CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: December 2, 2019

ITEM: Willow Creek Villas Rowhomes, West Side of Veterans Parkway North of the Intersection with S. 11th Street – Subdivide the property into 46 footprint lots and three outlots; and construct 46 rowhomes – Jerry's Homes – PP-004328-2019/SP-004327-2019

RESOLUTION: Approval of Preliminary Plat and Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant and owner, Jerry's Homes, Inc., represented by Jay Cowan, is requesting approval of a preliminary plat and site plan for 46 footprint lots and three outlots (see Exhibit I – Plan & Zoning Communication, Attachment B – Location Map, Attachment C – Preliminary Plat/Site Plan, and Attachment D – Architectural Illustrations)

Plan and Zoning Commission Action:
Vote: 6-0 approval, with Commissioner Southworth absent
Date: November 25, 2019
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plan and Site Plan

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions. The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- Staff Review and Comments
  - *Phase Allowance for construction*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

PLAN AND ZONING COMMISSION 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 Preliminary Plat to create 46 footprint lots and three outlots and approve a Site Plan to construct 46 rowhomes for Willow Creek Villas to, subject to the applicant meeting all City Code requirements and the following:

1. That no above construction or footing and foundation permits will be allowed for any building on the site, including models, until all staff comments are addressed and final drawings are submitted.

2. That the City Council approves the initiation of grading upon approval of the request and that private infrastructure may commence with the submittal and staff acceptance of final site plans.

STAFF RECOMMENDATION: Staff recommends amending condition 1 to call attention to outlots being non-buildable until platted. In West Des Moines we consider outlots unbuildable until platted, therefore, approval of the site plan needs a condition of approval as proposed. Therefore, staff has prepared a condition of approval which prohibits any building permit until the final plat of Willow Creek Rowhomes is approved and filed. Staff recommends that conditions read as follows;

1. The no above construction or footing and foundation permit will be allowed for any building on the site, including models, until all staff comments are addressed, final drawings are submitted, and the final plat for Willow Creek Rowhomes is approved and filed.

2. That the City Council approves the initiation of grading upon approval of the request and that private infrastructure may commence with the submittal and staff acceptance of final site plans.

Lead Staff Member: Kara V. Tragesser, AICP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Date(s) Published	n/a
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	May 20, 2019		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Commission Resolution
  - Exhibit A - Conditions of Approval
- Attachment B - Location Map
- Attachment C - Preliminary Plat/Site Plan
- Attachment D - Architectural Illustrations

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 25, 2019

Item: Willow Creek Villas Row Homes, West Side of Veterans Parkway North of the Intersection with S. 11th Street – Subdivide the property into 46 townhome lots and one outlot and construct 46 townhomes – Jerry's Homes – PP-004328-2019/SP-004327-2019

Requested Action: Recommend Approval of Preliminary Plat/Site Plan

Case Advisor: Kara V Tragesser, AICP

Applicant's Request: The applicant and owner, Jerry's Homes, Inc., represented by Jay Cowan, is requesting approval of a preliminary plat and site plan for 46 row homes lots and one outlot (see Attachments B – Location Map, Attachment C – Preliminary Plat/Site Plan, and Attachment D – Elevations).

History: The property is undeveloped and was a part of a larger parcel that was split with the construction of Veterans Parkway. The property to the north has preliminary plat approved for single family residential. There will be a street separating the single family from the row homes.

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:

Phase Allowance for Construction: There are outstanding items with regard to the review of the site plan. The storm water management plan is not complete and there a couple of items to address for the West Des Moines Water Works. The architectural plans for the building have been submitted and reviewed and have been accepted by Staff. To accommodate the applicant's request to being grading, Staff is recommending approval of the site plan with conditions limiting construction in phases while the remaining site plan issues are resolved. The applicant will be allowed to grade the property and install private utilities upon City Council approval of the site plan but will not be allowed to continue with footing, foundation, and above ground construction until all outstanding comments have been addressed. Staff has included conditions of approval to this effect.

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 do 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 have 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 adopt a resolution recommending approval of the Willow Creek Villas Preliminary Plat and Site Plan to subdivide the site into 46 footprint lots and one outlot to construct 46 row homes, subject to the applicant meeting all City Code requirements and the following:

1. That no above construction or footing and foundation permits will be allowed for any building on the site, including models, until all staff comments are addressed and final drawings are submitted.
2. That the City Council approves the initiation of grading upon approval of the request and that private infrastructure may commence with the submittal and staff acceptance of final site plans.

Owner/Applicant: Jerry's Homes, Inc.
3900 Westown Parkway, Suite 100
West Des Moines IA 50266
Jay Cowan

Applicant Representative: Josh Trygstad
Civil Design Advantage
3405 SE Crossroads Drive, Suite G
Grimes IA 50111

Attachments:

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

ATTACHMENT A

RESOLUTION NO. PZC-19-082

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE PRELIMINARY PLAT AND SITE PLAN FOR WILLOW CREEK VILLAS ROW HOMES (PP-04328-2109/SP-004327-2019) TO SUBDIVIDE THE PROPERTY INTO 46 FOOTPRINT LOTS AND ONE OUTLOT AND TO CONSTRUCT 46 TOWNHOMES

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Jerry's Homes Inc., has requested approval for a Preliminary Plat/Site Plan (PP-004328/SP-004327-2019) to subdivide property located north of the intersection of Veterans Parkway and S. 11th Street, on the west side of Veterans Parkway into 46 footprint lots and one outlot for common area and to construct 46 townhomes; and

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; and

WHEREAS, on November 25, 2019, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat/Site Plan (PP-004328/SP-004327-2019);

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, November 25, 2019, or as amended orally at the Plan and Zoning Commission meeting, are adopted.

SECTION 2. The Preliminary Plan/Site Plan (PP-004328/SP-004327-2019) to subdivide the property into 46 footprint lots and one outlots and construct 46 townhomes 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 25, 2019.

Erica Andersen, 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 25, 2019.

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

ATTEST:

Recording Secretary

ATTEST:

Jennifer Canaday
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 25, 2019, by the following vote:

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

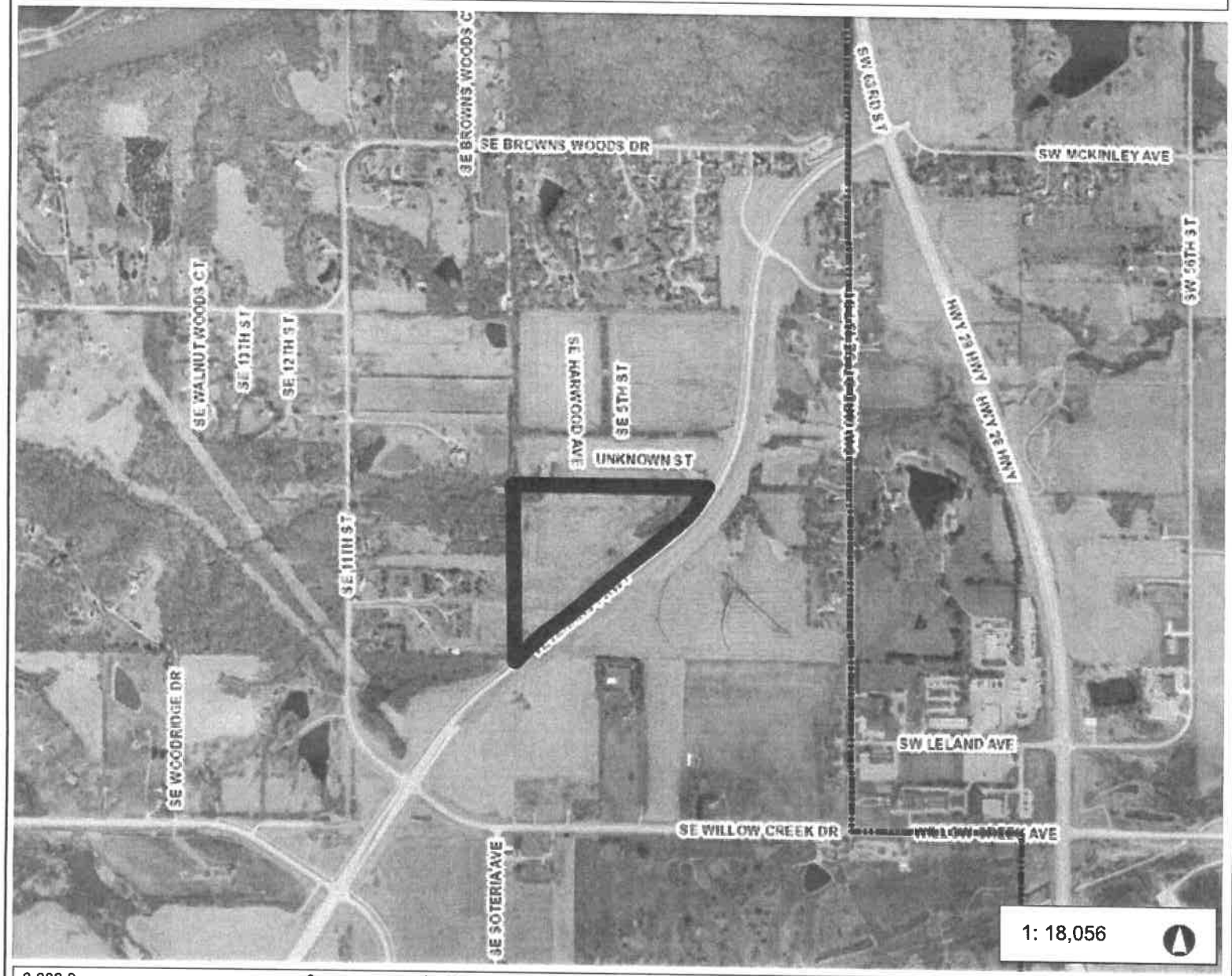
ATTEST:

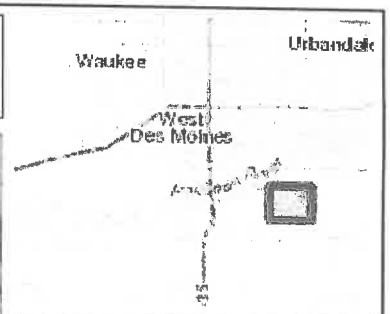
Jennifer Canaday
Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. That no above construction or footing and foundation permits will be allowed for any building on the site, including models, until all staff comments are addressed and final drawings are submitted.
2. That the City Council approves the initiation of grading upon approval of the request and that private infrastructure may commence with the submittal and staff acceptance of final site plans.

