

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

**Meeting Date:** May 13, 2019

**Item:** Mill Ridge Townhomes Phase 2 and Mill Ridge Plat 4, southwest corner of Stagecoach Drive and S 88th Street – Approval of a Site Plan and a Preliminary plat to allow the construction of a 79 unit townhome development – Hubbell Realty Company– PP-003969-2018/SP-003968-2018

**Requested Action:** Recommend approval of Preliminary Plat and Site Plan

**Case Advisor:** J. Bradley Munford 

**Applicant's Request:** Hubbell Realty Company, represented by Josh Trygstad of Civil Design Advantage, is requesting approval of an 16.04 acre Preliminary Plat to create 79 postage stamp lots and 7 outlot for private drives, common use and storm water detention. The applicant is also seeking approval of a Site Plan to allow construction of a 79 lot townhome development.

**History:** The City Council approved a Rezoning request to establish the Tallyn's Reach PUD (aka Michael's Landing and/or Woodland Hills development) on May 22, 2006. The Tallyn's Reach PUD has been amended six times since its adoption. The most recent amendment changed some areas to single family and medium density and incorporated the 24 acre Miller property, around the 88th Street and Stagecoach intersection, into the PUD. The areas that were subject to that most recent PUD change are now being called Mill Ridge. On May 16, 2016, the City Council approved a site plan for the first phase of the Mill Ridge Townhomes (SP-002936-2015).

**City Council Subcommittee:** This item was be presented at the July 23, 2018 Development and Planning City Council Subcommittee as an informational item. The Subcommittee expressed support of the development.

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

- **Phasing and temporary access:** The applicant is proposing to develop the site in two phases. The first phase will consist of 38 units in the northern half of the development and the construction of 91<sup>st</sup> street to Sugar Creek Dr. This phasing pattern will however, create dead end lengths for Atticus St and a private alley that necessitate the need for a secondary entrance for emergency vehicles. The applicant is requesting that the City Council allow them to install a temporary loop drive between Atticus St and the private alley for their secondary entrance. In the recent past, a similar request have been granted for Mill Ridge Plats 1 and 2 and Elevate at Jordan Creek. Staff is comfortable with the request, but recommends a condition of approval that the temporary connection be constructed so that it support 75,000lb GVW and be maintained at all times, including snow removal. If the temporary connection is needed longer than 6 months, it is recommended that the drive be paved to city standards. A phasing site plan and location of temporary access drive plan is included with the building elevations in Attachment D.
- **Architecture:** Per the PUD, building designs shall provide varied facades and be articulated to provide visual interest to pedestrians. The applicant has worked with staff on the design of the proposed multi-family units to carry the details and materials from the front elevation around to the side and rear elevations that will be in public view to provide this visual interest to pedestrians. Staff notes that public view elevations will not be a requirement for the townhome and row home products where they are adjacent to another unit and not visible from the street. A site layout plan with a markup of the location of the public view elevations for the townhomes and the row homes is included with the building elevations in Attachment E.

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

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

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Staff Recommendation and Conditions Of Approval:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create 79 lots and 7 outlots and approve the Site Plan to allow the construction of a townhome development and associated site improvements, subject to the applicant meeting all City Codes and the following conditions of approval:

1. The applicant acknowledging and agreeing that building permits for those public view lots as shown on Attachment E will not be issued until such alternate elevations are reviewed and approved by the Planning Division.
2. The applicant acknowledging and agreeing to submit a revised site plan that reflects minor revisions requested by Staff prior to the case being heard by the City Council.
3. Before any building permits will be issued for buildings within Mill Ridge Townhomes Phase 2 area, a Final Plat must be recorded.
4. The temporary access drive between the proposed Atticus St and the private alley directly east thereof; be allowed for a maximum of a 6 month period of time, constructed so that it supports 75,000lb GVW and be maintained at all times, including snow removal. Should the temporary drive be required longer than 6 months, the drive shall be paved.

**Property Owner:** Mill Ridge Homes, LLC  
6900 Westown Parkway  
West Des Moines, Iowa 50266

**Applicant:** Joe Pietruszynski  
Hubbell Realty Company  
6900 Westown Parkway  
West Des Moines, Iowa 50266  
[Joe.Pietruszynski@HubbellRealty.com](mailto:Joe.Pietruszynski@HubbellRealty.com)

**Applicant's Representative:** Josh Trygstad P.E  
Civil Design Advantage  
3405 SE Crossroads Drive Suite G  
Grimes, Iowa 50111  
[JoshT@cda-eng.com](mailto:JoshT@cda-eng.com)

**ATTACHMENTS:**

- Attachment A - Plan and Zoning Commission Resolution
- Exhibit A - Conditions of Approval
- Attachment B - Location Map
- Attachment C - Preliminary Plat / Site Plan
- Attachment D - Phasing Site Plan and Location of Temporary Access Drive
- Attachment E - Site Plan Identifying Lots That Will Require Public Architecture
- Attachment F - Building Elevations

RESOLUTION NO. PZC- 19-043

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY INTO 79 LOTS AND 7 OUTLOTS AND APPROVE A SITE PLAN FOR THE CONSTRUCTION OF A TOWNHOME DEVELOPMENT**

**WHEREAS**, pursuant to the provisions of Title 10 of the West Des Moines Municipal Code, the applicant, The Hubbell Realty Company, has requested approval for a Preliminary Plat (PP-003969-2018) for that approximately 16.04 acre site located at the Southwest corner of Stagecoach Drive and S 88th Street to subdivide the property into 79 postage stamp lots and 7 outlots for private drives, common use and storm water detention.

**WHEREAS**, pursuant to the provisions of Title 9 of the West Des Moines Municipal Code, the applicant, The Hubbell Realty Company has requested approval of a Site Plan (SP-003968-2018) for that approximately 16.04 acre site located at Southwest corner of Stagecoach Drive and S 88th Street to allow the construction of 79 unit townhome development and associated site improvements;

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

**WHEREAS**, on May 13, 2019, this Commission held a duly-noticed public meeting to consider the applications for a Preliminary Plat (PP-003969-2018) and a Site Plan (SP-003968-2018);

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

**SECTION 1.** The findings, for approval, in the staff report, dated May 13, 2019, or as amended orally at the Plan and Zoning Commission meeting of May 13, 2019, are adopted.

**SECTION 2.** Preliminary Plat (PP-003969-2018) and Site Plan (SP-003968-2018) to subdivide the property into 79 lots and 7 outlots and allow construction of a 79 unit townhome development are recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated May 13, 2019, 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 May 13, 2019.

\_\_\_\_\_  
Erica Andersen, 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 May 13, 2019, by the following vote:

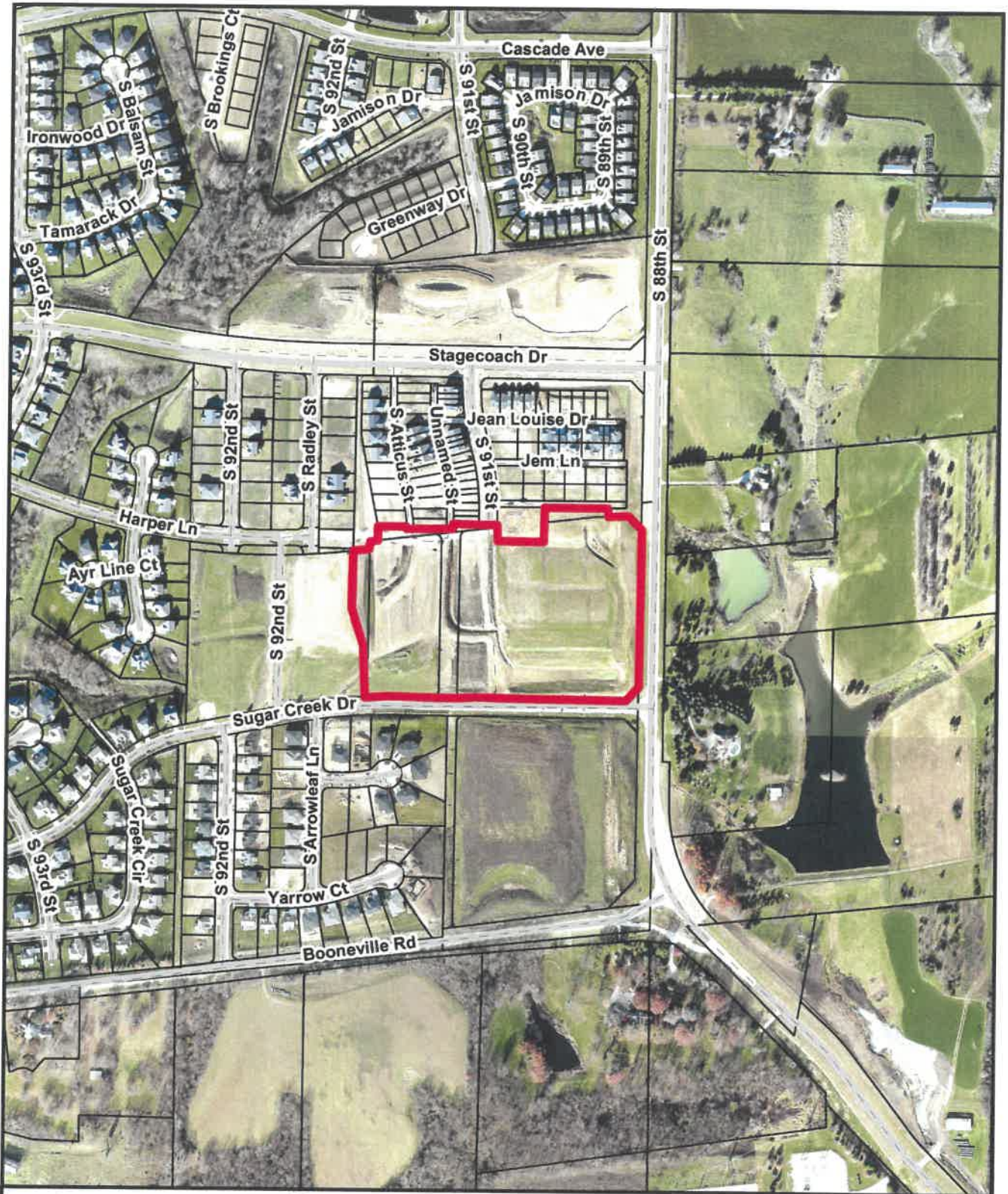
- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

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

**EXHIBIT A  
CONDITIONS OF APPROVAL**

1. The applicant acknowledging and agreeing that building permits for those public view lots as shown on Attachment E will not be issued until such alternate elevations are reviewed and approved by the Planning Division.
2. The applicant acknowledging and agreeing to submit a revised site plan that reflects minor revisions requested by Staff prior to the case being heard by the City Council.
3. Before any building permits will be issued for buildings within Mill Ridge Townhomes Phase 2 area, a Final Plat must be recorded.
4. The temporary access drive between the proposed Atticus St and the private alley directly east thereof; be allowed for a maximum of a 6 month period of time, constructed so that it supports 75,000lb GVW and be maintained at all times, including snow removal. Should the temporary drive be required longer than 6 months, the drive shall be paved.



