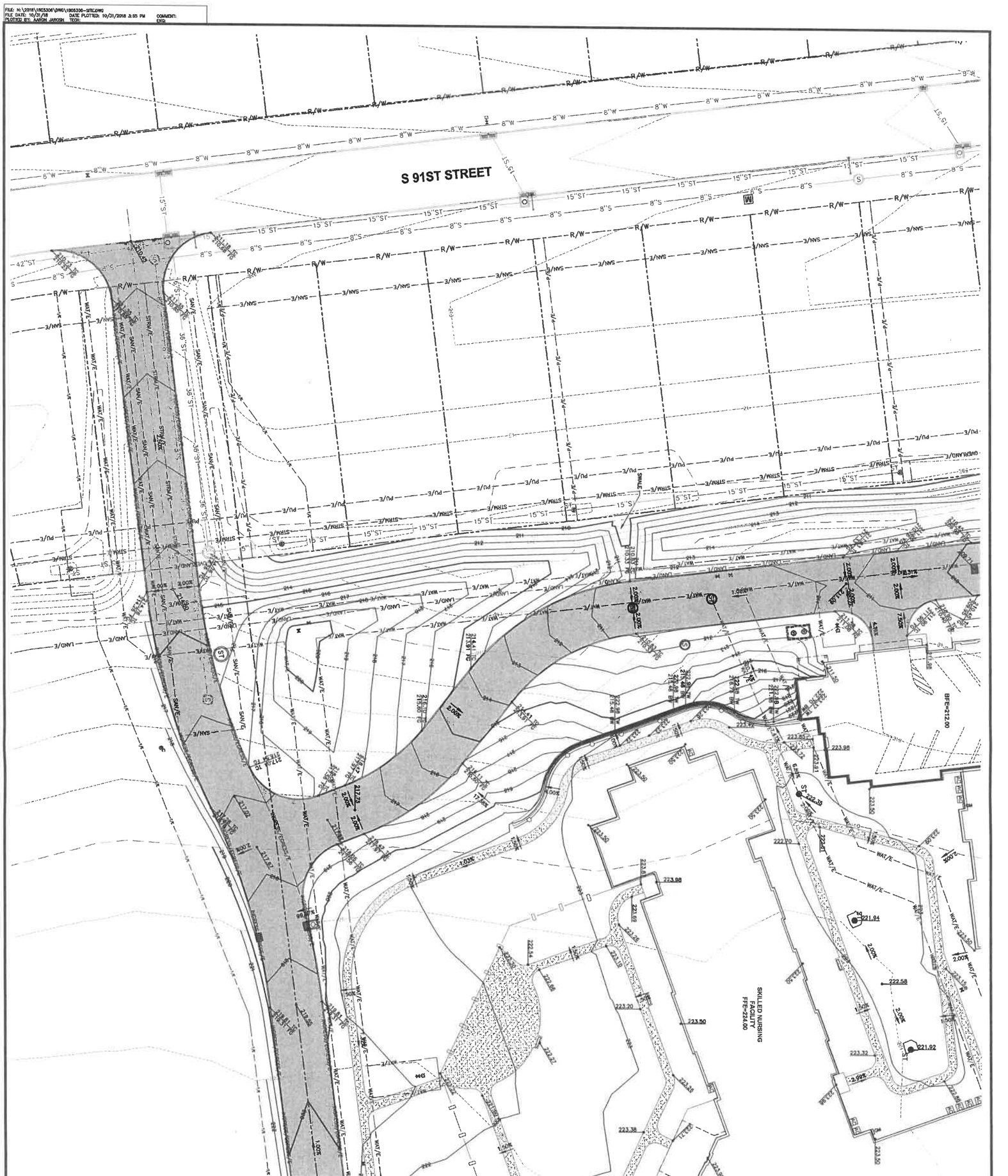

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CEDAR RIDGE VILLAGE

GRADING PLAN

WEST DES MOINES, IOWA

C3.4

1805.306

CIVIL DESIGN ADVANTAGE

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

ENGINEER:

TECH:

REVISIONS	DATE
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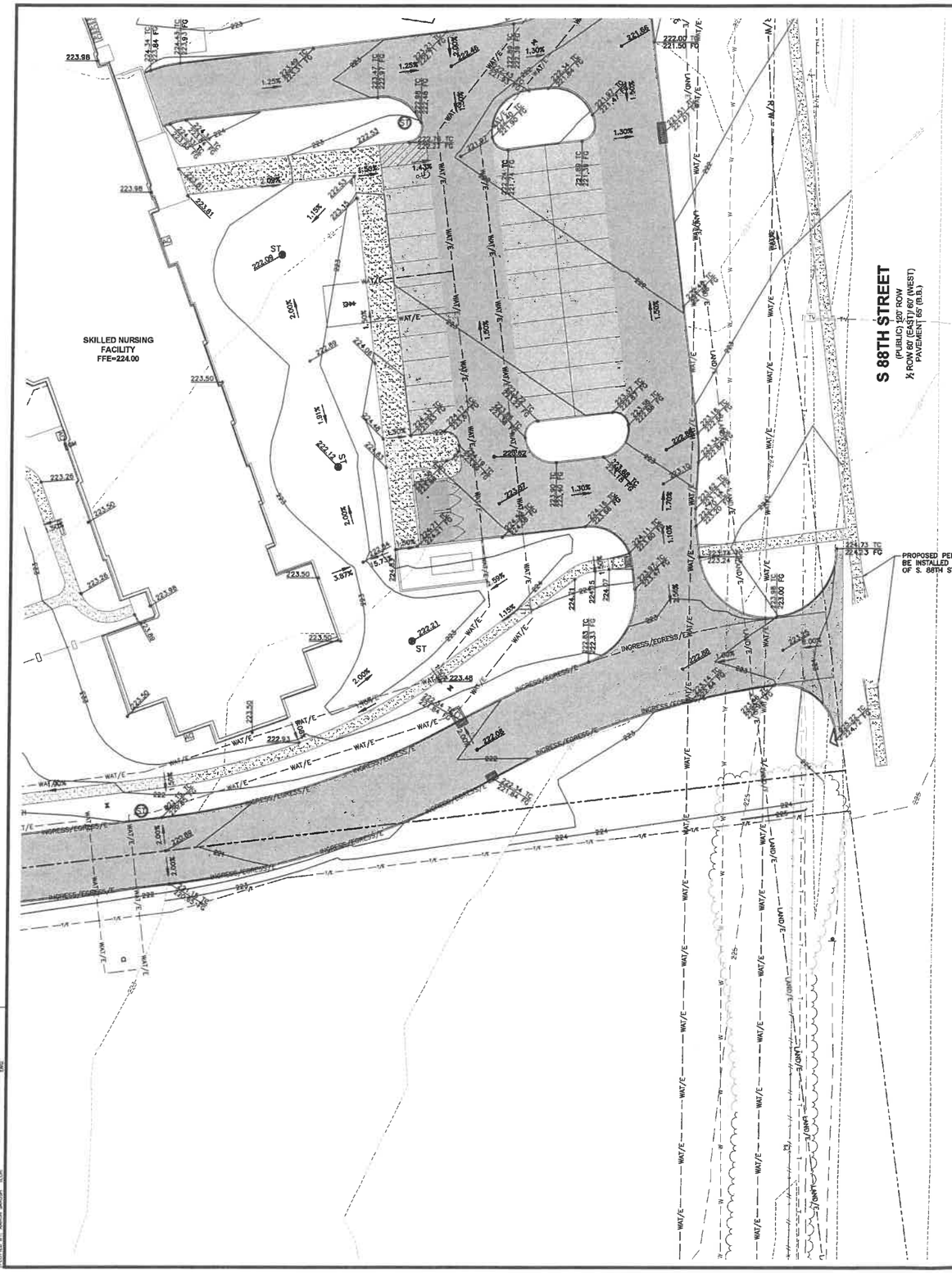
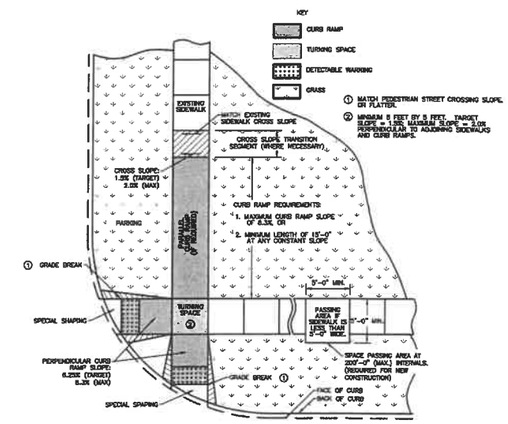
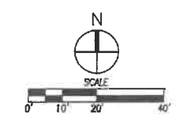


RAMP DETAILS FOR PROPOSED SIDEWALK RAMPS



GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK



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CEDAR RIDGE VILLAGE
GRADING PLAN

WEST DES MOINES, IOWA

C3.5

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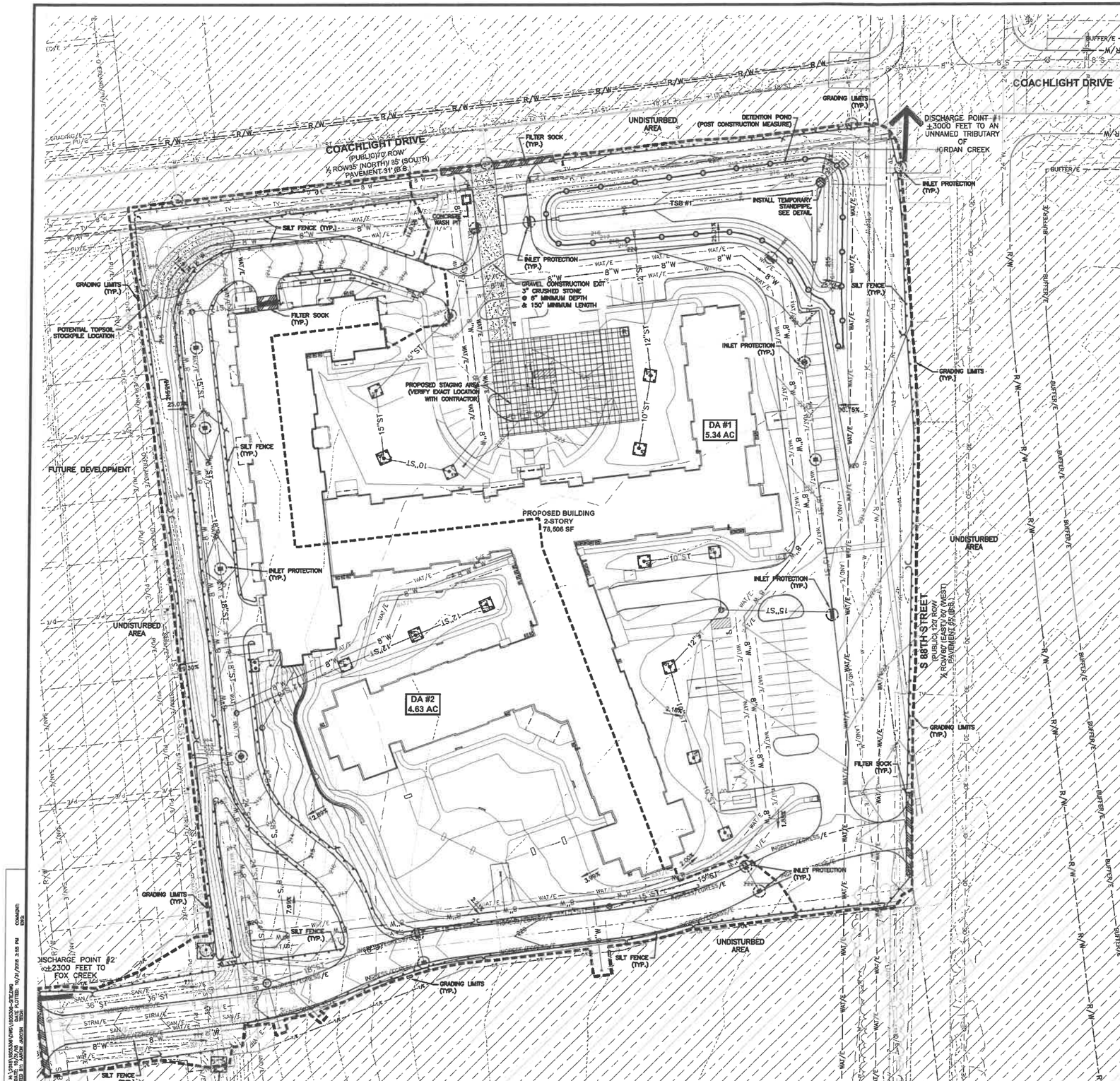


STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	5,673
2	FILTER SOCK	LF	283
3	SEEDING, FERTILIZING, AND MULCHING	AC	5.09
4	INLET PROTECTION DEVICES	EA	22
5	CONCRETE WASHOUT PIT	EA	1
6	8" PVC TEMPORARY STANDPIPE	EA	1

DISCHARGE POINT SUMMARY

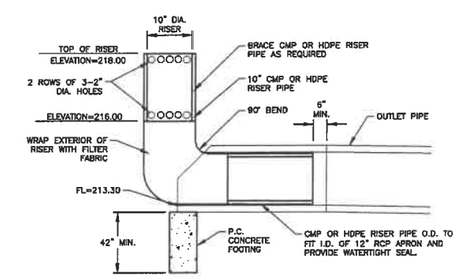
DISCHARGE POINT #1 TO FOX CREEK ±3000 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	5.34 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	19,444 CU FT
VOLUME PROVIDED IN FILTER SOCK (161 LF @ 2.0 CU FT/LF OF SOCK)	322 CU FT
VOLUME PROVIDED IN SILT FENCE (1,379 LF @ 4.5 CU FT/LF OF FENCE)	6,205 CU FT
VOLUME PROVIDED IN TSB #1	38,444 CU FT
TOTAL VOLUME PROVIDED	44,971 CU FT
DISCHARGE POINT #2 TO FOX CREEK ±2300 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	4.63 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	16,668 CU FT
VOLUME PROVIDED IN FILTER SOCK (122 LF @ 2.0 CU FT/LF OF SOCK)	244 CU FT
VOLUME PROVIDED IN SILT FENCE (4,294 LF @ 4.5 CU FT/LF OF FENCE)	18,323 CU FT
TOTAL VOLUME PROVIDED	18,567 CU FT

SWPPP LEGEND

DRAINAGE ARROW (X.XX %)
GRADING LIMITS
FILTER SOCK
SILT FENCE
DITCH CHECK
INLET PROTECTION
PORTABLE RESTROOM (R)
TEMPORARY STANDPIPE
CONCRETE WASHOUT PIT
AREA TO BE SEEDED
STRAW MAT
UNDISTURBED AREA
RIP-RAP
GRAVEL ENTRANCE
STAGING AREA
TEMPORARY SEDIMENT BASIN (TSB #)

TEMPORARY STAND PIPE DETAIL

NOT TO SCALE



N
SCALE
0' 20' 40' 80'

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CIVIL DESIGN ADVANTAGE ENGINEER:

CEDAR RIDGE VILLAGE
EROSION AND SEDIMENT CONTROL PLAN
WEST DES MOINES, IOWA

C3.6
1805.306

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FILE DATE: 10/31/18
PLOTTED BY: AARON JUNTON
DATE PLOTTED: 10/31/2018 3:55 PM
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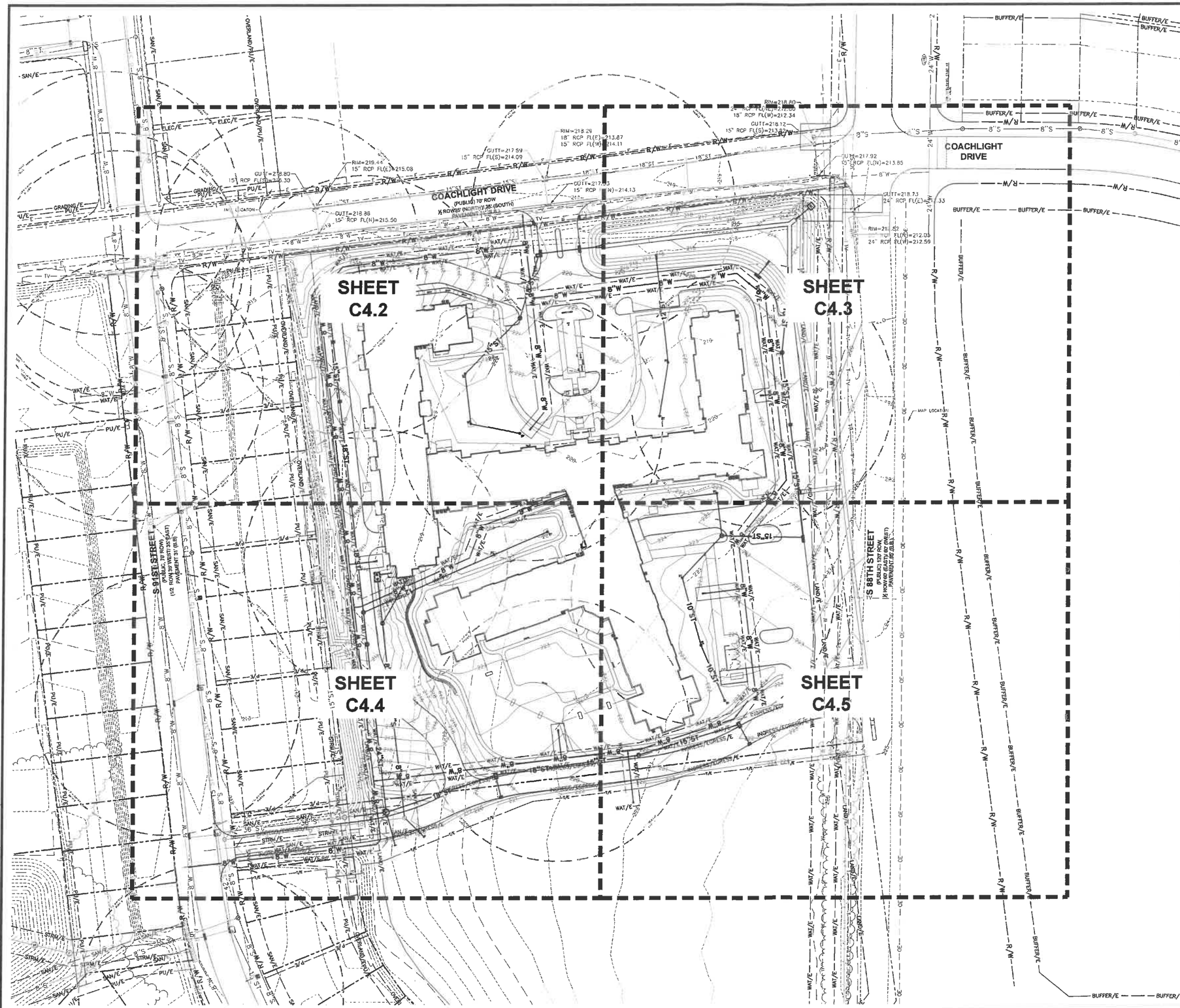


UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
   18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWERS.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE WDMWW GENERAL SUPPLEMENTAL SPECIFICATIONS AND THE WDMWW WATER SERVICE AND METERING SPECIFICATIONS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S 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.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. INSTALL GEETER 2326 GRATE ON ALL SW-511 INTAKES.
17. WHERE THE STORM SEWER CROSSES OVER THE WATER MAIN LOCATE ONE FULL LENGTH OF PIPE WITH FLEXIBLE O-RING GASKET JOINTS SO BOTH JOINTS ARE LOCATED AS FAR AS POSSIBLE FROM THE WATER MAIN.

WEST DES MOINES GENERAL 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. WALLPACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOTCANDLE.

WDM 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 PROVISIONS.
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.

PRIVATE WATER MAIN QUANTITIES

4" WATER SERVICE	19 LF
4" VALVE	1 EA
8" VALVE	17 EA
8" WATER MAIN	3,060 LF
8" TEE	10 EA
8" 45° BEND	13 EA
8" 11.25° BEND	3 EA
8"X4" REDUCING WYE	1 EA
8"X8" TAPPING VALVE ASSEMBLY	3 EA
FIRE HYDRANT ASSEMBLY	7 EA
TEMPORARY BLOW OFF HYDRANT	1 EA

N

SCALE 0' 25' 50' 100'

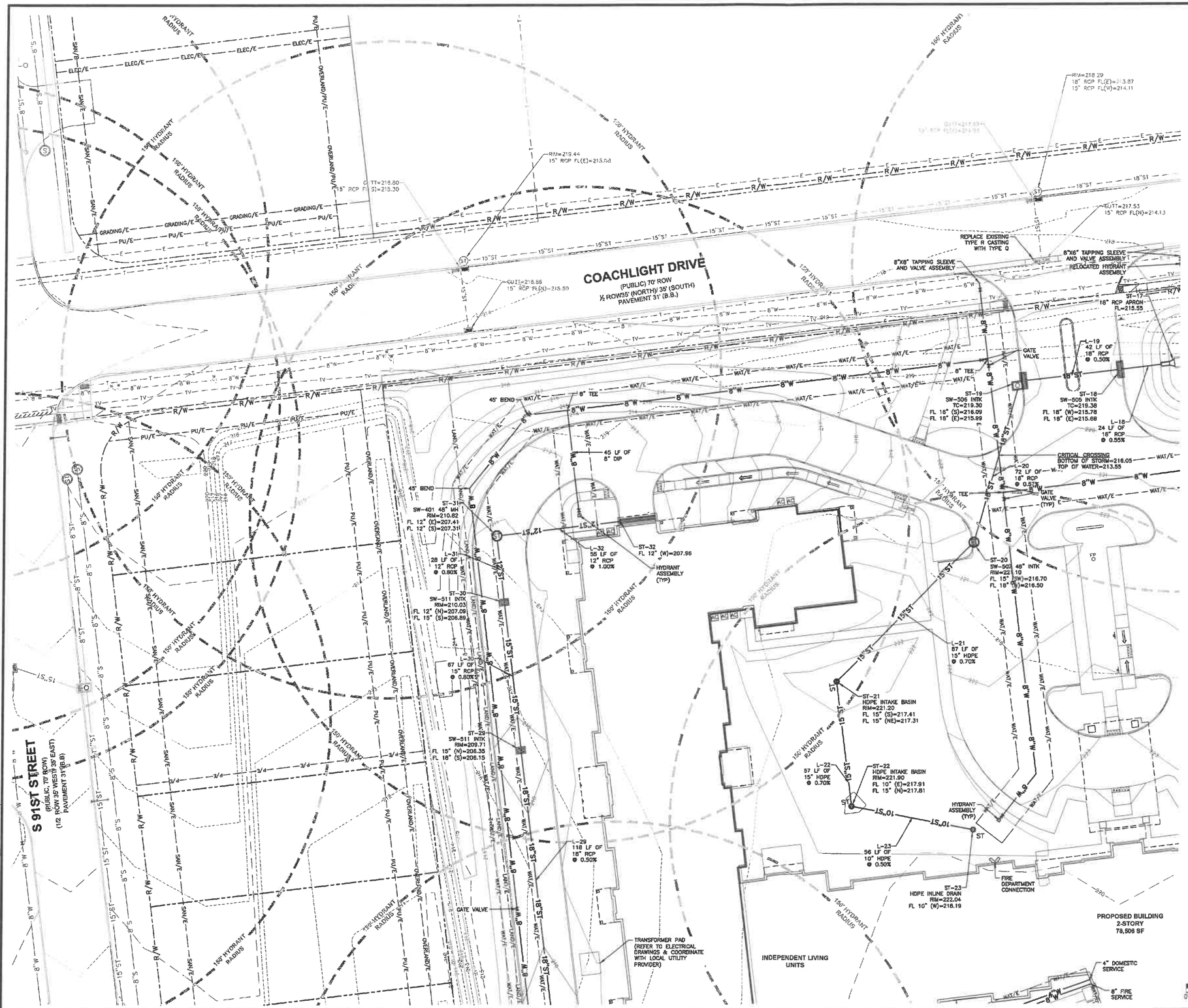
REVISIONS	DATE
SUBMITTAL #5	10/31/18
SUBMITTAL #4	10/18/18
SUBMITTAL #3	10/01/18
SUBMITTAL #2	09/26/18
SUBMITTAL #1	09/07/18

