

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

**Meeting Date:** May 28, 2019

**Item:** Grand Valley Plat 3, Northeast corner of S. 35<sup>th</sup> Street and Grand Avenue –  
Subdivide property into 45 single family lots, 1 outlot, for storm water  
management, and 1 street lot–  
Engel Associates. Inc. – PP-004199-2019

**Requested Action:** Recommend Approval of Preliminary Plat

**Case Advisor:** J. Bradley Munford 

**Applicant's Request:** The applicant, Bob Gibson of Civil Design Advantage, on behalf of the owner, Russ Ver Ploeg of Engel Assoc. Inc., is requesting approval of a Preliminary Plat for approximately 11.23 acres located at the northeast corner of S35th Street and Grand Avenue. The applicant proposes to subdivide the property into 45 single family lots, 1 outlot, for storm water management, and 1 street lot.

**History:** In 1990 the property was zoned to R-5 Multi-Family Residential District (Medium Density). In 1998 as a part of the larger City-Wide Consistency Zoning, the property was zoned to Residential Medium-Density (RM-7). On December 15, 2014 the property was rezoned to Planned Unit Development (PUD) to allow for the development of a Single Family Residential and Residential Medium Density project. On December 14, 2015, a final plat for 20 single family lots, 17 outlots, and 1 street lot was approved by the City Council.

**City Council Subcommittee:** The Grand Valley project was presented to Development and Planning Subcommittee for information at its February 2, 2019 meeting. The Subcommittee was supportive of the Development

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

**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 Grand Valley Plat 3 Preliminary Plat to create 45 single family lots, 1 outlot, for storm water management, and 1 street lot, subject to the applicant meeting all City Code requirements.

**Applicant:** Russ Ver Ploeg  
4812 Pleasant Street  
Des Moines, Iowa 50312  
[Rvp@verploegarch.com](mailto:Rvp@verploegarch.com)

**Applicant Representative:** Civil Design Advantage  
Bob Gibson  
3405 SE Crossroads Drive, Suite G  
Grimes, IA 50111  
[bobg@cda-eng.com](mailto:bobg@cda-eng.com)

**ATTACHMENTS:**

- |              |   |                                       |
|--------------|---|---------------------------------------|
| Attachment A | - | Plan and Zoning Commission Resolution |
| Exhibit A    | - | Conditions of Approval                |
| Attachment B | - | Location Map                          |
| Attachment C | - | Preliminary Plat                      |

RESOLUTION NO. PZC 19-049

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE GRAND VALLEY PLAT 3 PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY INTO 45 SINGLE FAMILY LOTS, 1 OUTLOT, FOR STORMWATER MANAGEMENT, AND 1 STREET LOT.**

**WHEREAS**, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Engel Associates, Inc., has requested approval for a Preliminary Plat (PP-004199-2019) to create 45 single family residential lots, 1 outlot, for storm water management and 1 public street lot for that certain 11.23 acre site located at the northeast corner of S. 35th Street and Grand Avenue;

**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 28, 2019, this Commission held a duly-noticed public meeting to consider the application for Grand Valley Plat 3 Preliminary Plat (PP-004199-2019);

**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. PRELIMINARY PLAT (PP-004199-2019) to subdivide the property into 45 single family lots, 1 outlot, for storm water management, and 1 street lot, 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 May 28, 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 28, 2019, by the following vote:

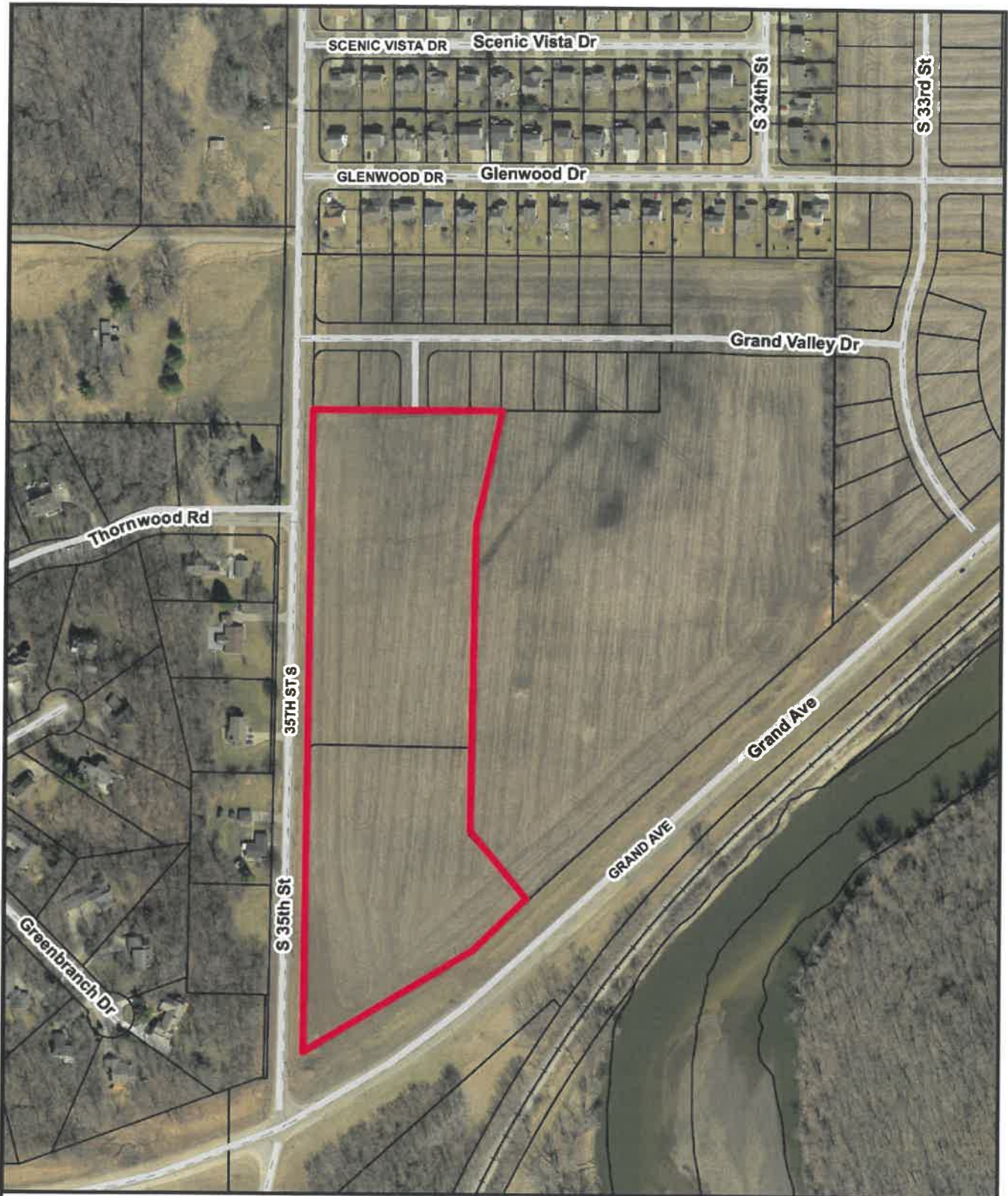
- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