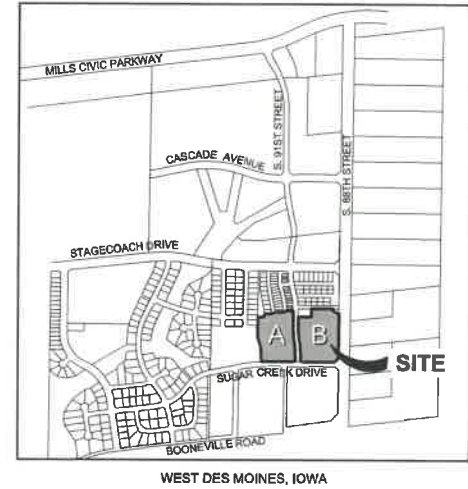
**Mill Ridge Townhomes Phase 2  
and  
Mill Ridge Plat 4**



SITE PLAN FOR:
MILL RIDGE TOWNHOMES - PHASE 2
PRELIMINARY PLAT FOR:
MILL RIDGE PLAT 4

WEST DES MOINES, IOWA

VICINITY MAP
NOT TO SCALE



OWNER / APPLICANT

MILL RIDGE HOMES, LLC
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH. (515) 280-2059

ENGINEER

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSTH@CDA-ENG.COM
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

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

SUBMITTAL DATES

Table with 2 columns: Description (e.g., SITE PLAN SUBMITTAL TO CITY #1) and Date (e.g., 06/15/18).

COMPREHENSIVE LAND USE

SINGLE FAMILY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL

ZONING

TALLYN'S REACH P.U.D. -
MEDIUM DENSITY (PARCEL G)
SINGLE FAMILY RESIDENTIAL (PARCEL J)

AREA 'A' SUMMARY

AREA: 6.77 ACRES (295,013 SF)

OPEN SPACE CALCULATION:

Table listing area calculations for buildings, streets, driveways, sidewalk, open space provided, and impervious area for Area A.

AREA 'B' SUMMARY

AREA: 8.23 ACRES (358,429 SF)

OPEN SPACE CALCULATION:

Table listing area calculations for buildings, streets, driveways, sidewalk, open space provided, and impervious area for Area B.

BULK REGULATIONS

TALLYN'S REACH P.U.D. - MEDIUM DENSITY (PARCEL G)

Table detailing bulk regulations for front, side/rear, and garage setbacks, and garage dimensions.

OUTLOT SUMMARY

Table summarizing storm water detention, private street and utilities, and open space for outlots S, U, V, X, and Y.

BENCHMARKS

- List of benchmarks including B.M.#1 (bury bolt on hydrant NW corner S. 88th Street & Sugar Creek), B.M.#2 (bury bolt on first hydrant south from NE corner of site), B.M.#3 (west des moines standard BM #35 @ intersection of Mills Civic Pkwy and South 88th Street), and B.M.#4 (west des moines standard BM #87 3960 +/- feet west of intersection of South 88th Street and 335th Street).

INDEX OF SHEETS

Table listing sheet numbers and descriptions: 1.0 COVER SHEET, 2.0-2.1 DETAILS, 3.0 SITE LAYOUT AND EASEMENT INFORMATION, 4.0-4.1 DIMENSION PLAN, 5.0-5.2 GRADING PLAN, 6.0-6.1 UTILITY PLAN, 7.0-7.1 LANDSCAPE PLAN.

LEGAL DESCRIPTION

ALL OF OUTLOT 'Q' AND STREET LOT 'Y', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, AND ALL OF OUTLOT 'Y', MILL RIDGE EAST ALONG SAID NORTH LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 337.50 FEET, WHOSE ARC LENGTH IS 7.07 FEET AND WHOSE CHORD BEARS SOUTH 01°08'21" EAST, 7.07 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'U', SAID MILL RIDGE PLAT 2; THENCE NORTH 89°49'25" EAST CONTINUING ALONG SAID NORTH LINE, 175.01 FEET TO THE SOUTHEAST CORNER OF OUTLOT 'P', SAID MILL RIDGE PLAT 2; THENCE NORTH 00°10'35" WEST CONTINUING ALONG SAID NORTH LINE, 19.17 FEET TO THE SOUTHWEST CORNER OF LOT 41, SAID MILL RIDGE PLAT 2; THENCE NORTH 89°53'55" EAST CONTINUING ALONG SAID NORTH LINE, 96.54 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE SOUTH 00°06'05" EAST ALONG THE EAST LINE OF SAID OUTLOT 'Y', 21.53 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 83°18'02" EAST ALONG THE SOUTH LINE OF STREET LOT 'A', SAID MILL RIDGE PLAT 2, A DISTANCE OF 70.47 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'S', SAID MILL RIDGE PLAT 2; THENCE SOUTH 00°06'05" EAST ALONG THE WEST LINE OF LOT 1, MILL RIDGE PLAT 3, AN OFFICIAL PLAT, 53.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 176.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 131.42 FEET TO THE NORTH LINE OF SAID OUTLOT 'S', MILL RIDGE PLAT 2; THENCE NORTH 90°00'00" EAST ALONG SAID NORTH LINE, 243.50 FEET TO THE NORTHEAST CORNER OF OUTLOT 'S'; THENCE NORTH 00°00'00" WEST ALONG THE EAST LINE OF SAID OUTLOT 'S', 31.57 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'S'; THENCE EASTERLY ALONG THE NORTH LINE OF SAID OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1 AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1468.00 FEET, WHOSE ARC LENGTH IS 77.70 FEET AND WHOSE CHORD BEARS NORTH 88°24'58" EAST, 77.70 FEET; THENCE SOUTH 44°32'36" EAST CONTINUING ALONG SAID NORTH LINE, 70.86 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'R'; THENCE SOUTH 00°29'50" WEST ALONG THE EAST LINE OF SAID OUTLOT 'R', 600.52 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'R'; THENCE SOUTH 45°29'50" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'R', 70.71 FEET; THENCE NORTH 88°30'10" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'R', STREET LOT 'Y', AND OUTLOT 'Q', 871.51 FEET; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID OUTLOT 'Q' AND OUTLOT 'P' AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2035.00 FEET, WHOSE ARC LENGTH IS 113.03 FEET AND WHOSE CHORD BEARS SOUTH 88°34'22" WEST, 113.01 FEET; THENCE NORTH 02°41'06" WEST, 198.00 FEET; THENCE NORTH 17°10'19" WEST, 147.04 FEET; THENCE NORTH 00°37'08" EAST, 214.16 FEET TO THE SOUTHWEST CORNER OF SAID MILL RIDGE PLAT 2; THENCE NORTH 83°18'02" EAST ALONG THE SOUTH LINE OF SAID MILL RIDGE PLAT 2, A DISTANCE OF 83.14 FEET; THENCE NORTH 00°29'50" EAST CONTINUING ALONG SAID SOUTH LINE, 30.24 FEET; THENCE NORTH 83°18'02" EAST CONTINUING ALONG SAID SOUTH LINE, 28.08 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Y', 53.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.04 ACRES (808,856 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA 'A' DESCRIPTION

A PART OF OUTLOT 'Y', MILL RIDGE PLAT 2, AN OFFICIAL PLAT, AND A PART OF OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, AND ALL OF OUTLOT 'Q', SAID CORRECTED MICHAEL'S LANDING PLAT 1, AND ALL OF STREET LOT 'Y', SAID CORRECTED MICHAEL'S LANDING PLAT 1, AND A PART OF OUTLOT 'R', SAID CORRECTED MICHAEL'S LANDING PLAT 1, ALL IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'Y', MILL RIDGE PLAT 2; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'Y', 109.02 FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID MILL RIDGE PLAT 2; THENCE SOUTHERLY CONTINUING ALONG SAID NORTH LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 337.50 FEET, WHOSE ARC LENGTH IS 7.07 FEET AND WHOSE CHORD BEARS SOUTH 01°08'21" EAST, 7.07 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'U', SAID MILL RIDGE PLAT 2; THENCE NORTH 89°49'25" EAST CONTINUING ALONG SAID NORTH LINE, 175.01 FEET TO THE SOUTHEAST CORNER OF OUTLOT 'P', SAID MILL RIDGE PLAT 2; THENCE NORTH 00°10'35" WEST CONTINUING ALONG SAID NORTH LINE, 19.17 FEET TO THE SOUTHWEST CORNER OF LOT 41, SAID MILL RIDGE PLAT 2; THENCE NORTH 89°53'55" EAST CONTINUING ALONG SAID NORTH LINE, 96.54 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE SOUTH 00°06'05" EAST, 190.37 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1035.00 FEET, WHOSE ARC LENGTH IS 154.27 FEET AND WHOSE CHORD BEARS SOUTH 04°22'17" EAST, 154.12 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1965.00 FEET, WHOSE ARC LENGTH IS 292.18 FEET AND WHOSE CHORD BEARS SOUTH 04°22'58" EAST, 291.89 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.54 FEET AND WHOSE CHORD BEARS SOUTH 45°11'14" WEST, 35.55 FEET TO THE SOUTH LINE OF SAID OUTLOT 'R'; THENCE NORTH 88°30'10" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'R', STREET LOT 'Y', AND OUTLOT 'P', 317.31 FEET; THENCE WESTERLY CONTINUING ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2035.00 FEET, WHOSE ARC LENGTH IS 113.03 FEET AND WHOSE CHORD BEARS SOUTH 88°34'22" WEST, 113.01 FEET; THENCE NORTH 02°41'06" WEST, 198.00 FEET; THENCE NORTH 17°10'19" WEST, 147.04 FEET; THENCE NORTH 00°37'08" EAST, 214.16 FEET TO THE SOUTHWEST CORNER OF SAID MILL RIDGE PLAT 2; THENCE NORTH 83°18'02" EAST ALONG THE SOUTH LINE OF SAID MILL RIDGE PLAT 2, A DISTANCE OF 83.14 FEET; THENCE NORTH 00°29'50" EAST CONTINUING ALONG SAID SOUTH LINE, 30.24 FEET; THENCE NORTH 83°18'02" EAST CONTINUING ALONG SAID SOUTH LINE, 28.08 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Y', 53.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.77 ACRES (295,013 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA 'B' DESCRIPTION

A PART OF OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT AND A PART OF OUTLOT 'S', MILL RIDGE PLAT 2, AN OFFICIAL PLAT, ALL IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF MILL RIDGE PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID MILL RIDGE PLAT 3, A DISTANCE OF 176.14 FEET TO THE SOUTHEAST CORNER OF SAID MILL RIDGE PLAT 3; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID MILL RIDGE PLAT 3, A DISTANCE OF 131.42 FEET TO THE NORTH LINE OF SAID OUTLOT 'S', MILL RIDGE PLAT 2; THENCE NORTH 90°00'00" EAST ALONG SAID NORTH LINE, 243.50 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'S'; THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF SAID OUTLOT 'S', 31.57 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'S'; THENCE EASTERLY ALONG THE NORTH LINE OF SAID OUTLOT 'R' AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1468.00 FEET, WHOSE ARC LENGTH IS 77.70 FEET AND WHOSE CHORD BEARS NORTH 88°24'58" EAST, 77.70 FEET; THENCE SOUTH 44°32'36" EAST CONTINUING ALONG SAID NORTH LINE, 70.86 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'R'; THENCE SOUTH 00°29'50" WEST ALONG THE EAST LINE OF SAID OUTLOT 'R', 600.52 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'R'; THENCE SOUTH 45°29'50" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'R', 70.71 FEET; THENCE NORTH 88°30'10" WEST CONTINUING ALONG SAID SOUTH LINE, 434.18 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.02 FEET AND WHOSE CHORD BEARS NORTH 44°47'41" WEST, 35.17 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 2035.00 FEET, WHOSE ARC LENGTH IS 303.85 FEET AND WHOSE CHORD BEARS NORTH 04°21'50" WEST, 303.57 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 143.83 FEET AND WHOSE CHORD BEARS NORTH 04°22'17" WEST, 143.70 FEET; THENCE NORTH 00°06'05" WEST, 123.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.23 ACRES (358,429 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL LEGEND

Legend table defining symbols for proposed and existing features: Project Boundary, Lot Line, Section Line, Center Line, Right of Way, Permanent Easement, Temporary Easement, Storm/Sanitary Cleanout, Water Valve, Fire Hydrant Assembly, Sign, Detectable Warning Panel, Storm Sewer Structure No., Storm Sewer Pipe No., Sanitary Sewer Structure No., Sanitary Sewer Pipe No., Sanitary Sewer with Size, Sanitary Service, Storm Sewer, Storm Service, Watermain with Size, Water Service, Sawcut (Full Depth), Silt Fence, Electrical Transformer, Condenser Unit and Meter Locations.