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

CEDAR RIDGE VILLAGE
UTILITY REFERENCE PLAN
WEST DES MOINES, IOWA

C4.1

1805.306



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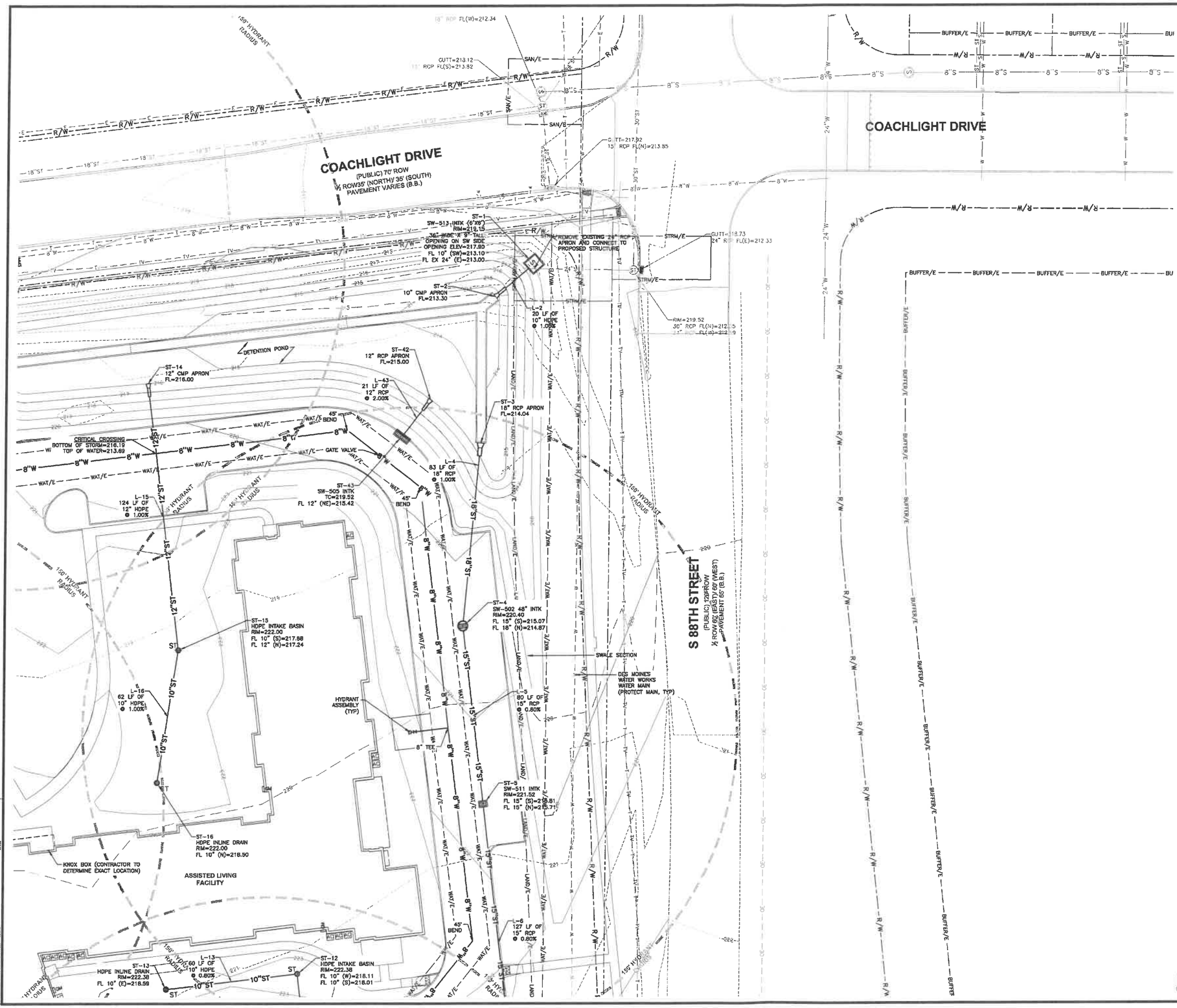
CIVIL DESIGN ADVANTAGE
ENGINEER:
TECH:

CEDAR RIDGE VILLAGE
UTILITY PLAN
WEST DES MOINES, IOWA

C4.2

1805.306



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

ENGINEER:

TECH:

CIVIL DESIGN ADVANTAGE

CEDAR RIDGE VILLAGE

UTILITY PLAN

WEST DES MOINES, IOWA

C4.3

1805.306

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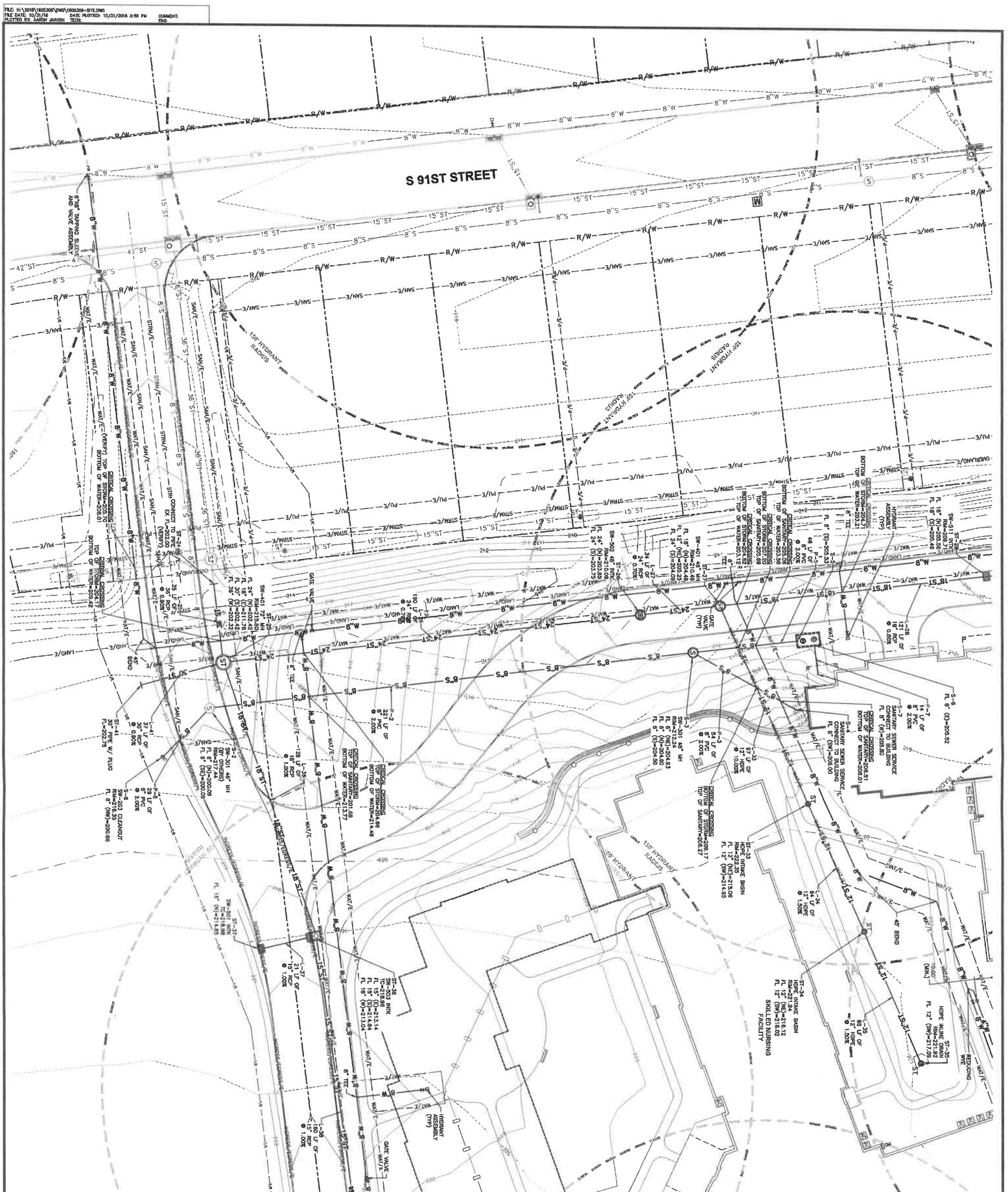

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1805.306

CEDAR RIDGE VILLAGE

UTILITY PLAN

WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER:

TECH:

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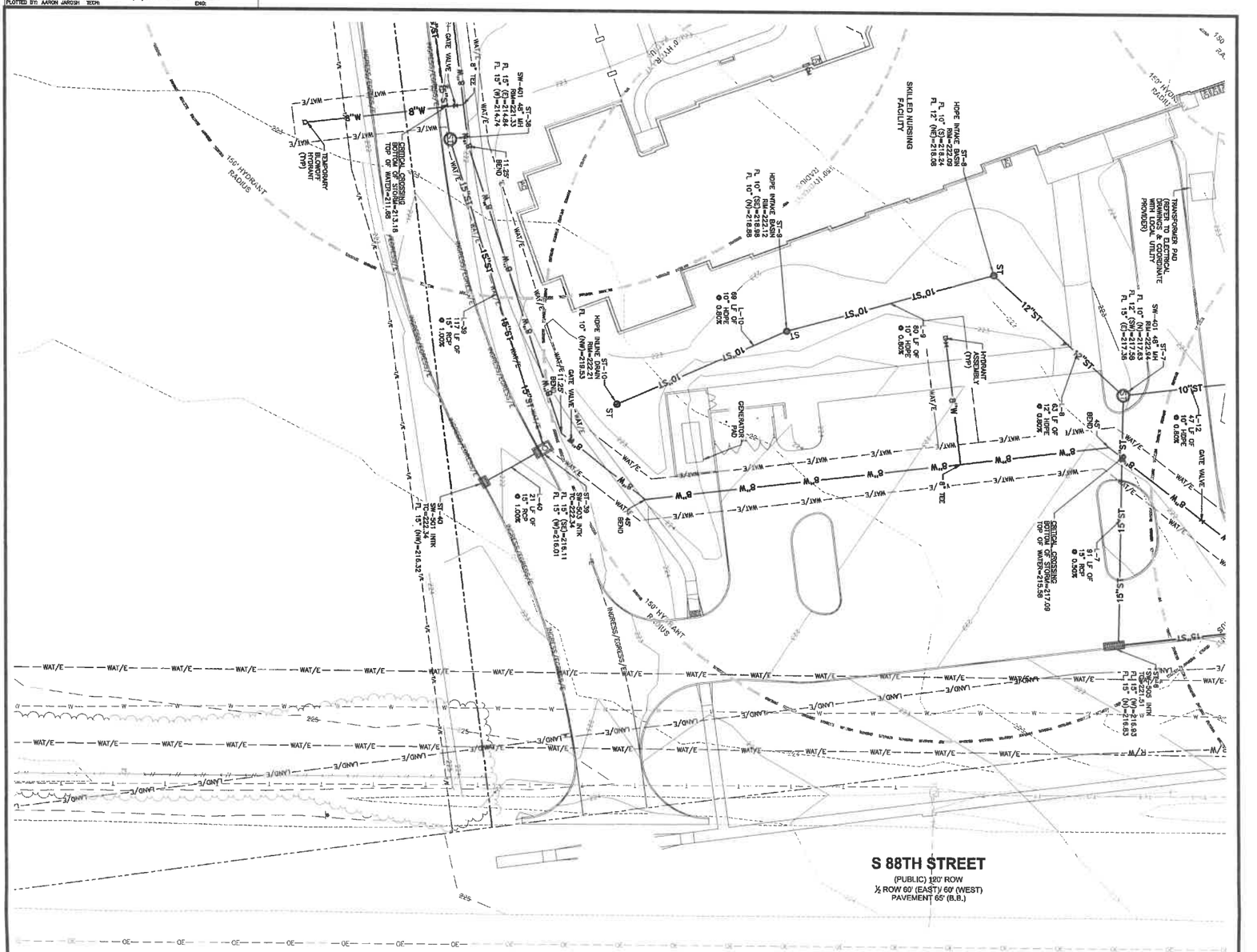

