

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

Meeting Date: July 27, 2020

Item: Spring Crest Townhomes, Southwest Corner of Westown Parkway and Sedona Drive – Subdivide property into 48 footprint lots and one outlot for the construction of townhomes – Spring Crest Townhomes WDM LLC
PP-004613-2020/SP-004612-2020

Requested Action: Recommend Approval of Preliminary Plan and Site Plan

Case Advisor: Kara Tragesser, AICP

Applicant's Request: The applicant, Spring Crest Townhomes WDM, LLC, with permission from the property owner, CSI Homes and Development LLC, is requesting approval of a Preliminary Plat to subdivide property located at the southwest corner of Westown Parkway and Sedona Drive into 48 footprint lots and one outlot and approval of a Site Plan to construct 48 attached townhomes within eleven 4-plex and 5-plex buildings (see Attachment A – Location Map, Attachment B – Preliminary Plat and Site Plan, and Attachment C - Building Elevations).

History: The property is undeveloped. The final plat creating Lot 1 South Maple Grove Plat 17 was approved by the City Council on August 10, 2015. The zoning of the property is Medium Density (RM-12) within the South Maple Grove PUD. On May 11, 2020, the Commission recommended to the City Council approval of a phased site plan to allow private utility construction and grading. The City Council approved that phase site plan on May 18, 2020.

City Council Subcommittee: This item was presented to the Development & Planning City Council Subcommittee at their February 4, 2020 meeting. No discussion was had and no disagreement with the proposal was expressed.

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 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, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat and Site Plan to subdivide the property into 48 footprint lots and one outlot and to construct 48 attached townhomes, subject to the applicant meeting all City Code requirements and the following:

1. One building permit for one 4-plex or 5-plex building will be allowed until the associated final plat is recorded with the County.

Property Owner: CSI Homes and Development LLC
6060 NW Beaver Drive
Johnston IA 50131

Applicant(s): Spring Crest Townhomes WDM LLC
15006 Maple Drive
Urbandale IA 50323

Applicant's Representatives:
Dan DeCamp
Abaci Consulting
3000 SE Grimes Blvd, Suite 800
Grimes IA 50111

ATTACHMENTS:

- Attachment A - Location Map
- Attachment B - Preliminary Plat/Site Plan
- Attachment C - Building Elevations
- Attachment D - Plan and Zoning Commission Resolution
- Exhibit A - Conditions of Approval

Spring Crest Townhomes



1: 5,977



996.2
 498.11
 996.2 Feet
 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

Legend
 Corporate Limits
 Parcels

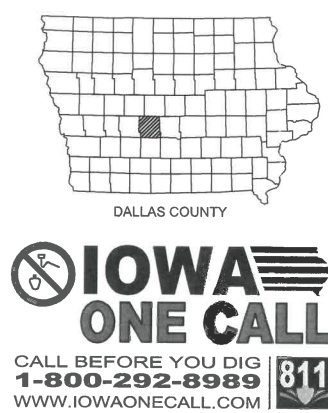


PRELIMINARY PLAT/SITE PLAN

SPRING CREST TOWNHOMES WDM

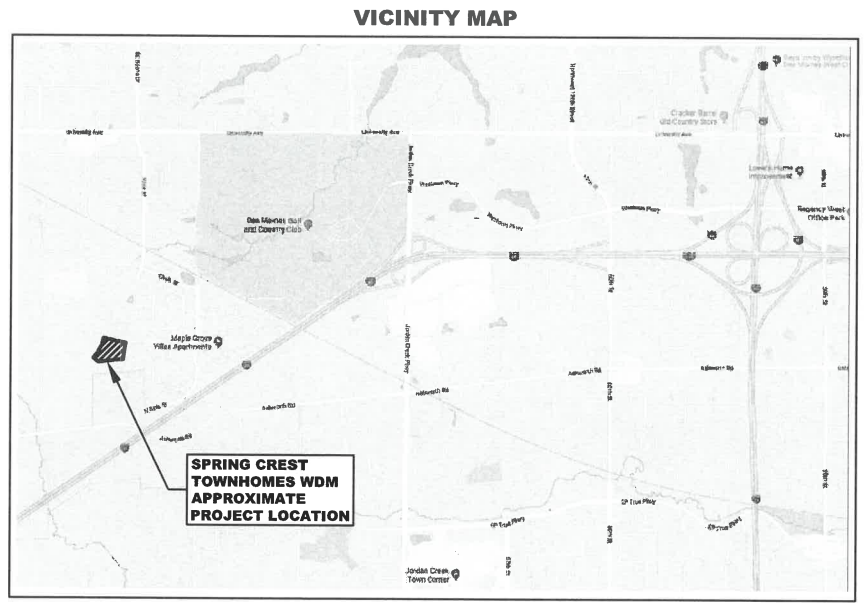
WEST DES MOINES, DALLAS COUNTY, IOWA

FOUND/ EXISTING	SET/ PROPOSED	STANDARD LEGEND
		CENTERLINE OF ROADWAY
		SECTION LINE
		PLAT BOUNDARY LINE
		PLAT LOT LINE
		PROPERTY LINE
		RIGHT-OF-WAY (ROW)
		BUILDING SETBACK LINE (BSL)
		PUBLIC UTILITY EASEMENT (PUE)
		GAS EASEMENT
		EASEMENT LINE
	X	EXISTING FENCE LINE
		WATERMAIN
		SANITARY SEWER PIPE
		STORM SEWER PIPE
	SD	SUBDRAIN
		EXISTING UNDERGROUND ELECTRIC
		EXISTING UNDERGROUND FIBER OPTICS
		EXISTING UNDERGROUND TELEPHONE
		EXISTING UNDERGROUND TELEVISION
		EXISTING UNDERGROUND GAS MAIN
		EXISTING OVERHEAD ELECTRIC
995	1250	MAJOR CONTOUR W/ ELEVATION
991	1200	MINOR CONTOUR W/ ELEVATION
		STORM SEWER MANHOLE
		FLARED END SECTION (FES)
		CLEANOUT
		SANITARY SEWER MANHOLE
		WATERMAIN GATE VALVE
		WATER SERVICE SHUTOFF
		FIRE HYDRANT (ASSEMBLY)
		SIGN
		GAS VALVE
		POWER POLE W/ LIGHT
		POWER POLE
		FLAG POLE
		ELECTRICAL PEDESTAL/BOX
		TELEPHONE PEDESTAL
		TELEVISION PEDESTAL
		BOLLARD
		BENCHMARK
		PROPOSED GRADE SPOT ELEVATION
		CORNER MONUMENT FOUND
		SET 1/2" IR YC 15982 UNLESS NOTED
		SECTION CORNER FOUND
		SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
	R	RECORDED DISTANCE
	M	MEASURED DISTANCE
	YC	YELLOW CAP
	IR	IRON ROD



INDEX OF SHEETS

- TITLE SHEET
- GENERAL NOTES AND INFORMATION
- TYPICAL DETAILS
- OVERALL SITE/LOT LAYOUT
- OVERALL GRADING PLAN
- GRADING & EROSION CONTROL PLAN - NW
- GRADING & EROSION CONTROL PLAN - NE
- GRADING & EROSION CONTROL PLAN - SE
- GRADING & EROSION CONTROL PLAN - SW
- OVERALL UTILITY PLAN
- PLAN & PROFILE - SPRING CREST LANE (STA 0+00 TO 5+00)
- PLAN & PROFILE - SPRING CREST LANE (STA 5+00 TO END)
- PLAN & PROFILE - MAISY LANE (STA 0+00 TO 5+00)
- PLAN & PROFILE - MAISY LANE (STA 5+00 TO END)
- LANDSCAPING PLAN



THIS SITE IS PART OF THE SOUTH MAPLE GROVE PUD AND IS ZONED RM-8 (RESIDENTIAL MEDIUM DENSITY).

THE COMPREHENSIVE PLAN LAND USE DESIGNATION IS MEDIUM DENSITY RESIDENTIAL.

WITH THE EXCEPTION OF THE PUBLIC MH CONNECTING THE SANITARY SEWER TO THE PUBLIC SANITARY SEWER SYSTEM (SAN MH S-1), ALL IMPROVEMENTS WILL BE PRIVATELY OWNED.

ALL CONSTRUCTION OF PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF IOWA SUDAS, INCLUDING THE WEST DES MOINES WATER WORKS 2020 SUPPLEMENTAL SPECIFICATIONS.

ALL CONSTRUCTION OF PRIVATE IMPROVEMENTS WITHIN CITY R.O.W. AND CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS.

LEGAL DESCRIPTION

LOT 1 OF SOUTH MAPLE GROVE PLAT 17, AN OFFICIAL PLAT OF WEST DES MOINES, DALLAS COUNTY, IOWA' CONTAINING 6.12 ACRES.

UTILITIES:

- ELECTRIC: MIDAMERICAN ENERGY
- GAS: MIDAMERICAN ENERGY
- SANITARY: CITY OF WEST DES MOINES
- STORM: CITY OF WEST DES MOINES
- WATER: WEST DES MOINES WATERWORKS

CAUTION INDICATES THAT UNDERGROUND UTILITIES WILL LIKELY BE ENCOUNTERED IN THE SHOWN AREA

INDEX OF REVISIONS

NO:	REVISION DESCRIPTION:	DATE:
1		
2		
3		
4		

BENCH MARK(S) INFORMATION:

STANDARD WDM BENCH MARK #29 NAD 83 COORDINATES: N = 583109.7, E = 1550736.1 ELEVATION (WDM DATUM) = 219.25
STANDARD WDM BENCH MARK #32 NAD 83 COORDINATES: N = 576621.7, E = 1550370.7 ELEVATION (WDM DATUM) = 222.29

CITY PROJECT #: PP-004613-2020/SP-004612-2020

'PARTIAL' PRELIMINARY PLAT/SITE PLAN
APPROVAL DATE: 5/18/20
(Approval of Grading, Paving & Private Site Utilities)

ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING

GRIMES
3000 SE GRIMES BLVD.
STE 800
GRIMES, IOWA 50111
(515) 986-5048

ABACI PROJECT NO.: 19178 ABACI FILE NO: 19178PP/SP

NOTES:
 1. NOT ALL SYMBOLS AND LINES SHOWN IN THIS STANDARD LEGEND ARE UTILIZED WITHIN THIS CONSTRUCTION PLAN SET.
 2. SEE GENERAL NOTES AND INFORMATION SHEETS FOR STANDARD ABBREVIATIONS.

REFERENCE STATEMENT:
 THIS SURVEY/ENGINEERING DOCUMENT WAS PREPARED FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE CLIENT'S SCOPE OF WORK REQUIREMENTS. ABACI CONSULTING, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THIS DRAWING (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID SCOPE OF WORK REQUIREMENTS.

UTILITIES SHOWN FOR REFERENCE ONLY. IOWA LAW REQUIRES AT LEAST 48 HOURS ADVANCE NOTICE BEFORE EXCAVATION BEGINS. NOTIFY IOWA ONE-CALL SERVICE PHONE 1-800-292-8989. ADDITIONALLY, THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION AND HAVE ANY AND ALL PRIVATE UTILITIES LOCATED.

ENGINEER/SURVEYOR:
PROJECT MANAGER: DAN DeCAMP
 MOBILE: (515) 689-9177
 EMAIL: dandecamp@abaciconsulting.com

SURVEY COORDINATOR: MERLIN DAVIS
 MOBILE: (515) 447-5755
 EMAIL: merlind@abaciconsulting.com
 MINIMUM NOTICE OF THREE (3) BUSINESS DAYS FOR ANY CONSTRUCTION STAKING.

CITY/PROJECT BULK REGULATIONS:
 ZONING: RM-8

BULK REGULATIONS	RM-8
PERIMETER BLDG SETBACK	35 FT (FROM PLAT BOUNDARY LINE)
GARAGE SETBACK ALONG PRIVATE STREETS	25 FT (FROM SIDEWALK)
BLDG SETBACK ALONG PRIVATE STREETS	15 FT (FROM SIDEWALK)
MIN. BLDG SEPARATION	4-PLEX = 14 FT 5-PLEX = 20 FT

APPLICANT:
 SPRING CREST TOWNHOMES WDM, LLC
 15006 MAPLE DR
 URBANDALE, IA 50323

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED 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.

SIGNATURE: **DANIEL D. DeCAMP** DATE: _____

PRINTED OR TYPED NAME: DANIEL D. DeCAMP
 IOWA LIC. NO. 12981
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.

SHEETS 1 THROUGH 15
 PAGES COVERED BY THIS SEAL:



PROJECT GENERAL NOTES

GENERAL NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. CALL IOWA ONE CALL BEFORE DIGGING 1-800-292-89
2. REFER TO SHT 5 FOR TYPICAL SEDONA DRIVE R.O.W. GRADING/CONSTRUCTION.
3. STRIP TOPSOIL IN EXCAVATED AND FILL AREAS. REMOVE ALL VEGETATION AND ORGANIC MATERIALS PRIOR TO PLACING AND COMPACTING THE FILL.
4. ALL CUT AND FILL AREAS SHALL BE MAINTAINED FOR PROPER DRAINAGE AT ALL TIMES.
5. ALL FILL SHALL BE PLACED IN LIFTS NO GREATER THAN 8 INCHES AND COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR UNLESS OTHERWISE SPECIFIED. OBTAIN REQUIRED COMPACTION WITHIN A SOIL MOISTURE CONTENT RANGE OF OPTIMUM MOISTURE TO 4 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE.
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL MATERIALS TESTING REQUIRED TO ASSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS.
7. ANY COHESIONLESS SOILS ENCOUNTERED SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR BENEATH PAVEMENTS AND CRITICAL BACKFILL AREAS.
8. PROOF-ROLL THE PAVEMENT SUBGRADE PRIOR TO PLACING PAVEMENT. REMOVE AND REPLACE ANY UNSUITABLE SOILS TO A DEPTH OF 2 FEET.
9. MAINTAIN MOISTURE CONTENT OF PAVEMENT SUBGRADE SOILS CONSISTING OF CLAYS/SILTS BETWEEN 0 AND 4 PERCENTAGE POINTS ABOVE OPTIMUM UNTIL THE PAVEMENT IS PLACED.
10. DISTURB AS LITTLE AREA AS POSSIBLE DURING GRADING PROCEDURES.
11. STOCKPILE ALL STRIPPED TOPSOIL AND ALL EXCESS CUT IN THE AREA SHOWN ON THIS PLAN (OR IN A SUITABLE LOCATION). STRIP A MINIMUM OF 6" OF TOPSOIL, RESPREAD OVER ALL DISTURBED AREAS AFTER FINAL GRADES ARE REACHED (EXCEPT UNDER PAVEMENT).
12. SEE THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE INITIAL EROSION CONTROL MEASURES.
13. THE CONTRACTOR AND SUBCONTRACTORS MUST MAINTAIN PROPER EROSION CONTROL THROUGHOUT THE ENTIRE PROJECT.
14. SITE SOIL MATERIAL MUST BE RETAINED ON SITE BY PREVENTING EROSION. THIS INCLUDES SOIL EXCAVATIONS FOR FOUNDATIONS ON EACH RESPECTIVE LOT.
15. CONTRACTOR MUST PROMPTLY REMOVE ALL MUD, SOIL AND DEBRIS TRACKED ONTO CITY STREETS.
16. ALL CONSTRUCTION OF PRIVATE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF SUDAS, UNLESS OTHERWISE NOTED.
17. CONSTRUCTION STAKING WILL BE PROVIDED BY THE OWNER THROUGH CONTRACT WITH ABACI CONSULTING.