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

**Exhibit A  
CONDITIONS OF APPROVAL**

1. None



### Grand Valley Plat 3





# PRELIMINARY PLAT FOR: GRAND VALLEY PLAT 3

## OWNER

ENGL ASSOCIATES, INC.  
4812 PLEASANT STREET  
DES MOINES, IOWA 50312  
PH. (515) 274-1010

## APPLICANT

GRAND VALLEY, LLC.  
750 SE ALICE'S ROAD  
WAUKEE, IA 50263  
PH. (515) 418-8342

## APPLICANT REPRESENTATIVE

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

## LEGAL DESCRIPTION

OUTLOT 'X' AND OUTLOT 'Y', GRAND VALLEY PLAT 1  
TOTAL ACRES: 11.23

## COMPREHENSIVE PLAN DESIGNATION

MEDIUM DENSITY RESIDENTIAL

## ZONING

EXISTING: PUD GRAND VALLEY PLANNED UNIT DEVELOPMENT

## LEGEND

PROPOSED	EXISTING
GROUND SURFACE CONTOUR	GROUND SURFACE CONTOUR
TYPE M-A STORM INTAKE	SANITARY MANHOLE
TYPE M-C STORM INTAKE	WATER VALVE BOX
TYPE M-D STORM INTAKE	FIRE HYDRANT
TYPE M-E STORM INTAKE	WATER CURB STOP
TYPE M-G STORM INTAKE	WELL
TYPE A STORM MANHOLE	STORM SEWER MANHOLE
TYPE SANITARY MANHOLE	STORM SEWER SINGLE INTAKE
STORM/SANITARY CLEANOUT	STORM SEWER DOUBLE INTAKE
WATER VALVE	FLARED END SECTION
FIRE HYDRANT ASSEMBLY	DECIDUOUS TREE
SIGN	CONIFEROUS TREE
DETECTABLE WARNING PANEL	DECIDUOUS SHRUB
SANITARY SEWER WITH SIZE	CONIFEROUS SHRUB
STORM SEWER	ELECTRIC POWER POLE
WATERMAIN WITH SIZE	GUY ANCHOR
ADDRESS	STREET LIGHT
ADJACENT LOT REFERENCE NUMBER	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
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

## WEST DES MOINES, IOWA

### BENCH MARK:

**BM#1**  
WEST DES MOINES STD BM #45 118 FEET ± WEST OF CENTERLINE ENTRANCE TO RACCOON RIVER REGIONAL PARK  
ELEVATION=43.26

**BM#2**  
WEST DES MOINES STD BM #44 3400 BLOCK OF GRAND AVENUE, 94 FEET NORTH OF THE CENTERLINE OF GRAND AVENUE, 48 FEET WEST OF THE WEST SIDE OF THE WEST DES MOINES LIFT STATION (3421 GRAND AVE.), 18 FEET EAST OF THE NORTH/SOUTH FENCE LINE.  
ELEVATION=46.13

### SETBACKS

FRONT YARD: 30', HOWEVER, A FRONT PORCH WHICH MEASURES AT LEAST 5' IN WIDTH MAY EXTEND INTO THE FRONT SETBACK BUT SHALL BE NO CLOSER THAN 25' TO THE PROPERTY LINE.

REAR YARD: 35', UNLESS ABUTTING A BUFFER PARK, IN WHICH CASE THE REAR SETBACK MAY BE REDUCED TO 25'.