Willow Creek Villas Row Homes





Legend

Corporate Limits

3,009.3 0 1,504.66 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City of West Des Moines, Iowa

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

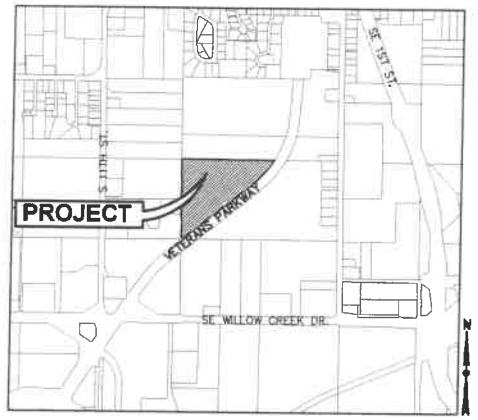
ATTACHMENT B

SITE PLAN / PRELIMINARY PLAT FOR:

WILLOW CREEK ROWHOMES

CITY OF WEST DES MOINES, COUNTY OF POLK, STATE OF IOWA

VICINITY MAP
NOT TO SCALE



OWNERS/ APPLICANT
JERRY'S HOMES
CONTACT: JAY COWAN
10430 NEW YORK AVENUE, SUITE C
URBANDALE, IA 50322
PH. (515) 727-0356

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

DATE OF SURVEY
FEBRUARY 1, 2017

BENCHMARKS
WEST DES MOINES CITY BM#100, STD BM 133 FEET SOUTH OF CENTERLINE OF SW LELAND, 47.5 FEET WEST OF CENTERLINE OF SOUTH 1ST STREET.
ELEVATION=189.84

WEST DES MOINES CITY BM# 101, STD BM 1584 FEET WEST OF INTERSECTION OF SOUTH 11TH STREET & ARMY POST ROAD, 54.5 FEET NORTH OF CENTERLINE OF ARMY POST ROAD.
ELEVATION=172.02

CONSTRUCTION SCHEDULE
ANTICIPATED START DATE = JUNE 2019
ANTICIPATED FINISH DATE = JUNE 2020

SUBMITTAL DATES
- SUBMITTAL #1: 05/06/2019
- SUBMITTAL #2: 11/08/2019

SITE PLAN DESCRIPTION
OUTLOT 'X', WILLOW CREEK VILLAS PLAT 1 AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

PROPERTY CONTAINS 5.30 ACRES (230,773 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING
RM-8: RESIDENTIAL MEDIUM DENSITY

COMPREHENSIVE PLAN LAND USE
EXISTING: RESIDENTIAL MEDIUM DENSITY (MD)
PROPOSED: RESIDENTIAL MEDIUM DENSITY (MD)

PROJECT SITE ADDRESS
VETERANS PARKWAY

DEVELOPMENT SUMMARY
AREA: TOTAL = 5.30 ACRES (230,773 SF)
UNITS:

4-PLEX	= 1 BUILDINGS (4 UNITS)
5-PLEX	= 6 BUILDINGS (30 UNITS)
6-PLEX	= 2 BUILDINGS (12 UNITS)
TOTAL UNITS	= 46
AREA (5.30 ACRES):	= 8.68 UNITS/ACRE

PARKING:

REQUIRED: 2 PER UNIT	= 92 STALLS
PROVIDED:	= 192 STALLS

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED:	= 57,693 SF (25%)
OPEN SPACE PROVIDED:	= 135,532 SF (59%)

IMPERVIOUS AREA

EXISTING=	0 SF (0%)
PROPOSED=	106,214 SF (46%)
ROAD	24,513 SF
DRIVEWAYS	21,055 SF
BUILDINGS	49,673 SF
SIDEWALK	10,973 SF

BULK REGULATIONS
ATTACHED TOWNHOMES

FRONT	= 30 FEET = 50 FEET (3+ ATTACHED)
REAR	= 35 FEET
SIDE	= 15 FEET
SEPARATION BETWEEN STRUCTURES	= 30 FEET

A. SETBACKS FROM PRIVATE STREETS AND DRIVES IN CONDOMINIUM, TOWNHOME, DETACHED TOWNHOME, AND APARTMENT COMPLEXES: (ORD. 1677, 2-27-2006)

1. ATTACHED GARAGES: THE MINIMUM SETBACK FOR GARAGES ATTACHED TO DWELLING UNITS SHALL BE TWENTY FIVE FEET (25'), MEASURED PERPENDICULARLY FROM THE GARAGE OPENING TO THE CLOSEST POINT OF THE SIDEWALK OR BACK OF CURB OF THE INTERSECTING PRIVATE STREET OR DRIVE, WHICHEVER IS MORE RESTRICTIVE.

2. DETACHED GARAGES: THE SETBACK FOR GARAGES DETACHED FROM DWELLING UNITS SHALL BE EITHER SUBSECTION A2A OR A2B OF THIS SECTION:

   A. A DISTANCE OF TWENTY FIVE FEET (25') OR GREATER, MEASURED PERPENDICULARLY FROM THE GARAGE OPENING TO THE CLOSEST POINT OF THE SIDEWALK OR BACK OF CURB OF THE INTERSECTING PRIVATE STREET OR DRIVE, WHICHEVER IS MORE RESTRICTIVE; OR

   B. A DISTANCE OF TEN FEET (10') OR LESS, MEASURED PERPENDICULARLY FROM THE GARAGE OPENING TO THE CLOSEST POINT OF THE BACK OF CURB OF THE INTERSECTING PRIVATE STREET OR DRIVE.

   GARAGES SET BACK WITHIN A RANGE OF DISTANCE OF TEN (10) AND TWENTY FIVE FEET (25') FROM THE SIDEWALK OR BACK OF CURB SHALL NOT BE PERMITTED DUE TO CONCERNS THAT VEHICLES PARKED IN FRONT OF A GARAGE SET BACK WITHIN THIS RANGE OF DISTANCE MAY BLOCK OR OBSTRUCT SAFE VEHICLE OR PEDESTRIAN MOVEMENT ON THE PRIVATE STREET/DRIVE OR SIDEWALK.

3. RESIDENTIAL STRUCTURES: THE MINIMUM SETBACK FOR A RESIDENTIAL STRUCTURE SHALL BE FIFTEEN FEET (15') FROM THE BACK OF CURB OF AN ADJACENT PRIVATE STREET OR DRIVE. THIS SETBACK SHALL APPLY TO ALL STRUCTURES INTENDED FOR OCCUPANCY, INCLUDING LEASING OFFICES, RECREATION CENTERS, CLUBHOUSES, AND LAUNDRY CENTERS. (ORD. 1343, 11-30-1998)

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0	LOT LAYOUT AND EASEMENT INFORMATION
3.0	DIMENSION PLAN
4.0-4.1	GRADING PLAN
5.0	EROSION AND SEDIMENT CONTROL PLAN
6.0	UTILITY PLAN
7.0	LANDSCAPE PLAN
8.0-8.1	DETAILS

NOTES
1. NO INDIVIDUAL DRIVEWAY ACCESS TO VETERANS PARKWAY IS ALLOWED.
2. REFER TO IMPACT 7G WETLAND REPORT.
3. 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.
4. ALL UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.
5. ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
6. THE STORMWATER DETENTION FACILITY AND PRIVATE STORM SEWERS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. 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.
8. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
11. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
12. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
13. ALL OUTLOTS ARE UNBUILDABLE.
14. CONTACT PERSON RESPONSIBLE FOR ENSURING MUD AND ROCK ARE CLEANED OFF THE STREETS AND FOR INSTALLATION, PERIODIC CHECKING, AND REINSTALLATION OF EROSION CONTROL MEASURES IS: PAPER STREET CONSULTANTS, 515-965-6934.
15. BUFFERS ARE NO-BUILD AREAS WHICH PROHIBIT FENCES, PLAY STRUCTURES, SHEDS AND OTHER STRUCTURES.

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	
LOT LINE	
SECTION LINE	
CENTER LINE	
RIGHT OF WAY	R/W
PERMANENT EASEMENT	P/E
TEMPORARY EASEMENT	T/E
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	ST
TYPE SW-401 STORM MANHOLE	ST
TYPE SW-402 STORM MANHOLE	ST
TYPE SW-301 SANITARY MANHOLE	S
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
STORM SEWER STRUCTURE NO.	ST-10
STORM SEWER PIPE NO.	L-10
SANITARY SEWER STRUCTURE NO.	S-10
SANITARY SEWER PIPE NO.	P-10
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S S S
STORM SEWER	
STORM SERVICE	ST ST
WATER MAIN WITH SIZE	8"W
WATER SERVICE	W W
SAWCUT (FULL DEPTH)	
SILT FENCE	

EXISTING

SANITARY MANHOLE	S
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	W
WELL	WELL
STORM SEWER MANHOLE	ST
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
ROOF DRAIN/ DOWNSPOUT	RD
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	E
ELECTRIC TRANSFORMER	E
ELECTRIC MANHOLE OR VAULT	E
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	T
TELEPHONE MANHOLE/VAULT	T
TELEPHONE POLE	
GAS VALVE BOX	G
CABLE TV JUNCTION BOX	TV
CABLE TV MANHOLE/VAULT	TV
MAIL BOX	M
BENCHMARK	BM
SOIL BORING	SB
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

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

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

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.

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.

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

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.

LICENSED PROFESSIONAL ENGINEER
JOSHUA A. TRYGSTAD
19228
IOWA

PRELIMINARY
NOT FOR CONSTRUCTION

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.