SITE SPECIFIC NOTES

- 1. TOTAL SITE AREA: 266,380 SF (6.12 ACRES)
BLDG AREA: 66,000 SF
PAVEMENT AREA: 74,690 SF
TOTAL HARD SURFACE: 140,690 SF
TOTAL OPEN SPACE AREA: 142,210 SF (53%)
TOTAL OPEN SPACE REQUIRED: 66,595 SF (25%)
2. THE LANDSCAPE BUFFER EASEMENT IS A 'NO-BUILD' AREA.
3. REQUIRED PARKING: 2 SPACES PER UNIT + 1 VISITOR SPACE PER 10 UNITS. TOTAL PARKING REQUIRED = 48 x 2 = 96 (Townhome Parking) + 5 (Visitor Parking) FOR A TOTAL = 101. PARKING PROVIDED = 96 (2 per Driveway) + 7 (Visitor) FOR A TOTAL = 103 (includes 1 Visitor Handicap Space).
4. MAILBOXES AND/OR MAILBOX 'CLUSTERS' SHALL BE LOCATED NO CLOSER THAN 100 FT FROM THE WEST CURBLINE OF SEDONA DR AND 125 FT FROM THE EAST CURBLINE OF 92ND ST.
5. ALL SIGNING, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD, FEDERAL HIGHWAY ADMINISTRATION).

BUILDING NOTES

- 1. BUILDINGS ARE 2-STORY 4-PLEXES & 5-PLEXES W/ FULL BASEMENTS.
2. THERE ARE 7 - 4-PLEXES & 4 - 5-PLEXES PROPOSED, FOR A TOTAL OF 48 UNITS.
3. ONLY BUILDING MOUNTED EXTERIOR LIGHTING WILL BE UTILIZED. LIGHT TYPE = KICHLER DOWNLIGHT GEN-1 7.5" 3000K LED FLUSH MOUNT WHITE. ONE LIGHT WILL BE PLACED IN SOFFIT OF FRONT DOOR OVERHANGS AND 2 LIGHTS WILL BE PLACED IN WALL OVER EACH GARAGE DOOR.
4. ALL FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6" ABOVE ADJACENT GRADE AND CLEARANCE BETWEEN ANY SIDING MATERIAL AND SOD SHALL BE 6" MIN.
5. THE GRADE IMMEDIATELY ADJACENT TO FOUNDATION SHALL BE SLOPED AWAY FROM THE FOUNDATION AT NO LESS THAN 12:1 SLOPE FOR 6' MIN. AS MEASURED PERPENDICULAR TO FOUNDATION.

PAVING & STORM SEWER NOTES

- 1. ALL CONSTRUCTION OF PRIVATE IMPROVEMENTS, WITH THE EXCEPTION OF PRIVATE IMPROVEMENTS WITHIN CITY R.O.W., SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF IOWA SUDAS, UNLESS NOTED OTHERWISE. ALL CONSTRUCTION OF PRIVATE IMPROVEMENTS WITHIN CITY R.O.W. SHALL BE IN ACCORDANCE WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS.
2. ALL PROPOSED STREETS WILL BE PRIVATELY OWNED. ALL PROPOSED STORM SEWER WILL BE PRIVATELY OWNED. THE PRIVATE STORM SEWER WILL OUTLET THROUGH THE DETENTION OUTLET PIPE TO THE EXISTING PUBLIC STORM INTAKE LOCATED ON THE WEST SIDE OF SEDONA DR, JUST SOUTH OF WESTOWN PKWY.

- 3. THE LENGTH GIVEN FOR THE STORM PIPE INCLUDES THE LENGTH OF THE FLARED END SECTION.
4. ANY AND ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. BOTTOM OF ALL STRUCTURES TO BE SET AT INVERT ELEVATION.
6. NYLOPLAST STORM INTAKES CAN BE UTILIZED AS AN ALTERNATE.

WATER MAIN & SANITARY SEWER NOTES

- 1. ALL PRIVATE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF IOWA SUDAS, INCLUDING THE WDM WATER WORKS 2020 SUPPLEMENTAL SPECIFICATIONS, UNLESS NOTED OTHERWISE.
2. THE PROPOSED SANITARY SEWER WILL BE PRIVATELY OWNED. THE PRIVATE SANITARY SEWER WILL OUTLET TO A PUBLIC SANITARY MANHOLE, SAN MH S-1 AS SHOWN ON THIS PRELIMINARY PLAT/SITE PLAN, TO BE CONSTRUCTED ON THE EXISTING 8" PUBLIC SANITARY SEWER CURRENTLY STUBBED TO THE SITE @ THE SE CORNER OF SITE.
3. APPROVAL OF THIS PRELIMINARY PLAT/SITE PLAN DOES NOT CONSTITUTE APPROVAL TO CONSTRUCT THE PUBLIC SANITARY MANHOLE. APPROVAL OF A CONSTRUCTION PLAN FOR PUBLIC IMPROVEMENTS IS REQUIRED FOR CONSTRUCTION OF THE PUBLIC SANITARY MANHOLE (SAN MH S-1) AND CONTRACTOR SHALL REFER TO THE APPROVED CONSTRUCTION PLAN FOR PUBLIC IMPROVEMENTS FOR CONSTRUCTION OF SAN MH S-1. CONSTRUCTION OF SAN MH S-1 SHALL CONFORM TO THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS.
4. THE LOCATION OF THE PUBLIC SAN STUB @ SE CORNER OF SITE SHOWN ON THIS PRELIMINARY PLAT/SITE PLAN IS BASED ON A FIELD LOCATE OF A STAKE THAT WAS ASSUMED TO BE THE END OF THE STUB. THE EXACT LOCATION OF THIS STUB WILL NOT BE KNOWN UNTIL TIME OF CONSTRUCTION AND ADDITIONAL SANITARY EASEMENT WILL BE PROVIDED AT TIME OF FINAL PLATTING SHOULD IT BE NECESSARY DUE TO THE AS-BUILT LOCATION OF THE STUB.
5. THE PROPOSED WATER MAIN WILL BE PRIVATELY OWNED. THE PRIVATE WATER MAIN WILL CONNECT TO THE EXISTING 12" PUBLIC WATER MAIN LOCATED ALONG THE EAST SIDE OF 92ND ST AND TO THE EXISTING 8" PUBLIC WATER MAIN LOCATED ALONG THE WEST SIDE OF SEDONA DR.
6. MAINTAIN 5 FT MIN. COVER ON ALL WATER MAINS.
7. CONTRACTOR SHALL COMPLY WITH 2020 IOWA SUDAS AT ALL SEWER/WATER MAIN CROSSINGS. THE CONTRACTOR SHALL ADJUST THE WATER MAIN AND OR SERVICES AS REQUIRED TO AVOID CONFLICTS WITH SEWERS OR OTHER UTILITIES.
8. ALL FIRE HYDRANT LEADS SHALL BE VALVED.
9. INSTALL NUMBER 12 STANDARD COPPER TRACER WIRE ON ALL WATER MAIN PIPE. BRING TRACER WIRE TO THE SURFACE AT ALL VALVES, HYDRANTS AND DEAD ENDS. CONNECT NEW WIRE TO EXISTING.
10. CONTRACTOR SHALL LOCATE AND PROTECT ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES WILL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
11. INSTALL THRUST BLOCKS PER SUDAS STANDARDS (INCIDENTAL TO WATER MAIN CONSTRUCTION).
12. VERIFY THE DEPTH AND LOCATION OF THE EXISTING PUBLIC WATER MAIN PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
13. BOTTOM OF ALL MANHOLES TO BE SET AT INVERT ELEVATION.

JURISDICTIONAL SPECIFIC NOTES

- 1. "The General Contractor shall be responsible for the coordination of work of all subcontractor(s) involved in the project."
2. "An on-site inspection shall be requested with the Building Division at (515) 222-3630, prior to placement of any concrete ramps."
3. "All water work, public or private, shall be done in accordance with West Des Moines Water Works Standard Specifications."
4. "Contractor shall notify West Des Moines Water Works at least one week prior to building construction."
5. "The General Contractor shall be responsible for compliance with the West Des Moines Water Works and the City's Cross Connection Control/Containment Provision"
6. "Any water use from a hydrant, public or private, requires the use of a West Des Moines Water Works hydrant meter. Call 515-222-3465 to reserve a meter."
7. "Contact Building Inspection (515-222-3630) a minimum of 24 hours in advance for private utility installation inspections."
8. "The General Contractor shall be responsible for the proper installation of an approved Backflow Prevention Assembly(ies) for containment in all new construction. Backflow prevention to be installed per City Ordinance 1297, 54-1998. Contractor shall notify West Des Moines Water Works (515-222-3465) a minimum of 24 hours after installation and testing of all backflow devices to schedule final inspection."
9. "All lights are to be downcast cutoff variety. Wall packs are prohibited. The maximum illumination allowed at the property line is 1 foot-candle or less."
10. "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."
11. "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 Engineering Services 222-3475 to schedule any required inspections. It is important to note City approval of this plan is subject to the Applicant obtaining all necessary easements/agreements and applicable permits."
12. "If additional pavement removal is required other than a standard box out, full panel removal will be required. No half panel removal will be allowed."
13. "Coordinate staging and traffic control with WDM emergency services."
14. "Lane closure notices must be submitted to West Des Moines Public Services for approval a minimum of 48 hours in advance of closure."
15. "All connections to public sewers shall be core drilled."

DEMOLITION, GRADING, & EROSION CONTROL NOTES

SITE NOTES:

- S1) THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES FROM ANY DAMAGE RESULTING FROM THE MOVEMENT OF SOIL OR DEBRIS FROM THE PROJECT SITE.
S2) PRESERVE ANY EXISTING VEGETATION UNTIL CONSTRUCTION IS NECESSARY IN THAT AREA.
S3) SEED ALL AREAS (TEMPORARY OR PERMANENT) UPON COMPLETION OF FINAL GRADING AS SOON AS POSSIBLE.
S4) IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR FOR AT LEAST 21 DAYS IN A DISTURBED AREA, STABILIZE WITH TEMPORARY EROSION CONTROL WITHIN 14 DAYS OF CEASING WORK IN THE AREA.
S5) THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL EROSION CONTROL MEASURES (TEMPORARY AND PERMANENT) AND KEEP THEM IN WORKING ORDER. CLEANING OF SILTATION CONTROLS SHALL OCCUR NO LATER THAN WHEN THEY HAVE LOST 50% OF THE CAPACITY.
S6) THE PROJECT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY 7 DAYS. RECORD THE FINDINGS OF THE INSPECTION AND TAKE ANY ACTIONS NECESSARY TO ENSURE THAT THE EROSION CONTROL MEASURES ARE WORKING PROPERLY.
S7) FINAL STABILIZATION MEANS: THE POINT AT WHICH ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILES) HAVE BEEN EMPLOYED.
S8) PROVIDE ADDITIONAL SILT FENCE, SILT BASINS, EARTH DIKES, DITCH CHECKS, AND VARIOUS OTHER CONTROL MEASURES AS NEEDED.

CONSTRUCTION SEQUENCING:

- 1) INSTALL STABILIZED CONSTRUCTION ENTRANCE & PERIMETER SILT BARRIER(S).
2) CLEAR AND GRUB FOR EARTHWORK OPERATIONS.
3) CONTINUE GRADING OPERATIONS BEGINNING WITH STOCKPILING OF ANY AVAILABLE TOPSOIL. ALSO, INSTALL INTERIOR SILT BARRIERS. STABILIZE DENUDED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
4) INSTALL STORM SEWER AND WATER MAIN. INSTALL INLET PROTECTION.
5) PAVING.
6) FINE GRADING.
7) RE-SPREAD AVAILABLE TOPSOIL 4 INCHES MINIMUM.
8) TEMPORARY SEEDING/STABILIZATION ON BUILDING LOTS.
9) PERMANENT SEEDING/STABILIZATION OF DISTURBED AREAS.
10) FINAL COMPLETION, REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

GENERAL NOTES:

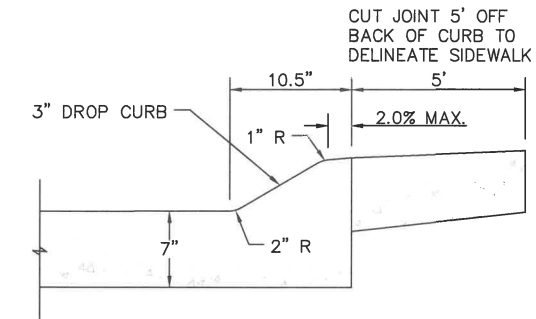
- G1) THE CONTRACTOR SHALL COMPLY WITH ALL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES PERMIT, THE ENVIRONMENTAL PROTECTION AGENCY, AND LOCAL ORDINANCES.
G2) IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL THE NECESSARY MEASURES TO ELIMINATE EROSION FROM THE PROJECT SITE AND BORROW OR FILL AREAS INCLUDING THE CONTROLS SHOWN ON THIS PLAN.
G3) ALL SEDIMENT OR DEBRIS MUST BE REMOVED FROM ADJOINING PROPERTIES PROMPTLY OR THE OWNER WILL REMOVE THE ITEMS AND DEDUCT THE COST FROM THE AMOUNT DUE TO THE CONTRACTOR.
G4) THE SWPPP AND ALL DOCUMENTS ASSOCIATED WITH IT AND THE PERMIT SHALL BE KEPT ONSITE AT ALL TIMES AND BE AVAILABLE TO PRESENT TO THE IOWA DEPARTMENT OF NATURAL RESOURCES UPON REQUEST.
G5) UPON FINAL COMPLETION AND STABILIZATION OF THE SITE, A NOTICE OF DISCONTINUATION MUST BE FILED BY THE OWNER. THE OWNER MUST RETAIN ALL DOCUMENTS ASSOCIATED WITH THE PERMIT AND SWPPP FOR THREE YEARS.
G6) THE CONTRACTOR SHALL PROVIDE ALL DOCUMENTS INCLUDING THE ORIGINALS AND INSPECTION RECORDS TO THE OWNER UPON ISSUANCE OF THE NOTICE OF DISCONTINUATION.