SIDE YARD: 5', AS MEASURED TO THE CLOSEST ELEMENT INCLUDING ROOF OVERHANG, EGRESS WINDOWS, BUMP OUTS, ETC.

FACE OF GARAGE SHOULD BE SETBACK A MINIMUM OF 25' UNLESS SIDE LOADED, IN WHICH CASE IT MAY BE SETBACK 20' FROM THE FRONT PROPERTY LINE.

### OUTLOT NOTES

1. OUTLOT 'Z' IS FOR SEPARATING THE FLOODPLAIN FROM THE BUILDABLE LOTS AND WILL BE CONVEYED TO AND MAINTAINED BY THE MASTER ASSOCIATION. NO STRUCTURES, SUCH AS, BUT NOT LIMITED TO, SHEDS, GAZEBOS, SOLID FENCES, AND PLAY STRUCTURES THAT WOULD IMPACT STORM WATER MANAGEMENT MEASURES OR IMPEDE WATER FLOW OR DRAINAGE SHALL BE PLACED ON THE OUTLOT.

### UTILITY NOTES

1. WATER PROVIDED BY WEST DES MOINES WATER WORKS.  
2. SANITARY SEWER PROVIDED BY THE CITY OF WEST DES MOINES.  
3. STORM WATER SERVICE PROVIDED BY THE CITY OF WEST DES MOINES.

### ADJACENT LOT OWNERS

#### GRAND VALLEY PLAT 1

LOT #	PROPERTY OWNER
1	DANIEL J. HARTY
2	KEVIN P. & CARRIE A. FLYNN
3	BRANDON D. & TARA L. DEGROOTE
4	TERRY R. & CINDY S. MANNING
5	ERIN M. & TYLER K. GRANZOW

#### THORNWOOD ADDITION

LOT #	PROPERTY OWNER
6	VIRGINIA J VER PLOEG REV. TRUST
7	CHRIS & MOLLY FRY

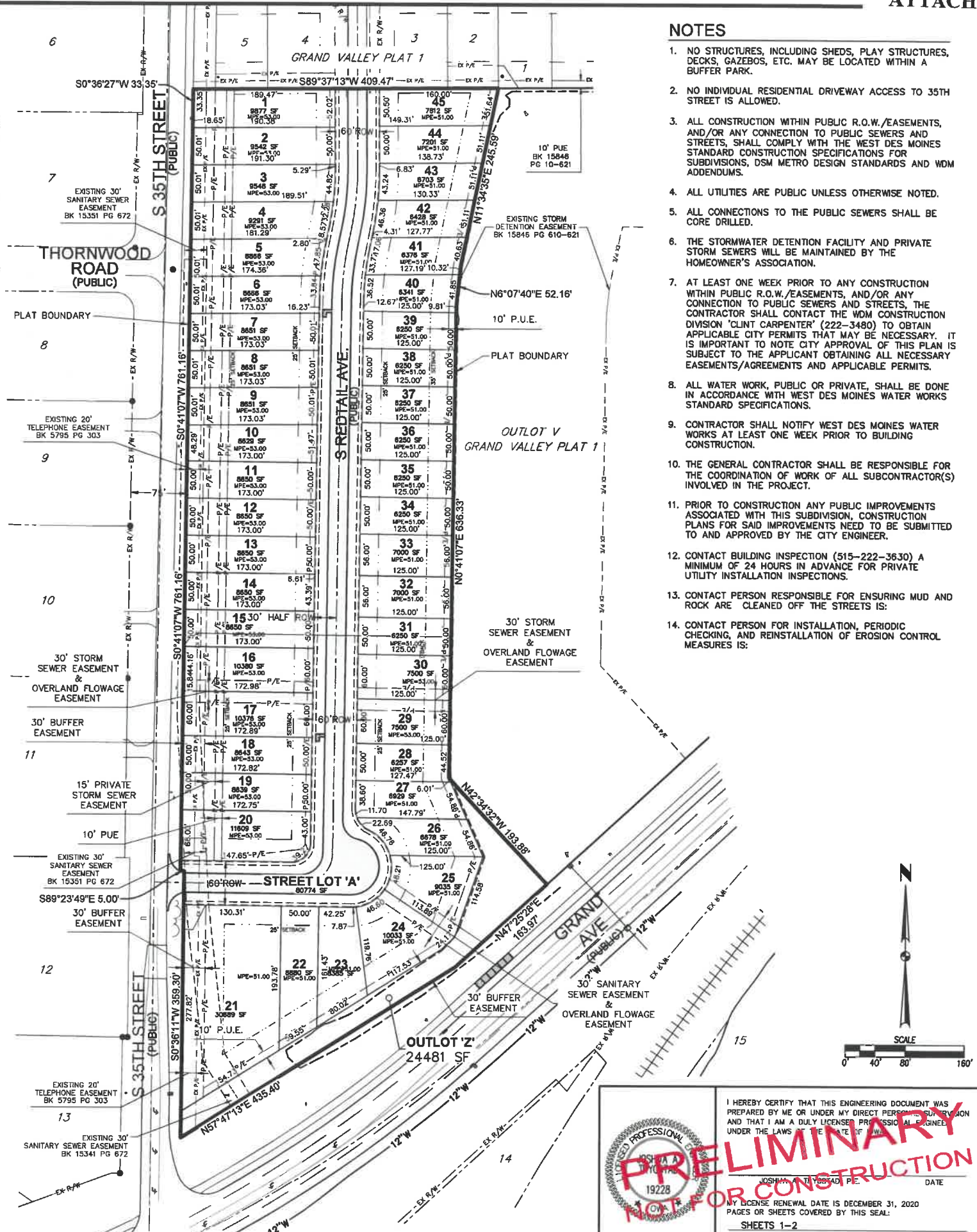
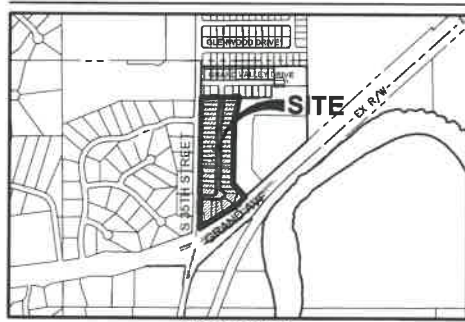
#### THORNWOOD 2ND ADDITION