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.

REFER TO GEOTECHNICAL EXPLORATION REPORT NO. 141355 DATED FEBRUARY 27, 2015 PREPARED BY ALLENDER BUTZKE ENGINEERS, INC. FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WEST DES MOINES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

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

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

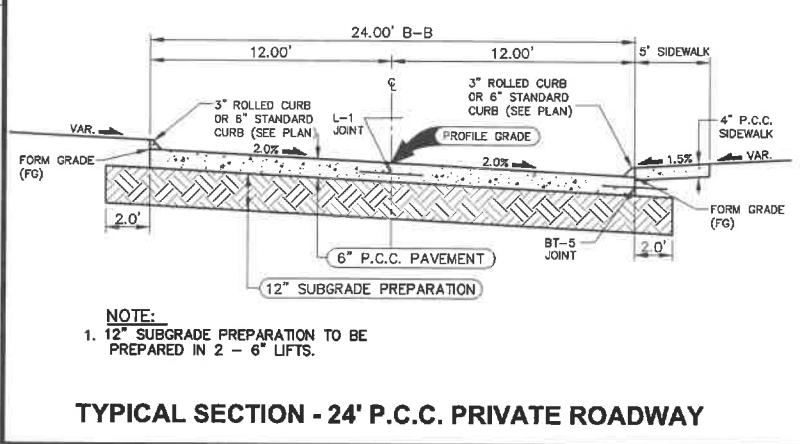
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.



PRELIMINARY
NOT FOR CONSTRUCTION
DATE:
JOSHUA A. TRYGSTAD, P.E.
ENGINEER GENERAL DATE IS DECEMBER 31, 2020
SHEETS COVERED BY THIS SEAL:
1.0-6.1

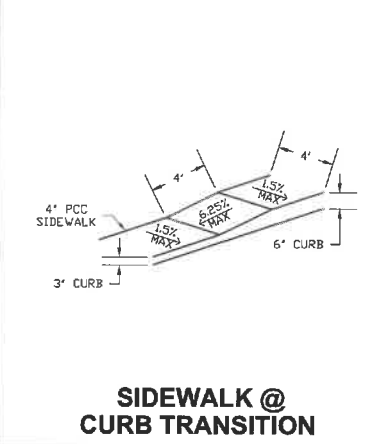


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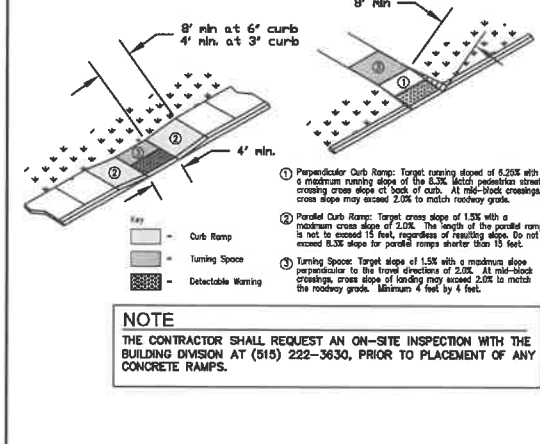


**NOTE:**  
 1. 12" SUBGRADE PREPARATION TO BE PREPARED IN 2 - 6" LIFTS.

**TYPICAL SECTION - 24' P.C.C. PRIVATE ROADWAY**

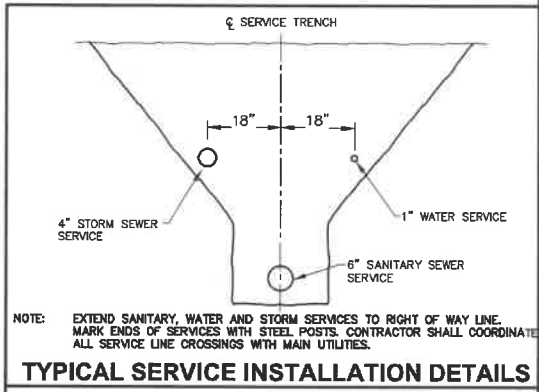


**SIDEWALK @ CURB TRANSITION**



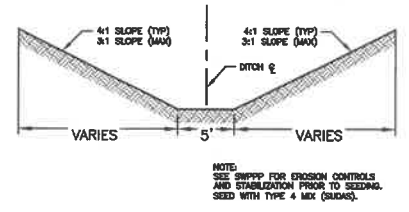
**NOTE**  
 THE CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.

**DRIVEWAY DETAIL**  
 CITY OF WEST DES MOINES DETAIL



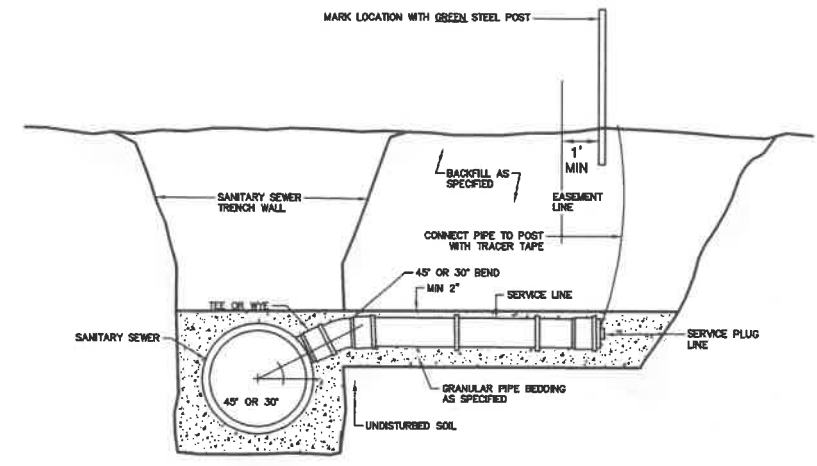
**NOTE:** EXTEND SANITARY, WATER AND STORM SERVICES TO RIGHT OF WAY LINE. MARK ENDS OF SERVICES WITH STEEL POSTS. CONTRACTOR SHALL COORDINATE ALL SERVICE LINE CROSSINGS WITH MAIN UTILITIES.

**TYPICAL SERVICE INSTALLATION DETAILS**



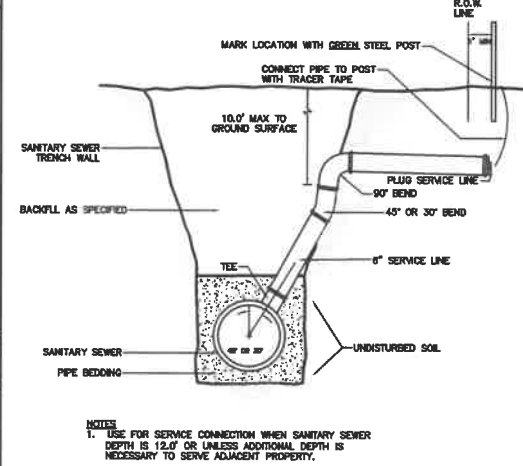
**NOTE:** SEE SWPPP FOR EROSION CONTROLS AND STABILIZATION PRIOR TO SEEDING. SEED WITH TYPE 4 MIX (PARKS).

**TYPICAL SWALE DETAIL**



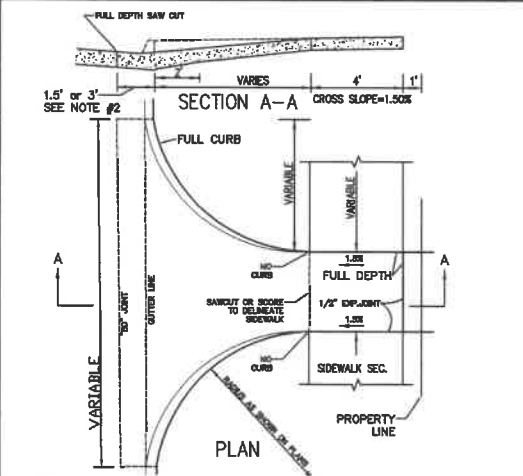
**NOTE:** 1. USE FOR SERVICE CONNECTION WHEN SANITARY SEWER DEPTH IS 12.0' OR LESS OR WHEN REQUIRED TO SERVE ADJACENT PROPERTY.

**SANITARY SEWER SERVICE**  
 CITY OF WEST DES MOINES DETAIL 4.5



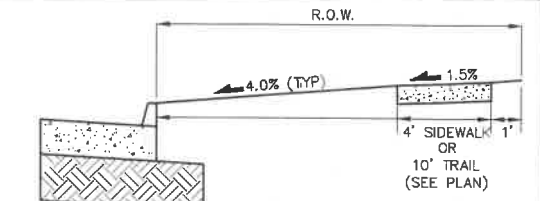
**NOTE:** 1. USE FOR SERVICE CONNECTION WHEN SANITARY SEWER DEPTH IS 12.0' OR UNLESS ADDITIONAL DEPTH IS NECESSARY TO SERVE ADJACENT PROPERTY.

**SANITARY SEWER SERVICE RISER**  
 CITY OF WEST DES MOINES DETAIL 4.6

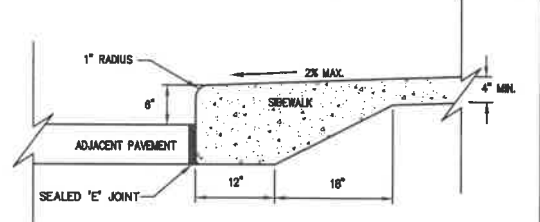


**NOTE:** 1. BEFORE THE CONCRETE IS PLACED, THE SAW CUT JOINTS SHALL BE COMPLETELY CLEANED OF ALL LOOSE CONCRETE OR FOREIGN MATERIAL. 2. SAW CUT AND REMOVE EXCESSIVE CONCRETE PAYMENT A WIDTH OF 3" WITH EXISTING JOINT IS 3" FROM BACK OF CURB. 3. SAW CUT FAYMENT JOINTS IN GENERAL CONFORMANCE WITH PORTLAND CEMENT CONCRETE INTERSECTION DETAILS.