CONSTRUCTION SCHEDULE:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. CALL IOWA ONE CALL BEFORE DIGGING 1-800-292-8989.
2) STRIP TOPSOIL IN EXCAVATED AND FILL AREAS. REMOVE ALL VEGETATION AND ORGANIC MATERIALS PRIOR TO PLACING AND COMPACTING THE FILL.
3) ALL CUT AND FILL AREAS SHALL BE MAINTAINED FOR PROPER DRAINAGE AT ALL TIMES.
4) THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL MATERIALS TESTING REQUIRED TO ASSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS. THIS TESTING SHALL BE INCIDENTAL TO CONSTRUCTION.
5) IN THE EVENT OF A DISCREPANCY BETWEEN THESE SPECS. AND THE DETAILED CONSTRUCTION DRAWINGS, THE DETAILED CONSTRUCTION DRAWINGS SHALL GOVERN.
6) ANY COHESIONLESS SOILS ENCOUNTERED SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR BENEATH PAVEMENTS AND CRITICAL BACKFILL AREAS.
7) PROOF-ROLL THE PAVEMENT SUBGRADE PRIOR TO PLACING PAVEMENT. REMOVE AND REPLACE ANY UNSUITABLE SOILS TO A DEPTH OF 2 FEET.
8) MAINTAIN MOISTURE CONTENT OF PAVEMENT SUBGRADE SOILS CONSISTING OF CLAYS/SILTS BETWEEN 0 AND 4 PERCENTAGE POINTS ABOVE OPTIMUM UNTIL THE PAVEMENT IS PLACED.

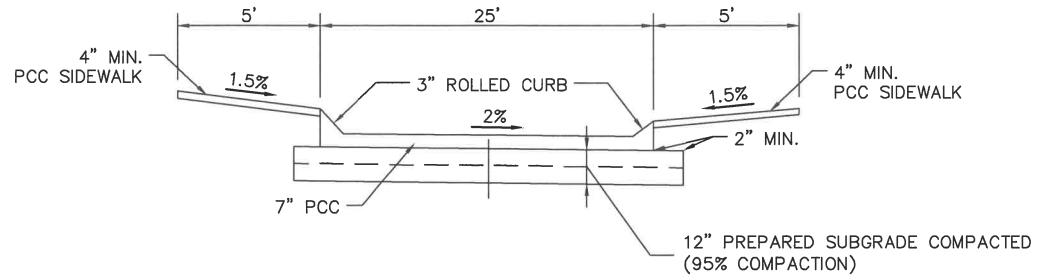
- 9) CURB BACKFILL SHALL BE COMPACTED AND SLOPED TO PROVIDE ADEQUATE DRAINAGE AND PREVENTING WATER FROM PONDING AND INFILTRATING BENEATH THE PAVEMENT.
10) DISTURB AS LITTLE AREA AS POSSIBLE DURING GRADING PROCEDURES.
11) STOCKPILE ALL STRIPPED TOPSOIL AND ALL EXCESS CUT IN THE AREA SHOWN ON THIS PLAN (OR IN A SUITABLE LOCATION). STRIP ANY AVAILABLE TOPSOIL TO A MINIMUM DEPTH OF 6", RESPREAD (4" MIN.) AVAILABLE TOPSOIL OVER ALL DISTURBED AREAS AFTER FINAL GRADES ARE REACHED (EXCEPT UNDER PAVEMENT/BUILDING PADS).
12) SEE THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE INITIAL EROSION CONTROL MEASURES.
13) IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.
14) THE CONTRACTOR AND SUBCONTRACTORS MUST MAINTAIN PROPER EROSION CONTROL THROUGHOUT THE ENTIRE PROJECT.
15) SITE SOIL MATERIAL MUST BE RETAINED ON SITE BY PREVENTING EROSION. THIS INCLUDES SOIL EXCAVATIONS FOR FOUNDATIONS ON EACH RESPECTIVE LOT.
16) CONTRACTOR MUST PROMPTLY REMOVE ALL MUD, SOIL AND DEBRIS TRACKED ONTO CITY STREETS. CLEANING SHALL BE PERFORMED BEFORE THE END OF A WORK DAY OR PRIOR TO A RAIN EVENT.

Table with columns: NO., REVISION DESCRIPTION, DATE, PROJECT NO., DRAWING FILE NO., DESIGNED/REVIEWED BY, DRAWN BY, DATE. Includes project details for ABACI CONSULTING, INC. and project location: SPRING CREST TOWNHOMES WDM WEST DES MOINES, DALLAS COUNTY, IOWA.



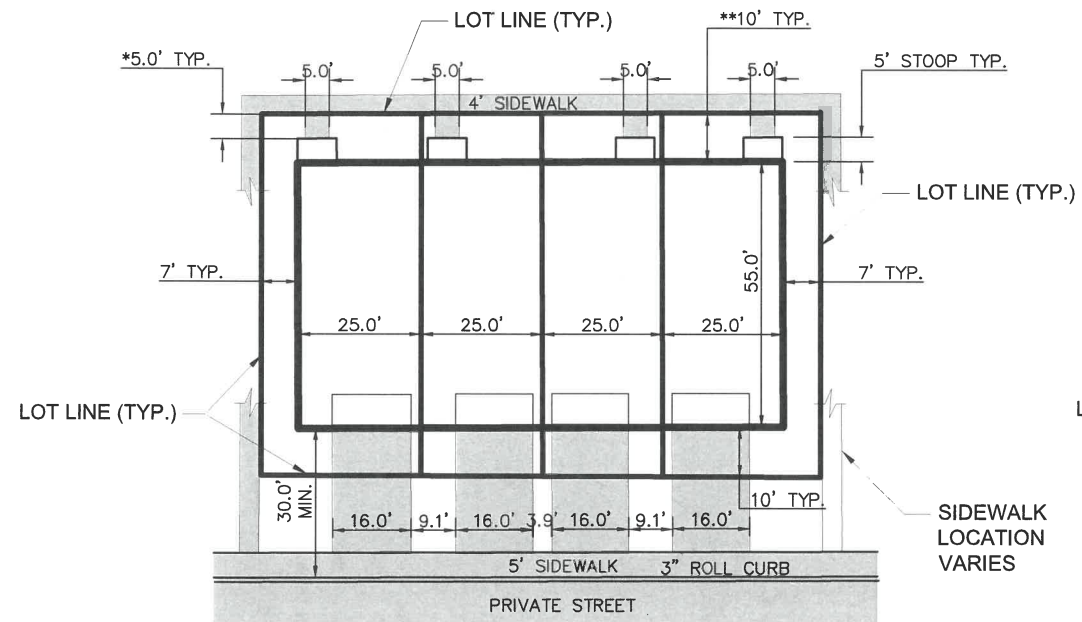
3" ROLLED CURB

NOT TO SCALE



TYPICAL PRIVATE STREET CROSS-SECTION

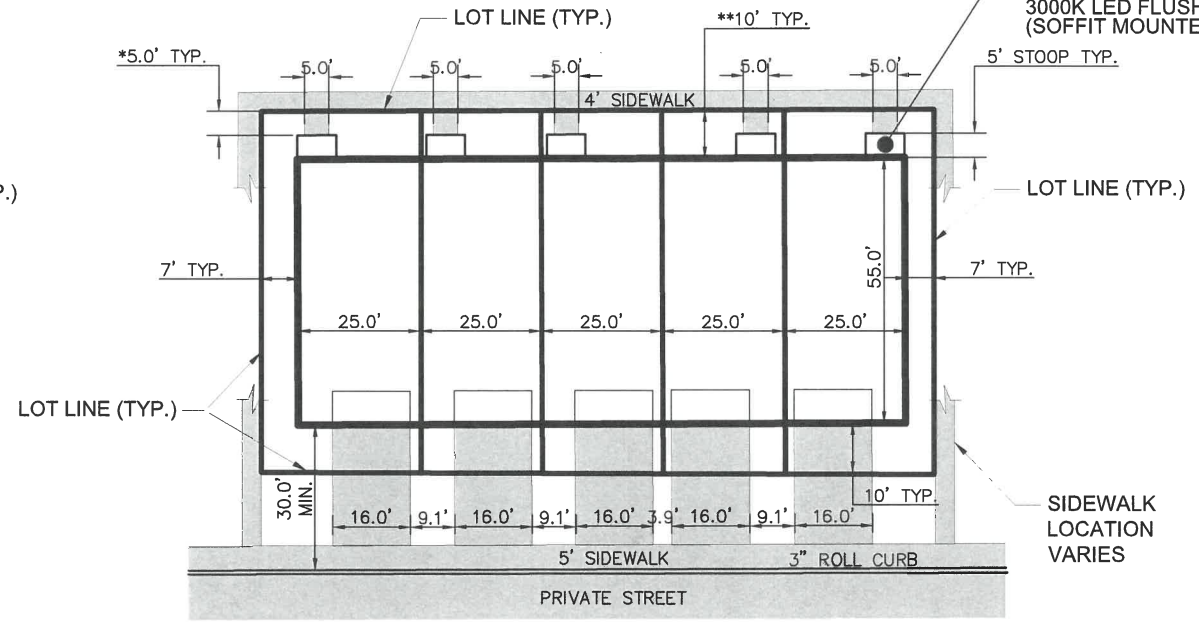
NOT TO SCALE



*4' FOR BLDG. #7 **9' FOR LOTS 27-30

TYPICAL UNIT DETAIL (4-PLEX)

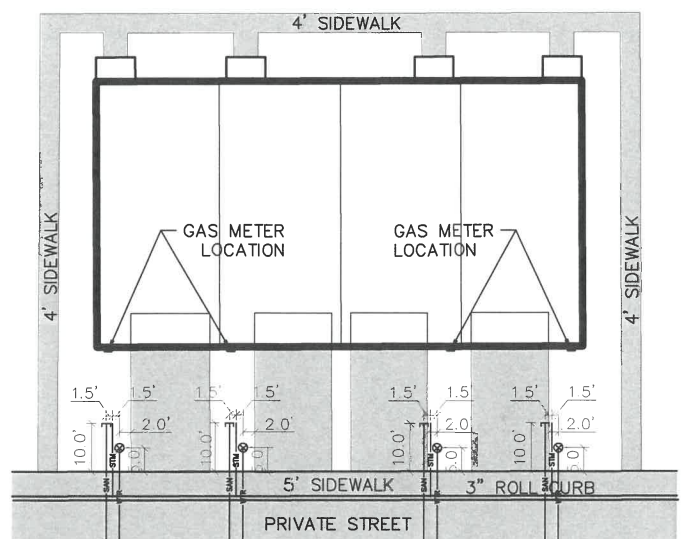
NOT TO SCALE



*4' FOR BLDG. #6 **9' FOR LOTS 22-26

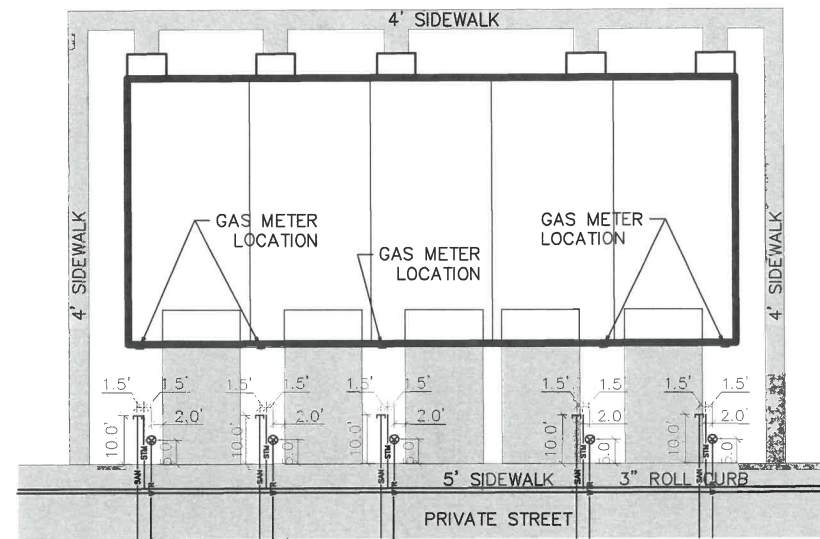
TYPICAL UNIT DETAIL (5-PLEX)

NOT TO SCALE



TYPICAL SERVICE DETAIL (4-PLEX)

NOT TO SCALE



TYPICAL SERVICE DETAIL (5-PLEX)

NOT TO SCALE

SERVICE NOTES:

- TYP. SAN. SERVICE = 4" PVC @ 2% MIN.
- TYP. WATER SERVICE = 1" COPPER
- TYP. FTG DRAIN SERVICE (STM) = 2" PVC @ 2% MIN.

PROJECT NO:	19178
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DESIGNED/REVIEWED BY:	DD
DRAWN BY:	BB
DATE:	

REVISION DESCRIPTION:

NO:	1
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ABACI CONSULTING, INC.
REGISTERED SURVEYOR
 CIVIL ENGINEERING - LAND SURVEYING
3000 DE GRASSE BLVD, STE 800
 OFFICE: (515) 283-5048

SPRING CREST TOWNHOMES WDM
 WEST DES MOINES, DALLAS COUNTY, IOWA

TYPICAL DETAILS

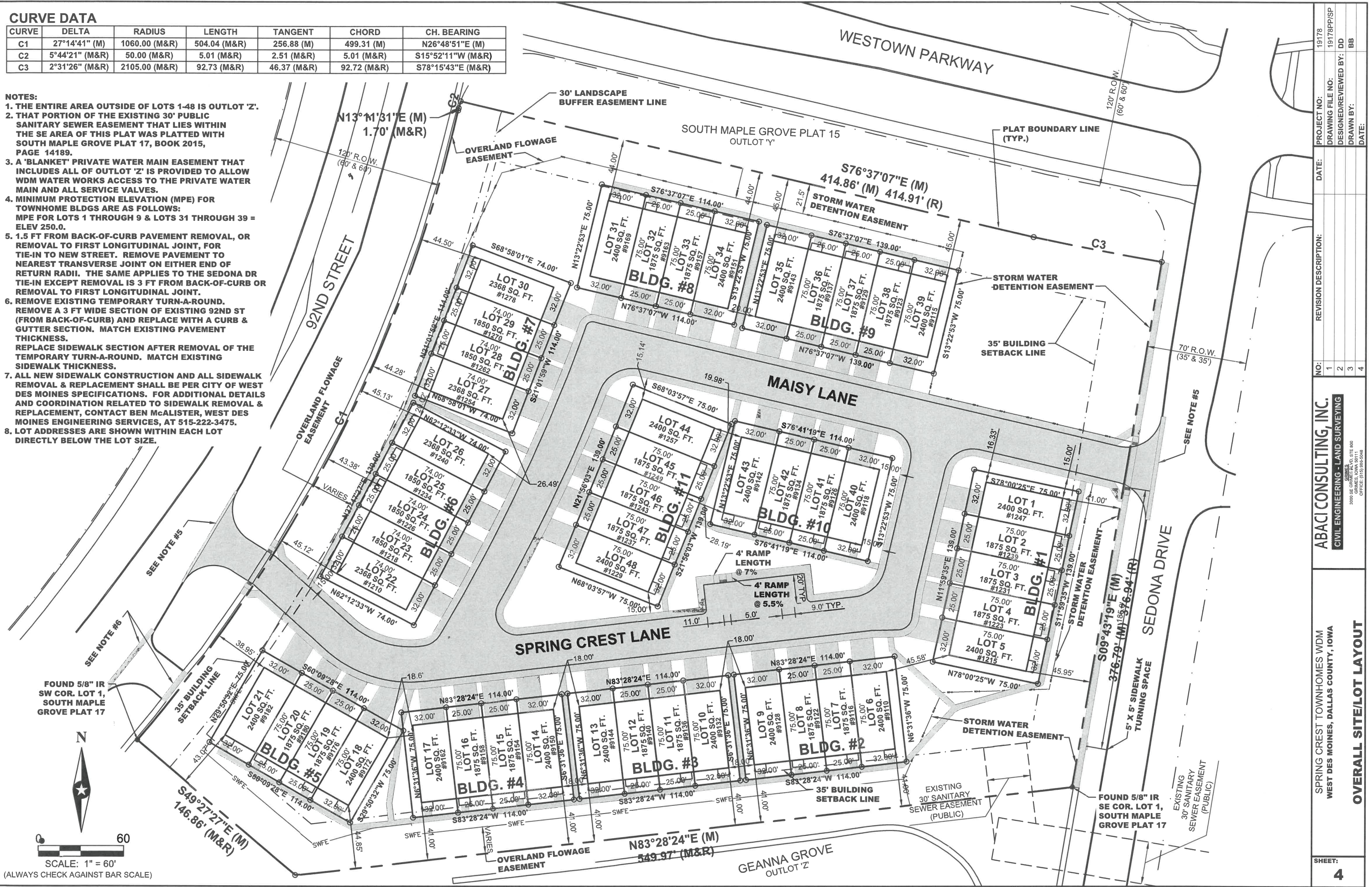
SHEET:

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	27°14'41" (M)	1060.00 (M&R)	504.04 (M&R)	256.88 (M)	499.31 (M)	N26°48'51"E (M)
C2	5°44'21" (M&R)	50.00 (M&R)	5.01 (M&R)	2.51 (M&R)	5.01 (M&R)	S15°52'11"W (M&R)
C3	2°31'26" (M&R)	2105.00 (M&R)	92.73 (M&R)	46.37 (M&R)	92.72 (M&R)	S78°15'43"E (M&R)

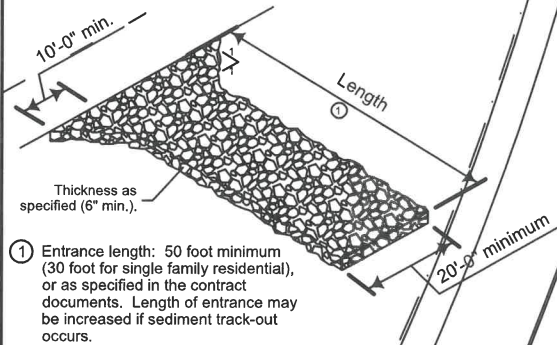
NOTES:

1. THE ENTIRE AREA OUTSIDE OF LOTS 1-48 IS OUTLOT 'Z'.
2. THAT PORTION OF THE EXISTING 30' PUBLIC SANITARY SEWER EASEMENT THAT LIES WITHIN THE SE AREA OF THIS PLAT WAS PLATTED WITH SOUTH MAPLE GROVE PLAT 17, BOOK 2015, PAGE 14189.
3. A 'BLANKET' PRIVATE WATER MAIN EASEMENT THAT INCLUDES ALL OF OUTLOT 'Z' IS PROVIDED TO ALLOW WDM WATER WORKS ACCESS TO THE PRIVATE WATER MAIN AND ALL SERVICE VALVES.
4. MINIMUM PROTECTION ELEVATION (MPE) FOR TOWNHOME BLDGS ARE AS FOLLOWS:
MPE FOR LOTS 1 THROUGH 9 & LOTS 31 THROUGH 39 = ELEV 250.0.
5. 1.5 FT FROM BACK-OF-CURB PAVEMENT REMOVAL, OR REMOVAL TO FIRST LONGITUDINAL JOINT, FOR TIE-IN TO NEW STREET. REMOVE PAVEMENT TO NEAREST TRANSVERSE JOINT ON EITHER END OF RETURN RADII. THE SAME APPLIES TO THE SEDONA DRIVE TIE-IN EXCEPT REMOVAL IS 3 FT FROM BACK-OF-CURB OR REMOVAL TO FIRST LONGITUDINAL JOINT.
6. REMOVE EXISTING TEMPORARY TURN-A-ROUND. REMOVE A 3 FT WIDE SECTION OF EXISTING 92ND ST (FROM BACK-OF-CURB) AND REPLACE WITH A CURB & GUTTER SECTION. MATCH EXISTING PAVEMENT THICKNESS. REPLACE SIDEWALK SECTION AFTER REMOVAL OF THE TEMPORARY TURN-A-ROUND. MATCH EXISTING SIDEWALK THICKNESS.
7. ALL NEW SIDEWALK CONSTRUCTION AND ALL SIDEWALK REMOVAL & REPLACEMENT SHALL BE PER CITY OF WEST DES MOINES SPECIFICATIONS. FOR ADDITIONAL DETAILS AND COORDINATION RELATED TO SIDEWALK REMOVAL & REPLACEMENT, CONTACT BEN McALISTER, WEST DES MOINES ENGINEERING SERVICES, AT 515-222-3475.
8. LOT ADDRESSES ARE SHOWN WITHIN EACH LOT DIRECTLY BELOW THE LOT SIZE.

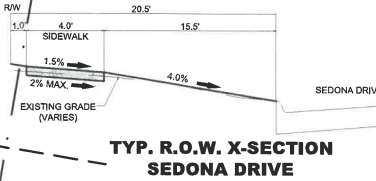
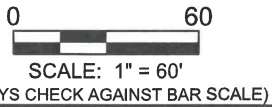
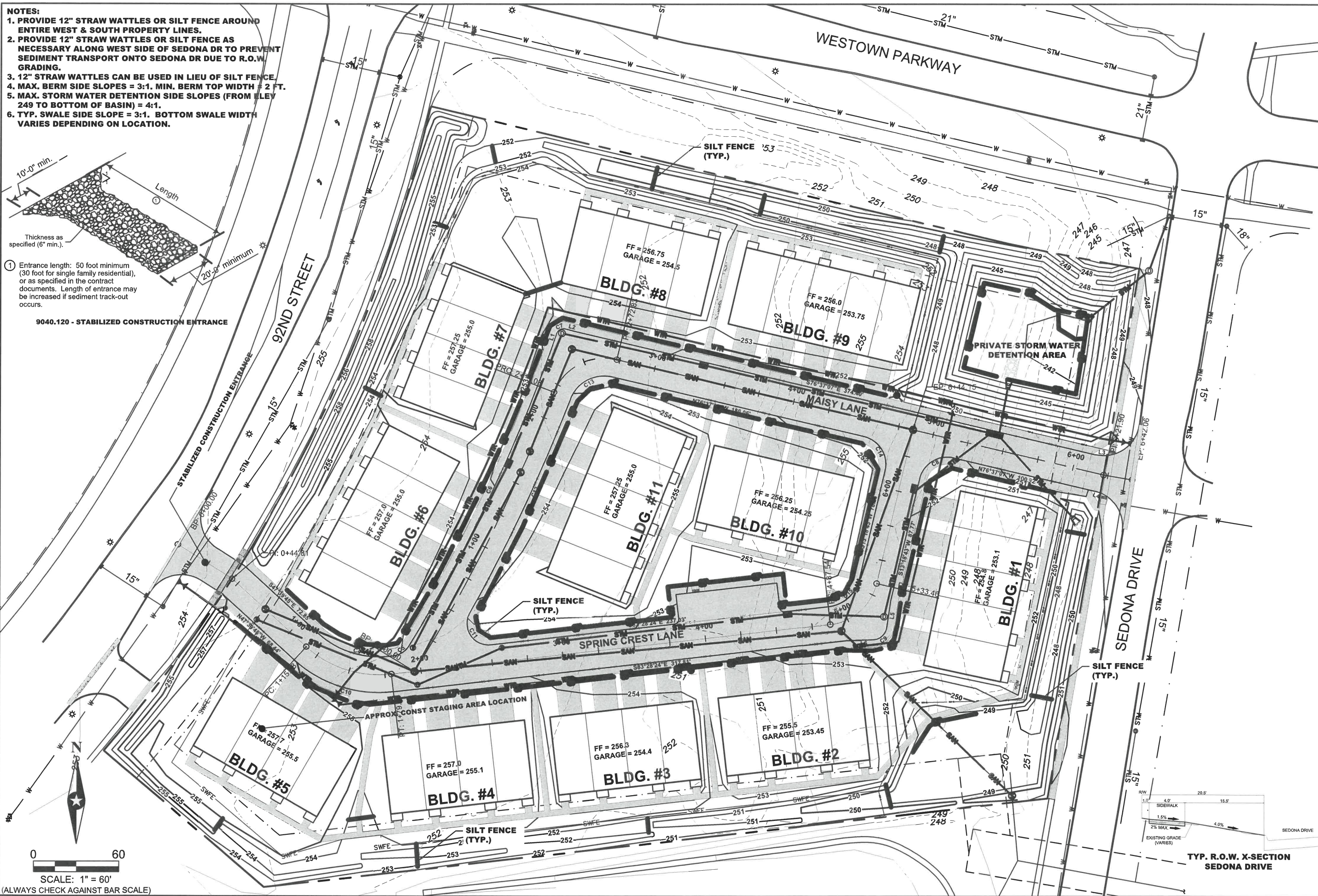


PROJECT NO:	19178
DRAWING FILE NO:	19178PP/SP
DESIGNED/REVIEWED BY:	DD
DRAWN BY:	BB
DATE:	
REVISION DESCRIPTION:	
NO:	1
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ABACI CONSULTING, INC.	
CIVIL ENGINEERING - LAND SURVEYING	
3000 SE GRANGER BLVD, STE 800 OFFICE (515) 985-2500	
SPRING CREST TOWNHOMES WDM WEST DES MOINES, DALLAS COUNTY, IOWA	
OVERALL SITE/LOT LAYOUT	
SHEET:	4

- NOTES:**
1. PROVIDE 12" STRAW WATTLES OR SILT FENCE AROUND ENTIRE WEST & SOUTH PROPERTY LINES.
 2. PROVIDE 12" STRAW WATTLES OR SILT FENCE AS NECESSARY ALONG WEST SIDE OF SEDONA DR TO PREVENT SEDIMENT TRANSPORT ONTO SEDONA DR DUE TO R.O.W. GRADING.
 3. 12" STRAW WATTLES CAN BE USED IN LIEU OF SILT FENCE.
 4. MAX. BERM SIDE SLOPES = 3:1. MIN. BERM TOP WIDTH = 2 FT.
 5. MAX. STORM WATER DETENTION SIDE SLOPES (FROM ELEY 249 TO BOTTOM OF BASIN) = 4:1.
 6. TYP. SWALE SIDE SLOPE = 3:1. BOTTOM SWALE WIDTH VARIES DEPENDING ON LOCATION.

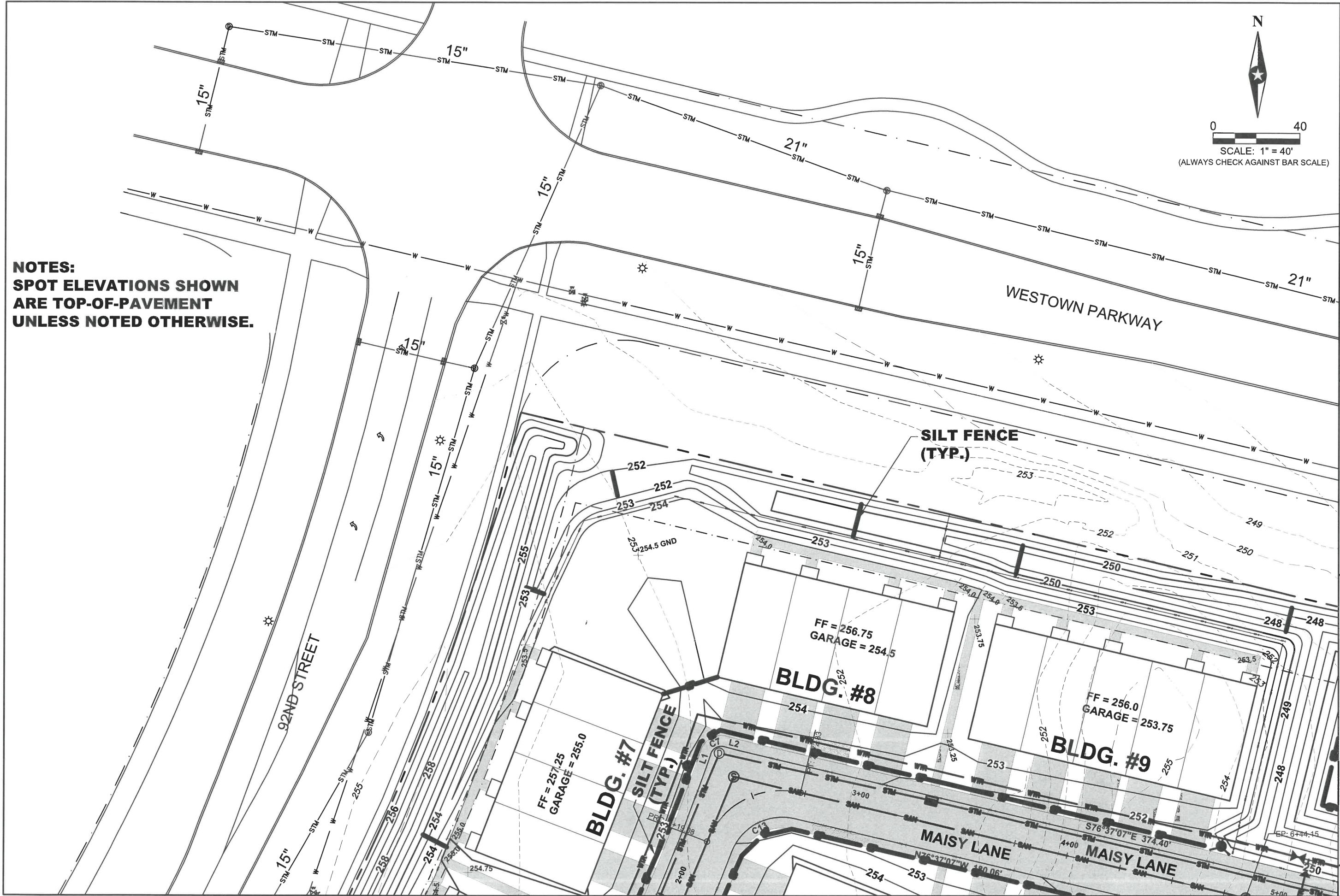
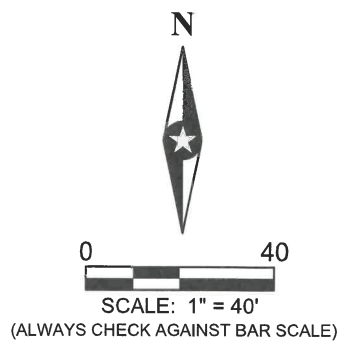


9040.120 - STABILIZED CONSTRUCTION ENTRANCE



PROJECT NO:	19178
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DESIGNED/REVIEWED BY:	DD
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ABACI CONSULTING, INC.	
CIVIL ENGINEERING - LAND SURVEYING	
<small>3000 SE GREENWOOD BLVD. STE. 100 DALLAS, TEXAS 75249 OFFICE: (972) 988-5044</small>	
SPRING CREST TOWNHOMES WDM WEST DES MOINES, DALLAS COUNTY, IOWA OVERALL GRADING & EROSION CONTROL PLAN	
SHEET:	5

