

CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

MEETING DATE: March 8, 2021

ITEM: 88th Street Lofts, 520 88th Street – Approve Preliminary Plat to create one lot for high density residential development and one street lot; and Approve Site Plan for the construction of a 3-story, 49-unit apartment building – TWG Development, LLC – PP-004979-2020/SP-004988-2021

RESOLUTION: Approval of Preliminary Plat and Site Plan

Background: Brad Kuehl with Bishop Engineering on behalf of the applicant, TWG Development, LLC, and property owner, RJB, L.L.C., request approval of a Preliminary Plat for the approximately 4-acre property located at 520 88th Street. The applicant proposes to subdivide the property into one (1) lot for development of high density residential and one (1) street lot for dedication to the City. Additionally, the applicant requests approval of a Site Plan to allow the construction of a 3-story, 49-unit apartment building and associated site improvements.

Staff Review & Comment:

- *Financial Impact:* Undetermined
- *Key Development Aspects:*
 - *Connection to EP True:* With the development of the Village of Century Run townhomes immediately to the east, a vehicle drive connection to EP True Parkway near the common property line between the two lots was anticipated, and Ingress/Egress Easements established. The driveway was originally planned when this 88th Street Lofts property was identified for commercial development in order to discourage the commercial traffic from crossing through the Village of Century Run property to access EP True Pkwy. Although the land use has changed from commercial, the owner of the Century Run development has indicated that the dwellings immediately at this northern end contain families and the yard area immediately adjacent to the drive is where the children often play. Due to safety concerns, a drive will be located at the originally planned connection to EP True Pkwy. This connection lies within the Century Run property, but the developer of the 88th Street Lofts will be constructing it. A separate Minor Modification application will be submitted to permit the construction of the drive.
 - *88th Street:* The City is in process of a Public Improvement project for the reconstruction and paving of 88th Street from Abram Drive north to Ashworth Road. The City has been informed by the developer that the original property owner has executed an agreement for participation in the project and provided a check for \$200,000 towards the costs. Dedication of the right of way and temporary grading easements will be provided in conjunction with approval of the associated Final Plat.
 - *Platting:* The property is a remnant of an original quarter section. The City allows for issuance on one building permit on an original quarter section which has already been utilized by adjoining development. The applicant is working through the Subdivision Process in order to create a legal lot of record for the 88th Street Lofts project. Once this process is complete (approval and recordation of the Final Plat), a building permit can be issued.
- *Traffic Analysis Findings:* The proposed development is expected to generate less traffic than previously estimated (AM Peak decrease from 39 to 17 trips; PM Peak decrease from 143 to 22 trips; no original ADT count provided). Therefore, there is no additional loading on the planned roadway system.

- **Plat Validity:** Per City Code, the associated Final Plat must be presented to the City Council for approval within twelve (12) months of the approval of this Preliminary Plat if surety is being posted for Public Improvements; or, within eighteen (18) months if Public Improvements are being constructed prior to Final Plat consideration. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.
- **Vesting of Entitlement:** Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty five percent (25%) of the total building area has occurred above grade within twenty four (24) months of the effective date of the site plan approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

Outstanding Issues: There are no outstanding issues.

Recommendation: Approve the Preliminary Plat and Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The access drive connection to EP True Parkway be useable prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the proposed apartment building.
2. The associated Final Plat shall be approved by the City Council and recorded with the County prior to the issuance of a building permit, including footing and foundation permit.
3. A deed for 88th Street Right-of-Way and Temporary Grading Easements be provided prior to City Council consideration of the associated Final Plat.

Lead Staff Member: Brian Portz, AICP

Approval Meeting Dates:

Plan & Zoning Commission	March 8, 2021
City Council	

Staff Report Reviews

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director	<input type="checkbox"/> Legal Department
	<input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Agenda Acceptance

Publications (if applicable)

Published In	Des Moines Register Community Section	
Date(s) Published	P&Z	n/a
	City Council	n/a
Date(s) of Mailed Notices	P&Z	n/a
	City Council	n/a

Subcommittee Review (if applicable)

Committee	Development & Planning		
Date Reviewed	January 4, 2021		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

Location Map



88TH STREET LOFTS
520 88TH STREET, WEST DES MOINES
SITE PLAN/PRELIMINARY PLAT

CITY CASE# PP-004979-2020/SP-004988-2021

SHEET INDEX:

Table with 2 columns: Sheet Number and Description. Includes C001 COVER SHEET, C101 SITE SURVEY / REMOVALS, C102 PRELIMINARY PLAT, C201 LAYOUT PLAN, C301 GRADING PLAN, C401 UTILITY PLAN, C501/C502 LANDSCAPE PLAN, C601/C602 DETAILS, C701 SWPPP.

PROPERTY DESCRIPTION:

(CORRECTED QUIT CLAIM DEED BOOK 2019, PAGE 22041)
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD. SAID TRACT OF LAND CONTAINS 4.08 ACRES (177,704 SQ FEET) MORE OR LESS EXCEPT 0.47 (20,544 SQ FEET) OF ROAD RIGHT-OF-WAY

ADDRESS:
520 88TH STREET
WEST DES MOINES, IOWA

OWNER:
RJB, LLC
475 SE ALICE'S ROAD, SUITE D
WALKEE, IA 50283

PREPARED FOR:
TWG DEVELOPMENT
SAM ROGERS
1301 EAST WASHINGTON STREET, SUITE 100
INDIANAPOLIS, IN 46202
317-963-6597

COMPREHENSIVE PLAN LAND USE:
HIGH DENSITY RESIDENTIAL (HD)

ZONING:
ROBEL FARM PLUD WITH UNDERLYING ZONING OF RESIDENTIAL HIGH DENSITY (RH-14)

BULK REGULATIONS:
SETBACKS
- WEST, 88TH STREET = 40 FEET
- NORTH, EP TRUE PKWY = 60 FEET
- EAST = 60 FEET
- SOUTH, CENTURY DRIVE = 60 FEET

LANDSCAPE BUFFER
- WEST, 88TH STREET = 30 FEET
- NORTH, EP TRUE PKWY = 30 FEET
- EAST = 30 FEET
- SOUTH, CENTURY DRIVE = 30 FEET

PARKING REQUIREMENTS:
PARKING SPACES REQUIRED
1.75 SPACES PER 1BR OR 2BR, 2 SPACES PER 3BR
(0-1 BR: 25-2BR; 15-BR) = 90 SPACES
PARKING PROVIDED = 90 SPACES

OPEN SPACE REQUIREMENTS:
SITE AREA = 140,248 SF (3.22 ACRES)
TOTAL REQUIRED OPEN SPACE 39,027 SF
25% OF SITE = 35,062 SF
10% OF PARKING = 3,965 SF
OPEN SPACE PROVIDED = 75,731 SF (54.0%)

IMPERVIOUS SURFACE:
IMPERVIOUS SURFACE ADDED = 64,515 SF
BUILDING = 22,000 SF
PAVEMENT = 37,200 SF
SIDEWALK = 5,315 SF
TOTAL PROPOSED IMPERVIOUS = 64,515 SF (46.0%)

COPYRIGHT 2019 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE REPRODUCED OR EXERCISED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING. UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.

GENERAL NOTES:

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
17. ALL CONSTRUCTION WITHIN THE PUBLIC R.O. WEASEMENTS, 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.
18. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O. WEASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS.

PAVING NOTES:

- 1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDDED IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

- 1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
4. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
5. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
6. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
7. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
8. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID
9. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
10. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
11. WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
12. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
13. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY WEST DES MOINES WATER WORKS.
14. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
15. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. WEST DES MOINES WATER WORKS WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
16. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
17. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY. EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS, SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

UTILITY MAPS PROVIDED BY:

- 1. ELECTRIC (MIDAMERICAN / 515-252-6632)
2. GAS (MIDAMERICAN / 515-252-6632)
3. FIBER OPTIC (CENTURY LINK / 303-463-9927)
4. WATER (WDM WATER WORKS / 515-283-6726)
5. WATER (DES MOINES WATER WORKS / 515-222-3510)

WETLAND NOTES:

- 1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

- 1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 09/03/2020. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

SOILS REPORT:

- 1. REFERENCE SOILS REPORT _____ DATED _____ FOR ADDITIONAL SOILS INFORMATION.

UTILITY CONFLICT NOTES:

- 1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

STAKING NOTES:

- 1. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

SPECIFICATIONS NOTES:

- 1. IN THE EVENT OF A DISCREPANCY BETWEEN THE BISHOP PROJECT SPECIFICATIONS AND: CITY OF WEST DES MOINES REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT (SUDAS 2016), THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS SHALL GOVERN.
2. FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.
3. FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF WEST DES MOINES ENGINEERING DEPARTMENT FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

WEST DES MOINES WATER WORKS:

- 1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS(515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. ANY WATER USE FROM A HYDANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPOER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(ES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CT ORDINANCE 1297.54-1298. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3466) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

SITE CONTROL AND BENCHMARKS:

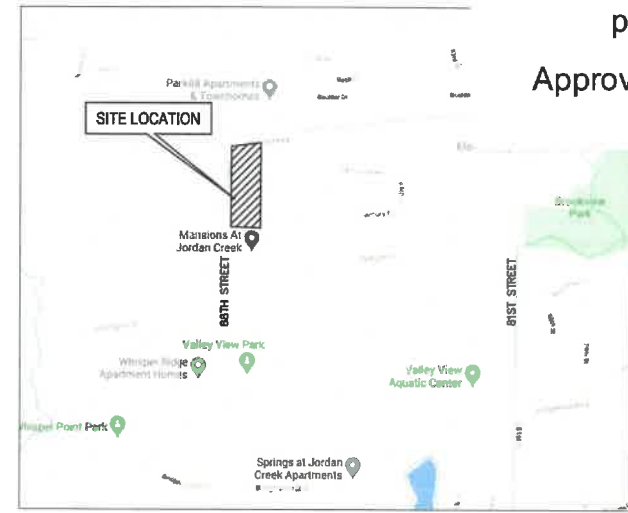
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = CITY OF WEST DES MOINES DATUM

POINT #9000
NORTHING = 573186.95
EASTING = 1550674.76
ELEVATION = 205.70
DESCRIPTION: SET 3/4" IRON PIPE W/ RCP

POINT #9001
NORTHING = 573001.66
EASTING = 1550843.70
ELEVATION = 204.18
DESCRIPTION: SET 3/4" IRON PIPE W/ RCP

POINT #9002
NORTHING = 572859.79
EASTING = 1550821.60
ELEVATION = 203.92
DESCRIPTION: CUT "X" ON BACK OF CURB

POINT #9003
NORTHING = 573635.97
EASTING = 1550870.60
ELEVATION = 211.11
DESCRIPTION: CUT "X" ON BACK OF CURB



VICINITY MAP
NO SCALE

LEGEND:

Legend table listing symbols for various utilities and features: SAN - SANITARY SEWER, ST - STORM SEWER, W - WATER LINE, G - GAS LINE, UE - UNDERGROUND ELECTRIC, OE - OVERHEAD ELECTRIC, TELE - TELEPHONE LINE, FO - FIBER OPTIC, CATV - CABLE TV, STORM MANHOLE, CURB INTAKE, SURFACE INTAKE, FLARED END SECTION, SANITARY MANHOLE, CLEANOUT, FIRE HYDRANT, SPRINKLER, IRRIGATION CONTROL VALVE, WATER MANHOLE, WELL, WATER VALVE, WATER SHUT OFF, YARD HYDRANT, ELECTRIC MANHOLE, ELECTRIC METER, ELECTRIC RISER, ELECTRIC VAULT, POWER POLE, TRANSFORMER POLE, LIGHT POLE, ELECTRIC JUNCTION BOX, ELECTRIC PANEL, TRANSFORMER, GROUND LIGHT, GUY WIRE, ELECTRIC HANDHOLE, GAS METER, GAS VALVE, AIR CONDITIONING UNIT, TELEPHONE RISER, TELEPHONE VAULT, TELEPHONE MANHOLE, TRAFFIC SIGNAL MANHOLE, FIBER OPTIC RISER, FIBER OPTIC FAULT, CABLE TV RISER, SIGN, DENOTES NUMBER OF PARKING STALLS, PROPERTY CORNER - FOUND AS NOTED, PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775, SECTION CORNER - FOUND AS NOTED.