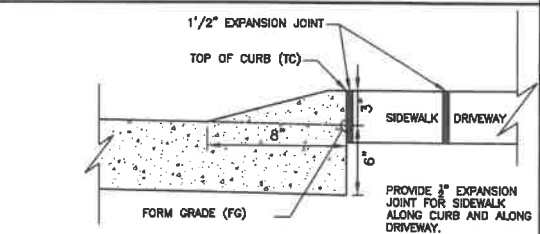
**DRIVEWAY DETAIL**  
 CITY OF WEST DES MOINES DETAIL



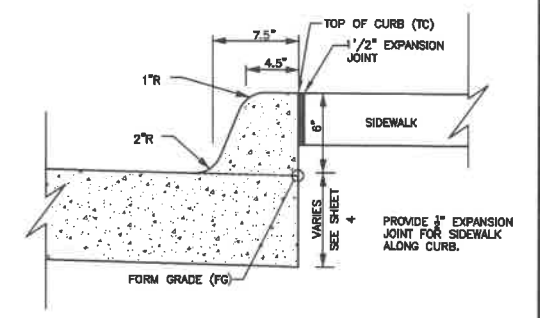
**S 91st ST, S 88th ST & SUGER CREEK DR**  
**R.O.W. GRADING SECTION**



**CLASS 'A' INTEGRAL CURB AND SIDEWALK DETAIL**



**INTEGRAL 3" ROLLED CURB DETAIL**



**6" PCC INTEGRAL CURB**

REVISIONS	DATE
SITE PLAN FINAL SUBMITTAL	04/29/10
SITE PLAN SUBMITTAL #5	04/16/10
SITE PLAN SUBMITTAL #4	03/28/10
SITE PLAN SUBMITTAL #3	03/06/10
SITE PLAN SUBMITTAL #2	01/16/10
SITE PLAN SUBMITTAL #1	08/15/09

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

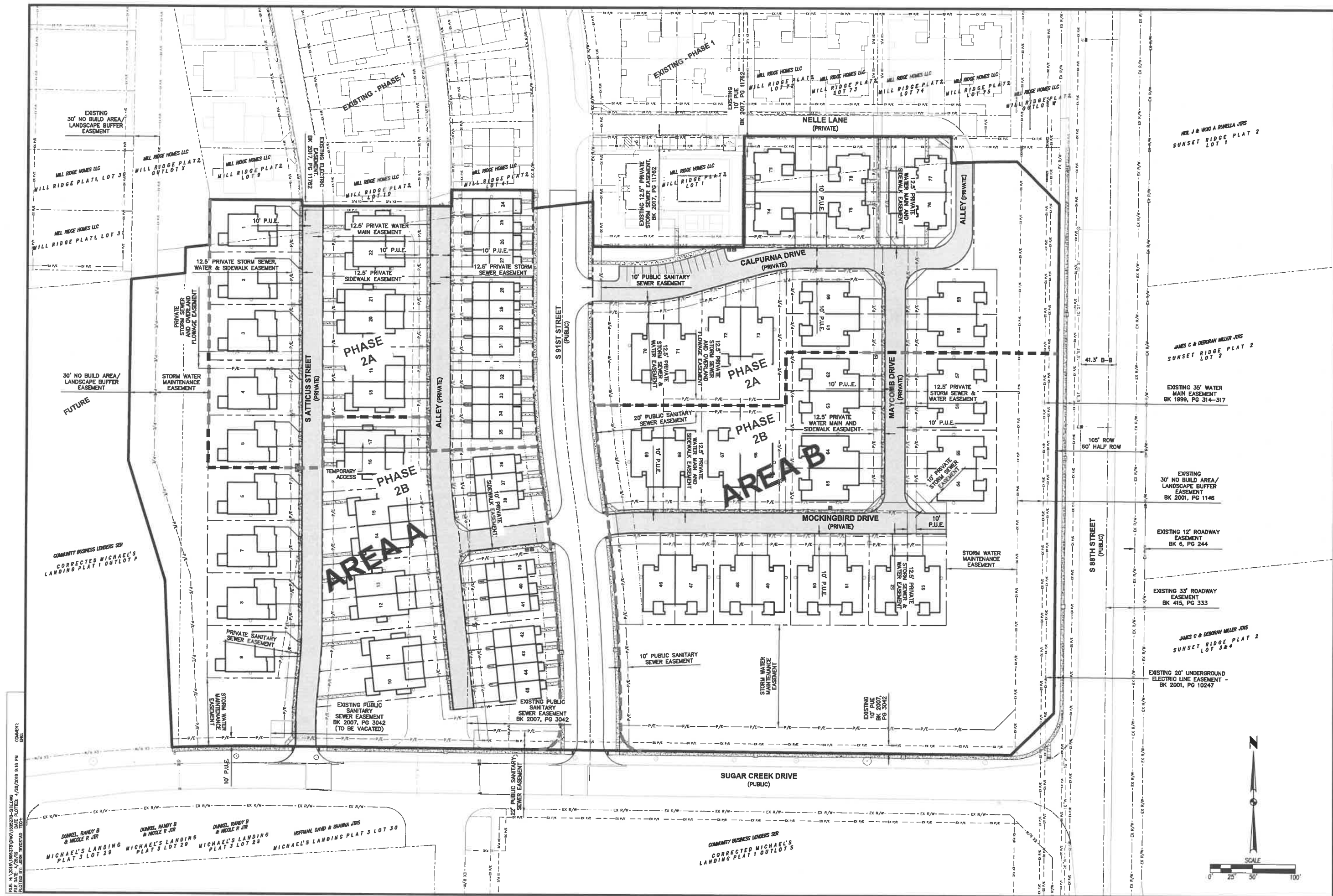
CIVIL DESIGN ADVANTAGE  
 ENGINEER:

WEST DES MOINES, IOWA

**MILL RIDGE TOWNHOMES - PHASE 2**  
**DETAILS**







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 COMPILED BY: JOSH TRINIDAD  
 DATE: 4/29/2018

COMMUNITY BUSINESS LEADERS SER  
 CORRECTED MICHAEL'S  
 LANDING PLAT 1 OUTLOT P

DANIEL, RANDY B & NICOLE R JR  
 MICHAEL'S LANDING PLAT 3 LOT 20

DANIEL, RANDY B & NICOLE R JR  
 MICHAEL'S LANDING PLAT 3 LOT 20

DANIEL, RANDY B & NICOLE R JR  
 MICHAEL'S LANDING PLAT 3 LOT 20

HOPKINS, DAVID & SHARVA JRS  
 MICHAEL'S LANDING PLAT 3 LOT 30

DATE	REVISIONS
04/29/18	SITE PLAN FINAL SUBMITTAL
04/16/18	SITE PLAN SUBMITTAL #5
03/28/18	SITE PLAN SUBMITTAL #4
03/06/18	SITE PLAN SUBMITTAL #3
01/18/18	SITE PLAN SUBMITTAL #2
06/15/17	SITE PLAN SUBMITTAL #1

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**MILL RIDGE TOWNHOMES - PHASE 2**  
**SITE LAYOUT AND EASEMENT INFORMATION**  
 WEST DES MOINES, IOWA

3.0  
 1805 278

ENGINEER: JAMES C & DEBORAH MILLER JRS  
 TECH: JAMES C & DEBORAH MILLER JRS



**GENERAL NOTES**

1. THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION "CLINT CARPENTER" (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4" INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT 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.
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 DAMAGED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK. 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.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
16. REFER TO PUBLIC IMPROVEMENT PLANS FOR CONCRETE REMOVAL FOR DRIVEWAY APPROACHES.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. NO OUTDOOR DUMPSTERS ARE PROPOSED AT THIS TIME.
19. TEMPORARY TURNAROUNDS SHALL BE ABLE TO HANDLE A MINIMUM VEHICLE OF 75,000 POUNDS.

**TRAFFIC CONTROL NOTES**

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK/ PATH CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING SHALL COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

**PAVEMENT THICKNESS (NON-REINFORCED)**

- |                           |           |
|---------------------------|-----------|
| 1. SIDEWALKS              | 4" P.C.C. |
| 2. SIDEWALKS IN DRIVEWAYS | 6" P.C.C. |
| 3. PRIVATE STREETS        | 6" P.C.C. |
| 4. DRIVEWAYS              | 6" P.C.C. |

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

DATE	REVISIONS
04/29/19	SITE PLAN FINAL SUBMITTAL
04/16/19	SITE PLAN SUBMITTAL #5
03/26/19	SITE PLAN SUBMITTAL #4
03/06/19	SITE PLAN SUBMITTAL #3
01/16/19	SITE PLAN SUBMITTAL #2
06/19/18	SITE PLAN SUBMITTAL #1

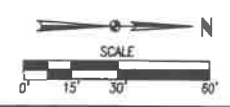
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410

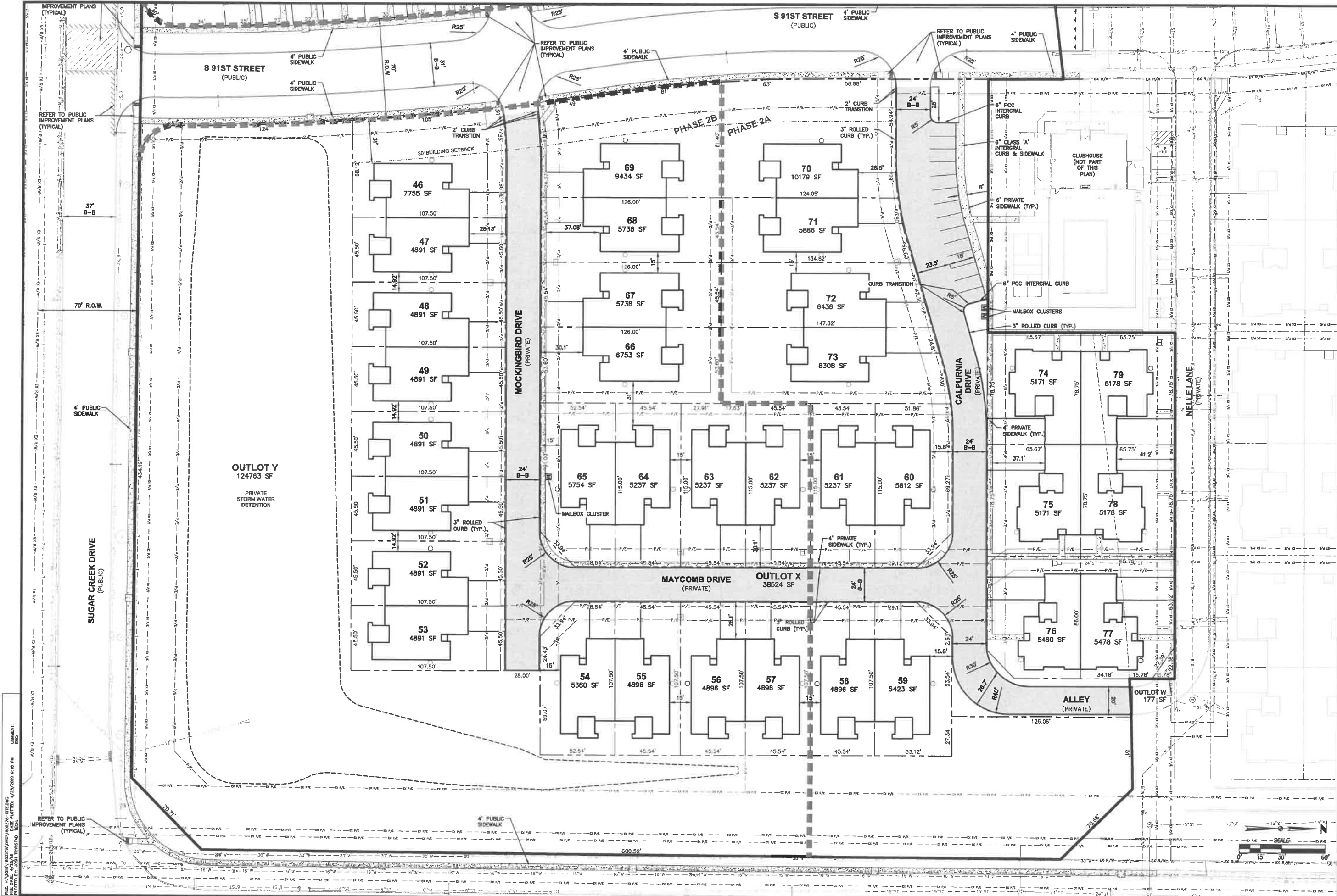


CIVIL DESIGN ADVANTAGE  
WEST DES MOINES, IOWA

**MILL RIDGE TOWNHOMES - PHASE 2**  
**AREA A - DIMENSION PLAN**

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 PLOTTED BY: JSM

**MILL RIDGE TOWNHOMES - PHASE 2**  
**AREA B - DIMENSION PLAN**  
 WEST DES MOINES, IOWA

**4.1**  
 1805.278

DATE: 04/25/19  
 04/16/19  
 03/28/19  
 03/08/19  
 07/18/19

REVISIONS:  
 SITE PLAN FINAL SUBMITTAL  
 SITE PLAN SUBMITTAL #5  
 SITE PLAN SUBMITTAL #4  
 SITE PLAN SUBMITTAL #3  
 SITE PLAN SUBMITTAL #2  
 SITE PLAN SUBMITTAL #1

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

TECH: ENGINEER:

CIVIL DESIGN ADVANTAGE





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 PLOTTED BY: JONATHAN TOBE  
 DATE: 4/28/2016 8:17 PM  
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**LEGEND:**  
 OVERFLOW ROUTE →  
 PHASE 2 GRADING LIMITS - - - - -  
 G.F.E. = GARAGE FLOOR ELEVATION AT THE OUTSIDE FACE OF GARAGE DOOR.