LOT #	PROPERTY OWNER
8	INGRID GUTTIN
9	BARBARA J & TERRY L. GRAY
10	DOUGLAS E. & JIM Y. KAISER
11	DEBORAH A. MCHOSE
12	NEXT PHASE DEVELOPMENT LLC
13	FREDERICK A. & LYNN E. BELL

#### SOUTH OF GRAND AVENUE

LOT #	PROPERTY OWNER
14	STANLEY C VER PLOEG ET. AL
15	STATE OF IOWA

### VICINITY MAP



## NOTES

- NO STRUCTURES, INCLUDING SHEDS, PLAY STRUCTURES, DECKS, GAZEBOS, ETC. MAY BE LOCATED WITHIN A BUFFER PARK.
- NO INDIVIDUAL RESIDENTIAL DRIVEWAY ACCESS TO 35TH STREET IS ALLOWED.
- 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.
- ALL UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
- THE STORMWATER DETENTION FACILITY AND PRIVATE STORM SEWERS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 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. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIOR TO CONSTRUCTION ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- CONTACT PERSON RESPONSIBLE FOR ENSURING MUD AND ROCK ARE CLEANED OFF THE STREETS IS:
- CONTACT PERSON FOR INSTALLATION, PERIODIC CHECKING, AND REINSTALLATION OF EROSION CONTROL MEASURES IS:

DATE	REVISIONS
11-08-16 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL
03-19-18 <td>SECOND SUBMITTAL</td>	SECOND SUBMITTAL
11-22-18 <td>THIRD SUBMITTAL</td>	THIRD SUBMITTAL
05-20-19 <td>FOURTH SUBMITTAL</td>	FOURTH SUBMITTAL

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

**GRAND VALLEY PLAT 3**  
**PRELIMINARY PLAT**  
WEST DES MOINES, IOWA  
CIVIL DESIGN ADVANTAGE

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.

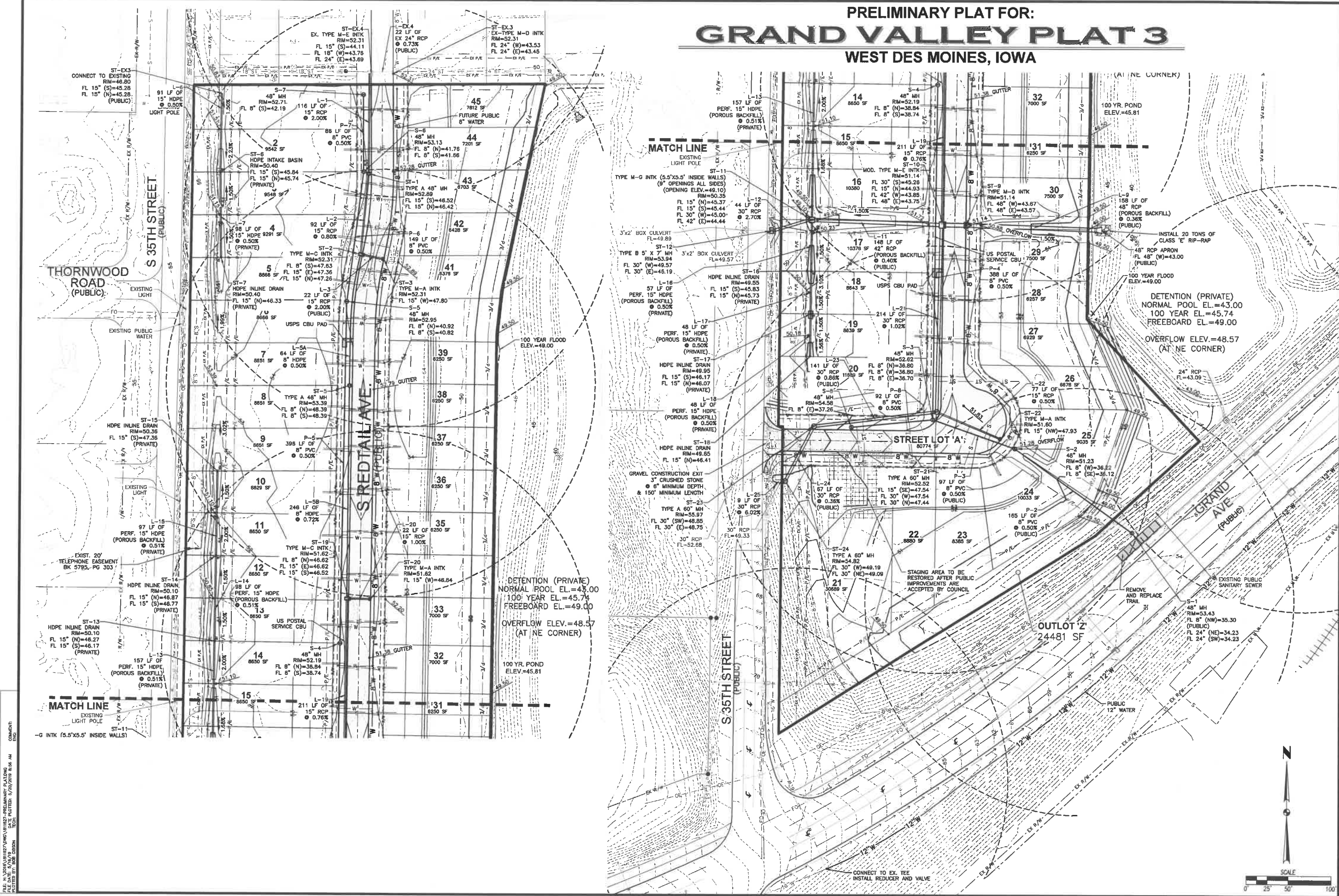
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