ABBREVIATIONS:

Table of abbreviations: AC - ACRES, ASPH - ASPHALT, BK - BOOK, CONC - CONCRETE, D - DEEDED DISTANCE, EX - EXISTING, FF - FINISHED FLOOR, FL - FLOW LINE, FRAC - FRACTIONAL, M - MEASURED DISTANCE, MH - MANHOLE, OPC - ORANGE PLASTIC CAP, P - PLATED DISTANCE, PAGE - PAGE, PGB - POINT OF BEGINNING, POC - POINT OF COMMENCEMENT, PRA - PREVIOUSLY RECORDED AS PUBLIC UTILITY EASEMENT, ROW - RIGHT OF WAY, RPC - RED PLASTIC CAP, SF - SQUARE FEET, SAN - SANITARY, TYP - TYPICAL, YPC - YELLOW PLASTIC CAP, N - NORTH, S - SOUTH, E - EAST, W - WEST.

Plans included are for illustrative purposes only.

Approve plans on file with the City.

Bishop Engineer
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-6467 Fax: (515)276-4042
Civil Engineering & Land Surveying
Estab.

88TH STREET LOFTS
520 88TH STREET, WEST DES MOINES
COVER SHEET

REFERENCE NUMBER:

DRAWN BY: BK

CHECKED BY: DB

Table with 2 columns: Revision Date and Description. Includes revisions for 10-29-2020 CHECK, 11-17-2020 50% SET, 12-03-2020 CHECK, 12-21-2020 CHECK, 01-08-2021 CITY#1, 01-28-2021 CITY#2, 02-17-2021 CITY#3, 03-01-2021 CITY#4.

PROJECT NUMBER: 190701

SHEET NUMBER: C001

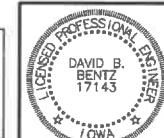
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: PRELIMINARY DATE:

DAVID B. BENTZ, PE. 17143

LICENSE RENEWAL DATE: DEC. 31, 2021

PAGES OR SHEETS COVERED BY THIS SEAL: C001, C101, C201, C301, C401



88TH STREET LOFTS PRELIMINARY PLAT

INDEX LEGEND

LOCATION:
NW 1/4 - SW 1/4 SECTION 11-78-26

OWNER:
RUB, LLC
475 SE ALICE'S ROAD, SUITE D
WALKUE, IA 50283

PREPARED FOR:
TWG DEVELOPMENT
SAM ROGERS
1301 EAST WASHINGTON STREET, SUITE 100
INDIANAPOLIS, IN 46202
317-663-6897

PREPARED BY:
LARRY HYLER PLUS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50222

SURVEY NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.

LOT "A" IS A STREET LOT AND WILL BE DEEDED TO THE CITY OF WEST DES MOINES.

PROPERTY DESCRIPTION:

(CORRECTED QUIT CLAIM DEED BOOK 2019, PAGE 22041)

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11; THENCE N83°50'20"E, A DISTANCE OF 623.06 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11 TO A POINT; THENCE S00°00'00"W, A DISTANCE OF 782.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CENTURY DRIVE; THENCE N88°59'29"W, A DISTANCE OF 435.38 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N44°04'34"W, A DELTA ANGLE OF 88°09'59", AND ARC LENGTH OF 38.47 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT; THENCE N89°59'29"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE N00°00'00"E, A DISTANCE OF 681.15 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT VILLAGE AT CENTURY RUN, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 4.08 ACRES (177,704 SQ FEET) MORE OR LESS EXCEPT 0.47 ACRES (20,544 SQ FEET) OF ROAD RIGHT-OF-WAY

COMPREHENSIVE PLAN LAND USE:

HIGH DENSITY RESIDENTIAL (HD)

ZONING:

ROBEL PUD WITH UNDERLYING ZONING OF RESIDENTIAL HIGH DENSITY (RH-14)

BULK REGULATIONS:

SETBACKS

- WEST, 88TH STREET = 40 FEET
- NORTH, EP TRUE PKWY = 60 FEET
- EAST = 60 FEET
- SOUTH, CENTURY DRIVE = 60 FEET

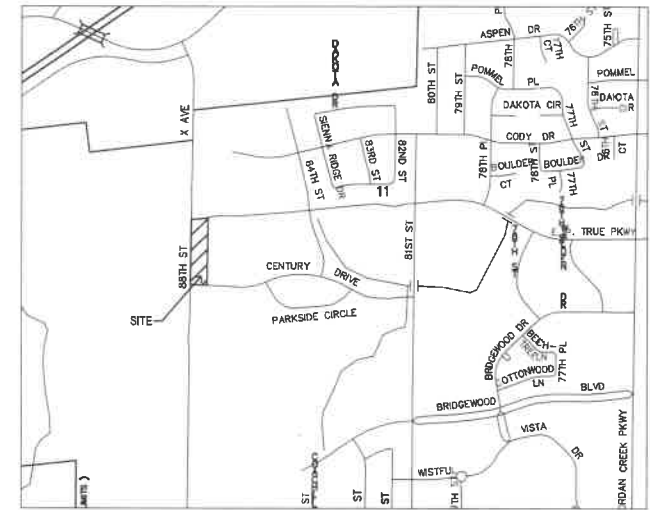
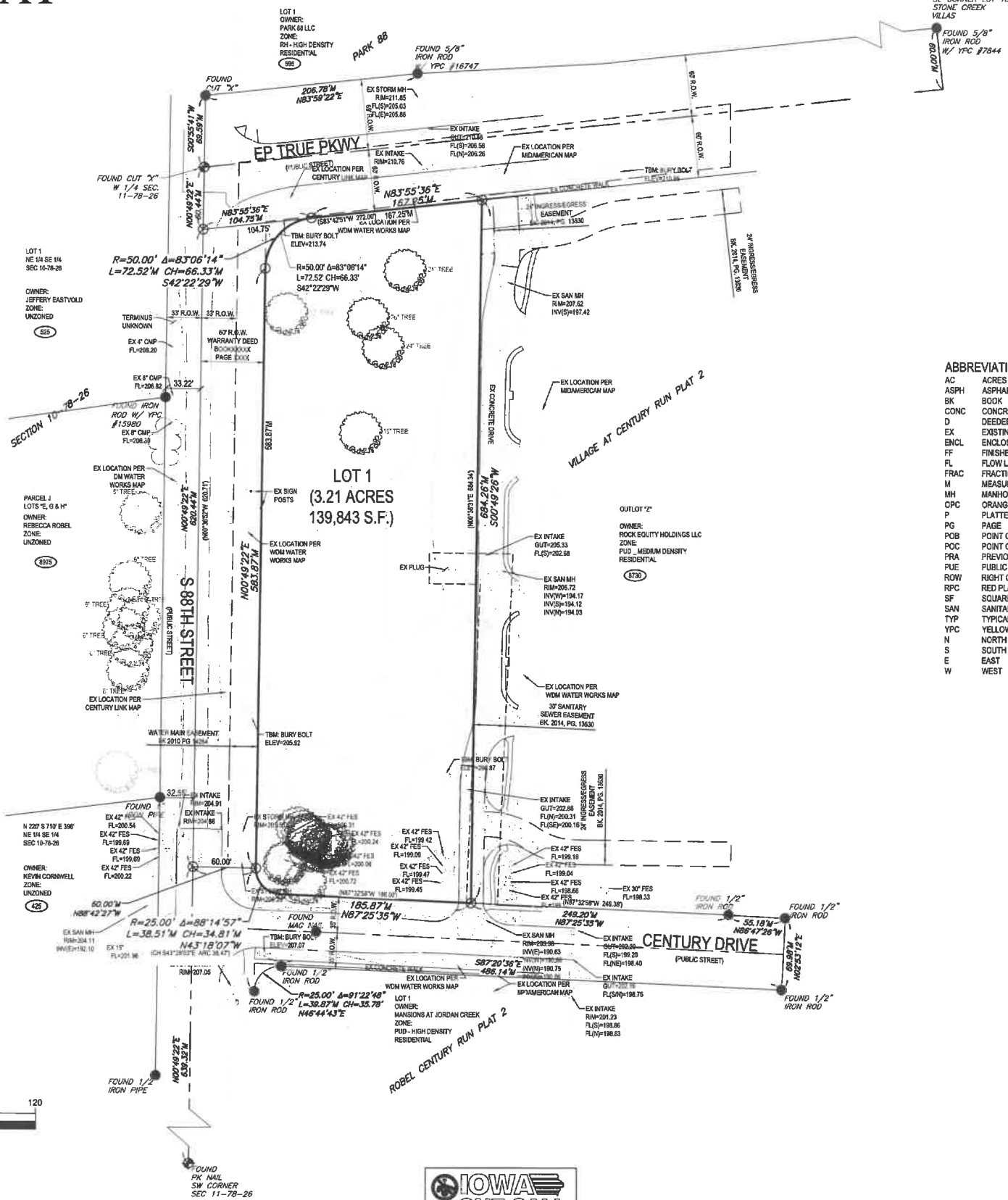
LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊕ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ADDRESS



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.



VICINITY MAP
SCALE: 1" = 1,000'

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BOOK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RFC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

LEGEND:

- SAN SANITARY SEWER
- ST STORM SEWER
- W WATER LINE
- G GAS LINE
- UE UNDERGROUND ELECTRIC
- OE OVERHEAD ELECTRIC
- TELE TELEPHONE LINE
- FIO FIBER OPTIC
- CATV CABLE TV
- SM STORM MANHOLE
- CI CURB INTAKE
- FE FLARED END SECTION
- SM SANITARY MANHOLE
- CLE CLEANDOUT
- FR FIRE HYDRANT
- SP SPRINKLER
- ICV IRRIGATION CONTROL VALVE
- WM WATER MANHOLE
- WELL WELL
- WV WATER VALVE
- WSO WATER SHUT OFF
- YH YARD HYDRANT
- EM ELECTRIC MANHOLE
- EM ELECTRIC METER
- ER ELECTRIC RISER
- ER ELECTRIC RISER
- EV ELECTRIC VAULT
- PP POWER POLE
- TP TRANSFORMER POLE
- LP LIGHT POLE
- EJB ELECTRIC JUNCTION BOX
- ELP ELECTRIC PANEL
- TR TRANSFORMER
- GL GROUND LIGHT
- GW GUY WIRE
- EHC ELECTRIC HANDHOLE
- GM GAS METER
- GV GAS VALVE
- ACU AIR CONDITIONING UNIT
- TRR TELEPHONE RISER
- TV TELEPHONE VAULT
- TM TELEPHONE MANHOLE
- TSM TRAFFIC SIGNAL MANHOLE
- FOR FIBER OPTIC RISER
- FOT FIBER OPTIC FAULT
- CTR CABLE TV RISER
- SG SIGN
- DN DENOTES NUMBER OF PARKING STALLS
- PC PROPERTY CORNER - FOUND AS NOTED
- PCP PROPERTY CORNER PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SC SECTION CORNER - FOUND AS NOTED



COPYRIGHT 2020 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE REPRODUCED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING. UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: PRELIMINARY DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

REFERENCE NUMBER:	
DRAWN BY:	BK
CHECKED BY:	DB
REVISION DATE:	10-29-2020 CHECK 11-17-2020 50% SET 12-03-2020 CHECK 12-21-2020 CHECK 01-08-2021 CITY#1 01-28-2021 CITY#2 02-17-2021 CITY#3 03-01-2021 CITY#4

PROJECT NUMBER:	190701
SHEET NUMBER:	C102

88TH STREET LOFTS
520 88TH STREET, WEST DES MOINES

PRELIMINARY PLAT

Bishop Engineering
"Planning Your Successful Development"