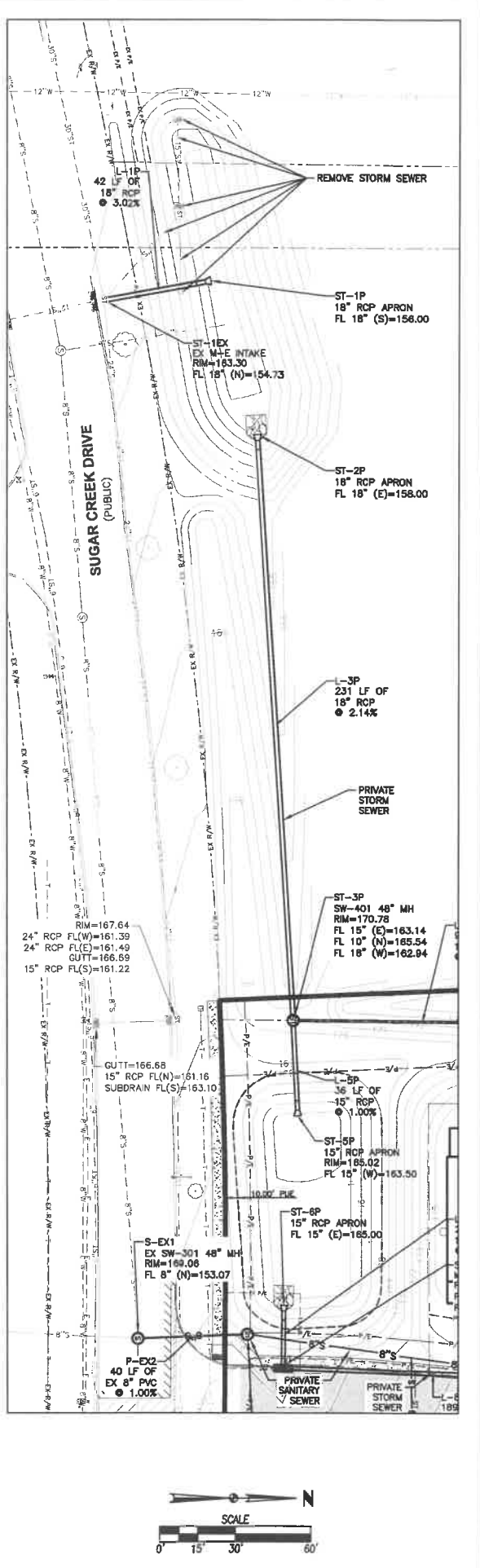
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SITE PLAN SUBMITTAL #5	04/16/16
SITE PLAN SUBMITTAL #4	03/28/16
SITE PLAN SUBMITTAL #3	03/08/16
SITE PLAN SUBMITTAL #2	01/16/16
SITE PLAN SUBMITTAL #1	06/16/15

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



**MILL RIDGE TOWNHOMES - PHASE 2**  
**AREA B - GRADING PLAN**  
 WEST DES MOINES, IOWA

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 1805.278



FILED IN IOWA RECORDS DIVISION PROJECT 2019-0177  
 PLOTTED BY: JOSH THORNTON, TECH  
 DATE: 4/25/2019 @ 17:04  
 COMMENT: DWG

REVISIONS	DATE
SITE PLAN FINAL SUBMITTAL	04/25/19
SITE PLAN SUBMITTAL #5	04/16/19
SITE PLAN SUBMITTAL #4	03/26/19
SITE PLAN SUBMITTAL #3	03/06/19
SITE PLAN SUBMITTAL #2	01/16/19
SITE PLAN SUBMITTAL #1	06/12/18

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 GRIMES, IOWA 50111  
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**EA**  
 CIVIL DESIGN ADVANTAGE

**MILL RIDGE TOWNHOMES - PHASE 2**  
 AREA A - UTILITY PLAN

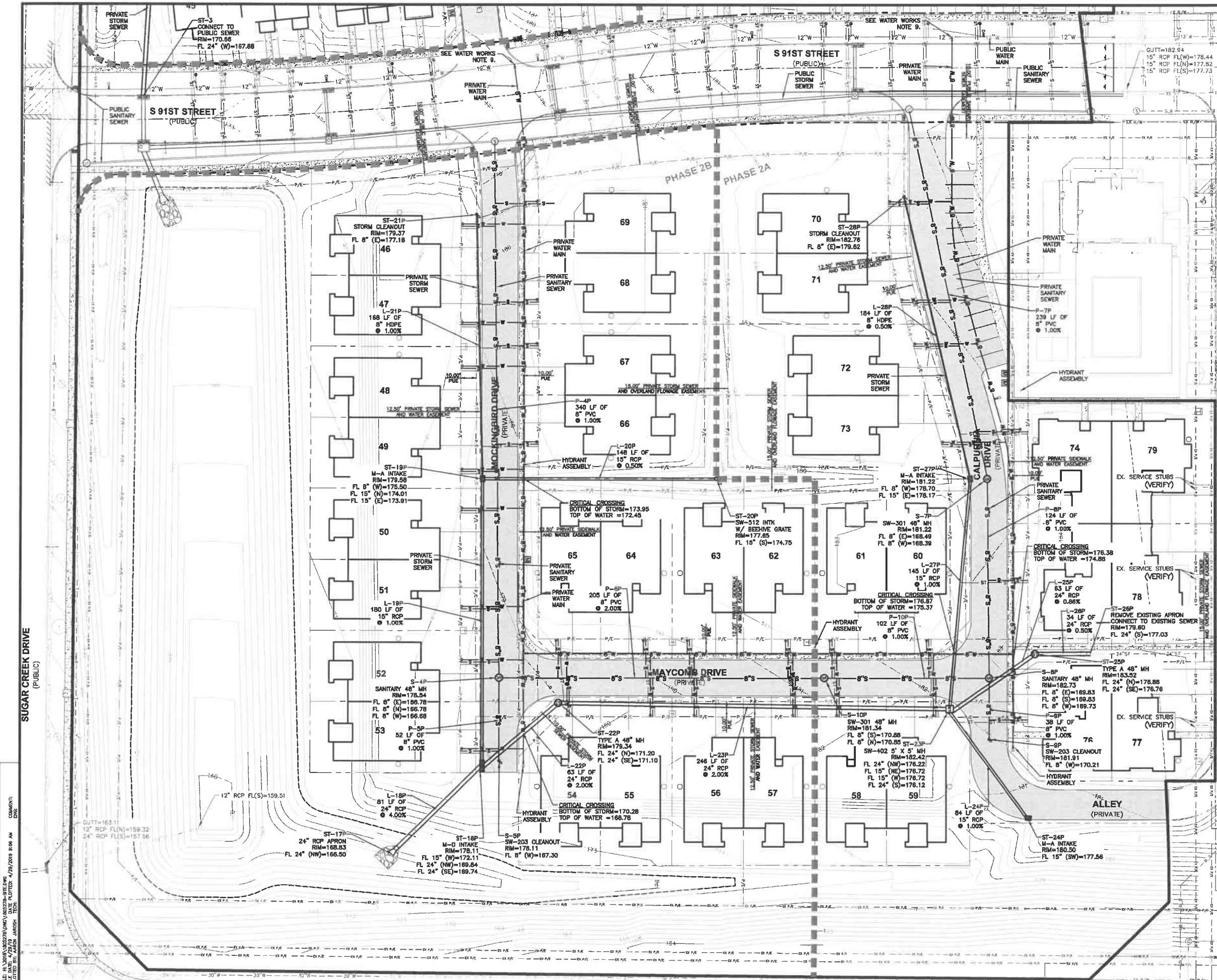
WEST DES MOINES, IOWA

TECH: ENGINEER:

SCALE: 0' 15' 30' 60'

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

**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. ALL UTILITIES SHALL BE STUBBED TO 6 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
4. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
5. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
6. 12" 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 SEWER AND WATER MAIN.
7. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
8. 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 CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
10. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
11. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
12. 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 PENE AT ALL PERMANENT STORM SEWER INLETS.
13. ALL SANITARY SEWER SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE WDM STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
14. AN EXISTING PUBLIC SANITARY SEWER MH IS REPLACED WITH A 3 PIECE CASTING. CONTACT JASON SCHLUGBERND ENGINEERING SERVICES 222-3820.

**WEST DES MOINES WATER WORKS NOTES**

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH SUDAS AND WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY'S CROSS-CONNECTION CONTROL/CONTAMINATION PREVENTION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(S) FOR CONTAMINANT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 24-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515)-222-3485 A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. BUILDING FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE DESIGNED PER WEST DES MOINES FIRE CODE, SCHEDULE A PRESSURE AND FLOW TEST PRIOR TO DESIGNING FIRE SUPPRESSION SYSTEMS.
8. WATER SHALL BE PROVIDED TO PROPERTY VIA PRIVATE WATER MAIN. OWNER SHALL ALLOW WEST DES MOINES WATER WORKS ACCESS TO THE METERS AND VALVES AS NEEDED FOR EMERGENCY MAINTENANCE AND SHUT OFF IN THE EVENT OF NON-PAYMENT.
9. CONTRACTOR SHALL COORDINATE WITH MILL RIDGE PLAT 4 CONSTRUCTION PLANS WHEN CONNECTING TO PUBLIC WATER MAIN. PRIVATE WATER MAIN SHALL BE INSTALLED AFTER PUBLIC WATER MAIN AND BEFORE PAVING.

**NOTE:**

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

**LIGHTING NOTES:**

REFER TO SEE LIGHTING PLAN (PHOTOMETRIC PLAN) FOR MORE INFORMATION.