JOSHUA M. THORNTON, P.E. DATE  
19228  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1-2

FILE IN: C:\WORK\PROJECTS\GRAND VALLEY PLAT 3 - PRELIMINARY PLATING  
DATE: 11/27/2018 10:54 AM  
DRAWN BY: BOB GIBSON  
CHECKED BY: BOB GIBSON



PRELIMINARY PLAT FOR:  
**GRAND VALLEY PLAT 3**  
 WEST DES MOINES, IOWA



DATE	05-20-16
FOURTH SUBMITTAL	04-22-16
THIRD SUBMITTAL	03-18-16
SECOND SUBMITTAL	03-18-16
FIRST SUBMITTAL	03-18-16

REVISIONS

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

TECH: JAT  
 ENGINEER: JAT

**CSA**  
 CIVIL DESIGN ADVANTAGE  
 WEST DES MOINES, IOWA

**GRAND VALLEY PLAT 3**  
 PRELIMINARY PLAT

2/4  
 1811.627

**30' BUFFER REQUIREMENTS NORTH OF REDTAIL WAY**

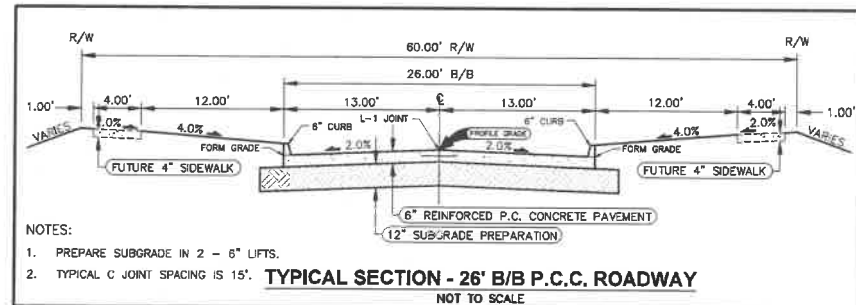
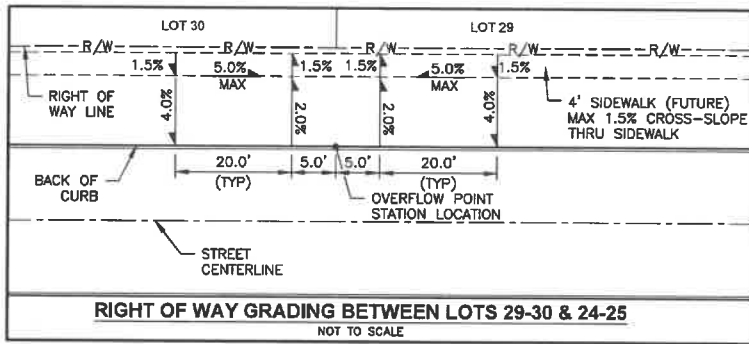
- 1 OVERSTORY TREE OR EVERGREEN, 2 ORNAMENTAL TREES & 6 SHRUBS PER 35 LN. FT. OF BUFFER. (685 LN. FT.)
- 3' MINIMUM EARTH BERM (WAIVED)
- REQUIRED:  
OVERSTORY/ EVERGREEN TREES =20    ORNAMENTAL TREES =39  
SHRUBS =117
- PROVIDED:  
OVERSTORY/ EVERGREEN TREES =20    ORNAMENTAL TREES =39  
SHRUBS =117