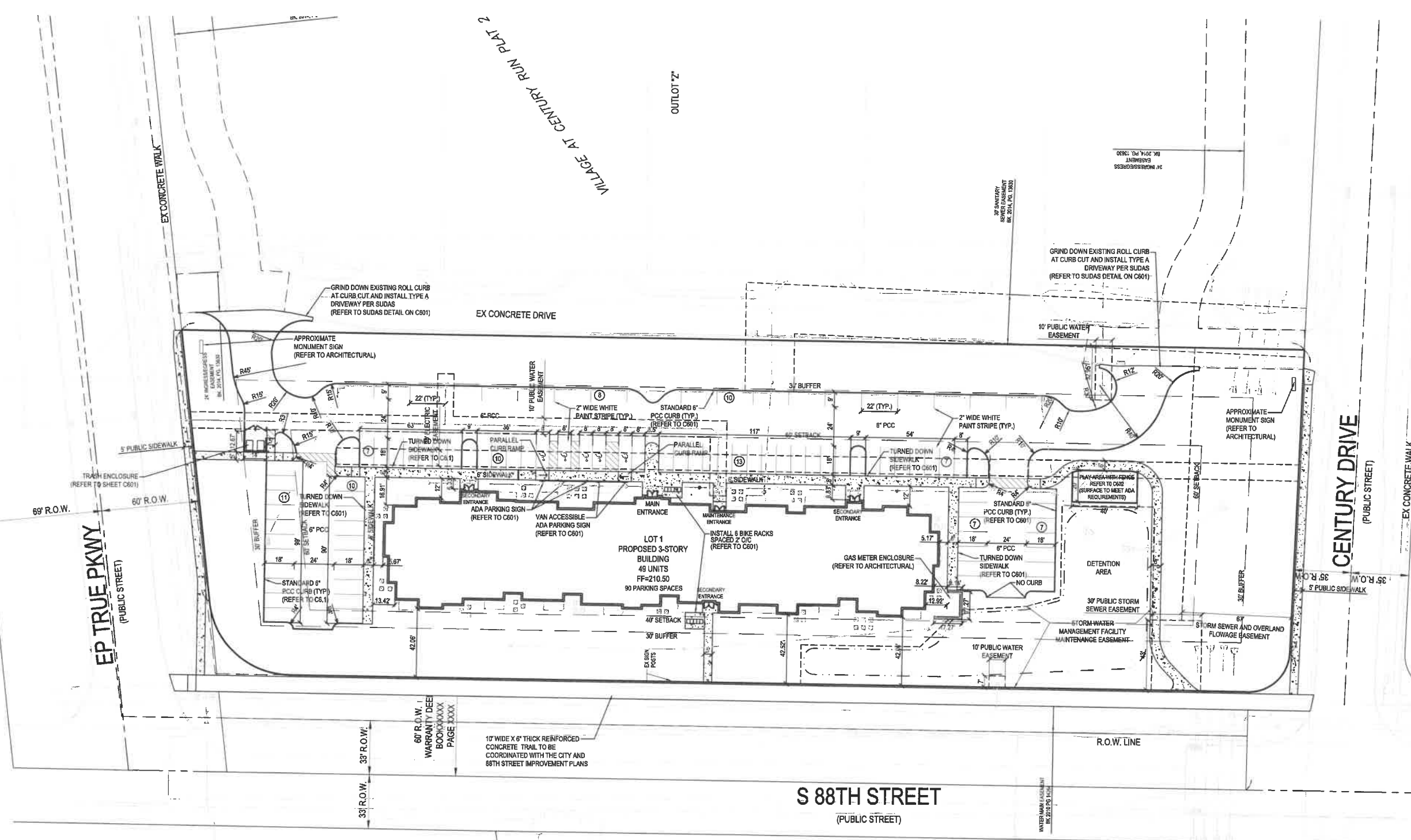
3501 104th Street
Des Moines, Iowa 50322-9825
Phone: (515) 276-4167 Fax: (515) 276-0217
Civil Engineering & Land Surveying
Established 1959

PRELIMINARY - NOT FOR CONSTRUCTION
MILAND PROJECTS 2018180701 - TWG APARTMENTS 88TH STREET HOMDMHC102 PRE PLAT 002
3/10/2021 1:30:13 PM

PRELIMINARY- NOT FOR CONSTRUCTION

3/1/2021 4:08:08 PM MILAND PROJECTS 20191810701 - TNG APARTMENTS-88TH STREET-NDMVC201 LAYOUT.DWG

GENERAL NOTES:
1. REFER TO SHEET C01



88TH STREET LOFTS
520 88TH STREET, WEST DES MOINES
LAYOUT PLAN

REFERENCE NUMBER:	
DRAWN BY:	BK
CHECKED BY:	DB
REVISION DATE:	10-29-2020 CHECK 11-17-2020 50% SET 12-03-2020 CHECK 12-21-2020 CHECK 01-08-2021 CITY#1 01-28-2021 CITY#2 02-17-2021 CITY#3 03-01-2021 CITY#4
PROJECT NUMBER:	190701
SHEET NUMBER:	C201

PRELIMINARY - NOT FOR CONSTRUCTION

ADDRESS:
520 88TH STREET
WEST DES MOINES, IOWA

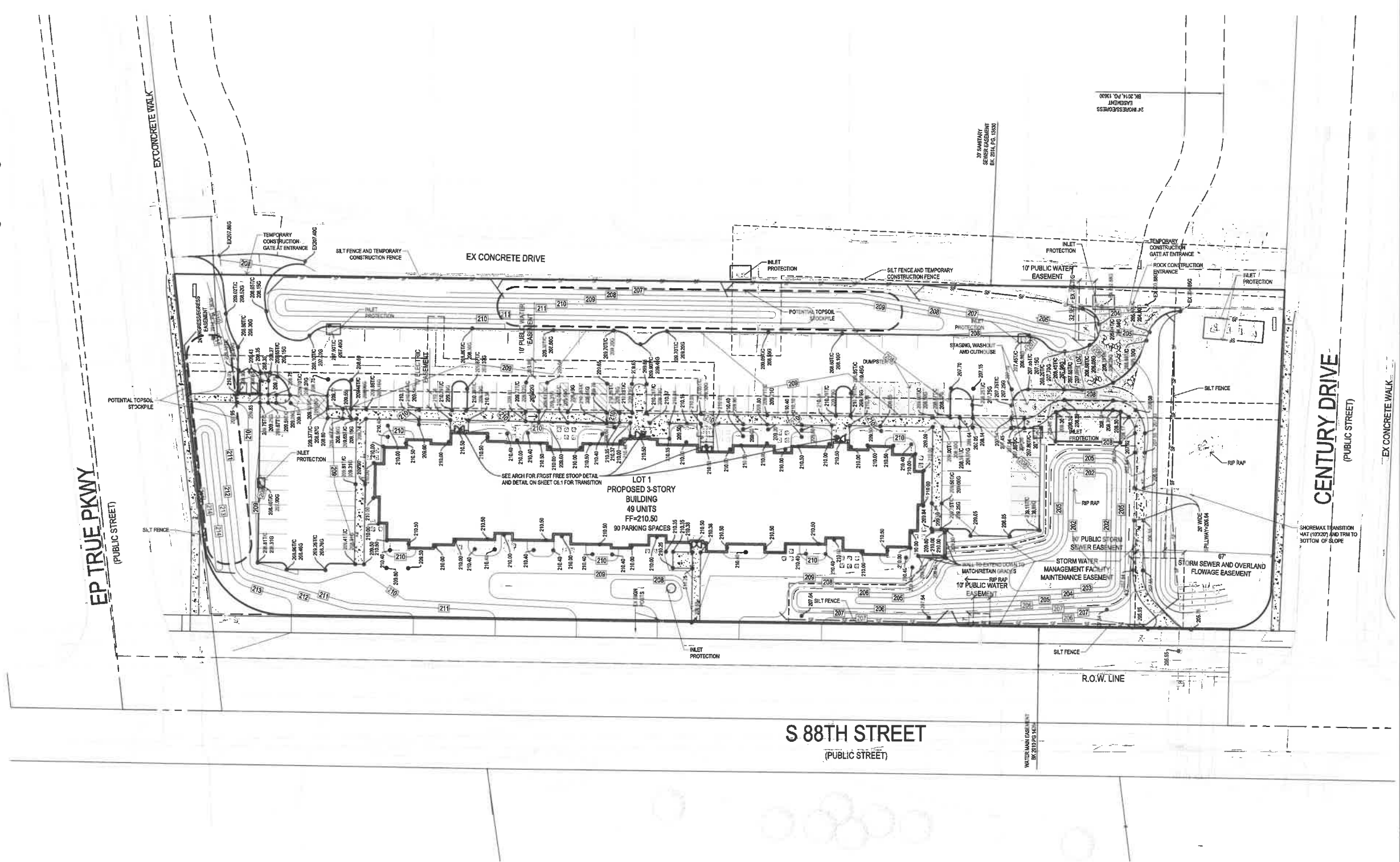
OWNER:
RJB, LLC
475 SE ALICE'S ROAD, SUITE D
WAUKEE, IA 50263

DEVELOPER:
TWG DEVELOPMENT
SAM ROGERS
1301 EAST WASHINGTON STREET, SUITE 100
INDIANAPOLIS, IN 46202
317-963-6597

GENERAL CONTRACTOR:
TWG CONSTRUCTION
1301 EAST WASHINGTON STREET, SUITE 100
INDIANAPOLIS, IN 46202

EROSION CONTROL:
SOIL-TEK
BRIAN DENHAM
PO BOX 738
GRIMES, IA 50111
515-986-3527

SITE AREA:
4.08 ACRES (177,704 S.F.)



Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-6467 Fax: (515) 276-0217
Civil Engineering & Land Surveying
Established 1959

88TH STREET LOFTS
520 88TH STREET, WEST DES MOINES
GRADING PLAN

REFERENCE NUMBER:
DRAWN BY: BK
CHECKED BY: DB
REVISION DATE: 10-29-2020 CHECK 11-17-2020 50% SET 12-03-2020 CHECK 12-21-2020 CHECK 01-08-2021 CITY#1 01-28-2021 CITY#2 02-17-2021 CITY#3 03-01-2021 CITY#4
PROJECT NUMBER: 190701
SHEET NUMBER: C301

- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
 2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
 3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
 4. TOPSOIL IS DEFINED AS: FERTILE, FRABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS, REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

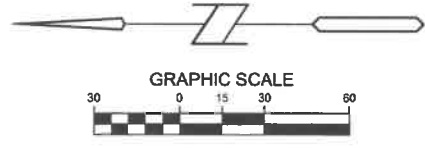
- EROSION CONTROL NOTES:**
1. SEE SUPPLEMENTAL DETAIL, STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
 2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
 3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
 4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
 5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
 6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

- EROSION CONTROL REMOVAL NOTES:**
1. AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

GRADING LEGEND:

EXISTING CONTOUR	---	150
PROPOSED CONTOUR	---	150
FINISHED GROUND ELEVATION	●	150.50
TOP OF CURB ELEVATION	○	150.507/C
GUTTER ELEVATION	○	150.50/G
TOP OF WALL ELEVATION	○	150.507/W
BOTTOM OF WALL ELEVATION	○	150.50B/W
EDGE OF WALK ELEVATION	○	150.50E/W
TOP OF STAIR ELEVATION	○	150.507/S
BOTTOM OF STAIR ELEVATION	○	150.50B/S