SCALE
0 10' 20' 40'
N

C4.5	1805.306	**CEDAR RIDGE VILLAGE** **UTILITY PLAN** WEST DES MOINES, IOWA	CIVIL DESIGN ADVANTAGE 3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410 ENGINEER: TECH:

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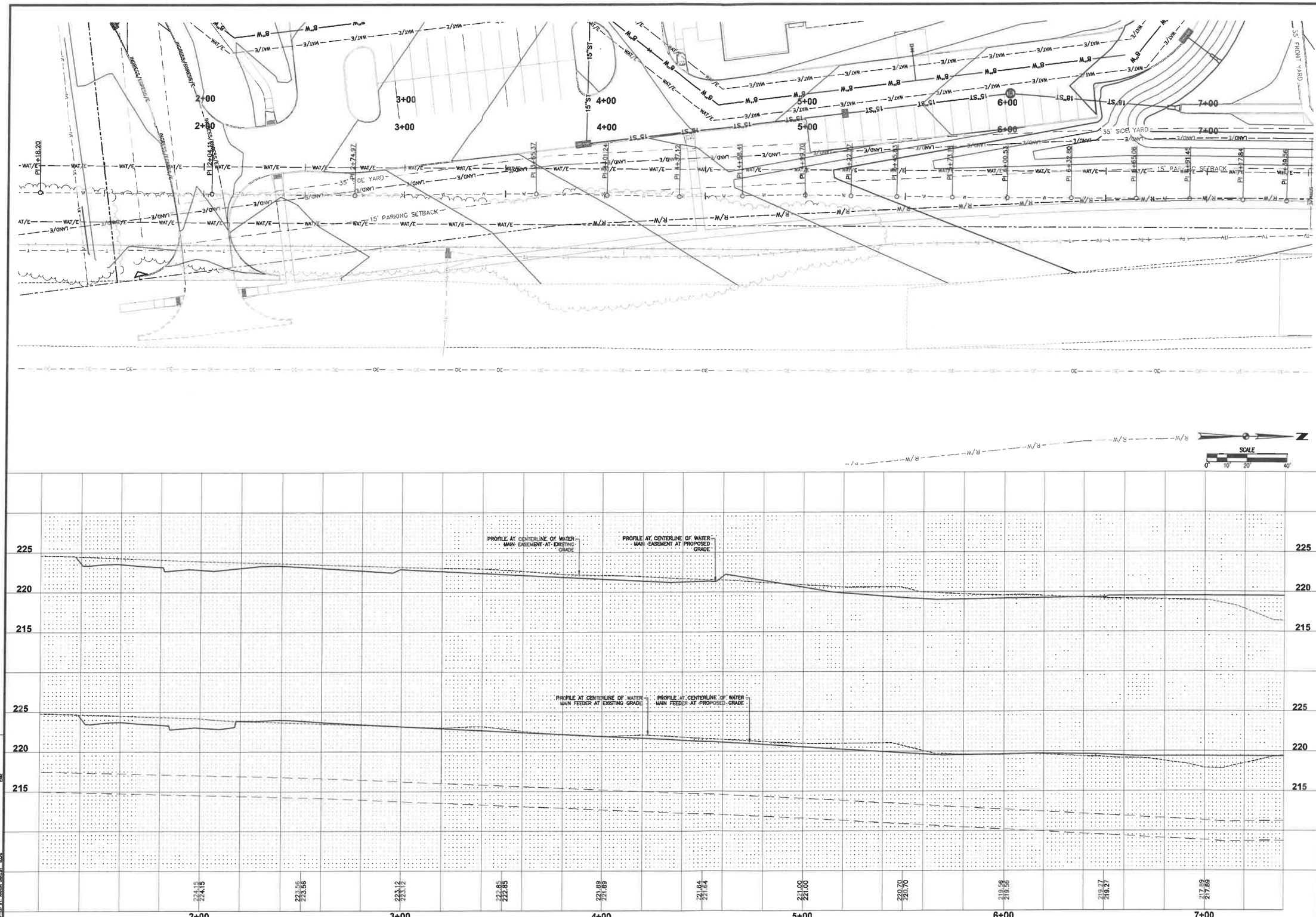

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3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE

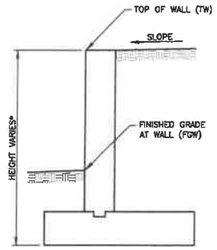
CEDAR RIDGE VILLAGE

EXISTING DMWW FEEDER MAIN PLAN AND PROFILE

WEST DES MOINES, IOWA

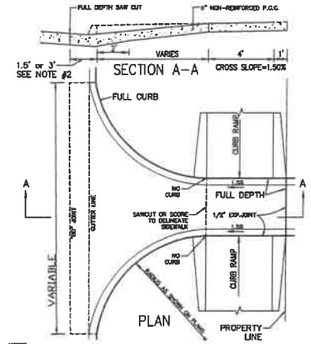
C4.6

1805.306



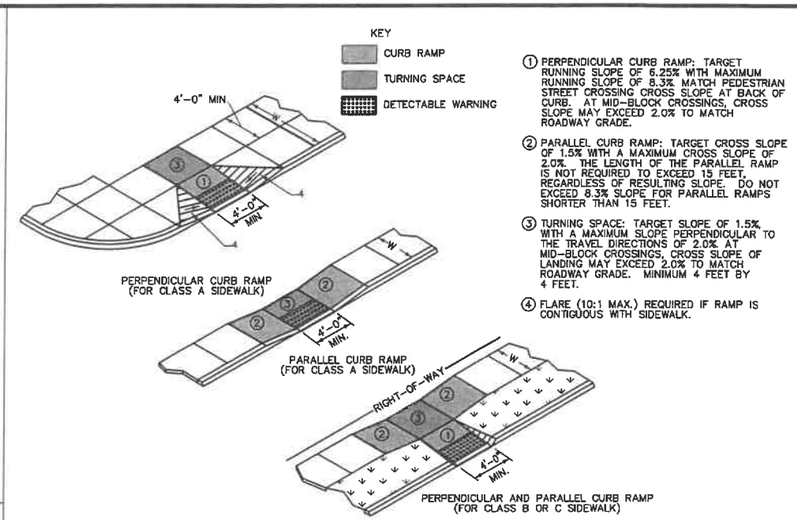
* REFER TO STRUCTURAL PLANS FOR RETAINING WALL ELEVATION VIEW FOR FULL HEIGHT DIMENSION(S) OF P.C. CONCRETE WALL.

7 CONCRETE RETAINING WALL SPOT ELEVATION REFERENCE
NOT TO SCALE



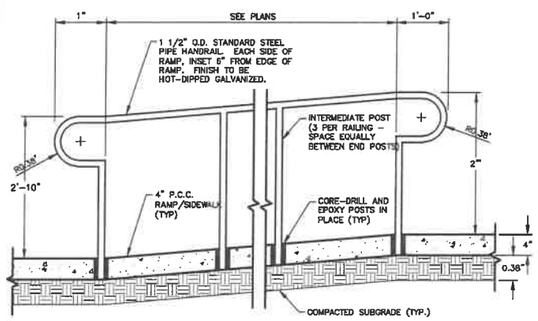
NOTES:
1. BEFORE THE CONCRETE IS PLACED, THE SAW CUT JOINTS SHALL BE COMPLETELY CLEANED OF ALL DEBRIS CONCRETE OR FOREIGN MATERIAL.
2. SAW CUT AND REMOVE EXISTING CONCRETE PAVEMENT A WIDTH OF 3' WHEN EXISTING JOINT IS 3' FROM A PAVEMENT JOINT.
3. SAW CUT PARALLEL JOINTS IN GENERAL CONFORMANCE WITH PORTLAND CEMENT CONCRETE INTERSECTION DETAILS.

4 DRIVEWAY DETAIL
NOT TO SCALE

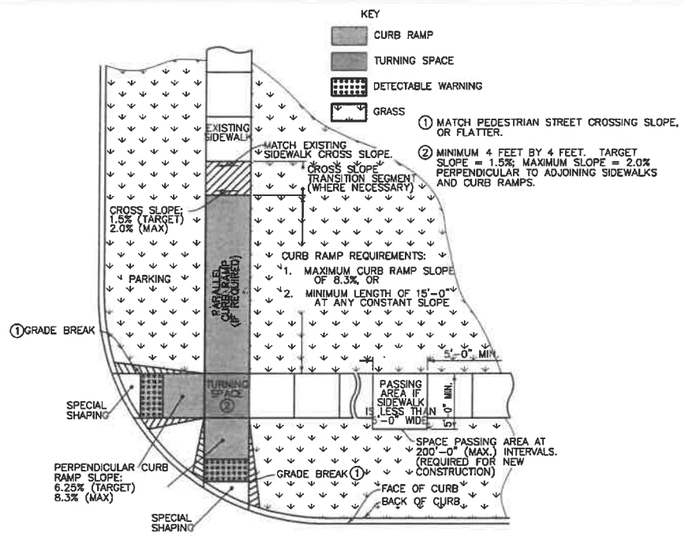


1. PERPENDICULAR CURB RAMP: TARGET RUNNING SLOPE OF 6.25% WITH MAXIMUM RUNNING SLOPE OF 8.3% MATCH PEDESTRIAN STREET CROSSING CROSS SLOPE AT BACK OF CURB. AT MID-BLOCK CROSSINGS, CROSS SLOPE MAY EXCEED 2.0% TO MATCH ROADWAY GRADE.
2. PARALLEL CURB RAMP: TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.
3. TURNING SPACE: TARGET SLOPE OF 1.5% WITH A MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0% AT MID-BLOCK CROSSINGS, CROSS SLOPE OF LANDING MAY EXCEED 2.0% TO MATCH ROADWAY GRADE. MINIMUM 4 FEET BY 4 FEET.
4. FLARE (10:1 MAX.) REQUIRED IF RAMP IS CONTIGUOUS WITH SIDEWALK.

1 CURB RAMPS OUTSIDE OF INTERSECTION RADIUS
NOT TO SCALE

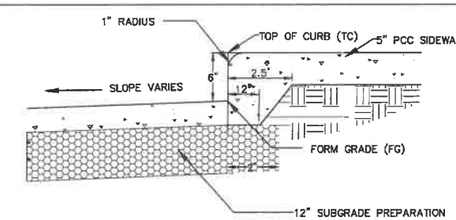


8 HANDRAIL
NOT TO SCALE



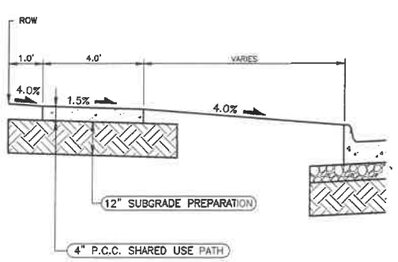
1. MATCH PEDESTRIAN STREET CROSSING SLOPE, OR FLATTER.
2. MINIMUM 4 FEET BY 4 FEET. TARGET SLOPE = 1.5%; MAXIMUM SLOPE = 2.0% PERPENDICULAR TO ADJOINING SIDEWALKS AND CURB RAMPS.