**30' BUFFER REQUIREMENTS SOUTH OF REDTAIL WAY**

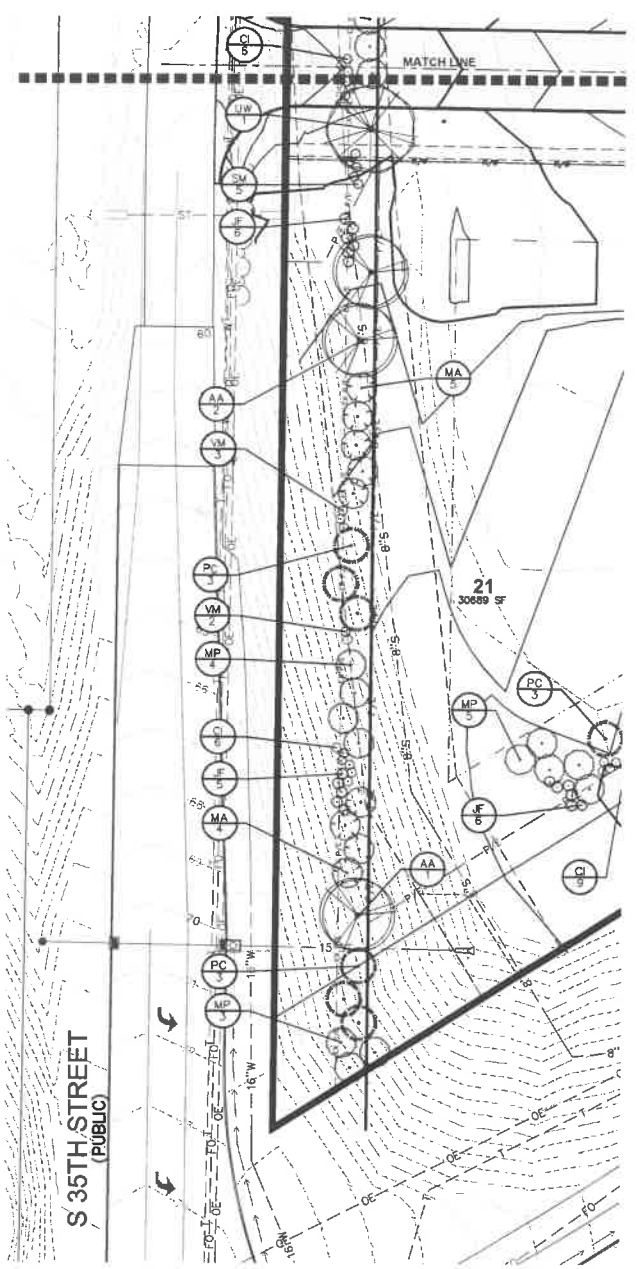
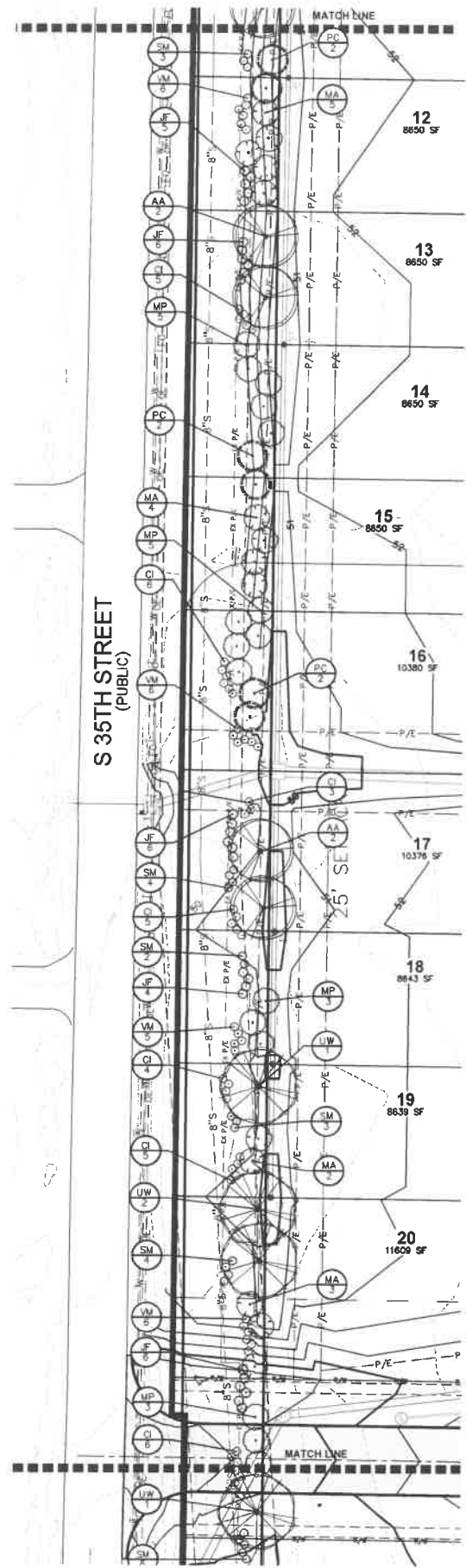
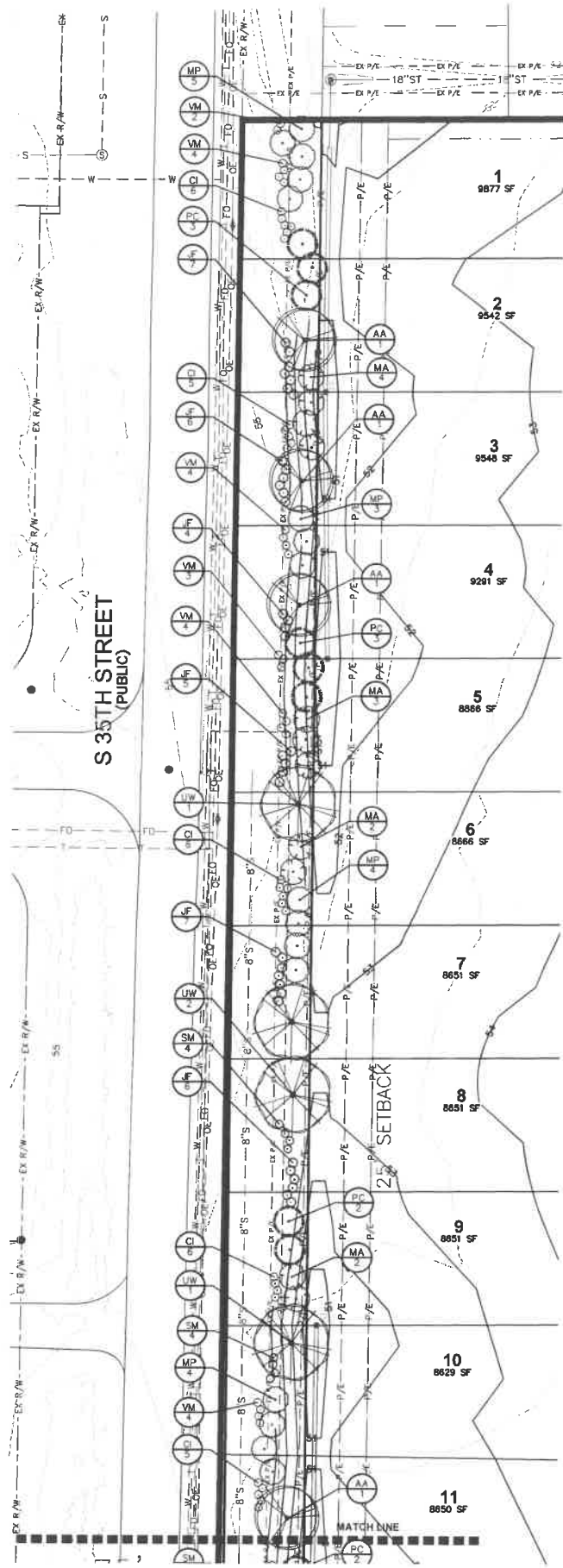
- 1 OVERSTORY TREE OR EVERGREEN, 2 ORNAMENTAL TREES & 6 SHRUBS PER 35 LN. FT. OF BUFFER. (595 LN. FT.)
- 3' MINIMUM EARTH BERM (WAIVED)
- REQUIRED:  
OVERSTORY/ EVERGREEN TREES =17    ORNAMENTAL TREES =34  
SHRUBS =102
- PROVIDED:  
OVERSTORY/ EVERGREEN TREES =17    ORNAMENTAL TREES =34  
SHRUBS =102