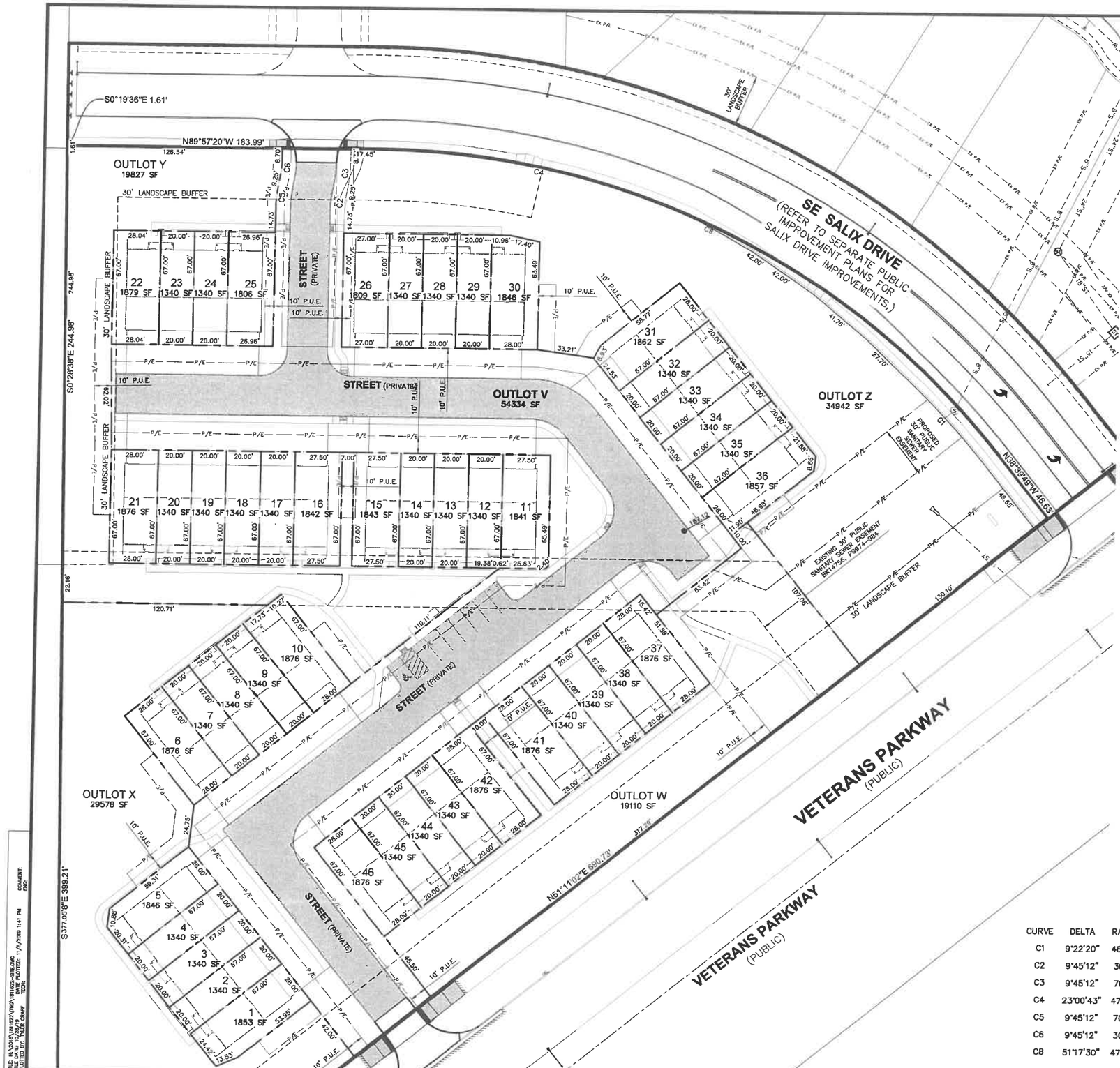
JOSHUA A. TRYGSTAD, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-7

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
1811.622

WILLOW CREEK VILLAS ROWHOMES

FILE: H:\2018\1811622\DWG\1811622-SITE.DWG
FILE DATE: 10/28/19 DATE PLOTTED: 11/8/2019 1:40 PM
PLOTTED BY: TYLER CRAFF TECH:
COMMENT:
ENG:



OUTLOT DESCRIPTIONS

OUTLOT V
IS DEDICATED FOR:
- PRIVATE STREET
- INGRESS/ EGRESS
- PRIVATE UTILITIES
- PUBLIC SANITARY SEWER

OUTLOT W
IS DEDICATED FOR:
- ASSOCIATION COMMON GROUND
- PRIVATE UTILITIES

OUTLOT X
IS DEDICATED FOR:
- ASSOCIATION COMMON GROUND
- PRIVATE UTILITIES
- STORM WATER MAINTENANCE

OUTLOT Y
IS DEDICATED FOR:
- ASSOCIATION COMMON GROUND
- PRIVATE UTILITIES

OUTLOT Z
IS DEDICATED FOR:
- ASSOCIATION COMMON GROUND
- PRIVATE UTILITIES
- STORM WATER MAINTENANCE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	9°22'20"	460.00'	75.24'	S43°20'59"E	75.16'
C2	9°45'12"	30.00'	5.11'	N5°00'49"E	5.10'
C3	9°45'12"	70.00'	11.92'	N5°00'49"E	11.90'
C4	23°00'43"	470.00'	188.77'	S78°26'58"E	187.50'
C5	9°45'12"	70.00'	11.92'	S5°00'49"W	11.90'
C6	9°45'12"	30.00'	5.11'	S5°00'49"W	5.10'
C8	51°17'30"	470.00'	420.75'	N64°18'34"W	406.84'

N

SCALE 0' 15' 30' 60'

DATE	REVISIONS
11/08/19	SUBMITTAL #2
05/06/19	SUBMITTAL #1 TO CITY

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

ENGINEER:
TECH:

CIVIL DESIGN ADVANTAGE

WILLOW CREEK ROWHOMES
LOT LAYOUT AND EASEMENT INFORMATION
WEST DES MOINES, IOWA

2.0

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DATE PLOTTED: 11/8/2019 1:41 PM
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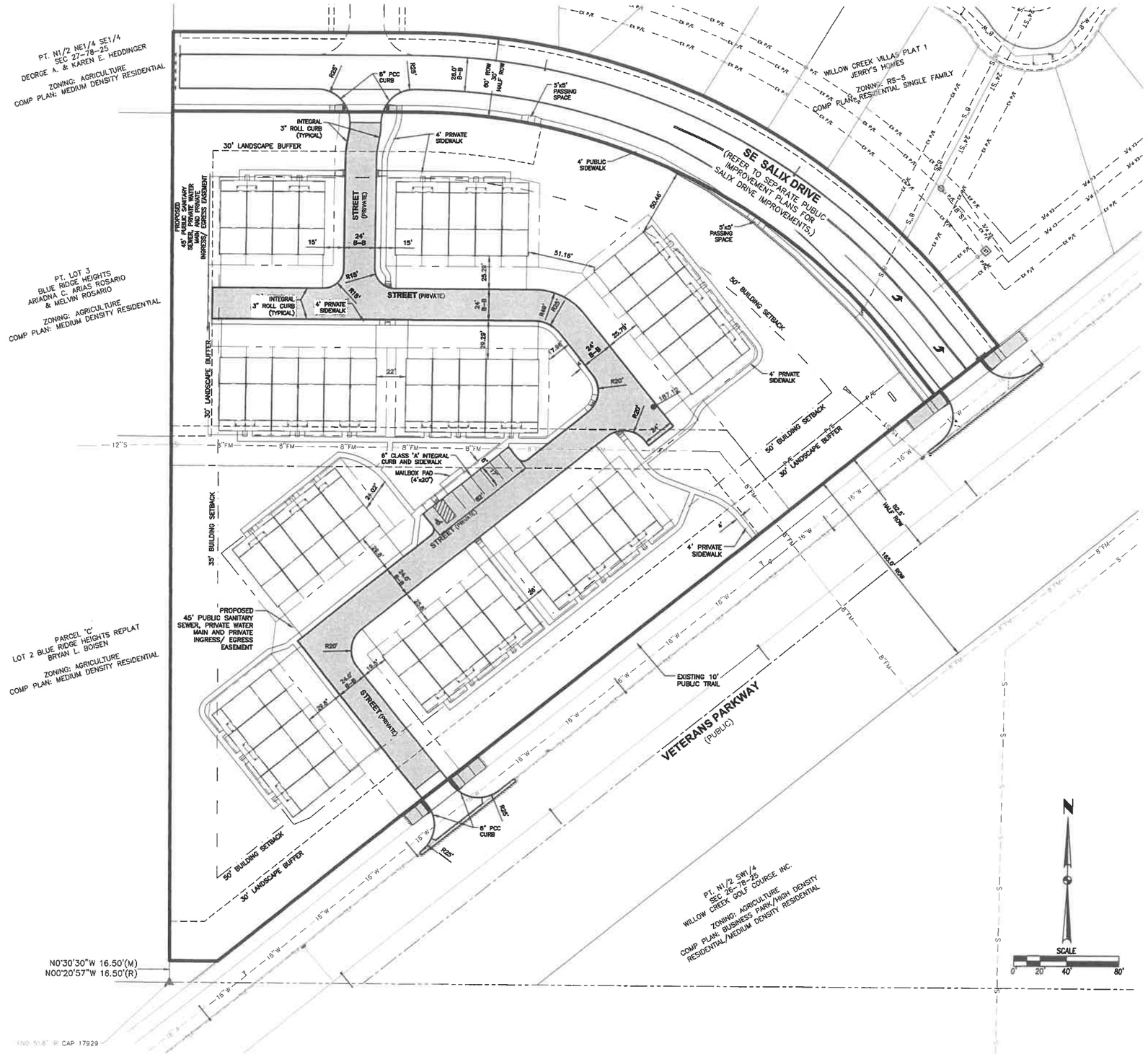


GENERAL NOTES

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/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. REFER TO PUBLIC IMPROVEMENT PLANS FOR CONCRETE REMOVAL FOR DRIVEWAY APPROACHES .
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. NO OUTDOOR DUMPSTERS ARE PROPOSED AT THIS TIME.

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) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FEDERAL HIGHWAY ADMINISTRATION, 2009 EDITION). 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.

REVISIONS	DATE
SUBMITTAL #2	11/08/18
SUBMITTAL #1 TO CITY	05/06/19

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

WILLOW CREEK ROWHOMES
DIMENSION PLAN
WEST DES MOINES, IOWA

3.0

1811.622

REVISIONS	DATE
SUBMITTAL #2	11/08/19
SUBMITTAL #1 TO CITY	05/06/19

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

CIVIL DESIGN ADVANTAGE

ENGINEER:

TECH:

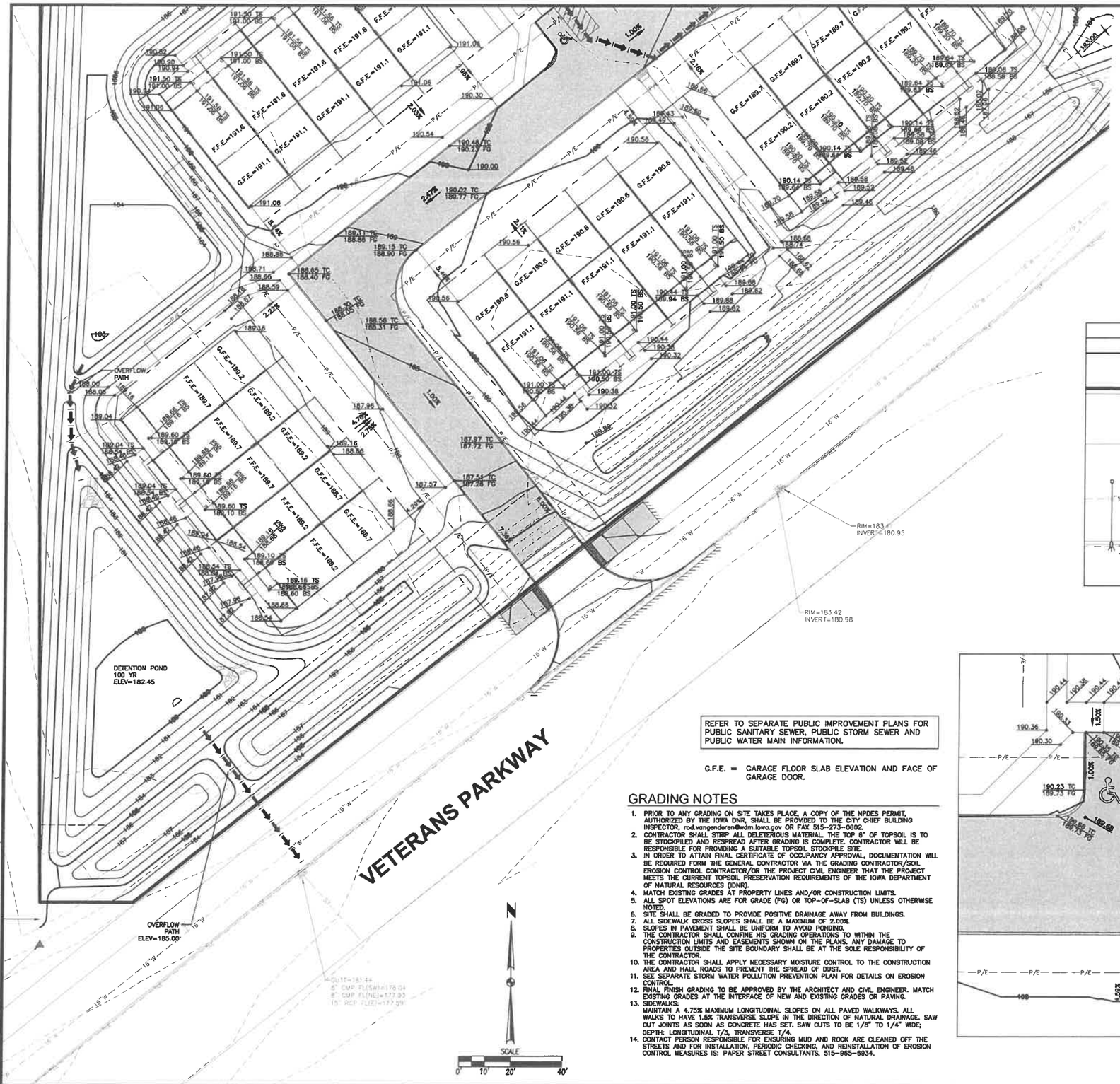
WILLOW CREEK ROWHOMES

GRADING PLAN

WEST DES MOINES, IOWA

4.0

1811.622

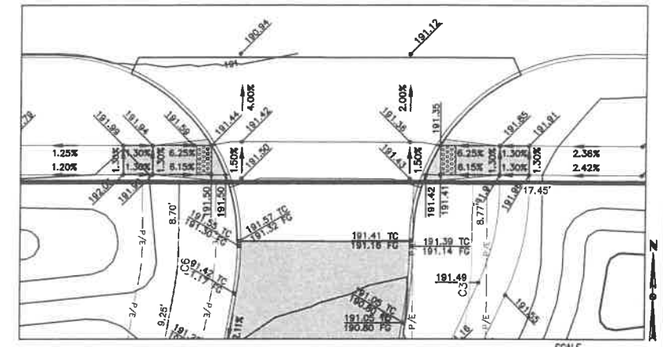


REFER TO SEPARATE PUBLIC IMPROVEMENT PLANS FOR PUBLIC SANITARY SEWER, PUBLIC STORM SEWER AND PUBLIC WATER MAIN INFORMATION.

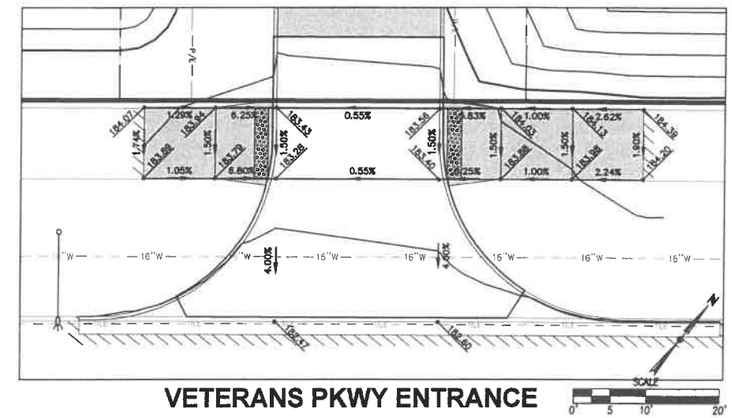
G.F.E. = GARAGE FLOOR SLAB ELEVATION AND FACE OF GARAGE DOOR.

GRADING NOTES

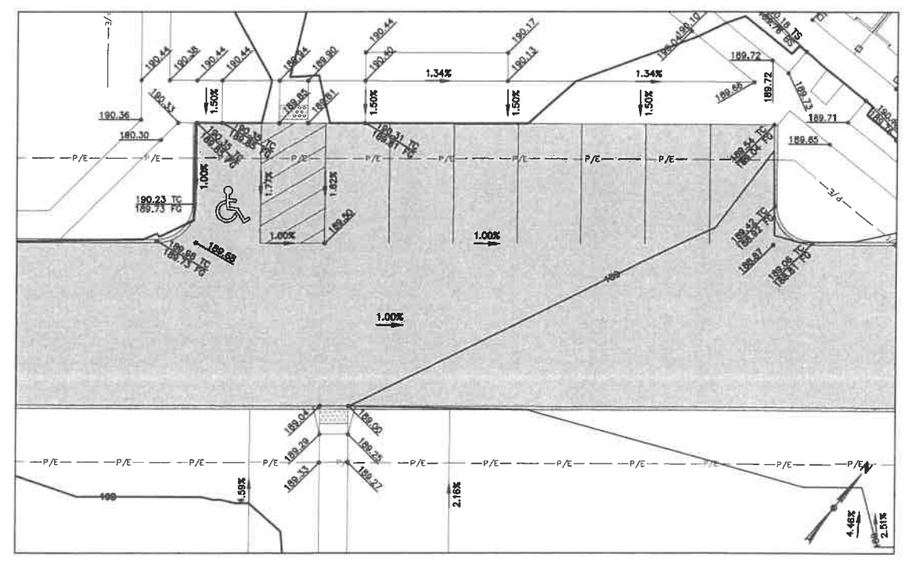
1. PRIOR TO ANY GRADING ON SITE TAKES PLACE, A COPY OF THE NPDES PERMIT, AUTHORIZED BY THE IOWA DNR, SHALL BE PROVIDED TO THE CITY CHIEF BUILDING INSPECTOR, rod.vongenderen@wdm.iowa.gov OR FAX 515-273-0802.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. IN ORDER TO ATTAIN FINAL CERTIFICATE OF OCCUPANCY APPROVAL, DOCUMENTATION WILL BE REQUIRED FORM THE GENERAL CONTRACTOR VIA THE GRADING CONTRACTOR/SOIL EROSION CONTROL CONTRACTOR/OR THE PROJECT CIVIL ENGINEER THAT THE PROJECT MEETS THE CURRENT TOPSOIL PRESERVATION REQUIREMENTS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR).
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FOR GRADE (FG) OR TOP-OF-SLAB (TS) UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2.00%
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. 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.
10. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
11. SEE SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
12. 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.
13. SIDEWALKS:
    MAINTAIN A 4.75% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 1.5% TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
14. CONTACT PERSON RESPONSIBLE FOR ENSURING MUD AND ROCK ARE CLEANED OFF THE STREETS AND FOR INSTALLATION, PERIODIC CHECKING, AND REINSTALLATION OF EROSION CONTROL MEASURES IS: PAPER STREET CONSULTANTS, 515-865-5934.



SE SALIX DRIVE ENTRANCE



VETERANS PKWY ENTRANCE



INTERIOR PARKING AREA

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

DATE	REVISIONS
11/08/19	SUBMITTAL #2
05/06/19	SUBMITTAL #1 TO CITY

ENGINEER:

TECH:

CIVIL DESIGN ADVANTAGE

WEST DES MOINES, IOWA

WILLOW CREEK ROWHOMES

GRADING PLAN

4.1

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WILLOW CREEK ROWHOMES

EROSION AND SEDIMENT CONTROL PLAN

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,280
2	FILTER SOCK	LF	140
3	SEEDING, FERTILIZING, AND MULCHING	AC	1.35
4	INLET PROTECTION DEVICES	EA	10
5	CONCRETE WASHOUT PIT	EA	1
6	12" PVC TEMPORARY STANDPIPE	EA	2

DISCHARGE POINT SUMMARY

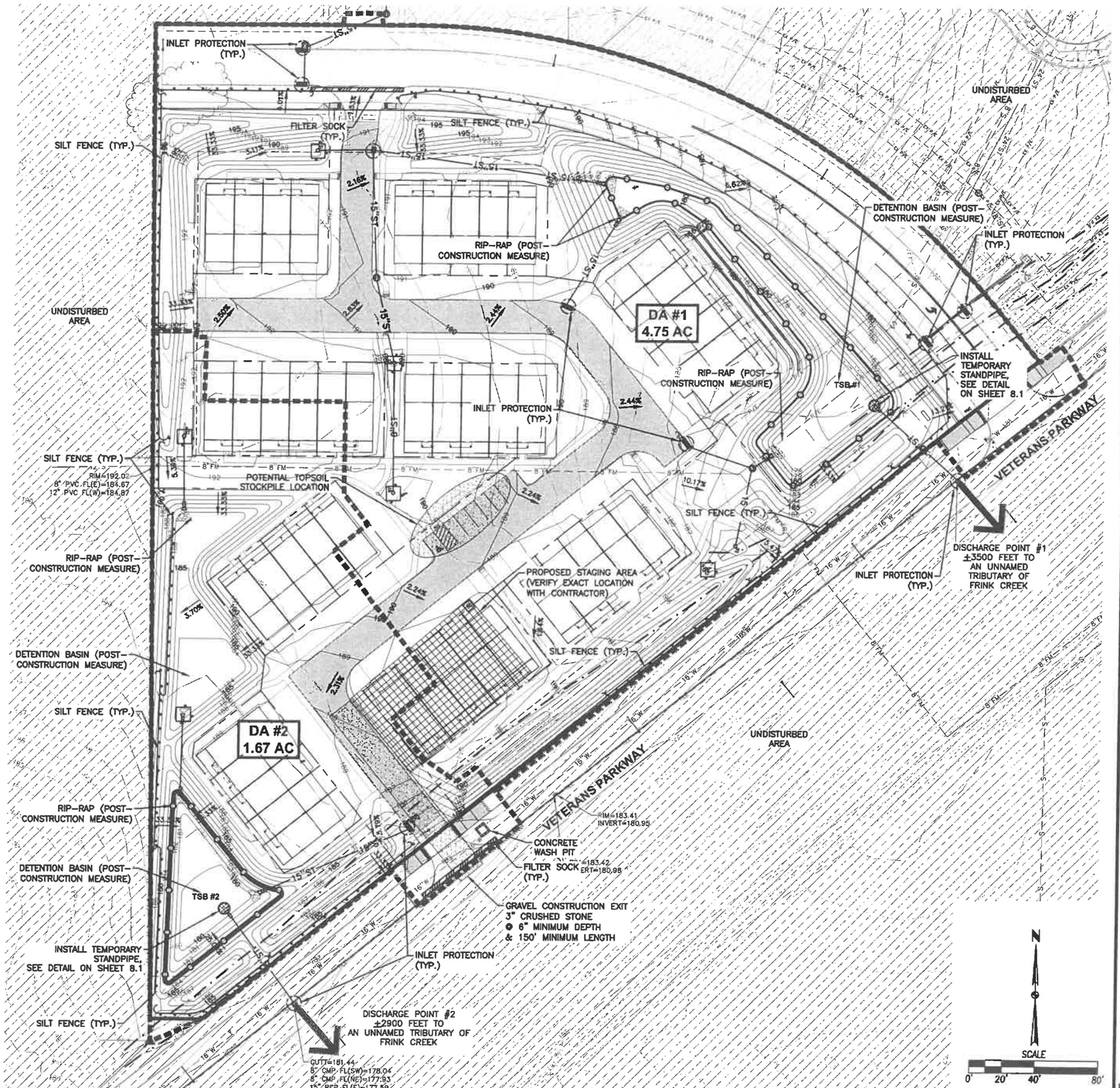
DISCHARGE POINT #1 TO FOURMILE CREEK ±3000 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT #1	4.75 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	17,100 CU FT
VOLUME PROVIDED IN FILTER SOCK (70 LF @ 2.0 CU FT/LF OF SOCK)	140 CU FT
VOLUME PROVIDED IN SILT FENCE (1,442 LF @ 4.5 CU FT/LF OF FENCE)	6,489 CU FT
VOLUME PROVIDED IN TSB #1	15,617 CU FT
TOTAL VOLUME PROVIDED	22,246 CU FT
DISCHARGE POINT #2 TO FOURMILE CREEK ±3000 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT #2	1.67 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	6,012 CU FT
VOLUME PROVIDED IN FILTER SOCK (70 LF @ 2.0 CU FT/LF OF SOCK)	140 CU FT
VOLUME PROVIDED IN SILT FENCE (838 LF @ 4.5 CU FT/LF OF FENCE)	3,771 CU FT
VOLUME PROVIDED IN TSB (OVEREXCAVATE 3' @ 3:1)	11,578 CU FT
TOTAL VOLUME PROVIDED	15,489 CU FT