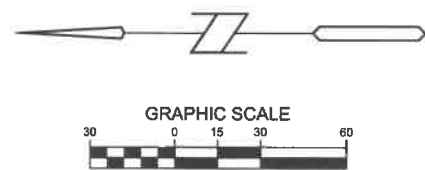
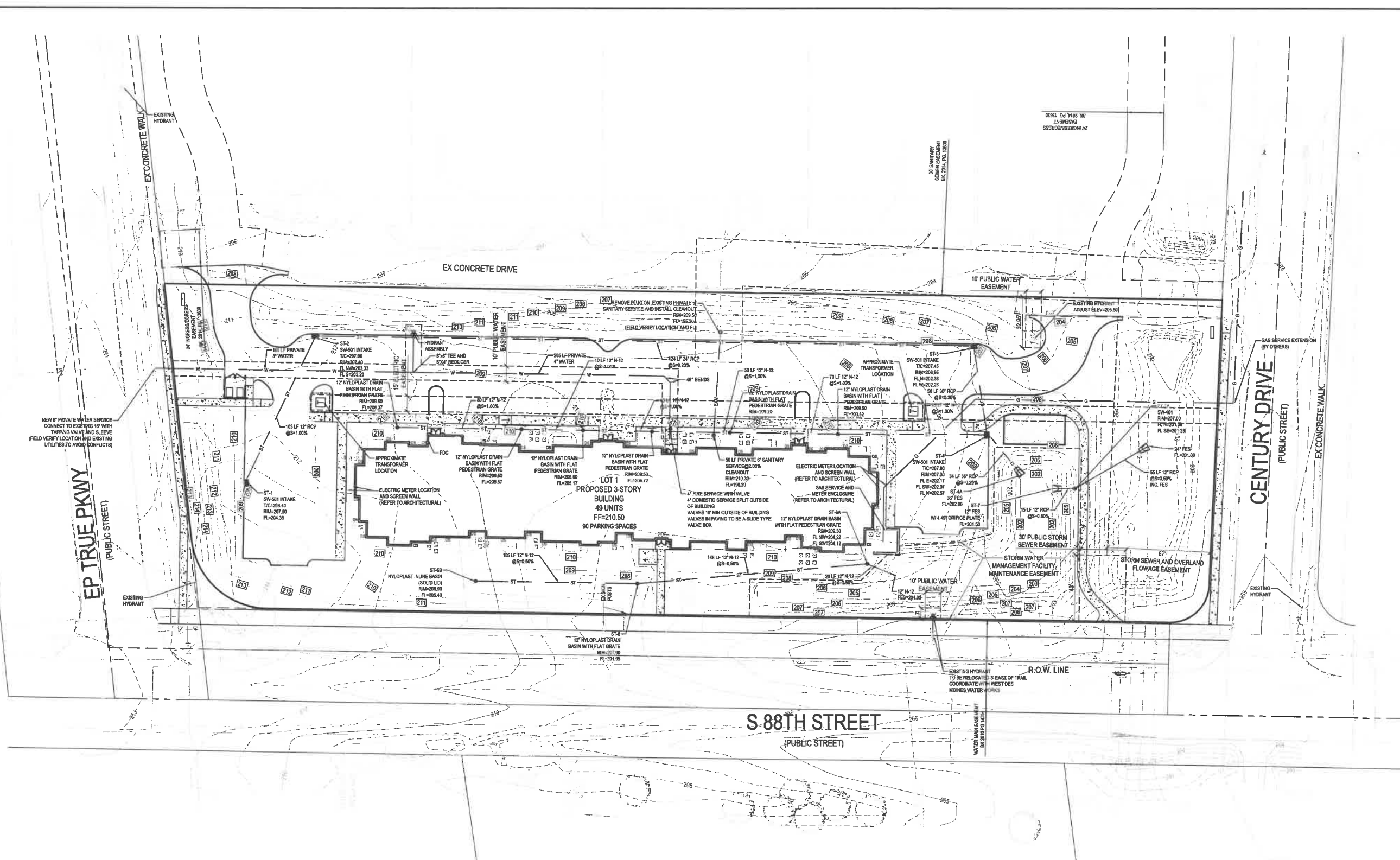
NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



3/1/2021 4:46:21 PM I:\LAND PROJECTS\2019\190701 - TWG APARTMENTS-88TH STREET-HOMINGWOOD\301 GRADING.DWG

PRELIMINARY-NOT FOR CONSTRUCTION

3/12/21 4:50:34 PM MILAND PROJECTS 2018180701 - TWO APARTMENTS-88TH STREET-HDMWDKSC461 UTILITY.DWG



- UTILITY NOTES:**
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
 3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
 4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
 5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
 6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS II RCP.
 7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
 8. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
 9. PRIVATE UTILITIES TO BE INSTALLED PER CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE 2018 UNIFORM PLUMBING CODE.
 10. CONTACT BUILDING INSPECTION (515-222-3830) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.

Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515)276-4667 Fax: (515)276-4017
 Established 1959

88TH STREET LOFTS
520 88TH STREET, WEST DES MOINES
UTILITY PLAN

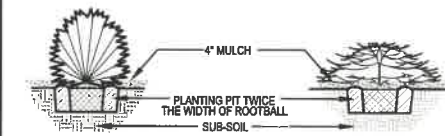
REFERENCE NUMBER:	
DRAWN BY:	BK
CHECKED BY:	DB
REVISION DATE:	10-29-2020 CHECK 11-17-2020 50% SET 12-03-2020 CHECK 12-21-2020 CHECK 01-08-2021 CITY#1 01-28-2021 CITY#2 02-17-2021 CITY#3 03-01-2021 CITY#4
PROJECT NUMBER:	190701
SHEET NUMBER:	C401

LANDSCAPE NOTES:

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. SOD ALL DISTURBED RIGHT-OF-WAY AREAS.
4. STAKE SOD ON ALL SLOPES 3:1 OR GREATER.
5. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
7. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES (IN LAWN AREAS) TO A DEPTH OF 4 INCHES, UNLESS NOTED.
10. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
11. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
12. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
13. ALL EDGING SHALL BE SPADE CUT BETWEEN PLANTING BED AND ADJACENT LAWN.
14. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
15. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
16. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

STAKING ORIENTATION
 NORTH NORTH

 2 STAKES - 3" CAL & LESS
 3 STAKES - GREATER THAN 3" CAL
 USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT.
 LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.

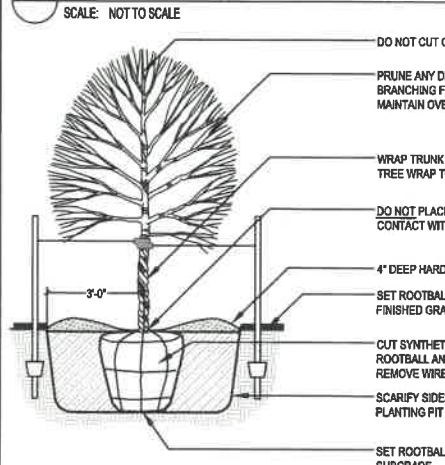


DECIDUOUS SHRUB DETAIL EVERGREEN SHRUB DETAIL



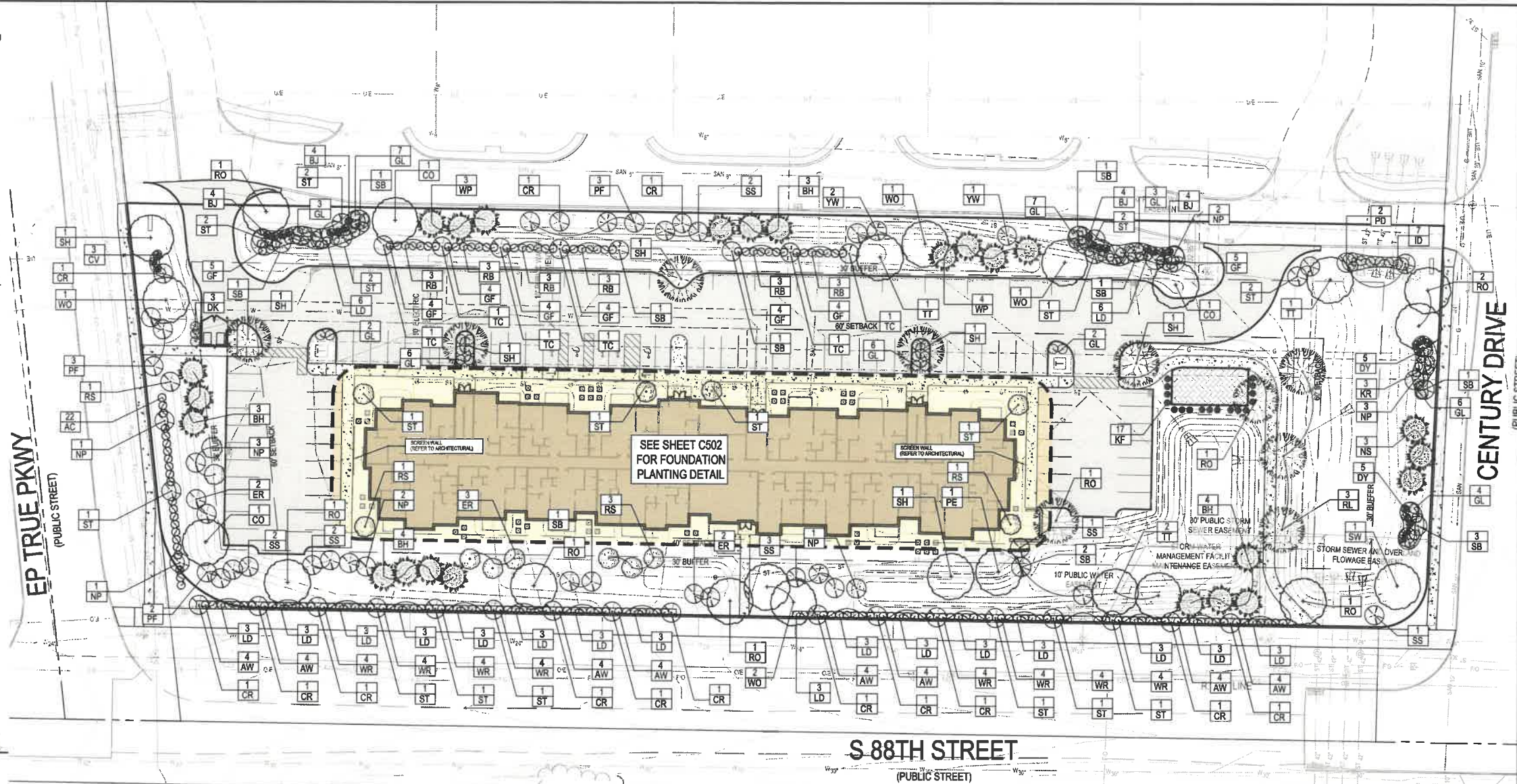
PLANTING ON SLOPES

SHRUB PLANTING (TYP)



DECIDUOUS TREE PLANTING (TYP.)

