

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Meeting Date: August 9, 2021

ITEM: Grand Valley Townhomes, North of Grand Avenue and east of S. 35th Street– Approve a Preliminary Plat to create 113 lots for townhome development, one outlot for common area and private streets and Approve a Site Plan to allow construction of 113 townhomes - Grand Valley Townhomes, L.L.C. – PP-005105-2021/SP-005106-2021

Resolution: Approval of Preliminary Plat and Site Plan

Background: Doug Mandernach with Civil Design Advantage on behalf of the applicant Grand Valley Townhomes, L.L.C. and the property owner, Engel Associates, Inc. requests approval of a Preliminary Plat for the approximately 6.75-acre property generally located north of Grand and east of S. 35th Street. The applicant proposes to subdivide the property into 113 lots for townhome development. Additionally, the applicant requests approval of a Site Plan to allow the construction of 113 townhomes and associated site improvements. The townhomes range from 2-story units on the east to 3-story units for the balance of the property. The 3-story units are separated from the existing single-family dwelling units on the north and west by at least 150 feet, which is the distance required by City Code to have 3-story units. The 3-story units have a first-floor garage and second and third floor living space.

Staff Review & Comment:

- **Financial Impact:** There is no City funding of this project; however, there is staff time for processing of development application and inspections during construction.
- **Traffic Impact Study Findings:** The site is expected to generate less traffic than previously analyzed. Recommendations from the April 2015 traffic study remain adequate.
- **Conditions of Approval:** There is one condition of approval to address outstanding comments. The comments are general in nature and do not materially affect the lots or site plan.
- **Plat Validity:** Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this Preliminary Plat if surety is being posted for Public Improvements; or, within 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 twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the 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.

Plan and Zoning Commission Action:

Date:

Vote:

Recommendation:

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. Address remaining staff comments and submit final drawings prior to any construction activity for the site.

Lead Staff Member: Kara V. Tragesser, AICP

Approval Meeting Dates:

Plan and Zoning Commission	August 9, 2021
City Council	

Staff Report Reviews:

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

Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	6/7/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-072**

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant Grand Valley Townhomes, L.L.C., and property owner, Engel Associates, Inc., requests approval of the Preliminary Plat for the purpose of subdividing that approximately 6.75-acre property generally located north of Grand Avenue and east of S. 35th Street as depicted on the location map included in the staff report; and

WHEREAS, additionally, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant, Grand Valley Townhomes, L.L.C., and property owner, Engel Associates, Inc., requests approval of the Site Plan for the approximately 6.75-acre property located generally north of Grand Avenue and east of S. 35th Street for the purpose of constructing 133 townhome dwellings and associated site improvements; and

WHEREAS, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code; and

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

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Preliminary Plat (PP-005105-2021) and the Site Plan (SP-005106-2021), 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 August 9, 2021

Jennifer Drake, Vice 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 on August 9, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

SITE PLAN & PRELIMINARY PLAT FOR:

GRAND VALLEY TOWNHOMES

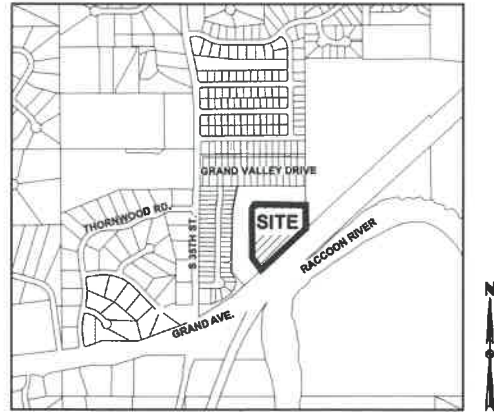
WEST DES MOINES, IOWA

Plans included are for illustrative purposes only.

Approve plans on file with the City.

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

OWNER

ENGEL ASSOCIATES INC.
4812 PLEASANT STREET
DES MOINES, IA 50312

APPLICANT

GRAND VALLEY TOWNHOMES
1680 SW ANKENY ROAD, SUITE 1B
ANKENY, IOWA 50023
CONTACT: NICK JENSEN
EMAIL: NICK@CALIBERIOWA.COM
PH: (515) 290-9359

ENGINEER

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

SURVEYOR

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

ARCHITECT

JCORP, INC.
1680 SW ANKENY RD.
SUITE 2
ANKENY, IOWA 50023
CONTACT: JEREMY HAYEMAN
EMAIL: JEREMY@JCORP.BIZ
PH: (515) 597-5457

SUBMITTAL DATES

FIRST SUBMITTAL: 04/02/2021
SECOND SUBMITTAL: 07/16/2021

LEGAL DESCRIPTION

A PART OF OUTLOT 'Z', GRAND VALLEY PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF OUTLOT 'U', GRAND VALLEY PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF WEST DES MOINES; THENCE SOUTH 0°19'03" EAST ALONG THE EASTERLY LINE OF SAID OUTLOT 'Z', A DISTANCE OF 204.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°19'03" EAST ALONG SAID EASTERLY LINE, 255.62 FEET TO THE SOUTHWEST CORNER OF LOT 35A, THE PRESERVE ON GRAND PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 47°24'14" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'Z', 656.42 FEET; THENCE NORTH 35°42'15" WEST, 165.93 FEET; THENCE NORTH 0°15'36" WEST, 526.78 FEET; THENCE NORTH 30°02'03" EAST, 52.67 FEET; THENCE SOUTH 89°15'21" EAST, 554.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.75 ACRES (294,234 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

EXISTING: PUD (GRAND VALLEY PLANNED UNIT DEVELOPMENT)

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED
PROPOSED: MULTI-FAMILY RESIDENTIAL TOWNHOMES

DEVELOPMENT SUMMARY

AREAL: 6.75 ACRES (294,234 SF)

ZONING: PUD

SETBACKS:

60' ALONG GRAND AVENUE - 3 STORY BUILDINGS
50' ALONG GRAND AVENUE - 2 STORY BUILDINGS
35' ALONG EAST PROPERTY LINE
30' BUILDING SEPARATION
25' FROM FACE OF GARAGE TO BACK OF CURB OR SIDEWALK
15' ALONG NORTH AND WEST PROPERTY LINES

OPEN SPACE CALCULATION:

TOTAL SITE:	= 294,234 (6.75 AC.)
BUILDINGS	= 60,461 SF
PARKING AREAS	= 4,768 SF
DRIVEWAYS	= 49,821 SF
STREETS	= 61,211 SF
SIDEWALK	= 10,225 SF
OPEN SPACE PROVIDED	= 107,748 SF (36.62%)

OPEN SPACE REQUIRED = 25% (73,559 SF)

UNITS:

113 UNITS (16.74 UNITS PER ACRE)

PARKING:

VISITOR PARKING OF 1 SPACE PER 10 UNITS REQUIRED
(113 UNITS / 10 = 11.3 SPACES)

TOTAL REQUIRED = 12 SPACES
TOTAL PROVIDED = 16 SPACES

DATE OF SURVEY

FEBRUARY 17, 2021

BENCHMARKS

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

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

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 08/01/2021
ANTICIPATED FINISH DATE = 08/01/2022

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1-C1.2	DETAILS
C2.1	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C3.1-C3.3	DIMENSION PLAN
C4.1-C4.5	GRADING PLAN
C5.1-C5.2	EROSION AND SEDIMENT CONTROL PLAN
C6.1-C6.2	UTILITY PLAN
C7.1	LANDSCAPE PLAN

NOTES

- EROSION CONTROL MEASURES WILL BE INSTALLED AND MONITORED BY OTHERS.
- PRIVATE UTILITIES TO BE INSTALLED PER SUDAS SPECIFICATIONS.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND DSM METRO DESIGN STANDARDS.
- CONTACT WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- ALL SIDEWALK CROSS SLOPES SHALL NOT EXCEED 1.5%.
- CONSTRUCTION CANNOT BEGIN ON THE HOMES UNTIL A FINAL PLAT HAS BEEN REVIEWED AND APPROVED BY THE CITY COUNCIL.
- ALL LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5%.
- PRIVATE STREETS AND UTILITIES SHALL BE MAINTAINED BY THE OWNER, TO INCLUDE:
 - DETENTION POND AND APPURTENANCES
 - PRIVATE STORM SEWER
 - PRIVATE WATER MAIN AND SERVICES
 - ALL INTERNAL CIRCULATION ROADS
- PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
- 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.
- SIGNS, OVER STORY TREES, CONIFEROUS TREES, PRIVATE STREETLIGHT ETC. ARE NOT ALLOWED IN THE PUBLIC EASEMENTS.
- THE GATED COMMUNITY WILL BE REQUIRED TO PROVIDE 24/7/365 ACCESS TO WDMWW CREWS. THIS CAN BE ACCOMPLISHED BY PROVIDING A KEY, KEY CARD, AND OR KEYPAD CODE.
- WEST DES MOINES WATER WORKS RECOMMENDS AGAINST PLANTING TREES AND OTHER LANDSCAPING OVER PRIVATE WATER MAIN INFRASTRUCTURE.
- WALLS CONSTRUCTED AT FOUR FEET IN HEIGHT OR OVER REQUIRE ENGINEERED DRAWINGS AND A BUILDING PERMIT SEPARATE FROM THE RESIDENTIAL BUILDING PERMIT.
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
FINISH GRADE AT GARAGE	UNDERGROUND TELEPHONE
OVERHEAD DOOR	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

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

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

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

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

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
CDA PROJECT NO. 2011.647

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

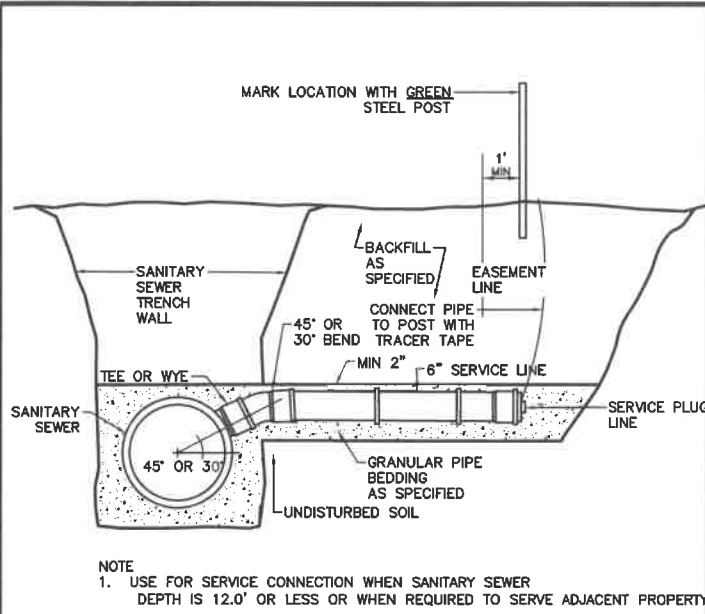
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: _____
LICENSE NUMBER: 23810
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: _____
SHEETS C0.1-C6.2

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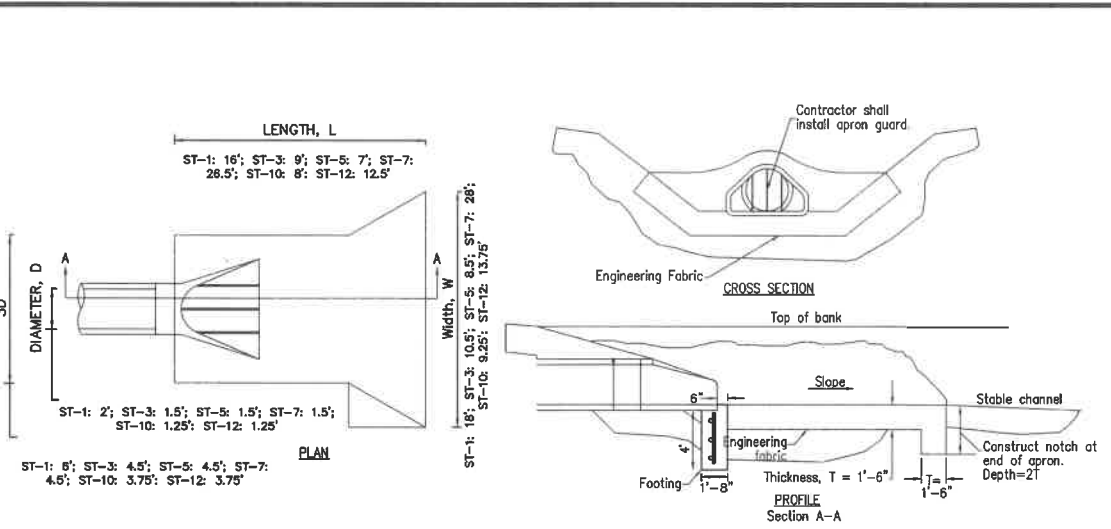
GRAND VALLEY TOWNHOMES - 2011.647



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

SANITARY SEWER SERVICE

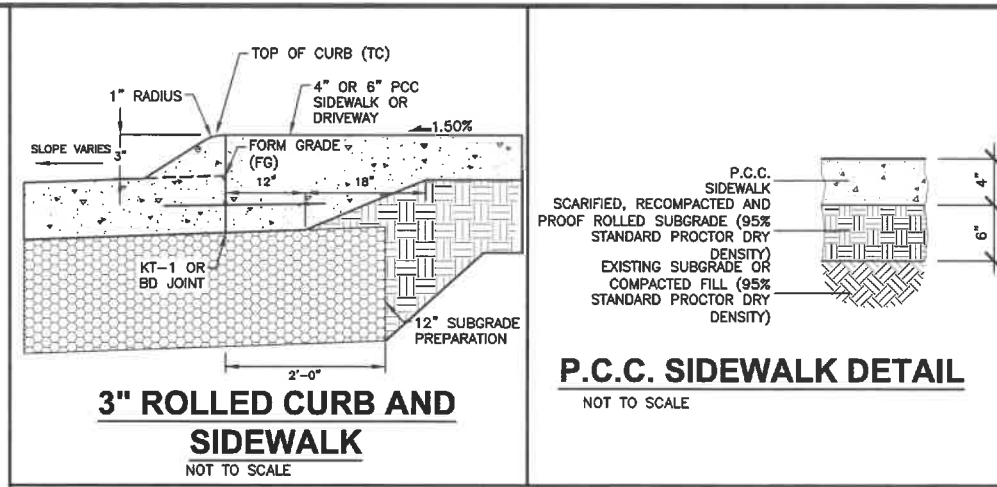
NOT TO SCALE
CITY OF WEST DES MOINES DETAIL 4.5



ROCK APRON FOR PIPE OUTLET

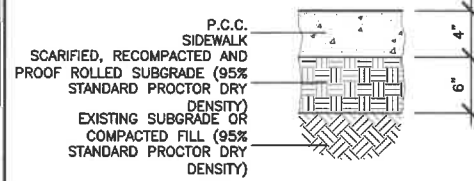
NOT TO SCALE

NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3" CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.



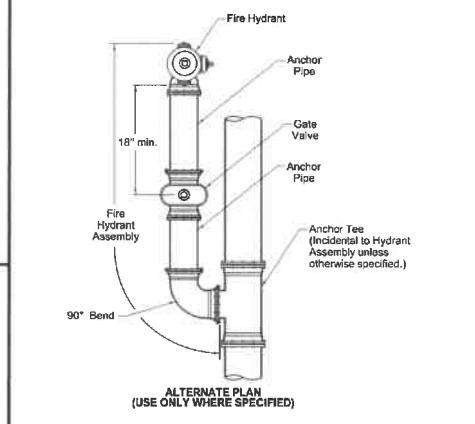
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NOT TO SCALE

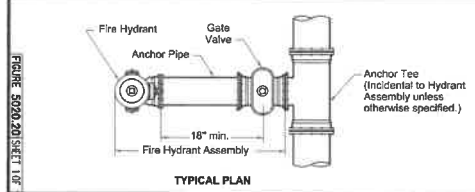


P.C.C. SIDEWALK DETAIL

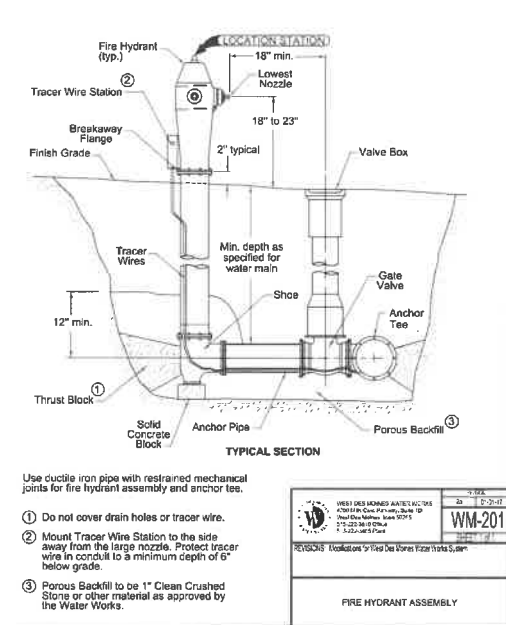
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ALTERNATE PLAN (USE ONLY WHERE SPECIFIED)



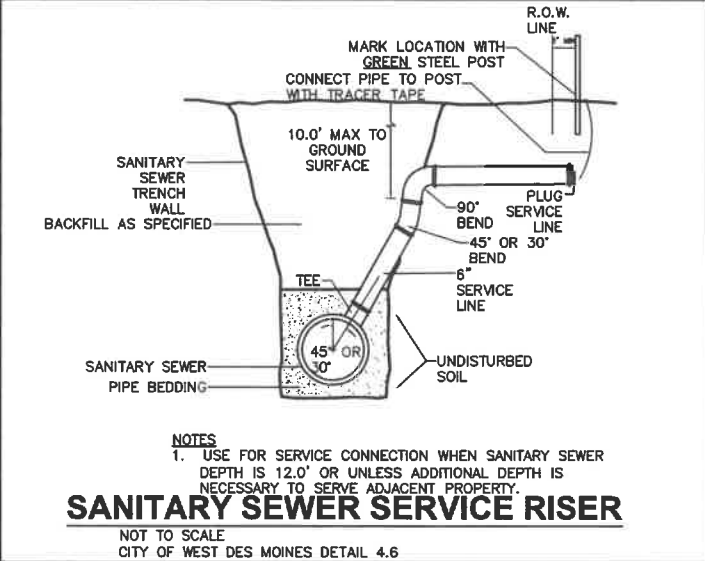
TYPICAL PLAN



TYPICAL SECTION

Use ductile iron pipe with restrained mechanical joints for fire hydrant assembly and anchor tee.

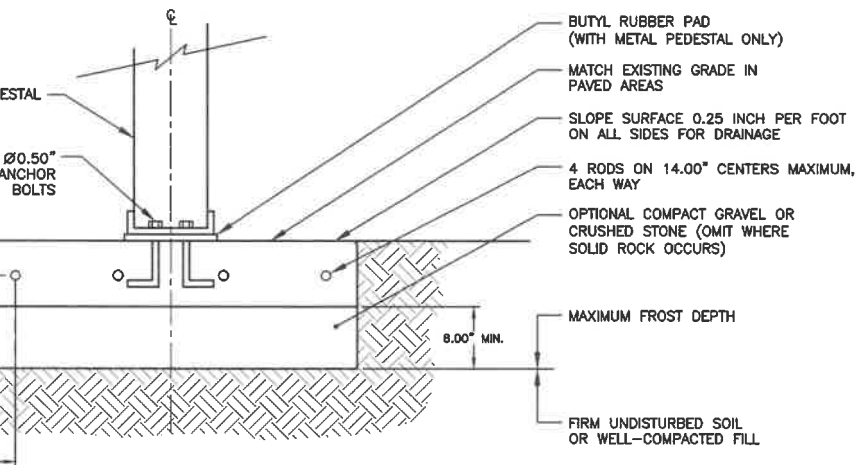
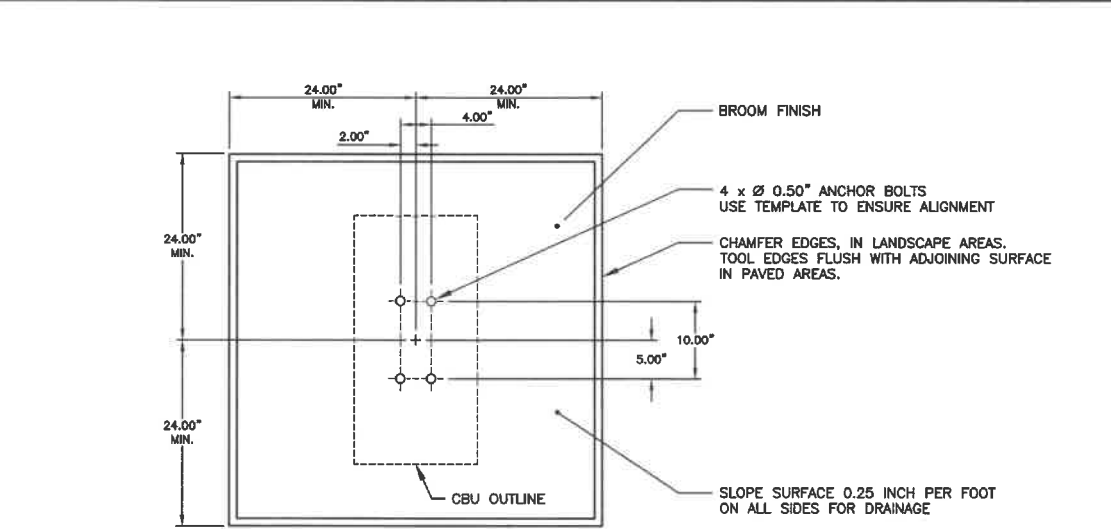
- ① Do not cover drain holes or tracer wire.
- ② Mount Tracer Wire Station to the side away from the large nozzle. Protect tracer wire in conduit to a minimum depth of 6" below grade.
- ③ Porous Backfill to be 1" Clean Crushed Stone or other material as approved by the Water Works.



SANITARY SEWER SERVICE RISER

NOT TO SCALE
CITY OF WEST DES MOINES DETAIL 4.6

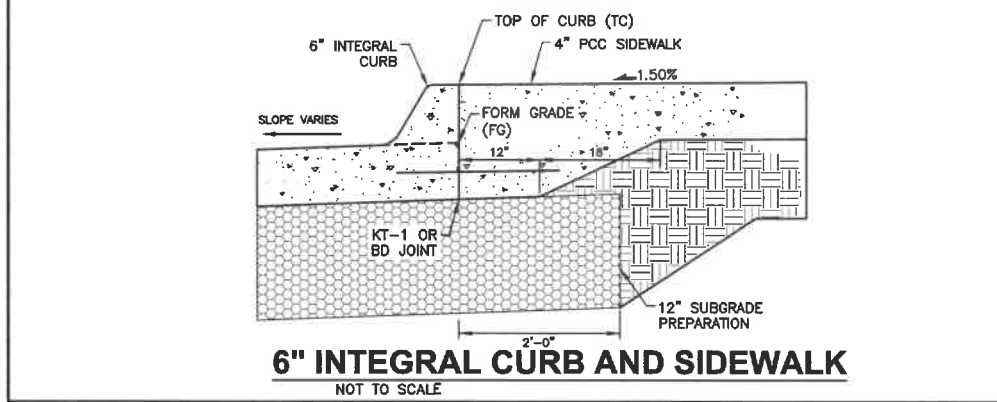
NOTES
1. USE FOR SERVICE CONNECTION WHEN SANITARY SEWER DEPTH IS 12.0' OR UNLESS ADDITIONAL DEPTH IS NECESSARY TO SERVE ADJACENT PROPERTY.



MAILBOX CLUSTER PAD DETAIL

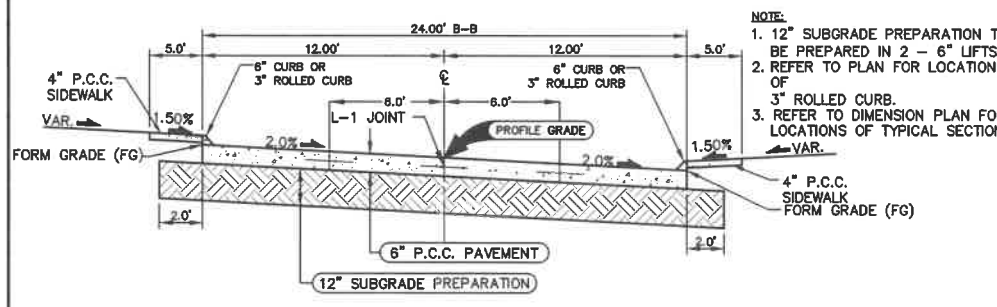
NOT TO SCALE

- NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" - 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
 2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
 3. ANCHOR BOLTS SHALL CONFORM TO ASTM A193, GRADE 888, TYPE 316 STAINLESS STEEL.



6\"/>

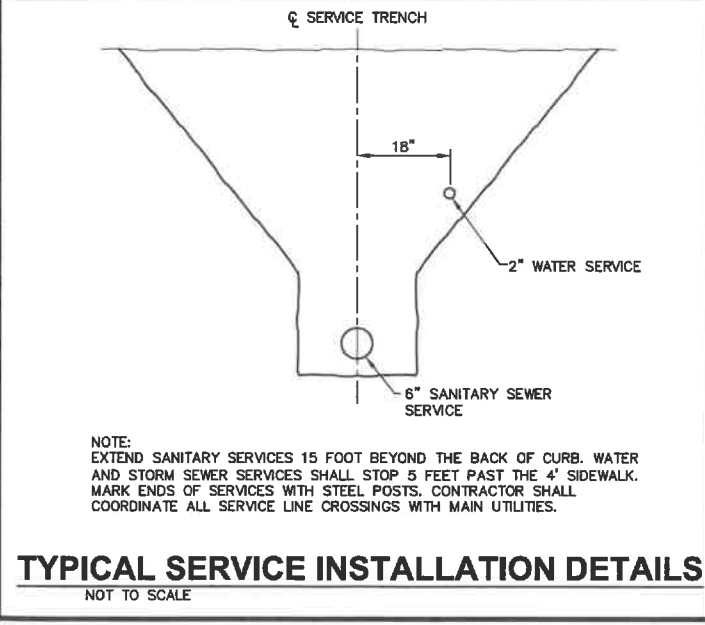
NOT TO SCALE



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

NOT TO SCALE

- NOTE:
1. 12" SUBGRADE PREPARATION TO BE PREPARED IN 2 - 6" LIFTS.
 2. REFER TO PLAN FOR LOCATIONS OF 3" ROLLED CURB.
 3. REFER TO DIMENSION PLAN FOR LOCATIONS OF TYPICAL SECTION.



TYPICAL SERVICE INSTALLATION DETAILS

NOT TO SCALE

NOTE:
EXTEND SANITARY SERVICES 15 FOOT BEYOND THE BACK OF CURB. WATER AND STORM SEWER SERVICES SHALL STOP 5 FEET PAST THE 4" SIDEWALK. MARK ENDS OF SERVICES WITH STEEL POSTS. CONTRACTOR SHALL COORDINATE ALL SERVICE LINE CROSSINGS WITH MAIN UTILITIES.

DATE: 07/16/2021
04/02/2021

REVISIONS: 2ND SUBMITTAL 07/16/2021
1ST SUBMITTAL 04/02/2021

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

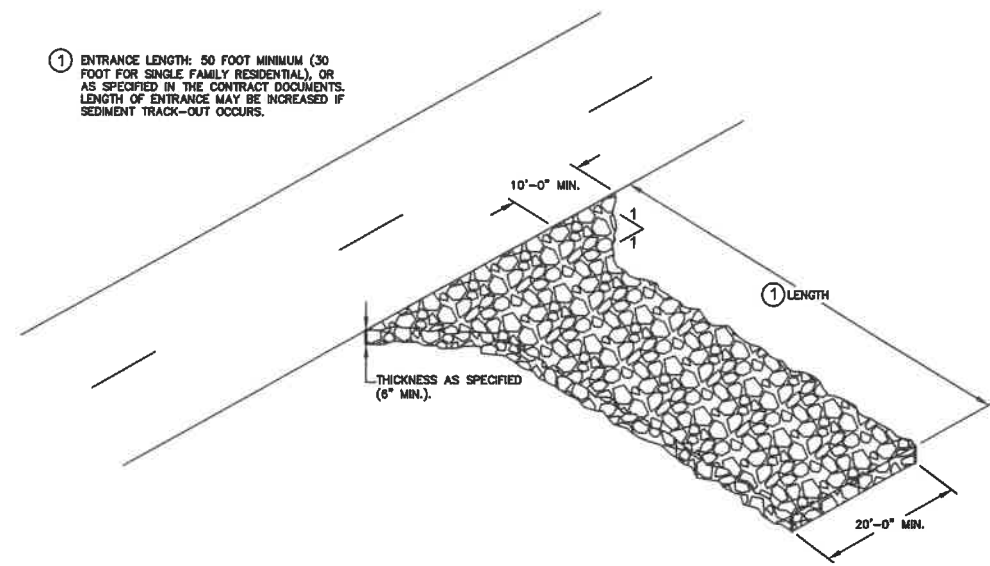
PM: DAM
ENGINEER: JUN

CVIL DESIGN ADVANTAGE

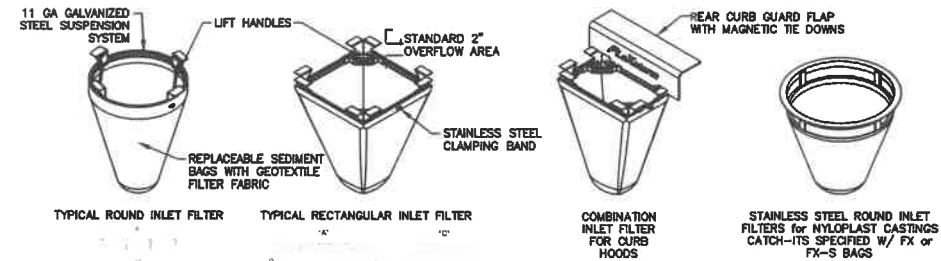
GRAND VALLEY TOWNHOMES
DETAILS
WEST DES MOINES, IOWA

DATE: 07/16/2021
SHEET NUMBER: **C1.1**
2011.647

① ENTRANCE LENGTH: 50 FOOT MINIMUM (30 FOOT FOR SINGLE FAMILY RESIDENTIAL), OR AS SPECIFIED IN THE CONTRACT DOCUMENTS. LENGTH OF ENTRANCE MAY BE INCREASED IF SEDIMENT TRACK-OUT OCCURS.



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



1. IDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	FRAME P/N
ROUND	Small Round (up to 20" dia. opening)	628R
	Med Round (21" - 24" dia. opening)	629R
	Large Round (25" - 30" dia. opening)	630R
RECTANGULAR	Small Rect (up to 18" x 24" opening)	628R
	Med Rect (up to 21" x 24" opening)	629R
	Large Rect (up to 24" x 24" opening)	630R
COMBINATION	Small Comb (up to 18" x 24" opening)	628R
	Med Comb (up to 21" x 24" opening)	629R
	Large Comb (up to 24" x 24" opening)	630R

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size (Cu Ft)	Solids Storage (Cu Ft)	Filtered Flow Rate at 50% (GPM)	NonWovens (L)
Small	2.8	2.2	0.9
Medium	3.1	2.7	1.9
Large	3.8	2.7	1.9
XL	4.2	3.6	2.8

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

2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS	12" depth	12" depth	Clean Water Flow Rate (GPM/ft ²)	Min. A.O.S. (ft. Slope)
FL Standard Woven Bag	FX	FX	100	4%
FL OCT7 Non-Woven Bag	S	S-6	143	7%

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

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

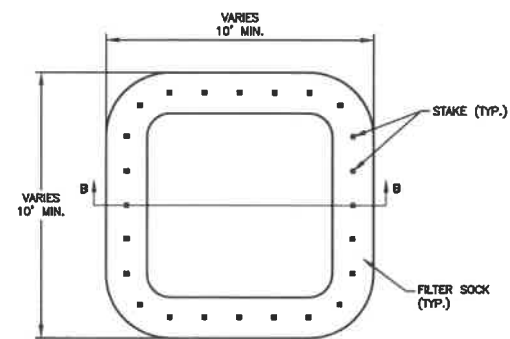
- INSTALLATION:
1. REMOVE GRATE
 2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
 3. REPLACE GRATE



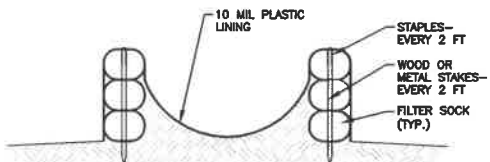
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF AIS, INC. WWW.INLETFILTERS.COM (866) 887-9639 PH (630) 356-3477 TX INFO@INLETFILTERS.COM

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

NOT TO SCALE



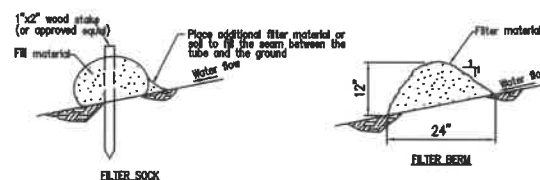
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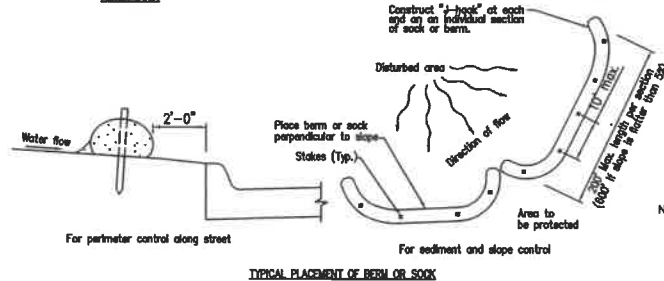
SECTION B-B

NOTES:
 1. ACTUAL LAYOUT AND LOCATION TO BE DETERMINED IN FIELD BY THE CONTRACTOR.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
 4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 75% FULL.

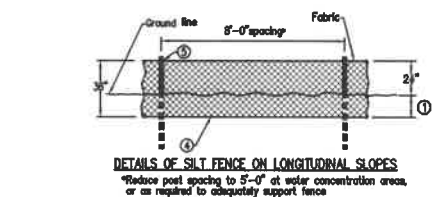
CONCRETE WASHOUT
NOT TO SCALE



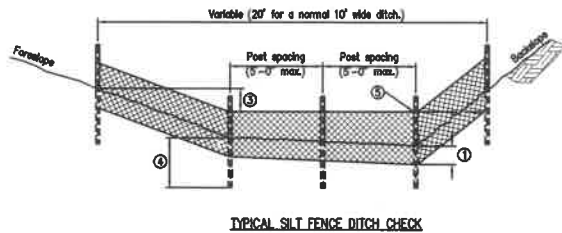
GENERAL NOTES:
 Berm shown is typical for slopes flatter than 3:1. For steeper slopes, increase berm size as directed by the Jurisdictional Engineer.
 Place berm in uncompactd rhadow perpendicular to the slope at locations specified in the contract documents.
 Filter sock diameter as specified in the contract documents.



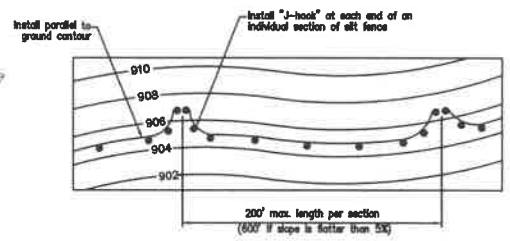
FILTER SOCK
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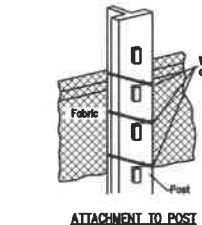
DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES
 *Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.



TYPICAL SILT FENCE DITCH CHECK

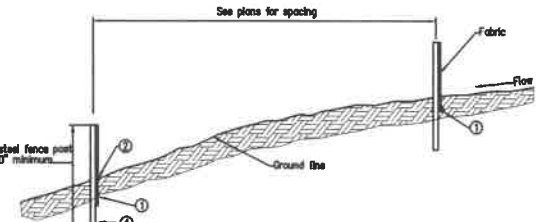


TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Plan View)



ATTACHMENT TO POST

GENERAL NOTES:
 Install all fence according to the requirements of the project specifications and at locations shown in the contract documents or as directed by the Engineer.
 ① Insert 12 in. of fabric a minimum of 6 in. deep (fabric may be folded below the ground line)
 ② Compact ground by driving along each side of the silt fence as required to sufficiently secure the fabric in the trench to prevent payout and flow under the fence.
 ③ In ditches, extend silt fence up side slope so the bottom elevation of the end of the fence is a minimum of 2 in. higher than the top of the fence in the low point of the ditch.
 ④ Steel posts to be embedded 20 in. unless otherwise allowed by the Engineer.
 ⑤ Secure top of engineering fabric to steel posts using wire or plastic tie (50 lb. min.). See details of Attachment to Posts.



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Profile View)

SILT FENCE
NOT TO SCALE

FILE IN: 2024\2024\7\16\2024\07-16-2024-SITE P.LANS.DWG
 PLOTTED BY: DAVID MANNING
 COMMENT: ENG
 TECH:
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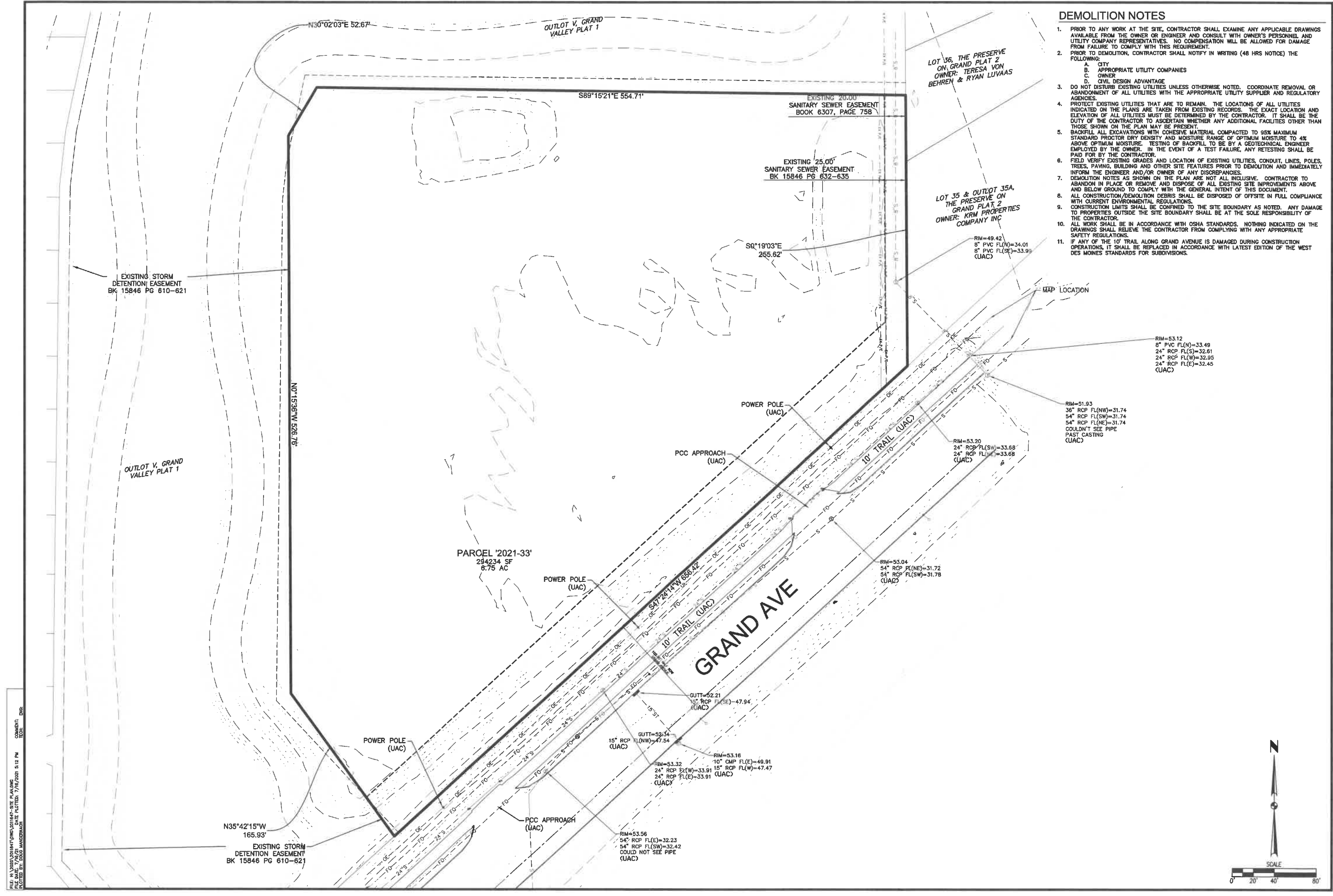
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REVISIONS	
2ND SUBMITTAL	07/16/2024
1ST SUBMITTAL	04/02/2024

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



GRAND VALLEY TOWNHOMES
 DETAILS
 WEST DES MOINES, IOWA

DATE: 07/16/2024
 SHEET NUMBER: C1.2
 2011.647



DEMOLITION NOTES

- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - CITY
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- IF ANY OF THE 10' TRAIL ALONG GRAND AVENUE IS DAMAGED DURING CONSTRUCTION OPERATIONS, IT SHALL BE REPLACED IN ACCORDANCE WITH LATEST EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS.

DATE	REVISIONS
07/16/2021	2ND SUBMITTAL
04/02/2021	1ST SUBMITTAL

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

ENGINEER: JUN
PM: DAM

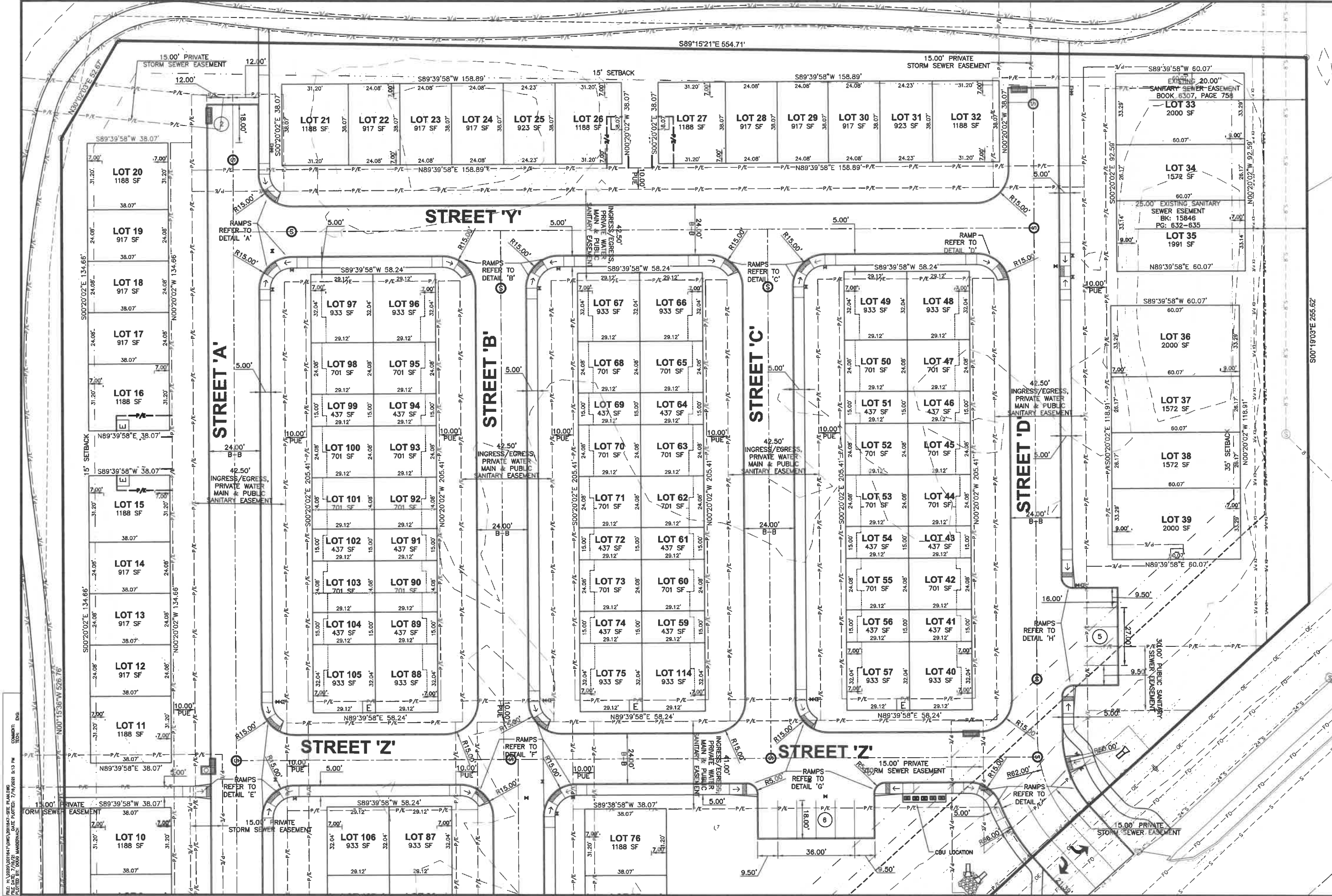


GRAND VALLEY TOWNHOMES
TOPOGRAPHIC SURVEY AND
DEMOLITION PLAN

DATE: 07/16/2021
SHEET NUMBER: C2.1
2011.647



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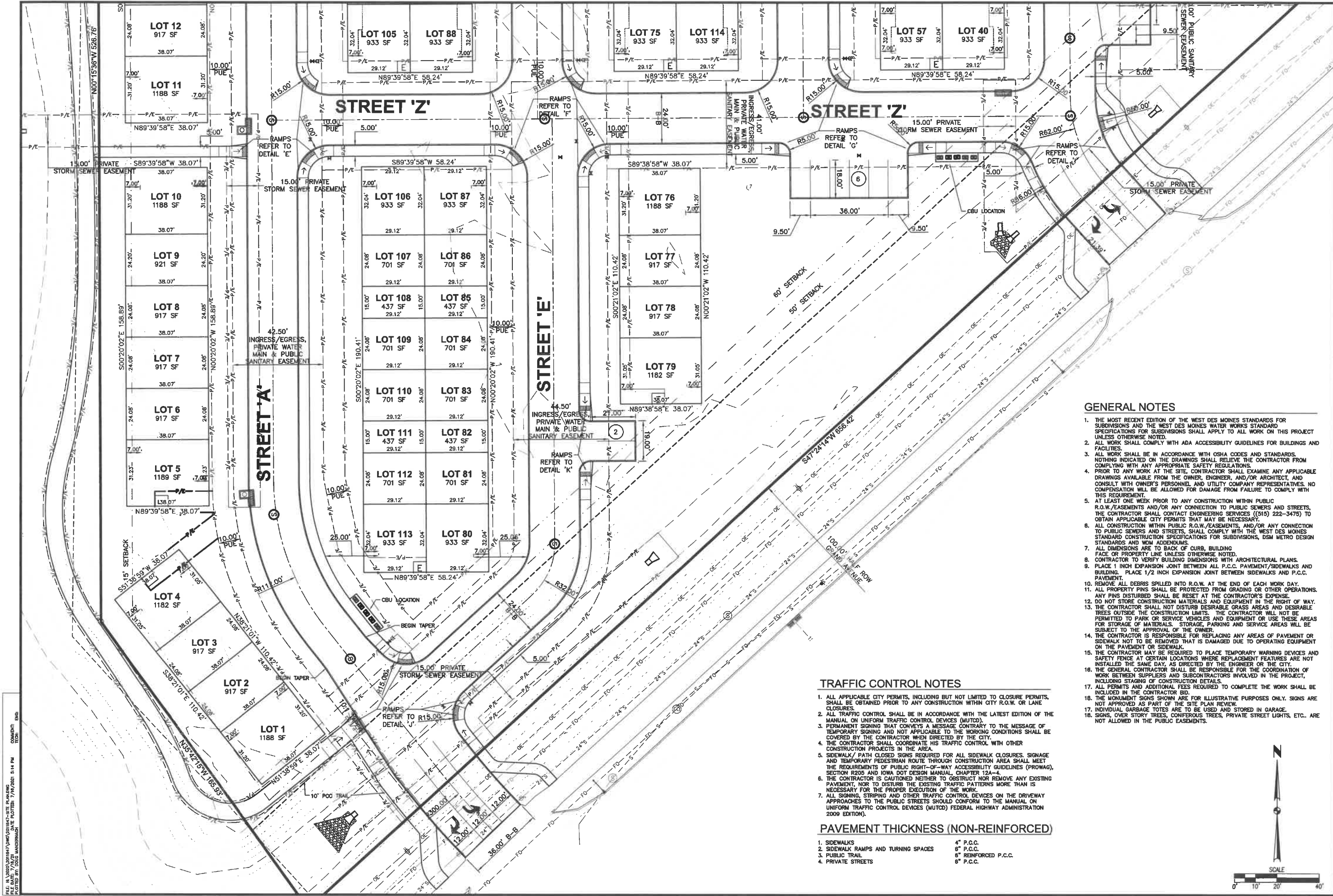
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REVISIONS	
2ND SUBMITTAL	07/16/2021
1ST SUBMITTAL	04/02/2021
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ENGINEER: JUN	

CIVIL DESIGN ADVANTAGE

GRAND VALLEY TOWNHOMES

DIMENSION PLAN

DATE:	07/16/2021
SHEET NUMBER:	C3.2
	2011.647



COMPUTED BY: DAVID MANDERSCHNIGER
 DATE: 07/16/2021
 SCALE: 1" = 10'

GENERAL NOTES

1. THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT ENGINEERING SERVICES ((515) 222-3475) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND MOM ADDENDUMS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 1 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. THE MONUMENT SIGNS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. SIGNS ARE NOT APPROVED AS PART OF THE SITE PLAN REVIEW.
19. INDIVIDUAL GARAGE TOTES ARE TO BE USED AND STORED IN GARAGE.
20. SIGNS, OVER STORY TREES, CONIFEROUS TREES, PRIVATE STREET LIGHTS, ETC., ARE NOT ALLOWED IN THE PUBLIC EASEMENTS.

TRAFFIC CONTROL NOTES

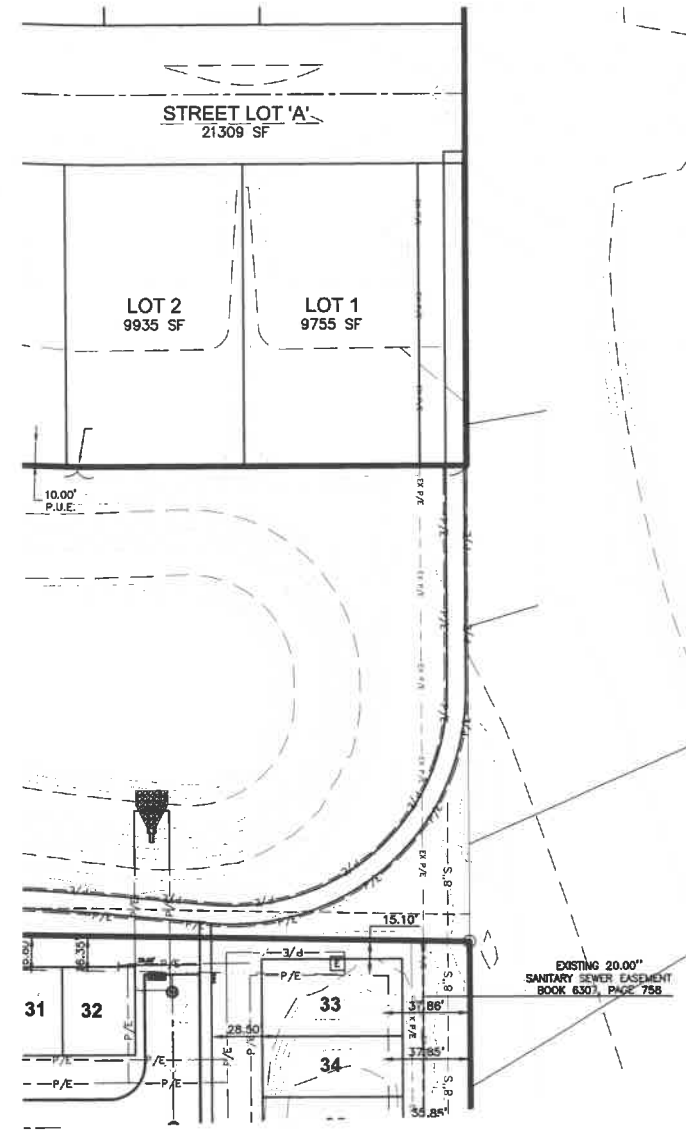
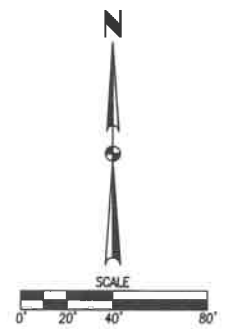
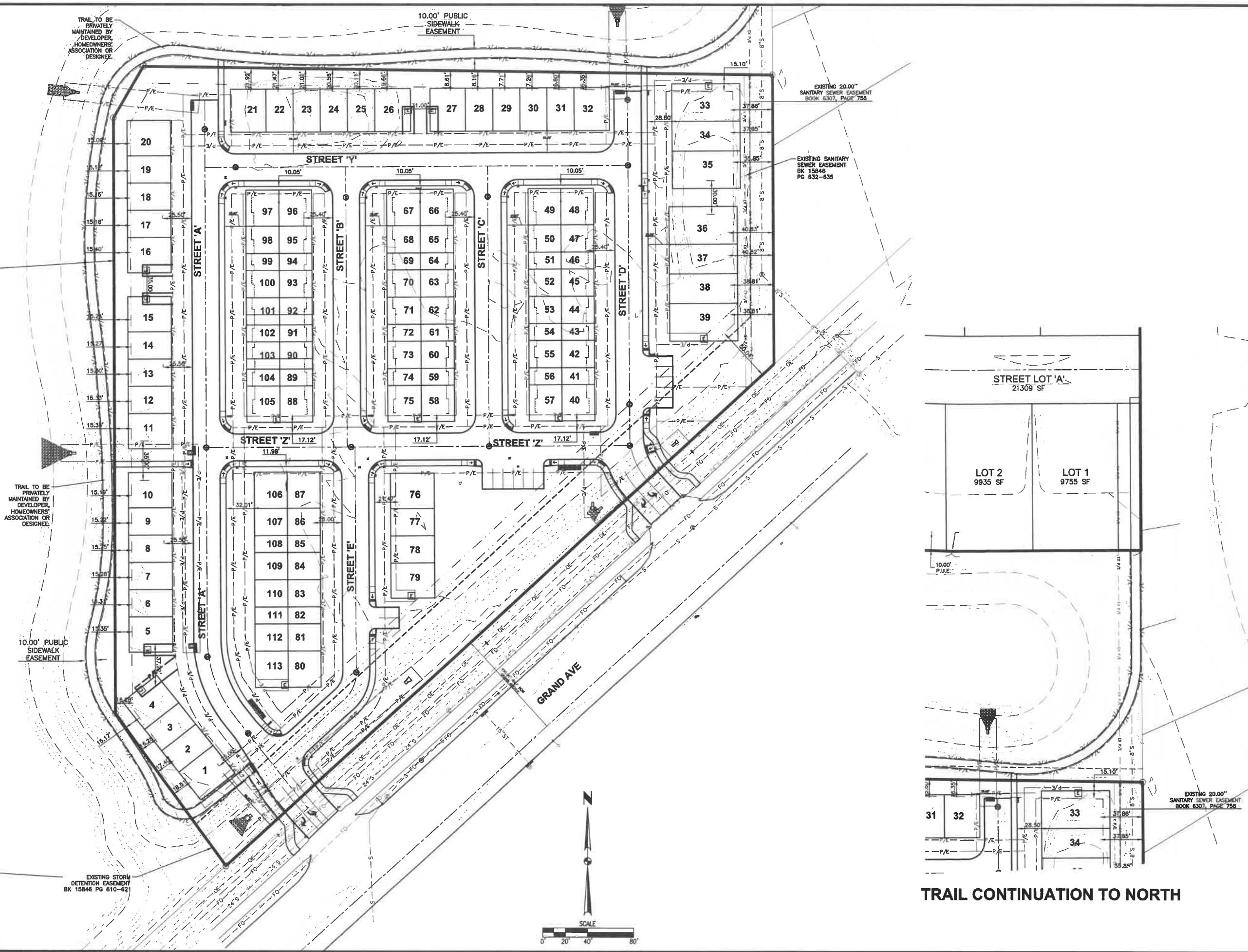
1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK/PATH CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING, STRIPING AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS SHOULD CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FEDERAL HIGHWAY ADMINISTRATION 2009 EDITION.

PAVEMENT THICKNESS (NON-REINFORCED)

- | | |
|--------------------------------------|----------------------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. SIDEWALK RAMPS AND TURNING SPACES | 6" P.C.C. |
| 3. PUBLIC TRAIL | 8" REINFORCED P.C.C. |
| 4. PRIVATE STREETS | 6" P.C.C. |

DATE: 07/16/2021
 SHEET NUMBER: C3.1 2011.647
 REVISIONS: 2ND SUBMITTAL 04/02/2021
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 3405 S.E. CROSSROADS DRIVE, SUITE G
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JIN PM: DAM
GRAND VALLEY TOWNHOMES
 WEST DES MOINES, IOWA
DIMENSION PLAN
 CIVIL DESIGN ADVANTAGE

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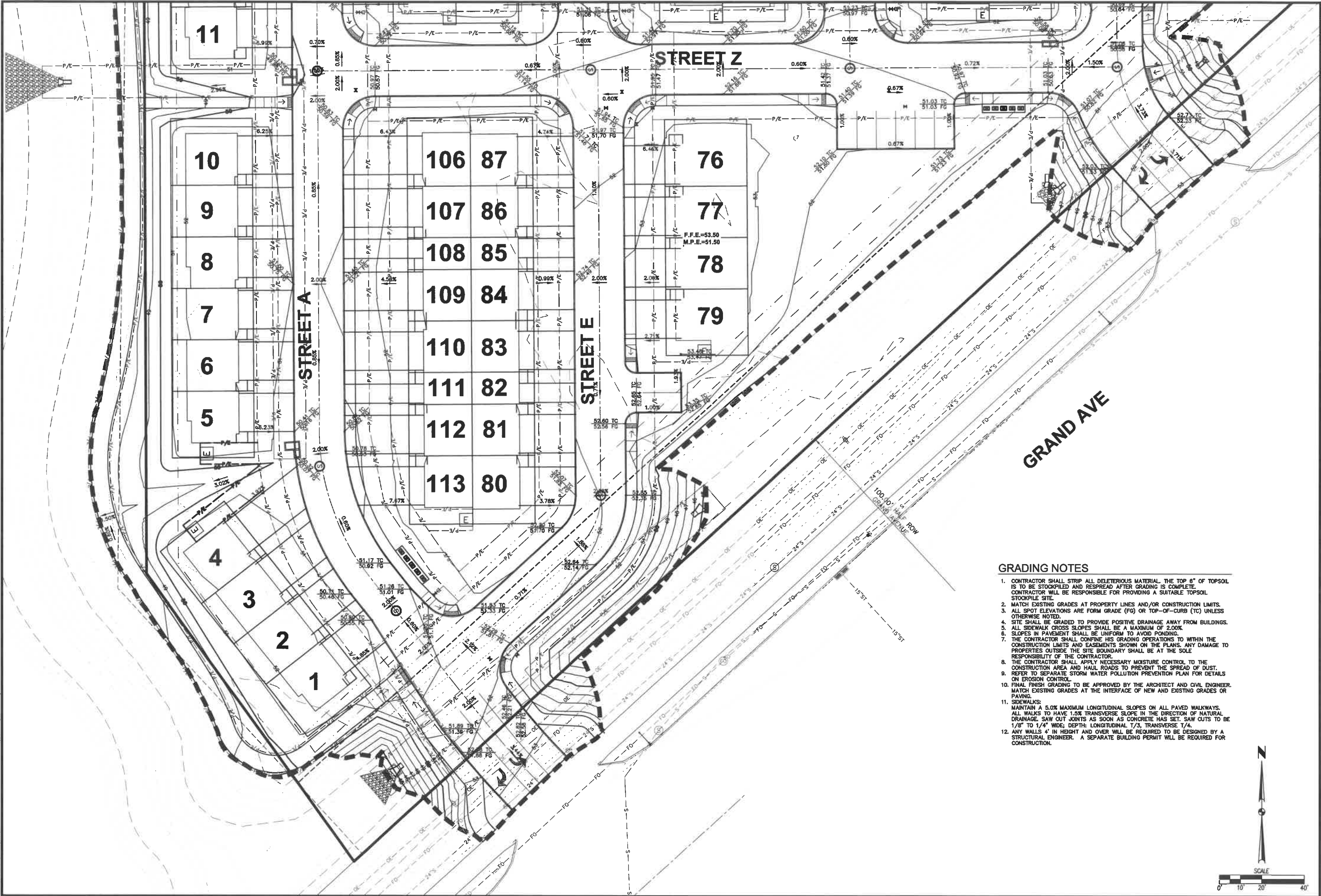


DATE	07/16/2021
REVISIONS	2ND SUBMITTAL 1ST SUBMITTAL
PROJECT	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER	JUN PM: DAM

GRAND VALLEY TOWNHOMES
 DIMENSION PLAN
 WEST DES MOINES, IOWA

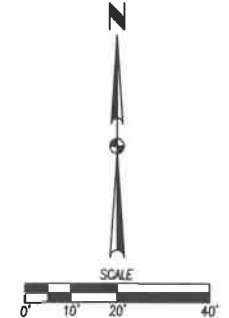
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GRADING NOTES

1. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
2. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
3. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP-OF-CURB (TC) UNLESS OTHERWISE NOTED.
4. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
5. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2.00%.
6. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
7. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
9. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
10. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
11. SIDEWALKS:
 MAINTAIN A 5.0% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 1.5% TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
12. ANY WALLS 4' IN HEIGHT AND OVER WILL BE REQUIRED TO BE DESIGNED BY A STRUCTURAL ENGINEER. A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR CONSTRUCTION.



GRAND VALLEY TOWNHOMES
GRADING PLAN

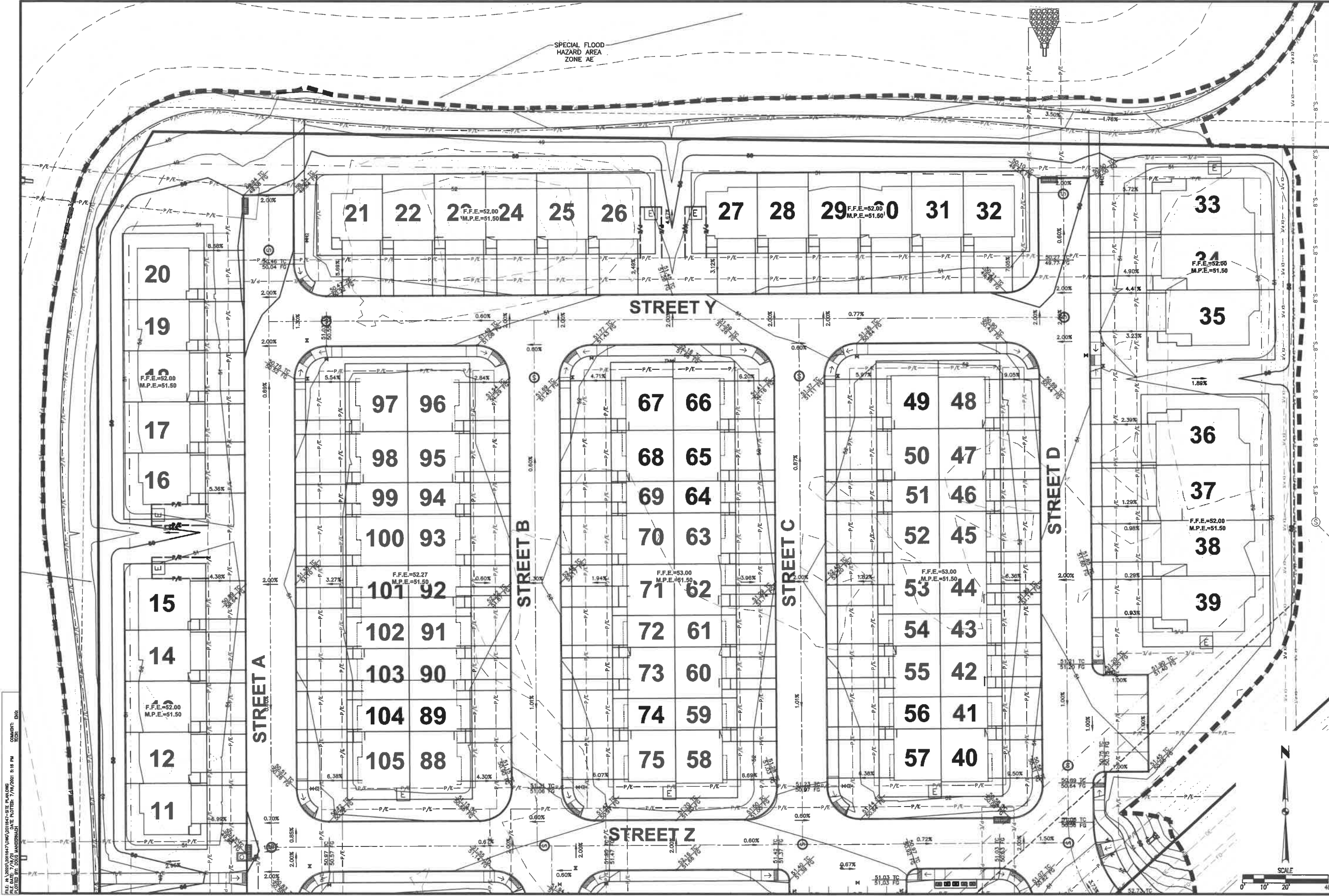
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CVIL DESIGN ADVANTAGE

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 ENGINEER: JUN PM: DAM

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 2011.647

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1ST SUBMITTAL	04/02/2021



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 CHECKED BY: BNC
 PLOTTED BY: BNC

DATE: 07/16/2021
REVISIONS:
 2ND SUBMITTAL
 1ST SUBMITTAL

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

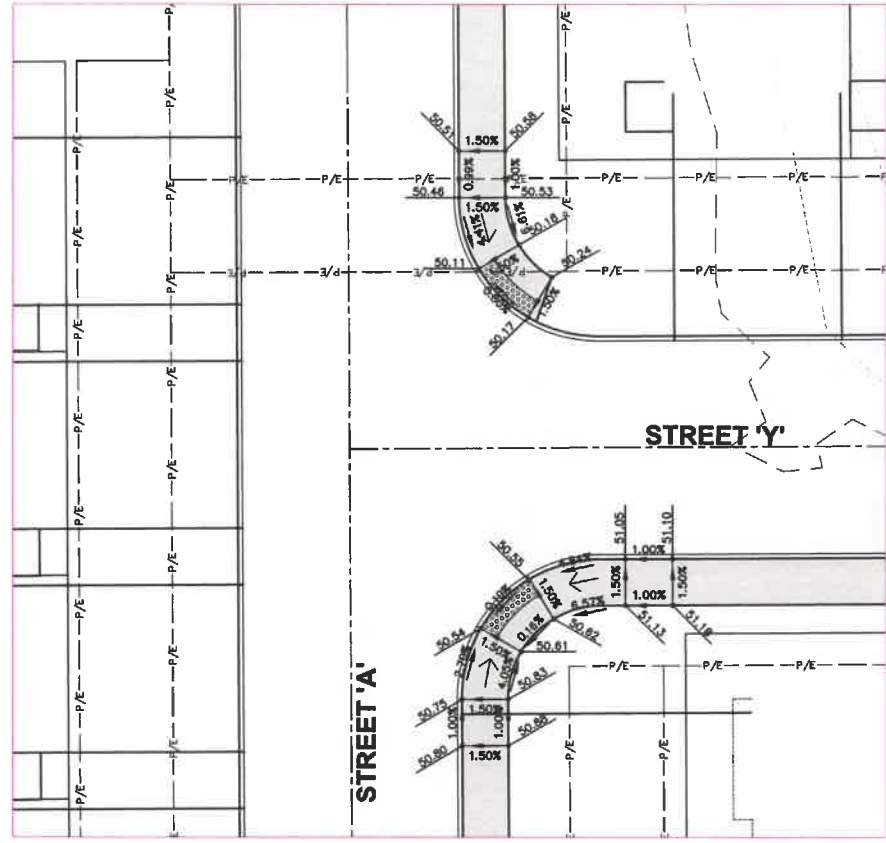
CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

ENGINEER: JUN
PM: DAM

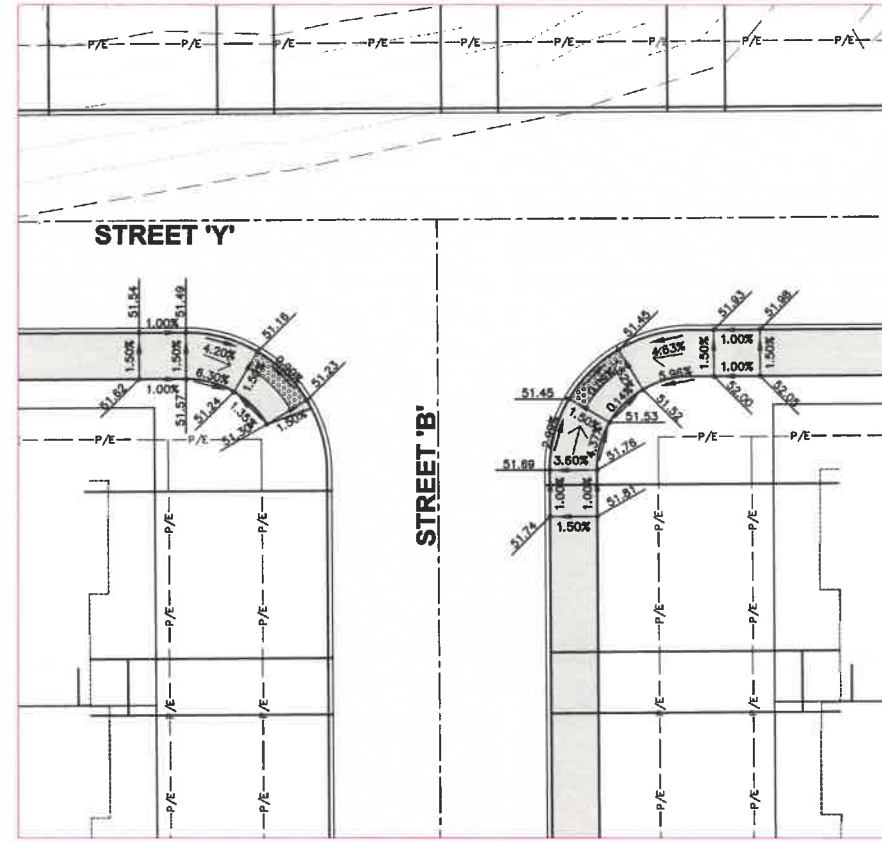
GRAND VALLEY TOWNHOMES
GRADING PLAN

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SHEET NUMBER: C4.2
2011.647

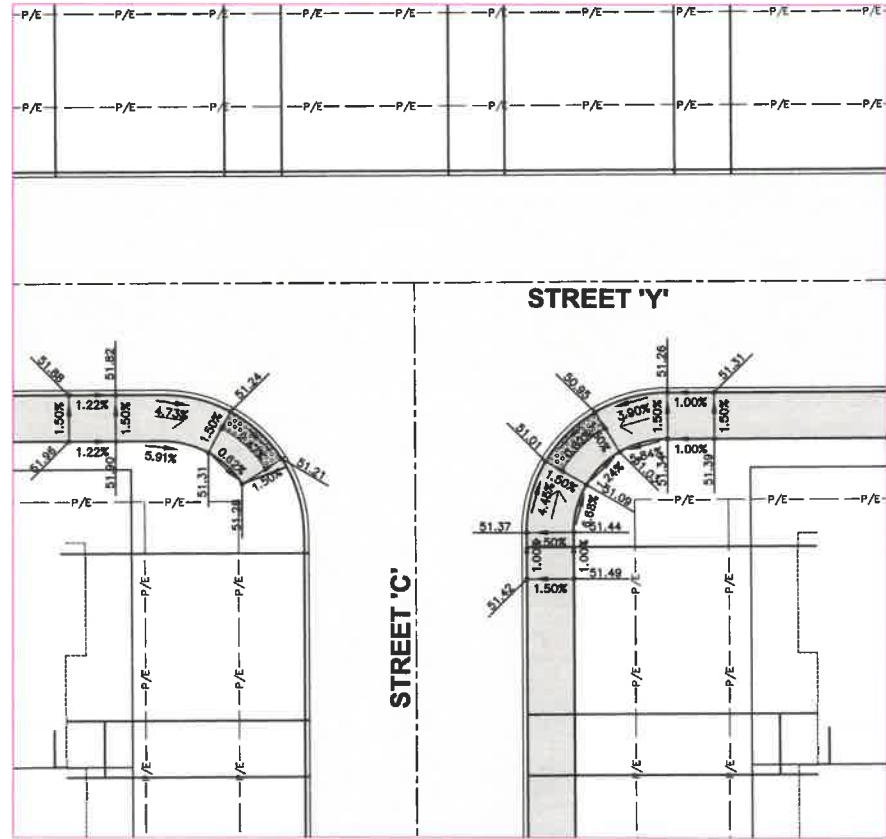
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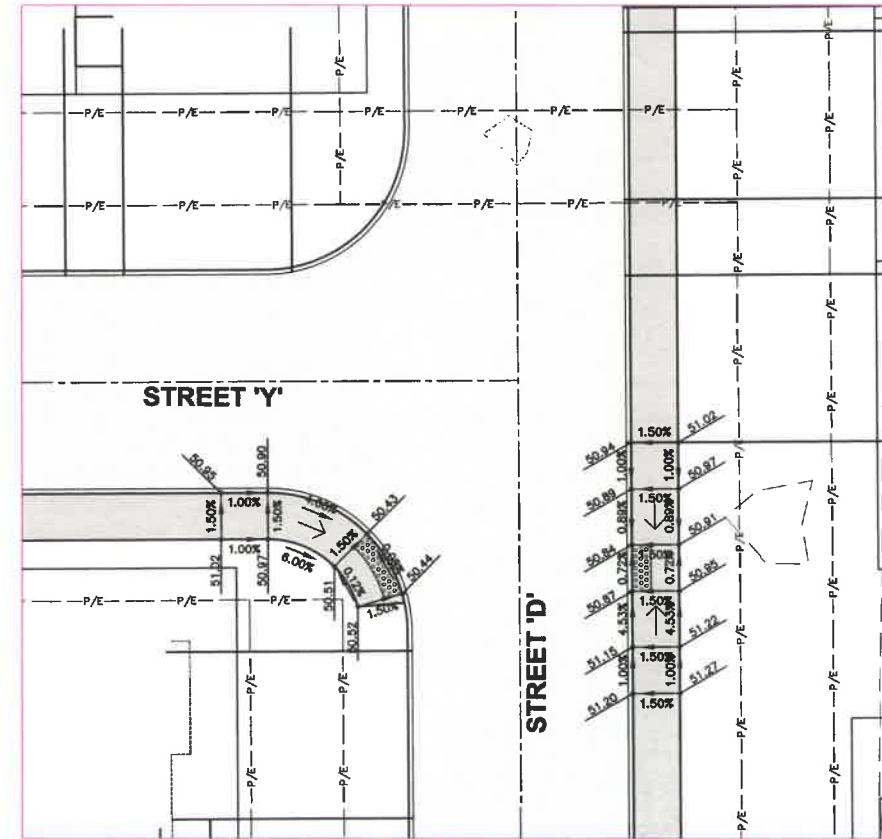
DETAIL A



DETAIL B

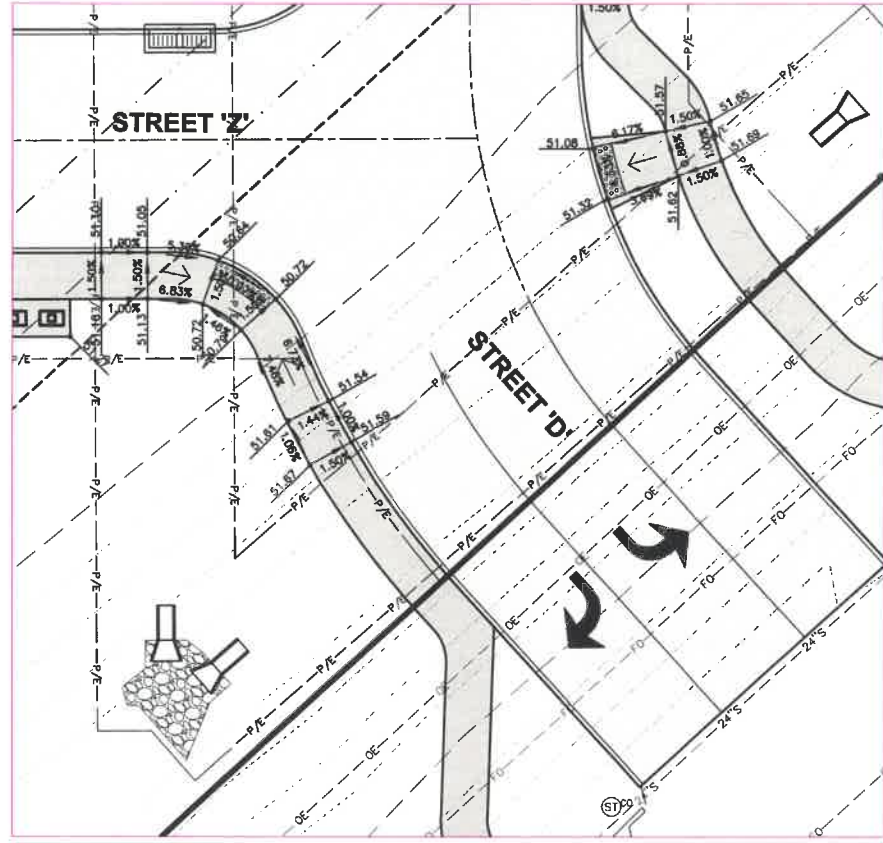


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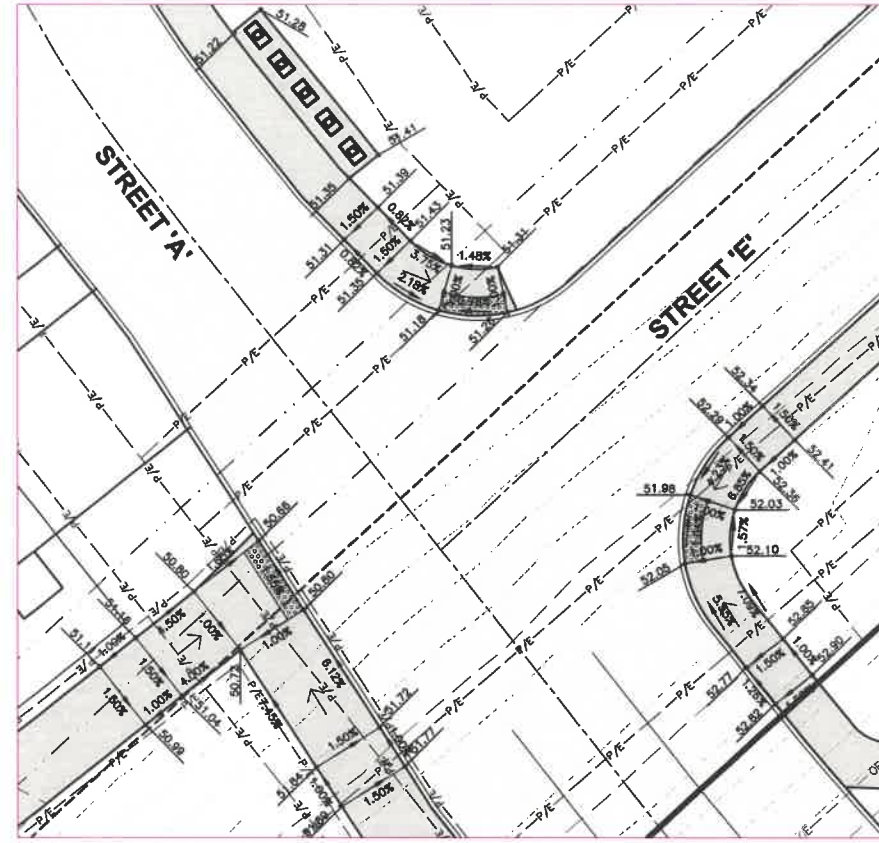


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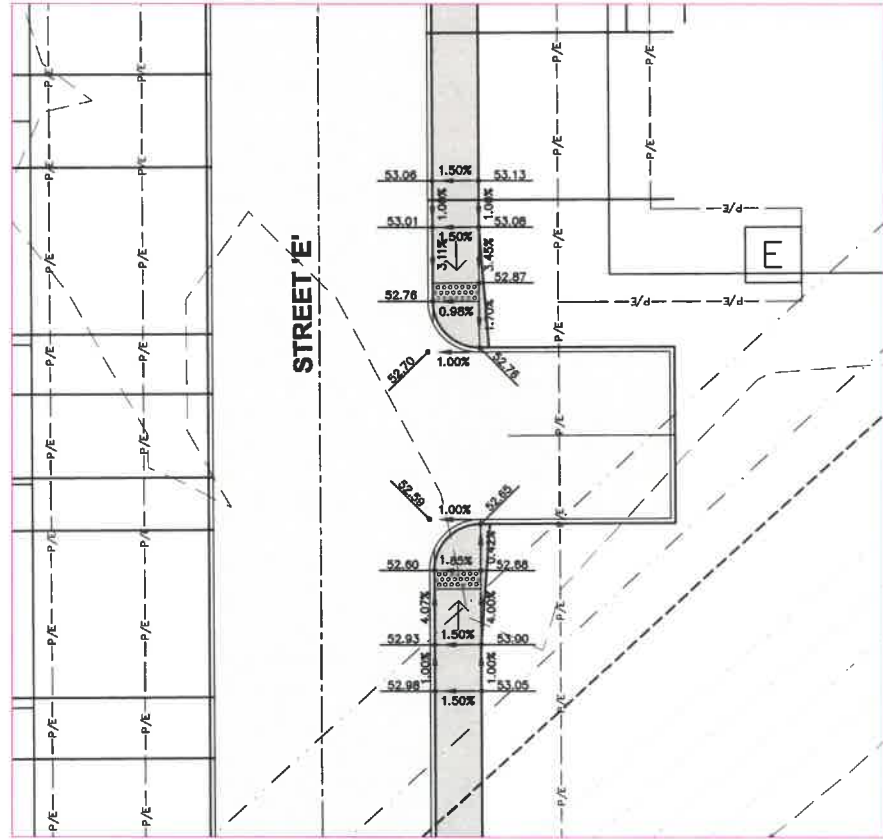




DETAIL I



DETAIL J



DETAIL K

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 PLOTTED BY: GREG MANSBRUGH TECH



GRAND VALLEY TOWNHOMES
GRADING PLAN

WEST DES MOINES, IOWA



CIVIL DESIGN ADVANTAGE

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

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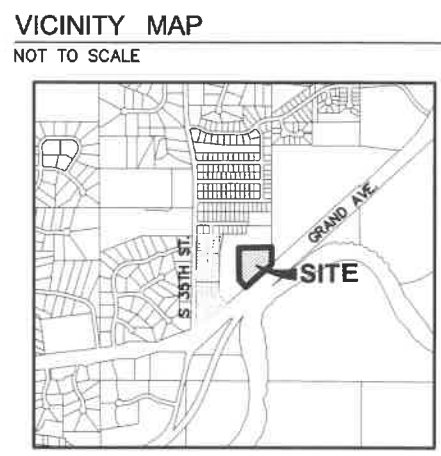
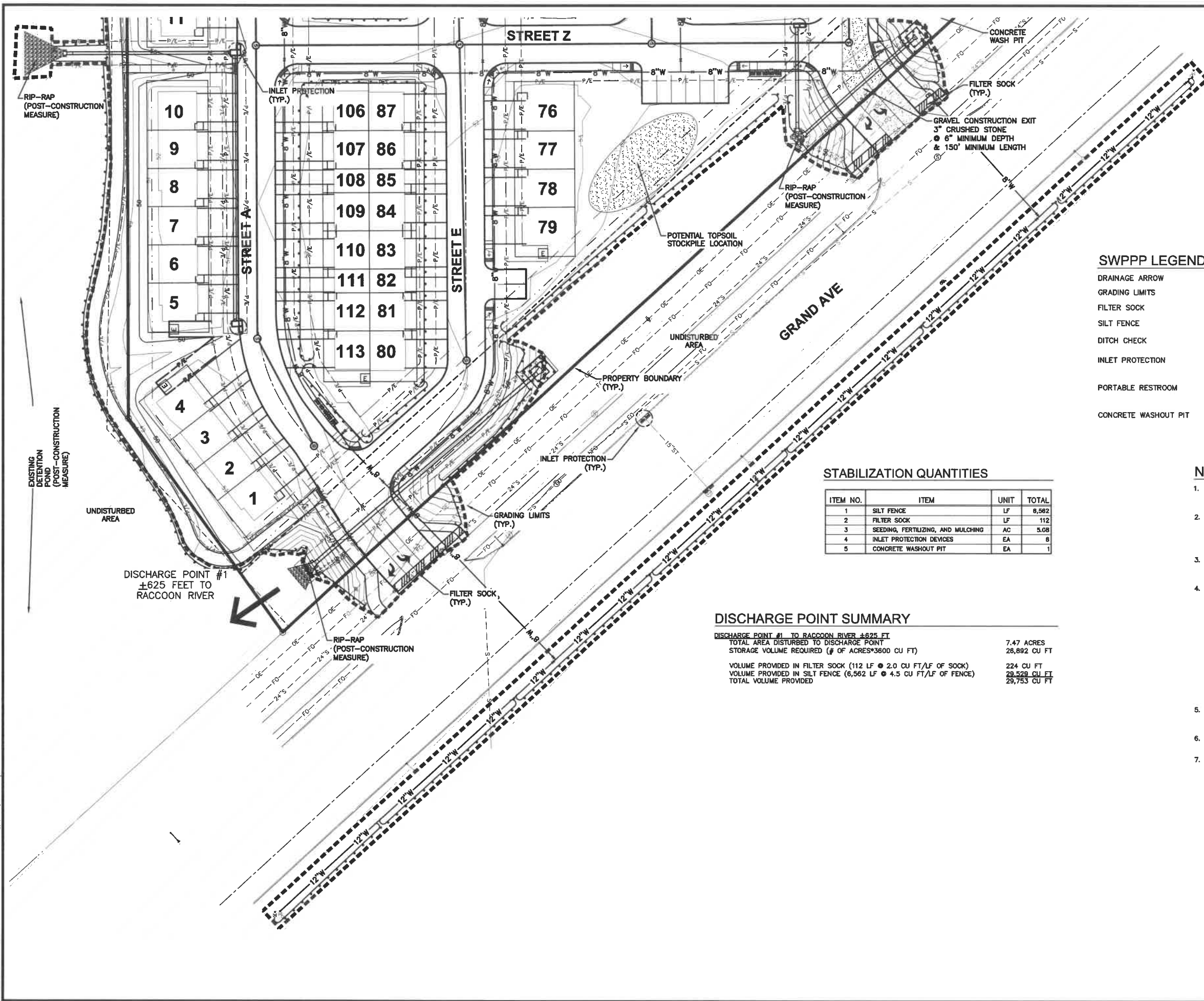
REVISIONS
 2ND SUBMITTAL
 1ST SUBMITTAL

DATE
 07/16/2021
 04/02/2021

DATE: 07/16/2021

SHEET NUMBER:

C4.5
 2011.647



SWPPP LEGEND

DRAINAGE ARROW		X.XX %	AREA TO BE SEED	
GRADING LIMITS			STRAW MAT	
FILTER SOCK			UNDISTURBED AREA	
SILT FENCE			RIP-RAP	
DITCH CHECK			GRAVEL ENTRANCE	
INLET PROTECTION			STAGING AREA	
PORTABLE RESTROOM				
CONCRETE WASHOUT PIT				

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	6,562
2	FILTER SOCK	LF	112
3	SEEDING, FERTILIZING, AND MULCHING	AC	5.08
4	INLET PROTECTION DEVICES	EA	8
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO RACCOON RIVER ±625 FT

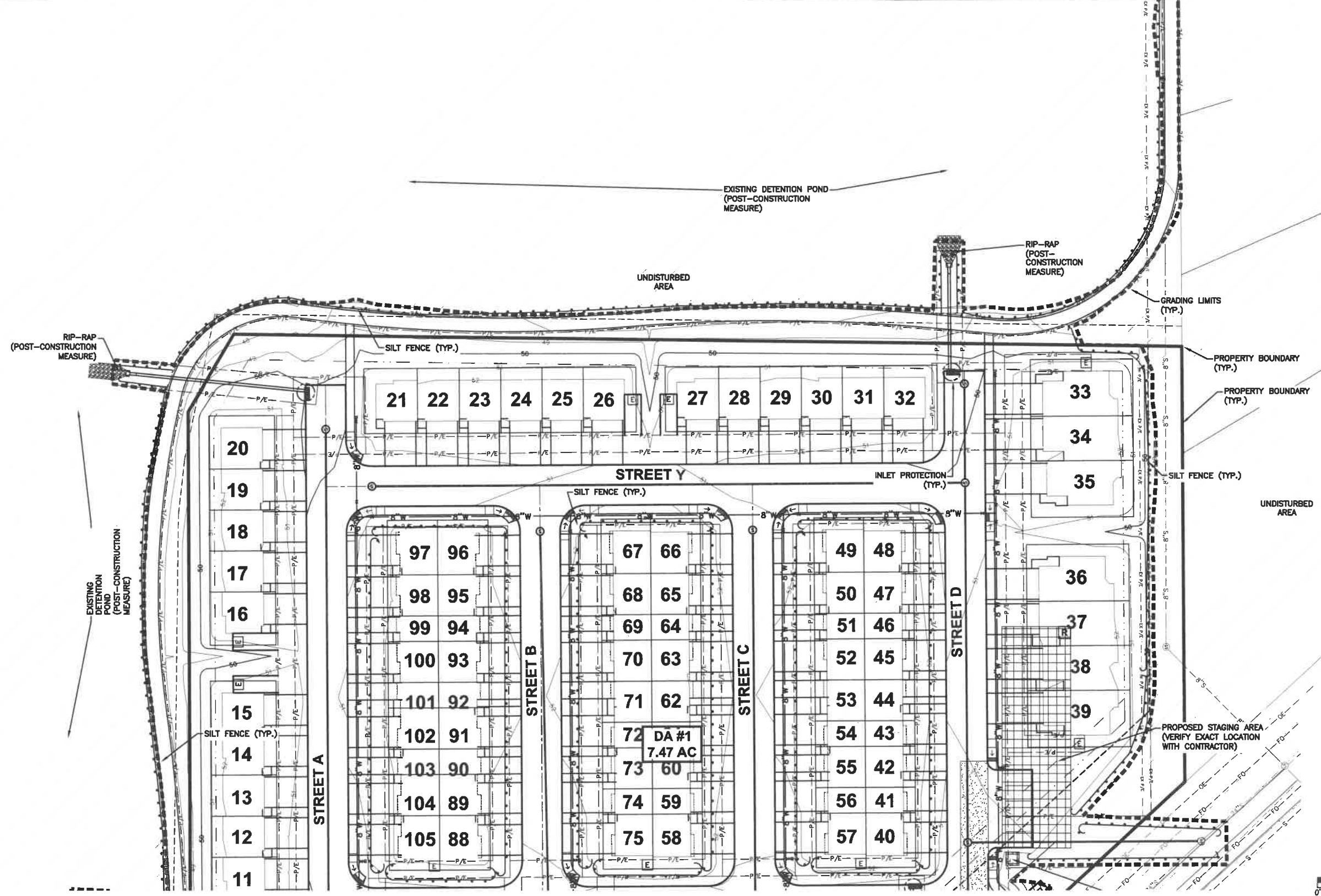
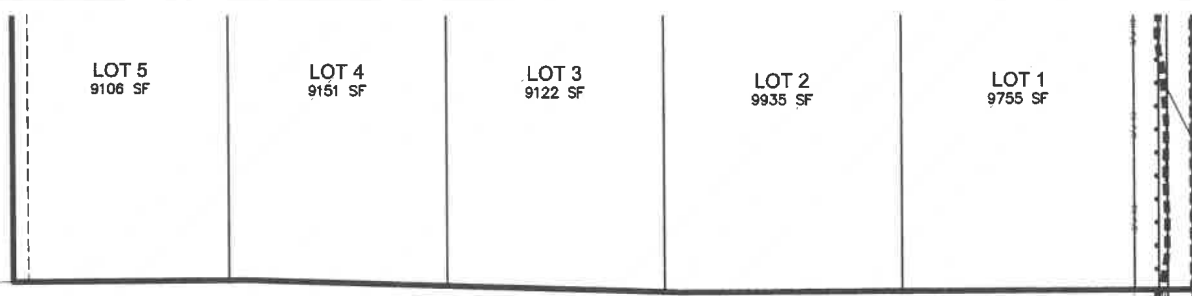
TOTAL AREA DISTURBED TO DISCHARGE POINT	7.47 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	28,892 CU FT
VOLUME PROVIDED IN FILTER SOCK (112 LF @ 2.0 CU FT/LF OF SOCK)	224 CU FT
VOLUME PROVIDED IN SILT FENCE (6,562 LF @ 4.5 CU FT/LF OF FENCE)	28,528 CU FT
TOTAL VOLUME PROVIDED	28,753 CU FT

- NOTES:**
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
 - DISTURBED AREAS SHALL BE TEMPORARILY SEED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
 - PREPARATION OF SEED-BED:
 - AREAS ACCESSIBLE TO MACHINERY: AREAS ACCESSIBLE TO FIELD MACHINERY SHALL BE THOROUGHLY WORKED TO A DEPTH OF NOT LESS THAN THREE INCHES. THE SOIL SHALL BE BROUGHT TO A LOOSE, FRIABLE CONDITION, AND SHALL BE PICKED FREE OF ROCKS AND CONCRETE CHUNKS IN EXCESS OF ONE INCH DIAMETER WHERE WEED GROWTH HAS DEVELOPED EXTENSIVELY. THE USE OF A DISK WILL BE ALLOWED TO DISK THESE WEEDS INTO THE GROUND IF WEEDS CAN BE COMPLETELY COVERED BY THIS METHOD.
 - AREAS INACCESSIBLE TO MACHINERY: AREAS INACCESSIBLE TO FIELD MACHINERY SHALL BE PREPARED BY HAND TO A DEPTH OF NOT LESS THAN ONE AND ONE-HALF INCHES. THE SOIL SHALL BE BROUGHT TO A LOOSE FRIABLE CONDITION.
 - THE SEEDBED SHALL BE INSPECTED AND APPROVED BY THE CITY ENGINEER PRIOR TO SEEDING.
 - EROSION CONTROL CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES.
 - A STABILIZED ROCK CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO HELP KEEP MUD AND DEBRIS FROM ENTERING THE PUBLIC R.O.W.
 - BELOW IS THE CONTACT INFORMATION FOR THE INDIVIDUAL RESPONSIBLE FOR EROSION CONTROL ISSUES.
NICK JENSEN
PHONE: 515-290-9359

DATE: 07/16/2021
 REVISIONS: 04/02/2021
 2ND SUBMITTAL
 1ST SUBMITTAL
 3405 S.E. CROSSROADS DRIVE, SUITE G
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JLN
 PM: DAM
ESA CIVIL DESIGN ADVANTAGE
GRAND VALLEY TOWNHOMES
 EROSION AND SEDIMENT CONTROL PLAN
 WEST DES MOINES, IOWA
 DATE: 07/16/2021
 SHEET NUMBER: C5.1
 2011.647

PLANNED BY: JLN
 DATE: 07/16/2021
 TIME: 10:23 AM
 PLOT BY: JLN
 DATE: 07/16/2021
 TIME: 10:23 AM

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 DATE: 7/16/2021 5:24 PM
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 TECH
 PLOTTED BY: DALE MANDERBACH

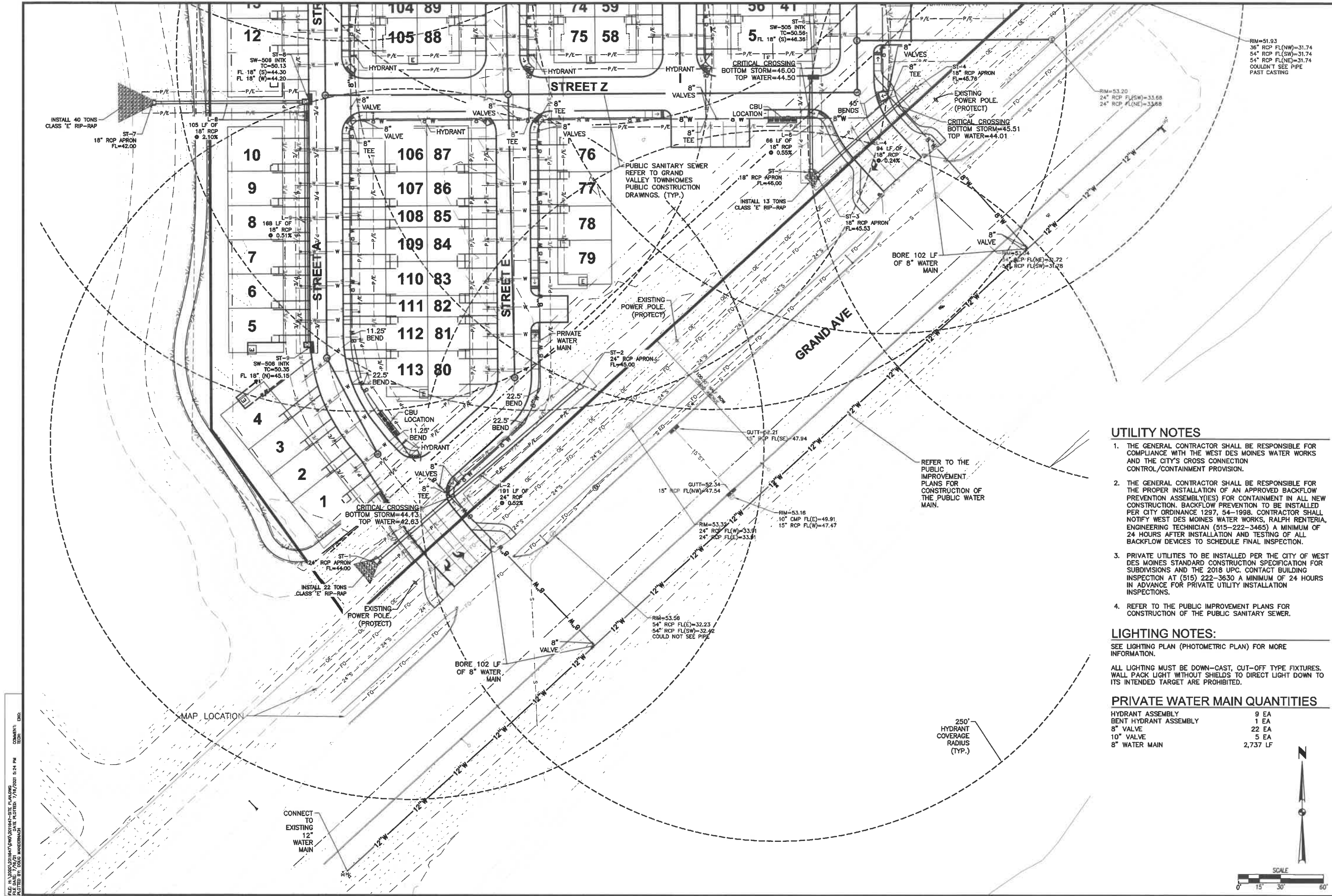


DATE	07/16/2021
	04/02/2021
REVISIONS	2ND SUBMITTAL
	1ST SUBMITTAL
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	
ENGINEER: JIN	PM: DAM

GRAND VALLEY TOWNHOMES
EROSION AND SEDIMENT CONTROL PLAN
 WEST DES MOINES, IOWA

DATE: 07/16/2021
 SHEET NUMBER: **C5.2**
 2011.647





UTILITY NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
2. 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, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
3. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATION FOR SUBDIVISIONS AND THE 2018 UPC. CONTACT BUILDING INSPECTION AT (515) 222-3630 A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
4. REFER TO THE PUBLIC IMPROVEMENT PLANS FOR CONSTRUCTION OF THE PUBLIC SANITARY SEWER.

LIGHTING NOTES:

SEE LIGHTING PLAN (PHOTOMETRIC PLAN) FOR MORE INFORMATION.
 ALL LIGHTING MUST BE DOWN-CAST, CUT-OFF TYPE FIXTURES. WALL PACK LIGHT WITHOUT SHIELDS TO DIRECT LIGHT DOWN TO ITS INTENDED TARGET ARE PROHIBITED.

PRIVATE WATER MAIN QUANTITIES

HYDRANT ASSEMBLY	9 EA
BENT HYDRANT ASSEMBLY	1 EA
8" VALVE	22 EA
10" VALVE	5 EA
8" WATER MAIN	2,737 LF



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 PLOTTED BY: DOUG MANDRICH
 COMMENT:

EA

CIVIL DESIGN ADVANTAGE

WEST DES MOINES, IOWA

UTILITY PLAN

GRAND VALLEY TOWNHOMES

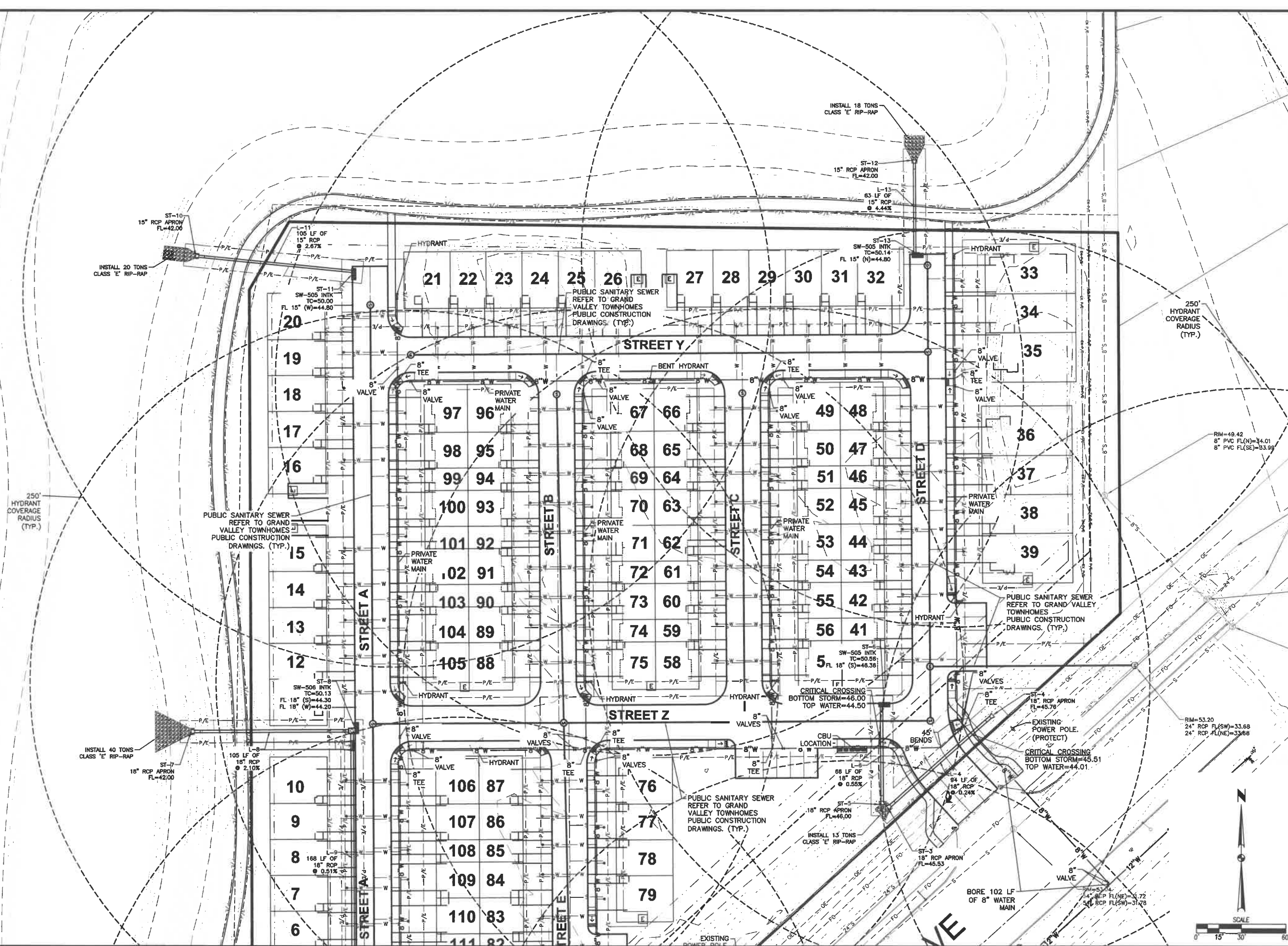
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JUN **PM: DAM**

DATE: 07/16/2021
 SHEET NUMBER: **C6.1**
 2011.647

REVISIONS:
 2ND SUBMITTAL 04/02/2021
 1ST SUBMITTAL

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 DATE PLOTTED: 7/16/2021 5:25 PM
 COMMENT:
 PLOTTED BY: DAVID MANDERHART



DATE: 07/16/2021
 SHEET NUMBER: C6.2
 2011.647

UTILITY PLAN

WEST DES MOINES, IOWA

GRAND VALLEY TOWNHOMES

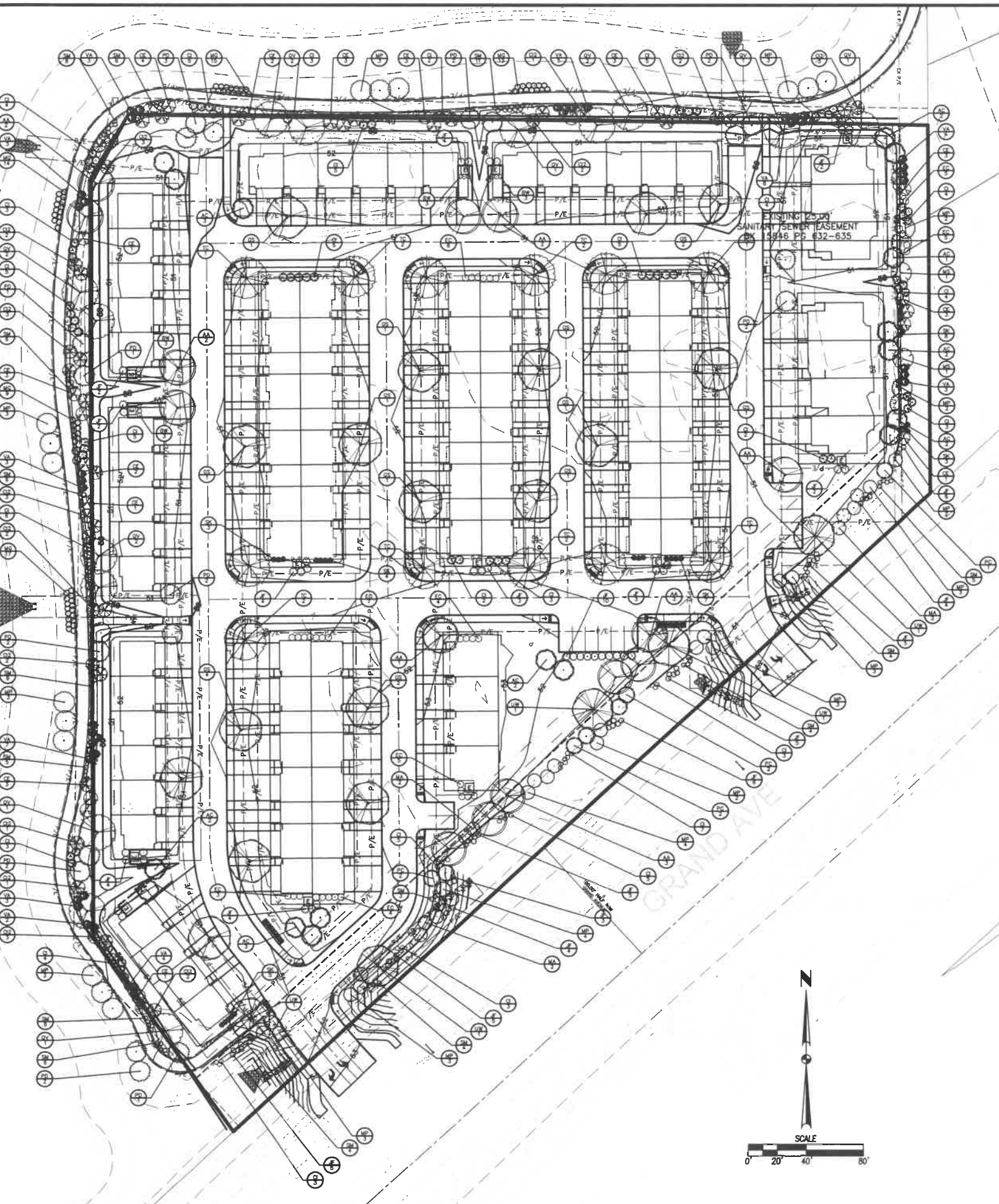
CIVIL DESIGN ADVANTAGE

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

ENGINEER: JN
 PM: DAM

REVISIONS

NO.	DATE	DESCRIPTION
1	07/16/2021	1ST SUBMITTAL
2	04/02/2021	2ND SUBMITTAL



LANDSCAPE NOTES

1. THE 2020 EDITION OF THE SDAS STANDARD SPECIFICATIONS, AND CITY OF WEST DES MOINES SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. TYPE 'A' SEED OR SOO ALL DISTURBED AREAS AS DIRECTED BY OWNER. SEED SHALL BE SUPER TURF II LS FROM UNITED SEEDS.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2\"/>

SCREENING

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

MINIMUM PLANT SIZES

DECIDUOUS OVERSTORY TREES	=2\"/>
DECIDUOUS OVERSTORY TREES (CLUMP)	=1\"/>
EVERGREEN TREES	=8\"/>
ORNAMENTAL TREES	=1.5\"/>
DECIDUOUS SHRUBS (5\"/>	
DECIDUOUS SHRUBS (3\"/>	
DECIDUOUS SHRUBS (0\"/>	

30' BUFFER REQUIREMENTS

A LANDSCAPED AND BERMED AREA OF NOT LESS THAN THIRTY FEET (30') IN WIDTH COMPRISED OF LANDSCAPE PLANTINGS. THE EQUIVALENT OF ONE OVERSTORY TREE OR UPRIGHT EVERGREEN TREE, TWO (2) UNDERSTORY TREES AND SIX (6) SHRUBS PER THIRTY FIVE (35) LINEAR FEET OF THE BUFFER PARK.

EAST BUFFER - 247 LF

OVERSTORY TREES REQUIRED:	7
UNDERSTORY TREES REQUIRED:	14
SHRUBS REQUIRED:	42
OVERSTORY TREES PROVIDED:	7
UNDERSTORY TREES PROVIDED:	14
SHRUBS PROVIDED:	42

GRAND AVENUE BUFFER - 555 LF

OVERSTORY TREES REQUIRED:	16
UNDERSTORY TREES REQUIRED:	32
SHRUBS REQUIRED:	95
OVERSTORY TREES PROVIDED:	16
UNDERSTORY TREES PROVIDED:	32
SHRUBS PROVIDED:	95

NORTH AND WEST BUFFER - 1,272 LF

OVERSTORY TREES REQUIRED:	38
UNDERSTORY TREES REQUIRED:	72
SHRUBS REQUIRED:	218
OVERSTORY TREES PROVIDED:	37 (CREDITING 5 TREES ACROSS THE POND)
UNDERSTORY TREES PROVIDED:	72
SHRUBS PROVIDED:	218

OPEN SPACE LANDSCAPE REQUIREMENTS

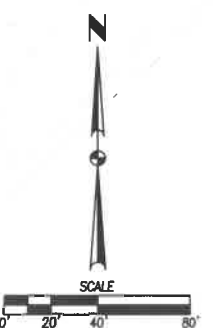
(2) TREES PER 3000 SF OF REQUIRED OPEN SPACE, (3) SHRUBS PER 3000 SF OF REQUIRED OPEN SPACE

SITE AREA	= 294,234 (8.75 AC.)
OPEN SPACE REQUIRED	= 73,558 SF (25%)
TREES REQUIRED	= 49
SHRUBS REQUIRED	= 73
TREES PROVIDED	= 49
SHRUBS PROVIDED	= 118

PLANT SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	17	WHITE FIR	ABIES CONCOLOR	B&B, 8\"/>
PD	20	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	B&B, 8\"/>
PC	7	COLORADO SPRUCE	PICEA PUNGENS	B&B, 8\"/>
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	14	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	B&B, 2\"/>
GS	17	SKYLINE HONEY LOCUST	GLEDTISIA TRIACANTHOS 'SKYLINE'	B&B, 1.25\"/>
QV	14	BLACK OAK	QUERCUS VELUTINA	B&B, 1.5\"/>
TC	12	CHANCELLOR LITTLELEAF LINDEN	TILIA CORDATA 'CHANCOLE' TM	B&B, 1.5\"/>
UW	5	ELM	ULMUS X 'MORTON GLOSSY' TM	B&B, 2\"/>
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
GE	34	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 1.25\"/>
QZ	30	THORNTLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS	B&B, 1\"/>
MA	8	ADIRONDACK CRABAPPLE	MALUS X 'ADIRONDACK'	B&B, 2\"/>
MP	48	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 1.5\"/>
MS	2	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B, 1.5\"/>
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
BW	12	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	18\"/>
CI	108	ISANTI REDOSIER DOGWOOD	CORNUS SERICEA 'ISANTI'	18\"/>
EC	39	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	18\"/>
JF	90	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	18\"/>
MG	68	EULALIA GRASS	MISCANTHUS SINENSIS 'GRACILLUMUS'	CONT, 1 GAL
SM	84	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	18\"/>
SK	30	MISS KIM KOREAN LILAC	SYRINGA PUBESCENS 'MISS KIM'	18\"/>
VA	43	AMERICAN CRANBERRYBUSH	VBURNUM TRILOBUM	18\"/>

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 COMMENTS: 1.00
 CHECKED BY: DAVID MANSWORTH



DATE: 07/16/2021
 REVISIONS:
 2ND SUBMITTAL
 1ST SUBMITTAL

ENGINEER: JUN
 PM: DAM

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

CIVIL DESIGN ADVANTAGE
 WEST DES MOINES, IOWA

GRAND VALLEY TOWNHOMES

LANDSCAPE PLAN

DATE: 07/16/2021
 SHEET NUMBER:

C7.1

2011.647

GENERAL NOTES

1. THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPLICABLE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT ENGINEERING SERVICES (222-3475) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 1 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. THE MONUMENT SIGNS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. SIGNS ARE NOT APPROVED AS PART OF THE SITE PLAN REVIEW.
19. INDIVIDUAL GARBAGE TOTES ARE TO BE USED AND STORED IN GARAGE.
20. SIGNS, OVER STORY TREES, CONIFEROUS TREES, PRIVATE STREET LIGHTS, ETC. ARE NOT ALLOWED IN THE PUBLIC EASEMENTS.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK / PATH CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING, STRIPING AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS SHOULD CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FEDERAL HIGHWAY ADMINISTRATION 2009 EDITION.

PAVEMENT THICKNESS (NON-REINFORCED)

- | | |
|--------------------------------------|----------------------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. SIDEWALK RAMPS AND TURNING SPACES | 6" P.C.C. |
| 3. PUBLIC TRAIL | 6" REINFORCED P.C.C. |
| 4. PRIVATE STREETS | 6" P.C.C. |



Building Type Key:

- Type A - Single-Loaded 2-Story
- Type B - Single-Loaded 3-Story
- Type C - Double-Loaded 3-Story

Color Scheme Key:

- Type 1 -
 Body: Ironstone
 Accent #1: Harvard Slate
 Accent #2: Sterling
 Trim: White
- Type 2 -
 Body: Sterling
 Accent #1: Harvard Slate
 Accent #2: Marine Blue
 Trim: White
- Type 3 -
 Body: White
 Accent #1: Urban Bronze
 Accent #2: Harvard Slate
 Trim: White

FILE: N:\2021\20210402\20210402-STE-PLANING\20210402-STE-PLANING-04-02-2021.dwg
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 PLOTTER: HP DesignJet T1100e
 PLOTTED BY: JIN

EXISTING STORM
 DETENTION EASEMENT
 BK 15846 PG 610-621

EXISTING 20.00"
 SANITARY SEWER EASEMENT
 BOOK 6307, PAGE 798

EXISTING SANITARY
 SEWER EASEMENT
 BK 15846
 PG 632-635



4 Rear Elevation
SCALE: 3/16" = 1'-0"



3 Left Elevation
SCALE: 3/16" = 1'-0"



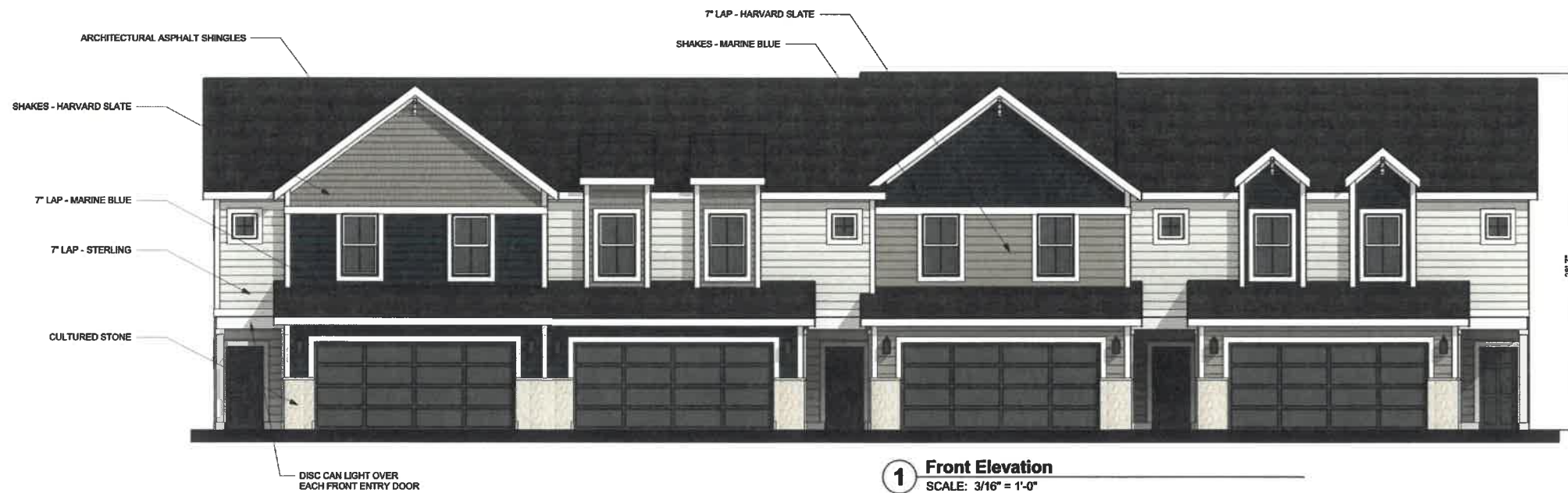
2 Right Elevation
SCALE: 3/16" = 1'-0"

COLOR SCHEME KEY:

TYPE 1-
BODY: IRONSTONE
ACCENT #1: HARVARD SLATE
ACCENT #2: STERLING
TRIM: WHITE

TYPE 2 (SHOWN)-
BODY: STERLING
ACCENT #1: HARVARD SLATE
ACCENT #2: MARINE BLUE
TRIM: WHITE

TYPE 3-
BODY: WHITE
ACCENT #1: URBAN BRONZE
ACCENT #2: HARVARD SLATE
TRIM: WHITE



1 Front Elevation
SCALE: 3/16" = 1'-0"

ARCHITECTURAL ASPHALT SHINGLES
SHAKES - HARVARD SLATE
7" LAP - MARINE BLUE
7" LAP - STERLING
CULTURED STONE
DISC CAN LIGHT OVER EACH FRONT ENTRY DOOR

MATERIAL SCHEDULE

CS	CULTURED STONE
R1	ASPHALT ROOFING SHINGLE
S1	7" LAP - STERLING
S2	7" LAP - HARVARD SLATE
S3	7" LAP - MARINE BLUE
S4	SHAKES - HARVARD SLATE
S5	SHAKES - MARINE BLUE



4 Rear Elevation
SCALE: 3/16" = 1'-0"



3 Left Elevation
SCALE: 3/16" = 1'-0"



2 Right Elevation
SCALE: 3/16" = 1'-0"



1 Front Elevation
SCALE: 3/16" = 1'-0"



P.O. Box 159
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PROJECT: **Grand Valley Townhomes - Building Type A**
3-Plex
Lots 33-35

REVISIONS:

1	
2	
3	

07 / 15 / 2021

PROJECT NO: 20-077

CONTENTS:

Elevations

SHEET NO:

A201



4 Rear Elevation
SCALE: 3/16" = 1'-0"

MATERIAL SCHEDULE

CS	CULTURED STONE
R1	ASPHALT ROOFING SHINGLE
S1	7" LAP - STERLING
S2	7" LAP - HARVARD SLATE
S3	7" LAP - MARINE BLUE
S4	SHAKES - HARVARD SLATE
S5	SHAKES - MARINE BLUE



3 Left Elevation
SCALE: 3/16" = 1'-0"



2 Right Elevation
SCALE: 3/16" = 1'-0"



1 Front Elevation
SCALE: 3/16" = 1'-0"



J

P.O. Box 159
Huxley, IA 50124
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www.jcorp.biz

PROJECT: **Grand Valley Townhomes - Building Type A**
4-Plex
Lots 36-39

REVISIONS:

1	
2	
3	

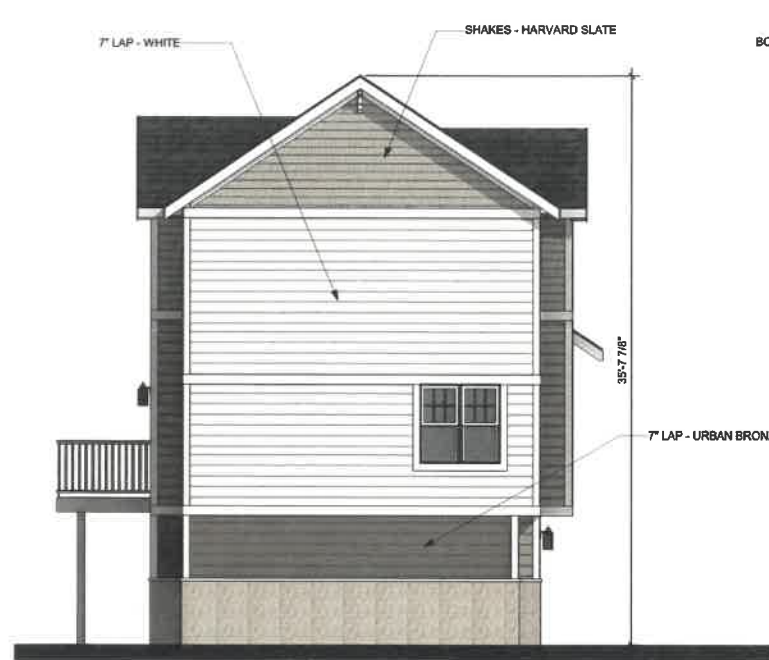
07 / 15 / 2021

PROJECT NO: 20-077

CONTENTS:
Elevations

SHEET NO:

A201



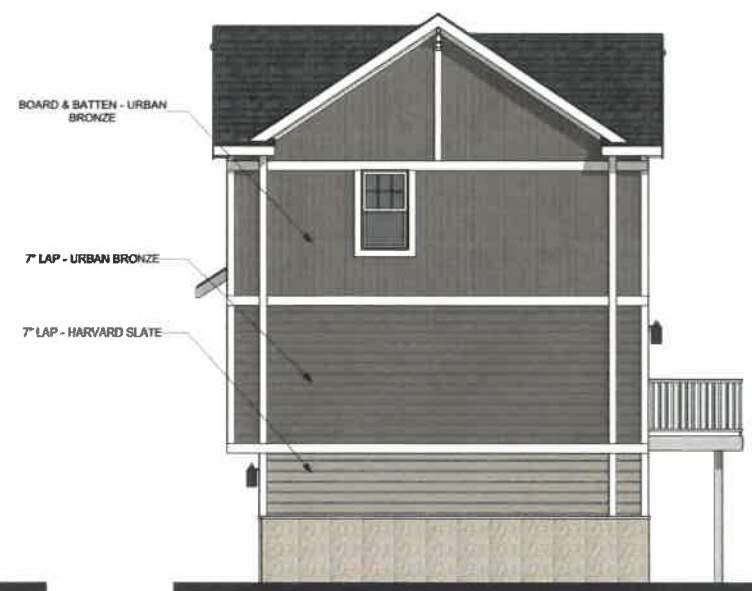
4 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



3 BACK ELEVATION
SCALE: 3/16" = 1'-0"



2 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



1 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

- COLOR SCHEME KEY:**
- TYPE 1-**
BODY: IRONSTONE
ACCENT #1: HARVARD SLATE
ACCENT #2: STERLING
TRIM: WHITE
 - TYPE 2-**
BODY: STERLING
ACCENT #1: HARVARD SLATE
ACCENT #2: MARINE BLUE
TRIM: WHITE
 - TYPE 3 (SHOWN)-**
BODY: WHITE
ACCENT #1: URBAN BRONZE
ACCENT #2: HARVARD SLATE
TRIM: WHITE



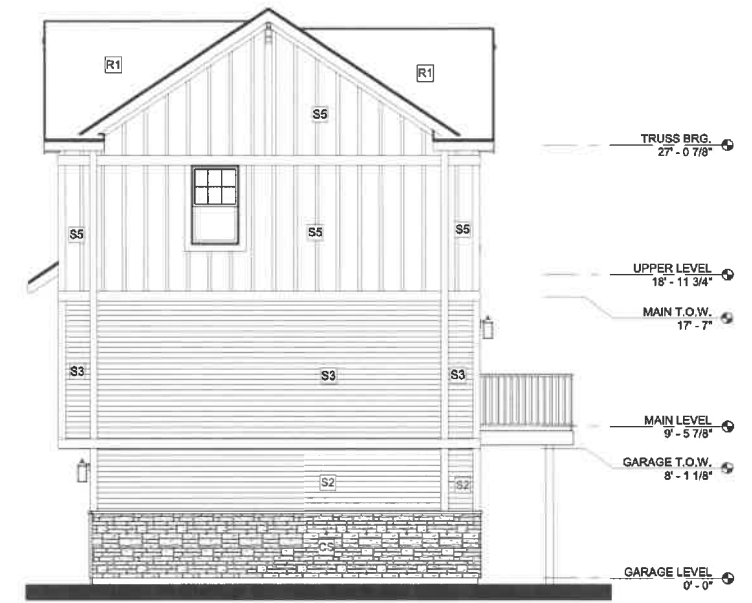
J
 P.O. Box 159
 Huxley, IA 50124
 Phone: (515) 597-5457
 Fax: (515) 597-5481
 www.jcorp.biz

MATERIAL SCHEDULE

- CS CULTURED STONE
- R1 ASPHALT ROOFING SHINGLE
- S1 7" LAP - WHITE
- S2 7" LAP - HARVARD SLATE
- S3 7" LAP - URBAN BRONZE
- S4 SHAKES - HARVARD SLATE
- S5 BOARD & BATTEN - URBAN BRONZE



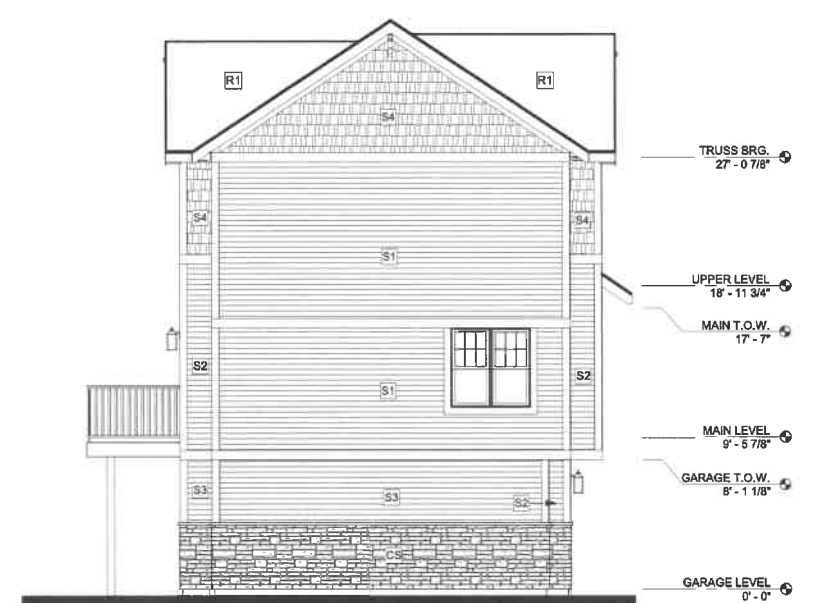
4 Front Elevation
 SCALE: 3/16" = 1'-0"



2 Right Elevation
 SCALE: 3/16" = 1'-0"



3 Back Elevation
 SCALE: 3/16" = 1'-0"



1 Left Elevation
 SCALE: 3/16" = 1'-0"

Grand Valley Townhomes - Building Type B
 4-Plex
 Lots 1-4, 76-79

PROJECT:
 REVISIONS:

07 / 15 / 2021
 PROJECT NO: 20-077
 CONTENTS:
 Elevations

SHEET NO:
A201



J

P.O. Box 199
Huxley, IA 50124
Phone: (515) 597-6457
Fax: (515) 597-6461
www.jcorp.biz

MATERIAL SCHEDULE

- CS CULTURED STONE
- R1 ASPHALT ROOFING SHINGLE
- S1 7" LAP - WHITE
- S2 7" LAP - HARVARD SLATE
- S3 7" LAP - URBAN BRONZE
- S4 SHAKES - HARVARD SLATE
- S5 BOARD & BATTEN - URBAN BRONZE



4 Front Elevation
SCALE: 3/16" = 1'-0"

2 Right Elevation
SCALE: 3/16" = 1'-0"



3 Back Elevation
SCALE: 3/16" = 1'-0"

1 Left Elevation
SCALE: 3/16" = 1'-0"

Grand Valley Townhomes - Building Type B

5-Plex
Lots 11-15, 16-20

PROJECT:

REVISIONS:

- 1
- 2
- 3

07 / 15 / 2021

PROJECT NO: 20-077

CONTENTS:
Elevations

SHEET NO:
A201



J

P.O. Box 159
Huxley, IA 50124
Phone: (515) 597-5457
Fax: (515) 597-5461
www.jcorp.biz

MATERIAL SCHEDULE

- CS CULTURED STONE
- R1 ASPHALT ROOFING SHINGLE
- S1 7" LAP - WHITE
- S2 7" LAP - HARVARD SLATE
- S3 7" LAP - URBAN BRONZE
- S4 SHAKES - HARVARD SLATE
- S5 BOARD & BATTEN - URBAN BRONZE



4 Front Elevation
SCALE: 3/16" = 1'-0"



3 Back Elevation
SCALE: 3/16" = 1'-0"

Grand Valley Townhomes - Building Type B

6-Plex
Lots 5-10, 21-26, 27-32

PROJECT:

REVISIONS:

- 1
- 2
- 3

07 / 15 / 2021

PROJECT NO: 20-077

CONTENTS:
Elevations

SHEET NO:
A201

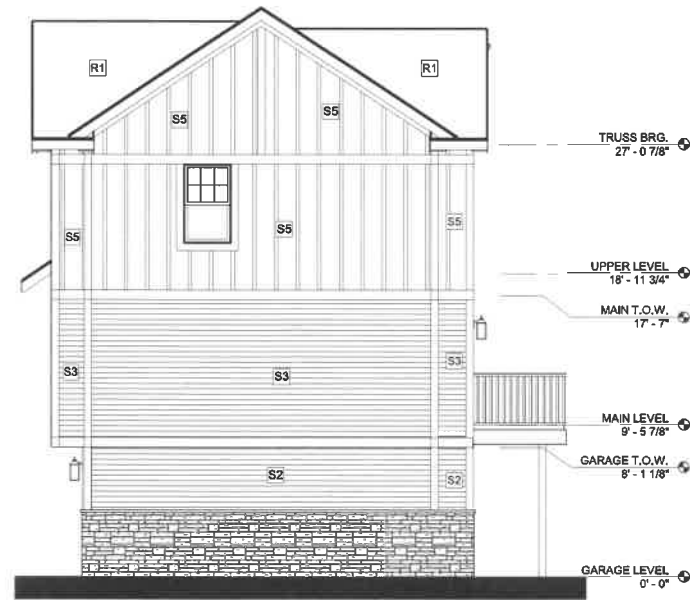


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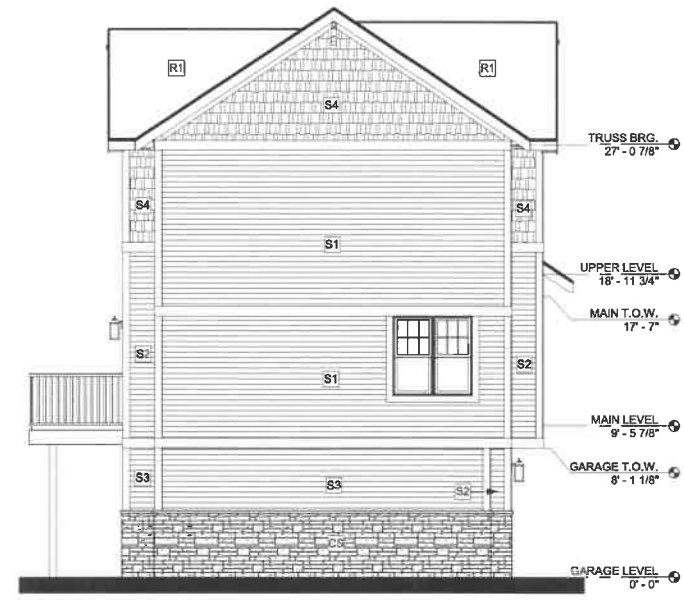
P.O. Box 159
Huxley, IA 50124
Phone: (515) 597-5457
Fax: (515) 597-5461
www.jcorp.biz

MATERIAL SCHEDULE

- CS CULTURED STONE
- R1 ASPHALT ROOFING SHINGLE
- S1 7" LAP - WHITE
- S2 7" LAP - HARVARD SLATE
- S3 7" LAP - URBAN BRONZE
- S4 SHAKES - HARVARD SLATE
- S5 BOARD & BATTEN - URBAN BRONZE



2 Right Elevation
SCALE: 3/16" = 1'-0"



1 Left Elevation
SCALE: 3/16" = 1'-0"

Grand Valley Townhomes - Building Type B

PROJECT:
6-Plex
Lots 5-10, 21-26, 27-32

REVISIONS:

1	
2	
3	

07 / 15 / 2021

PROJECT NO: 20-077

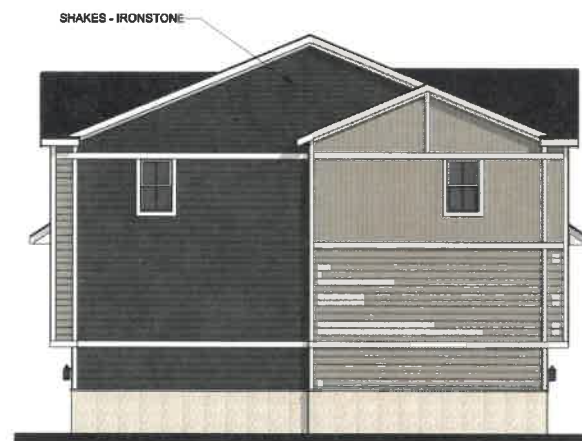
CONTENTS:
Elevations - Left and Right

SHEET NO:

A202



2 FRONT (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



1 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

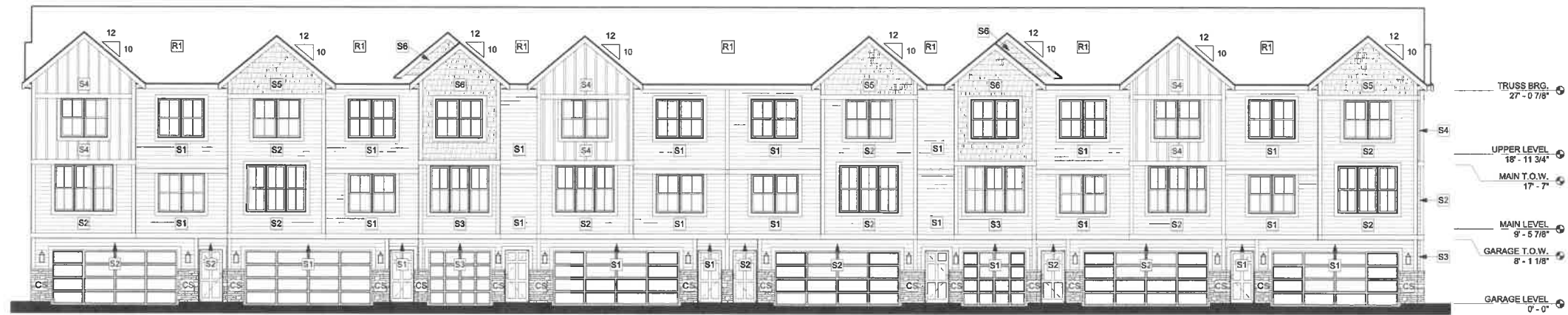


3 REAR (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

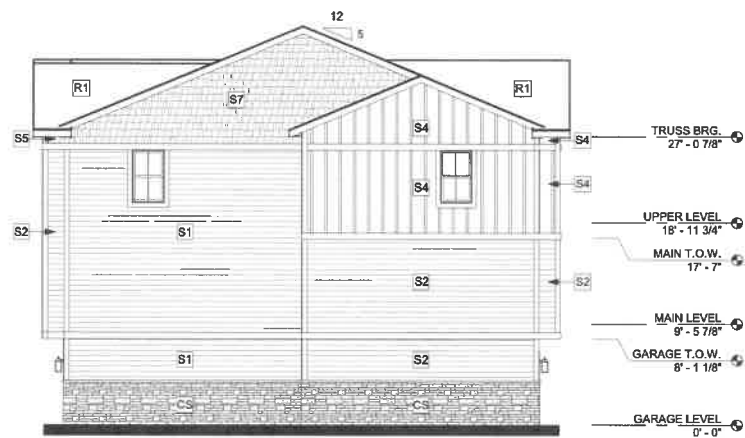
- COLOR SCHEME KEY:**
- TYPE 1 (SHOWN)-**
 BODY: IRONSTONE
 ACCENT #1: HARVARD SLATE
 ACCENT #2: STERLING
 TRIM: WHITE
 - TYPE 2-**
 BODY: STERLING
 ACCENT #1: HARVARD SLATE
 ACCENT #2: MARINE BLUE
 TRIM: WHITE
 - TYPE 3-**
 BODY: WHITE
 ACCENT #1: URBAN BRONZE
 ACCENT #2: HARVARD SLATE
 TRIM: WHITE

MATERIAL SCHEDULE

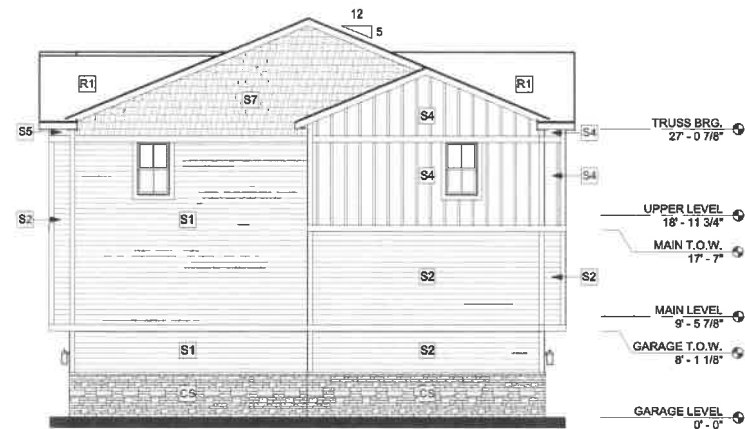
- CS CULTURED STONE
- R1 ASPHALT ROOFING SHINGLE
- S1 7" LAP - IRONSTONE
- S2 7" LAP - HARVARD SLATE
- S3 7" LAP - STERLING
- S4 BOARD & BATTEN - HARVARD SLATE
- S5 SHAKES - GRAY
- S6 SHAKES - STERLING
- S7 SHAKES - IRONSTONE



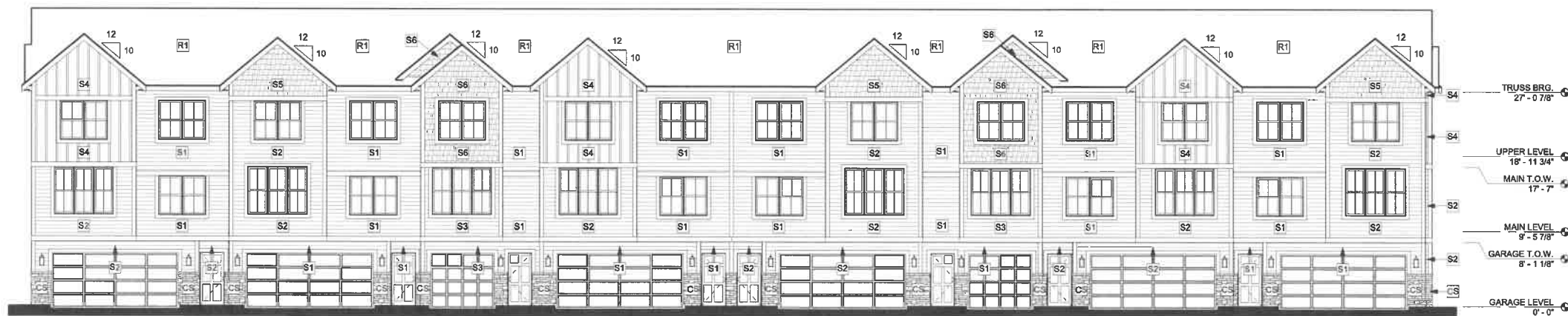
1 Front (West) Elevation
SCALE: 1/8" = 1'-0"



2 Left (North) Elevation
SCALE: 1/8" = 1'-0"



3 Right (South) Elevation
SCALE: 1/8" = 1'-0"



4 Back (East) Elevation
SCALE: 1/8" = 1'-0"



J

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Grand Valley Townhomes - Building Type C
 Double Loaded 16 Plex
 Lots 80-113

PROJECT:

REVISIONS:



07 / 15 / 2021

PROJECT NO: 20-077

CONTENTS:
Elevations

SHEET NO:

A201

MATERIAL SCHEDULE

- CS CULTURED STONE
- R1 ASPHALT ROOFING SHINGLE
- S1 7" LAP - IRONSTONE
- S2 7" LAP - HARVARD SLATE
- S3 7" LAP - STERLING
- S4 BOARD & BATTEN - HARVARD SLATE
- S5 SHAKES - HARVARD SLATE
- S6 SHAKES - STERLING
- S7 SHAKES - IRONSTONE



J

P.O. Box 159
 Hazel, IA 50124
 Phone: (515) 597-5457
 Fax: (515) 597-6481
 www.jcorp.biz

Grand Valley Townhomes - Building Type C
 Double Loaded 18 Plex
 Lots 40-57, 58-75, 88-105

PROJECT:

REVISIONS:

- 1
- 2
- 3

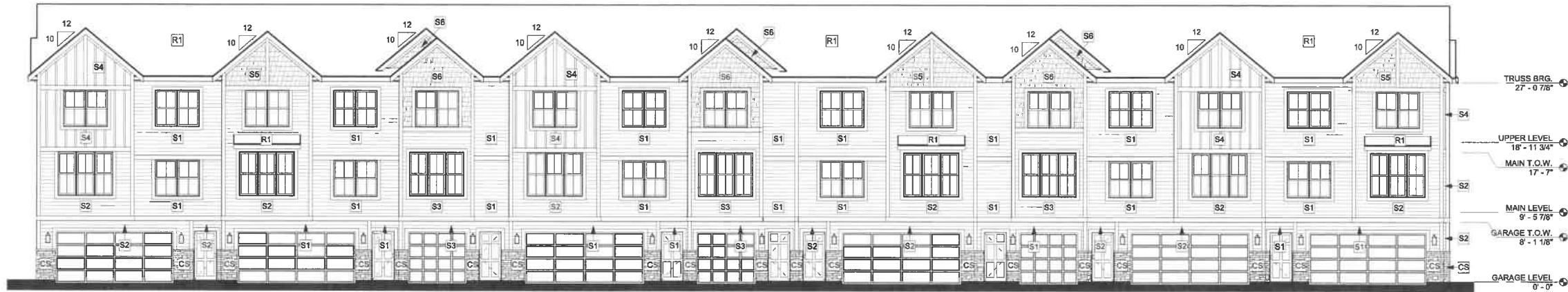
07 / 15 / 2021

PROJECT NO: 20-077

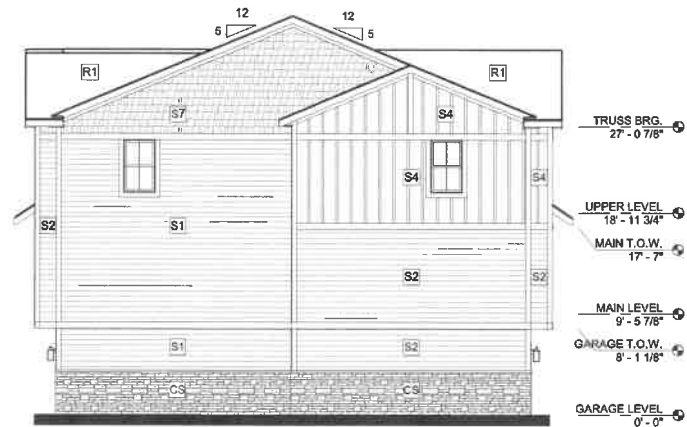
CONTENTS:
 Elevations

SHEET NO:

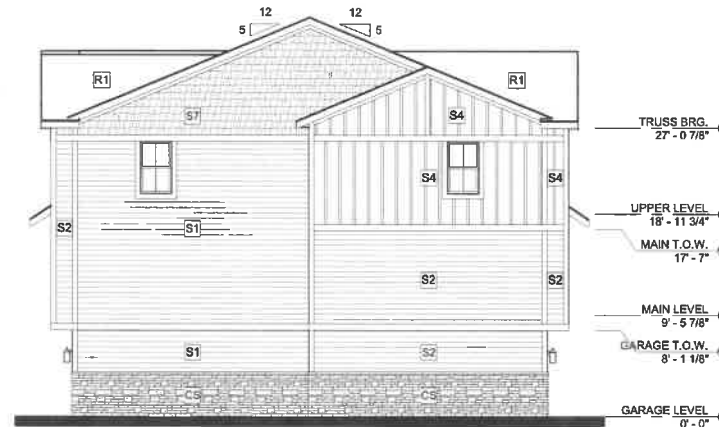
A201



1 Front (West) Elevation
 SCALE: 1/8" = 1'-0"



2 Left (North) Elevation
 SCALE: 1/8" = 1'-0"



3 Right (South) Elevation
 SCALE: 1/8" = 1'-0"



4 Back (East) Elevation
 SCALE: 1/8" = 1'-0"

Prepared by: Kara Tragesser, City of West Des Moines Development Services Dept., PO Box 65320,
West Des Moines, Iowa 50265-0320 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A PRELIMINARY PLAT TO CREATE 133 LOTS AND ONE OUTLOT FOR COMMON AREA AND PRIVATE STREETS AND APPROVING A SITE PLAN TO ALLOW CONSTRUCTION OF 133 TOWNHOME DWELLINGS

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicant Grand Valley Townhomes, L.L.C., and property owner, Engel Associates, Inc., requests approval of the Grand Valley Townhomes Preliminary Plat for that property generally located north of Grand Avenue and east of S. 35th Street and legally described in attached Exhibit "B" for the purpose of subdividing the 6.75-acre property into 133 lots for townhomes development and one outlot for common area and private streets; and

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, Grand Valley Townhomes, L.L.C., and property owner, Engel Associates, Inc., requests approval of a Site Plan for that property generally located north of Grand Avenue and east of S. 35th Street and legally described in attached Exhibit "B" for the purpose of constructing 133 townhomes units which are a mix of 2-story and 3-story on private streets; 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, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the comprehensive plan and city code; and

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; and

WHEREAS, on August 9, 2021, the Plan and Zoning Commission recommended to the City Council, by a X-X vote, approval of the Preliminary Plat and the Site Plan; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Preliminary Plat and Site Plan.

NOW, THEREFORE, The City Council does approve the Grand Valley Townhomes Preliminary Plat (PP-005105-2021), and Site Plan (SP-005106-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, 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 TBD

Steven K. Gaer, Mayor

ATTEST:

Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on TBD, by the following vote.

Exhibit A: Conditions of Approval

1. Address remaining staff comments and submit final drawings prior to any construction activity for the site.

Exhibit B: Legal Description

Coming