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

SWPPP LEGEND

DRAINAGE ARROW (X.XX %)
GRADING LIMITS
FILTER SOCK
SILT FENCE
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 #)



DATE	REVISIONS
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05/06/19	SUBMITTAL #1 TO CITY

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

WILLOW CREEK ROWHOMES
EROSION AND SEDIMENT CONTROL PLAN
WEST DES MOINES, IOWA

5.0

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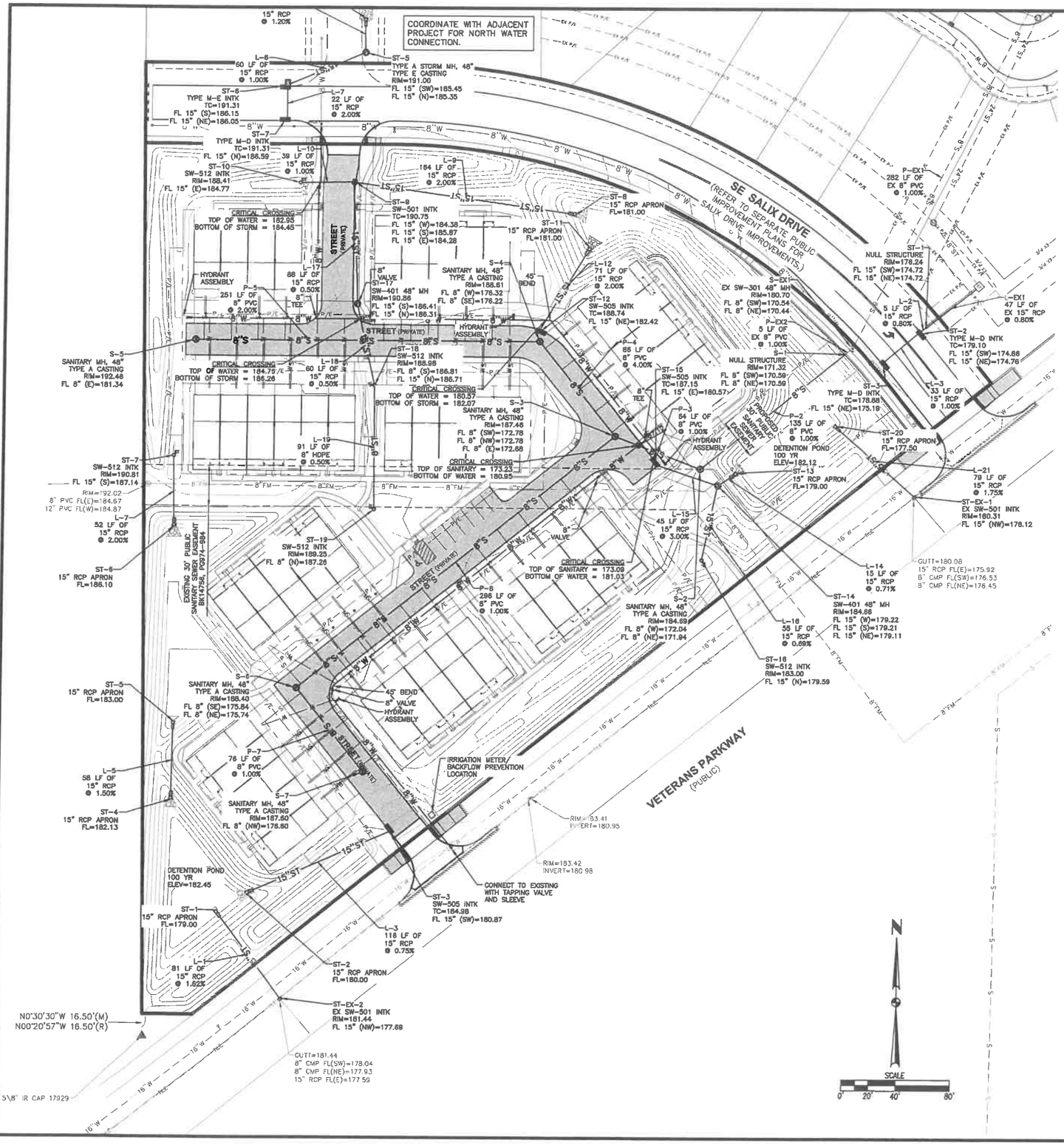


UTILITY NOTES

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. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
5. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
6. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
7. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND WATER MAIN.
8. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
9. 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.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
11. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
12. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
13. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
14. ALL SANITARY SEWER SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE WDM STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
15. ALL SANITARY SEWER MH'S WITHIN PAVING SHALL HAVE A 3 PIECE CASTING. IF AN EXISTING PUBLIC SANITARY SEWER MH IS REPLACED WITH A 3 PIECE CASTING PUBLIC WORKS WILL NEED TO BE CONTACTED TO PICK UP THE OLD CASTING. CONTACT JASON SCHLICKSBEND ENGINEERING SERVICES 222-3620.

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/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(S) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 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.
7. WATER SHALL BE PROVIDED TO PROPERTY VIA PRIVATE WATER MAIN. OWNER SHALL ALLOW WEST DES MOINES WATER WORKS ACCESS TO THE METERS AND VALVES AS NEEDED FOR EMERGENCY MAINTENANCE AND SHUT OFF IN THE EVENT OF NON-PAYMENT.

NOTE:

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

LIGHTING NOTES:

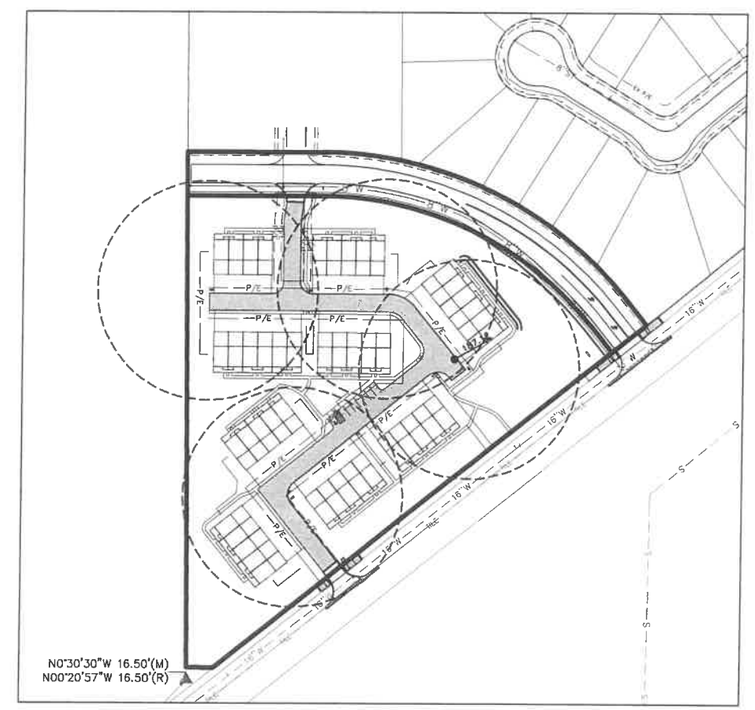
REFER TO SEE LIGHTING PLAN (PHOTOMETRIC PLAN) FOR MORE INFORMATION.

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.