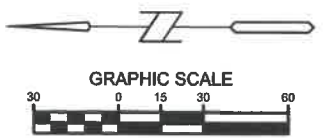
SCALE: NOT TO SCALE



SITE LANDSCAPING PLAN

LANDSCAPE REQUIREMENTS:

TOTAL SIZE OF LOT	140,246 SF
TOTAL REQUIRED OPEN SPACE	35,062 SF
25% OF LOT = 35,062 SF	
10% OF PARKING = 3,965 SF	
OPEN SPACE REQUIREMENTS	
TOTAL REQUIRED TREES (2 / 3,000 SF REQUIRED OPEN SPACE)	24
TOTAL PROVIDED	24
TOTAL REQUIRED SHRUBS (4.6 X 6)	38
TOTAL PROVIDED	148
BUFFER REQUIREMENTS	
NORTH (160' L / 35')	
TOTAL REQUIRED OVERSTORY/EVERGREEN (4.6 X 1)	5
TOTAL PROVIDED	5
TOTAL REQUIRED UNDERSTORY (4.6 X 2)	10
TOTAL PROVIDED	10
TOTAL REQUIRED SHRUBS (4.6 X 6)	28
TOTAL PROVIDED	28
EAST (850' L / 35')	
TOTAL REQUIRED OVERSTORY/EVERGREEN (17.8 X 1)	17.8
TOTAL PROVIDED	18
TOTAL REQUIRED UNDERSTORY (17.8 X 2)	36
TOTAL PROVIDED	38
TOTAL REQUIRED SHRUBS (17.8 X 6)	107
TOTAL PROVIDED	107
SOUTH (138' L / 35')	
TOTAL REQUIRED OVERSTORY/EVERGREEN (3.9 X 1)	3.9
TOTAL PROVIDED	4
TOTAL REQUIRED UNDERSTORY (3.9 X 2)	8
TOTAL PROVIDED	8
TOTAL REQUIRED SHRUBS (3.9 X 6)	24
TOTAL PROVIDED	24
WEST (852' L / 35')	
TOTAL REQUIRED OVERSTORY/EVERGREEN (18.6 X 1)	18.6
TOTAL PROVIDED	19
TOTAL REQUIRED UNDERSTORY (18.6 X 2)	38
TOTAL PROVIDED	38
TOTAL REQUIRED SHRUBS (18.6 X 6)	112
TOTAL PROVIDED	112



CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
OVERSTORY TREES						
SH	7	SKYLINE HONEYLOCUST	GLIEDITSIA TRIKAKAN THOS INERMIS 'SKYLINE'	2" CAL	B&B	MATCHED SPECIMENS
TT	4	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL	B&B	MATCHED SPECIMENS
WO	5	WHITE PINE	QUERCUS ALBA	2" CAL	B&B	MATCHED SPECIMENS
SW	1	SHARP WHITE OAK	QUERCUS BICOLOR	2" CAL	B&B	MATCHED SPECIMENS
CO	3	CHIMPHAW OAK	QUERCUS ALLEN LEMBERGH	2" CAL	B&B	MATCHED SPECIMENS
RO	9	RED OAK	QUERCUS RUBRA	2" CAL	B&B	MATCHED SPECIMENS
RL	3	REDMOND LINDEN	TILIA AMERICANA REDMOND	2" CAL	B&B	MATCHED SPECIMENS
PE	1	PIONEER ELM	ULMUS X PIONEER	2" CAL	B&B	MATCHED SPECIMENS
ORNAMENTAL TREES						
SB	13	AUTUMN BRILLIANCE SERVICEBERRY	AMIE ANCHER GRANDIFLORA AUTUMN BRILLIANCE	8" HT	B&B	MATCHED SPECIMENS (CLUMP FORM)
YW	3	YELLOWWOOD	CLADRASTIS LUTEA	1.5" CAL	B&B	MATCHED SPECIMENS
ER	7	EASTERN REDBUD	CERCIS CANADENSIS	1.5" CAL	B&B	MATCHED SPECIMENS
PF	8	PRAIRIE FIRE CRABAPPLE	MALUS X PRAIRIE FIRE	1.5" CAL	B&B	MATCHED SPECIMENS
ST	22	SHOW TIME CRABAPPLE	MALUS X 'SHOW TIME'	1.5" CAL	B&B	MATCHED SPECIMENS
SS	12	SNOWDRIFT CRABAPPLE	MALUS X 'SNOWDRIFT'	1.5" CAL	B&B	MATCHED SPECIMENS
RS	7	ROYAL STAR MAGNOLIA	MAGNOLIA STELLATA	1.5" CAL	B&B	MATCHED SPECIMENS
NP	13	NEWPORT PLUM	PRUNUS CERASIFERA	1.5" CAL	B&B	MATCHED SPECIMENS
CR	14	CANADA RED SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA CANADA RED SHUBERT	1.5" CAL	B&B	MATCHED SPECIMENS
PD	2	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	1.5" CAL	B&B	MATCHED SPECIMENS
EVERGREEN TREES						
WP	7	WHITE PINE	PRUNUS STROBUS	5'	B&B	FULL FORM TO GROUND
NS	3	NORWAY SPRUCE	PICEA ABIES	5'	B&B	FULL FORM TO GROUND
BH	14	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	5'	B&B	FULL FORM TO GROUND
SHRUBS						
BC	24	BLACK CHOKEBERRY	ARONIA MELANOCARPA	#5	CONT	FULL FORM - MATCHED
RB	18	REDLEAF BARBERRY	BERRBERIS THUNBERGII 'ATROPURPUREA'	#5	CONT	FULL FORM - MATCHED
ID	7	ISANTIDOGWOOD	CORNUS SERICEA 'ISANT'	#5	CONT	FULL FORM - MATCHED
LL	7	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	#3	CONT	FULL FORM - MATCHED
BJ	19	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5	CONT	FULL FORM - MATCHED
LD	60	LITTLE DEVIL INNEBARK	PHYSCARPUS OPILOFOLIUS LITTLE DEVIL	#3	CONT	FULL FORM - MATCHED
GL	48	GROW LOW SUMAC	RHUS AROMATICA 'GROW LOW'	#5	CONT	FULL FORM - MATCHED
AC	34	ALPINE CURRANT	RIBES ALPINUM	#5	CONT	FULL FORM - MATCHED
KR	3	KNOCKOUT ROSE	ROSA X 'RAD RAZ'	#5	CONT	FULL FORM - MATCHED
AW	32	ANTHONY WATERER SPIREA	SPRAEA BUMALDA 'ANTHONY WATERER'	#5	CONT	FULL FORM - MATCHED
GF	34	GOLD FLAME SPIREA	SPRAEA BUMALDA 'GOLD FLAME'	#5	CONT	FULL FORM - MATCHED
DK	3	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALADIN'	#5	CONT	FULL FORM - MATCHED
DY	80	DENFORMIS YEW	TAXUS MEDIA DENFORMIS	36"	B&B	FULL FORM - MATCHED
CV	3	CONTACT VIBURNUM	VIBURNUM TRILOBUM 'CONTACT'	#5	CONT	FULL FORM - MATCHED
WR	32	WINE AND ROSES WEDGE	WEIGELA FLORIDA 'ALEXANDRA'	#5	CONT	FULL FORM - MATCHED
RP	19	RED PRINCE WEIGELA	WEIGELA FLORIDA 'RED PRINCE'	#5	CONT	FULL FORM - MATCHED
ORNAMENTAL GRASSES						
PV	37	SHENANDOAH SWIFT GRASS	PANICUM VIRGATUM SHENANDOAH	#1	CONT	FULLY ROOTED IN CONTAINER
KF	57	KARL FOERSTER FEAT HER REED GRASS	CALAMAGROSTIS ACUTIFOLIA KARL FOERSTER	#1	CONT	FULLY ROOTED IN CONTAINER
PERENNIALS						
HS	30	ASSORTED HOSTA	HOSTA SP.	#1	CONT	FULLY ROOTED IN CONTAINER
SD	50	STELLA D'ORO DAVILLY	HEMEROCALLIS X 'STELLA D'ORO'	#1	CONT	FULLY ROOTED IN CONTAINER
ZC	5	ZAGREB COREOPSIS	COREOPSIS VERTICILLATA 'ZAGREB'	#1	CONT	FULLY ROOTED IN CONTAINER

Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515) 276-4482 Fax: (515) 276-0217
 Established 1959
 Civil Engineering & Land Surveying

88TH STREET LOFTS
 520 88TH STREET, WEST DES MOINES

LANDSCAPE PLAN

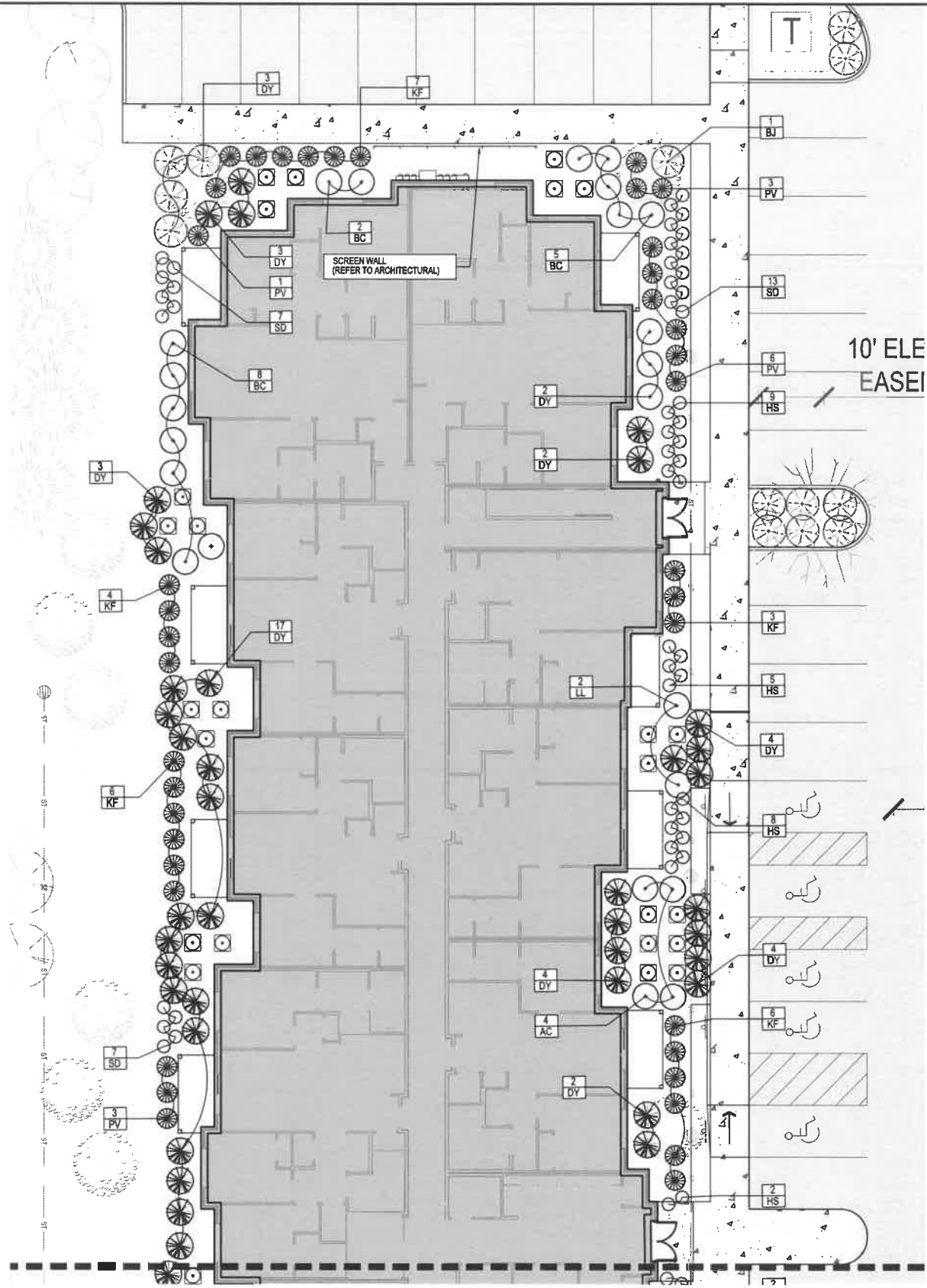
REFERENCE NUMBER:
 DRAWN BY:
 BK
 CHECKED BY:
 DB

REVISION DATE:
 10-29-2020 CHECK
 11-17-2020 50% SET
 12-21-2020 CHECK
 01-09-2021 CITY#1
 01-28-2021 CITY#2
 02-17-2021 CITY#3
 03-01-2021 CITY#4