5 GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
NOT TO SCALE

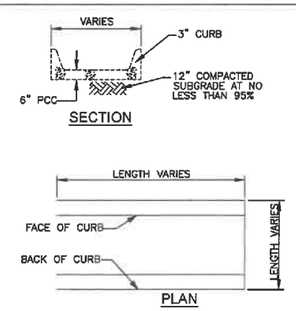


NOTE:
1. TRANSVERSE JOINTS SHALL BE CD JOINTS AT 15' MAX. SPACING.
2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-2 OR KT-2.

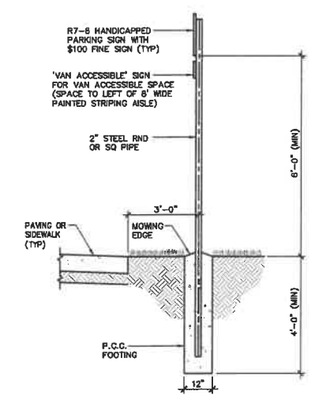
2 6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



9 TYPICAL ROW SECTION
NOT TO SCALE



6 CONCRETE FLUME
NOT TO SCALE



3 ACCESSIBLE PARKING SIGN
NOT TO SCALE

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

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ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

CEDAR RIDGE VILLAGE
DETAILS

C5.1

1805.306

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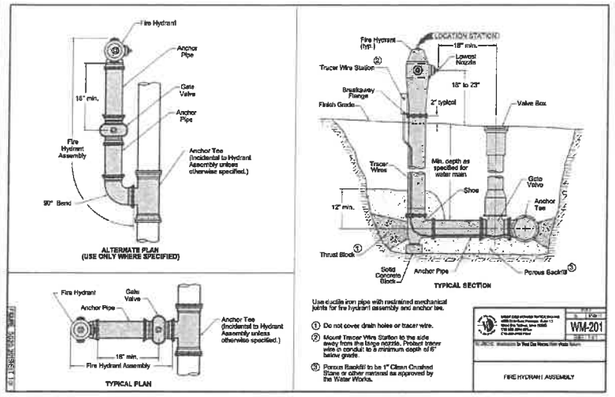
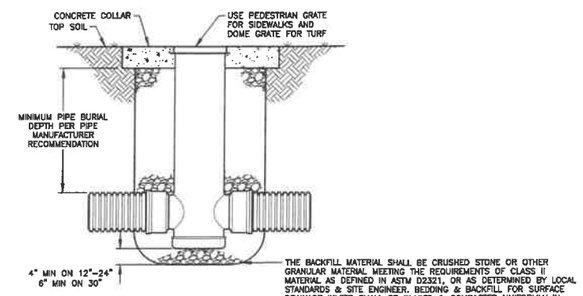
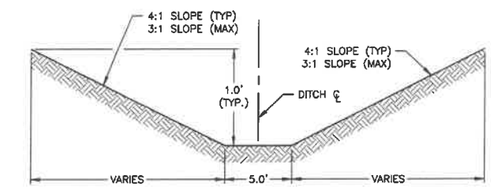


7 WDMWW FIRE HYDRANT ASSEMBLY
NOT TO SCALE

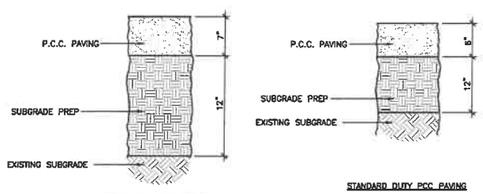


1. GRATES/SOLID COVERS SHALL MEET H-20 LOAD RATING FOR 30" PEDESTRIAN & 12" - 30" STANDARD & SOLID

4 HDPE INTAKE
NOT TO SCALE



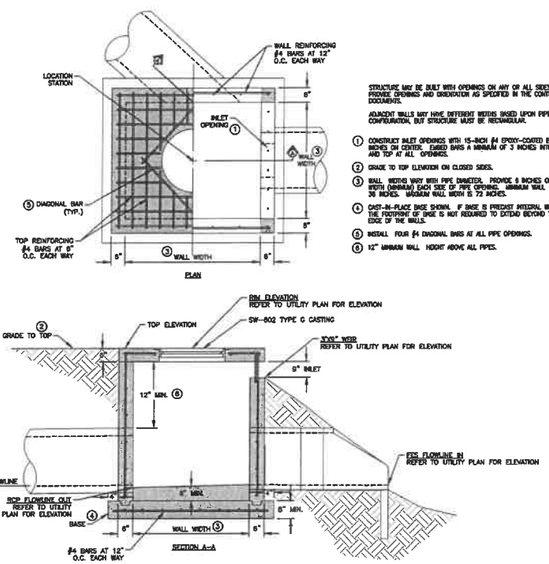
1 TYPICAL SWALE SECTION
NOT TO SCALE



NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.

NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.

8 PCC PAVING
NOT TO SCALE

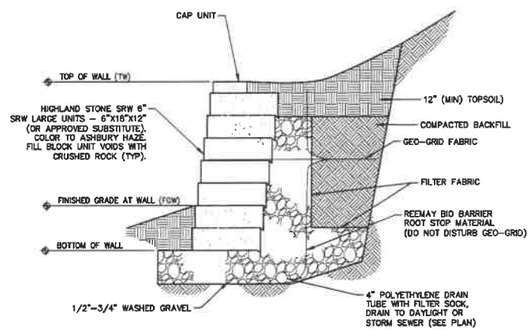


STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OF ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

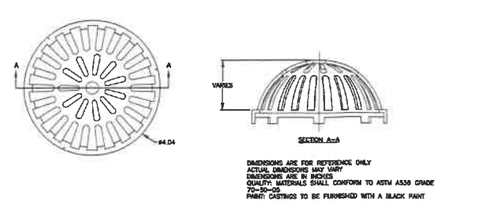
1. CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 6 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
2. GRADE TO TOP ELEVATION ON CLOSED SIDES.
3. WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
4. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
5. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
6. 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.

5 SW-513 INTAKE (ST-1)
NOT TO SCALE



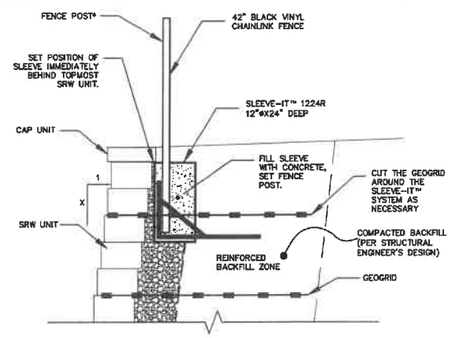
NOTE:
THIS DETAIL IS FOR GENERAL REFERENCE ONLY. CONTRACTOR TO SUBMIT FULL DESIGN DATA TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION AND ORDERING OF MATERIALS. WALL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IOWA AND CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DESIGN.

2 SEGMENTAL RETAINING WALL
NOT TO SCALE



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT

6 DOME GRATE
NOT TO SCALE



NOTE:
1. THIS DETAIL IS FOR REFERENCE PURPOSES ONLY. REFER TO ACTUAL DESIGN BY STRUCTURAL ENGINEER (BY CONTRACTOR) FOR DETAILED INFORMATION.
2. FENCING SYSTEMS APPROVED FOR USE WITH SLEEVE-IT™ 1224R ARE LIMITED TO THE FOLLOWING HEIGHTS:
   CHAIN LINK - UP TO 8-FT
   PRIVACY - UP TO 6-FT (WOODEN, PVC, METAL).
   POST SIZE 4"X4" MAX.

3 FENCE POST ADJACENT TO SEGMENTAL RETAINING WALL
NOT TO SCALE

REVISIONS	DATE
SUBMITTAL #5	10/31/18
SUBMITTAL #4	10/19/18
SUBMITTAL #3	10/12/18
SUBMITTAL #2	09/06/18
SUBMITTAL #1	08/07/18

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

CEDAR RIDGE VILLAGE
DETAILS
WEST DES MOINES, IOWA

C5.2
1805.306

FILE: I:\2018\1805\06\DWG\DETAILS\06-DTL.DWG
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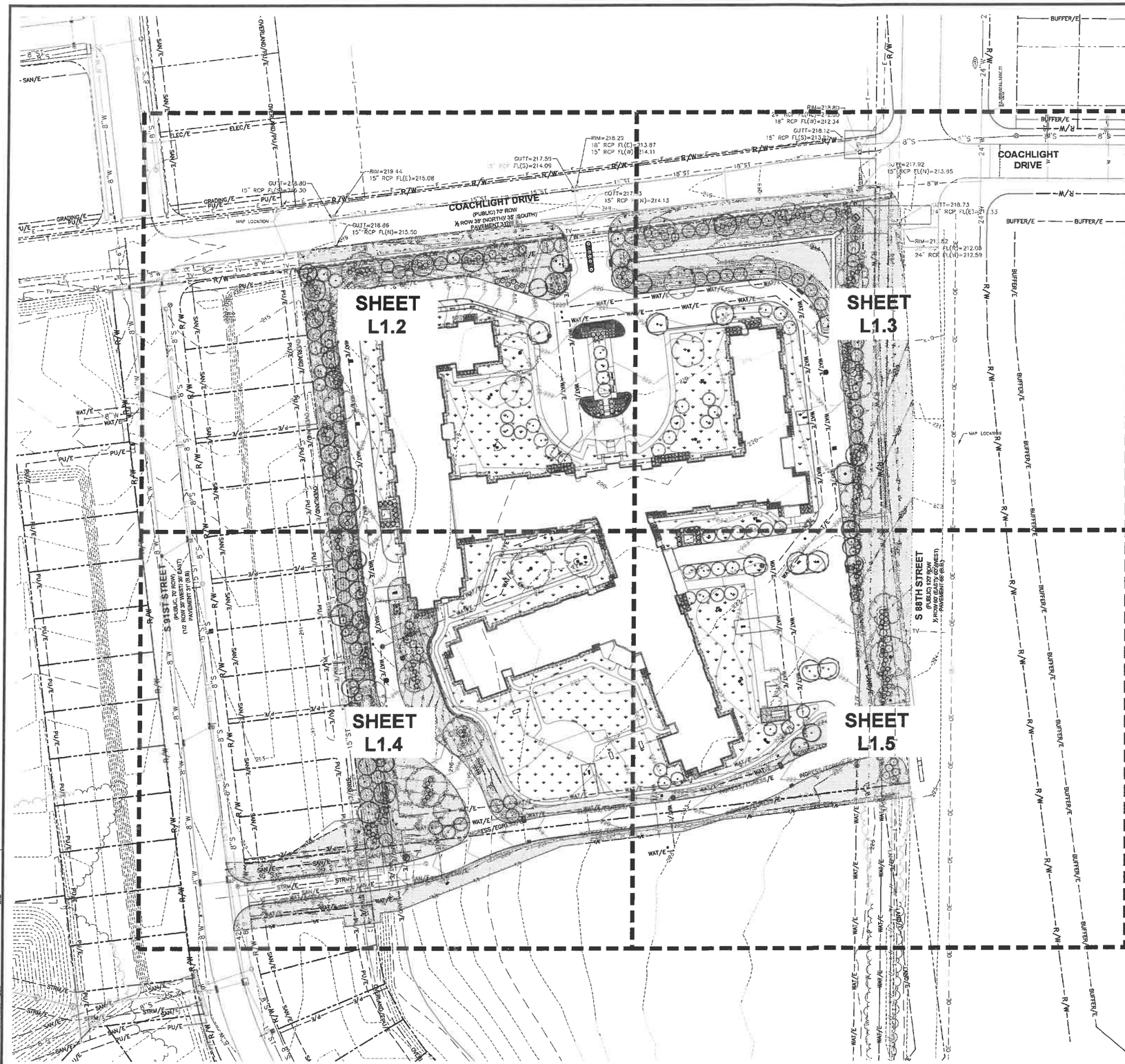