**NOTES:
SPOT ELEVATIONS SHOWN
ARE TOP-OF-PAVEMENT
UNLESS NOTED OTHERWISE.**



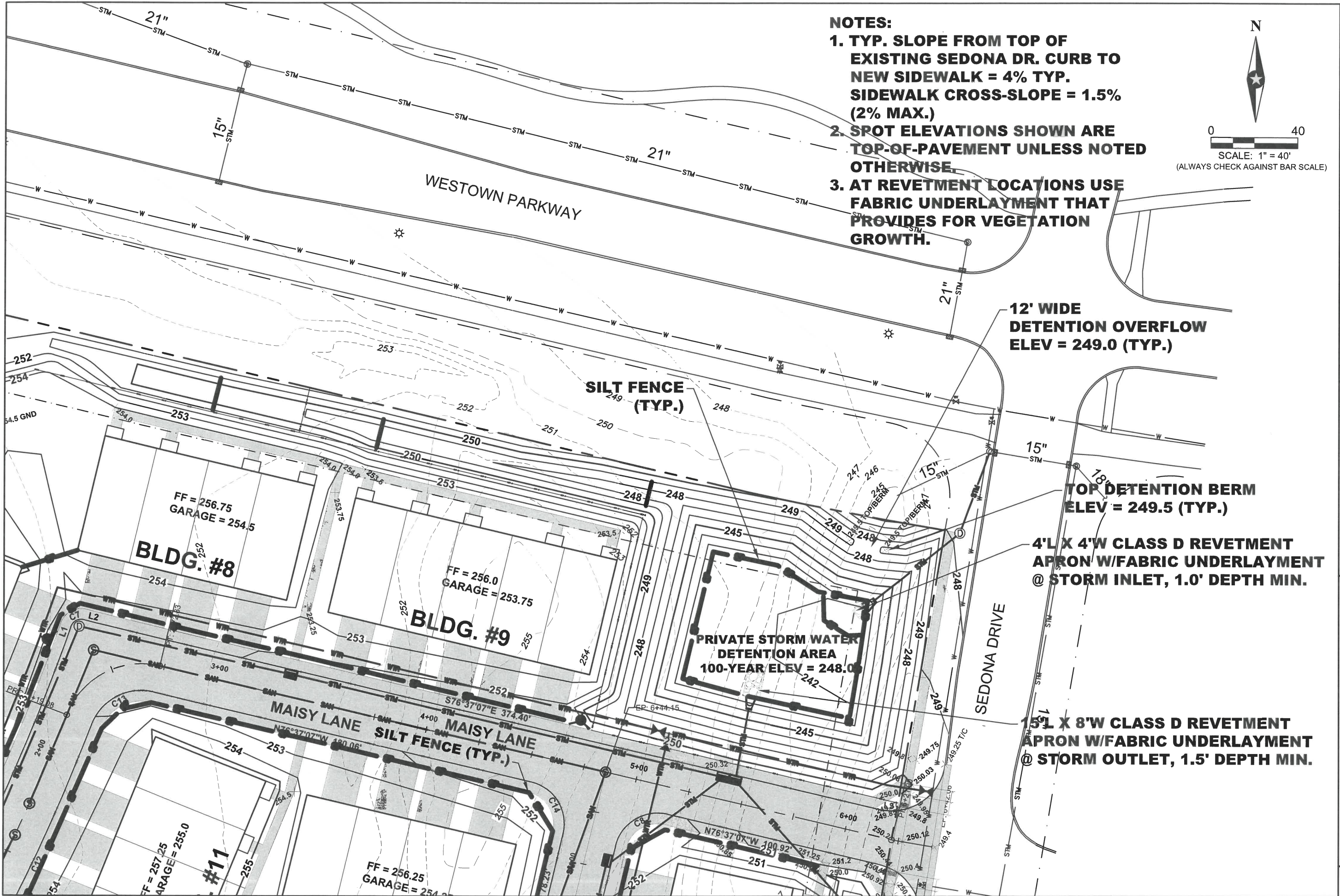
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DRAWN BY:	BB
DATE:	
REVISION DESCRIPTION:	
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ABAC CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
3000 DE GRUITER BLVD. STE 800
 DES MOINES, IA 50319
 OFFICE: (515) 281-5046

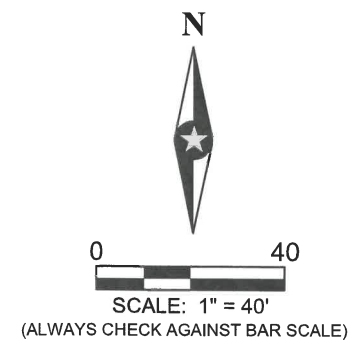
SPRING CREST TOWNHOMES WDM
 WEST DES MOINES, DALLAS COUNTY, IOWA

**GRADING & EROSION CONTROL PLAN -
NORTHWEST**

SHEET:
6



- NOTES:**
1. TYP. SLOPE FROM TOP OF EXISTING SEDONA DR. CURB TO NEW SIDEWALK = 4% TYP. SIDEWALK CROSS-SLOPE = 1.5% (2% MAX.)
 2. SPOT ELEVATIONS SHOWN ARE TOP-OF-PAVEMENT UNLESS NOTED OTHERWISE.
 3. AT REVETMENT LOCATIONS USE FABRIC UNDERLAYMENT THAT PROVIDES FOR VEGETATION GROWTH.



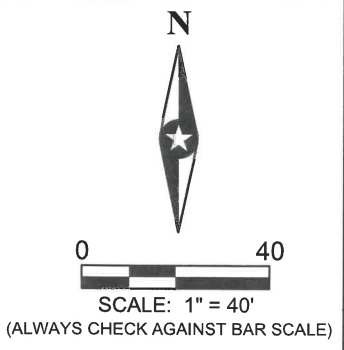
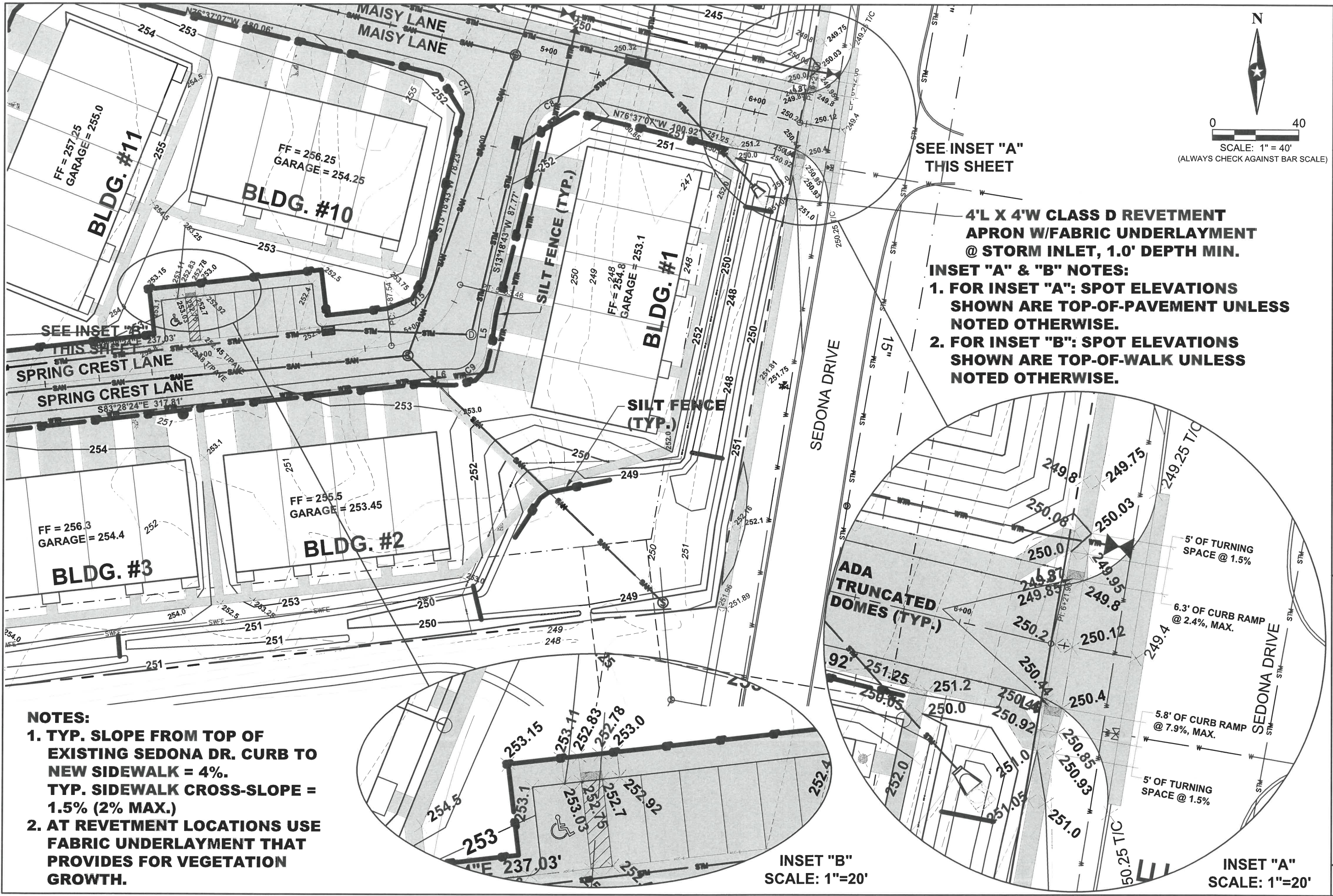
**12' WIDE DETENTION OVERFLOW
ELEV = 249.0 (TYP.)**

**TOP DETENTION BERM
ELEV = 249.5 (TYP.)**

**4'L X 4'W CLASS D REVETMENT
APRON W/FABRIC UNDERLAYMENT
@ STORM INLET, 1.0' DEPTH MIN.**

**15'L X 8'W CLASS D REVETMENT
APRON W/FABRIC UNDERLAYMENT
@ STORM OUTLET, 1.5' DEPTH MIN.**

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ABACI CONSULTING, INC.	
<small>CIVIL ENGINEERING - LAND SURVEYING</small>	
<small>3000 DE GRASSE BLVD, STE 100 OFFICE: (913) 794-5044</small>	
GRADING & EROSION CONTROL PLAN - NORTHEAST	
<small>SPRING CREST TOWNHOMES WDM WEST DES MOINES, DALLAS COUNTY, IOWA</small>	
SHEET:	7



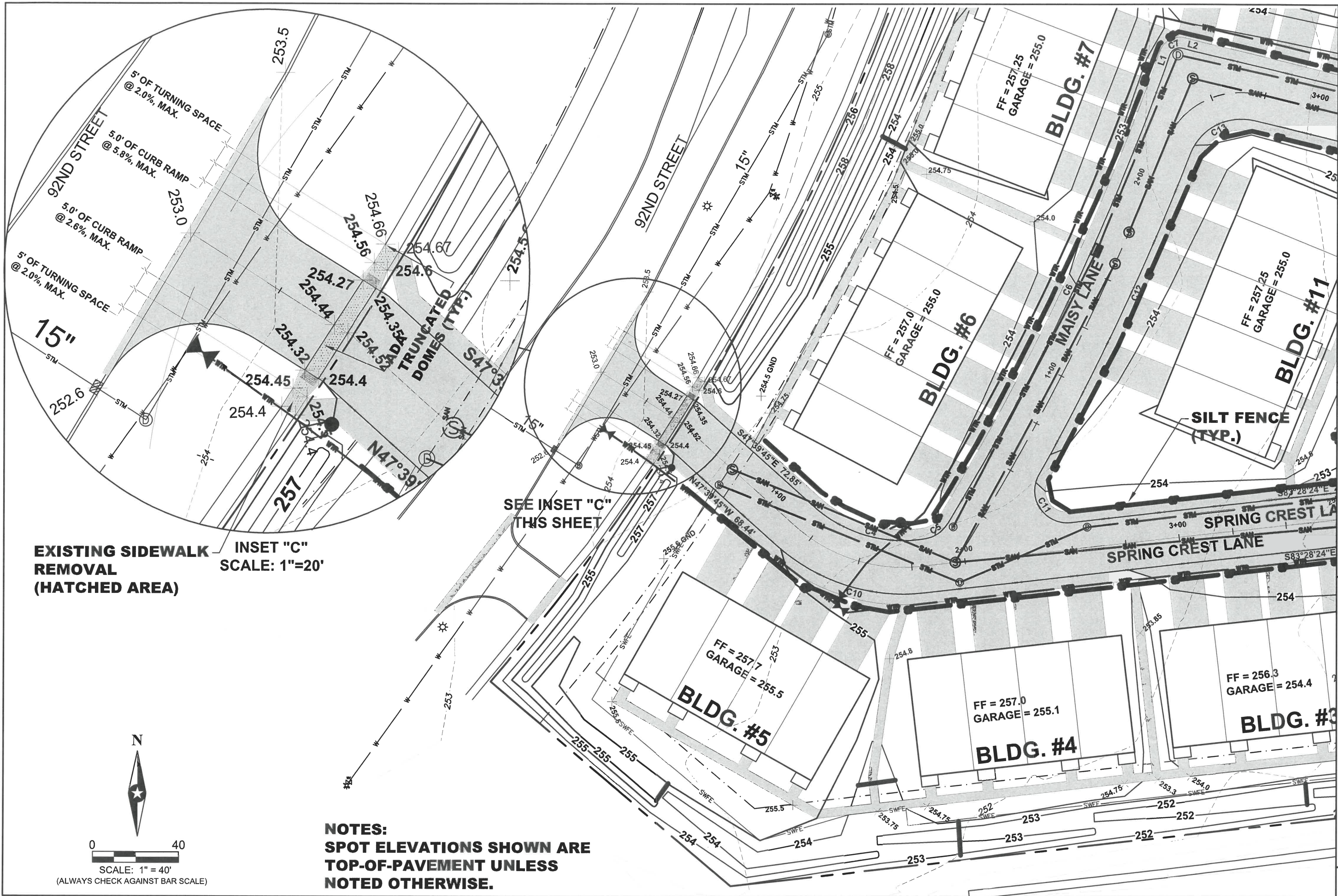
SEE INSET "A"
THIS SHEET

4'L X 4'W CLASS D REVETMENT
APRON W/FABRIC UNDERLAYMENT
@ STORM INLET, 1.0' DEPTH MIN.

- INSET "A" & "B" NOTES:**
1. FOR INSET "A": SPOT ELEVATIONS SHOWN ARE TOP-OF-PAVEMENT UNLESS NOTED OTHERWISE.
 2. FOR INSET "B": SPOT ELEVATIONS SHOWN ARE TOP-OF-WALK UNLESS NOTED OTHERWISE.

- NOTES:**
1. TYP. SLOPE FROM TOP OF EXISTING SEDONA DR. CURB TO NEW SIDEWALK = 4%.
TYP. SIDEWALK CROSS-SLOPE = 1.5% (2% MAX.)
 2. AT REVETMENT LOCATIONS USE FABRIC UNDERLAYMENT THAT PROVIDES FOR VEGETATION GROWTH.

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ABACI CONSULTING, INC.	
CIVIL ENGINEERING - LAND SURVEYING	
3000 DE GRAMME BLVD, STE 400 OFFICE: (515) 985-0400	
SPRING CREST TOWNHOMES WDM WEST DES MOINES, DALLAS COUNTY, IOWA	
GRADING & EROSION CONTROL PLAN - SOUTHEAST	
SHEET:	8



PROJECT NO:	19178
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ABACI CONSULTING, INC. CIVIL ENGINEERING - LAND SURVEYING <small>3000 DE CAHILL RD, STE 400 GRAMES OFFICE: (515) 984-0488</small>	
SPRING CREST TOWNHOMES WDM WEST DES MOINES, DALLAS COUNTY, IOWA GRADING & EROSION CONTROL PLAN - SOUTHWEST	
SHEET:	9

NOTES:

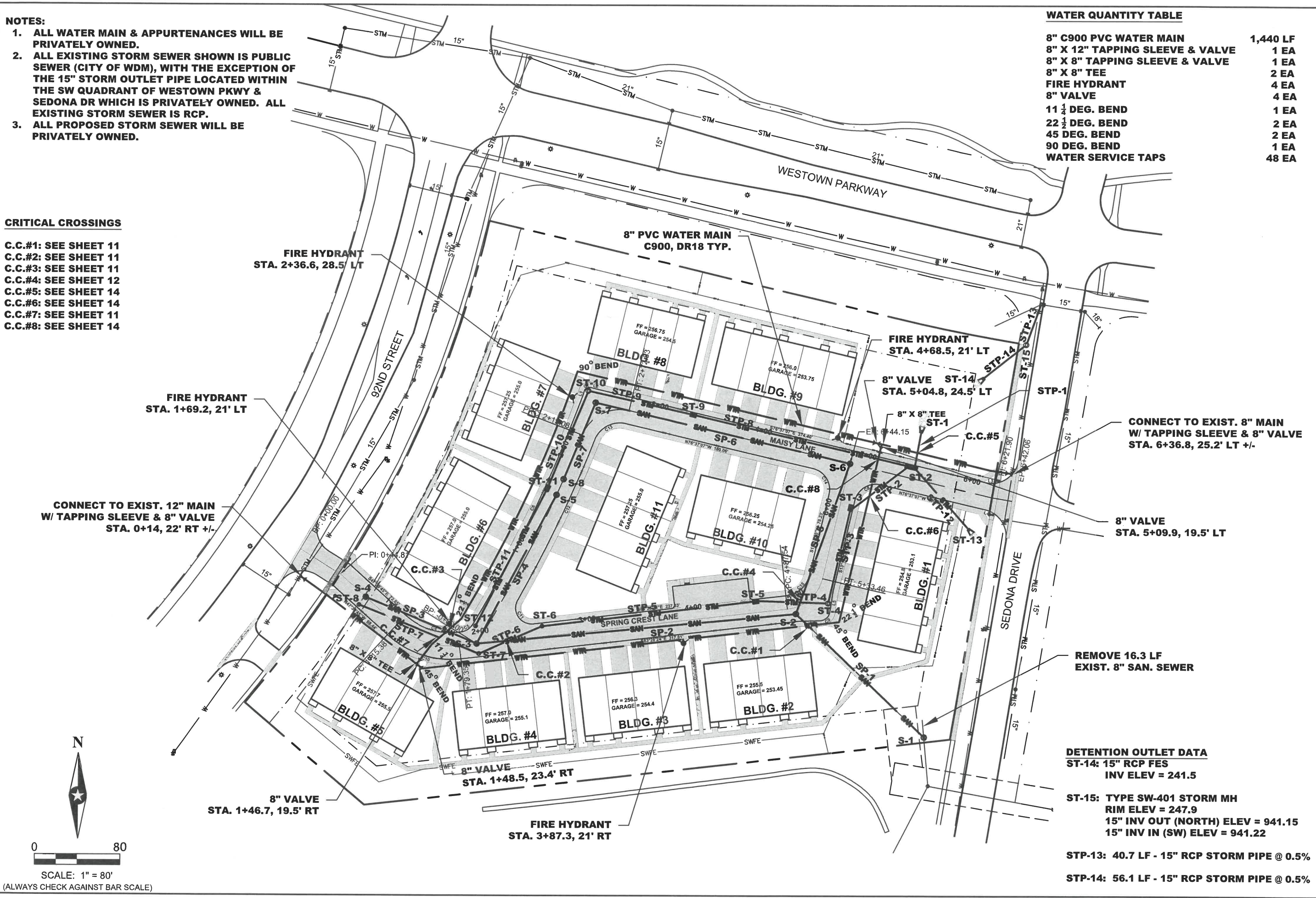
1. ALL WATER MAIN & APPURTENANCES WILL BE PRIVATELY OWNED.
2. ALL EXISTING STORM SEWER SHOWN IS PUBLIC SEWER (CITY OF WDM), WITH THE EXCEPTION OF THE 15" STORM OUTLET PIPE LOCATED WITHIN THE SW QUADRANT OF WESTOWN PKWY & SEDONA DR WHICH IS PRIVATELY OWNED. ALL EXISTING STORM SEWER IS RCP.
3. ALL PROPOSED STORM SEWER WILL BE PRIVATELY OWNED.

CRITICAL CROSSINGS

- C.C.#1: SEE SHEET 11
- C.C.#2: SEE SHEET 11
- C.C.#3: SEE SHEET 11
- C.C.#4: SEE SHEET 12
- C.C.#5: SEE SHEET 14
- C.C.#6: SEE SHEET 14
- C.C.#7: SEE SHEET 11
- C.C.#8: SEE SHEET 14

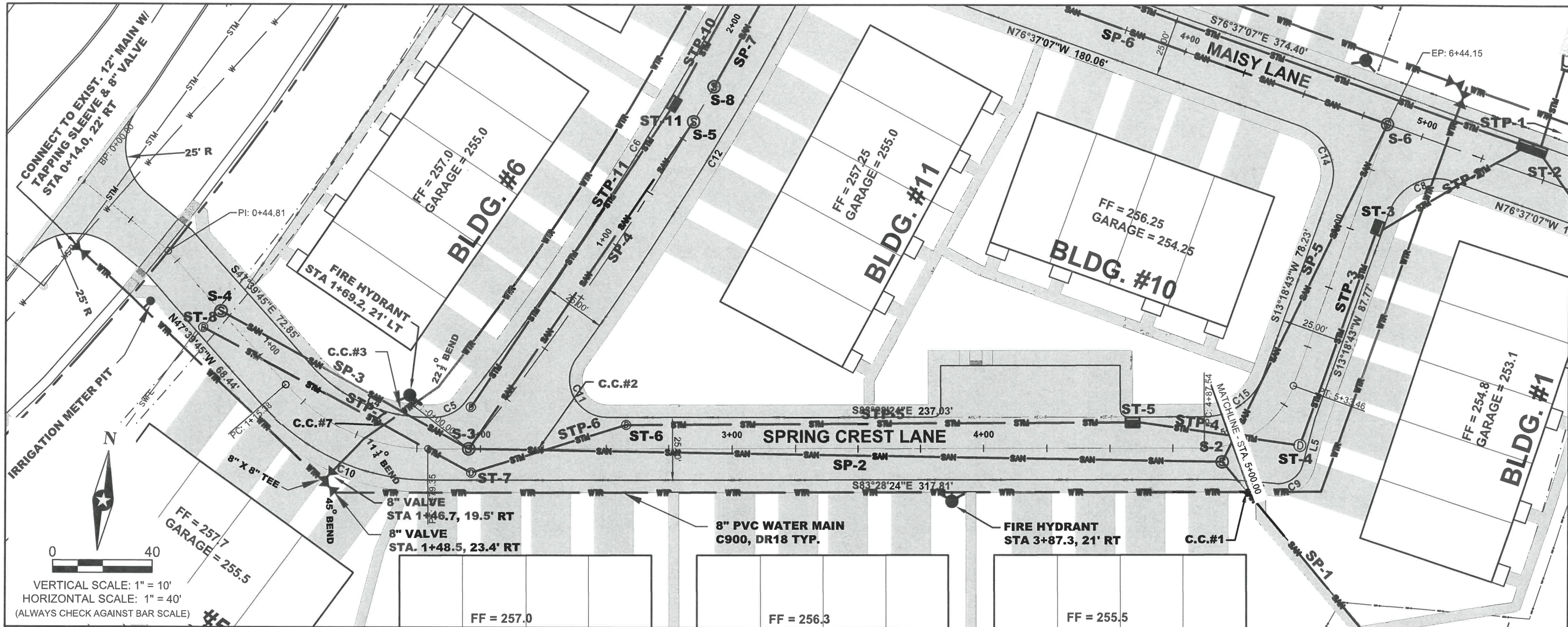
WATER QUANTITY TABLE

8" C900 PVC WATER MAIN	1,440 LF
8" X 12" TAPPING SLEEVE & VALVE	1 EA
8" X 8" TAPPING SLEEVE & VALVE	1 EA
8" X 8" TEE	2 EA
FIRE HYDRANT	4 EA
8" VALVE	4 EA
11 1/2 DEG. BEND	1 EA
22 1/2 DEG. BEND	2 EA
45 DEG. BEND	2 EA
90 DEG. BEND	1 EA
WATER SERVICE TAPS	48 EA

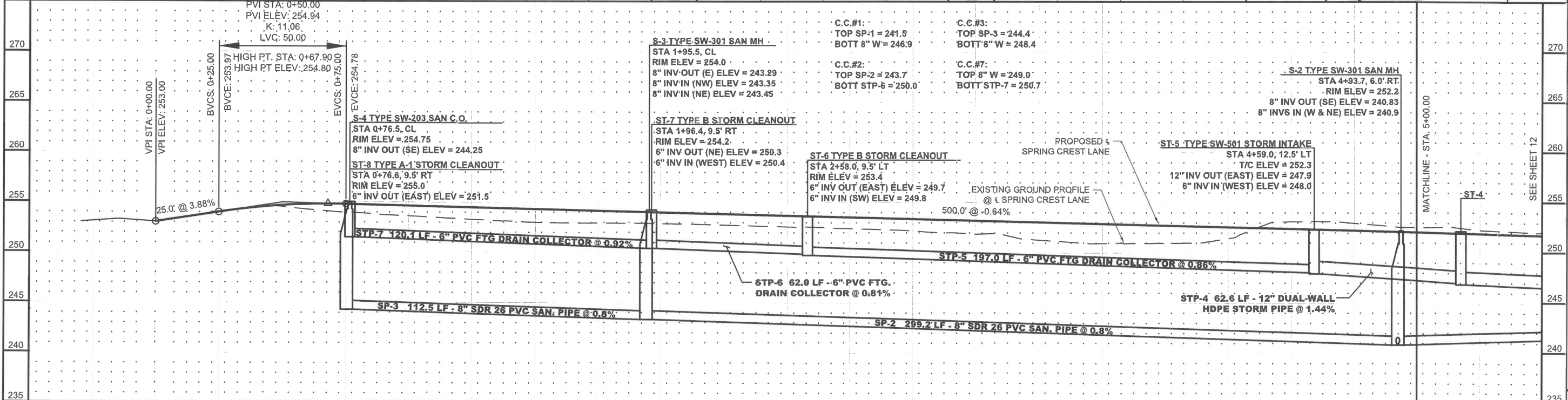


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ABACI CONSULTING, INC.	
CIVIL ENGINEERING - LAND SURVEYING	
3000 DE GRUIERS BLVD, STE 800 OFFICE: (415) 888-5048	
SPRING CREST TOWNHOMES WDM WEST DES MOINES, DALLAS COUNTY, IOWA	
OVERALL UTILITY PLAN	
SHEET:	10

DETENTION OUTLET DATA
ST-14: 15" RCP FES
 INV ELEV = 241.5
ST-15: TYPE SW-401 STORM MH
 RIM ELEV = 247.9
 15" INV OUT (NORTH) ELEV = 941.15
 15" INV IN (SW) ELEV = 941.22
STP-13: 40.7 LF - 15" RCP STORM PIPE @ 0.5%
STP-14: 56.1 LF - 15" RCP STORM PIPE @ 0.5%



VERTICAL SCALE: 1" = 10'
 HORIZONTAL SCALE: 1" = 40'
 (ALWAYS CHECK AGAINST BAR SCALE)



0+00 0+25 0+50 0+75 1+00 1+25 1+50 1+75 2+00 2+25 2+50 2+75 3+00 3+25 3+50 3+75 4+00 4+25 4+50 4+75 5+00

PROJECT NO:	19178
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ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING

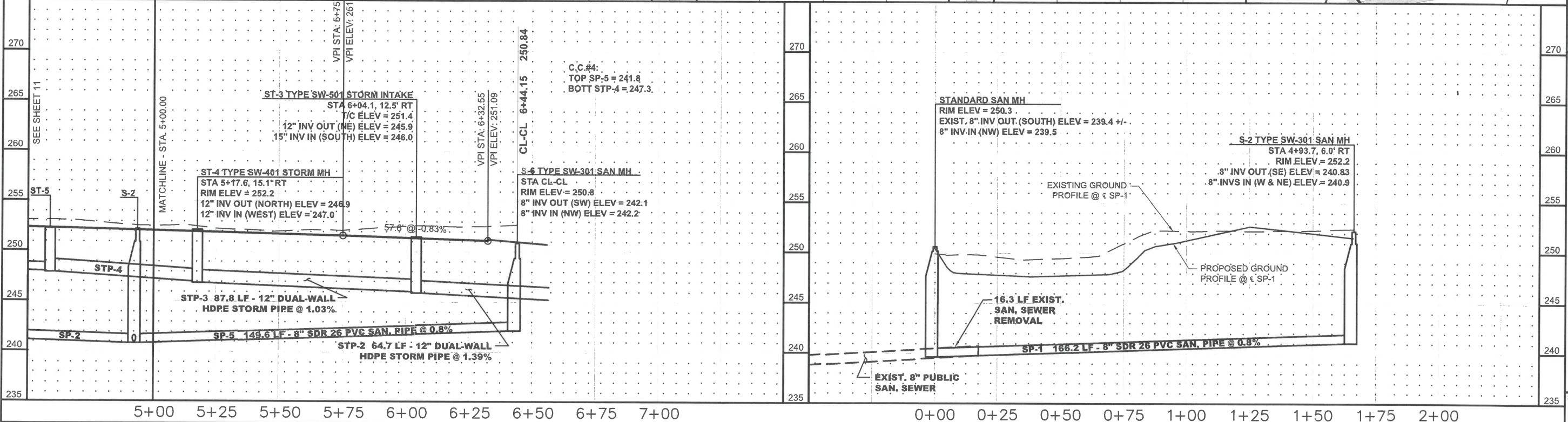
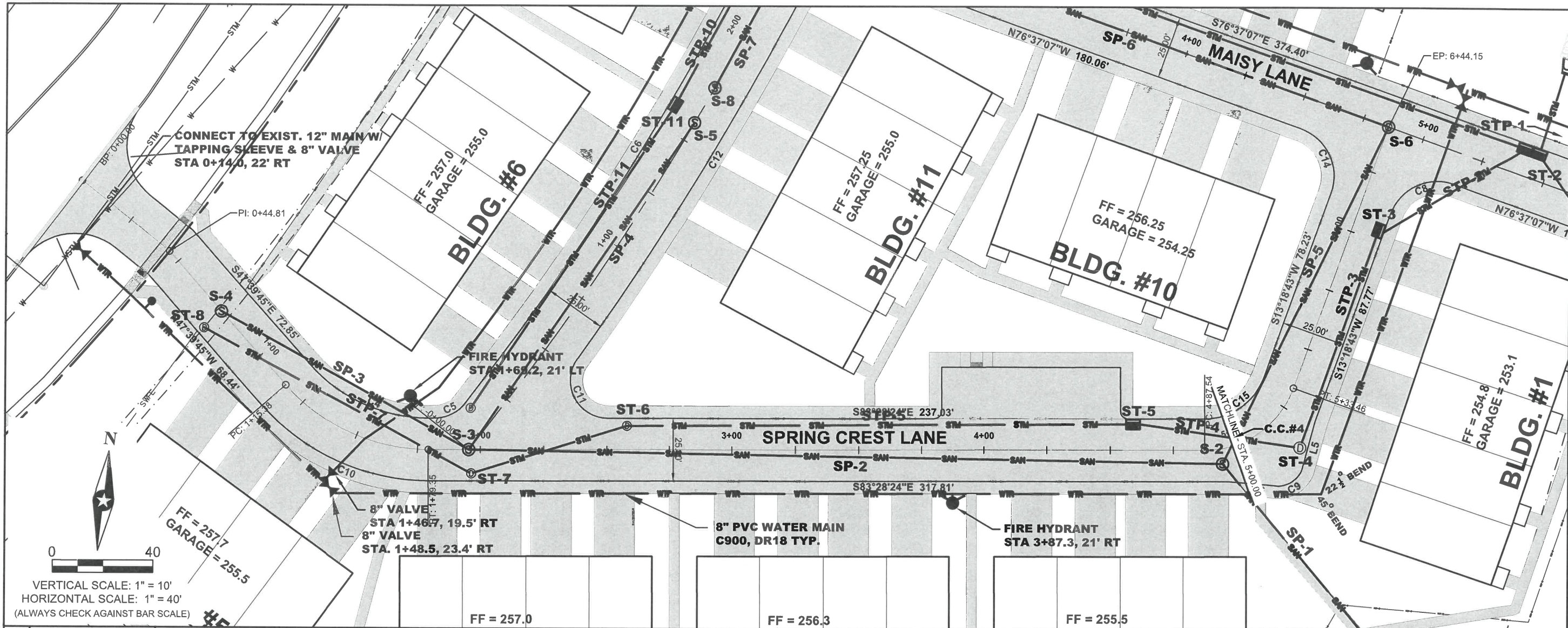
3000 SE GRIMES BLVD, STE 100
 MOINES, IA 50131
 OFFICE (515) 985-0948

SPRING CREST TOWNHOMES WDM
 WEST DES MOINES, DALLAS COUNTY, IOWA

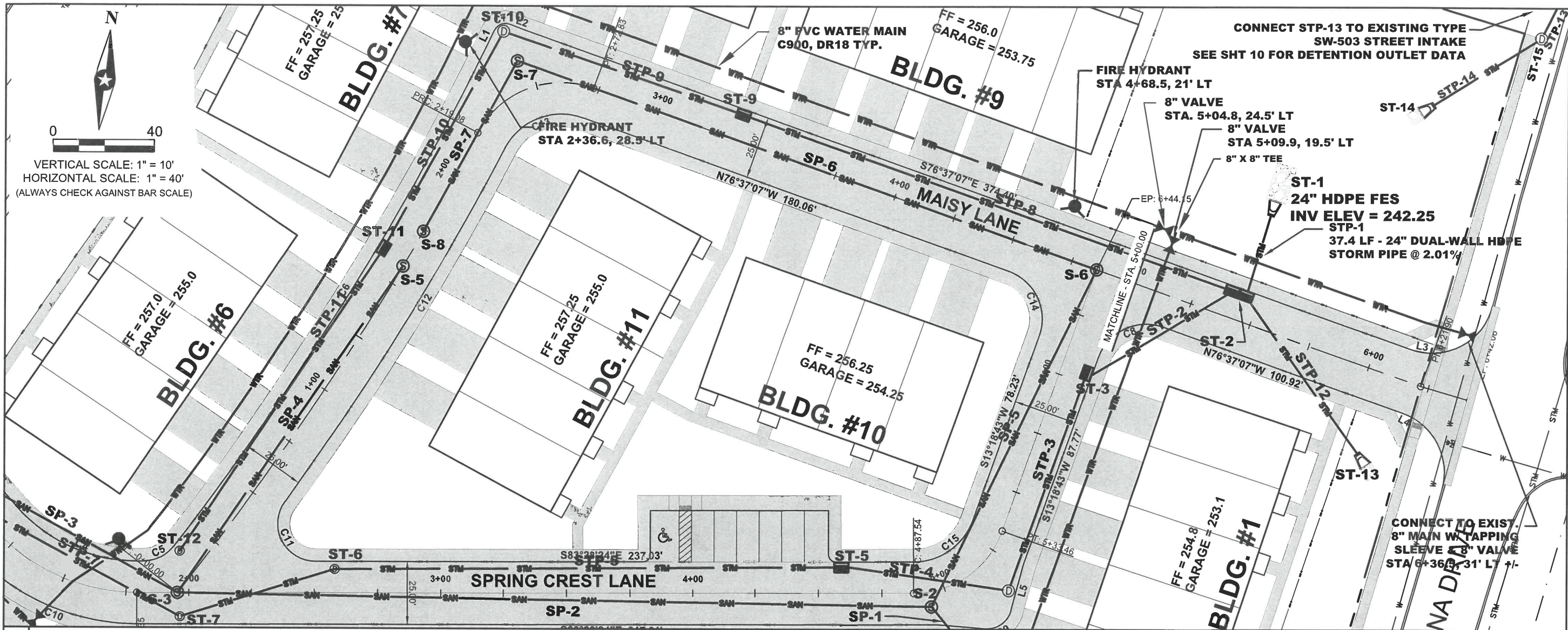
**PLAN & PROFILE - SPRING CREST LANE
 (STA. 0+00 TO 5+00)**

SHEET: **11**

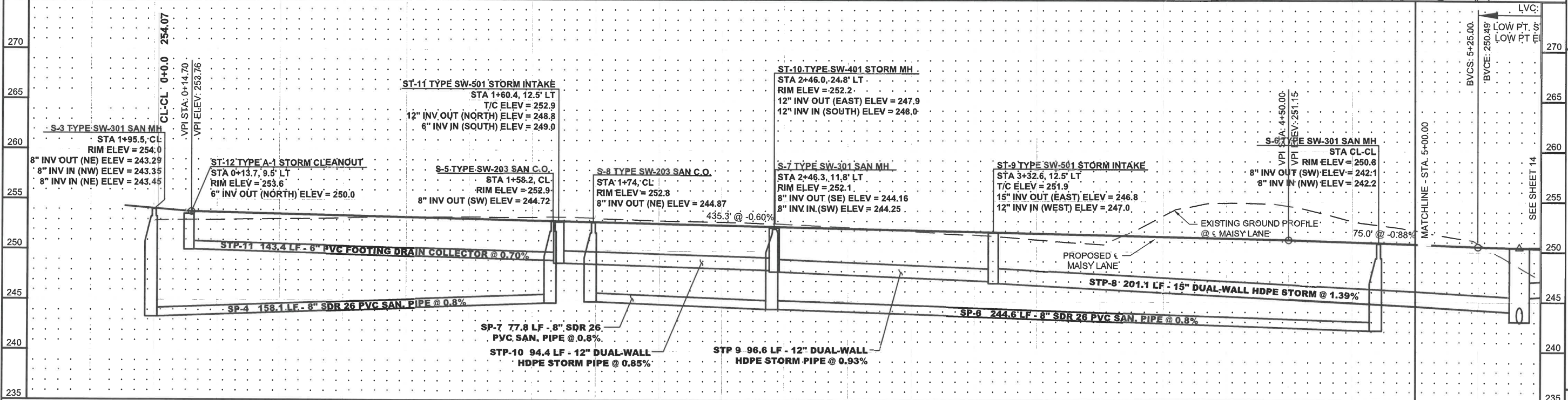
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PROJECT NO:	19178
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DATE:	
REVISION DESCRIPTION:	
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NO:	4
ABACI CONSULTING, INC. CIVIL ENGINEERING - LAND SURVEYING <small>3000 SE GRIMES BLVD, STE 100 DES MOINES, IA 50315 OFFICE: (515) 281-0048</small>	
SPRING CREST TOWNHOMES WDM WEST DES MOINES, DALLAS COUNTY, IOWA PLAN & PROFILE - SPRING CREST LANE (STA. 5+00 TO END)	
SHEET:	12



VERTICAL SCALE: 1" = 10'
 HORIZONTAL SCALE: 1" = 40'
 (ALWAYS CHECK AGAINST BAR SCALE)



PROJECT NO:	19178
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DESIGNED/REVIEWED BY:	DD
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REVISION DESCRIPTION:	
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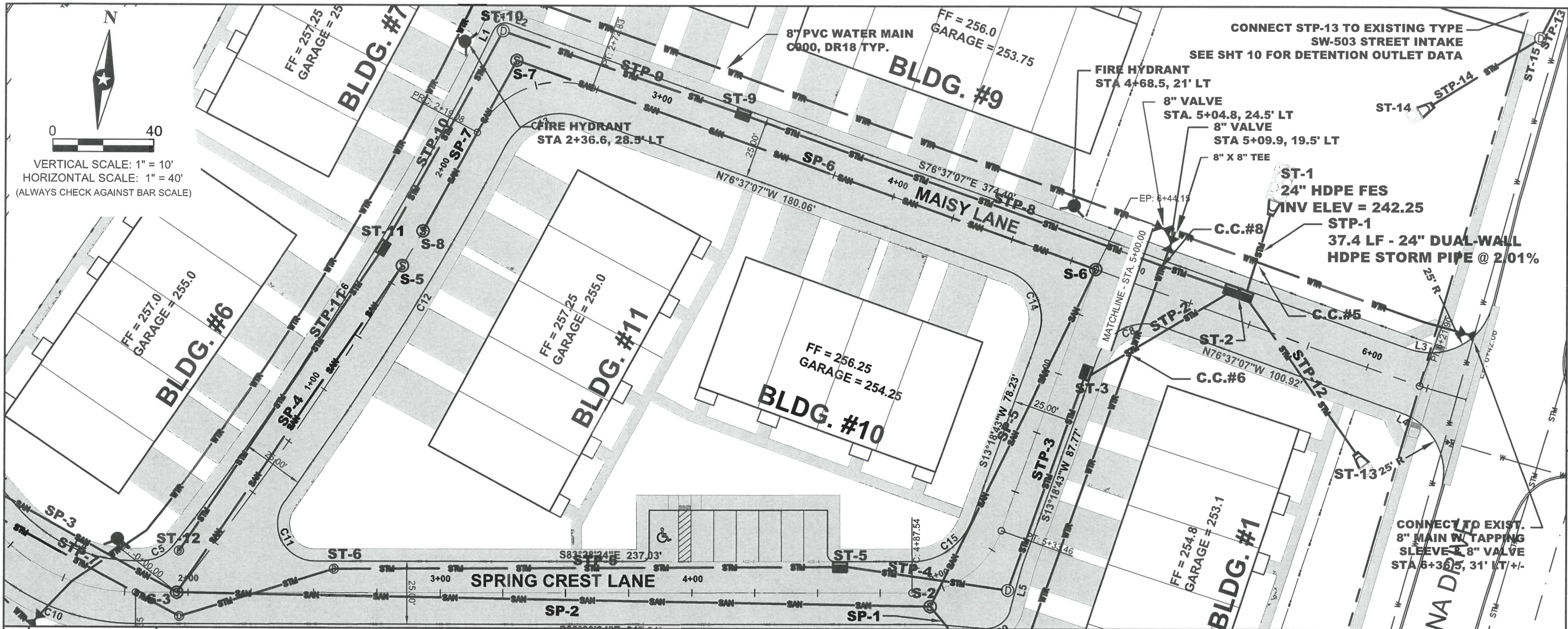
ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING

3000 SE CHURCH BLVD, STE 100
 MOINES, IA 50516
 OFFICE: 515.282.5048

SPRING CREST TOWNHOMES WDM
 WEST DES MOINES, DALLAS COUNTY, IOWA

**PLAN & PROFILE - MAISY LANE
 (STA. 0+00 TO 5+00)**

SHEET: **13**

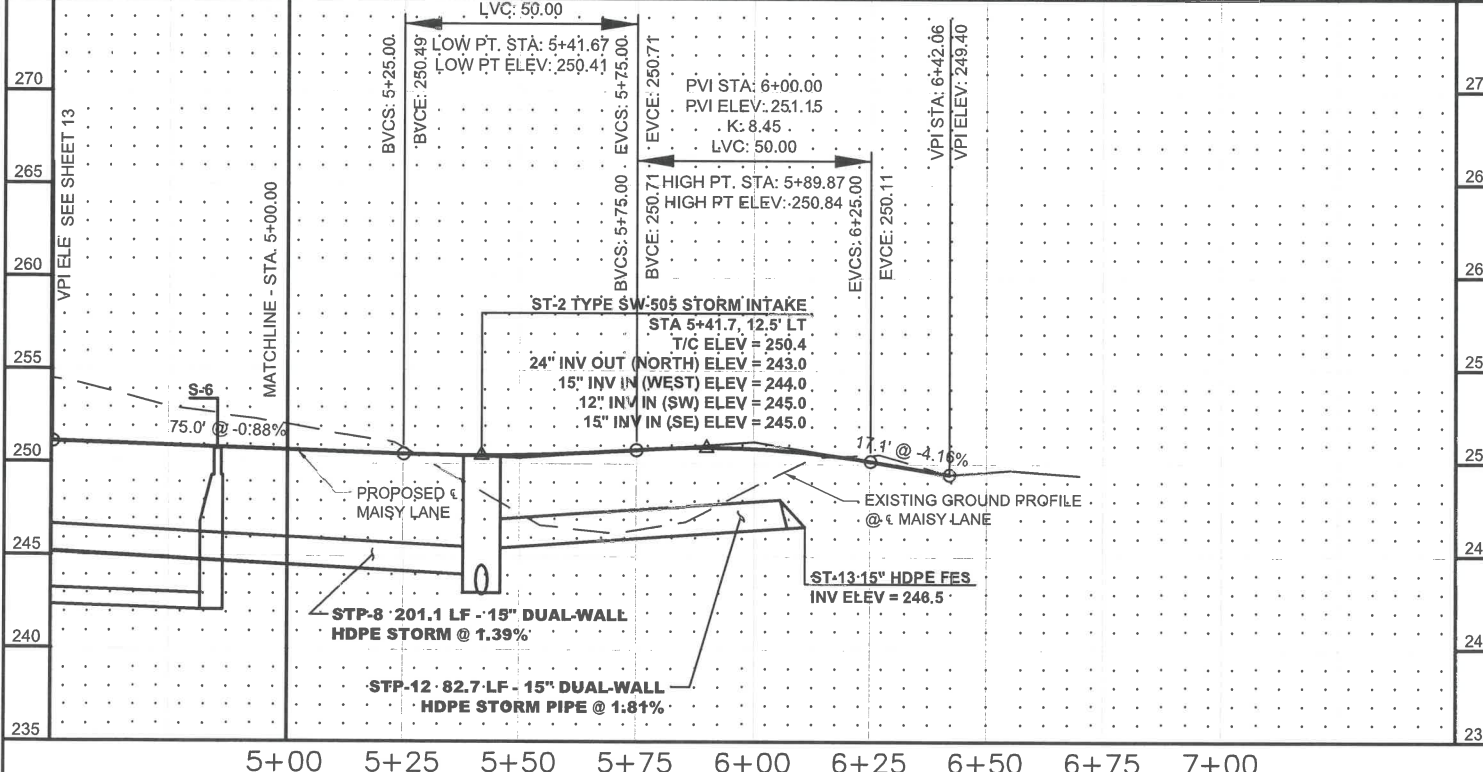


VERTICAL SCALE: 1" = 10'
 HORIZONTAL SCALE: 1" = 40'
 (ALWAYS CHECK AGAINST BAR SCALE)

PROJECT NO:	19178
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ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
3000 DEARBORN BLVD., STE 600
 DALLAS, TEXAS 75246
 OFFICE: (972) 984-5048



NOTE: FOR ST-14, INSTALL STEEL RESTRICTOR PLATE W/ ORIFICE OPENING DIAM = 6.9". PLACE BOTTOM OF ORIFICE OPENING @ ELEV 241.5.