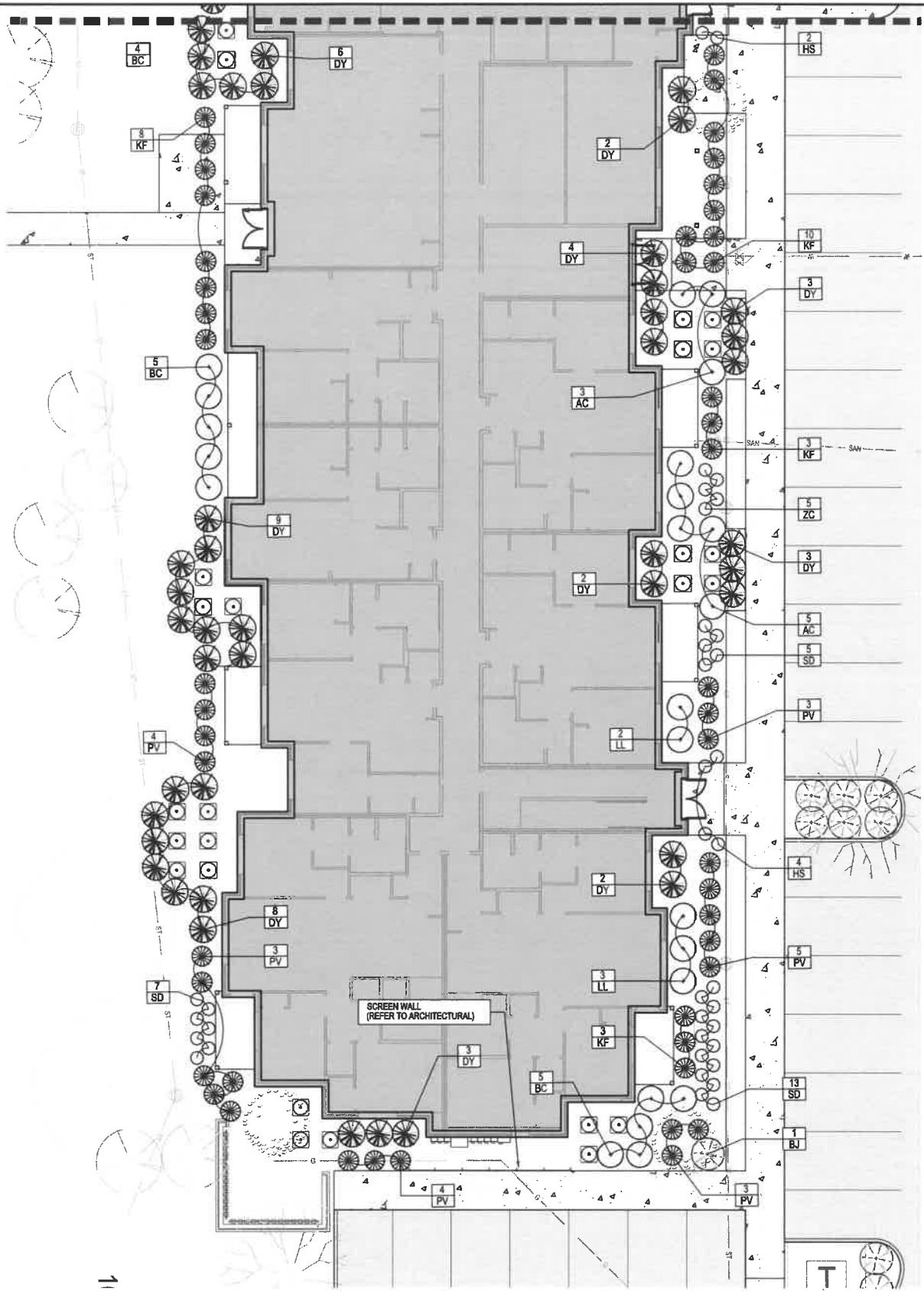
PROJECT NUMBER:
190701

SHEET NUMBER:
C501

3/1/2024 4:06:09 PM M:\LAND PROJECTS\2018\190701 - TWO APARTMENTS\88TH STREET\HDM\DWG\C501 LANDSCAPE.DWG



NORTH FOUNDATION LANDSCAPING PLAN

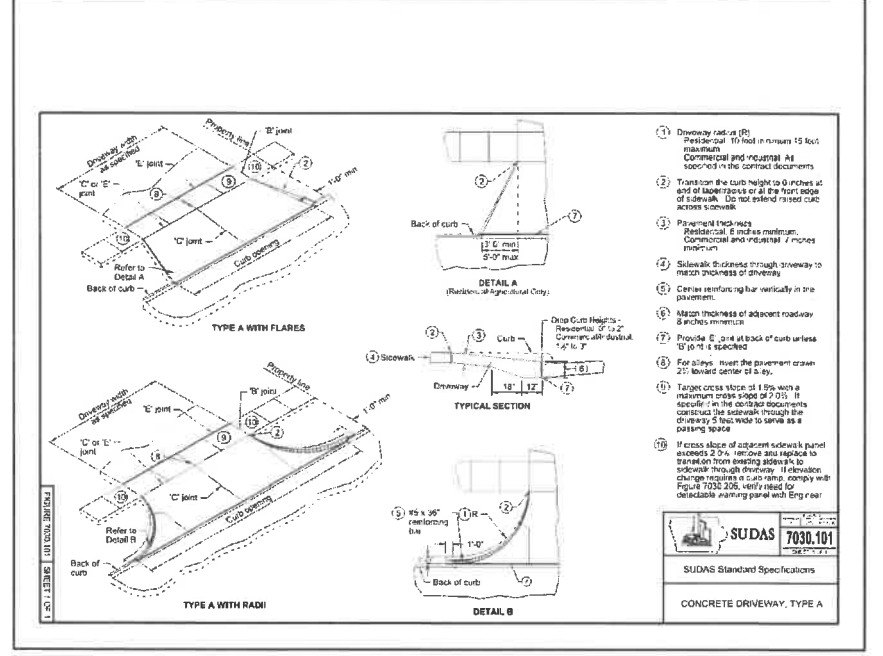
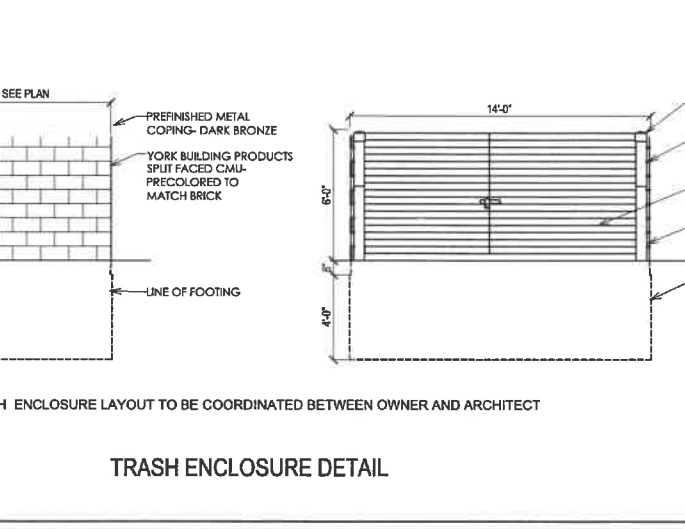
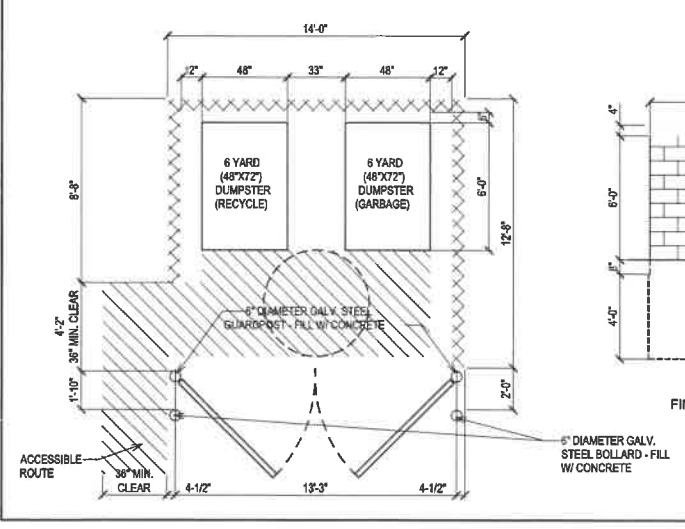
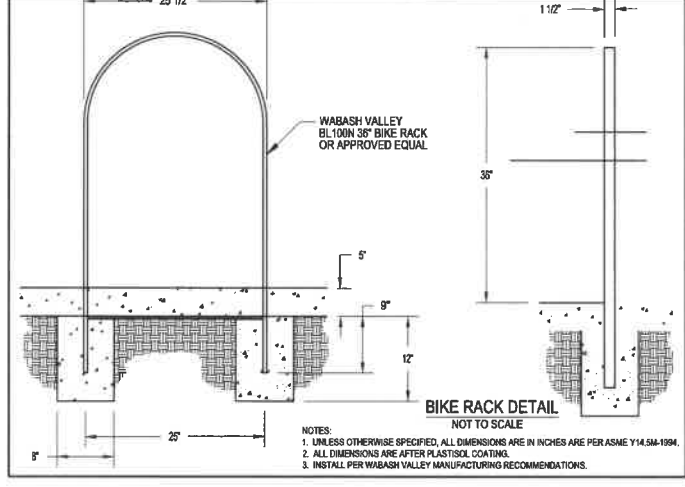
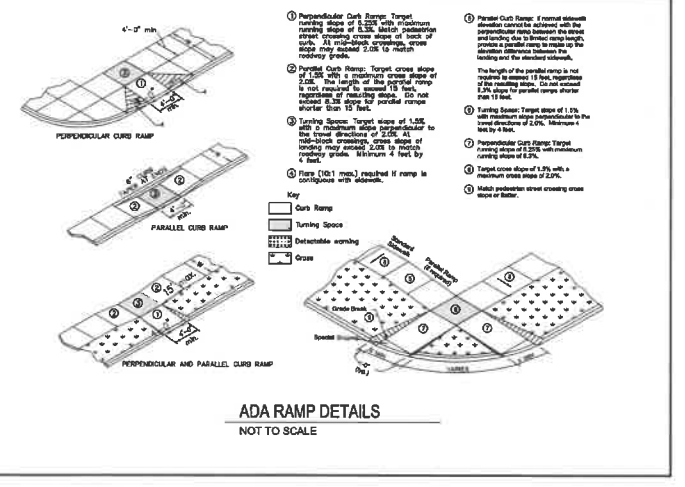
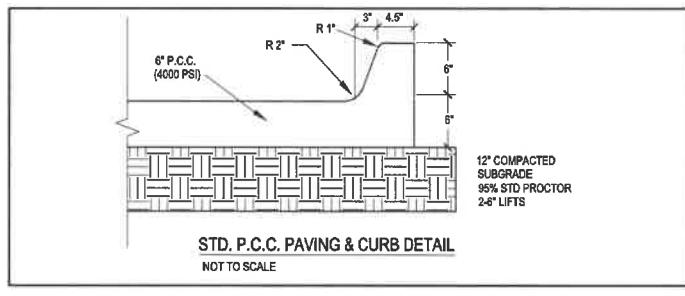
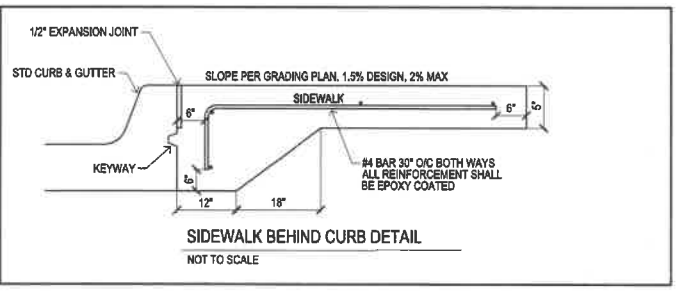
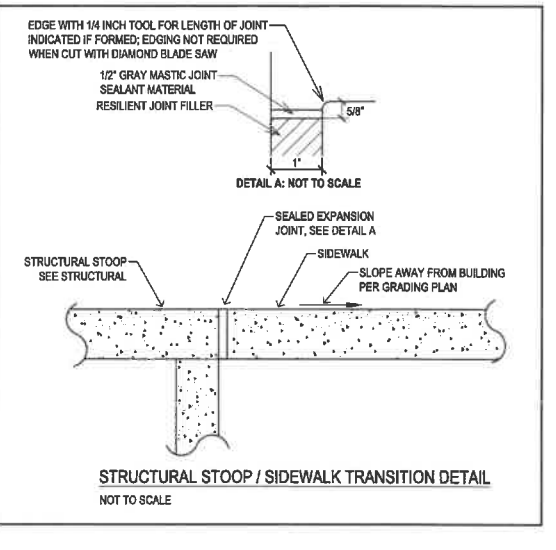
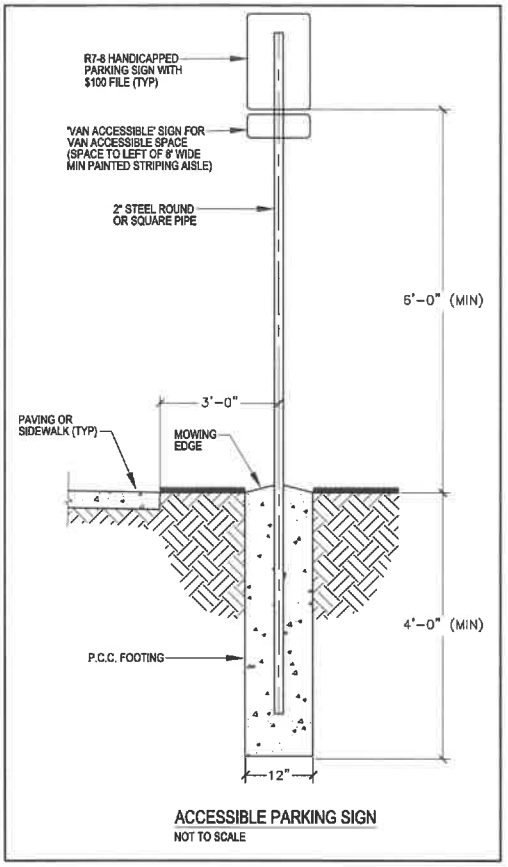
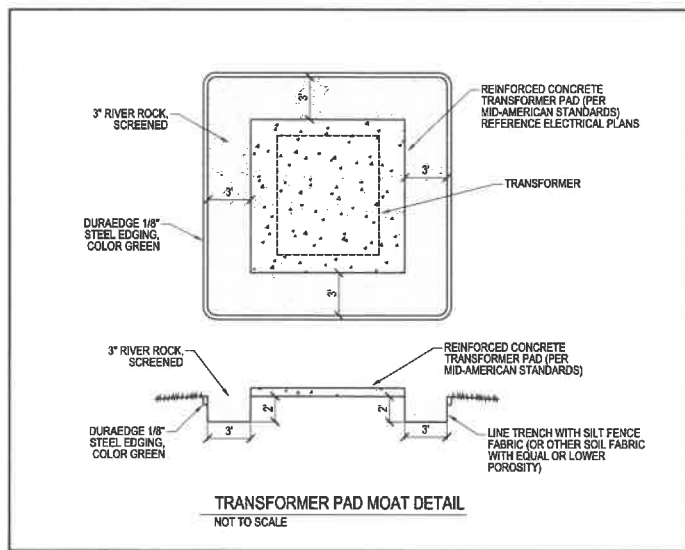
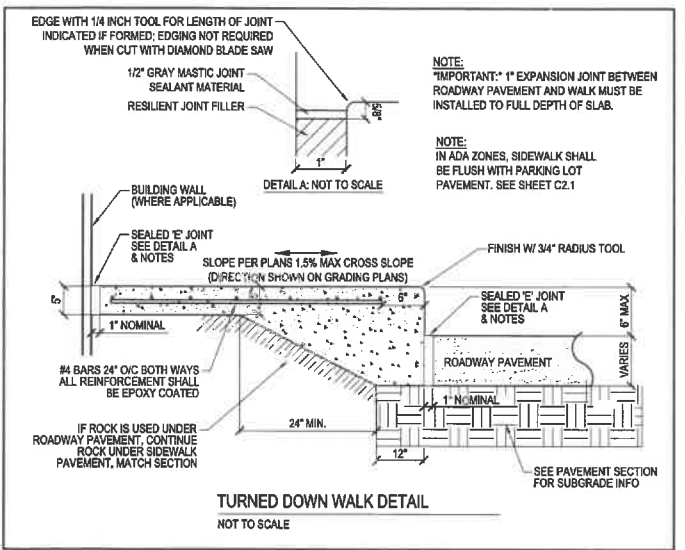