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
14. IRRIGATION METER TO BE LOCATED IN THE BUILDING, IF AN IRRIGATION SYSTEM IS USED.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL
CI	26	Thornless Hawthorn	Crataegus crus-galli 'Inermis'	B&B	1.5"
GS	22	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B	2"
MP	47	Prairifire Crab Apple	Malus x 'Prairifire'	B&B	1.5"
MS	25	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B	1.5"
QA	6	White Oak	Quercus alba	B&B	2"
UA	17	American Elm	Ulmus americana	B&B	2"

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL
PD	41	Black Hills Spruce	Picea glauca 'Densata'	B&B	6' HEIGHT

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
BI	39	Wintergreen Korean Littleleaf Boxwood	Buxus sinica insularis 'Wintergreen'	3 GAL
CC	14	Compact Burning Bush	Euonymus alatus 'Compactus'	3 GAL
HA	33	All Summer Beauty Bigleaf Hydrangea	Hydrangea macrophylla 'All Summer Beauty'	3 GAL
JB	2	Buffalo Juniper	Juniperus sabina 'Buffalo'	3 GAL
JS	94	Sea Green Juniper	Juniperus x pfitzeriana 'Sea Green'	3 GAL
DM	105	Dwarf Mugo Pine	Pinus mugo 'Compacta'	3 GAL
PC	80	Purple Leaf Sand Cherry	Prunus x cistena	3 GAL
SA	89	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	3 GAL
VA	72	American Cranberrybush	Viburnum opulus americanum	3 GAL

ANNUALS/PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EM	110	Magnus Purple Coneflower	Echinacea purpurea 'Magnus'	1 GAL
RG	117	Cerasifoer	Rudbeckia fulgida 'Goldstrum'	1 GAL
SM	182	Marcheight Salvia	Salvia nemorosa 'Marcheight'	1 GAL

GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CK	44	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL
MG	41	Maiden Grass	Miscanthus sinensis 'Gracillimus'	1 GAL

OPEN SPACE REQUIREMENTS

SITE: 375,015 SF (8.61 ACRES)
REQUIRED OPEN SPACE: 93,754 SF (25%)
PROVIDED OPEN SPACE: 150,718 SF (40%)

REQUIRED
TREES (2/3,000 SF): 63 TREES
SHRUBS (3/3,000 SF): 94 SHRUBS

PROVIDED
TREES
2" CALIPER TREE: 20 TREES
1.5" CALIPER TREE: 29 TREES
6' TALL EVERGREEN: 14 TREES

SHRUBS: 516 SHRUBS

BUFFER REQUIREMENTS

west BUFFER LENGTH: 631 LF
east buffer length: 605 lf

REQUIRED – WEST BUFFER
TREES
OVERSTORY (1/35 LF): 18 TREES
ORNAMENTAL (2/35 LF): 36 TREES

SHRUBS (6/35 LF): 108 SHRUBS

PROVIDED – WEST BUFFER
TREES
OVERSTORY: 9 TREES
ORNAMENTAL: 36 TREES
EVERGREEN: 9 TREES

SHRUBS: 108 SHRUBS

REQUIRED – EAST BUFFER
TREES
OVERSTORY (1/35 LF): 18 TREES
ORNAMENTAL (2/35 LF): 35 TREES

SHRUBS (6/35 LF): 104 SHRUBS

PROVIDED – EAST BUFFER
TREES
OVERSTORY: 9 TREES*
ORNAMENTAL: 35 TREES*
EVERGREEN: 9 TREES*

SHRUBS: 104 SHRUBS

*TREES UNABLE TO FIT WITHIN BUFFER WERE PLACED ELSE WHERE ONSITE.

STREETSCAPE REQUIREMENTS

ROCKWOOD LN: 535 LF

REQUIRED ROCKWOOD LN
TREES (1/35 LF): 15 TREES
SHRUBS (3/35 LF): 46 SHRUBS

PROVIDED ROCKWOOD LN
TREES
OVERSTORY: 7 TREE
EVERGREEN: 8 TREES

SHRUBS: 46 SHRUBS

N
SCALE
0' 25' 50' 100'

REVISIONS	DATE
SUBMITTAL #5	11/21/18
SUBMITTAL #4	10/18/18
SUBMITTAL #3	10/01/18
SUBMITTAL #2	08/07/18
SUBMITTAL #1	06/07/18

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

CEDAR RIDGE VILLAGE
LANDSCAPE REFERENCE PLAN
WEST DES MOINES, IOWA

L1.1
1805.306

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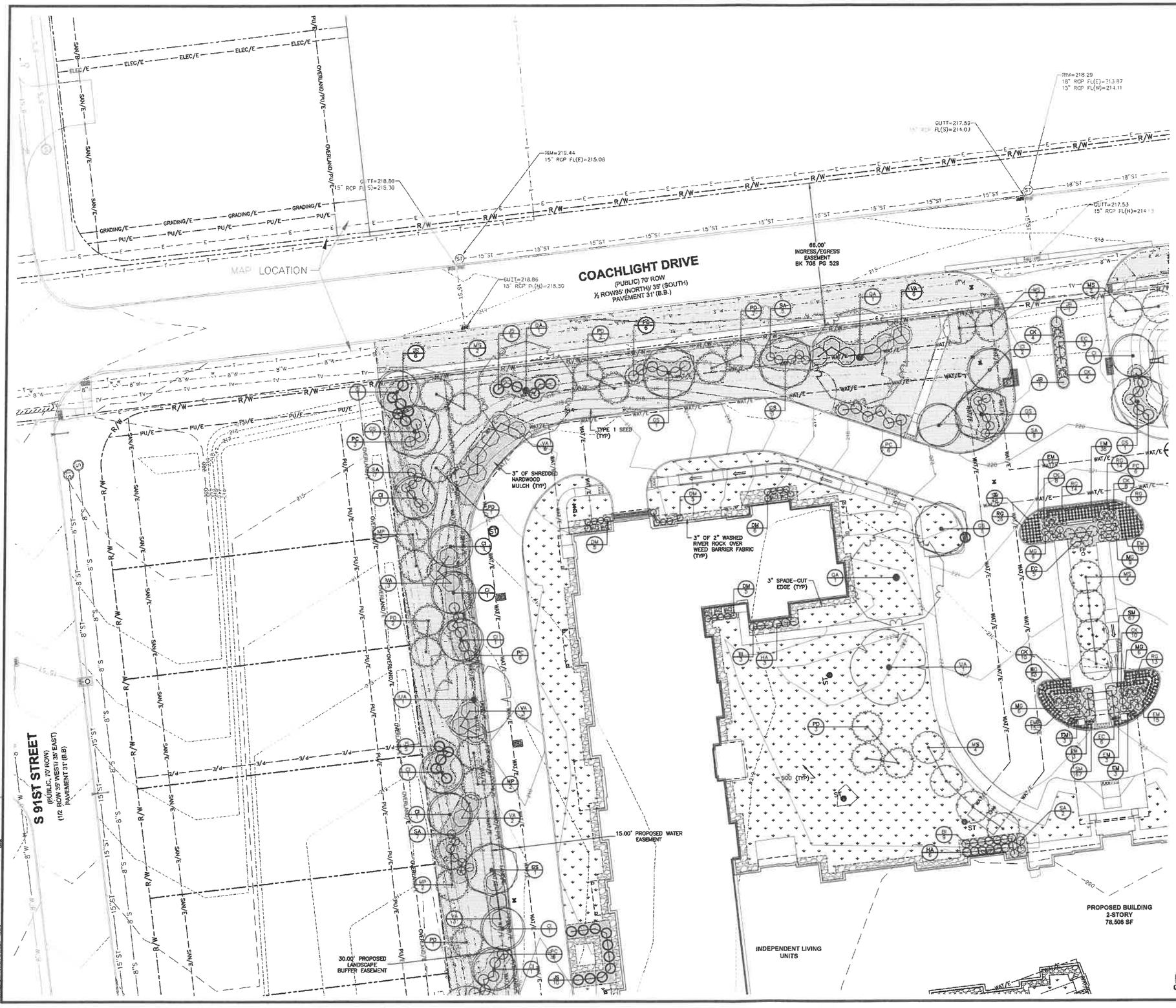

REVISIONS	DATE
SUBMITTAL #5	10/31/18
SUBMITTAL #4	10/18/18
SUBMITTAL #3	10/01/18
SUBMITTAL #2	09/06/18
SUBMITTAL #1	08/07/18

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

ENGINEER:

TECH:

CIVIL DESIGN ADVANTAGE

CEDAR RIDGE VILLAGE

LANDSCAPE PLAN

WEST DES MOINES, IOWA

L1.2

1805.306

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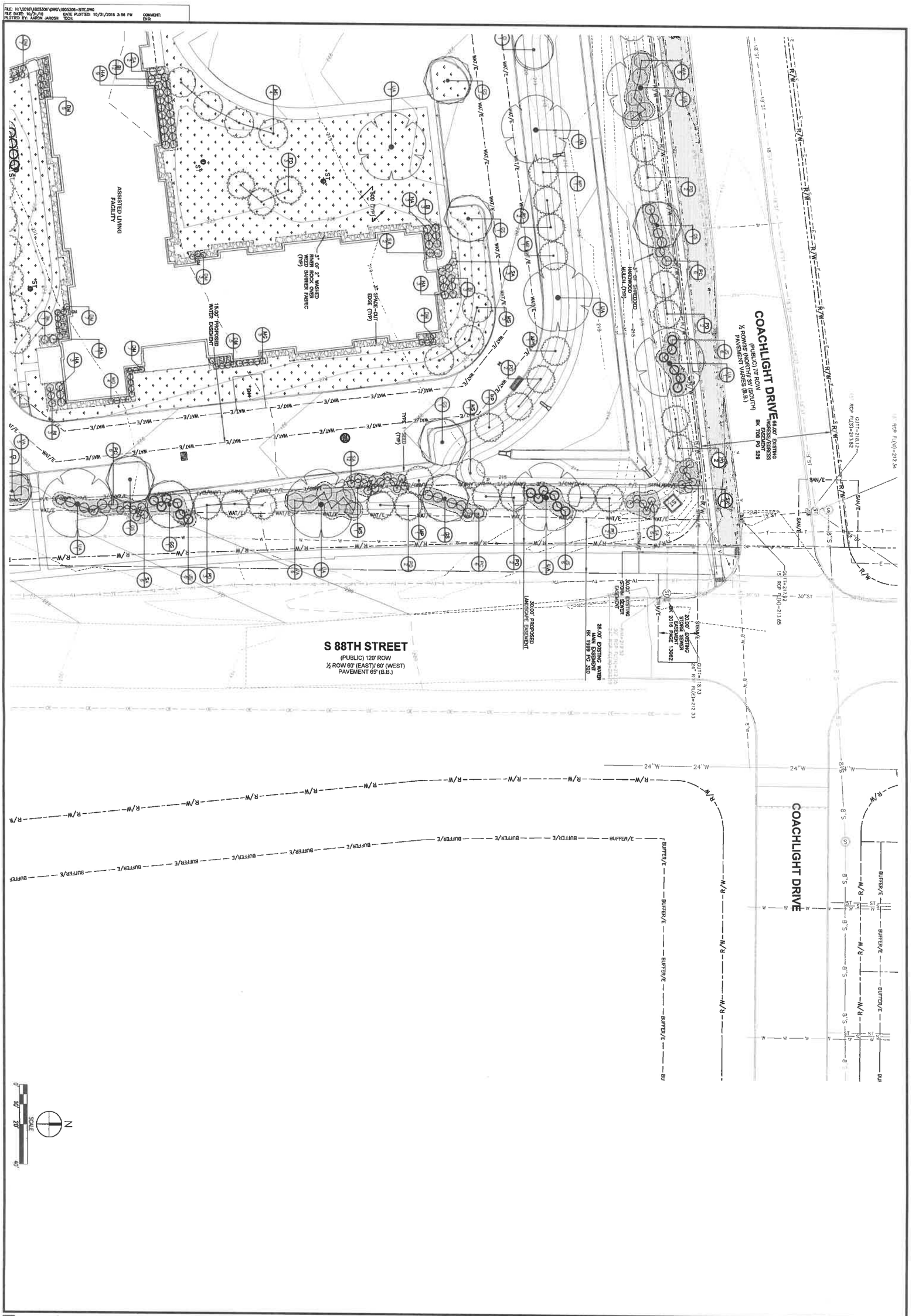