**LANDSCAPE NOTES**

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, 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. SEED OR SOO ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOO, 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". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 10' DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
12. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
13. NO OVERSTORY TREES SHALL BE PLANTED IN ANY CITY OF WEST DES MOINES PUBLIC UTILITY EASEMENT.



- NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
  2. TYPICAL C JOINT SPACING IS 15'.



FILE: H:\2018\1811627\1811627-PLANS\LANDSCAPE PLAN.dwg  
 DATE PLOTTED: 5/20/2018 8:55 AM  
 PLOTTED BY: BOB JOHNSON  
 COMMENT: ENG.

DATE	15-20-18
REVISIONS	FOURTH SUBMITTAL
	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL

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 PHONE: (515) 369-4400 FAX: (515) 369-4410

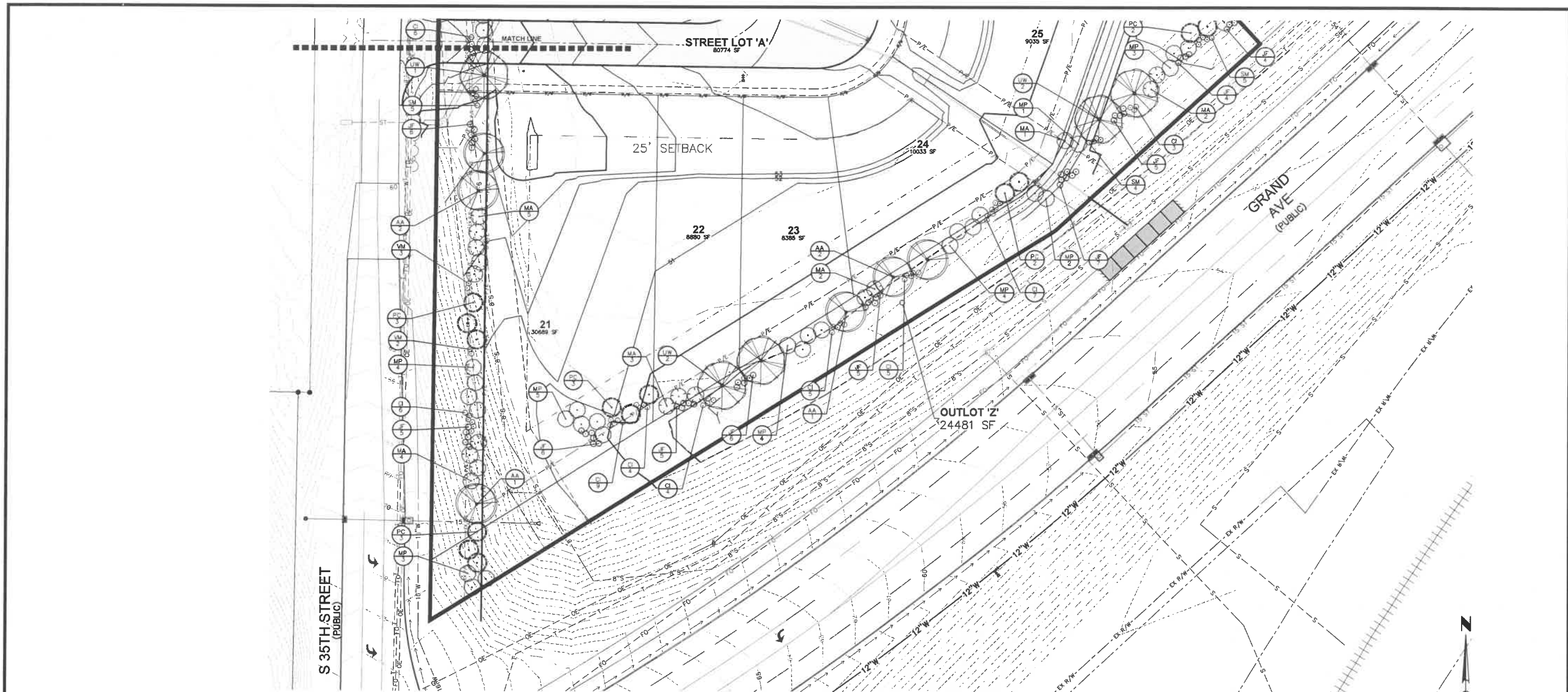
**EA**  
 CIVIL DESIGN ADVANTAGE

WEST DES MOINES, IOWA  
**GRAND VALLEY PLAT 3**  
**LANDSCAPE PLAN**

ENGINEER: JAT    TECH:

1811.627





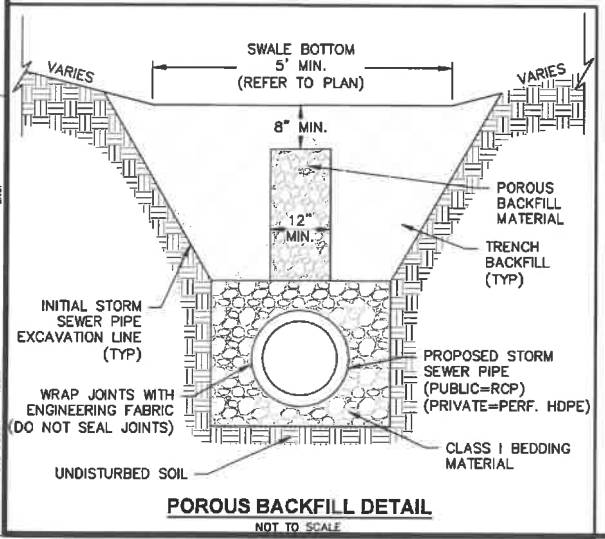
**30' BUFFER REQUIREMENTS GRAND AVENUE**

- 1 OVERSTORY TREE OR EVERGREEN, 2 ORNAMENTAL TREES & 6 SHRUBS PER 35 LN. FT. OF BUFFER. (490 LN. FT.)
- 3' MINIMUM EARTH BERM (WAIVED)
- REQUIRED:
 

OVERSTORY/ EVERGREEN TREES	=14	ORNAMENTAL TREES	=28
SHRUBS	=84		
- PROVIDED:
 

OVERSTORY/ EVERGREEN TREES	=14	ORNAMENTAL TREES	=28
SHRUBS	=84		

PLANT SCHEDULE				
DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT
AA	14	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	B&B, 2" CALIPER
UW	12	ELM	ULMUS X 'MORTON GLOSSY' TM	B&B, 2" CALIPER
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT
PC	27	COLORADO SPRUCE	PICEA PUNGENS	B&B, 6' HEIGHT
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT
MA	42	ADIRONDACK CRABAPPLE	MALUS X 'ADIRONDACK'	B&B, 2" CALIPER
MP	59	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 1.5" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE
CI	101	TATARIAN DOGWOOD	CORNUS ALBA 'IVORY HALO' TM	5 GAL
JF	115	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL
SM	38	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALBIN'	5 GAL
VM	49	SOUTHERN ARROWWOOD	VIBURNUM DENTATUM 'BLUE MUFFIN'	5 GAL



DATE		REVISIONS	
05-20-11	FOURTH SUBMITTAL		
04-22-11	THIRD SUBMITTAL		
03-18-11	SECOND SUBMITTAL		
01-08-11	FIRST SUBMITTAL		

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TECH: JAT  
ENGINEER: JAT

**CIVIL DESIGN ADVANTAGE**

**GRAND VALLEY PLAT 3**  
**LANDSCAPE PLAN**

WEST DES MOINES, IOWA

**4** / **4**

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