SOUTH FOUNDATION LANDSCAPING PLAN



**88TH STREET LOFTS
 520 88TH STREET, WEST DES MOINES
 LANDSCAPE PLAN**

REFERENCE NUMBER:	
DRAWN BY:	BK
CHECKED BY:	DB
REVISION DATE:	10-29-2020 CHECK 11-17-2020 50% SET 12-03-2020 CHECK 12-21-2020 CHECK 01-08-2021 CITY#1 01-28-2021 CITY#2 02-17-2021 CITY#3 03-01-2021 CITY#4
PROJECT NUMBER:	190701
SHEET NUMBER:	C502

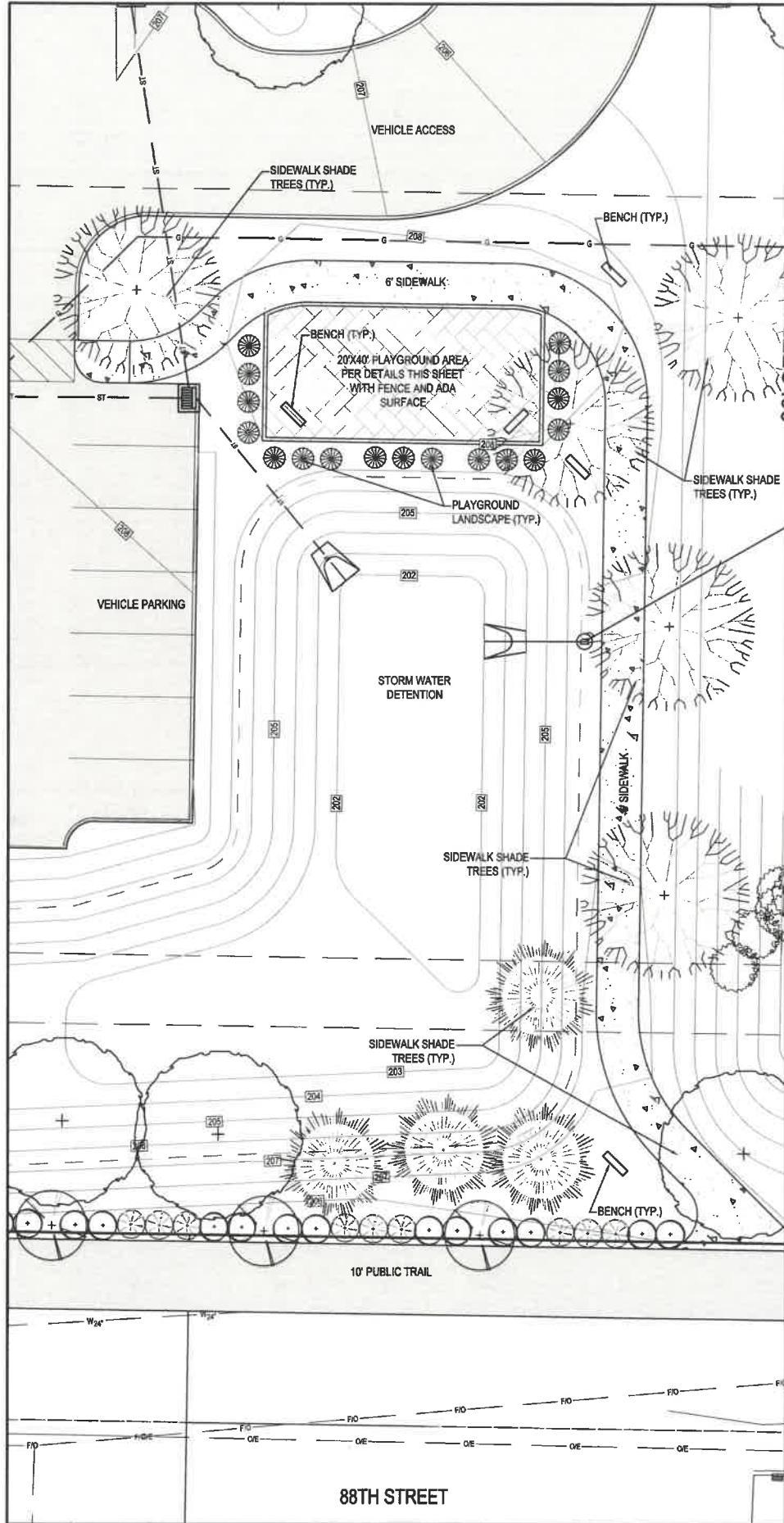


LAND PROJECTS 2019190701 - TING APARTMENTS SOUTH STREET/MAIN CORNER DETAIL & DWG

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-4467 Fax: (515) 276-0217
Civil Engineering & Land Surveying
Established 1959

88TH STREET LOFTS
520 88TH STREET, WEST DES MOINES
DETAILS SHEET

REFERENCE NUMBER:	
DRAWN BY:	BK
CHECKED BY:	DB
REVISION DATE:	10-29-2020 CHECK 11-17-2020 50% SET 12-03-2020 CHECK 12-21-2020 CHECK 01-08-2021 CITY#1 01-28-2021 CITY#2 02-17-2021 CITY#3 03-01-2021 CITY#4
PROJECT NUMBER:	190701
SHEET NUMBER:	C601



twg expanded
Quote: twg-978630-1



For illustration use only. Colors may vary.



twg expanded
Quote: twg-978630-1



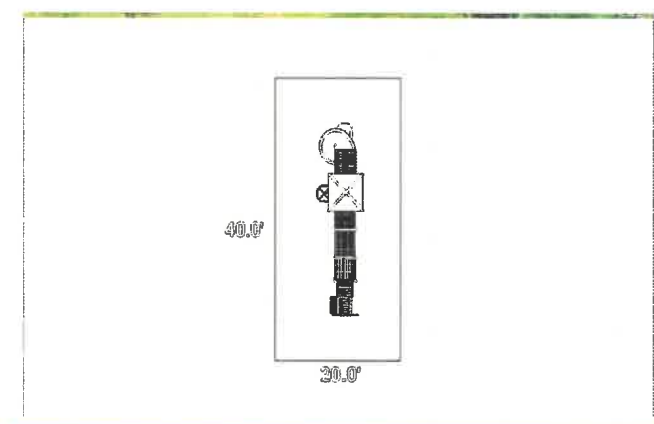
For illustration use only. Colors may vary.



twg expanded
Quote: twg-978630-1



For illustration use only. Colors may vary.



twg expanded
Quote: twg-978630-1



For illustration use only. Colors may vary.

PARKLAND AMENITIES AND PLAYGROUND

- PLAYGROUND EQUIPMENT
- PLAYGROUND ADA SURFACING
- FENCE
- BENCHES
- LANDSCAPING/SHADE TREES
- 6' WIDE SIDEWALK

NOTE: PLAYGROUND IMPROVEMENT AMENITY QUANTITIES TO BE ADJUSTED AS NEEDED TO SATISFY THE CITY PARKLAND REQUIREMENTS (REFER TO SEPARATE PARKLAND AGREEMENT)

Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515) 276-9467 Fax: (515) 276-0217
 Civil Engineering & Land Surveying Established 1959

88TH STREET LOFTS
520 88TH STREET, WEST DES MOINES
DETAILS SHEET

REFERENCE NUMBER:
DRAWN BY: BK
CHECKED BY: DB
REVISION DATE: 10-29-2020 CHECK 11-17-2020 50% SET 12-03-2020 CHECK 12-21-2020 CHECK 01-08-2021 CITY#1 01-28-2021 CITY#2 02-17-2021 CITY#3 03-01-2021 CITY#4

PROJECT NUMBER:
190701
 SHEET NUMBER:
C602

EROSION CONTROL PLAN

ADDRESS:
520 88TH STREET
WEST DES MOINES, IOWA

OWNER:
RJB, LLC
475 SE ALICES ROAD, SUITE D
WAUKEE, IA 50283

DEVELOPER:
TWO DEVELOPMENT
SAM ROGERS
1301 EAST WASHINGTON STREET,
SUITE 100
INDIANAPOLIS, IN 46202
317-963-6597

GENERAL CONTRACTOR:
TWO CONSTRUCTION
1301 EAST WASHINGTON STREET,
SUITE 100
INDIANAPOLIS, IN 46202

EROSION CONTROL:
SOIL-TEK
BRIAN DENHAM
PO BOX 738
GRIMES, IA 50111
515-865-3527

SITE AREA:
4.08 ACRES (177,704 S.F.)