CEDAR RIDGE VILLAGE

LANDSCAPE PLAN

WEST DES MOINES, IOWA

L1.3

1805 306

CIVIL DESIGN ADVANTAGE

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

ENGINEER:

TECH:

REVISIONS	DATE
SUBMITTAL #5	10/31/18
SUBMITTAL #4	10/18/18
SUBMITTAL #3	10/01/18
SUBMITTAL #2	09/06/18
SUBMITTAL #1	08/07/18

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PLOTTED BY: AARON JAROSH TECH: ENG:

CEDAR RIDGE VILLAGE

LANDSCAPE PLAN

WEST DES MOINES, IOWA

L1.4

1805.306

CIVIL DESIGN ADVANTAGE

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

ENGINEER:

TECH:

REVISIONS	DATE
SUBMITTAL #5	10/31/18
SUBMITTAL #4	10/18/18
SUBMITTAL #3	10/01/18
SUBMITTAL #2	09/06/18
SUBMITTAL #1	08/07/18

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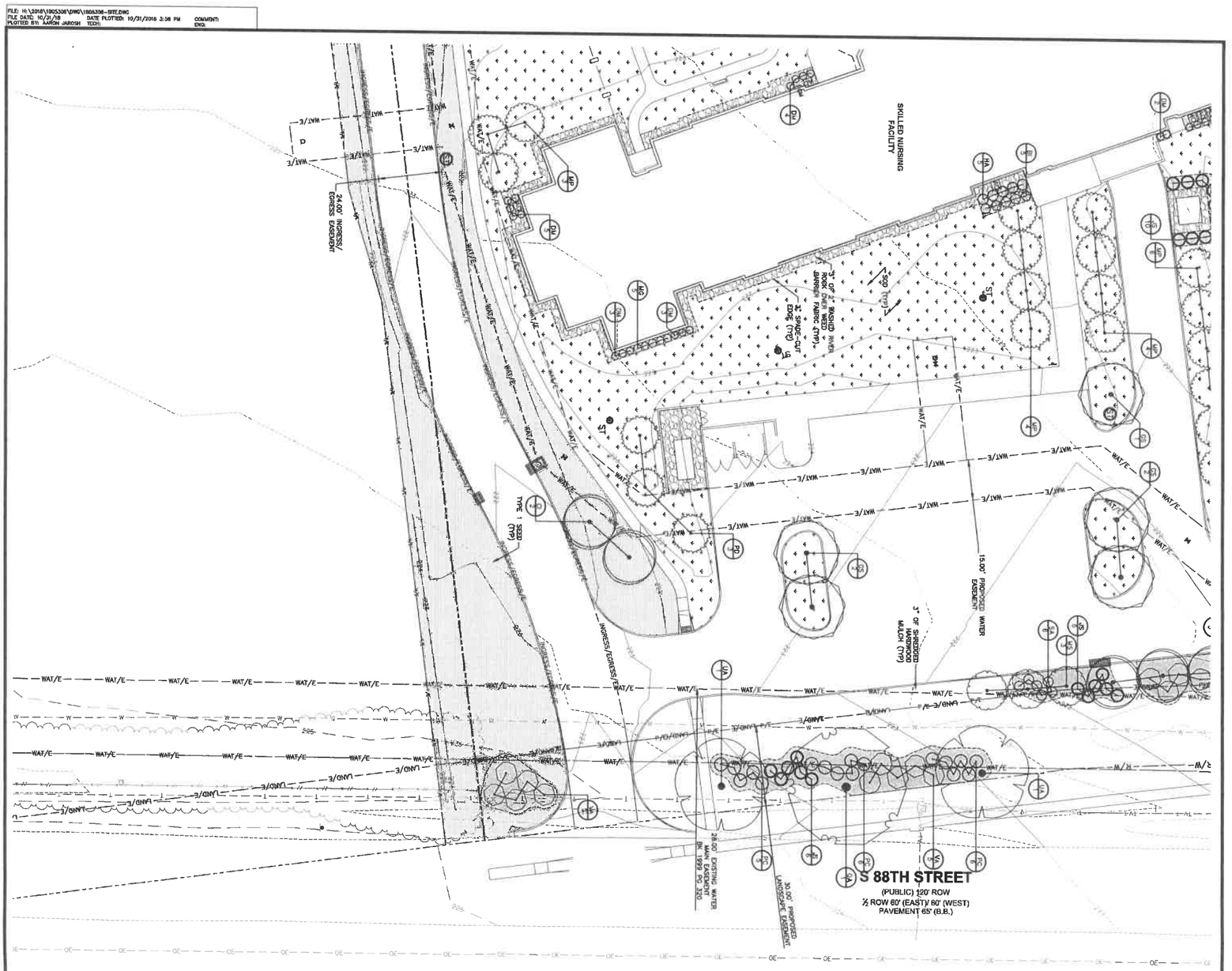
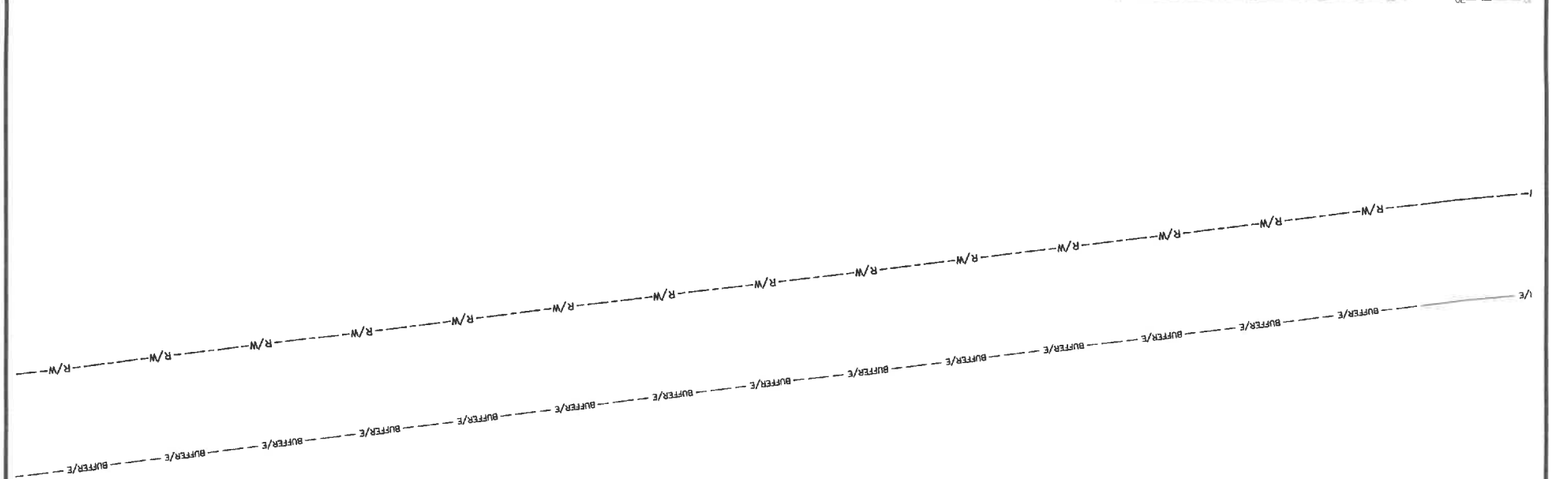




L1.5

1805.306

CEDAR RIDGE VILLAGE

LANDSCAPE PLAN

WEST DES MOINES, IOWA

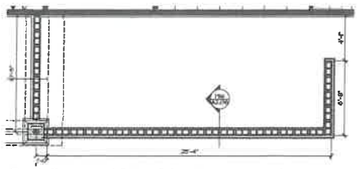
CIVIL DESIGN ADVANTAGE

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

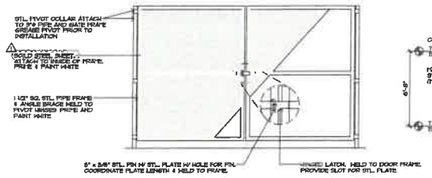
ENGINEER:

TECH:

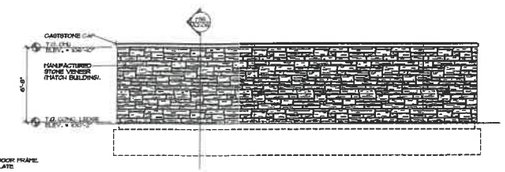
REVISIONS	DATE
SUBMITTAL #5	10/31/18
SUBMITTAL #4	10/16/18
SUBMITTAL #3	10/01/18
SUBMITTAL #2	09/05/18
SUBMITTAL #1	08/07/18



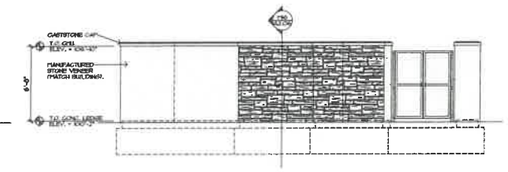
Q20 ENLARGED SCREEN WALL PLAN
1/4" = 1'-0"



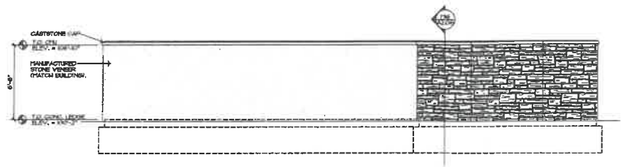
Q14 ENLARGED GATE
1/2" = 1'-0"



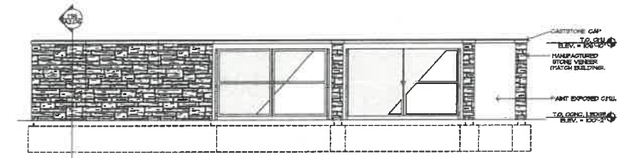
Q10 ENCLOSURE ELEVATION
1/4" = 1'-0"



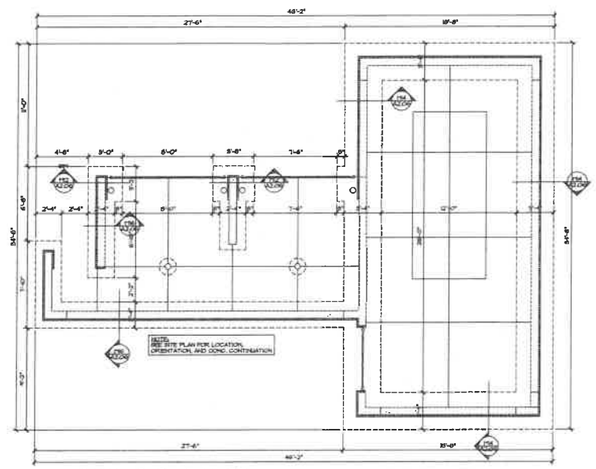
Q6 ENCLOSURE ELEVATION
NOTE: RE: DETAIL G4/A2.07 FOR ENLARGED GATE.