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

**PRIVATE WATER MAIN QUANTITIES**

HYDRANTS ASSEMBLY	8 EA
8" VALVE	8 EA
CURB STOP	54 EA
8" WATER MAIN	1,912 LF
1" WATER SERVICE	1,292 LF

DATE	04/26/19
REVISIONS	
SITE PLAN FINAL SUBMITTAL	#6
SITE PLAN SUBMITTAL #5	#5
SITE PLAN SUBMITTAL #4	#4
SITE PLAN SUBMITTAL #3	#3
SITE PLAN SUBMITTAL #2	#2
SITE PLAN SUBMITTAL #1	#1

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



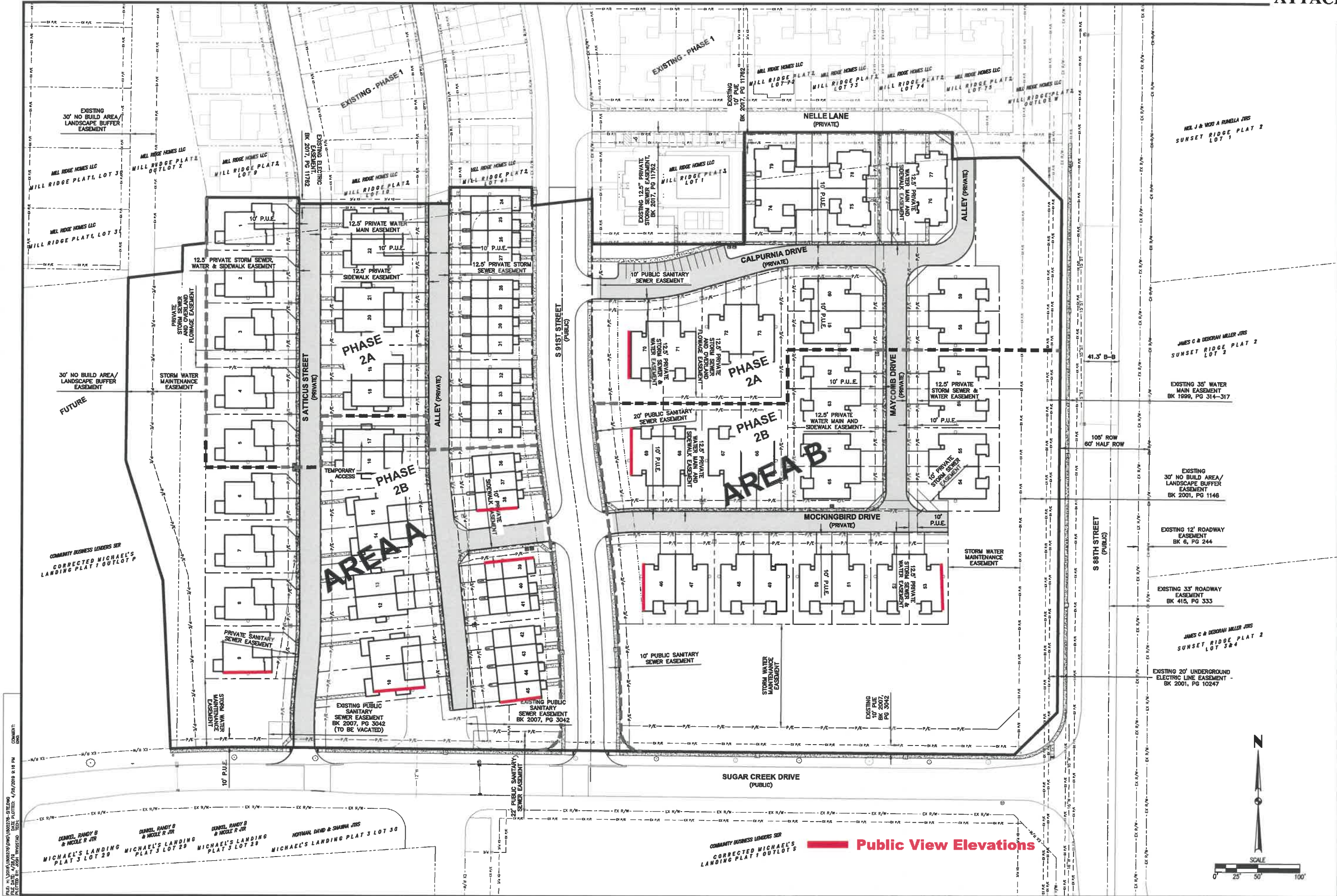
CIVIL DESIGN ADVANTAGE  
WEST DES MOINES, IOWA

**MILL RIDGE TOWNHOMES - PHASE 2**  
**AREA B - UTILITY PLAN**









**MILL RIDGE TOWNHOMES - PHASE 2**  
**SITE LAYOUT AND EASEMENT INFORMATION**

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
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CIVIL DESIGN ADVANTAGE  
 WEST DES MOINES, IOWA

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

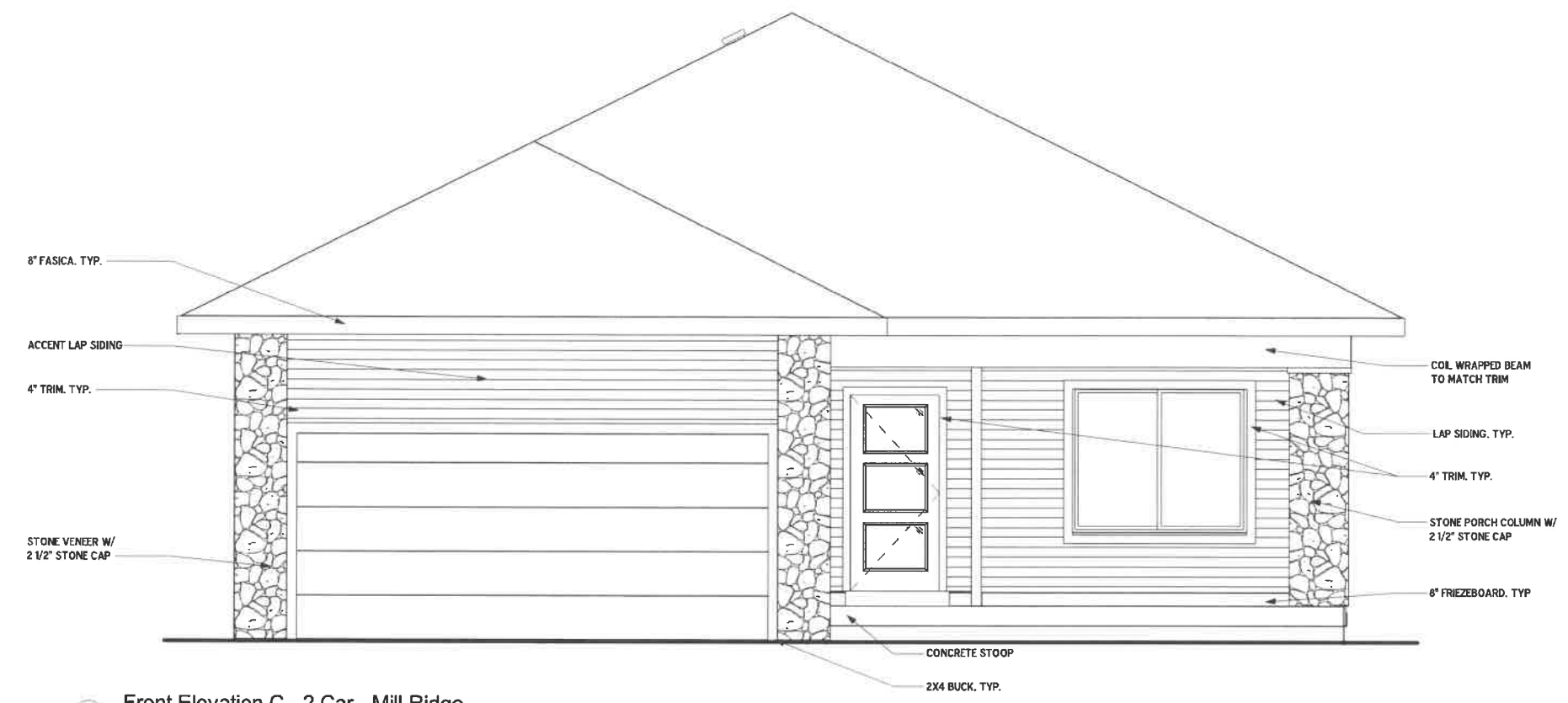
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SITE PLAN SUBMITTAL #5	04/18/19
SITE PLAN SUBMITTAL #4	03/28/19
SITE PLAN SUBMITTAL #3	03/06/19
SITE PLAN SUBMITTAL #2	01/18/19
SITE PLAN SUBMITTAL #1	08/15/18



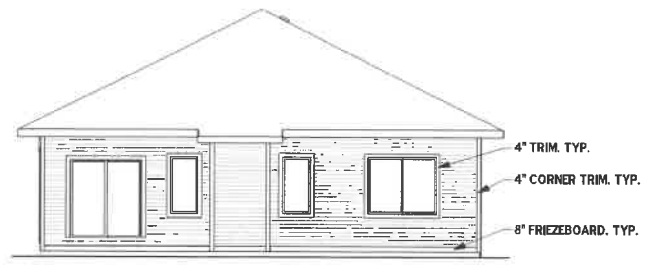
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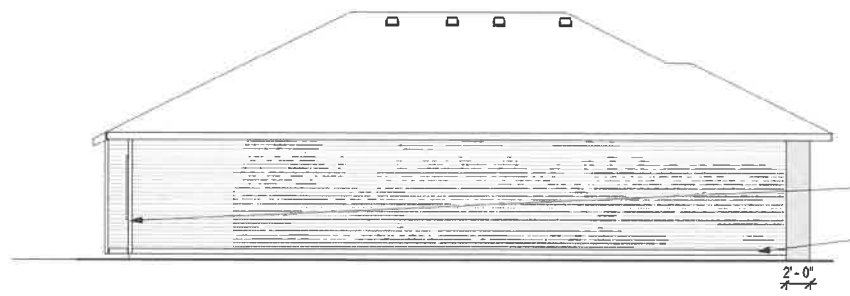
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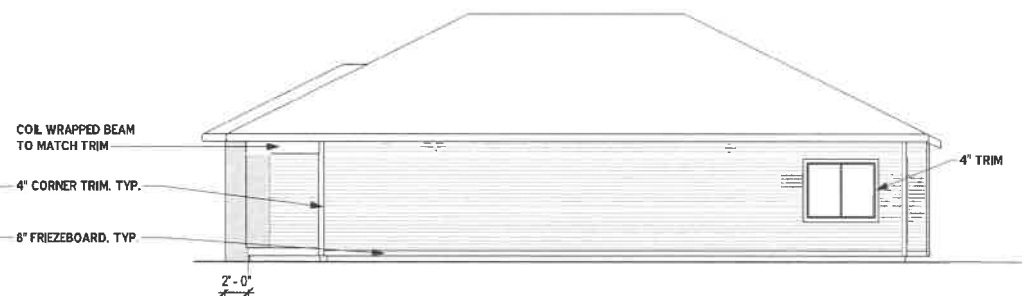
1 Front Elevation C - 2 Car - Mill Ridge  
3/16" = 1'-0"