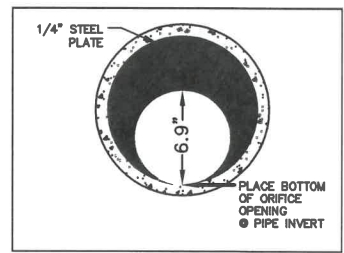
FOR STP-13: CONNECT TO EXIST. SEDONA DR STREET INTAKE @ ELEV 241.0 (EXISTING 15" RCP OUT = ELEV 240.7).

C.C.#5:
 TOP 8" W = 241.0
 BOTT STP-1 = 242.6

C.C.#6:
 TOP 8" W = 243.9
 BOTT STP-2 = 245.5

C.C.#8:
 TOP 8" W = 242.7
 BOTT STP-8 = 244.3

NOTE: FOR CRITICAL CROSSINGS #5, #6 AND #8, CENTER ONE 20 FT SECTION OF STORM PIPE OVER THE WATER MAIN, AND PROVIDE GASKETS COMPLYING WITH ASTM D3212 AT EACH END OF THE 20 FT SECTION OF STORM PIPE. PROVIDE LOW PERMEABILITY SOIL FOR BACKFILL.



ST-14 ORIFICE PLATE DETAIL
 NOT TO SCALE

SPRING CREST TOWNHOMES WDM
 WEST DES MOINES, DALLAS COUNTY, IOWA
PLAN & PROFILE - MAISY LANE
 (STA. 5+00 TO END)

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PLANT SCHEDULE - 30' BUFFER

OVERSTORY & EVERGREEN

GB	GINGKO BILOBA	'AUTUMN GOLD GINGKO'	2" DIAM.	2 EA
AR	ACER RUBRUM	'SUN VALLEY RED MAPLE'	2" DIAM.	3 EA
TA	TILIA AMERICANA	'FRONTYARD LINDEN'	2" DIAM.	2 EA
PG	PICEA GLAUCA	'BLACK HILLS SPRUCE'	6' HT	4 EA
PP	PICEA PUNGENS	'FAT ALBERT BLUE COLORADO SPRUCE'	6' HT	2 EA
PI	PINUS CEMBRA	'SWISS STONE ALGONQUIN PILLAR PINE'	6' HT	4 EA
				TOTAL = 17

UNDERSTORY

AA	AMELANCHIER ALNIFOLIA	'STANDING OVATION SERVICEBERRY'	1.5" DIAM.	4 EA
AG	AMELANCHIER X GRANDIFLORA	'AUTUMN BRILLIANCE SERVICEBERRY'	1.5" DIAM.	14 EA
MA	MALUS	'PINK SPIRES CRABAPPLE'	1.5" DIAM.	6 EA
CM	CORNUS MAS	'GOLDEN GLORY DOGWOOD'	1.5" DIAM.	6 EA
				TOTAL = 30

SHRUBS

SJ	SPIRAEA JAPONICA	'GOLDMOUND SPIREA'	15" HT	26 EA
CP	CHAMAECYPARIS PISIFERA	'FALSE CYPRESS EVERGREEN'	2' HT	14 EA
BX	BUXUS X	'BOXWOOD GREEN VELVET'	2' HT	18 EA
CA	CLETHRA ALNIFOLIA	'SUMMERSWEET'	3' HT	8 EA
FC	THUJA OCCIDENTALIS	'ARBORVITAE FIRE CHIEF'	2' HT	15 EA
PF	POTENTILLA FRUTICOSA	'SHRUBBY CINQUEFOIL'	2' HT	8 EA
				TOTAL = 89

PLANT SCHEDULE - OPEN SPACE AREA

TREES

GT	GLEDITISIA TRIACANTHOS	'STREET KEEPER HONEYLOCUST'	2" DIAM	6 EA
PP	PICEA PUNGENS	'FAT ALBERT BLUE COLORADO SPRUCE'	6' HT	29 EA
SR	SYRINGA RETICULATA	'IVORY SILK JAPANESE TREE LILAC'	1.5" DIAM	10 EA
AG	AMELANCHIER X GRANDIFLORA	'AUTUMN BRILLIANCE SERVICEBERRY'	1.5" DIAM	4 EA
				TOTAL = 49

SHRUBS

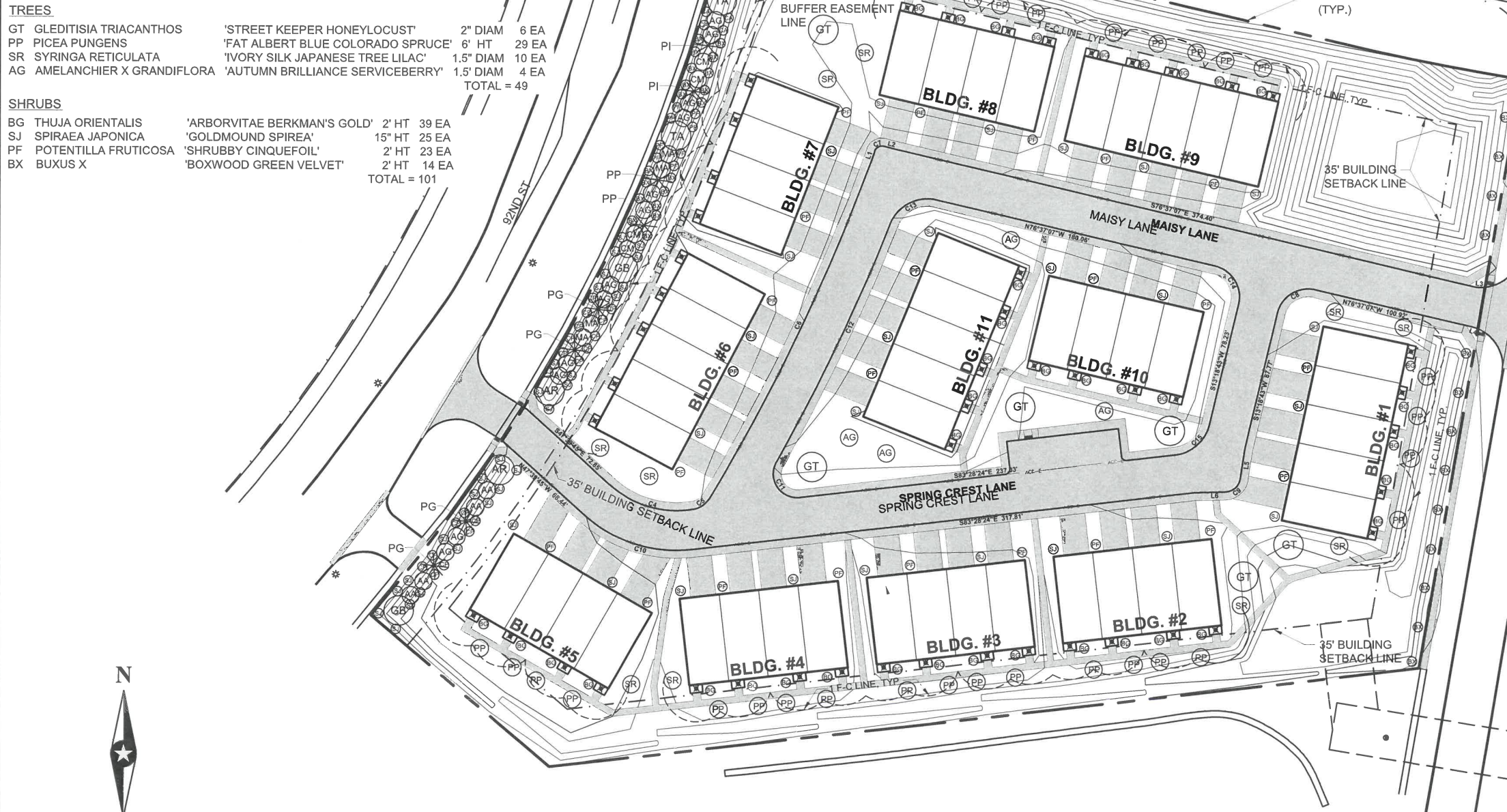
BG	THUJA ORIENTALIS	'ARBORVITAE BERKMAN'S GOLD'	2' HT	39 EA
SJ	SPIRAEA JAPONICA	'GOLDMOUND SPIREA'	15" HT	25 EA
PF	POTENTILLA FRUTICOSA	'SHRUBBY CINQUEFOIL'	2' HT	23 EA
BX	BUXUS X	'BOXWOOD GREEN VELVET'	2' HT	14 EA
				TOTAL = 101

LANDSCAPING REQUIREMENTS - 30' BUFFER

BUFFER LENGTH = 520 LF
 REQUIREMENT: 1 OVERSTORY OR EVERGREEN TREE, 2 UNDERSTORY TREES AND 6 SHRUBS PER 35 LF OF BUFFER
 REQUIREMENT FOR 520 LF OF BUFFER: 15 EVERGREEN OR OVERSTORY TREES, 30 UNDERSTORY TREES, 89 SHRUBS

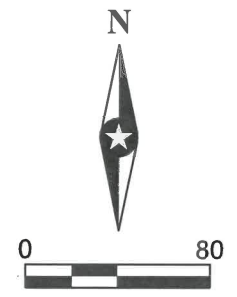
LANDSCAPING REQUIREMENTS - OPEN SPACE AREA

OPEN SPACE AREA REQUIRED = 66,595 SF
 REQUIREMENT: 2 TREES AND 3 SHRUBS PER 3,000 SF OF OPEN SPACE AREA, 50% OF TREES REQUIRED TO BE EVERGREEN
 REQUIREMENT FOR 66,595 SF OF OPEN SPACE AREA: 45 TREES (50% EVERGREEN), 67 SHRUBS



LIGHTING INFORMATION

- 1) BUILDING MOUNTED EXTERIOR LIGHTING WILL BE UTILIZED. 2 WALL MOUNTED LIGHTS WILL BE UTILIZED FOR EACH GARAGE DOOR LOCATION (FACING THE PRIVATE STREET). 1 SOFFIT MOUNTED LIGHT WILL BE UTILIZED FOR EACH FRONT DOOR AND WILL BE CENTERED WITHIN THE FRONT DOOR OVERHANG. THERE WILL BE FRONT DOOR LIGHTS FACING THE PERIMETER BOUNDARY LINE ALONG ALL 4 SIDES (NORTH, SOUTH, EAST & WEST).
- 2) FOR ALL FRONT DOOR LIGHTING, LIGHT TYPE = KICHLER DOWNLIGHT GEN-1 7.5" 3000K LED FLUSH MOUNT WHITE. THE 1 FOOT-CANDLE LINE FOR THE FRONT DOOR LIGHTS IS INDICATED ON THE LANDSCAPING PLAN AS '1 F-C LINE, TYP.'. BASED ON LIGHT MANUFACTURER'S PHOTOMETRIC DATA, THE 1 FOOT-CANDLE INTENSITY LINE IS 21 FT +/- FROM THE CENTER OF THE LIGHT.
- 3) THE MIN. DISTANCE FROM THE CENTER OF A FRONT DOOR LIGHT TO THE PERIMETER BOUNDARY LINE IS 38.5' (BLDG. 2-4, AND NE COR OF BLDG. #1). BASED ON LIGHT MANUFACTURER'S PHOTOMETRIC DATA, THE FOOT-CANDLE INTENSITY @ 38.5' = 0.3 +/- . THUS, THE MAX. LIGHT INTENSITY ALONG THE PERIMETER BOUNDARY LINE = 0.3 F-C +/-.



PROJECT NO:	19178
DRAWING FILE NO:	19178PP/SP
DESIGNED/REVIEWED BY:	DD
DRAWN BY:	BB
DATE:	
REVISION DESCRIPTION:	
NO:	1
	2
	3
	4
ABACI CONSULTING, INC.	
CIVIL ENGINEERING - LAND SURVEYING	
3000 BEAUREGARD BLVD., STE. 100 OFFICE: (512) 945-5048	
PROJECT:	SPRING CREST TOWNHOMES WDM
LOCATION:	WEST DES MOINES, DALLAS COUNTY, IOWA
LANDSCAPING PLAN	
SHEET:	15

Springcrest Townhomes Five-plex



Front Elevation



Left Elevation



Right Elevation



Rear Elevation

Springcrest Townhomes *Four-plex*



Front Elevation



Left Elevation



Right Elevation



Rear Elevation

RESOLUTION NO. PZC-20-052

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, IOWA, RECOMMENDING THE CITY COUNCIL APPROVE THE PRELIMINARY PLAT AND SITE PLAN FOR SPRING CREST TOWNHOMES TO BE DEVELOPED AT THE SOUTHWEST CORNER OF WESTOWN PARKWAY AND SEDONA DRIVE

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Spring Crest Townhomes WDM, LLC, with permission from the property owner, CSI Homes and Development LLC, has requested approval of a preliminary plat and site plan to subdivide the property located at the southwest corner of Westown Parkway and Sedona Drive into 48 footprint lots and one outlot for the construction of 48 attached townhomes (PP-004613-2020/SP-004612-2020); 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 July 27, 2020, this Commission held a duly noticed meeting to consider the Preliminary Plat and Site Plan.

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 July 27, 2020, or as amended orally at the Plan and Zoning Commission meeting of July 27, 2020, are adopted.

SECTION 2. The Preliminary Plat and Site Plan (PP-004613-2020/SP-004612-2020) to subdivide the property into 48 footprint lots and construct attached townhomes is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated July 27, 2020, 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 July 27, 2020.

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 July 27, 2020, by the following vote:

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

ATTEST:

Recording Secretary

Exhibit A:
Conditions of Approval

1. One building permit will be allowed for one 4-plex or 5-plex building until the associated final plat is recorded with the County.