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

PRIVATE WATER MAIN QUANTITIES

1" WATER SERVICE	1,525 LF
8" WATER MAIN	986 LF
SERVICE SHUTOFF VALVE	46 EA
8" VALVE	5 EA
HYDRANT ASSEMBLY	4 EA



HYDRANT COVERAGE PLAN (150')

REVISIONS	DATE
SUBMITTAL #2	11/08/19
SUBMITTAL #1 TO CITY	05/06/19

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

WILLOW CREEK ROWHOMES

UTILITY PLAN

WEST DES MOINES, IOWA

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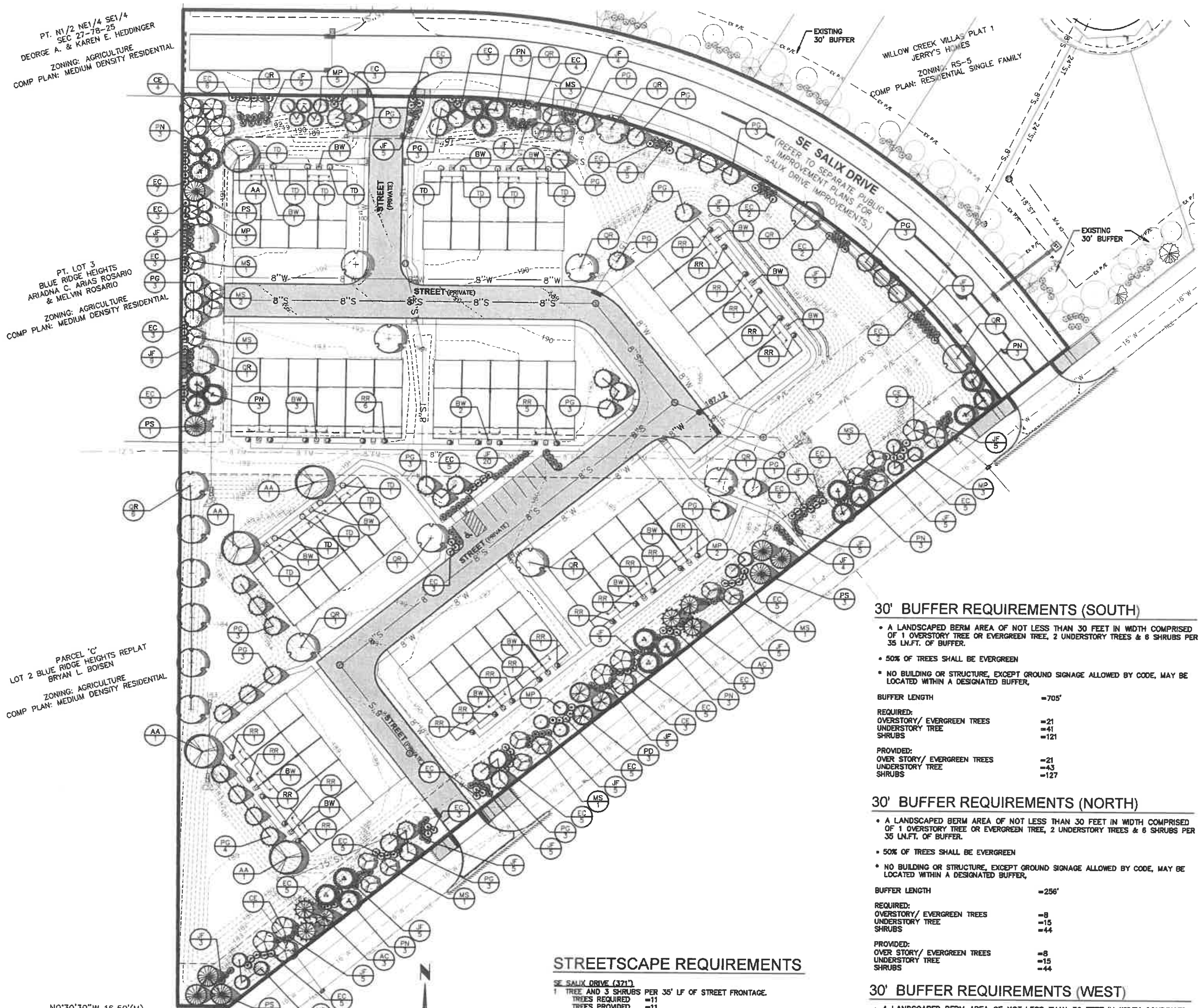

STREETSCAPE REQUIREMENTS

SE SALIX DRIVE (371')
1 TREE AND 3 SHRUBS PER 35' LF OF STREET FRONTAGE.
TREES REQUIRED =11
TREES PROVIDED =11

SHRUBS REQUIRED =32
SHRUBS PROVIDED =32

OPEN SPACE REQUIREMENTS

- (2) TREES PER 3000 SF OF REQUIRED OPEN SPACE
- (3) SHRUBS PER 3000 SF OF REQUIRED OPEN SPACE

SITE AREA = 230,773 SF
OPEN SPACE REQUIRED = 57,693 SF (25%)

TREES REQUIRED = 39
TREES PROVIDED = 39

SHRUBS REQUIRED = 58
SHRUBS PROVIDED = 94

30' BUFFER REQUIREMENTS (SOUTH)

- A LANDSCAPED BERM AREA OF NOT LESS THAN 30 FEET IN WIDTH COMPRISED OF 1 OVERSTORY TREE OR EVERGREEN TREE, 2 UNDERSTORY TREES & 6 SHRUBS PER 35 LN.FT. OF BUFFER.
- 50% OF TREES SHALL BE EVERGREEN
- NO BUILDING OR STRUCTURE, EXCEPT GROUND SIGNAGE ALLOWED BY CODE, MAY BE LOCATED WITHIN A DESIGNATED BUFFER.

BUFFER LENGTH =705'

REQUIRED:
OVERSTORY/ EVERGREEN TREES =21
UNDERSTORY TREE =41
SHRUBS =121

PROVIDED:
OVER STORY/ EVERGREEN TREES =21
UNDERSTORY TREE =43
SHRUBS =127

30' BUFFER REQUIREMENTS (NORTH)

- A LANDSCAPED BERM AREA OF NOT LESS THAN 30 FEET IN WIDTH COMPRISED OF 1 OVERSTORY TREE OR EVERGREEN TREE, 2 UNDERSTORY TREES & 6 SHRUBS PER 35 LN.FT. OF BUFFER.
- 50% OF TREES SHALL BE EVERGREEN
- NO BUILDING OR STRUCTURE, EXCEPT GROUND SIGNAGE ALLOWED BY CODE, MAY BE LOCATED WITHIN A DESIGNATED BUFFER.

BUFFER LENGTH =256'

REQUIRED:
OVERSTORY/ EVERGREEN TREES =8
UNDERSTORY TREE =15
SHRUBS =44

PROVIDED:
OVER STORY/ EVERGREEN TREES =8
UNDERSTORY TREE =15
SHRUBS =44

30' BUFFER REQUIREMENTS (WEST)

- A LANDSCAPED BERM AREA OF NOT LESS THAN 30 FEET IN WIDTH COMPRISED OF 1 OVERSTORY TREE OR EVERGREEN TREE, 2 UNDERSTORY TREES & 6 SHRUBS PER 35 LN.FT. OF BUFFER.
- 50% OF TREES SHALL BE EVERGREEN
- NO BUILDING OR STRUCTURE, EXCEPT GROUND SIGNAGE ALLOWED BY CODE, MAY BE LOCATED WITHIN A DESIGNATED BUFFER.

BUFFER LENGTH =216'

REQUIRED:
OVERSTORY/ EVERGREEN TREES =7
UNDERSTORY TREE =13
SHRUBS =37

PROVIDED:
OVER STORY/ EVERGREEN TREES =7
UNDERSTORY TREE =13
SHRUBS =37

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. SOD ALL AREAS ADJACENT TO BUILDINGS, SEED (TYPE1) ALL OTHER DISTURBED AREAS.
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". 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.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
14. NO OVERSTORY TREES SHALL BE PLANTED IN ANY CITY OF WEST DES MOINES PUBLIC UTILITY EASEMENT.

MINIMUM PLANT SIZES

DECIDUOUS OVERSTORY TREES =2" CAL
DECIDUOUS OVERSTORY TREES (CLUMP) =1" CAL
EVERGREEN TREES =6' HEIGHT
ORNAMENTAL TREES =1.5" CAL
DECIDUOUS SHRUBS (5'+) =36" HEIGHT
DECIDUOUS SHRUBS (3'-5') =24" HEIGHT
DECIDUOUS SHRUBS (0-3') =15" HEIGHT

PLANT SUBSTITUTIONS

- (2) ORNAMENTAL TREES = (1) OVERSTORY TREE OR EVERGREEN
- (10) SHRUBS = (1) UNDERSTORY TREE

- NO MORE THAN 50% OF THE REQUIRED PLANT TYPE MAY BE SUBSTITUTED.

- AT LEAST 35% OF TREES REQUIRED ON SITE (SUM OF OPEN SPACE, BUFFER AND PARKING LOT TREES) SHALL BE EVERGREEN.
  TOTAL TREES REQUIRED =120
  EVERGREENS REQUIRED =42 (35%)
  EVERGREENS PROVIDED =65 (54%)

SCREENING

REQUIRED:
ALL MECHANICAL UNITS VISIBLE FROM A PUBLIC STREET SHALL BE SCREENED.

PROVIDED:
UTILITY METERS, PEDESTALS AND TRANSFORMERS ARE SCREENED FROM PUBLIC VIEW WITH A 30 BUFFER AND BERM AND STREETSCPE PLANTINGS.

PLANT SCHEDULE OPEN SPACE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	5	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	B&B, 2" CALIPER
PG	21	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
QR	7	RED OAK	QUERCUS RUBRA	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EC	8	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	24" HT.
TD	14	DENSE YEW	TAXUS X MEDIA	24" HT.
RR	32	FINE LINE BUCKTHORN	RHAMNUS FRANGULA 'FINE LINE'	36" HT.
JF	20	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL
BW	20	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	15" HT

PLANT SCHEDULE SOUTH BUFFER

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PG	6	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PD	3	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	B&B, 6' HEIGHT
CE	8	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 1.5" CALIPER
PN	12	NEWPORT FLOWERING PLUM	PRUNUS CERASIFERA 'NEWPORT'	B&B, 1.5" CALIPER
MS	11	PINK SPIRES CRAB APPLE	MALUS X 'PINK SPIRES'	B&B, 1.5" CALIPER
MP	11	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 1.5" CALIPER
AC	6	WHITE FIR	ABIES CONCOLOR	B&B, 6' HEIGHT
PS	6	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EC	62	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	24" HT.
JF	65	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL

PLANT SCHEDULE NORTH BUFFER

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PG	6	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
CE	4	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 1.5" CALIPER
PN	3	NEWPORT FLOWERING PLUM	PRUNUS CERASIFERA 'NEWPORT'	B&B, 1.5" CALIPER
MS	3	PINK SPIRES CRAB APPLE	MALUS X 'PINK SPIRES'	B&B, 1.5" CALIPER
MP	5	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 1.5" CALIPER
QR	2	RED OAK	QUERCUS RUBRA	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EC	19	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	24" HT.
JF	25	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL

PLANT SCHEDULE WEST BUFFER

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PG	3	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PN	6	NEWPORT FLOWERING PLUM	PRUNUS CERASIFERA 'NEWPORT'	B&B, 1.5" CALIPER
MS	4	PINK SPIRES CRAB APPLE	MALUS X 'PINK SPIRES'	B&B, 1.5" CALIPER
MP	3	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 1.5" CALIPER
QR	2	RED OAK	QUERCUS RUBRA	B&B, 2" CALIPER
PS	2	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EC	19	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	24" HT.
JF	18	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL

PLANT SCHEDULE STREETSCAPE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PG	8	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
QR	3	RED OAK	QUERCUS RUBRA	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EC	8	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	24" HT.
JF	24	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL

REVISIONS	DATE
SUBMITTAL #2	11/08/19
SUBMITTAL #1 TO CITY	05/06/19

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

WILLOW CREEK ROWHOMES
LANDSCAPE PLAN
WEST DES MOINES, IOWA

7.0

1811.622

FILE: H:\2018\1811622\DWG\1811622-SITE.DWG
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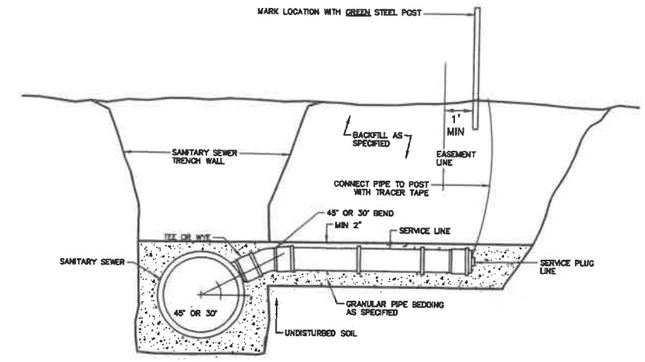
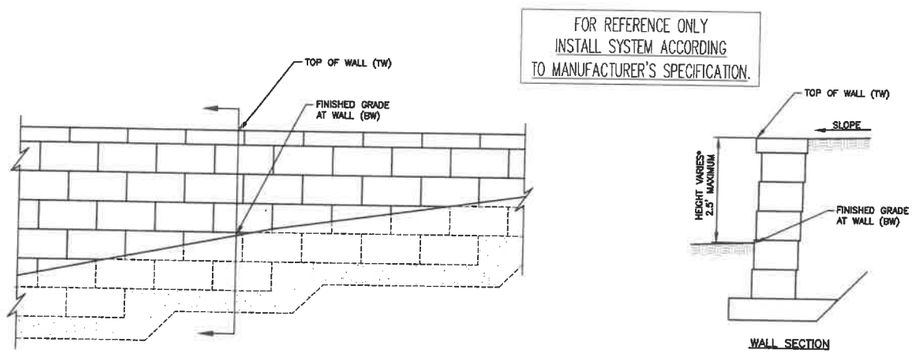
DATE PLOTTED: 11/8/2019 1:42 PM
PLOTTED BY: TYLER CRAFF
TECH:
COMMENT:
ENG:



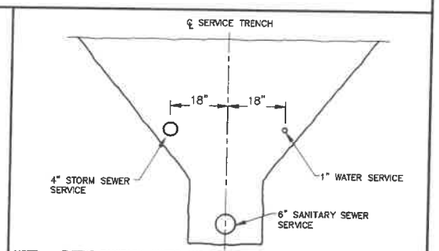
NOTE
1. USE FOR SERVICE CONNECTION WHEN SANITARY SEWER DEPTH IS 12.0' OR LESS OR WHEN REQUIRED TO SERVE ADJACENT PROPERTY.

SANITARY SEWER SERVICE

CITY OF WEST DES MOINES DETAIL 4.5

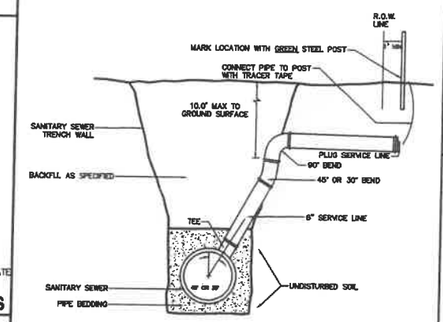


MODULAR BLOCK MASONRY WALL SPOT ELEVATION REFERENCE



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.

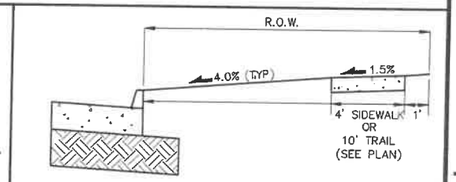
TYPICAL SERVICE INSTALLATION DETAILS



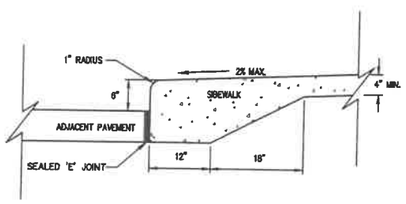
NOTES
1. USE FOR SERVICE CONNECTION WHEN SANITARY SEWER DEPTH IS 12.0' OR UNLESS ADDITIONAL DEPTH IS NECESSARY TO SERVE ADJACENT PROPERTY.

SANITARY SEWER SERVICE RISER

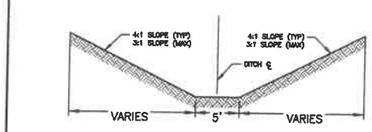
CITY OF WEST DES MOINES DETAIL 4.6



R.O.W. GRADING SECTION

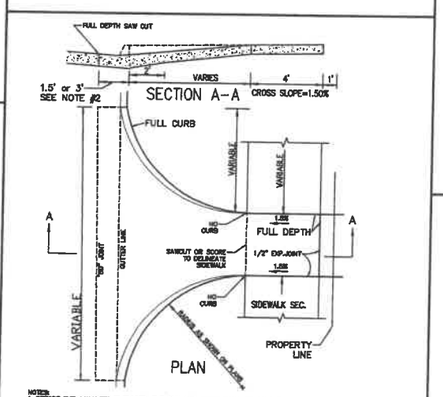


CLASS 'A' INTEGRAL CURB AND SIDEWALK DETAIL



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

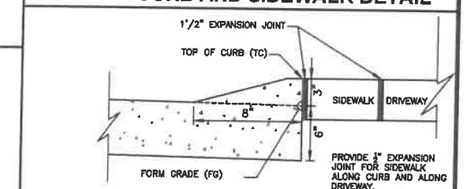
TYPICAL SWALE DETAIL



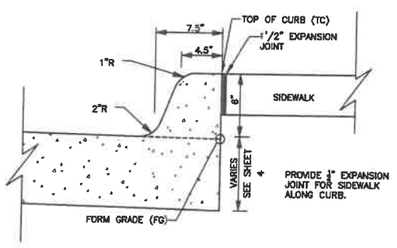
NOTES:
1. BEFORE THE CONCRETE IS PLACED, THE SAW CUT JOINTS SHALL BE COMPLETELY CLEANED OF ALL LOOSE CONCRETE OR FOREIGN MATERIAL.
2. SAW CUT AND REMOVE EXISTING CONCRETE PAVEMENT A WIDTH OF 3' WHEN EXISTING JOINT IS 3' FROM RIDGE OF CURB.
3. SAW CUT PAVEMENT JOINTS IN GENERAL CONFORMANCE WITH PORTLAND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

DRIVEWAY DETAIL

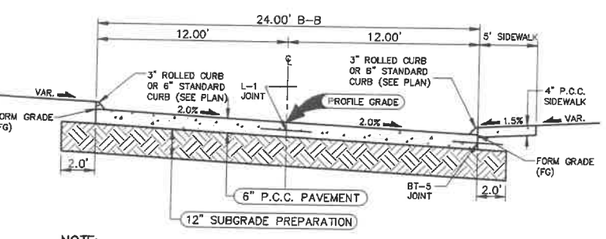
CITY OF WEST DES MOINES DETAIL



INTEGRAL 3" ROLLED CURB DETAIL

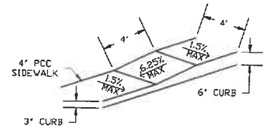


6" PCC INTEGRAL CURB

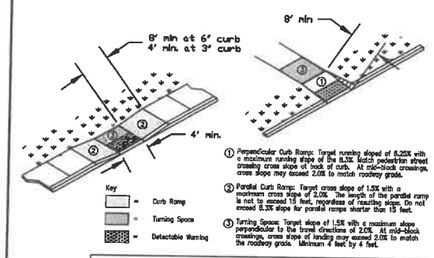


NOTE:
1. 12" SUBGRADE PREPARATION TO BE PREPARED IN 2 – 6" LIFTS.

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



SIDEWALK @ CURB TRANSITION



① Perpendicular Curb Ramp: Target running slope of 5.25% with a maximum running slope of the 8.3% (match pedestrian street crossing cross slope at back of curb. At mid-block crosswalk, 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 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 the roadway grade. Minimum 4' feet by 4 feet.

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

FILE: H:\2018\181822\DWG\181822-SITE.DWG
PLOT SCALE: 1:1 PLOT DATE: 11/8/2018 1:42 PM
PLOTTED BY: TYLER CHASE TEAM: DESIGN: DRAWN:

REVISIONS	DATE
SUBMITTAL #2	11/08/18
SUBMITTAL #1 TO CITY	03/06/18

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

TECH:

ENGINEER:

CIVIL DESIGN ADVANTAGE

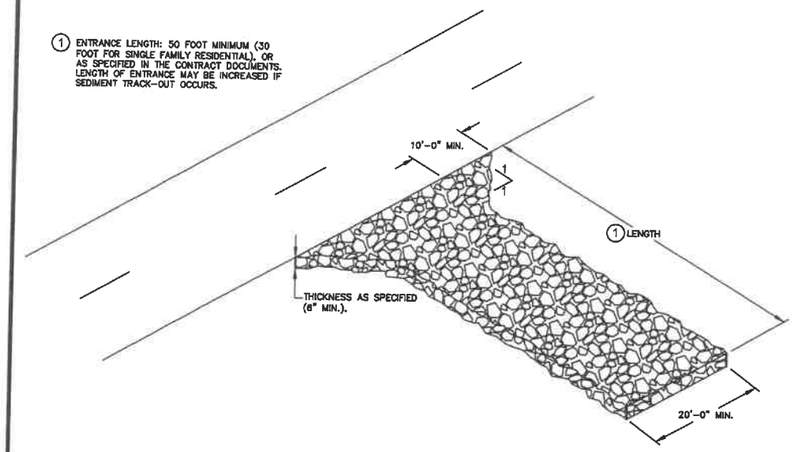
WILLOW CREEK ROWHOMES

WEST DES MOINES, IOWA

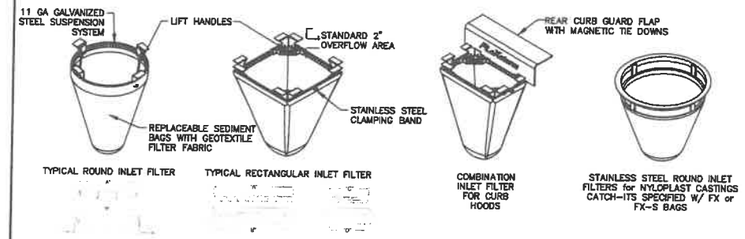
DETAILS

8.0

1811.622



STABILIZED CONSTRUCTION ENTRANCE



1. IDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20.0" dia grates / 21" dia)	62SRD
	Med Round (20.1" - 25.0" dia grates / 21 up to 25" dia openings)	62MRD
	Large Round (25.1" - 30.0" dia grates / 25 up to 30" openings)	62LRD
	XL Round (30.1" dia - 59" dia grates / 30 up to 37" dia openings)	62XLRD
RECTANGULAR	Small Rect / Square (up to 16" (R) x 16" (D) openings or 64" perimeter)	62SRQ
	Med Rect / Square (up to 24" (R) x 24" (D) openings or 96" perimeter)	62MRQ
	Large Rect / Square (up to 30" (R) x 24" (D) openings or 120" perimeter)	62LRQ
	XL Rect / Square (side to side 31.0" to fit up to 48" (R) x 30" (D) openings)	62XLRQ
CURB GUARD	Small Rect / Square (ref Rect sizing) shipped with Magnetic Curb Flaps	62SCB
	Med Rect / Square (ref Rect sizing) shipped with Magnetic Curb Flaps	62MCB
	Large Rect / Square (ref Rect sizing) shipped with Magnetic Curb Flaps	62LCB
	XL Rect / Square (ref Rect sizing) shipped with Magnetic Curb Flaps	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	62U2NY
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	62S8NY
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	62U8NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	62S4NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	62U0NY

2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS	(12" depth) STD Bag P/N:	(18" depth) Short Bag P/N:	Clean Water Flow Rate (GPM@5'HD)	Min A.O.S. (US Sieve)
PG: Standard Veneer Bag	FB	FB-S	203	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

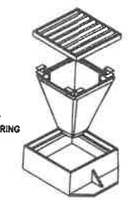
Frame P/N from Step 1.	Filter Bag P/N from Step 2.