2 Rear Elevation - Elevations C - 2 Car - Mill Ridge  
1/16" = 1'-0"



3 Left Elevation - Elevations C - 2 Car - Mill Ridge  
1/16" = 1'-0"



4 Right Elevation - Elevations C - 2 Car - Mill Ridge  
1/16" = 1'-0"

Cedar Master  
Drawn By:  
AJJ  
4-29-19

Revision Number	Revision Date	Revision Description

NOT FOR CONSTRUCTION

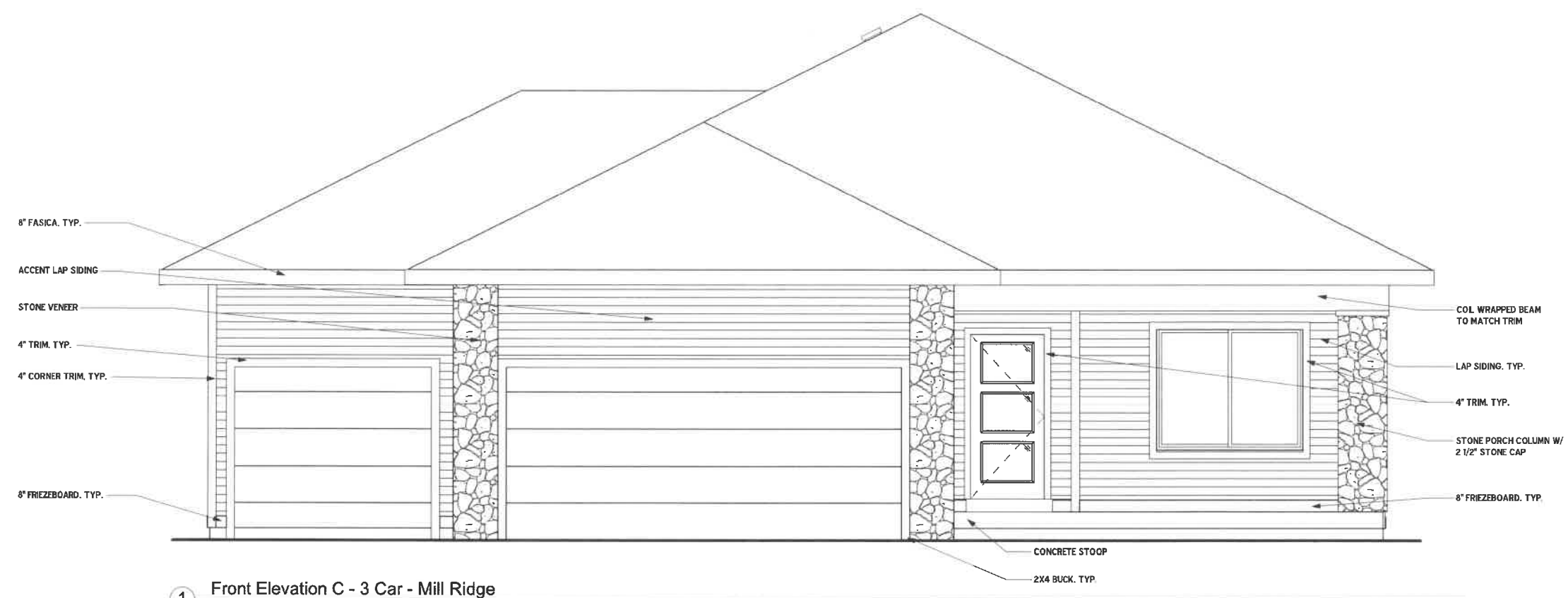
**A0**

Elevation C - 2 Car

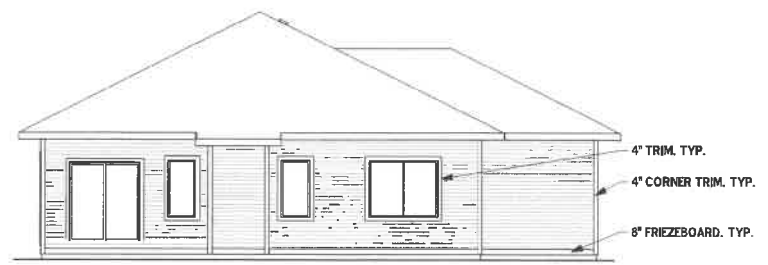
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F:\HH\BuildPack\West Des Moines\Mill Ridge TH\MR TH Phase 2\Working Revit Files\Cedar Master - Mill Ridge Project.rvt

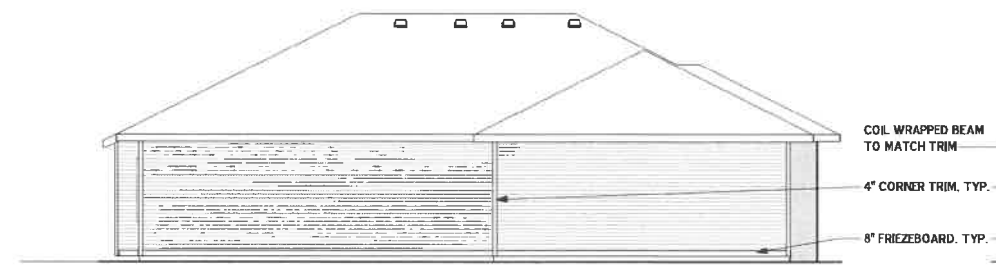
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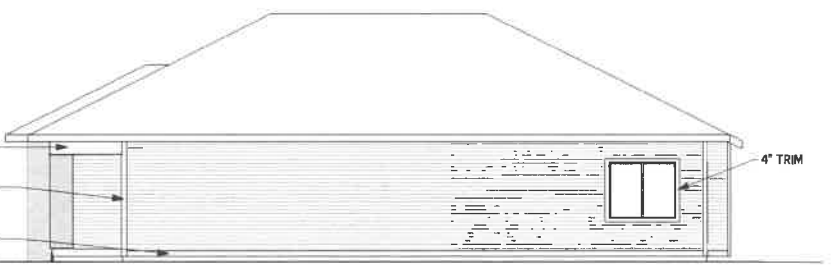
1 Front Elevation C - 3 Car - Mill Ridge  
3/16" = 1'-0"



2 Rear Elevation - Elevations C - 3 Car - Mill Ridge  
1/16" = 1'-0"



3 Left Elevation - Elevations C - 3 Car - Mill Ridge  
1/16" = 1'-0"



4 Right Elevation - Elevations C - 3 Car - Mill Ridge  
1/16" = 1'-0"

Cedar Master

Drawn By:

AJJ

4-29-19

NOT FOR CONSTRUCTION

Revision Number	Revision Date	Revision Description

**\_A1**

Elevation C - 3 Car

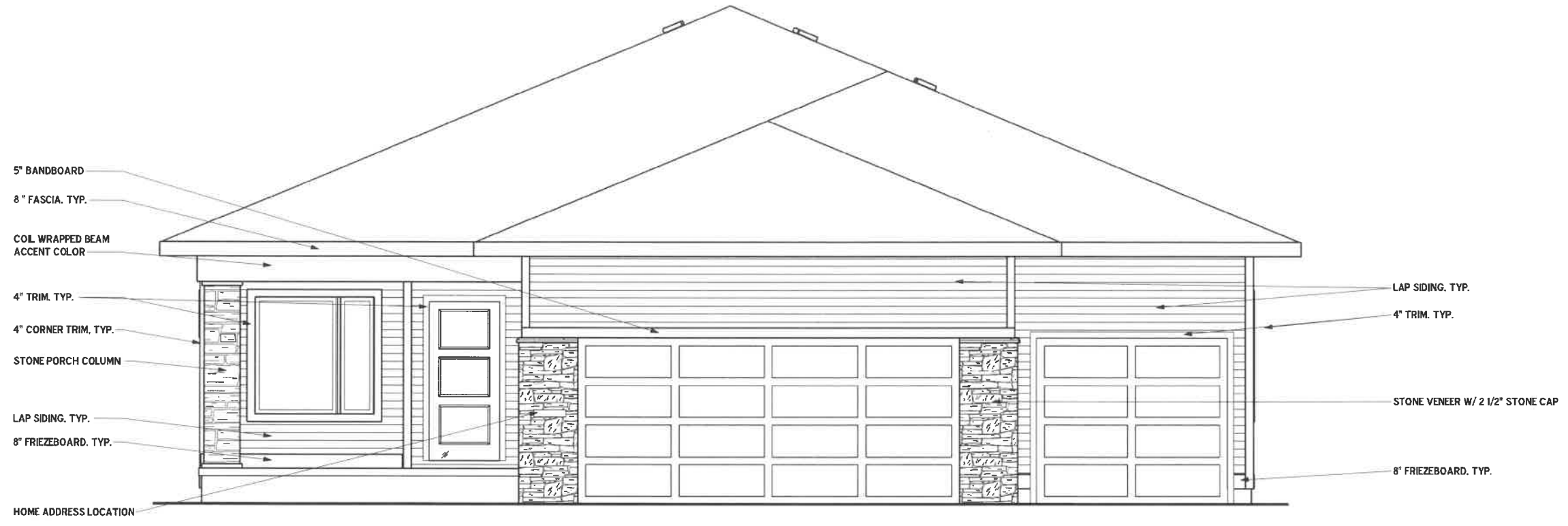
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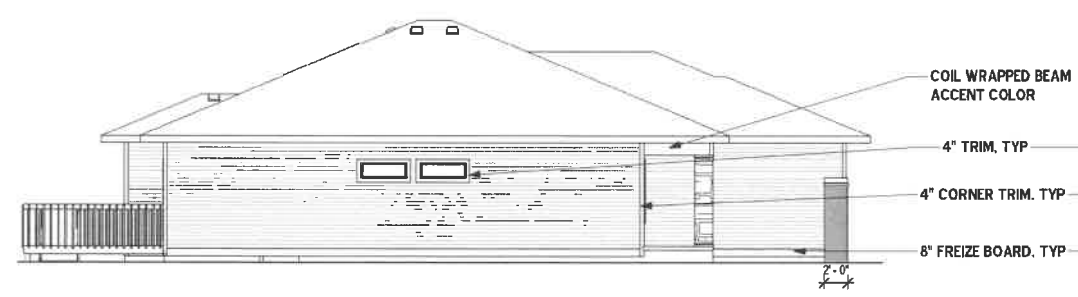
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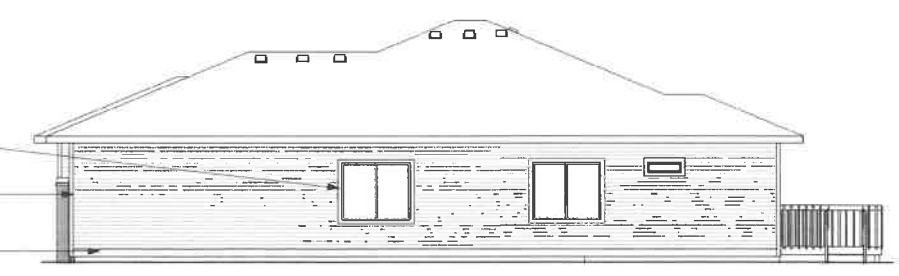
① Front Elevation C - Mill Ridge  
3/16" = 1'-0"



② Rear Elevation C - Mill Ridge  
1/16" = 1'-0"



③ Left Elevation C - Mill Ridge  
1/16" = 1'-0"



④ Right Elevation C - Mill Ridge  
1/16" = 1'-0"