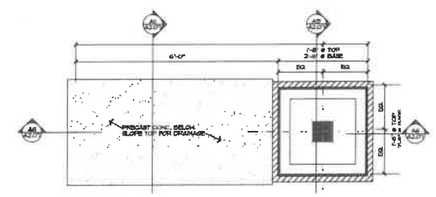
P12 ENCLOSURE ELEVATION
1/4" = 1'-0"



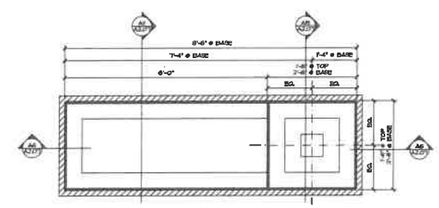
P7 ENCLOSURE ELEVATION
NOTE: RE: DETAIL G4/A2.07 FOR ENLARGED GATE.



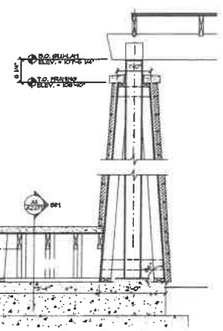
G12 TRASH & GENERATOR ENCLOSURE FOOTING PLAN
1/4" = 1'-0"
NOTE: RE: P20/A2.06 FOR APPLICABLE NOTES NOT SHOWN.



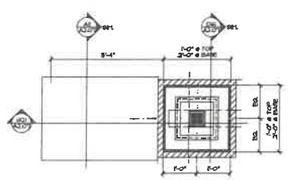
H5 COLUMN PLAN
1/4" = 1'-0"



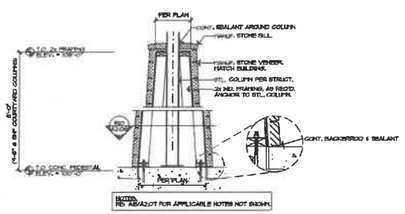
D5 COLUMN PLAN
1/4" = 1'-0"



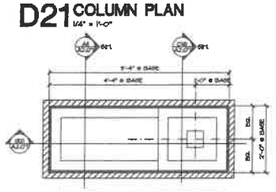
G21 COLUMN SECTION
1/4" = 1'-0"
NOTE: RE: S2/A2.07 FOR APPLICABLE NOTES NOT SHOWN.



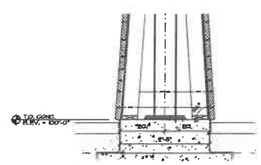
D21 COLUMN PLAN
1/4" = 1'-0"



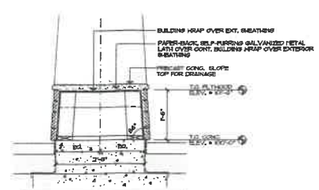
D16 TYP. EXT. COLUMN
3/4" = 1'-0"
NOTE: RE: A6/A2.07 FOR APPLICABLE NOTES NOT SHOWN.



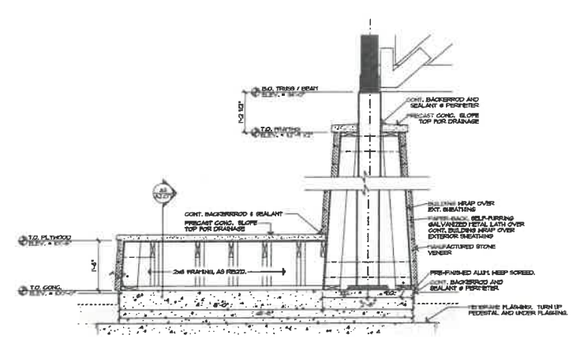
A21 COLUMN PLAN
1/4" = 1'-0"
NOTE: RE: A6/A2.07 FOR APPLICABLE NOTES NOT SHOWN.



A15 SECTION @ COLUMN
1/4" = 1'-0"
NOTE: RE: A6/A2.07 FOR APPLICABLE NOTES NOT SHOWN.



A11 SECTION @ COLUMN
1/4" = 1'-0"
NOTE: RE: A6/A2.07 FOR APPLICABLE NOTES NOT SHOWN.



A6 SECTION @ COLUMN
1/4" = 1'-0"

JOB NUMBER
— 1709 —
ISSUE DATE
— 06 / 14 / 19 —
REVISIONS
1 10.28.19 - CONST. SET

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CEDAR RIDGE VILLAGE
CORC OF WEST DES MOINES

BCDMO DEVELOPMENT, LLC

PORTE-COCHERE DETAILS

A2.07

ATTACHMENT D

P21 NORTH ELEVATION - ILU WING
1/8" = 1'-0"

P6 EAST ELEVATION - ILU WING
1/8" = 1'-0"

K18 NORTH ELEVATION - ALU WING & V.C.
1/8" = 1'-0"

G20 SOUTH COURTYARD ELEVATION - ILU WING
1/8" = 1'-0"

G14 NORTH ELEVATION - ILU WING
1/8" = 1'-0"

A20 EAST ELEVATION - ILU WING
1/8" = 1'-0"

JOB NUMBER
1705
ISSUE DATE
08/14/15
REVISIONS

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CEDAR RIDGE VILLAGE
CCRC OF WEST DES MOINES

SCENIC DEVELOPMENT, LLC

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EXTERIOR ELEVATIONS

A2.01

Q18 NORTH ELEVATION - ALU WING
1/8" = 1'-0"

Q15 EAST ELEVATION - ALU WING
1/8" = 1'-0"

L20 SOUTH ELEVATION - ILU WING
1/8" = 1'-0"

M15 WEST ELEVATION - ALU WING
1/8" = 1'-0"

J15 SOUTH ELEVATION - ILU WING
1/8" = 1'-0"

E20 SOUTH ELEVATION - ALU WING
1/8" = 1'-0"

A20 WEST ELEVATION - ILU WING
1/8" = 1'-0"

JOB NUMBER
1709
ISSUE DATE
06/19/19
REVISIONS

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EXTERIOR ELEVATIONS
A2.02

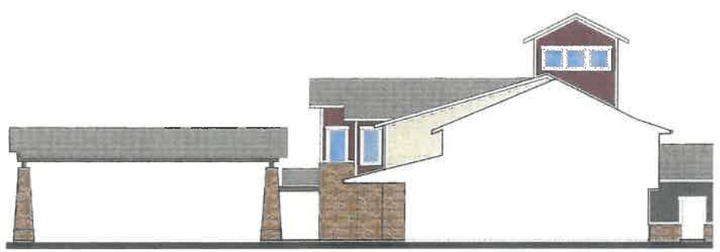
J20 NORTH ELEVATION - SNF WING
1/8" = 1'-0"

N20 SOUTH COURTYARD ELEVATION - SNF WING
1/8" = 1'-0"

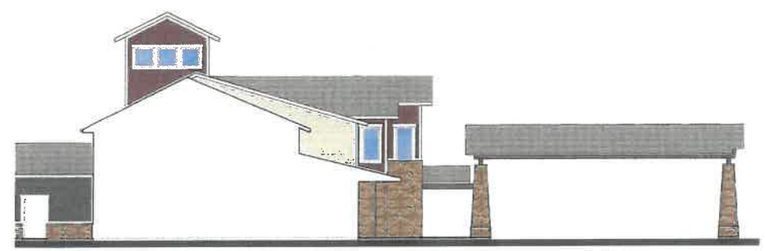
N12 S.W. ELEVATION - SNF WING
1/8" = 1'-0"

E12 SOUTH & WEST ELEVATION - SNF WING
1/8" = 1'-0"

R18 EAST ELEVATION - SNF WING
1/8" = 1'-0"



N8 WEST ELEVATION - VC & SNF WING
1/8" = 1'-0"



E20 EAST ELEVATION - VC & SNF WING
1/8" = 1'-0"

A20 WEST COURTYARD ELEVATION - SNF WING
1/8" = 1'-0"

JOB NUMBER
1709
ISSUE DATE
05/14/15
REVISIONS

FISHER ARCHITECTS, PA. © 2015

CEDAR RIDGE VILLAGE
CCRC OF WEST DES MOINES

SCSMO DEVELOPMENT, LLC

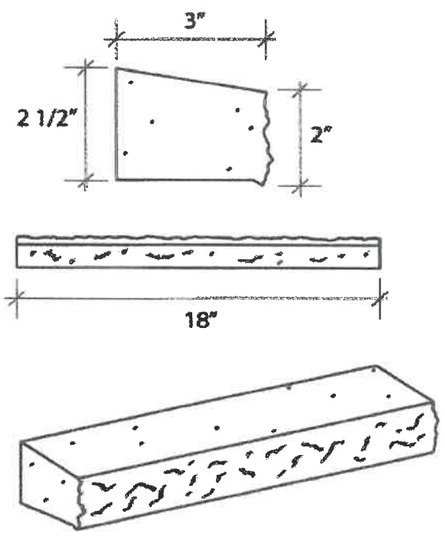
FISHER ARCHITECTS
ARCHITECTURE · CONSULTING · PLANNING
FISHER ARCHITECTS, P.A. · P.O. BOX 7803 · OVERLAND PARK, KS 66207 · P|913.529.1354 · F|877.270.8955

EXTERIOR ELEVATIONS

A2.03

Accessory: Watertable Sills

CANYON STONE INC.
Manufacturer Of Quality Stone Products



Stone Specifications, Dimensions and Weights

Texture	Installation	Thickness	Height	Length
Natural Limestone texture, rough front, smooth top and sides.	Install at base of window or top of stone as a ledge.	3" - 7"	2" - 2.5"	17"-30"

Accessory Colors		
Autumn Leaves	Charcoal	Indian Brown
Morning Mist	Sandy Buff	Texas Cream

Sizes	Packaging	Weight
18"	2 per Box	4 lbs
30" X 3"	2 per Box	7 lbs
30" X 7"	1 per Box	10 lbs

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

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE CEDAR RIDGE VILLAGE SITE PLAN (SP-004015-2018) FOR THE PURPOSE OF CONSTRUCTION OF A 2 STORY, 78,506 SF CONTINUUM CARE FACILITY.

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Scenic Development, has requested approval of a Site Plan (SP-004015-2018) for approximately 8.6 acres located at 8950 Coachlight Dr, for the purpose of constructing a 2 story, 78,506 sf continuum care facility;

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 November 5, 2018, the Plan and Zoning Commission did recommend to the City Council approval of the Site Plan for Cedar Ridge Village (SP-004015-2018);

WHEREAS, on, November 12, 2018, this City Council held a duly-noticed meeting to consider the application for the Site Plan for Cedar Ridge Village (SP-004015-2018);

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

SECTION 1. The findings, for approval, stated in the staff report, dated November 12, 2018, or as amended orally at the City Council meeting of November 12, 2018, are adopted.

SECTION 2. The Cedar Ridge Village Site Plan (SP-004015-2018) is approved, subject to compliance with all the conditions in the staff report, dated November 12, 2018, 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 November 12, 2018

_____
Jim Sandager, Mayor Pro tem

ATTEST:

_____

Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on November 12, 2018, by the following vote:

ATTEST:

_____

Ryan T. Jacobson
City Clerk

EXHIBIT A
CONDITIONS OF APPROVAL

1. Prior to the issuance of building permits, the applicant shall provide an executed copy of the Parkland Dedication Agreement for the on-site amenities that fulfill the parkland requirement.

2. Prior to the issuance of building permits, the applicant shall provide product information for an opaque trash enclosure gate for staff review and approval.

3. Prior to the initiation of any site activities, the applicant providing final Site Plan drawings that are acceptable to the City