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max (GPM) FX (Nylon)	FX-S (Non-Woven)
Small	1.6	1.2	0.9
Medium	3.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.3	3.4	2.6

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



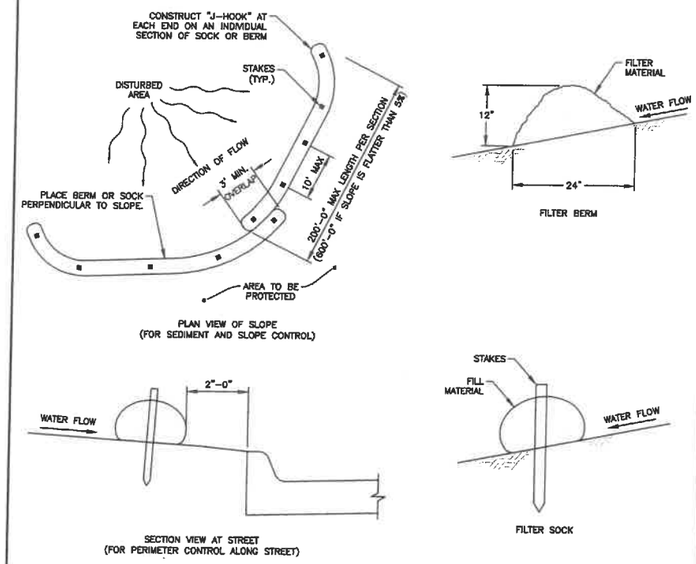
NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 297-8655 PH (630) 355-3477 FX INFO@INLETFILTERS.COM

SIZE	DRAWING	REV
C	FLEXSTORM_CATCH_IT	A
SCALE		SHEET 1 OF 1

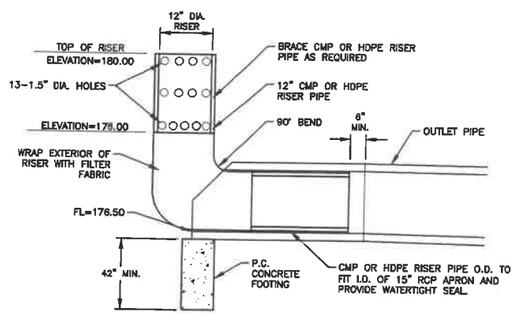
FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION PRODUCT SELECTION AND SPECIFICATION DRAWING



TYPICAL PLACEMENT OF FILTER BERM OF SOCK

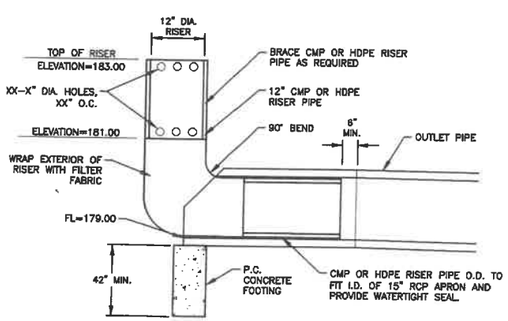
TEMPORARY STAND PIPE DETAIL: TSB #1

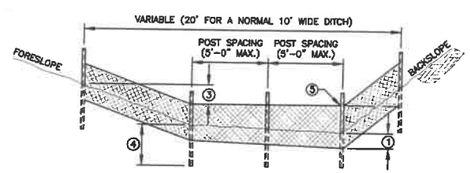
NOT TO SCALE



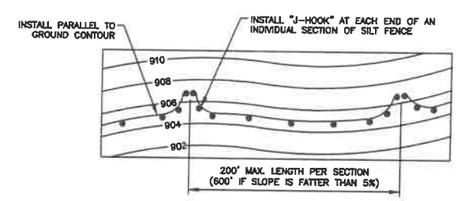
TEMPORARY STAND PIPE DETAIL: TSB #2

NOT TO SCALE

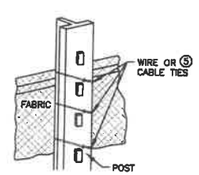




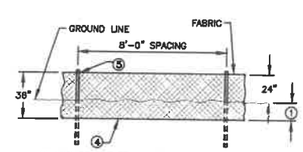
TYPICAL SILT FENCE DITCH CHECK



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (PLAN VIEW)

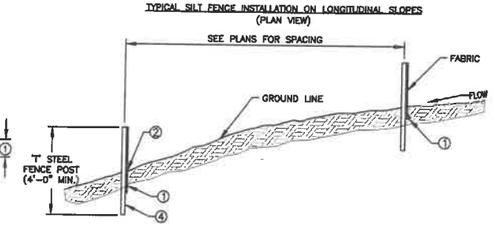


ATTACHMENT TO POST



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

*REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (PROFILE VIEW)

GENERAL NOTES:

INSTALL SILT FENCE ACCORDING TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS AND AT LOCATIONS SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE JURISDICTIONAL ENGINEER.

1. INSERT 12 IN. OF FABRIC A MINIMUM OF 6 IN. DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE)
2. COMPACT GROUND BY DRIVING ALONG EACH SIDE OF THE SILT FENCE AS REQUIRED TO SUFFICIENTLY SECURE THE FABRIC IN THE TRENCH TO PREVENT PULLOUT AND FLOW UNDER THE FENCE.
3. IN DITCHES, EXTEND SILT FENCE UP SIDE SLOPE SO THE BOTTOM ELEVATION AT THE END OF THE FENCE IS A MINIMUM OF 2 IN. HIGHER THAN THE TOP OF THE FENCE IN THE LOW POINT OF THE DITCH.
4. STEEL POSTS TO BE EMBEDDED 20 IN. UNLESS OTHERWISE ALLOWED BY THE JURISDICTIONAL ENGINEER.
5. SECURE TOP OF ENGINEERING FABRIC TO STEEL POSTS USING WIRE OR PLASTIC TIES (50 LB. MIN.). SEE DETAILS OF "ATTACHMENT TO POSTS."

SILT FENCE

REVISIONS	DATE
SUBMITTAL #2	11/08/19
SUBMITTAL #1 TO CITY	05/06/19

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

WILLOW CREEK ROWHOMES

DETAILS

WEST DES MOINES, IOWA

8.1

1811.622

FILE: N:\2018\1811622\DWG\1811622-SITE.DWG
PLOTTED BY: 10/29/19
PLOT DATE: 11/8/2019 11:42 PM
PAPER SIZE: ANSI C (24"x22")
DATE PLOTTED: 11/8/2019 11:42 PM
COMMENT: DWG
TITLE:

Willow Creek Rowhomes
Option 1

Front Elevation

Left Elevation

Right Elevation

Rear Elevation

JERRYS HOMES
SINCE 1957

Willow Creek Rowhomes
Option 2

Front Elevation

Left Elevation

Right Elevation

Rear Elevation

JERRYS HOMES
SINCE 1957

Willow Creek Rowhomes
Option 3

Northstar Stone Company
Royal Building Products

- Composition Shingles
- Vinyl Shake - Sterling
- Vinyl Shake - Weathered Gray
- Aluminum Fascia & Soffit - White
- Vinyl Siding - Harvard Slate
- Vinyl Trim - White
- Vinyl Siding - Sterling
- Silver Grey (Profit Drystack Stone
- Entry Doors - Match Weathered Gray Siding

Front Elevation

Left Elevation

Right Elevation

Rear Elevation

JERRYS HOMES
SINCE 1957

Prepared by: K Tragesser, City of West Des Moines PO Box 65320, West Des Moines, IA 50265-0320, 515-222-3620,
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE PRELIMINARY PLAT WILLOW CREEK VILLAS ROWHOMES TO SUBDIVIDE PROPERTY INTO 46 FOOTPRINT LOTS AND THREE OUTLOTS AND APPROVE THE WILLOW CREEK ROWHOMES SITE PLAN TO CONSTRUCT 46 ROWHOMES

WHEREAS, pursuant to the provisions of Title 10, and Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Jerry's Homes, Inc., has requested approval for a Preliminary Plat (PP-004328-2019) for that approximately 5.3 acre site located at north of the intersection of Veterans Parkway and SE 11th Street, legally described below, for the purpose of subdividing the property into 46 footprint lots for rowhome development and has requested approval of a Site Plan (SP-004327-2019) to construct 46 rowhomes; and

Legal Description of Property

Outlot "X" Willow Creek Villas Plat 1, an official plat now in and forming a part of the City of West Des Moines, Polk County, Iowa

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

WHEREAS, on November 25, 2019, the Plan and Zoning Commission did recommend to the City Council approval of the Preliminary Plat (PP-004328-2019); and

WHEREAS, on November 25, 2019 the Plan and Zoning Commission did recommend to the City Council approval of the Site Plan (SP-004327-2019); and

WHEREAS, on, December 2, 2019, this City Council held a duly-noticed meeting to consider the application for Preliminary Plat/Site Plan (PP-004328-2019/SP-004327-2019).

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 December 2, 2019, or as amended orally at the City Council hearing of December 2, are adopted.

SECTION 2. PRELIMINARY PLAT (PP-004328-2019) to create 46 footprint lot and three outlots and SITE PLAN (SP-004327-2019) are approved for the construction of 46 rowhomes, subject to compliance with all the conditions in the staff report, dated December 2, 2019, including conditions added at the Hearing, 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 December 2, 2019.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan 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 December 2, 2019, by the following vote:

ATTEST:

_____
Ryan Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The no above construction or footing and foundation permit will be allowed for any building on the site, including models, until all staff comments are addressed, final drawings are submitted, and the final plat for Willow Creek Rowhomes is approved and filed.

2. That the City Council approves the initiation of grading upon approval of the request and that private infrastructure may commence with the submittal and staff acceptance of final site plans.