Graham Master  
Drawn By:  
-  
4-29-19

NOT FOR CONSTRUCTION

Revision Number	Revision Date	Revision Description

**\_A0**

Elevation C

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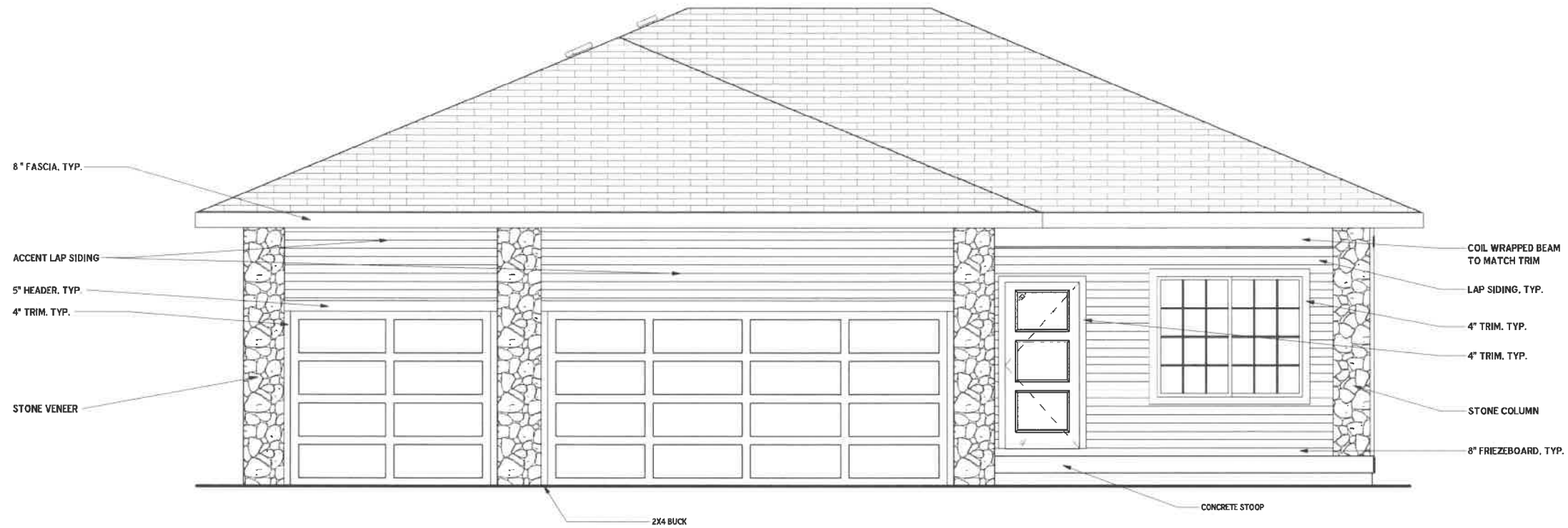
Fraser Master

Drawn By:

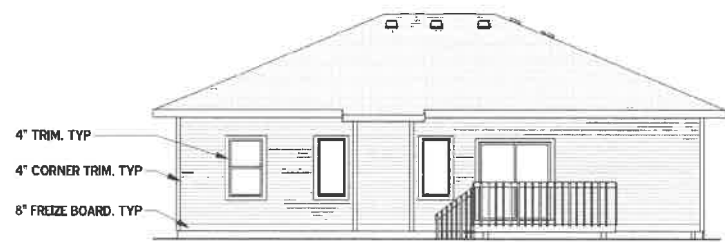
AJJ

4-29-19

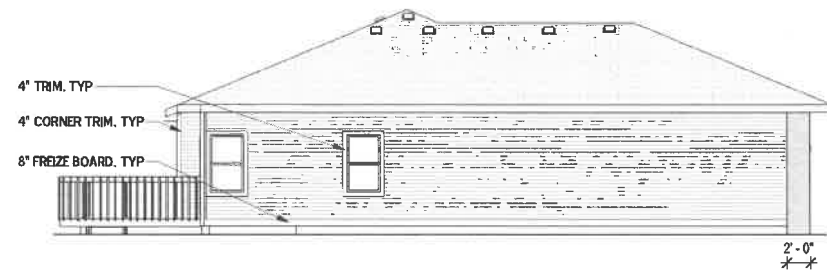
**NOT FOR CONSTRUCTION**



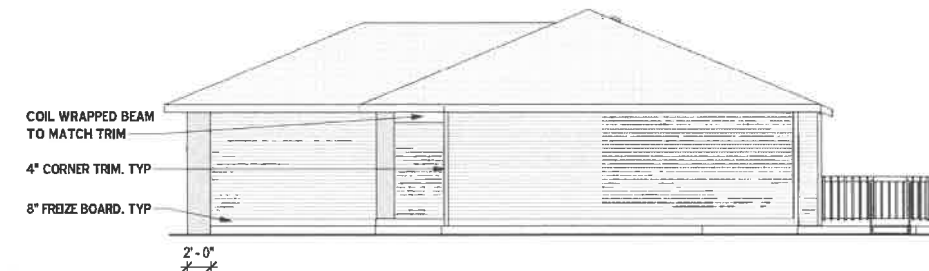
1 Front Elevation C - Mill Ridge  
3/16" = 1'-0"



2 Rear Elevation - Mill Ridge  
1/16" = 1'-0"



3 Left Elevation - Mill Ridge  
1/16" = 1'-0"



4 Right Elevation - Mill Ridge  
1/16" = 1'-0"

Revision Number	Revision Date	Revision Description

**A0**

Elevation C

Client: \_\_\_\_\_ Date: \_\_\_\_\_

Issue Date: 4/29/2019 10:17:29 AM

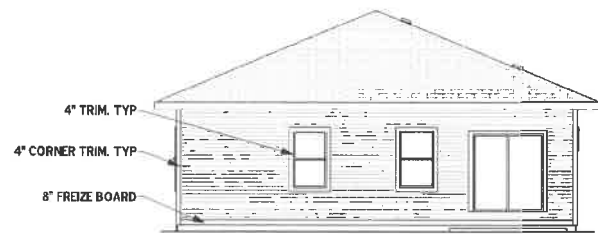
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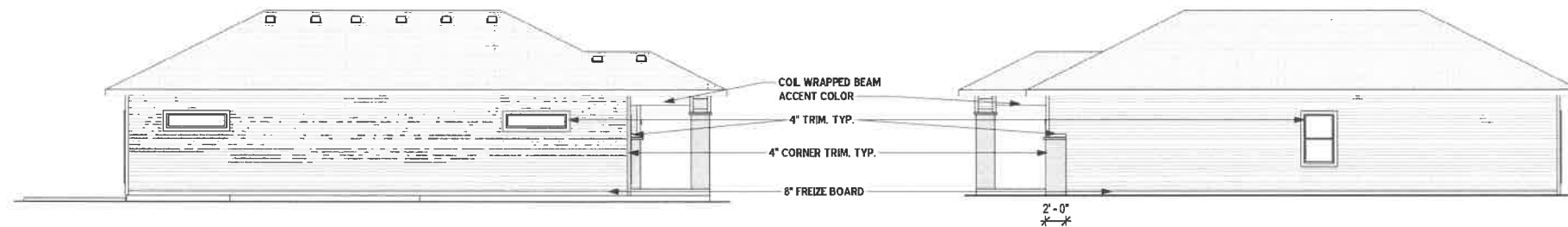
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① Front Elevation C - 2 Car - Mill Ridge  
3/16" = 1'-0"



② Rear Elevation - C - 2 Car - Mill Ridge  
1/16" = 1'-0"



③ Left Elevation - C - 2 Car - Mill Ridge  
1/16" = 1'-0"

④ Right Elevation - C - 2 Car - Mill Ridge  
1/16" = 1'-0"

Douglas

Drawn By:

AJJ

4-29-19

**NOT FOR CONSTRUCTION**

Revision Number	Revision Date	Revision Description

**\_A0**

Elevation C - 2 Car

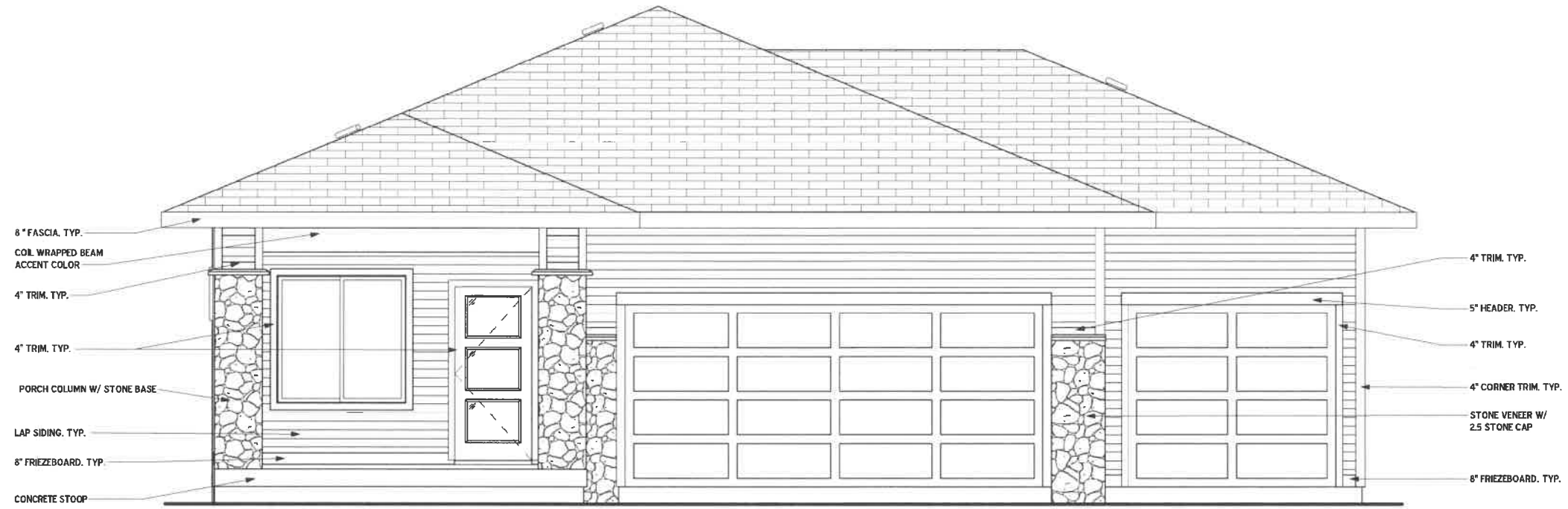
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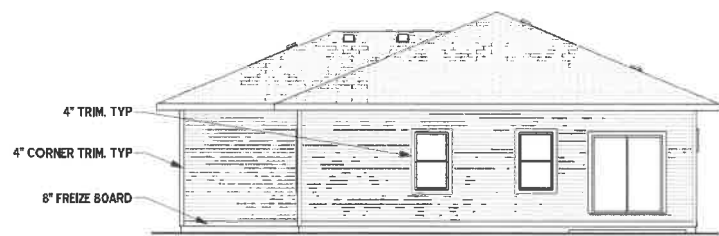
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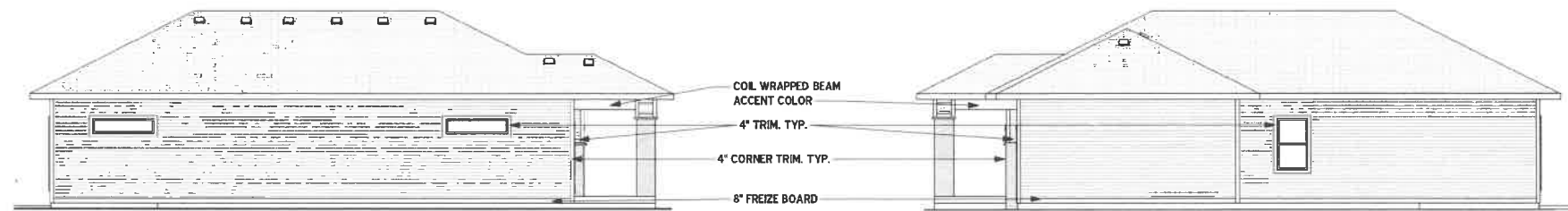
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1 Front Elevation C - 3 Car - Mill Ridge  
3/16" = 1'-0"



2 Rear Elevation - C - 3 Car - Mill Ridge  
1/16" = 1'-0"



3 Left Elevation - C - 3 Car - Mill Ridge  
1/16" = 1'-0"

4 Right Elevation - C - 3 Car - Mill Ridge  
1/16" = 1'-0"

Douglas  
Drawn By:  
AJJ  
4-29-19

NOT FOR CONSTRUCTION

Revision Number	Revision Date	Revision Description

**\_A1**

Elevation C - 3 Car

Client: \_\_\_\_\_ Date: \_\_\_\_\_  
Issue Date: 4/29/2019 9:59:27 AM