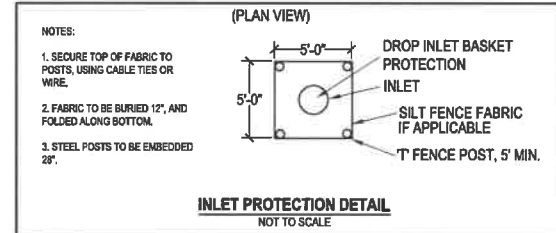
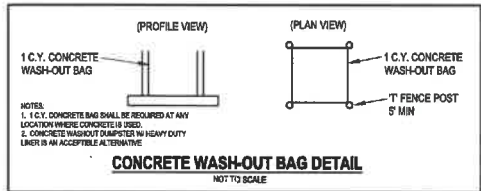
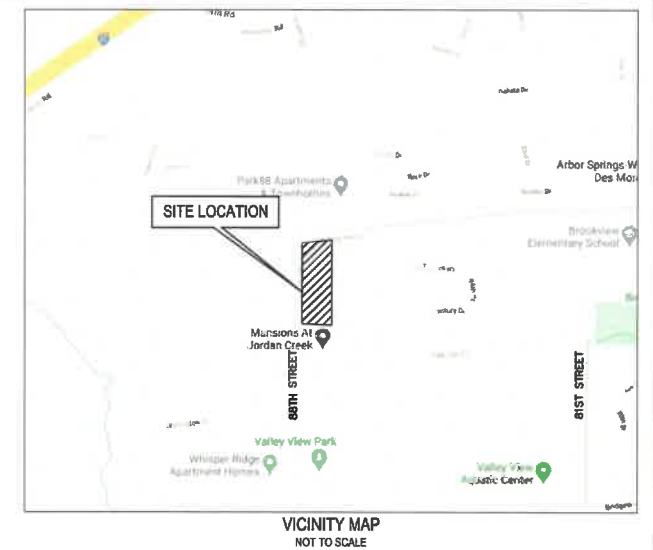
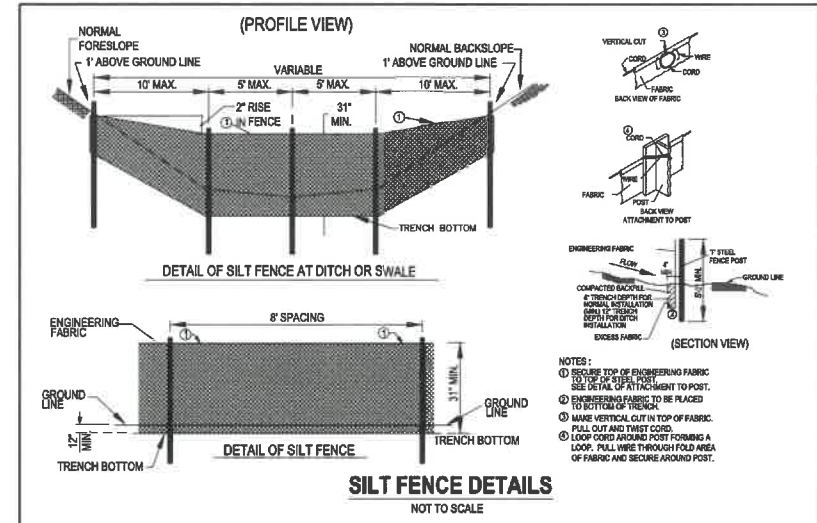
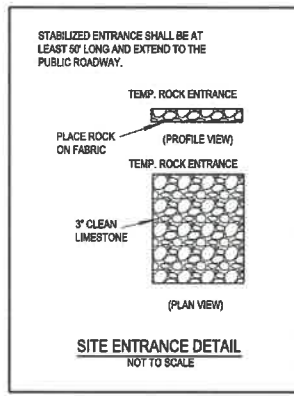
PROPERTY DESCRIPTION:
(CORRECTED QUIT CLAIM DEED BOOK 2018, PAGE 22041)
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11; THENCE N83°00'20"E, A DISTANCE OF 523.00 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11 TO A POINT; THENCE S00°00'00"W, A DISTANCE OF 782.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CENTURY DRIVE; THENCE N88°09'29"W, A DISTANCE OF 435.38 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N44°04'34"W, A DELTA ANGLE OF 88°09'50", AND ARC LENGTH OF 38.47 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT; THENCE N83°00'20"W, A DISTANCE OF 80.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE N00°00'21"E, A DISTANCE OF 681.15 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT VILLAGE AT CENTURY RUN, AN OFFICIAL PLAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 4.08 ACRES (177,704 SQ FEET) MORE OR LESS
EXCEPT 0.47 (20,844 SQ FEET) OF ROAD RIGHT-OF-WAY

SITE CONTROL AND BENCHMARKS:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = CITY OF WEST DES MOINES DATUM

POINT #8000
NORTHING = 573186.95
EASTING = 1560974.76
ELEVATION = 205.70
DESCRIPTION:
SET 3/4" IRON PIPE W/ RCP

POINT #8001
NORTHING = 573001.66
EASTING = 1560843.70
ELEVATION = 204.18
DESCRIPTION:
SET 3/4" IRON PIPE W/ RCP



EROSION CONTROL NOTES:

- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
- SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
- INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.

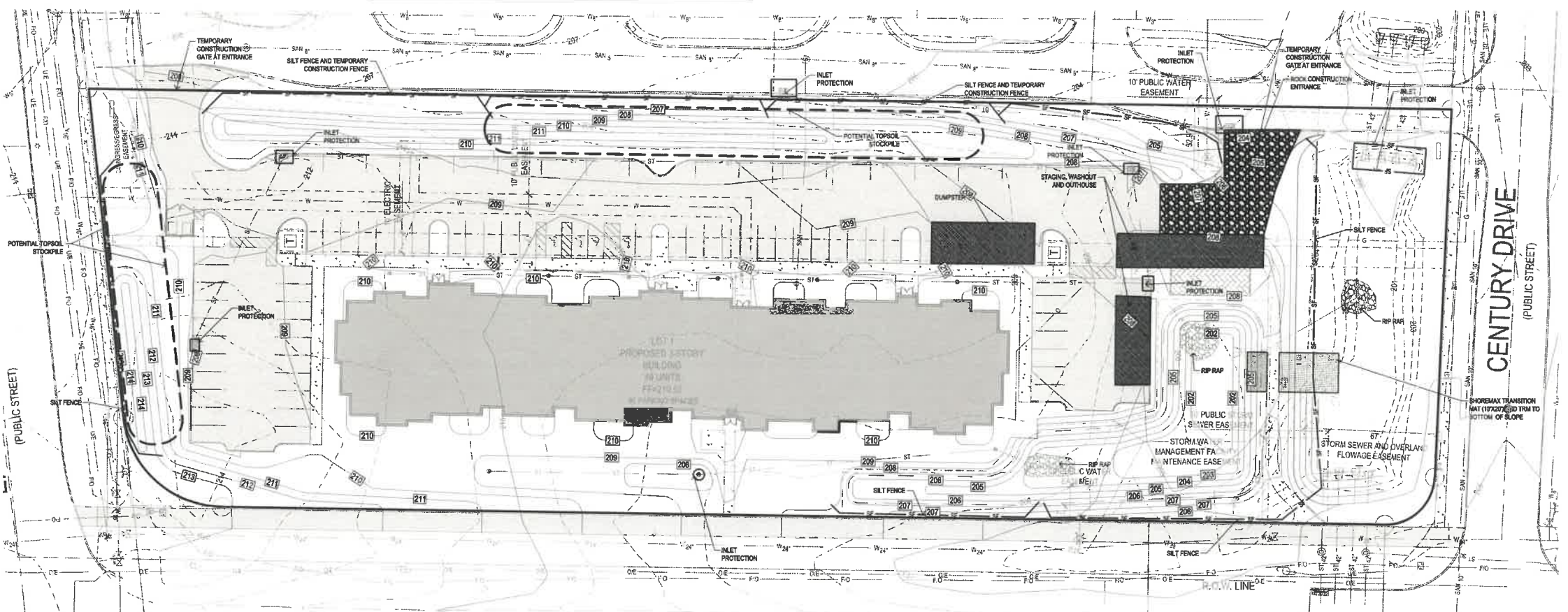
- INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
- INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
- OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

EROSION CONTROL REMOVAL NOTES:

- AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPILES.

LEGEND:

- 120- EXISTING CONTOUR
- 120- PROPOSED CONTOUR
- SF- SILT FENCE
- SAN- SANITARY SEWER
- ST- STORM SEWER
- W- WATER LINE
- G- GAS LINE
- UE- UNDERGROUND ELECTRIC
- OE- OVERHEAD ELECTRIC
- TELE- TELEPHONE LINE
- FIO- FIBER OPTIC
- CATV- CABLE TV
- ⊙ STORM MANHOLE
- ⊙ CURB INTAKE
- ⊙ SURFACE INTAKE
- ⊙ FLARED END SECTION
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ⊙ FIRE HYDRANT
- ⊙ SPRINKLER
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ WATER MANHOLE
- ⊙ WELL
- ⊙ WATER VALVE
- ⊙ WATER SHUT OFF
- ⊙ YARD HYDRANT
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC RISER
- ⊙ ELECTRIC VAULT
- ⊙ POWER POLE
- ⊙ TRANSFORMER POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC JUNCTION BOX
- ⊙ ELECTRIC PANEL
- ⊙ TRANSFORMER
- ⊙ GROUND LIGHT
- ⊙ GUY WIRE
- ⊙ ELECTRIC HANDHOLE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ AIR CONDITIONING UNIT
- ⊙ TELEPHONE RISER
- ⊙ TELEPHONE VAULT
- ⊙ TELEPHONE MANHOLE
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⊙ FIBER OPTIC RISER
- ⊙ FIBER OPTIC FAULT
- ⊙ CABLE TV RISER
- ⊙ SIGN



UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3925
Phone: (515) 276-4647 Fax: (515) 276-0217
Civil Engineering & Land Surveying
Established 1959

88TH STREET LOFTS
520 88TH STREET, WEST DES MOINES

EROSION CONTROL PLAN

REFERENCE NUMBER:
DRAWN BY:
BK
CHECKED BY:
DB

REVISION DATE:
10-29-2020 CHECK
11-17-2020 50% SET
12-03-2020 CHECK
12-21-2020 CHECK
01-08-2021 CITY#1
01-28-2021 CITY#2
02-17-2021 CITY#3
03-01-2021 CITY#4

PROJECT NUMBER:
190701

SHEET NUMBER:
C701

A RESOLUTION OF THE PLAN AND ZONING COMMISSION

NO. PZC-21-012

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicant, TWG Development, LLC, and property owner, RJB, L.L.C., request approval of the 88th Street Lofts Preliminary Plat for that property located at 520 88th Street for the purpose of subdividing the 4-acre property into one (1) lot for development of high density residential, and one (1) street lot for dedication to the City; and

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant TWG Development, LLC, and property owner, RJB, L.L.C., request approval of the 88th Street Lofts Site Plan for that property located at 520 88th Street for the purpose of constructing a 3-story, 49 unit apartment building and associated site improvements; and

WHEREAS, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the comprehensive plan and city code.

WHEREAS, the Site Plan complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the comprehensive plan and City Code.

NOW, THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends that City Council approve the Preliminary Plat (PP-004979-2020) and Site Plan, (SP-004988-2021), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on March 8, 2021.

Erica Andersen, Chair
Plan and Zoning Commission

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 March 8, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary