CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: September 7, 2021

ITEM: Platinum Pointe Townhomes, Southwest corner of Bridgewood Boulevard and S. 88th Street – Approve a Site Plan to construct 66 attached townhomes – Hale Development Co., LLC – PPSP-005198-2021

Resolution: Approval of Site Plan

Background: Brad Kuehl with Bishop Engineering, on behalf of the applicant and property owner, Hale Development Co., LLC, requests approval of a Site Plan for the approximately 13.352-acre property located at the southwest corner of Bridgewood Boulevard and S. 88th Street. The applicant proposes to construct 66 attached townhomes.

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.
- *History:* Platinum Pointe Townhomes (FNA Whisper Ridge Townhomes) was previously approved in 2015 (SP-002568-2014). No work was done to vest the entitlement and the Preliminary Plat expired in 2016. The Site Plan presented has been reviewed and revised to conform to current codes and standards. The preliminary plat for the development was approved by the City Council on August 16, 2021.
- *Staff Note:* Only the Site Plan of the combined Preliminary Plat/Site Plan application is subject of this approval. As noted, the Preliminary Plat aspect was approved August 16th. The site plan was held from approval in conjunction with the Preliminary Plat to allow staff time to resolve a few remaining architectural issues.
- *Conditions of Approval:* There is one condition of approval related to providing necessary final drawings and reports.
  - *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 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: August 23, 2021
Vote: 5-0, for approval, Commissioners Andersen and Costa absent
Recommendation: Approval of Site Plan

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

1. Submit final drawings &/or reports to the satisfaction of the Director of the Department of Development Services or her designee prior to any physical construction activity for the site.

Lead Staff Member: Kara Tragesser, AICP

Approval Meeting Dates:

Plan and Zoning Commission	August 23, 2021
City Council	September 7, 2021

Staff Report Reviews:

Plan & Zoning Commission	☒ Development Coordinator (or) ☐ Director	☒ Legal Department
City Council	☒ Director ☐ Appropriations/Finance	☒ Legal Department ☒ Agenda Acceptance

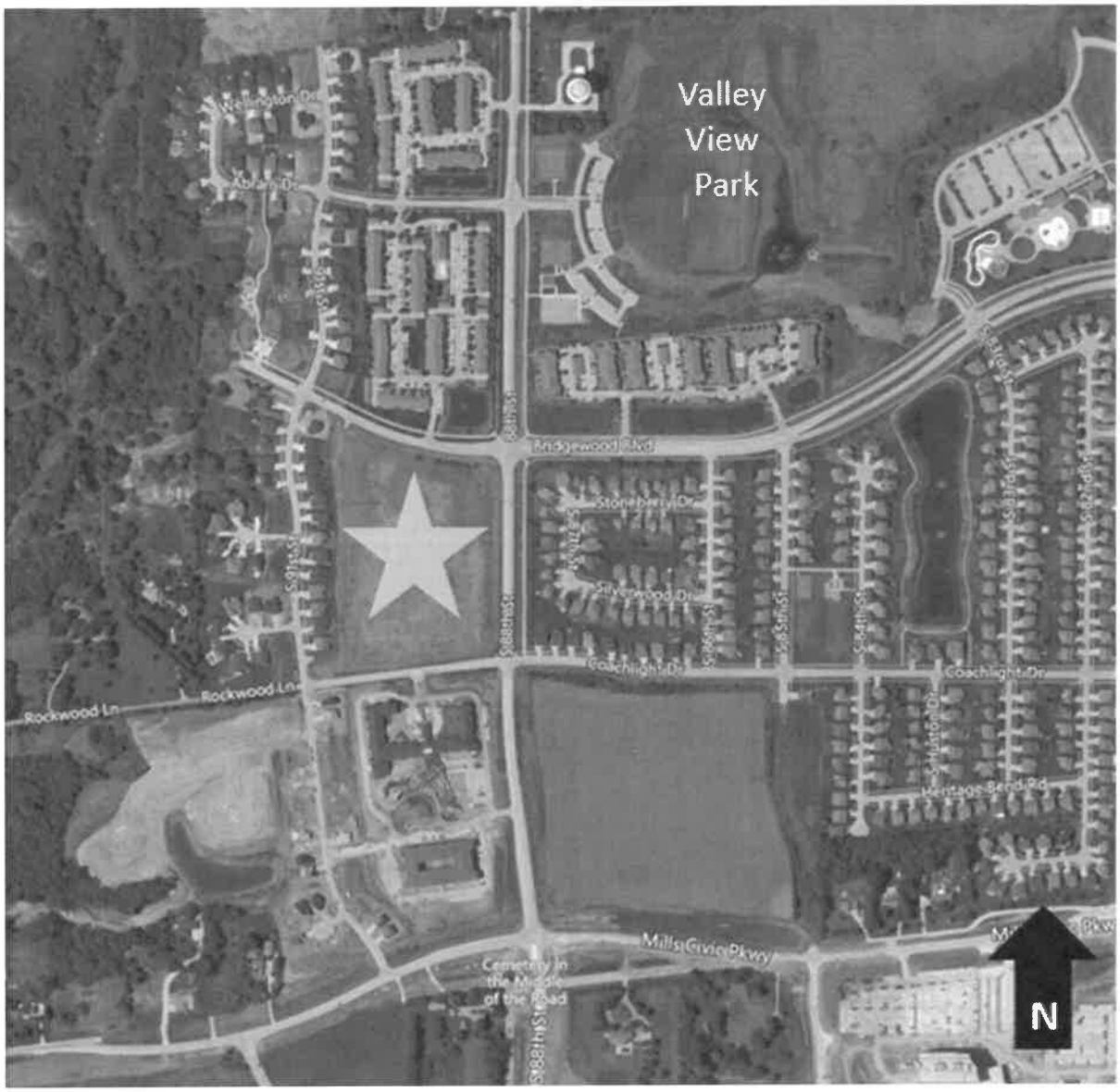
Publications (if applicable)

Published In:	n/a
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	6/21/21
Recommendation	☒ Yes ☐ No ☐ Split

Location Map



A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-073

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, Hale Development Co., L.L.C, request approval of the Site Plan for the purpose of constructing 66 attached townhomes on the approximately 13.352-acre property generally located at southwest corner of Bridgewood Drive and S. 88th Street as depicted on the location map included in the staff report; 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 Site Plan (SP-005198--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 23, 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 23, 2021, by the following vote:

AYES: Conlin, Crowley, Davis, Drake, Hatfield

NAYS:

ABSTENTIONS:

ABSENT: Andersen, Costa

ATTEST:

Recording Secretary

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 SITE PLAN TO CONSTRUCT 66 ATTACHED TOWNHOMES

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code the applicant and property owner, Hale Development Co., LLC, requests approval of the Platinum Pointe Townhomes Site Plan for the property located at the southwest corner of Bridgewood Boulevard and S. 88th Street and legally described in attached Exhibit "B" for the purpose of constructing 66 attached townhomes; and

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

WHEREAS, 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 23, 2021, the Plan and Zoning Commission recommended to the City Council, by a 5-0 vote, for approval of the Site Plan; and

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

NOW, THEREFORE, The City Council does approve the Platinum Pointe Townhomes Site Plan (SP-005198-2021), 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 September 7, 2021.

_____
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 September 7, 2021, by the following vote.

Exhibit A: Conditions of Approval

1. Address remaining staff comments and submit final drawings &/or reports to the satisfaction of the Director of the Department of Development Services or her designee prior to any physical construction activity for the site.

Exhibit B: Legal Description

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; EXCEPT THE SOUTH 66.00 FEET, THEREOF; AND EXCEPT, WHISPER RIDGE PLAT 1, 2, AND 3, OFFICIAL PLATS NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA. SAID TRACT OF LAND CONTAINS 13.352 ACRES, MORE OR LESS

PRELIMINARY- NOT FOR CONSTRUCTION

PLATINUM POINTE TOWNHOMES
PRELIMINARY PLAT/SITE PLAN

CITY CASE# PPSP-005198-2021

SHEET INDEX:

C0.1	COVER SHEET
C1.1	EXISTING CONDITIONS/DEMO PLAN
C2.1	LAYOUT PLAN
C2.2	PLAT
C3.1	GRADING PLAN / SWPPP
C4.1	UTILITY PLAN
C5.1	PAVING PLAN
C6.1/C6.2	LANDSCAPE PLAN

PROPERTY DESCRIPTION:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; EXCEPT THE SOUTH 66.00 FEET, THEREOF; AND EXCEPT, WHISPER RIDGE PLAT 1, 2, AND 3, OFFICIAL PLATS NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA. SAID TRACT OF LAND CONTAINS 13.352 ACRES, MORE OR LESS.

ADDRESS:

SOUTH 88TH STREET AND BRIDGEWOOD BOULEVARD
WEST DES MOINES, IOWA 50265

OWNER/APPLICANT:

HALE DEVELOMENT COMPANY LLC
6620 TONI DRIVE
DES MOINES, IA 50313
LISA COWART, PROJECT MANAGER
515-289-1271

COMPREHENSIVE PLAN

EXISTING: MD: MEDIUM DENSITY RESIDENTIAL
PROPOSED MD: MEDIUM DENSITY RESIDENTIAL

ZONING: RM-12 MEDIUM DENSITY RESIDENTIAL DISTRICT

FRONT YARD = 30'
PERIMETER YARD = 35'
SIDE YARD = 15'
POSTAGE STAMP LOTS = 7', MIN SEPARATION BETWEEN BUILDINGS = 14'

DENSITY: 66 TOWNHOME UNITS RESULTS IN 8793 SF PER UNIT OR 4.9 UNITS PER ACRE.

IMPERVIOUS AREA:

TOTAL SITE AREA = 13.352 ACRES = 581,616 SF
5.78 ACRES = 251,921 SF = 43.3 PERCENT OF SITE AREA
IMPERVIOUS AREA BREAKDOWN:
BUILDINGS - 150,150 SF = 25.8 %
PRIVATE STREET - 46,824 SF = 8.1 %
WALKS, DRIVES, AND PARKING - 54,947 SF = 9.5%
PERVIOUS AREA = OPEN SPACE:
7.54 ACRES = 328,442 SF = 56.5 PERCENT OF SITE AREA
OPEN SPACE REQUIRED = 20 PERCENT (2.67 ACRES = 116,323 SF)

BENCHMARK:

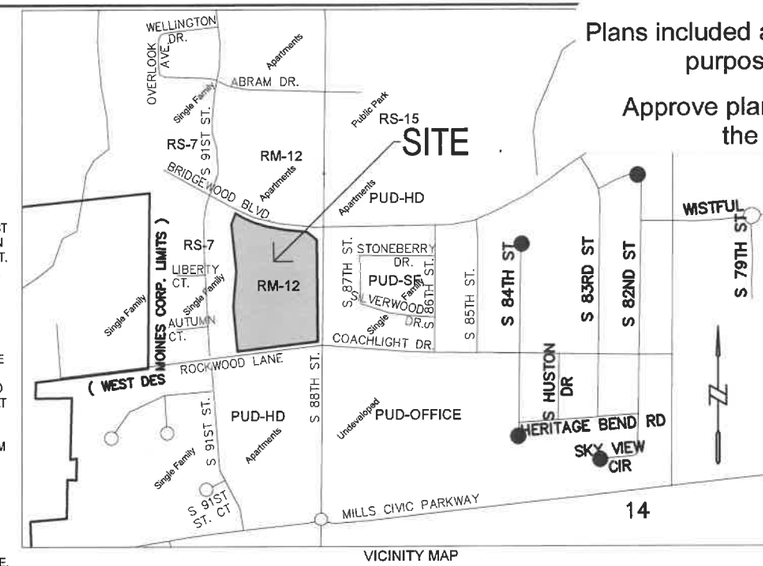
BURY BOLT ON HYDRANT 188 FEET SOUTH OF BRIDGEWOOD CENTERLINE AND 37 FEET EAST OF 88TH STREET CURB, ELEV. 217.49 (WDM DATUM)
BURY BOLT ON HYDRANT 33 FEET NORTH AND 117 FEET EAST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY, ELEV. 217.35 (WDM DATUM)

CITY OF WEST DES MOINES BM# 33
STANDARD BENCHMARK MONUMENT, 700 BLOCK OF 88TH STREET (X AVENUE, DALLAS COUNTY), 1100+ FEET SOUTH OF ASHWORTH ROAD, 32 FEET WEST OF THE CENTERLINE OF 88TH STREET AND 10 FEET SOUTH OF THE FENCE LINE (1 /4 SECTION LINE).
ELEV. 227.49 WDM DATUM

CITY OF WEST DES MOINES BM# 124
STANDARD BENCHMARK MONUMENT IN THE CENTER OF A 6 FOOT WIDE CONCRETE MEDIAN IN MILLS CIVIC PARKWAY, 169 FEET EAST OF THE WEST END OF THE MEDIAN.
ELEV. 203.65 WDM DATUM

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS. THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. CITY OF WEST DES MOINES ENGINEERING DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION IN THE RIGHT-OF-WAY OR ANY PUBLIC UTILITY OR BEFORE ANY WEEKEND OR HOLIDAY WORK.
3. ANY CHANGES PROPOSED TO THE PLAN SET DURING CONSTRUCTION SHALL RECEIVE THE WRITTEN APPROVAL OF THE CITY OF WEST DES MOINES ENGINEERING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT RECEIVED THE WRITTEN PERMISSION FROM THE CITY OF WEST DES MOINES DEVELOPMENT SERVICES DEPARTMENT.
4. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. 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.
7. 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."
8. 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.
9. 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
10. THE PROJECT MANAGER SHALL BE RESPONSIBLE TO SET UP A PRE-CONSTRUCTION MEETING WITH THE CITY OFWEST DES MOINES ENGINEERING DEPARTMENT ONE WEEK PRIOR TO THE PLANNED START OF CONSTRUCTION. THE PROJECT MANAGER SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF WEST DES MOINES ENGINEERING DEPARTMENT WITH SUBMITTALS OF ALL CONSTRUCTION MATERIALS.
11. 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.
12. ALL CONSTRUCTION CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR
13. 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. REPORT ALL TEST RESULTS TO THE CITY OF WEST DES MOINES ENGINEERING DEPARTMENT.
14. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
15. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
16. 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.
17. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS. PROVIDE INSPECTION REPORTS TO THE CITY OF WEST DES MOINES ENGINEERING DEPARTMENT.
18. 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 AND PRIOR TO A STORM EVENT.
19. 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.
20. 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.
21. 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 SEEDED IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND SUDAS 2011.
22. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
23. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
24. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PLANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
25. 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.
26. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
27. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES. FINAL AS-BUILT RECORDS SHALL BE PROVIDED TO THE CITY OF WEST DES MOINES ENGINEERING DEPARTMENT.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL CONTACT BISHOP ENGINEERING AT 515-276-0467 TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED. FINAL AS-BUILT RECORDS SHALL BE PROVIDED TO THE CITY OF WEST DES MOINES ENGINEERING DEPARTMENT.
29. 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.
30. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. ALL DRAIN TILES KNOWN TO THE CONTRACTOR SHALL BE NOTED AND ADDED TO THE AS-BUILT PLAN SET.
31. 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.
32. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
33. 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.
34. CLEANING AND TELEVISING OF ALL SANITARY SEWER AND STORM SEWER IS REQUIRED. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. ALL PUBLIC SEWERS CONSTRUCTED AS A PART OF THIS PLAT WILL BE TELEVISED BY THE CITY OF WEST DES MOINES AS PART OF THE FINAL INSPECTION. CONTACT WEST DES MOINES PUBLIC WORKS RON WIESE AT 515-222-3480) A MINIMUM OF 48 HOURS IN ADVANCE. CONTRACTOR SHALL PREP SEWERS TO BE CLEAR AND FREE OF DEBRIS.
35. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
36. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
37. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF WEST DES MOINES. TESTING SHALL BE COORDINATED WITH THE CITY.
38. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
39. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF WEST DES MOINES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
40. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
41. SEE SEPARATE SET OF PLANS FOR DETAILED PUBLIC AND PRIVATE IMPROVEMENTS RELATED TO THIS PROJECT



VICINITY MAP
SCALE: 1" = 500'

Plans included are for illustrative purposes only.

Approve plans on file with the City.

PARKING CALCULATIONS:

2 SPACES / UNIT = 132 SPACES REQUIRED
264 SPACES PROVIDED WITH 2 IN THE GARAGE AND 2 IN DRIVE FOR EACH UNIT

NOT INCLUDING THE DRIVEWAY PARKING:
OFF STREET PARKING REQUIRED = NONE
OFF STREET PARKING PROVIDED = 19 SPACES

WEST DES MOINES GENERAL NOTES:

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 AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.

DEVELOPMENT NOTES:

1.CONSTRUCTION PLANS FOR ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS DEVELOPMENT NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION OF SAID PUBLIC IMPROVEMENTS.
2. PROPERTY OWNER IS RESPONSIBLE FOR THE INSTALLATION OF STREETLIGHTS ADJACENT TO ALL PUBLIC STREETS.
3. PROPERTY OWNER IS RESPONSIBLE FOR THE INSTALLATION OF SIDEWALKS ADJACENT TO ALL PUBLIC STREETS BORDERING THE PROPERTY.

SOILS:

COMPLY WITH ALL NOTATIONS AND RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT, ABE PN 141461 DATED 12-3-2014.

UTILITY LEGEND:

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SAN — SANITARY SEWER
- ST — STORM SEWER
- G — GAS LINE
- W — WATER LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- CATV — CABLE TV LINE
- F/O — FIBER OPTIC LINE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- GROUND LIGHT
- LIGHT POLE
- POWER POLE
- TRANSFORMER POLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- CLEAN-OUT
- INTAKE
- SURFACE INTAKE
- TRAFFIC SIGNAL MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- (7) DENOTES NUMBER OF PARKING STALLS

SURVEY LEGEND:

- SECTION CORNER- FOUND AS NOTED
- PROPERTY CORNER- FOUND IR W/ YPC ID #16747
- PROPERTY CORNER- PLACED 3/4" IRON PIPE W/ YELLOW PLASTIC CAP ID #9532
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- D DEEDED DISTANCE
- P.R.A. PREVIOUSLY RECORDED AS
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (100) STREET ADDRESS

LICENSED PROFESSIONAL LAND SURVEYOR — LARRY D. HYLER, P.L.S. No. 14775 — IOWA

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, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: C1.1 & C2.2

LICENSED PROFESSIONAL ENGINEER — DAVID B. BENTZ 17143 — IOWA

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.

SIGNED: PRELIMINARY DATE:
DAVID B. BENTZ, PE. 17143
LICENSE RENEWAL DATE: DEC. 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 THRU C5.1

M:\land projects 2013\130452\dwg\Z BASE.dwg 5/21/2015

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322
Phone: (515)276-0467 Fax: (515)
Civil Engineering & Land Surveying

PLATINUM POINTE TOWNHOMES
SITE PLAN / PRELIMINARY PLAT

COVER SHEET

REFERENCE NUMBER:

DRAWN BY: SV, BA

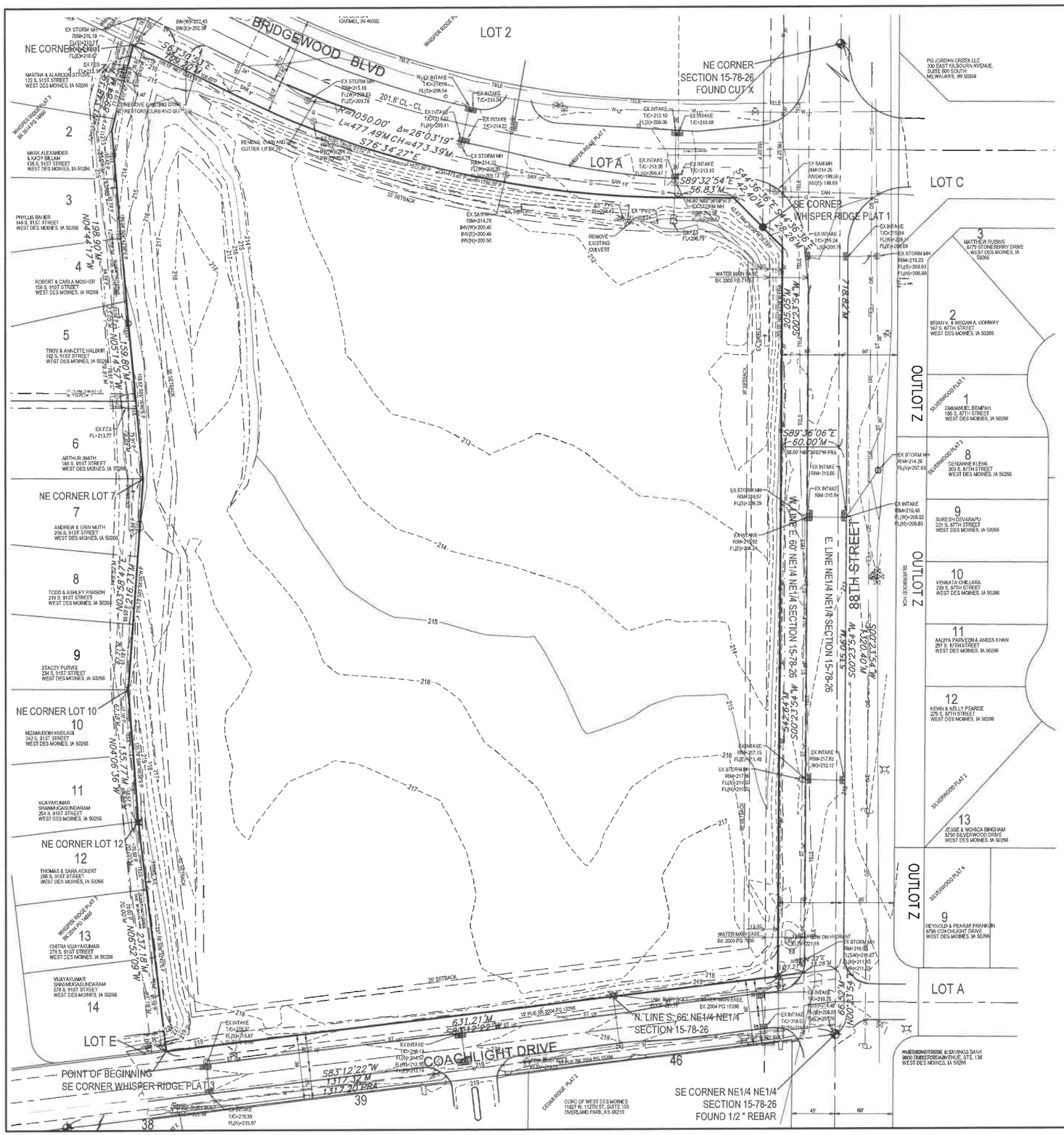
CHECKED BY:

REVISION DATE:
1.LAST REVIEW 2015
2.RESUBMIT 05/30/21
3.RESUBMIT 07/07/21
4.RESUBMIT 07/30/21

PROJECT NUMBER: 210136

SHEET NUMBER: C0.1

PRELIMINARY- NOT FOR CONSTRUCTION



GENERAL NOTES:

1. SEE COVER SHEET FOR LEGAL DESCRIPTION AND VICINITY SKETCH.
2. THIS SITE IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD ZONE.

DEMO NOTES:

1. CONTRACTOR SHALL OBTAIN ANY AND ALL REQUIRED PERMITS.
2. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF WEST DES MOINES, COUNTY OF DALLAS, AND STATE OF IOWA
3. CONTRACTOR SHALL BE REQUIRED TO HAVE ANY AND ALL BURIED UTILITIES MARKED OR EXPOSED IN ADVANCE OF THE WORK.
4. DISPOSE OF ALL DEMOLITION MATERIALS OFF SITE IN A LAWFUL MANNER. INCLUDE DISPOSAL IN THE BASE BID. NO EXTRA PAYMENT WILL BE PAID FOR DISPOSAL.

BENCHMARK:

BURY BOLT ON HYDRANT 188 FEET SOUTH OF BRIDGEWOOD CENTERLINE AND 37 FEET EAST OF 88TH STREET CURB, ELEV. 217.49 (WDM DATUM)
BURY BOLT ON HYDRANT 33 FEET NORTH AND 117 FEET EAST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY, ELEV. 217.35 (WDM DATUM)
BURY BOLT ON HYDRANT 33 FEET NORTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY, ELEV. 218.75 (WDM DATUM)

CITY OF WEST DES MOINES BM# 35
STANDARD BENCHMARK MONUMENT, 206 FEET EAST OF THE CENTERLINE OF SOUTH 88TH STREET AND 49 FEET NORTH OF THE CENTERLINE OF MILLS CIVIC PARKWAY.
ELEV. 219.04 WDM DATUM

CITY OF WEST DES MOINES BM# 124
STANDARD BENCHMARK MONUMENT IN THE CENTER OF A 6 FOOT WIDE CONCRETE MEDIAN IN MILLS CIVIC PARKWAY, 169 FEET EAST OF THE WEST END OF THE MEDIAN.
ELEV. 203.65 WDM DATUM

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.

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www.iowaonecall.com
811 Know what's below. Call before you dig.

GRAPHIC SCALE
50 0 25 50 100
SCALE: 1" = 50'

UTILITY LEGEND:

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SAN — SANITARY SEWER
- ST — STORM SEWER
- G — GAS LINE
- W — WATER LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- T — TELEPHONE LINE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- GROUND LIGHT
- LIGHT POLE
- POWER POLE
- TRANSFORMER POLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- CLEAN-OUT
- INTAKE
- SURFACE INTAKE
- TRAFFIC SIGNAL MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- DENOTES NUMBER OF PARKING STALLS

SURVEY LEGEND:

- SECTION CORNER- FOUND AS NOTED
- PROPERTY CORNER- FOUND IR W/ YPC ID #16747
- PROPERTY CORNER- PLACED 3/4" IRON PIPE W/ YELLOW PLASTIC CAP ID #9532
- M — MEASURED DISTANCE
- P — PLATTED DISTANCE
- D — DEEDED DISTANCE
- P.R.A. — PREVIOUSLY RECORDED AS
- R.O.W. — RIGHT-OF-WAY
- P.O.C. — POINT OF COMMENCEMENT
- P.O.B. — POINT OF BEGINNING

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PLATINUM POINTE TOWNHOMES
SITE PLAN / PRELIMINARY PLAT
EXISTING CONDITIONS / DEMO PLAN

REFERENCE NUMBER:

DRAWN BY: SV, BA

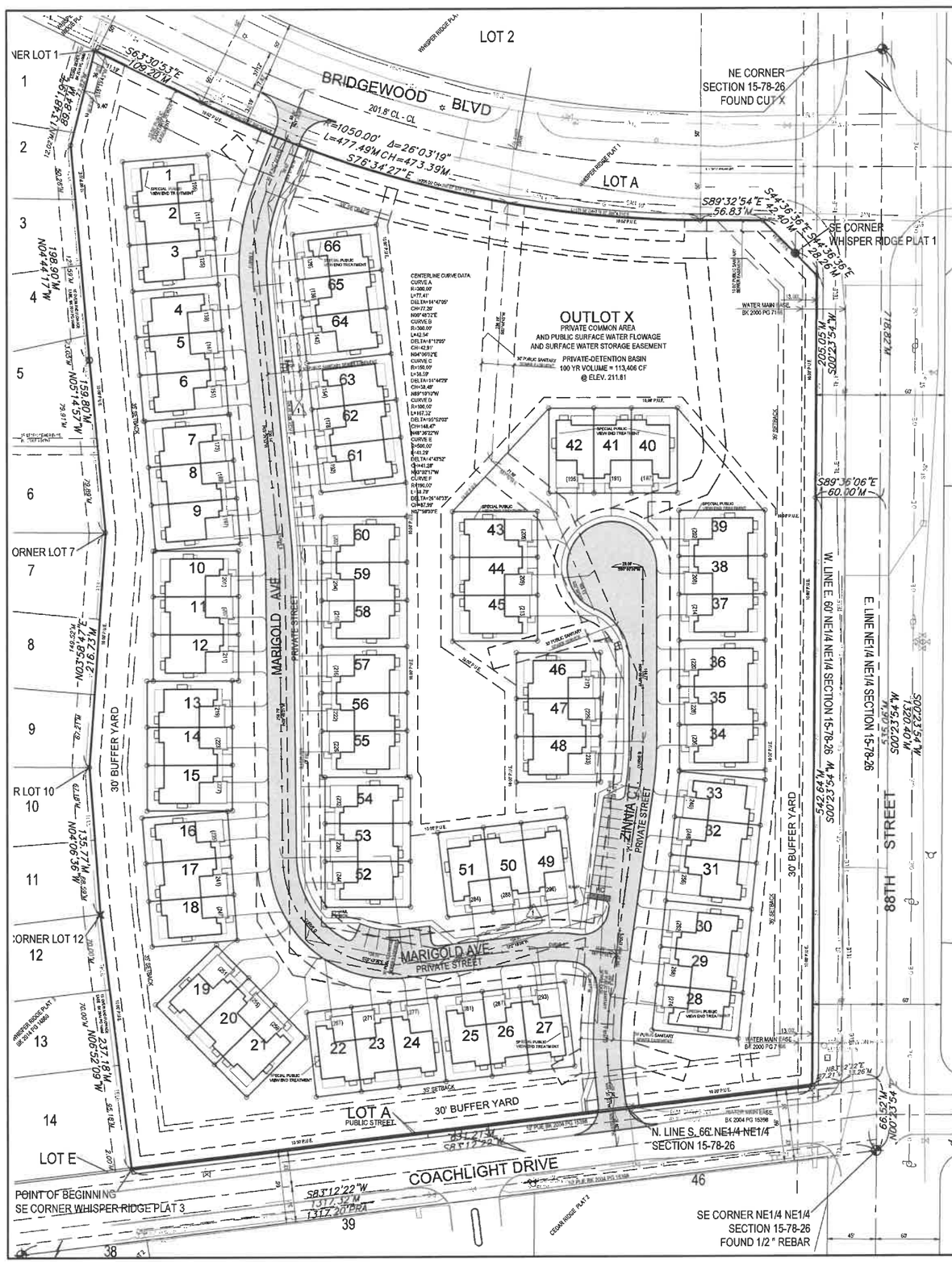
CHECKED BY:

REVISION DATE:
1.LAST REVIEW 2015
2.RESUBMIT 05/30/21
3.RESUBMIT 07/07/21
4.RESUBMIT 07/30/21

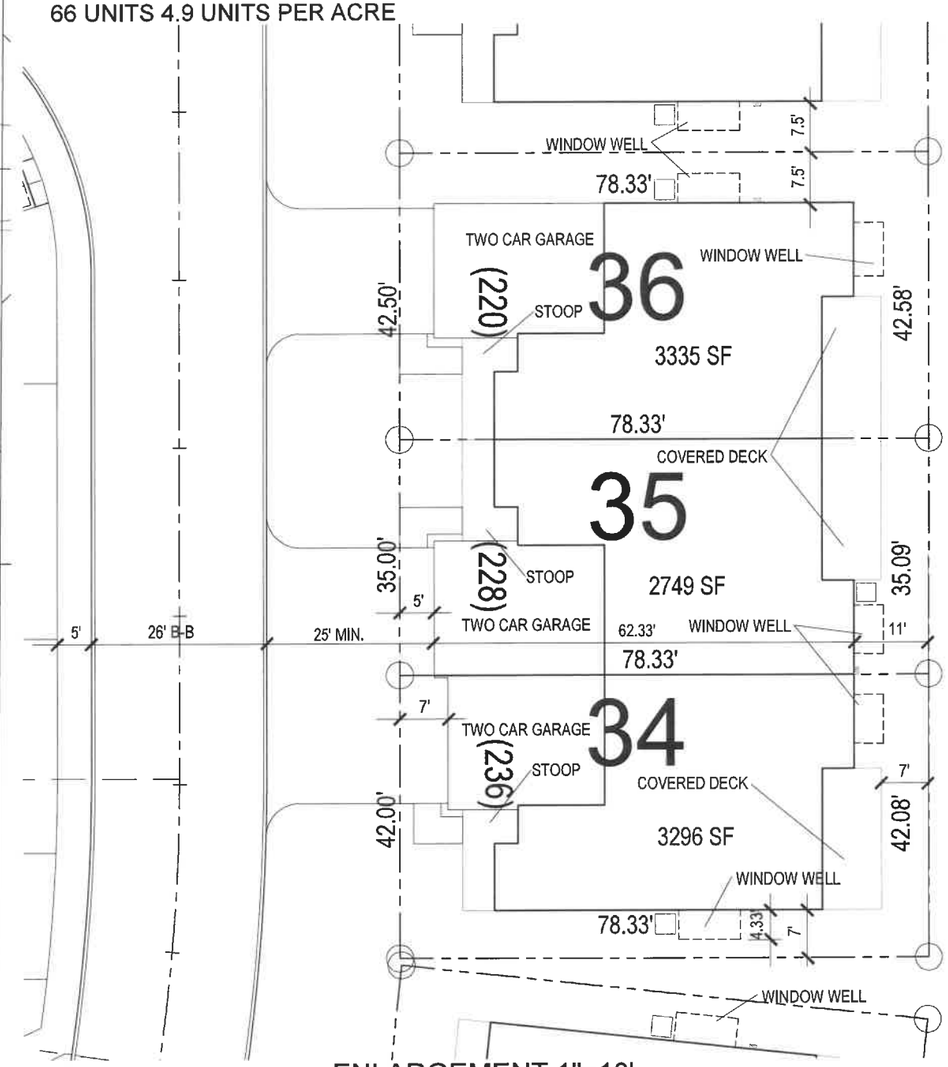
PROJECT NUMBER: 210136

SHEET NUMBER: C1.1

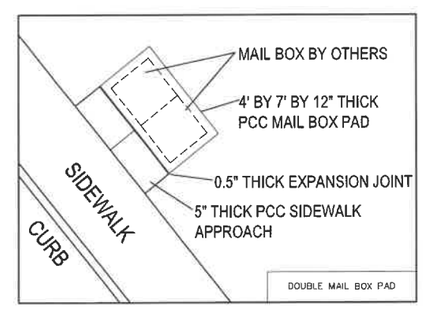
PRELIMINARY- NOT FOR CONSTRUCTION



PLATINUM POINTE TOWNHOMES
66 UNITS 4.9 UNITS PER ACRE



ENLARGEMENT 1"=10'



GRAPHIC SCALE
SCALE: 1" = 50'

PAVEMENT THICKNESS NOTE:

1. PRIVATE STREET PAVEMENT SHALL BE 7" THICK PCC.
2. ALL PAVEMENT WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 8" THICK PCC.
3. ALL PUBLIC AND PRIVATE STREET AND WALK PAVEMENT SHALL BE PLACED ON 12" THICK PREPARED SOIL SUBGRADE.
4. SIDEWALKS SHALL BE 5" THICK PCC UNLESS NOTED OTHERWISE ON PLANS.

STREET NAME SIGN:

FURNISH AND INSTALL TWO STREET NAME SIGNS IN ACCORDANCE WITH ALL CITY OF WEST DES MOINES REQUIREMENTS FOR STREET NAME SIGNS.

TOWNHOME UNITS:

UNITS ARE ONE STORY WITH BASEMENT.

SPECIAL END UNIT TREATMENT:

UNITS NOTED ON THIS PLAN FOR SPECIAL END UNIT TREATMENT INCLUDE LOTS 1, 21, 22, 27, 28, 39, 40, 42, 43, AND 66. THESE UNITS, REGARDLESS OF STYLE, SHALL HAVE STONE OR MASONRY AS THE STYLE DICTATES WRAP AROUND THE FULL LENGTH OF THE END IN THE SAME MANNER AS PROVIDED ON THE FRONT AND REAR ELEVATIONS. UNIT TYPES SELECTED FOR THE PUBLIC VIEW ENDS INDICATED SHALL BE REVIEWED AND APPROVED BY THE CITY OF WEST DES MOINES DURING THE BUILDING PERMIT PROCESS.

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PLATINUM POINTE TOWNHOMES
SITE PLAN / PRELIMINARY PLAT

LAYOUT PLAN

REFERENCE NUMBER:

DRAWN BY: SV, BA

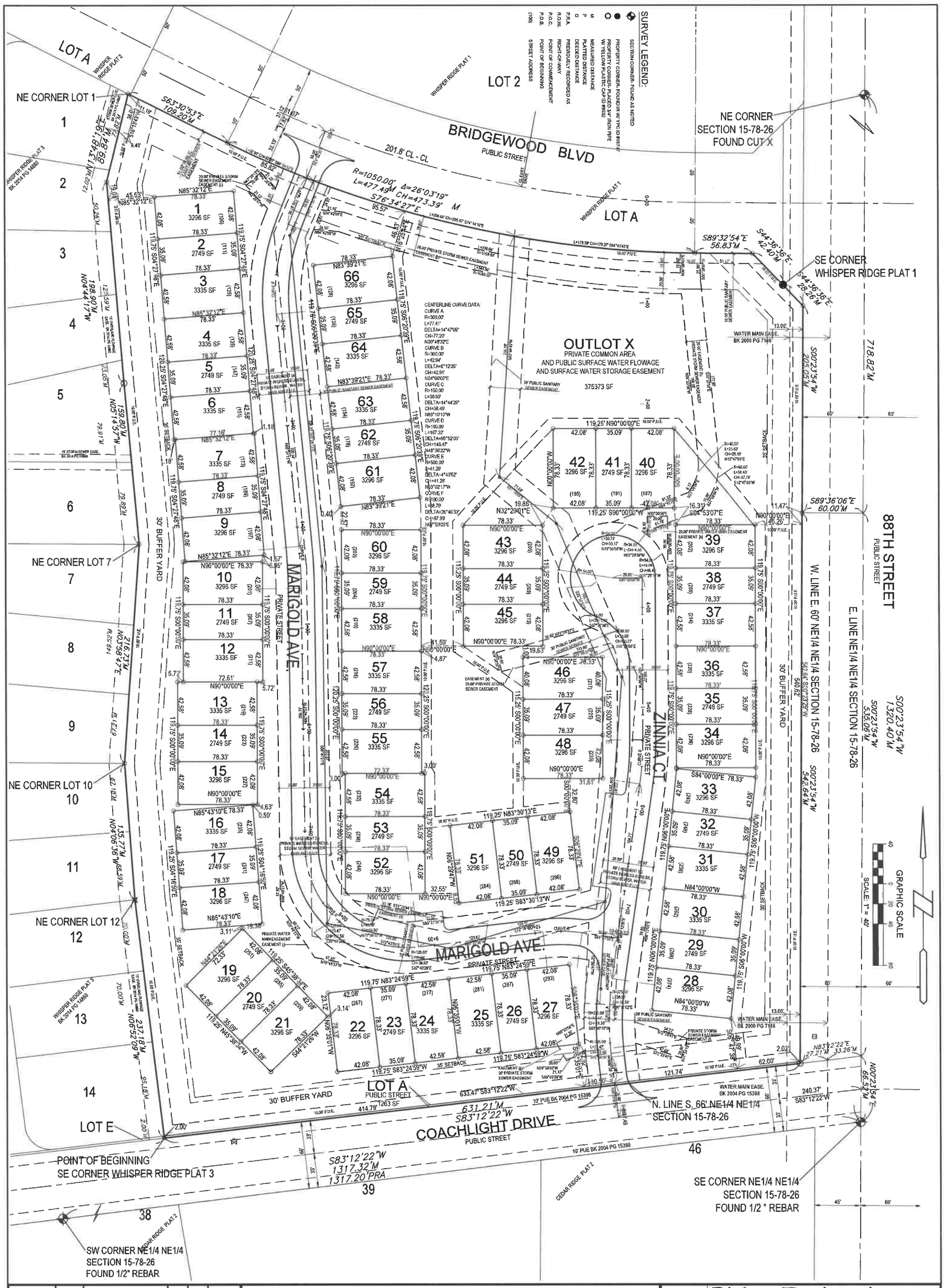
CHECKED BY:

REVISION DATE:
1. LAST REVIEW 2015
2. RESUBMIT 05/30/21
3. RESUBMIT 07/07/21
4. RESUBMIT 07/30/21

PROJECT NUMBER: 210136

SHEET NUMBER: C2.1

PRELIMINARY- NOT FOR CONSTRUCTION



SHEET NUMBER: C2.2	PROJECT NUMBER: 210136	REVISION DATE: 1.LAST REVIEW 2015 2.RESUBMIT 05/30/21 3.RESUBMIT 07/07/21 4.RESUBMIT 07/30/21	DRAWN BY: SV, BA CHECKED BY:	REFERENCE NUMBER:

PLATINUM POINTE TOWNHOMES
SITE PLAN / PRELIMINARY PLAT

PLAT

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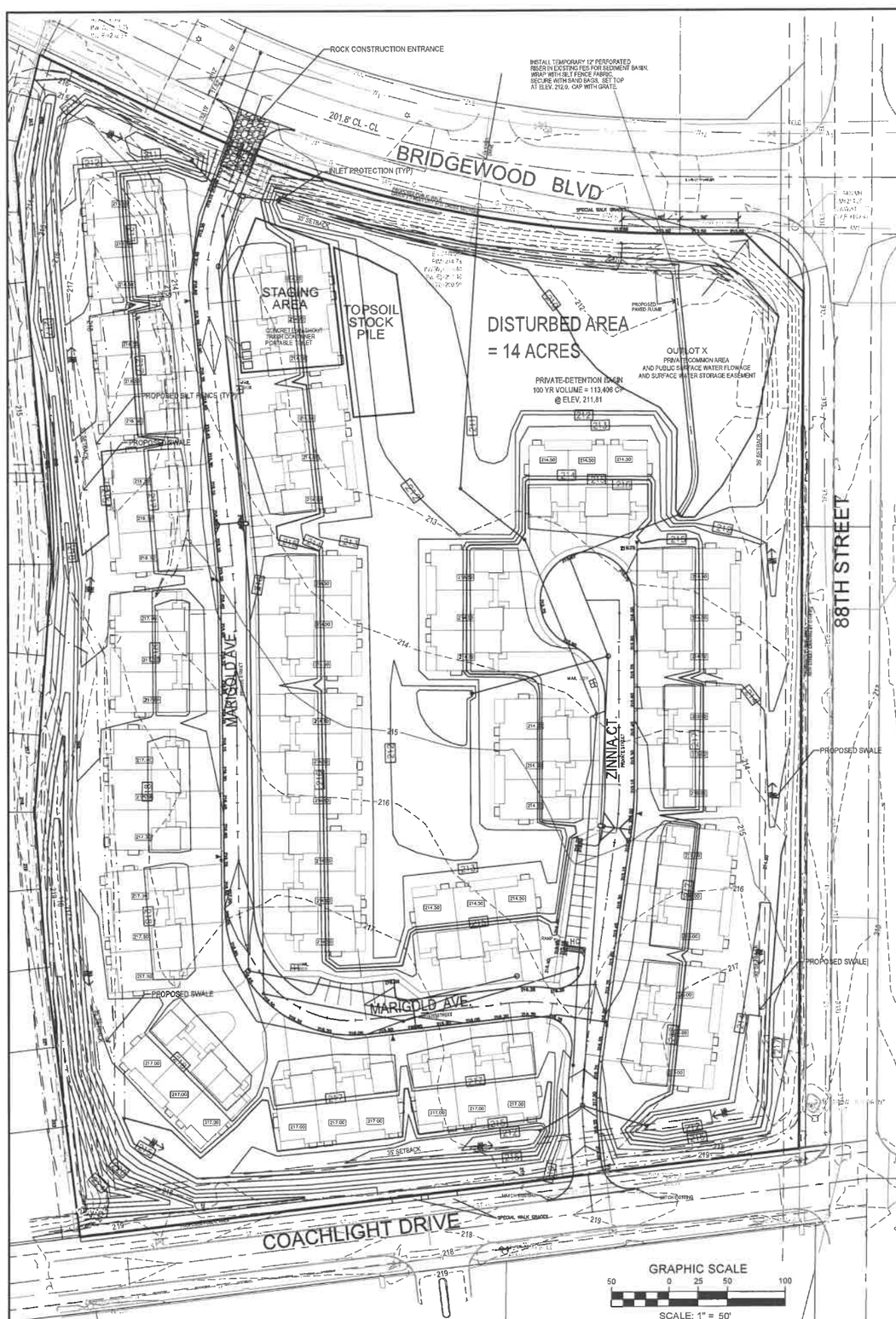

EROSION CONTROL NOTES:

1. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
2. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
3. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
4. SEE SWPPP NARRATIVE FOR COMPLETE EROSION CONTROL MEASURES.

TOPSOIL NOTES:

1. STRIP AND STOCKPILE 6" OF TOPSOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO 6" DEPTH ON ALL GREEN (NON PAVED AREAS). IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM OF 6" DEPTH IN ALL GREEN AREAS.
3. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLY FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN ONE INCH (25 MM) DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET AND SHALL PROVIDE THE CITY OF WEST DES MOINES ENGINEERING DEPARTMENT WITH A WRITTEN VERIFICATION OF MEETING THE MINIMUM TOPSOIL REQUIREMENTS..

SEEDING / SODDING REQUIREMENTS:

1. AS INFRASTRUCTURE IMPROVEMENTS AND FINAL FINISH GRADING ARE COMPLETE, SEED ALL DISTURBED AREAS NOT LIKELY TO BE DISTURBED DURING BUILDING CONSTRUCTION WITH SUDAS PERMANENT LAWN MIXTURE. SEED THE BALANCE OF THE SITE WITH TEMPORARY EROSION CONTROL MIXTURE.
2. AS BUILDINGS, DRIVES, AND WALKS ARE COMPLETE, SOD ALL AREAS DISTURBED BY THE BUILDER ACTIVITIES.
3. MULCH ALL SEEDED AREAS WITH SLOPES EXCEEDING 5:1.
4. STAKE ALL SOD ON AREAS WITH SLOPES EXCEEDING 4:1.

IOWA DNR REQUIREMENTS:

1. OWNER AND CONTRACTOR SHALL COMPLY WITH ALL STIPULATIONS OF THE NPDES GENERAL PERMIT NO. 2.
2. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AN AS-BUILT SURVEY AND RECORD DRAWINGS OF ALL STORM WATER MANAGEMENT FACILITIES ON SITE. THE RECORDS SHALL INCLUDE CERTIFICATION OF SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS AND SPOT ELEVATIONS OF ALL LOCATIONS WHERE OVERLAND FLOWAGE IN EASEMENT CROSSES A PROPERTY LINE OR RIGHT-OF-WAY.

GENERAL NOTES:

1. SEE SUPPLEMENTAL DETAILED STORM WATER POLLUTION PREVENTION PLAN PROVIDED IN THE PROJECT SPECIFICATIONS FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS, AND ADDITIONAL NOTES. ADDITIONAL NOTES AND MEASURES CALLED OUT ON SWPPP SHALL BE CONSIDERED INCIDENTAL AND INCLUDED IN ORIGINAL BID.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE LOCAL JURISDICTIONAL GOVERNMENT REQUIREMENTS, CODES, REGULATIONS, ORDINANCES, STANDARDS, POLICIES, AND SPECIAL PROVISIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY AND ALL APPROPRIATE SAFETY REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL CONTACT THE CITY OF WEST DES MOINES ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL GIVE THE PUBLIC WORKS 48 HOURS ADVANCE NOTICE. ALL WORK IN THE RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL JURISDICTIONAL GOVERNMENT. ALL NECESSARY CONSTRUCTION SIGNS AND BARRICADES DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS AND BARRICADES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STREETS AND HIGHWAYS" AND IN ACCORDANCE WITH THE LOCAL GOVERNMENT REQUIREMENTS.
6. CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS FROM THE CITY, COUNTY, OR STATE PRIOR TO ANY CONSTRUCTION. A SWPPP AND NPDES PERMIT SHALL BE AVAILABLE ON SITE AT ALL TIMES. THIS SWPPP DRAWING IS ONLY ONE PART OF THE SWPPP WHICH INCLUDES THE NPDES PERMIT, NARRATIVE, GRADING AND UTILITY PLANS, DETAILED CONSTRUCTION PLANS, SITE PLANS, SOILS REPORTS, CONTRACTOR CERTIFICATIONS, INSPECTION REPORTS, AND OTHER SUPPORTING INFORMATION AND DOCUMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING AN ANNOTATED COPY OF THE SWPPP ON SITE DOCUMENTING ANY AND ALL CHANGES, ADDITIONS, AND UPDATES TO THE SWPPP.
7. EROSION CONTROL MEASURES SHOWN AND QUANTITIES LISTED ON THIS PLAN ARE AN ESTIMATION FOR BIDDING PURPOSES ONLY IN ORDER TO ESTABLISH UNIT PRICES. ADDITIONAL MEASURES TO MEET THE REQUIREMENTS OF THE SWPPP AND CHANGING SITE CONDITIONS MAY BE NEEDED IN ORDER TO PREVENT POLLUTION OF THE STORM WATER DISCHARGE FROM THIS SITE. CONTRACTOR SHALL SUBMIT CHANGE ORDERS TO THE OWNER FOR HIS APPROVAL IN ADVANCE OF EXTRA WORK.
8. ALL POLLUTION PREVENTION MEASURES REQUIRED, AS A RESULT OF CONSTRUCTION ACTIVITIES, ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL ACTIONS NECESSARY FOR INSTALLATION OF CONTROL MEASURES FOR COMPLIANCE WITH PERMIT REQUIREMENTS.
9. INSPECTOR SHALL MEET IDNR AND EPA REQUIREMENTS FOR ALL INSPECTION INCLUDING BUT NOT LIMITED TO DISTURBED AREAS, TRACK OUT, ENTRANCE, DISCHARGE POINTS AND STORAGE AREAS.
10. MODIFICATIONS TO THE SWPPP SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
11. THE INSPECTION REPORTS SHALL INCLUDE THE INSPECTORS QUALIFICATIONS.
12. ALL CONTRACTORS SHALL SUBMIT A CONTRACTOR'S CERTIFICATION STATEMENT PRIOR TO BEGINNING WORK AT THE SITE. ALL CERTIFICATIONS SHALL BE INCLUDED IN THE SWPPP.
13. CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT-OF-WAY OR ABUTTING PROPERTIES AS THE RESULT OF THIS CONSTRUCTION PROJECT, PERFORM CLEAN UP IMMEDIATELY, DISPOSE OF ALL DEBRIS OFF SITE IN A LAWFUL MANNER. CONTRACTOR SHALL LIMIT ACCESS TO THE SITE ACROSS STABILIZED ACCESS IN ORDER TO LIMIT THE TRACKING OF SITE SOIL ONTO ADJACENT RIGHT-OF-WAY AND PROPERTY. STREETS SHALL BE CLEANED DAILY AT THE CLOSE OF WORK AND PRIOR TO ANY RAIN EVENT.
14. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE EXISTING LANDSCAPING AND INSURE THE SURVIVAL OF EXISTING TREES AND SHRUBS. REPLACE ALL DAMAGED LANDSCAPING MATERIAL AT NO COST TO THE OWNER.
15. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETE.
16. AS FINAL STABILIZATION IS ACHIEVED, THE CONTRACTOR SHALL REMOVE CONTROL DEVICES AND REPAIR AND STABILIZE AREAS DISTURBED DURING THE REMOVAL PROCESS. REMOVAL IS INCLUDED IN THE UNIT PRICE FOR THE CONTROL DEVICE.
17. PROPOSED PUBLIC SIDEWALK FINAL GRADES SHALL MEET CITY OF WEST DES MOINES REQUIREMENTS FOR PARKING AREA ADJACENT TO STREET, GRADING IN THE PUBLIC RIGHT OF WAY OF 88TH STREET AND ROCKWOOD LANE IS BY OTHERS. FINAL GRADING AS REQUIRED FOR THOSE STREETS AND FOR BRIDGEWOOD BLVD IS INCLUDED IN THIS PLATINUM POINTE TOWNHOMES PROJECT. ALL PUBLIC WALK IMPROVEMENTS SHALL COMPLY WITH PROWAG AND CH.12 OF SUDAS 2013 ED.

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.

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PROPERTY DESCRIPTION:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; EXCEPT THE SOUTH 66.00 FEET, THEREOF; AND EXCEPT, WHISPER RIDGE PLAT 1, 2, AND 3, OFFICIAL PLATS NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA. SAID TRACT OF LAND CONTAINS 13.32 ACRES, MORE OR LESS.

ADDRESS:
88TH AND BRIDGEWOOD
WEST DES MOINES , IOWA 50265

STREET CLEANING:
HALE DEVELOPMENT COMPANY LLC

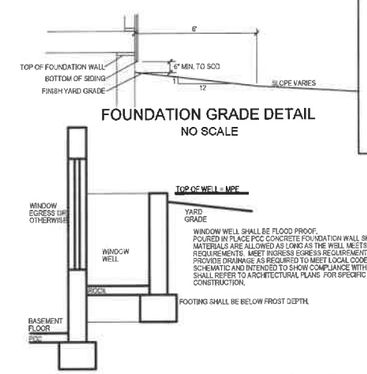
OWNER/APPLICANT:
HALE DEVELOMENT COMPANY LLC
6620 TONI DRIVE
DES MOINES, IA 50313
515-289-1271

EROSION CONTROL:
TBD
PHONE: TBD

LEGEND:

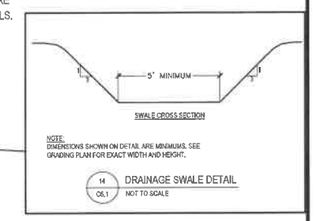
- PROPOSED DRAINAGE SWALE
- SF SF SF — SILT FENCE (TYP)
- (100) — STREET ADDRESS
- 120 — EXISTING CONTOUR
- 120 — PROPOSED CONTOUR
- STABILIZED ENTRANCE 30'X30'-8" DEEP 2" CLEAN CRUSHED ROCK DRIVE ON GEOTEXTILE
- 214.50 MPE - MINIMUM PROTECTION ELEVATION

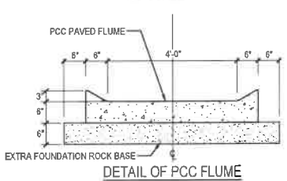
ALL WINDOW AND DOOR SILLS SHALL BE PLACED AT OR ABOVE THESE ELEVATIONS UNLESS THEY ARE PROTECTED BY FLOOD PROOFED WINDOW WELLS.



FOUNDATION GRADE DETAIL
NO SCALE

FLOOD PROOF WINDOW WELL DETAIL
NO SCALE





DETAIL OF PCC FLUME
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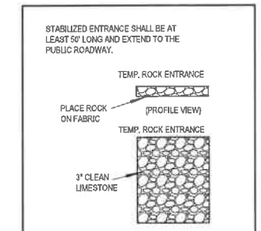
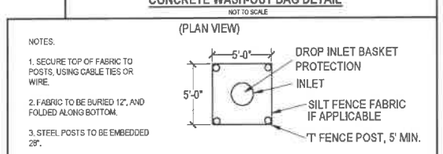
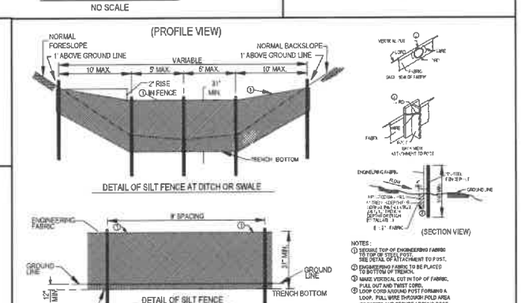


SITE ENTRANCE DETAIL
NOT TO SCALE

CONCRETE WASH-OUT BAG DETAIL
NOT TO SCALE



INLET PROTECTION DETAIL
NOT TO SCALE



SILT FENCE DETAILS
NOT TO SCALE

COMPLY WITH ALL NOTATIONS AND RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT, ABE PN 141461 DATED 12-3-2014

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PLATINUM POINTE TOWNHOMES
SITE PLAN / PRELIMINARY PLAT
GRADING PLAN / SWPPP

REFERENCE NUMBER:

DRAWN BY: SV, BA

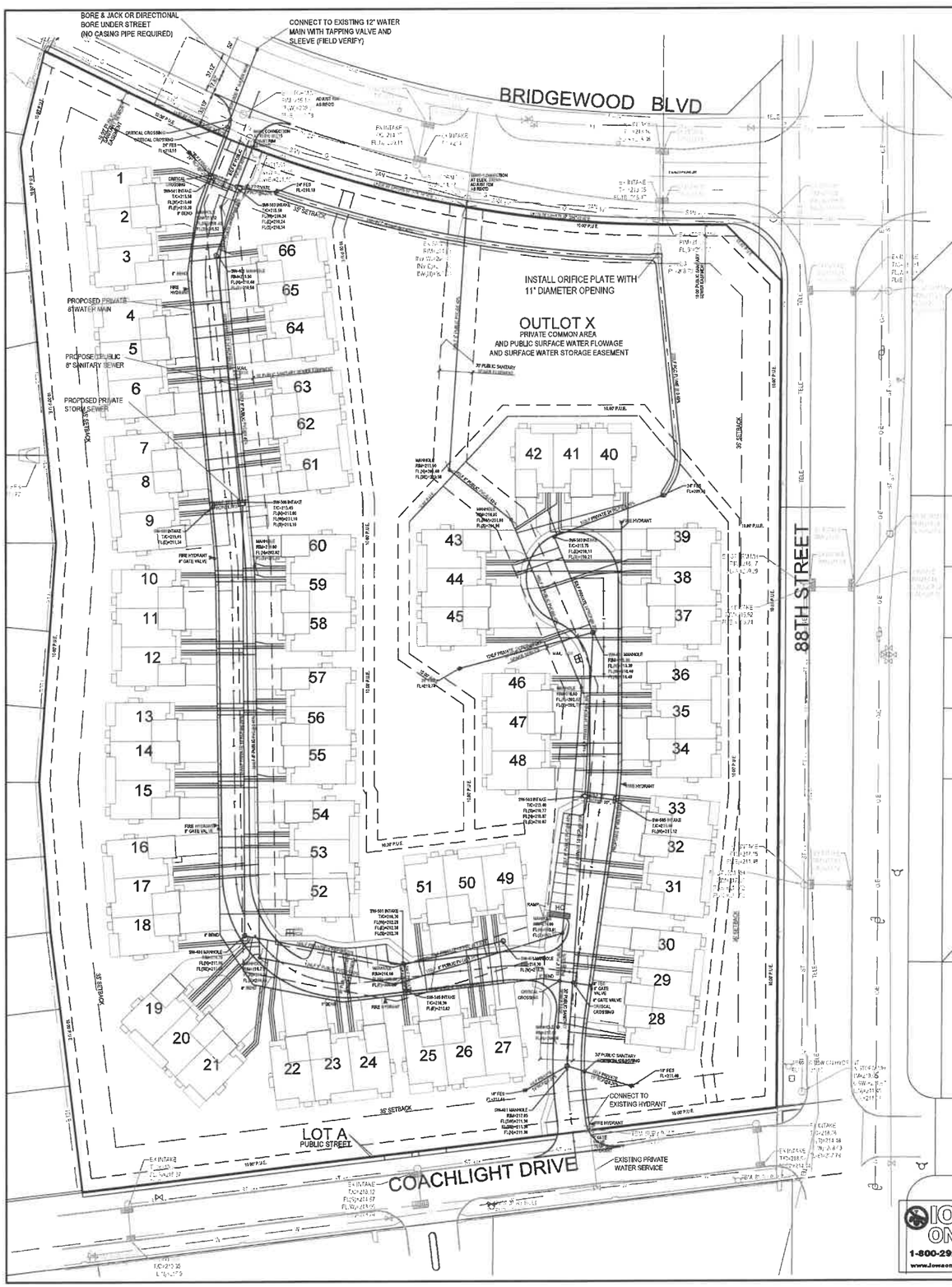
CHECKED BY:

REVISION DATE:
1.LAST REVIEW 2015
2.RESUBMIT 05/30/21
3.RESUBMIT 07/07/21
4.RESUBMIT 07/30/21

PROJECT NUMBER: 210136

SHEET NUMBER: C3.1

PRELIMINARY- NOT FOR CONSTRUCTION



GRAPHIC SCALE

50 0 25 50 100

SCALE: 1" = 50'

PRIVATE WATER MAIN

12" X 8" TAPPING SLEEVE & VALVE	1	REQ'D
BORE & JACK EXISTING STREET CROSSING	60	LF
8" WATER MAIN	1765	LF
8" GATE VALVE	4	REQ'D
8" BEND	6	REQ'D
8"X8" TEE	1	REQ'D
STD HYDRANT ASSEMBLY	7	REQ'D
1" WATER SERVICE	66	REQ'D

EXISTING UTILITIES:

EXISTING UTILITIES SHOW WERE GATHERED BY MARKINGS FROM ONE CALL OR REFERENCED OFF UTILITIES COMPANIES PROVIDED MAPS. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS.

UTILITY NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS, CODES, ORDINANCES, REQUIREMENTS, AND REGULATIONS.
2. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION ,WHERE APPLICABLE.
3. PRIVATE SANITARY SEWER, PRIVATE STORM SEWER, AND PUBLIC WATER MAIN ARE SHOWN IN MORE DETAIL ON THE PUBLIC IMPROVEMENT PLANS. REFER TO SEPARATE SET OF PUBLIC IMPROVEMENT PLANS FOR DETAILED CONSTRUCTION REQUIREMENTS. IN THE EVENT OF A DISCREPANCY, THE PUBLIC IMPROVEMENT PLANS SHALL GOVERN.
4. ALL STORM SEWER CALLED OUT AS RCP SHALL BE CLASS III RCP.
5. OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION FACILITIES.
6. ALL 8" WATER MAIN SHALL HAVE A MINIMUM OF 6' COVER.
7. ALL STORM SEWER AND SANITARY SEWER CASTINGS SHALL BE BOLTED DOWN TO STRUCTURE TOP PER SUDAS STANDARDS. COVERS (LIDS/GRATES) SHALL NOT BE BOLTED DOWN TO CASTINGS.
8. COORDINATE CITY UTILITY TIE INS AND ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WITH THE CITY OF WEST DES MOINES ENGINEERING DEPARTMENT.
9. ALL HYDRANTS, INCLUDING RELOCATED HYDRANTS, SHALL HAVE STORZ FITTINGS.
10. ADJUST ALL EXISTING UTILITIES TO FINAL GRADE AS REQUIRED INCLUDING BUT NOT LIMITED TO HYDRANTS, VALVES, MANHOLES, INTAKES, SIGNS, HAND HOLES, LIDS, AND CASTINGS.
11. ALL FLARED END SECTIONS SHALL INCLUDE FOOTING, JOINT TIES, AND APRON GUARD.
12. ALL NEW CONNECTIONS TO EXISTING MANHOLE AND INTAKE STRUCTURES SHALL BE CORE DRILLED. USE LINK SEAL FOR SANITARY CONNECTIONS AND NON-SHRINK MORTAR FOR STORM CONNECTIONS. ANY MANHOLES NEEDING GRADE ADJUSTMENT AND NOT MEETING THE STANDARDS FOR HEIGHT OF ADJUSTING RINGS SHALL BE REBUILT WITH NEW BARREL SECTIONS AS REQUIRED.

SITE LIGHTING:

SITE LIGHTING SHALL BE ACCOMPLISHED WITH COACH LIGHTS. EACH UNIT WILL HAVE TWO EXTERIOR COACH LIGHTS MOUNTED ON EITHER SIDE OF THE GARAGE DOOR.

WEST DES MOINES GENERAL NOTES:

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 AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.

SOILS:

COMPLY WITH ALL NOTATIONS AND RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT, ABE PN 141461 DATED 12-3-2014.

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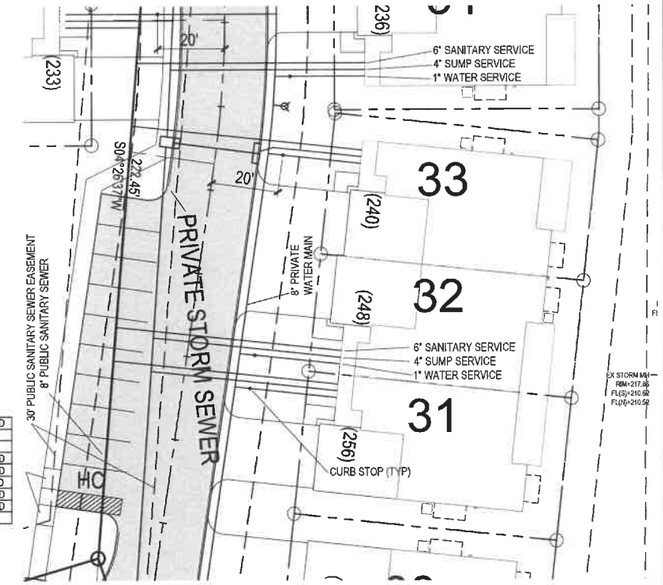
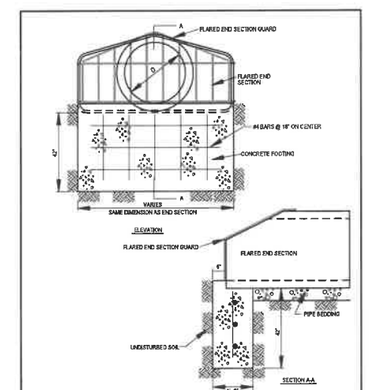
www.iowaonecall.com
811 Know what's below. Call before you dig.

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.

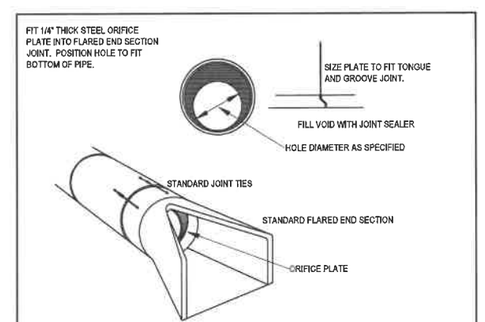


ENLARGEMENT 1"=20'



FLARED END SECTION FOOTING DETAIL

NOT TO SCALE



OUTLET RESTRICTION DETAIL

NOT TO SCALE

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Civil Engineering & Land Surveying Established 1959

PLATINUM POINTE TOWNHOMES
SITE PLAN / PRELIMINARY PLAT
UTILITY PLAN

REFERENCE NUMBER:

DRAWN BY: SV, BA

CHECKED BY:

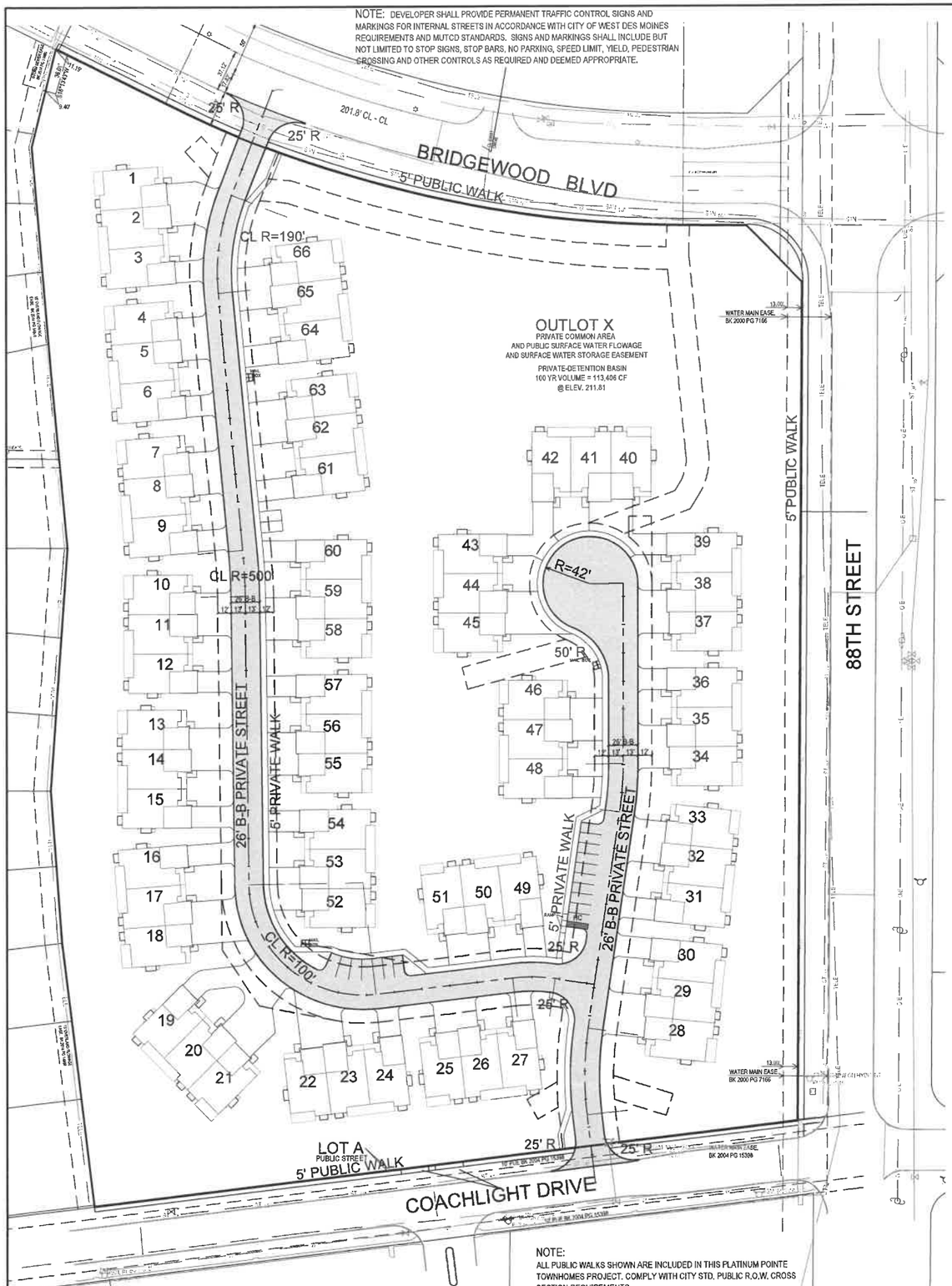
REVISION DATE:
1.LAST REVIEW 2015
2.RESUBMIT 05/30/21
3.RESUBMIT 07/07/21
4.RESUBMIT 07/30/21

PROJECT NUMBER: 210136

SHEET NUMBER: C4.1

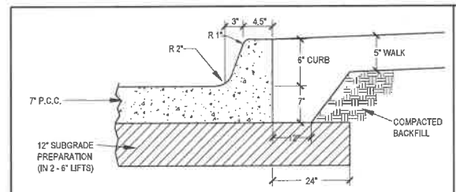
PRELIMINARY- NOT FOR CONSTRUCTION

NOTE: DEVELOPER SHALL PROVIDE PERMANENT TRAFFIC CONTROL SIGNS AND MARKINGS FOR INTERNAL STREETS IN ACCORDANCE WITH CITY OF WEST DES MOINES REQUIREMENTS AND MUTCD STANDARDS. SIGNS AND MARKINGS SHALL INCLUDE BUT NOT LIMITED TO STOP SIGNS, STOP BARS, NO PARKING, SPEED LIMIT, YIELD, PEDESTRIAN CROSSING AND OTHER CONTROLS AS REQUIRED AND DEEMED APPROPRIATE.

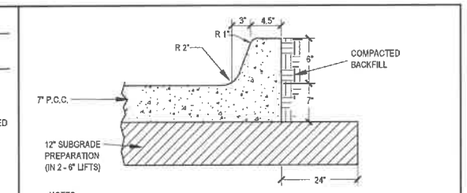


NOTE:
ALL PUBLIC WALKS SHOWN ARE INCLUDED IN THIS PLATINUM POINTE TOWNHOMES PROJECT. COMPLY WITH CITY STD. PUBLIC R.O.W. CROSS SECTION REQUIREMENTS

GRAPHIC SCALE
50 0 25 50 100
SCALE: 1" = 50'

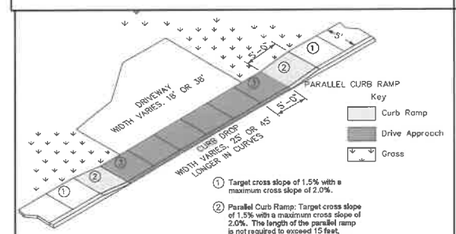


TYPICAL CURB W/ ADJOINING WALK
SCALE NONE



NOTES:
1. SLOPE GUTTER IN ACCORDANCE WITH GRADING PLAN

TYPICAL PAVEMENT SECTION
SCALE NONE

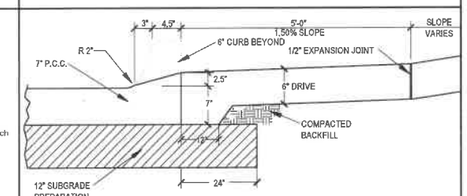


① Target cross slope of 1.5% with a maximum cross slope of 2.0%.

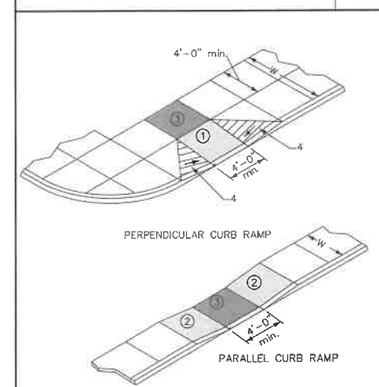
② Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

③ Drive Approach: Target slope of 1.5%, with a maximum slope perpendicular to the travel directions of 2.0%. Match street grade.

DRIVEWAY @ WALK



TYPICAL PAVEMENT SECTION @ DRIVEWAY ON WALK SIDE
SCALE NONE



① Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.

② Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

③ Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match roadway grade. Minimum 4 feet by 4 feet.

④ Flare (10:1 max.) required if ramp is contiguous with sidewalk.

Key
Curb Ramp
Turning Space
Grass

⑤ Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

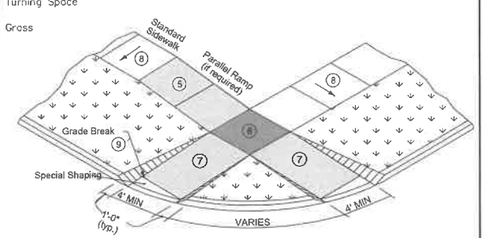
The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

⑥ Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 4 feet by 4 feet.

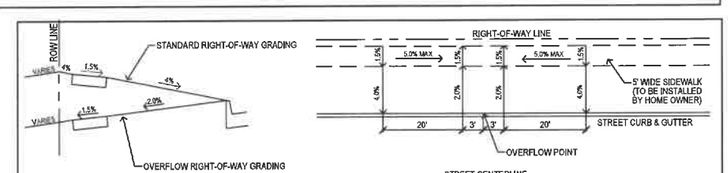
⑦ Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.

⑧ Target cross slope of 1.5% with a maximum cross slope of 2.0%.

⑨ Match pedestrian street crossing cross slope or flatter.



CURB RAMP DETAILS
SCALE NONE



NOTE: DEPRESSED PORTIONS OF THE SIDEWALK ARE TO BE INSTALLED WITH THE CONSTRUCTION OF THESE PLANS

RIGHT-OF-WAY GRADING AT OVERFLOW DETAIL
NOT TO SCALE

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PLATINUM POINTE TOWNHOMES
SITE PLAN / PRELIMINARY PLAT

PAVING PLAN

REFERENCE NUMBER:

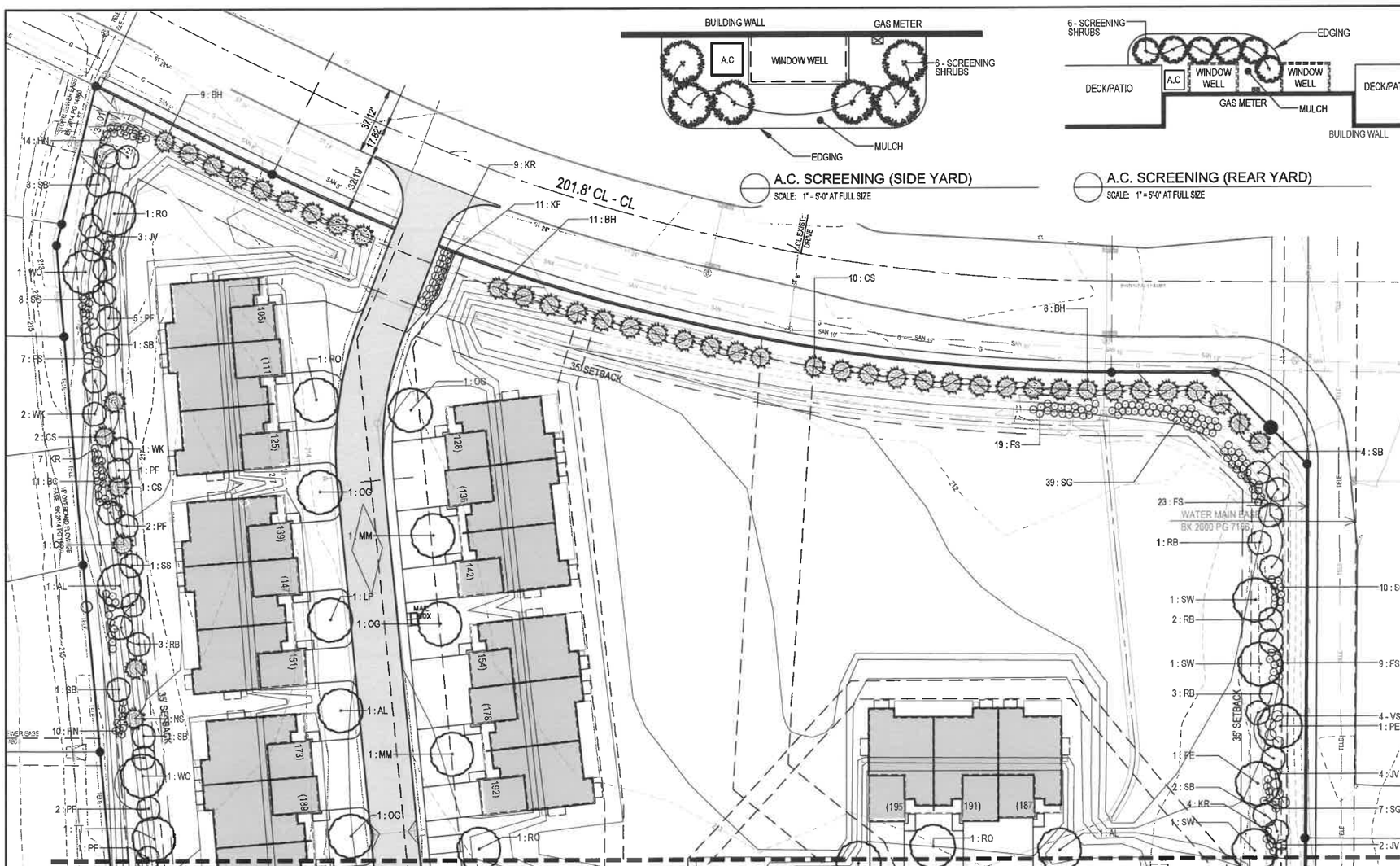
DRAWN BY: SV, BA

CHECKED BY:

REVISION DATE:
1.LAST REVIEW 2015
2.RESUBMIT 05/30/21
3.RESUBMIT 07/07/21
4.RESUBMIT 07/30/21

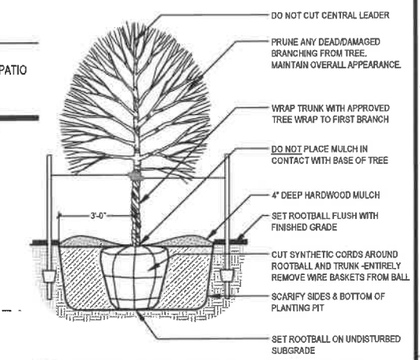
PROJECT NUMBER: 210136

SHEET NUMBER: C5.1

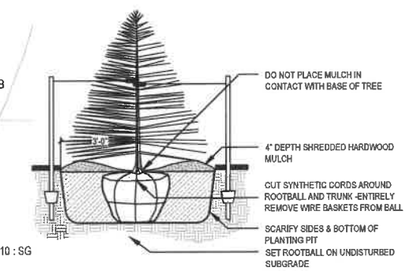


A.C. SCREENING (SIDE YARD)
SCALE: 1" = 5'-0" AT FULL SIZE

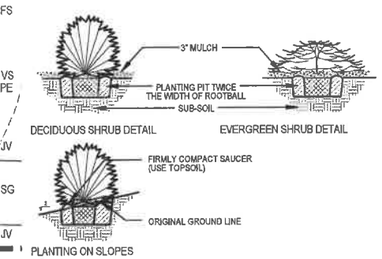
A.C. SCREENING (REAR YARD)
SCALE: 1" = 5'-0" AT FULL SIZE



DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE



EVERGREEN TREE PLANTING (B&B)
SCALE: NOT TO SCALE



SHRUB PLANTING (TYP)
SCALE: NOT TO SCALE

LANDSCAPE NOTES:

1. ALL SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. PLANT QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
5. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
6. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
7. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
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 (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
10. STAKING AND GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT O SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
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 DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
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.

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
AL	7	AMERICAN LINDEN	TILIA AMERICANA	2.5" CAL	B&B	MATCHED SPECIMENS
LP	8	LONDON PLANETREE	PLATANUS ACERIFOLIA 'BLOODGOOD'	2.5" CAL	B&B	MATCHED SPECIMENS
MM	5	MARMO MAPLE	ACER X. FREEMANI 'MARMO'	2.5" CAL	B&B	MATCHED SPECIMENS
OG	11	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2.5" CAL	B&B	MATCHED SPECIMENS
PE	3	PIONEER ELM	ULMUS X 'PIONEER'	2.5" CAL	B&B	MATCHED SPECIMENS
RO	19	RED OAK	QUERCUS RUBRA	2.5" CAL	B&B	MATCHED SPECIMENS
SO	3	SCARLET OAK	QUERCUS COCCINEA	2.5" CAL	B&B	MATCHED SPECIMENS
SW	4	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL	B&B	MATCHED SPECIMENS
TT	14	TULIP TREE	LIRIODENDRON TULIPIFERA	2.5" CAL	B&B	MATCHED SPECIMENS
WO	5	WHITE OAK	QUERCUS ALBA	2.5" CAL	B&B	MATCHED SPECIMENS
PF	24	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	1.5" CAL	B&B	MATCHED SPECIMENS
RB	37	EASTERN REDBUD	CERCIS CANADENSIS	1.5" CAL	B&B	MATCHED SPECIMENS
SB	23	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	8' HT	B&B	MATCHED SPECIMENS (CLUMP FORM)
SS	21	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1.5" CAL	B&B	MATCHED SPECIMENS
WK	26	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	1.5" CAL	B&B	MATCHED SPECIMENS
BH	41	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6'	B&B	FULL FORM TO GROUND
CS	23	COLORADO SPRUCE	PICEA PUNGENS	6'	B&B	FULL FORM TO GROUND
NS	5	NORWAY SPRUCE	PICEA ABIES	6'	B&B	FULL FORM TO GROUND
AC	43	ALPINE CURRANT	RIBES ALPINUM	#5	CONT	FULL FORM - MATCHED
BC	53	BLACK CHOKEBERRY	ARONIA MELANOCARPA	#5	CONT	FULL FORM - MATCHED
FS	120	FRAGRANT SUMAC	RHUS AROMATICA	#5	CONT	FULL FORM - MATCHED
HN	31	HAKURO NISHIKI WILLOW	SALIX INTEGRA 'HAKURO NISHIKI'	#5	CONT	FULL FORM - MATCHED
ID	29	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	#5	CONT	FULL FORM - MATCHED
JV	38	JUDD VIBURNUM	VIBURNUM JUDDI	30"	B&B	FULL FORM - MATCHED
KF	11	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	#1	CONT	FULLY ROOTED IN CONTAINER
KR	52	KNOCKOUT ROSE	ROSA X 'RADRAZZ'	#5	CONT	FULL FORM - MATCHED
LD	42	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	#3	CONT	FULL FORM - MATCHED
SG	94	SPRING GLORY FORSYTHIA	FORSYTHIA X 'SPRING GLORY'	#5	CONT	FULL FORM - MATCHED
VS	4	VANHOUTTE SPIREA	SPIRAEA VANHOUTTEI	#5	CONT	FULL FORM - MATCHED
			A.C. SCREENING PLANTS			
DY	120	DENSIFORMIS YEW	TAXUS MEDIA 'DENSIFORMIS'	#5	CONT	20 NORTH FACING LOCATIONS
AC	120	ALPINE CURRANT	RIBES ALPINUM	#5	CONT	20 SOUTH FACING LOCATIONS
ID	78	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	#5	CONT	13 EAST FACING LOCATIONS
LD	78	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	#3	CONT	13 EAST FACING LOCATIONS

LANDSCAPE REQUIREMENTS:

OPEN SPACE REQUIREMENTS

TOTAL SIZE OF LOT	581,616 SF
TOTAL REQUIRED OPEN SPACE (20%)	116,323 SF
TOTAL LANDSCAPE UNITS (1 / 3000 OF OPEN SPACE)	38.8
TOTAL TREES REQUIRED (2 PER LANDSCAPE UNIT)	78
TOTAL TREES PROVIDED	78
TOTAL SHRUBS REQUIRED (6 PER LANDSCAPE UNIT)	233
TOTAL SHRUBS PROVIDED	233

WEST BUFFERYARD

TOTAL LENGTH	958.4'
TOTAL LANDSCAPE UNITS (1 / 35 LINEAR FEET)	27.4
TOTAL TREES REQUIRED PER UNIT (1 X 27.4)	28
TOTAL PROVIDED	28
TOTAL ORNAMENTAL TREES REQUIRED PER UNIT (2 X 27.4)	55
TOTAL PROVIDED	55
TOTAL SHRUBS REQUIRED PER UNIT (6 X 27.4)	165
TOTAL PROVIDED	165

SOUTH BUFFERYARD

TOTAL LENGTH	590.9'
TOTAL LANDSCAPE UNITS (1 / 35 LINEAR FEET)	16.9
TOTAL TREES REQUIRED PER UNIT (1 X 16.9)	17
TOTAL PROVIDED	17
TOTAL ORNAMENTAL TREES REQUIRED PER UNIT (2 X 16.9)	34
TOTAL PROVIDED	34
TOTAL SHRUBS REQUIRED PER UNIT (6 X 16.9)	102
TOTAL PROVIDED	102

EAST BUFFERYARD

TOTAL LENGTH	707.3'
TOTAL LANDSCAPE UNITS (1 / 35 LINEAR FEET)	20.2
TOTAL TREES REQUIRED PER UNIT (1 X 20.2)	21
TOTAL PROVIDED	21
TOTAL ORNAMENTAL TREES REQUIRED PER UNIT (2 X 20.2)	41
TOTAL PROVIDED	41
TOTAL SHRUBS REQUIRED PER UNIT (6 X 20.2)	122
TOTAL PROVIDED	122

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.

GRAPHIC SCALE
30 0 15 30 60

NOTE: ANY GROUND MOUNTED MECHANICAL EQUIPMENT (A/C) IS REQUIRED TO BE SCREENED FROM VIEW TO PUBLIC ROADWAYS.

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PLATINUM POINTE TOWNHOMES
SITE PLAN / PRELIMINARY PLAT
LANDSCAPE PLAN

REFERENCE NUMBER:

DRAWN BY: SV, BA

CHECKED BY:

REVISION DATE:
1.LAST REVIEW 2015
2.RESUBMIT 05/30/21
3.RESUBMIT 07/07/21
4.RESUBMIT 07/30/21

PROJECT NUMBER: 210136

SHEET NUMBER: C6.1

L:\LAND PROJECTS 2021\210136 - WHISPERING RIDGE - AKA PLATINUM POINTE\DWG\PLAT\ENGINEERING\210136 LANDSCAPE.DWG

L:\LAND PROJECTS 2021\210136 - WHISPERING RIDGE - AKA PLATINUM POINTE PRELIMINARY PLAT\DWG\C6 LANDSCAPE.DWG

PROJECT NUMBER: 210136	REVISION DATE: 1.LAST REVIEW 2015 2.RESUBMIT 05/30/21 3.RESUBMIT 07/07/21 4.RESUBMIT 07/30/21	DRAWN BY: SV, BA CHECKED BY:	REFERENCE NUMBER:
SHEET NUMBER: C6.2			

PLATINUM POINTE TOWNHOMES

SITE PLAN / PRELIMINARY PLAT

LANDSCAPE PLAN

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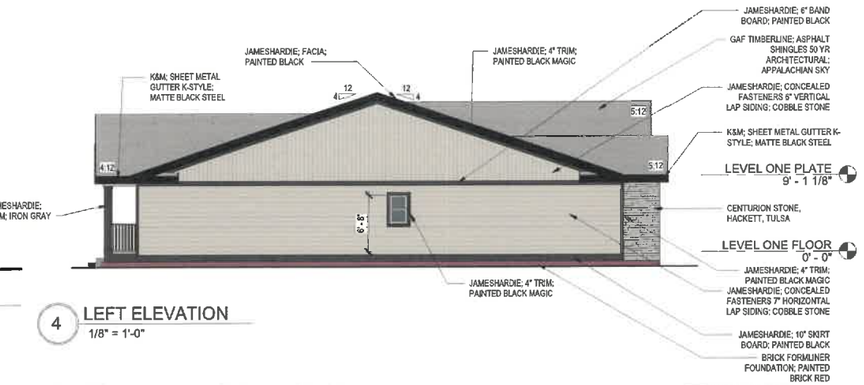
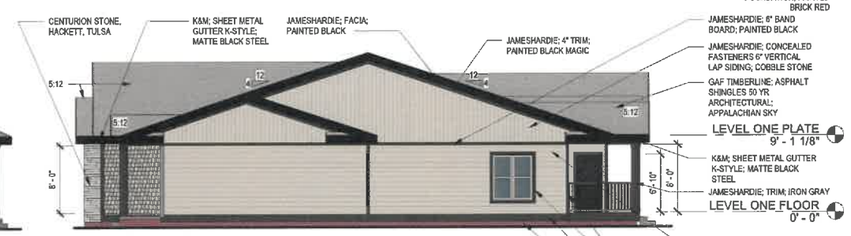
6 FRONT LEFT ELEVATION

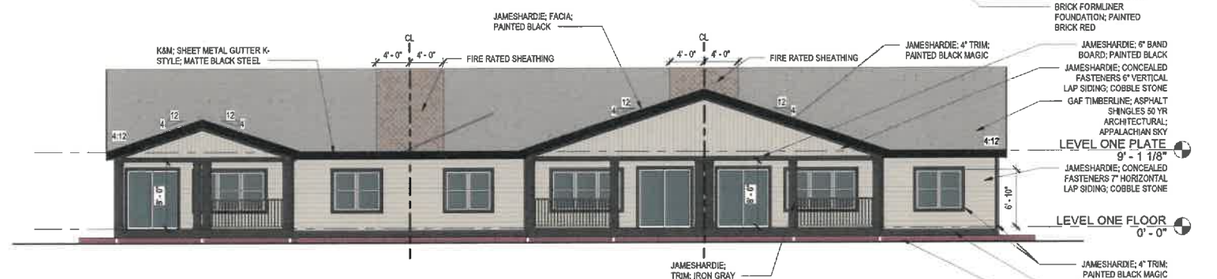
5 FRONT RIGHT ELEVATION



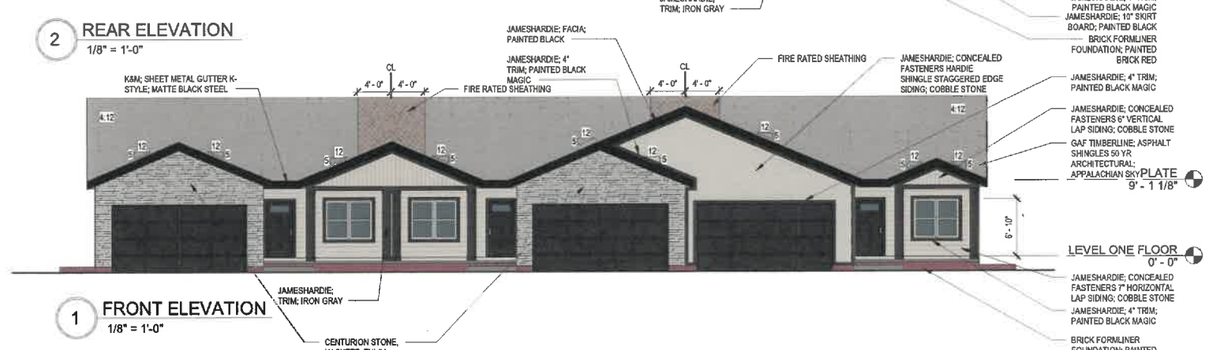
4 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

		IMAGE	COLOR	MANUFACTURER	ITEM NUMBER
ROOF			ASPHALT SHINGLE	GAF TIMBERLINE 50 YR ARCHITECTURAL	
GUTTER			BLACK	K&M SHEET METAL	KST540
TRIM			BLACK PAINTED	JamesHardie	
SIDING	SHINGLE		COBBLE STONE	JamesHardie	
	LAP		COBBLE STONE	JamesHardie	
	VERTICAL		COBBLE STONE	JamesHardie	
	STONE		HACKET LEDGE TULSA	CENTURION STONE	050-791-15
GARAGE DOOR			BLACK PAINTED	CLOPAY	Clopay's Classic™
FRONT DOOR			BLACK PAINTED		STEEL EXTERIOR DOOR PAINTED

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Tel. 515.630.6350

PROJECT NAME.
Platinum Pointe
Waukee, Iowa

OWNER
Hale Development
6620 N.W. Toni Dr. Des Moines, IA 50313

DRAWING ISSUE INFORMATION.
ISSUE FOR : Project Status
ISSUE DATE : Issue Date

MARK	DATE	DESCRIPTION

MANAGEMENT INFORMATION.
PROJECT Project Number
PRINCIPAL IN CHARGE : TIM OLSON
PROJECT ARCHITECT : JS
DRAWN BY : JW
CHECKED BY : JS

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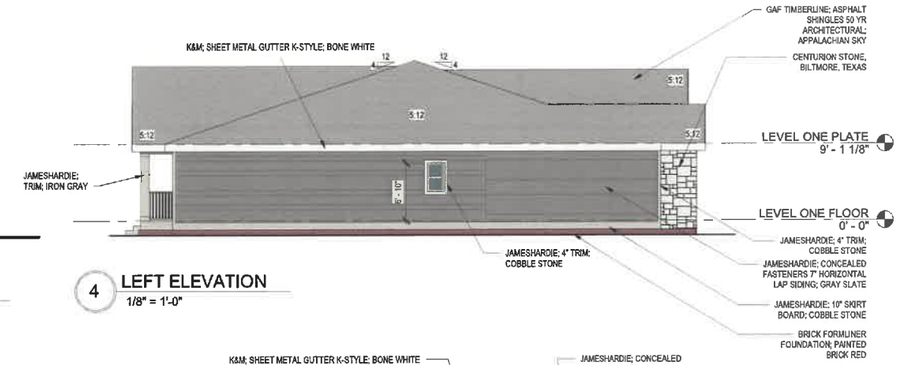
SHEET TITLE.
EXTERIOR ELEVATIONS AND ROOF PLAN

SHEET NO.
A200

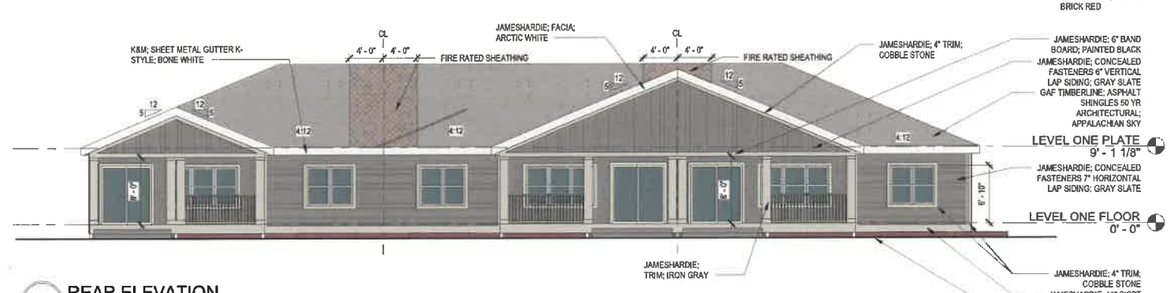
6 FRONT LEFT ELEVATION

5 FRONT RIGHT ELEVATION

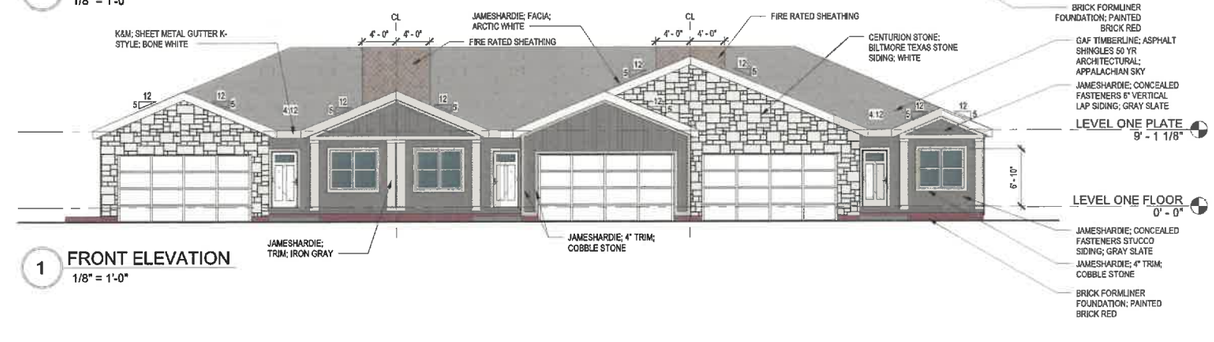


4 LEFT ELEVATION
1/8" = 1'-0"

3 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

		IMAGE	COLOR	MANUFACTURER	ITEM NUMBER
ROOF			ASPHALT SHINGLE	GAF TIMBERLINE 50 YR ARCHITECTURAL	
GUTTER			BONE WHITE	K&M SHEET METAL	KST540
TRIM			COBBLE STONE	JamesHardie	
SIDING	STUCCO		GRAY SLATE	JamesHardie	
	VERTICAL		GRAY SLATE	JamesHardie	
	STONE		BILTMORE TEXAS WHITE	CENTURION STONE	400-310-10
GARAGE DOOR			WHITE	CLOPAY	Clopay's Classic™
FRONT DOOR			BLACK PAINTED		STEEL EXTERIOR DOOR PAINTED

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PROJECT NAME.
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Waukee, Iowa

OWNER
Hale Development

6620 N.W. Toni Dr. Des Moines, IA 50313

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MANAGEMENT INFORMATION.
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PRINCIPAL IN CHARGE : TIM OLSON
PROJECT ARCHITECT : JS
DRAWN BY : JW
CHECKED BY : JS

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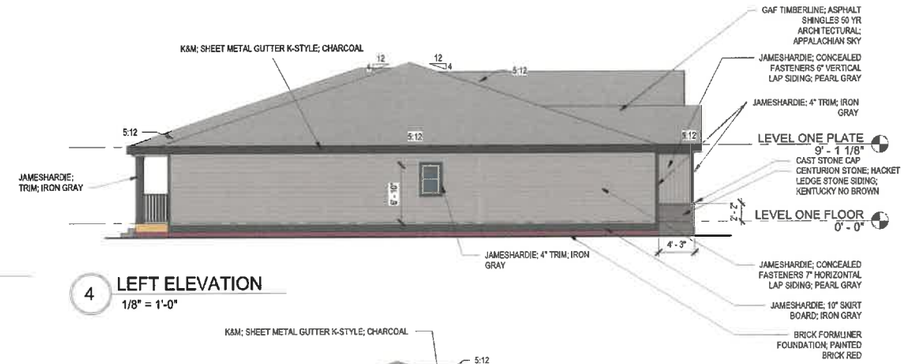
SHEET TITLE.
OPTION 1 EXTERIOR ELEVATIONS

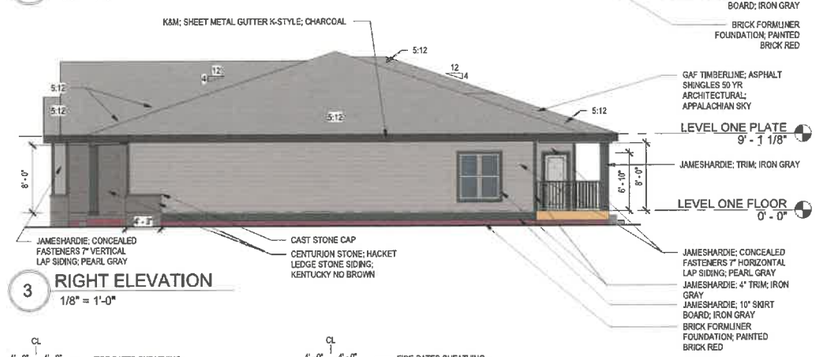
SHEET NO.
A201

5 FRONT LEFT ELEVATION

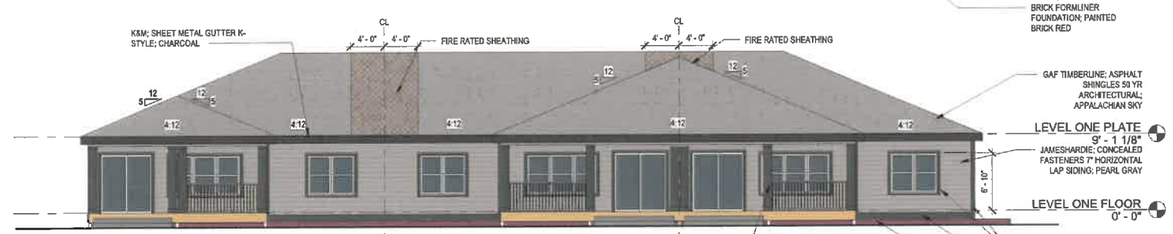
6 FRONT RIGHT ELEVATION



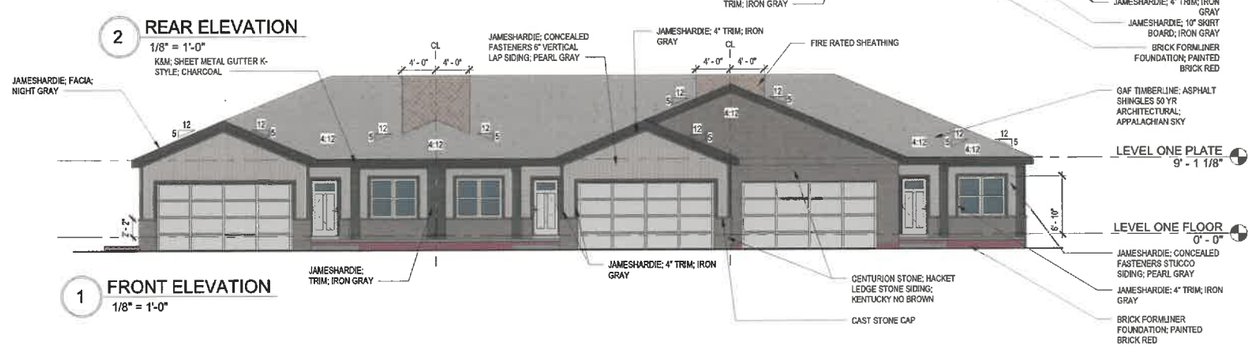
4 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

		IMAGE	COLOR	MANUFACTURER	ITEM NUMBER
ROOF			ASPHALT SHINGLE	GAF TIMBERLINE 50 YR ARCHITECTURAL	
GUTTER			CHARCOAL	K&M SHEET METAL	KST540
TRIM			IRON GRAY	JamesHardie	
SIDING	STUCCO		PEARL GRAY	JamesHardie	
	LAP		PEARL GRAY	JamesHardie	
	VERTICAL		PEARL GRAY	JamesHardie	
	STONE		HACKET LEDGE KY NO BROWN	CENTURION STONE	150-260-15
GARAGE DOOR			GRAY	CLOPAY	Clopay's Classic™
FRONT DOOR			GRAY		STEEL EXTERIOR DOOR PAINTED

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PROJECT ARCHITECT : JS
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SHEET TITLE.
OPTION 2 EXTERIOR ELEVATIONS

SHEET NO.
A202