

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

**Meeting Date:** June 27, 2022

**ITEM:** Mill Ridge Plat 6, NW corner of Stagecoach Drive & S. 88<sup>th</sup> Street – Approve a Preliminary Plat to create sixty (60) footprint lots, two (2) outlots, and one (1) street lot for Multi-Family Residential development and Approve a Site Plan to allow construction of 60 attached townhomes with associated site improvements – Josh Trygstad, Civil Design Advantage – PPSP-005548-2022

**Resolution: Approval of Preliminary Plat and Site Plan**

**Background:** Josh Trygstad with Civil Design Advantage, on behalf of the property owner, Steve Moseley, Mill Ridge Homes (Hubbell Realty Company), requests approval of a Preliminary Plat for the approximately 11.88-acre property generally located at the NW corner of Stagecoach Drive and S. 88<sup>th</sup> Street. The applicant proposes to subdivide the property into sixty (60) footprint lots for multi-family residential development, two (2) outlots for common areas, and one (1) street lot to be dedicated to the city. Additionally, the applicant request approval of a Site Plan to allow the construction of 20 bi-attached buildings and five 4-plex buildings totaling sixty (60) attached townhomes and associated site improvements.

**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:** The City Council approved the establishment of the Tallyn's Reach PUD (aka Michael's Landing and/or Woodland Hills development) on May 22, 2006. The Tallyn's Reach PUD has been amended nine times since its adoption. The 2015 amendment (Ord. 2130) incorporated the 24-acre Miller property, around the S. 88<sup>th</sup> Street and Stagecoach Drive intersection, into the PUD. The former Miller property is now known as Mill Ridge which has been developed with a mix of single-family detached and various types and sizes of attached townhomes. This development is a continuation of the multi-family development and has been implemented south of Stagecoach Drive as part of Mill Ridge plats 1 through 5.
- **Architecture:** Per the PUD, building designs shall provide varied facades and be articulated to provide visual interest to pedestrians. The applicant has worked with staff on the design of the proposed multi-family units to carry the details and materials from the front elevation around to the side and rear elevations that will be in public view to provide this visual interest to pedestrians. The buildings carry the same context as other multi-family attached products completed within the Mill Ridge area.
- **Key Development Aspects:**
  1. **Building Setbacks:** Townhome developments traditionally have oriented buildings towards the interior and backed the dwellings to the street. Per City Code multi-family developments are to provide a minimum 35' setback along the perimeter of the development property. However, one of the intents of the Tallyn's Reach PUD is to encourage pedestrian interaction and walkability by orienting the front of the home to the street and bringing the front porches closer to the street to encourage interactions between residents and

pedestrians on the sidewalk. To accommodate this, the PUD allows for a reduction down to a 15' 'Streetscape' setback for buildings that engage with the roadway through the orientation of the front of the home. An additional encroachment into the 15' setback of up to 5' is allowed for front porches. Twenty-two of the dwelling units along Stagecoach Drive front to the road and thus are allowed to be set at the 15' setback with some taking advantage of the additional allowance for the front porch to be as close as 10' to the property boundary. Those units along Stagecoach Drive that do not orient their front to the roadway are required to meet the 35' perimeter setback. The 35' setback is also being provided on the west, north, and east sides of the development.

2. *Buffers:* The units that back to S 88<sup>th</sup> Street are considered 'double-frontage' lots (front and rear boundaries are against a roadway) thus a 30' wide buffer is required. The buffer may overlap with the required 35' perimeter building setback along this east side. It should be noted, Des Moines Water Works has a water main along the west side of 88<sup>th</sup>/S. 88<sup>th</sup> Street. As a general rule, no grading or plantings may be located over the water line. The developer has located the buffer to the west of the DSM water easement. No buffers are required along the north or west boundaries of the property as the adjoining development is of the same land use classification of Medium Density.
3. *Private Streets:* The development is proposed with all interior streets as private. The implementation of private streets is fine; however, street signs must match typical city signs, except for the inclusion of "PVT". As part of the processing of the associated Final Plat, the city will manufacture the private street signs to ensure consistency with standard city sign blades. Additionally, all signing, striping, and other traffic control devices on the driveway approaches within the development will need to conform to the Manual on Uniform Traffic Control Devices (MUTCD, Federal Highway Administration).
4. *Curbs along the Private Internal Roads:* As noted previously, the development is planned with interior private roads. The applicant is indicating pedestrian sidewalks within the development immediately adjacent to the roadway edge. City Code requires: "*All off-street parking lots and associated drive aisles, access roadways and frontage roads, shall be constructed with permanent, integrally attached, continuous Portland cement concrete curbing of at least four inches (4") high and six inches (6") wide or of alternate height and width acceptable to the City.*" Additionally, City Code states for Medium and High-Density developments, "... *All sidewalks, walkways and paths, shall be located and designed to provide adequate physical separation from vehicles along all public and private streets and drives within any parking area.*" The applicant was proposing the use of 4" high sloped curbs (aka rolled curbs) at the road edge at each individual dwelling driveway. The applicant had hoped to use the same 4" sloped curb along the entire edge of the private roadways within the development. While the 4" sloped curb meets the first requirement stated previously, staff does not believe a curb that is intended to allow vehicles to easily pass over it meets the intent of the second code provision of providing "adequate physical separation". Staff has no issues with the rolled curb at the individual unit driveways. As a compromise and for reasons of constructability, staff can support the use of the rolled curb in the gap between driveways. However, staff believes the balance of the roadway edge, especially that which has the sidewalk immediately adjacent, should be constructed with a minimum 4" standard (vertical) curb. Staff cannot agree that a curb specifically designed to allow vehicles to roll over it is providing an adequate safety barrier. Sheets C3.1 and C3.2 of the site plan are color coded to reflect where the rolled curb and standard vertical curb will be located.

- Traffic Impact Study Findings: A traffic study for this development was completed in May 2022. The traffic impact study found that the proposed development is expected to generate less traffic than previously planned for the site. It was noted that all driveways into the individual dwellings must come off of the interior streets and may not come off of Stagecoach Drive, S. 88<sup>th</sup>, or S. 91<sup>st</sup> Streets. Additionally, cluster mailboxes must be located interior to the development sufficiently to negate vehicles from stacking back out onto S. 91<sup>st</sup> Street. It is indicated that some of the CBUs will be located within public sewer easements. As part of the associated final plat, the developer will need to provide the city a Hold Harmless Agreement releasing the city of any liability or replacement of the CBUs should we need to remove them to access the sewer.
- Developer Responsibilities: The developer will be responsible for construction and/or installation of all required public and private infrastructure improvements necessary to support development. Staff would specifically note the following:
  1. Streets: The developer will be responsible for the extension of S. 91<sup>st</sup> Street from its current terminus at the northern property line to Stagecoach Drive. All internal roadways are also the responsibility of the developer.
  2. Streetlights & Sidewalks: The applicant will be financially responsible for the installation of public sidewalks and streetlights adjacent to all public streets. Payment for the streetlights will need to be made directly to MidAmerican Energy, and surety provided for the public sidewalks prior to the associated final plat proceeding to the City Council for approval.
  3. Connection Fee District Fees: The property is located within the Grand Avenue West Sanitary Sewer Fee District and the Southwest Area Water Connection Fee District. All fees will need to be paid prior to the associated final plat being presented to the City Council for approval.
  4. Parkland Dedication: Parkland obligations for all of the Mill Ridge developments have already been fulfilled: no additional improvements are required of this proposed plat 6 development.
- Development & Planning Subcommittee: This item was not presented to the Subcommittee. It was anticipated that this item was going to be placed on an agenda to discuss roadway curbing that the developer wanted versus what staff was requesting. Staff and the applicant were able to come to agreement on the curbing and the engineering consultant of record was able to address the remaining issues before another meeting was available. Rather than delay approval to simply present the item as an upcoming project, at the applicant's request, staff is moving the item forward for approvals.
- 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: June 27, 2022

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. The applicant acknowledging and agreeing that all easements and agreements required of the proposed development must be provided prior to City Council consideration of the associated final plat.
2. The applicant acknowledging and agreeing that all fees and payments required of the proposed development must be provided prior to City Council consideration of the associated final plat.
3. Prior to issuance of any building permits for construction, available water, and appropriate vehicle accesses to the satisfaction of the City's Fire Marshal shall be available.
4. The applicant acknowledging and agreeing that the associated final plat must be approved and recorded with the county prior to issuance of building permits for any construction.

**Lead Staff Member: Jenna Gilliam**

**Approval Meeting Dates:**

|                            |               |
|----------------------------|---------------|
| Plan and Zoning Commission | June 27, 2022 |
| City Council               |               |

**Staff Report Reviews:**

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

**Publications (if applicable)**

|                           |  |
|---------------------------|--|
| Published In:             | Des Moines Register<br>Community Section |
| Date(s) Published         | n/a                                      |
| Date(s) of Mailed Notices | n/a                                      |

**Council Subcommittee Review (if applicable)**

|                |   |
|----------------|---|
| Subcommittee   | Development & Planning  |
| Date Reviewed  | N/A   |
| Recommendation | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split |

## Location Map



# SITE PLAN / PRELIMINARY PLAT FOR:

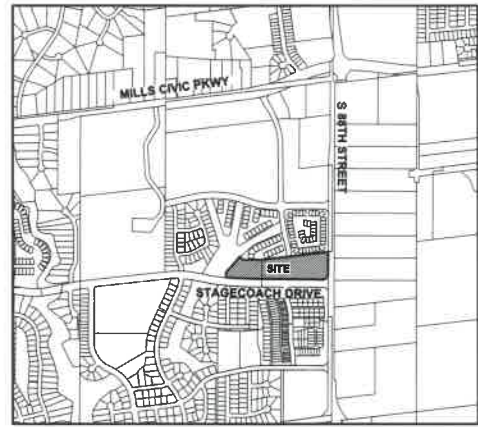
# MILL RIDGE PLAT 6

## WEST DES MOINES, IOWA

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY – APPROVED PLANS ON FILE WITH THE CITY

### VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

### OWNER / APPLICANT

MILL RIDGE HOMES LLC  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
CONTACT: STEVE MOSELEY  
EMAIL: STEVE.MOSELEY@HUBBELLREALTY.COM  
PH: (515) 243-3228

### ENGINEER

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: JOSH TRYGSTAD  
EMAIL: JOSH@CDA-ENG.COM  
PH: (515) 369-4400

### SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: CHARLIE MCGLOTHLEN  
EMAIL: CHARLIE@CDA-ENG.COM  
PH: (515) 369-4400

### ARCHITECT

MILL RIDGE HOMES LLC  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
CONTACT: STEVE MOSELEY  
EMAIL: STEVE.MOSELEY@HUBBELLREALTY.COM  
PH: (515) 243-3228

### CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2022  
ANTICIPATED FINISH DATE = FALL 2023

### SUBMITTAL DATES

FIRST SUBMITTAL: 03/25/2022  
SECOND SUBMITTAL: 04/13/2022  
THIRD SUBMITTAL: 05/06/2022  
FOURTH SUBMITTAL: 06/01/2022  
FIFTH SUBMITTAL: 08/22/2022

### LEGAL DESCRIPTION

OUTLOT L', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT.  
AND  
THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LYING SOUTH OF WOODLAND HILLS OF WEST DES MOINES PLAT 3, AN OFFICIAL PLAT, LYING SOUTH OF STREET LOT 'G'; SAID CORRECTED MICHAEL'S LANDING PLAT 1, LYING SOUTH OF MICHAEL'S LANDING PLAT 2, AN OFFICIAL PLAT, LYING WEST OF S. 88TH STREET AND LYING NORTH OF STAGECOACH DRIVE.  
ALL BEING IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 11.88 ACRES (517,683 SQUARE FEET).  
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### ZONING

TALLYN'S REACH PUD

### COMPREHENSIVE PLAN LAND USE

EXISTING: MEDIUM DENSITY RESIDENTIAL  
PROPOSED: MEDIUM DENSITY RESIDENTIAL

### DEVELOPMENT SUMMARY

AREA: 11.88 ACRES (517,683 SF)

#### PUD SETBACKS:

FRONT: 15' MINIMUM (PORCHES, STOOPS AND BALCONIES MAY EXTEND INTO FRONT YARD SETBACK, YET MAY BE NO CLOSER THAN 10' TO FRONT PROPERTY LINE)  
SIDE/REAR: 5' MINIMUM (MEASURED FROM LOT LINE TO CLOSEST BUILDING ELEMENT)  
GARAGE: 25' MINIMUM (MEASURED PERPENDICULARLY FROM GARAGE TO PEDESTRIAN PATH OR BACK OF CURB, WHICHEVER IS MORE RESTRICTIVE) OR  
10' MAXIMUM (MEASURED FROM GARAGE TO CLOSEST POINT OF BACK OF CURB OF INTERSECTING PRIVATE STREET)

#### FOOTPRINT SETBACKS:

FRONT: 5' (AS MEASURED FROM THE LOT LINE TO THE CLOSEST BUILDING ELEMENT, INCLUDING, BUT NOT LIMITED TO, DECKS, PATIOS, ETC.)  
REAR: 5' (AS MEASURED FROM THE LOT LINE TO THE CLOSEST BUILDING ELEMENT, INCLUDING, BUT NOT LIMITED TO, DECKS, PATIOS, ETC.)  
SIDE: 5' (AS MEASURED FROM THE LOT LINE TO THE CLOSEST BUILDING ELEMENT, INCLUDING, BUT NOT LIMITED TO, DECKS, PATIOS, ETC.)

NOTE: A 5' SETBACK FOR WINDOW WELLS IS NOT REQUIRED PER A PREVIOUS PUD AMENDMENT.

BUILDING SEPARATION: 10' (MEASURED BETWEEN CLOSEST BUILDING ELEMENTS)

#### OPEN SPACE CALCULATION:

TOTAL SITE: = 517,681 (11.88 AC.)  
BUILDING = 117,985 SF  
ROADWAYS = 67,342 SF  
DRIVEWAYS = 26,309 SF  
SIDEWALK = 10,321 SF  
OPEN SPACE PROVIDED = 295,724 SF (57%)  
TOTAL IMPERVIOUS AREA = 221,957 SF (43%)

#### PARKING CALCULATION:

GUEST (1 SPACE / 10 UNITS) = 6 SPACES

#### PROVIDED:

STANDARD: 6  
ACCESSIBLE: 2

### DATE OF SURVEY

03/11/2022

### BENCHMARKS

BM#1 WEST DES MOINES STANDARD BM #87 3960 +/- FEET WEST OF INTERSECTION OF SOUTH 88TH STREET AND 335TH STREET (DALLAS COUNTY) (MILLS CIVIC PARKWAY), 3 FEET NORTH OF EAST/WEST FENCE, 10 FEET EAST OF NORTH/SOUTH FENCE, ON 335TH STREET (DALLAS COUNTY) (MILLS CIVIC PARKWAY) ACROSS FROM HOUSE #3307 AND #3309.  
ELEVATION=167.68

BM#2 WEST DES MOINES STANDARD BM #39 INTERSECTION OF BOONEVILLE ROAD AND XAVIER PLACE, NORTH SIDE OF THE INTERSECTION, 39 FEET NORTH OF THE CENTERLINE OF BOONEVILLE ROAD ON THE CENTERLINE OF XAVIER PLACE EXTENDED, 3 FEET SOUTH OF EAST/WEST FENCE LINE.  
ELEVATION=194.80

### INDEX OF SHEETS

| NO.       | DESCRIPTION                            |
|-----------|--|
| C0.0      | COVER SHEET                            |
| C1.1      | OVERALL SITE LAYOUT                    |
| C1.2-C1.3 | PRELIMINARY PLAT                       |
| C1.4      | NOTES                                  |
| C2.1-C2.2 | TOPOGRAPHIC SURVEY AND DEMOLITION PLAN |
| C3.1-C3.2 | DIMENSION PLAN                         |
| C4.1-C4.3 | GRADING PLAN                           |
| C5.1-C5.2 | EROSION AND SEDIMENT CONTROL PLAN      |
| C6.1-C6.2 | UTILITY PLAN                           |
| C7.1-C7.2 | DETAILS                                |
| L1.1-L1.2 | LANDSCAPE PLAN                         |



### 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.

### 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-508 STORM INTAKE           | CONIFEROUS SHRUB          |
| TYPE SW-512 STORM INTAKE           | ELECTRIC POWER POLE       |
| TYPE SW-513 STORM INTAKE           | GUY ANCHOR                |
| TYPE SW-401 STORM MANHOLE          | STREET LIGHT              |
| TYPE SW-402 STORM MANHOLE          | POWER POLE W/ TRANSFORMER |
| FLARED END SECTION                 | UTILITY POLE W/ LIGHT     |
| TYPE SW-301 SANITARY MANHOLE       | ELECTRIC BOX              |
| STORM/SANITARY CLEANOUT            | ELECTRIC TRANSFORMER      |
| WATER VALVE                        | ELECTRIC MANHOLE OR VAULT |
| FIRE HYDRANT ASSEMBLY              | TRAFFIC SIGN              |
| SIGN                               | TELEPHONE JUNCTION BOX    |
| DETECTABLE WARNING PANEL           | TELEPHONE MANHOLE/VAULT   |
| WATER CURB STOP                    | TELEPHONE POLE            |
| SANITARY SEWER                     | GAS VALVE BOX             |
| SANITARY SERVICE                   | CABLE TV JUNCTION BOX     |
| STORM SEWER                        | 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                  |
| FINISHED FLOOR ELEVATION           | FIBER OPTIC               |
| GARAGE FLOOR ELEVATION             | UNDERGROUND TELEPHONE     |
| GARAGE OUTSIDE FACE OF GARAGE DOOR | OVERHEAD ELECTRIC         |
|                                    | UNDERGROUND ELECTRIC      |
|                                    | FIELD TILE                |
|                                    | SANITARY SEWER W/ SIZE    |
|                                    | STORM SEWER W/ SIZE       |
|                                    | WATER MAIN W/ SIZE        |

REFER TO GEOTECH ENGINEERING REPORT NO. 141355 DATED 02/27/2015 PREPARED BY ALLENDAR BUTZKE ENGINEERS INC. FOR GEOTECHNICAL REQUIREMENTS.

CONSTRUCTION PLANS FOR ALL PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO ANY CONSTRUCTION.

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 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

**PROFESSIONAL ENGINEER**

JOSHUA A. TRYGSTAD, P.E.

19228

IOWA LICENSE NUMBER 19228

DATE

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.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
PAGES OR SHEETS COVERED BY THIS SEAL:  
ALL SHEETS

## CIVIL DESIGN ADVANTAGE

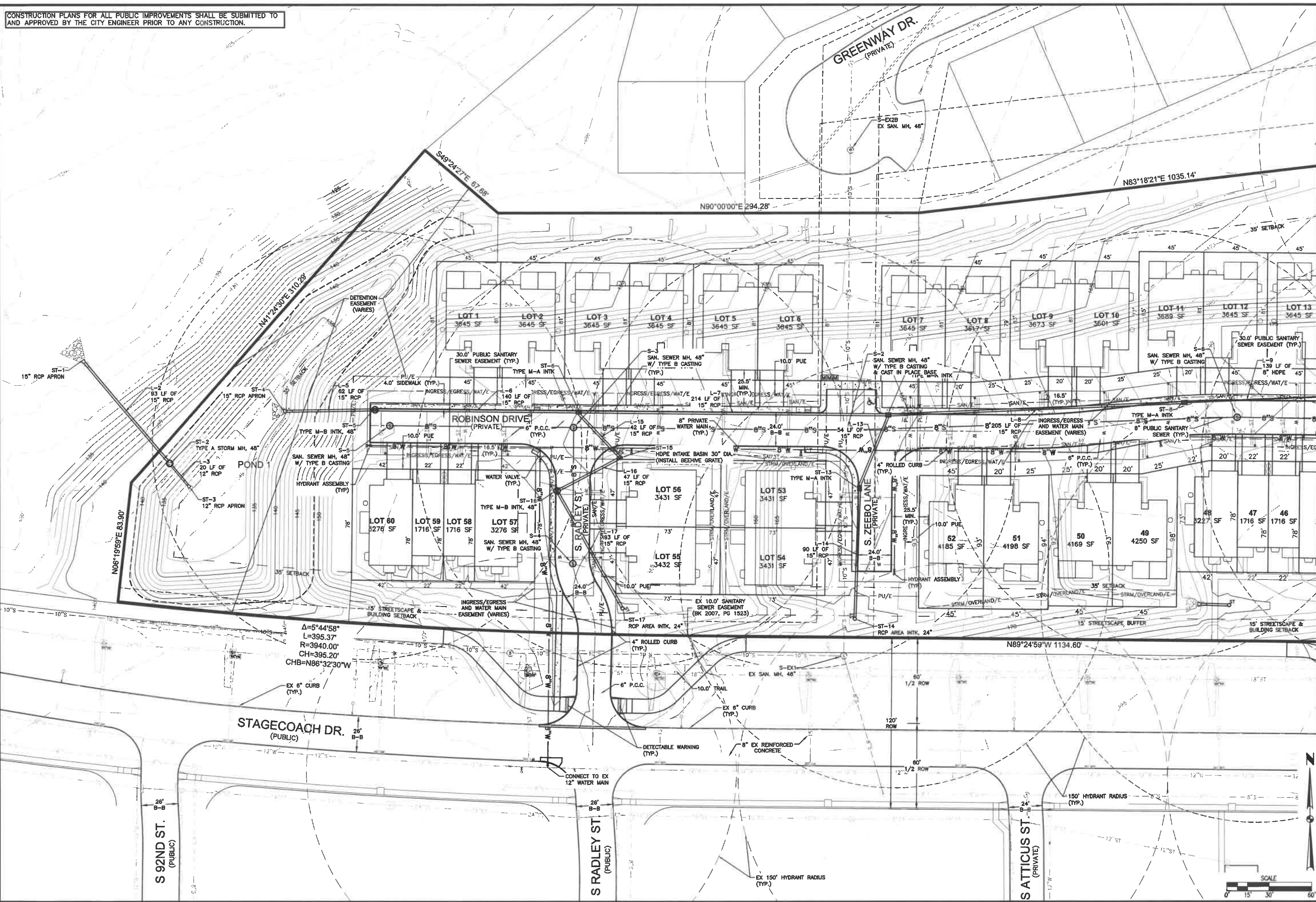
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322  
PH: (515) 369-4400  
PROJECT NO. 2112.939  
CITY CASE NO. PPSP-005548-2022

FILE: H:\PROJECTS\2022\141355\141355-01-01-01.dwg PLOT: 141355-01-01-01.dwg PLOT DATE: 03/11/2022 2:41 PM COMMENT: NONE



CONSTRUCTION PLANS FOR ALL PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO ANY CONSTRUCTION.

| REVISIONS         | DATE       |
|-------------------|------------|
| FIFTH SUBMITTAL:  | 08/22/2022 |
| FOURTH SUBMITTAL: | 08/01/2022 |
| THIRD SUBMITTAL:  | 05/06/2022 |
| SECOND SUBMITTAL: | 04/13/2022 |
| FIRST SUBMITTAL:  | 03/29/2022 |



$\Delta=5^{\circ}44'58''$   
 $L=395.37'$   
 $R=3940.00'$   
 $CH=395.20'$   
 $CHB=N86^{\circ}32'30''W$

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



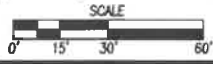
CIVIL DESIGN ADVANTAGE  
 WEST DES MOINES, IOWA

**MILL RIDGE PLAT 6**  
**PRELIMINARY PLAT**

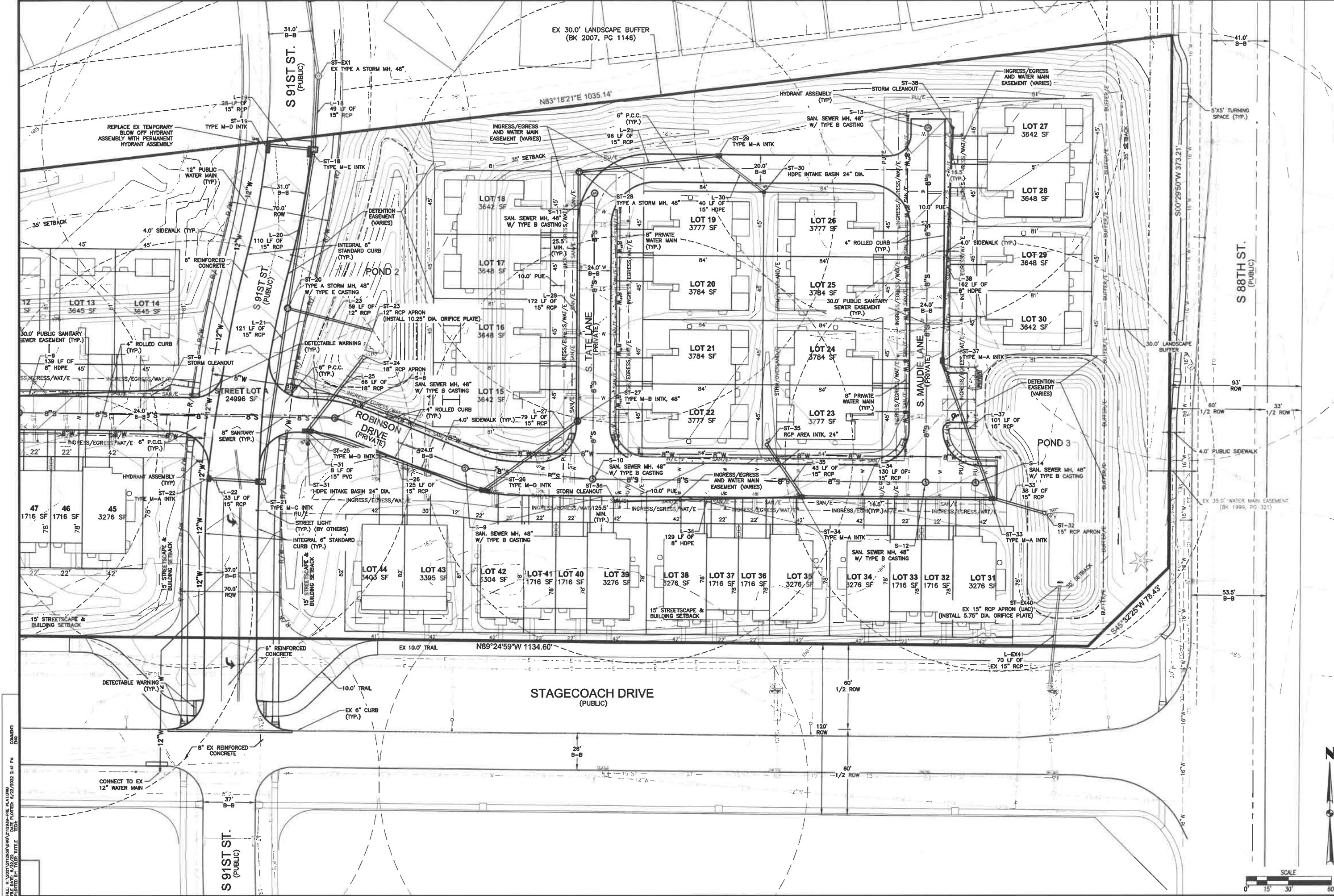
**C1.2**  
 2112.939

TECH: JAT  
 ENGINEER: JAT

FILE NO. 2021121289 VMC 121289-PRC PLATING  
 PLOTTED BY: TALKER INTLLE  
 DATE: 07/27/2022 2:41 PM  
 COMMENTS:







FILE: N:\2024\121220\121220-FIRE PLATING  
 PLOT DATE: 6/22/22  
 PLOTTER: 6/22/2022 2:41 PM  
 COMMENT: DATE: 06/22/2022  
 FIFTH SUBMITTAL: 06/01/2022  
 FOURTH SUBMITTAL: 05/06/2022  
 THIRD SUBMITTAL: 04/13/2022  
 SECOND SUBMITTAL: 03/25/2022  
 FIRST SUBMITTAL:

|                  |            |
|------------------|------------|
| DATE             | 06/22/2022 |
| FIFTH SUBMITTAL  | 06/01/2022 |
| FOURTH SUBMITTAL | 05/06/2022 |
| THIRD SUBMITTAL  | 04/13/2022 |
| SECOND SUBMITTAL | 03/25/2022 |
| FIRST SUBMITTAL  |            |

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE  
 WEST DES MOINES, IOWA

**MILL RIDGE PLAT 6**  
**PRELIMINARY PLAT**

**C1.3**  
 2112.939

TECH: ENGINEER: JAT

TECH: ENGINEER: JAT

TECH: ENGINEER: JAT



## 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 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.
17. INDIVIDUAL GARBAGE TOTES ARE TO BE USED AND STORED IN GARAGE.
18. SIGNS, OVER STORY TREES, CONIFEROUS TREES, PRIVATE STREET LIGHTS, ETC.. ARE NOT ALLOWED IN THE PUBLIC EASEMENTS.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
20. AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.
21. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE OR LESS.
22. 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.
23. 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.

## DEMOLITION NOTES

1. 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.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
  - A. CITY
  - B. APPROPRIATE UTILITY COMPANIES
  - C. OWNER
  - D. CIVIL DESIGN ADVANTAGE
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. 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.
5. 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.
6. 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.
7. 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.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. 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.
10. 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.
11. 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.
12. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.

## 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.
5. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
7. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
8. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
9. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.

## 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).
8. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
9. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.

## 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 T/3, TRANSVERSE T/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.

## WDMWW STANDARD 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 WORK (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE 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.

| DATE       | REVISIONS        |
|------------|------------------|
| 06/22/2022 | FIFTH SUBMITTAL  |
| 06/01/2022 | FOURTH SUBMITTAL |
| 05/06/2022 | THIRD SUBMITTAL  |
| 04/19/2022 | SECOND SUBMITTAL |
| 03/26/2022 | FIRST SUBMITTAL  |

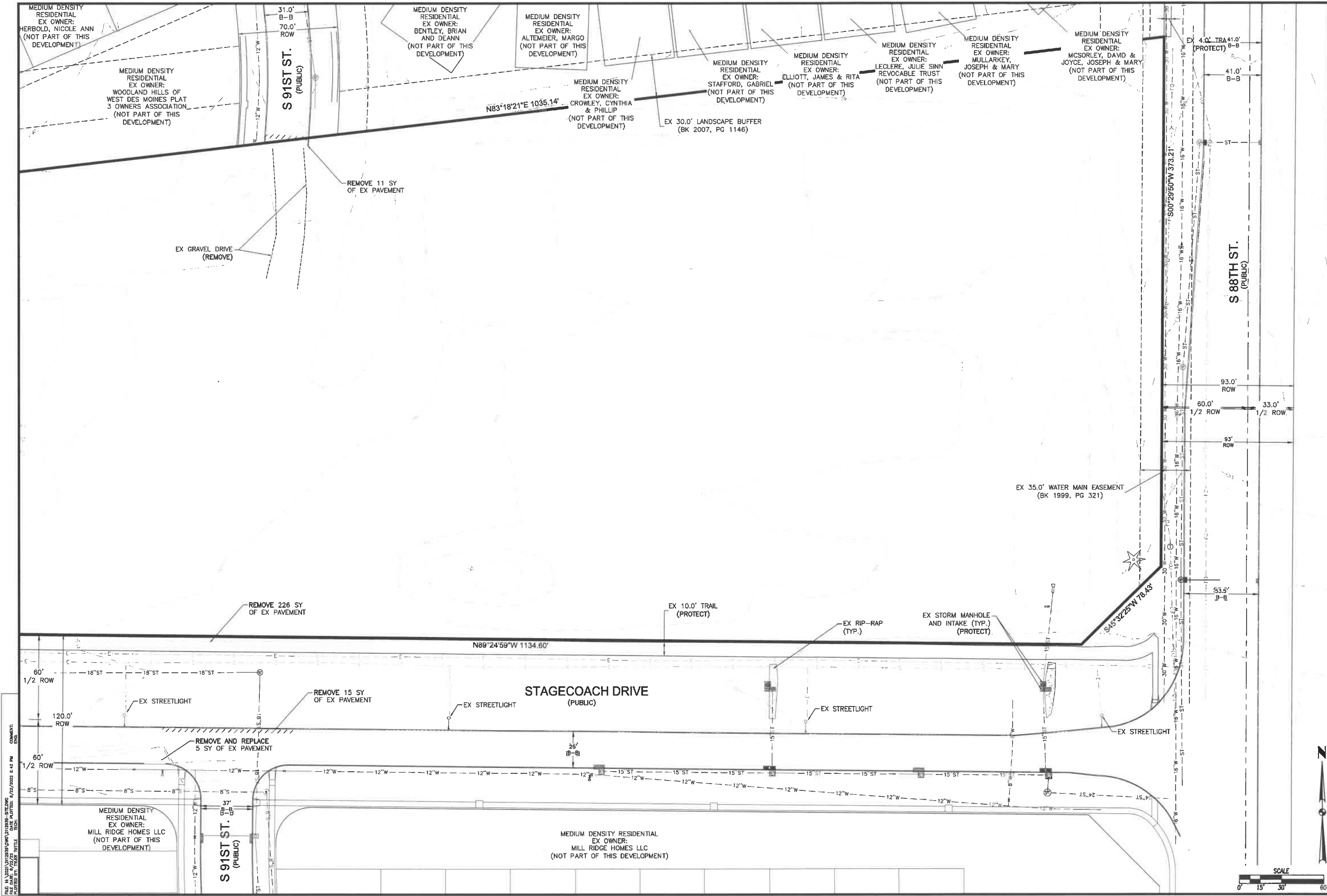
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE  
WEST DES MOINES, IOWA

MILL RIDGE PLAT 6  
NOTES





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| 04/13/2022 | SECOND SUBMITTAL: |
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4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



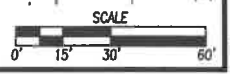
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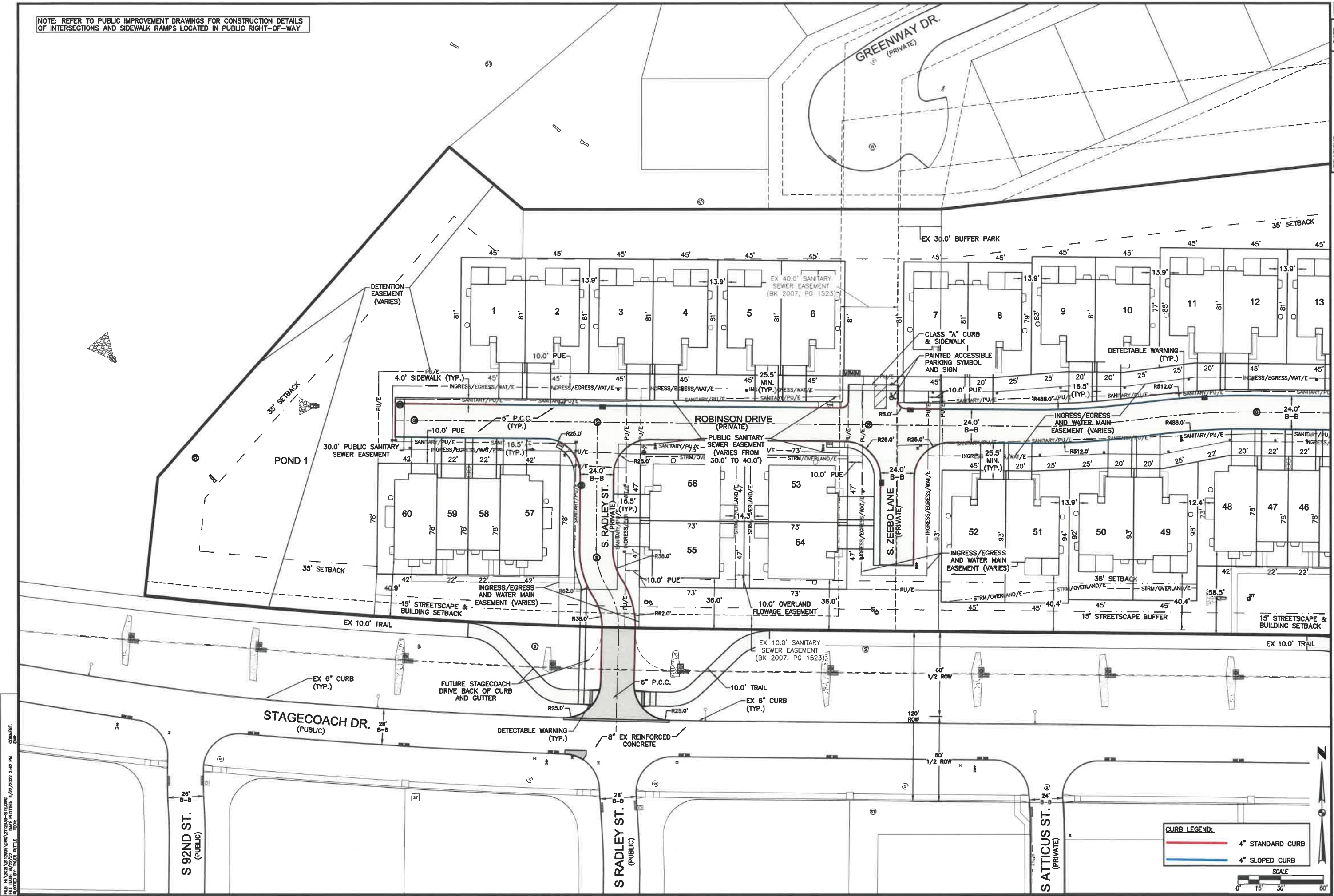
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ENGINEER: JAT

TECH:



NOTE: REFER TO PUBLIC IMPROVEMENT DRAWINGS FOR CONSTRUCTION DETAILS OF INTERSECTIONS AND SIDEWALK RAMPS LOCATED IN PUBLIC RIGHT-OF-WAY



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 SECOND SUBMITTAL: 03/25/2022  
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 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



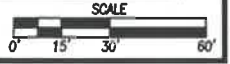
WEST DES MOINES, IOWA  
 CIVIL DESIGN ADVANTAGE  
 ENGINEER: JAT

## MILL RIDGE PLAT 6 DIMENSION PLAN

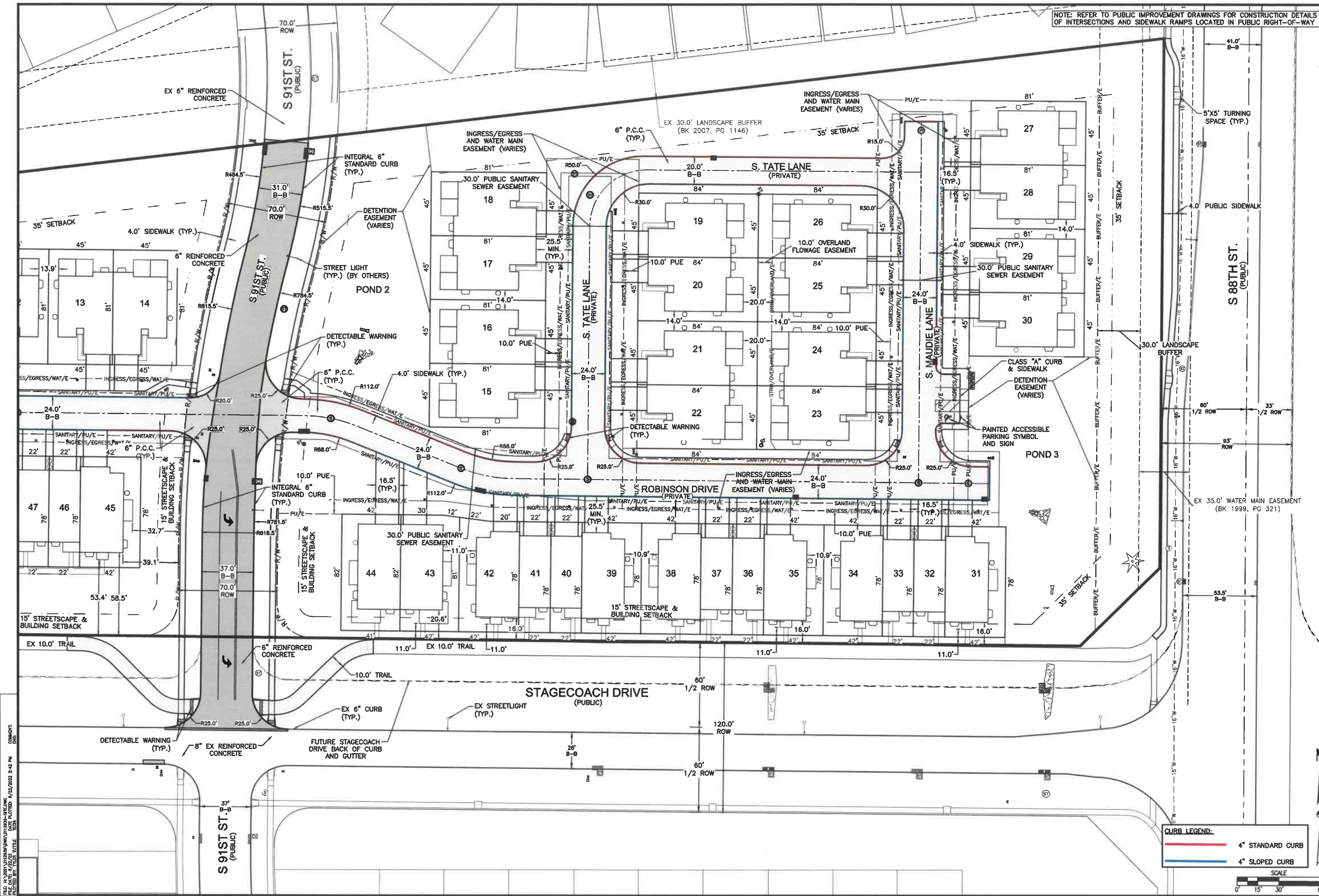
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**CURB LEGEND:**

|  |                  |
|--|------------------|
|  | 4" STANDARD CURB |
|  | 4" SLOPED CURB   |



NOTE: REFER TO PUBLIC IMPROVEMENT DRAWINGS FOR CONSTRUCTION DETAILS OF INTERSECTIONS AND SIDEWALK RAMPS LOCATED IN PUBLIC RIGHT-OF-WAY



| DATE       | REVISIONS         |
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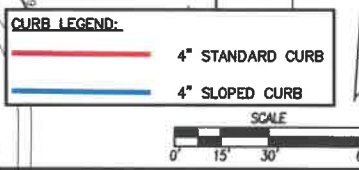
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 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE  
 WEST DES MOINES, IOWA

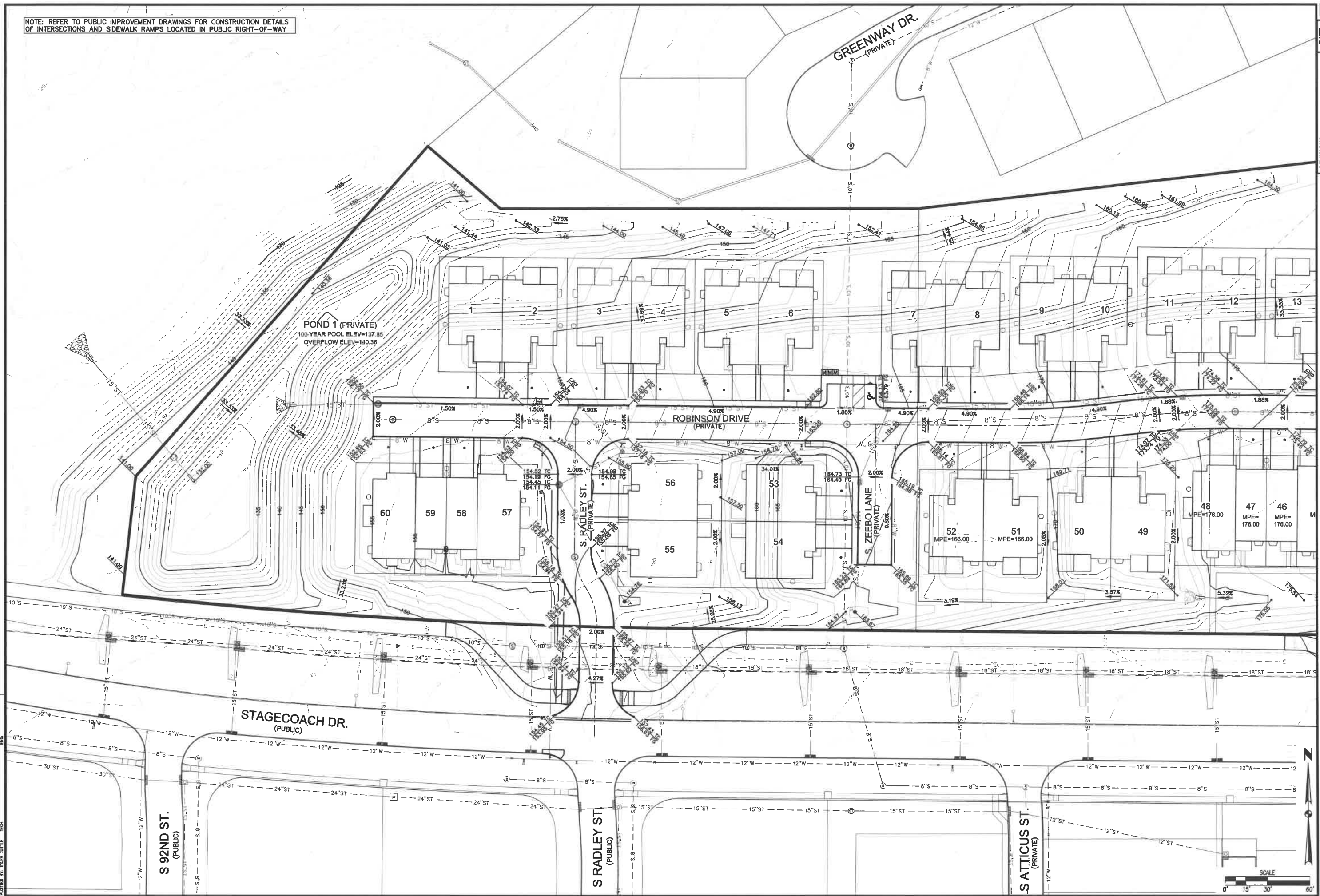
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NOTE: REFER TO PUBLIC IMPROVEMENT DRAWINGS FOR CONSTRUCTION DETAILS OF INTERSECTIONS AND SIDEWALK RAMPS LOCATED IN PUBLIC RIGHT-OF-WAY



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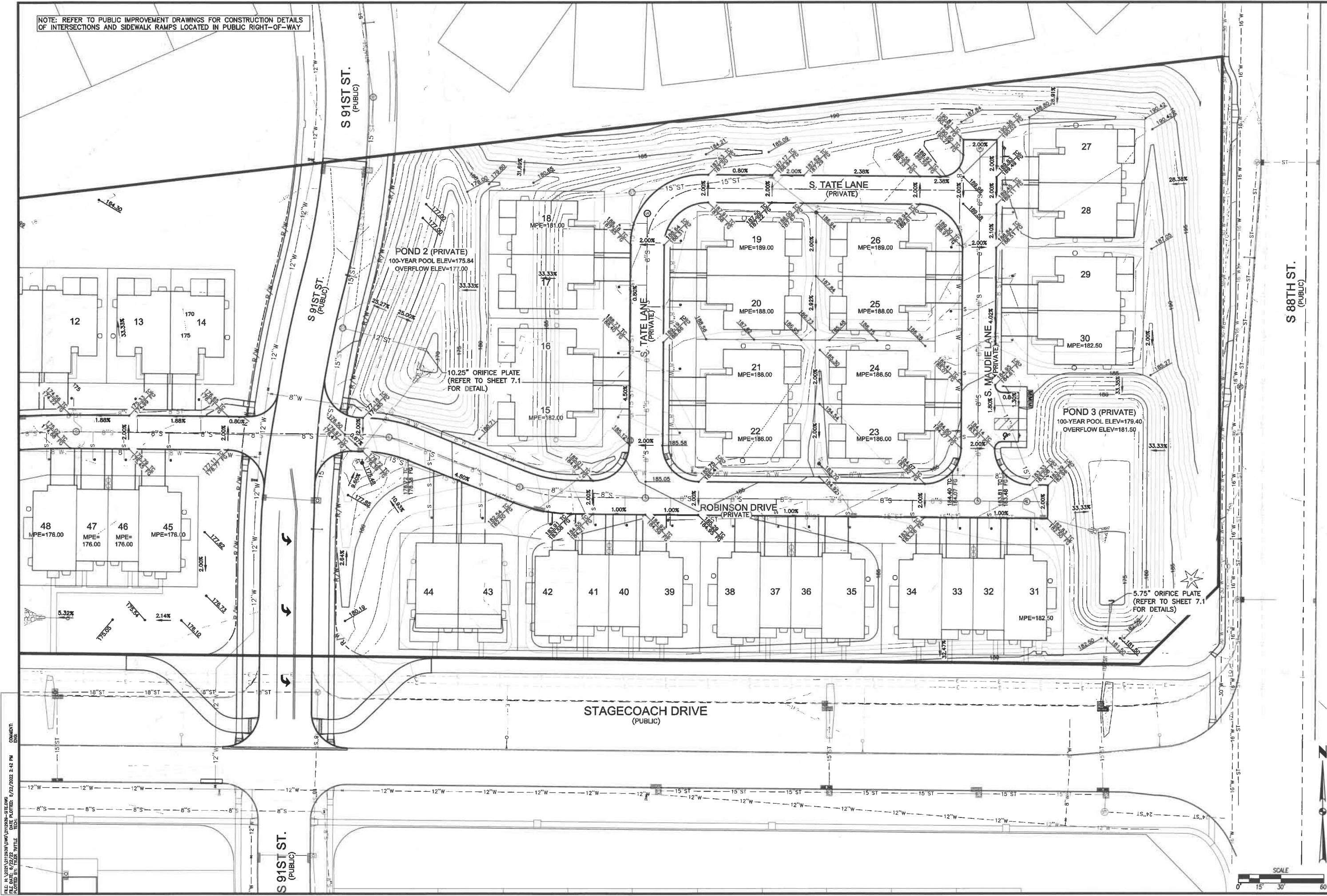
WEST DES MOINES, IOWA  
 CIVIL DESIGN ADVANTAGE

**MILL RIDGE PLAT 6**  
**GRADING PLAN**

**C4.1**  
 2112.939

TECH: JAT  
 ENGINEER: JAT

NOTE: REFER TO PUBLIC IMPROVEMENT DRAWINGS FOR CONSTRUCTION DETAILS OF INTERSECTIONS AND SIDEWALK RAMPS LOCATED IN PUBLIC RIGHT-OF-WAY



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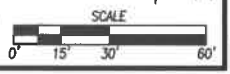
CIVIL DESIGN ADVANTAGE  
 WEST DES MOINES, IOWA

**MILL RIDGE PLAT 6**  
**GRADING PLAN**

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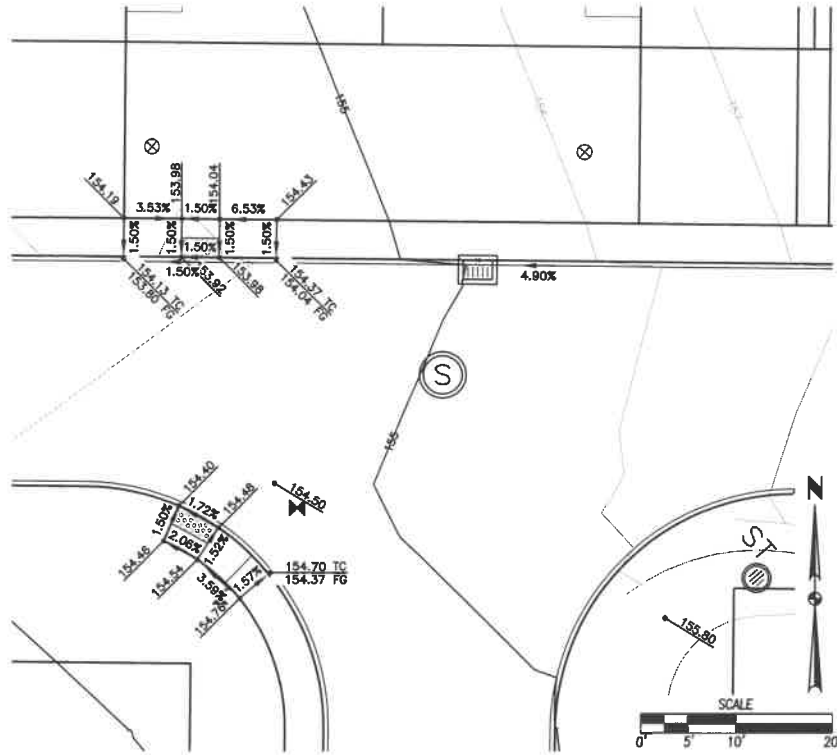
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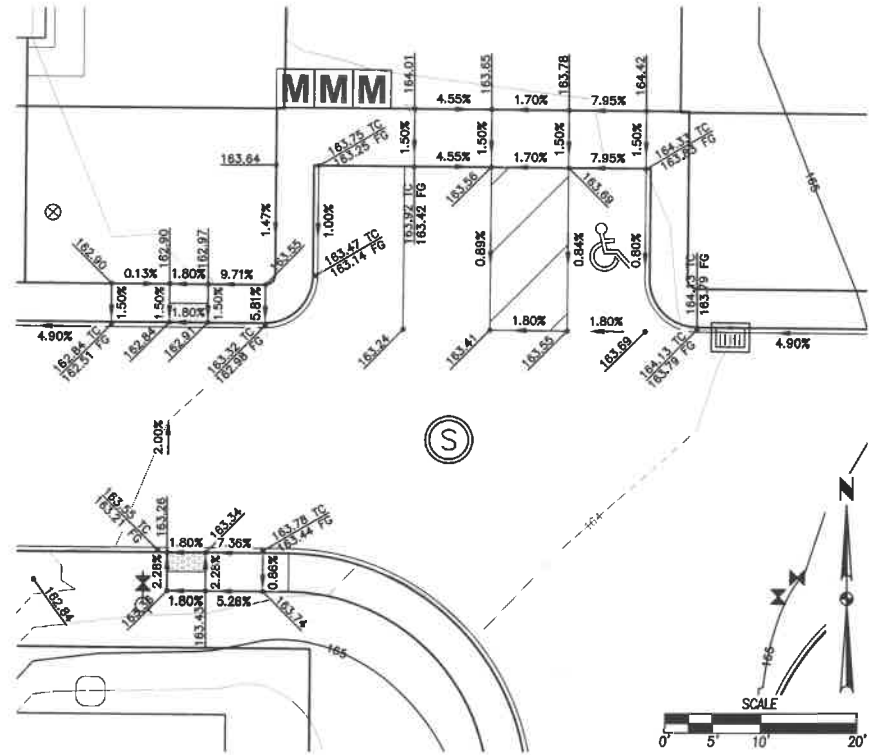




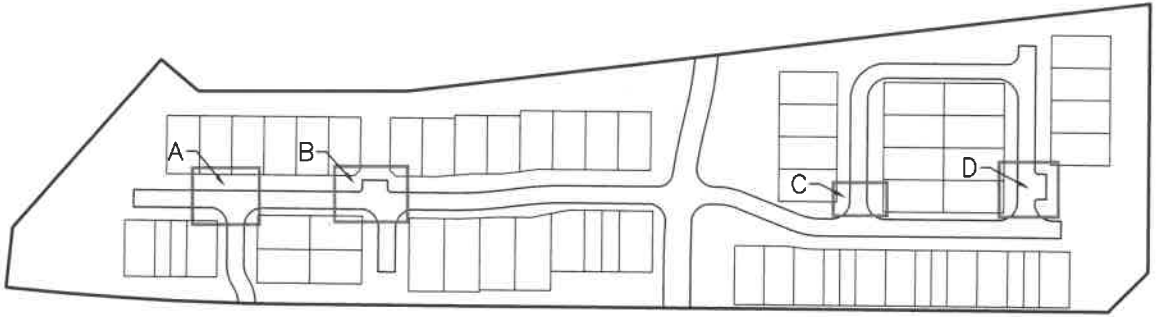
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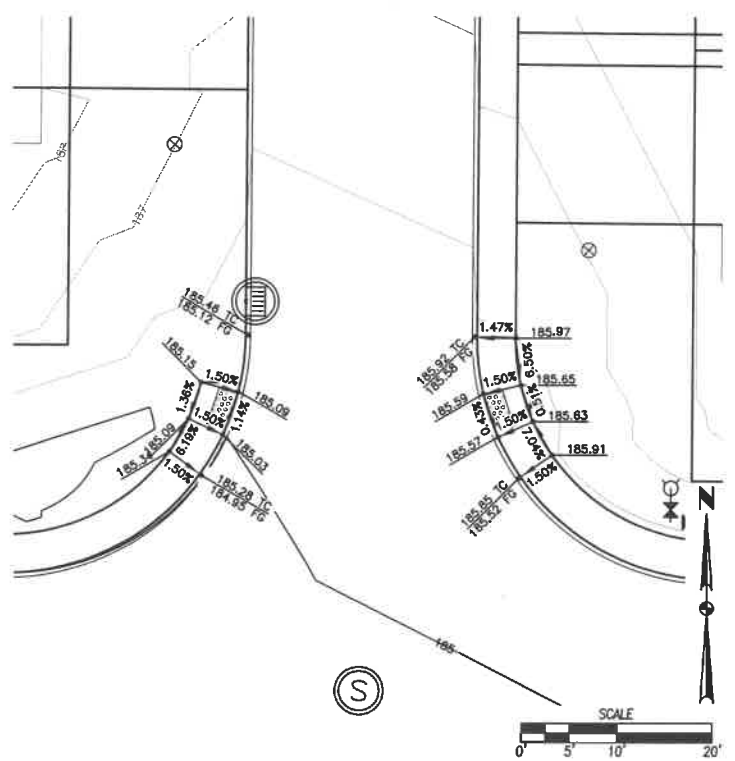
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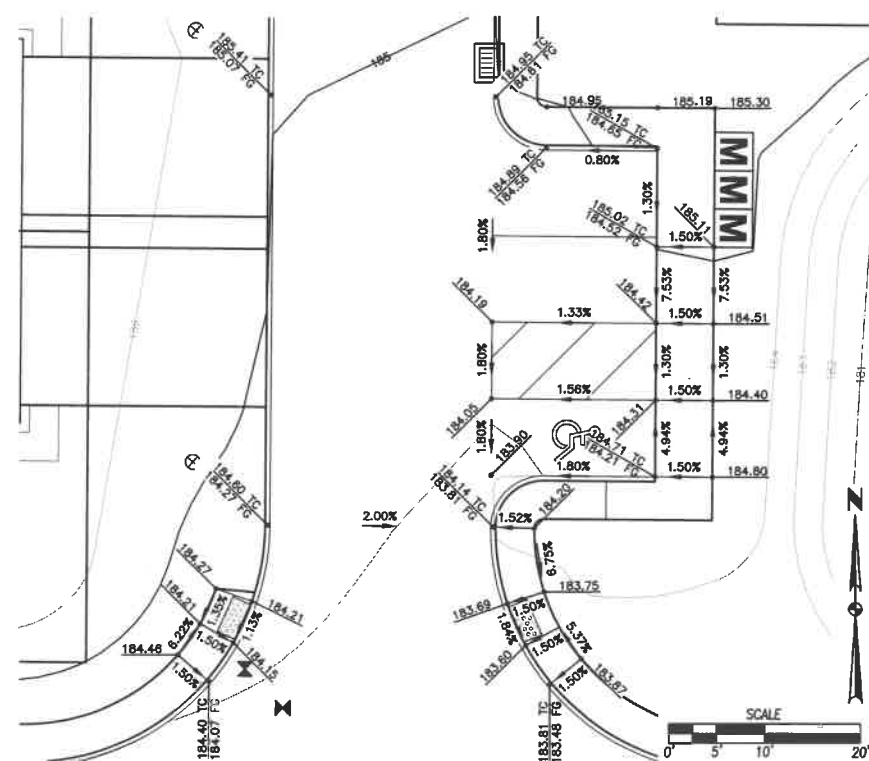
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SHEET LEGEND (N.T.S.)



LOCATION C



LOCATION D

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 URBANDALE, IA 50322  
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CIVIL DESIGN ADVANTAGE  
 WEST DES MOINES, IOWA

**MILL RIDGE PLAT 6**  
**GRADING PLAN**

TECH: ENGINEER: JAT  
**C4.3**  
 2112.939

# MILL RIDGE PLAT 6

## EROSION AND SEDIMENT CONTROL PLAN

### VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

### STABILIZATION QUANTITIES

| ITEM NO. | ITEM                               | UNIT | TOTAL |
|----------|------------------------------------|------|-------|
| 1        | SILT FENCE                         | LF   | 6,477 |
| 2        | FILTER SOCK                        | LF   | 912   |
| 3        | SEEDING, FERTILIZING, AND MULCHING | AC   | 12.45 |
| 4        | INLET PROTECTION DEVICES           | EA   | 17    |
| 5        | CONCRETE WASHOUT PIT               | EA   | 1     |
| 6        | RIP-RAP CLASS 'E'                  | TON  | 55    |
| 7        | 10" PVC TEMPORARY STANDPIPE        | EA   | 3     |

### NOTES:

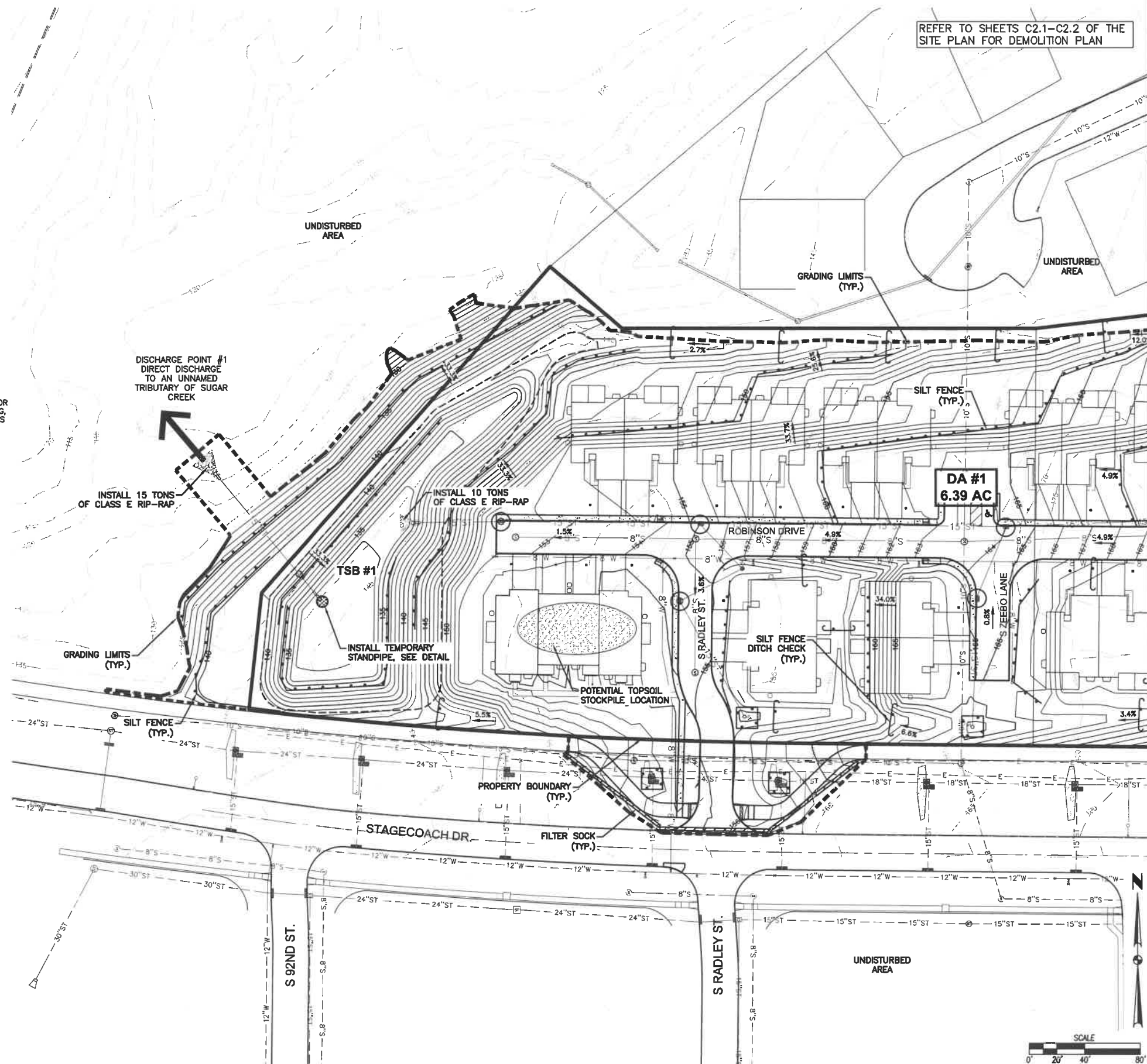
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- STRIP, STOCKPILE, AND RESPREAD TOPSOIL IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2.
- AN EASEMENT OR LICENSE AGREEMENT WILL BE REQUIRED FOR WORK SHOWN ON CITY PROPERTY. COORDINATE WITH CITY LEGAL.

### DISCHARGE POINT SUMMARY

| DISCHARGE POINT #1 DIRECT DISCHARGE TO UNNAMED TRIBUTARY OF SUGAR CREEK | 6.39 ACRES   |
|---|--------------|
| TOTAL AREA DISTURBED TO DISCHARGE POINT                                 | 23,004 CU FT |
| STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)                         |              |
| VOLUME PROVIDED IN FILTER SOCK (236 LF @ 2.0 CU FT/LF OF SOCK)          | 472 CU FT    |
| VOLUME PROVIDED IN SILT FENCE (3,008 LF @ 4.5 CU FT/LF OF FENCE)        | 13,536 CU FT |
| VOLUME PROVIDED IN SILT FENCE DITCH CHECK (508 LF @ 4.5 CU FT/LF)       | 2,286 CU FT  |
| VOLUME PROVIDED IN TSB #1   | 12,824 CU FT |
| TOTAL VOLUME PROVIDED   | 29,118 CU FT |
| DISCHARGE POINT #2 TO AN UNNAMED TRIBUTARY OF SUGAR CREEK ±575 FT       | 3.35 ACRES   |
| TOTAL AREA DISTURBED TO DISCHARGE POINT                                 | 12,060 CU FT |
| STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)                         |              |
| VOLUME PROVIDED IN FILTER SOCK (276 LF @ 2.0 CU FT/LF OF SOCK)          | 552 CU FT    |
| VOLUME PROVIDED IN SILT FENCE (966 LF @ 4.5 CU FT/LF OF FENCE)          | 4,347 CU FT  |
| VOLUME PROVIDED IN SILT FENCE DITCH CHECK (269 LF @ 4.5 CU FT/LF)       | 1,211 CU FT  |
| VOLUME PROVIDED IN TSB #2   | 9,100 CU FT  |
| TOTAL VOLUME PROVIDED   | 15,210 CU FT |
| DISCHARGE POINT #3 TO AN UNNAMED TRIBUTARY OF SUGAR CREEK ±1,750 FT     | 2.71 ACRES   |
| TOTAL AREA DISTURBED TO DISCHARGE POINT                                 | 9,756 CU FT  |
| STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)                         |              |
| VOLUME PROVIDED IN SILT FENCE (1,636 LF @ 4.5 CU FT/LF OF FENCE)        | 7,362 CU FT  |
| VOLUME PROVIDED IN SILT FENCE DITCH CHECK (90 LF @ 4.5 CU FT/LF)        | 405 CU FT    |
| VOLUME PROVIDED IN TSB #3   | 18,957 CU FT |
| TOTAL VOLUME PROVIDED   | 18,724 CU FT |

### SWPPP LEGEND

|                      |          |                          |           |
|----------------------|----------|--------------------------|-----------|
| DRAINAGE ARROW       | X.XX %   | AREA TO BE SEEDED        | [Pattern] |
| GRADING LIMITS       | ---      | STRAW MAT                | [Pattern] |
| FILTER SOCK          | [Symbol] | UNDISTURBED AREA         | [Pattern] |
| SILT FENCE           | [Symbol] | RIP-RAP                  | [Pattern] |
| DITCH CHECK          | [Symbol] | GRAVEL ENTRANCE          | [Pattern] |
| INLET PROTECTION     | [Symbol] | STAGING AREA             | [Pattern] |
| PORTABLE RESTROOM    | R        | TEMPORARY SEDIMENT TRAP  | TST #     |
| TEMPORARY STANDPIPE  | [Symbol] | TEMPORARY SEDIMENT BASIN | TSB #     |
| CONCRETE WASHOUT PIT | [Symbol] |                          |           |



REFER TO SHEETS C2.1-C2.2 OF THE SITE PLAN FOR DEMOLITION PLAN

| DATE       | REVISIONS        |
|------------|------------------|
| 06/22/2022 | FIFTH SUBMITTAL  |
| 06/01/2022 | FOURTH SUBMITTAL |
| 05/06/2022 | THIRD SUBMITTAL  |
| 04/13/2022 | SECOND SUBMITTAL |
| 03/25/2022 | FIRST SUBMITTAL  |

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE  
ENGINEER: JAT

MILL RIDGE PLAT 6  
EROSION AND SEDIMENT CONTROL PLAN  
WEST DES MOINES, IOWA

C5.1  
2112.939

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 PLOTTER: HP PLOTTER TITILE



NOTE: REFER TO PUBLIC IMPROVEMENT DRAWINGS FOR LOCATION AND ELEVATION OF SERVICE CONNECTIONS TO PUBLIC STORM SEWER AND SANITARY SEWERS.

NOTE: ALL SANITARY SEWER AND STRUCTURES ARE PUBLIC. REFER TO PUBLIC IMPROVEMENT DRAWINGS FOR PLAN AND PROFILE.

NOTE: ALL PROPOSED STORM SEWER AND STRUCTURES, WATER MAIN, AND APPURTENANCES ARE PRIVATE UNLESS NOTED AS 'PUBLIC'.

| DATE       | REVISIONS        |
|------------|------------------|
| 06/22/2022 | FIFTH SUBMITTAL  |
| 06/01/2022 | FOURTH SUBMITTAL |
| 05/08/2022 | THIRD SUBMITTAL  |
| 04/13/2022 | SECOND SUBMITTAL |
| 03/25/2022 | FIRST SUBMITTAL  |

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URBANDALE, IA 50322  
PHONE: (515) 369-4400

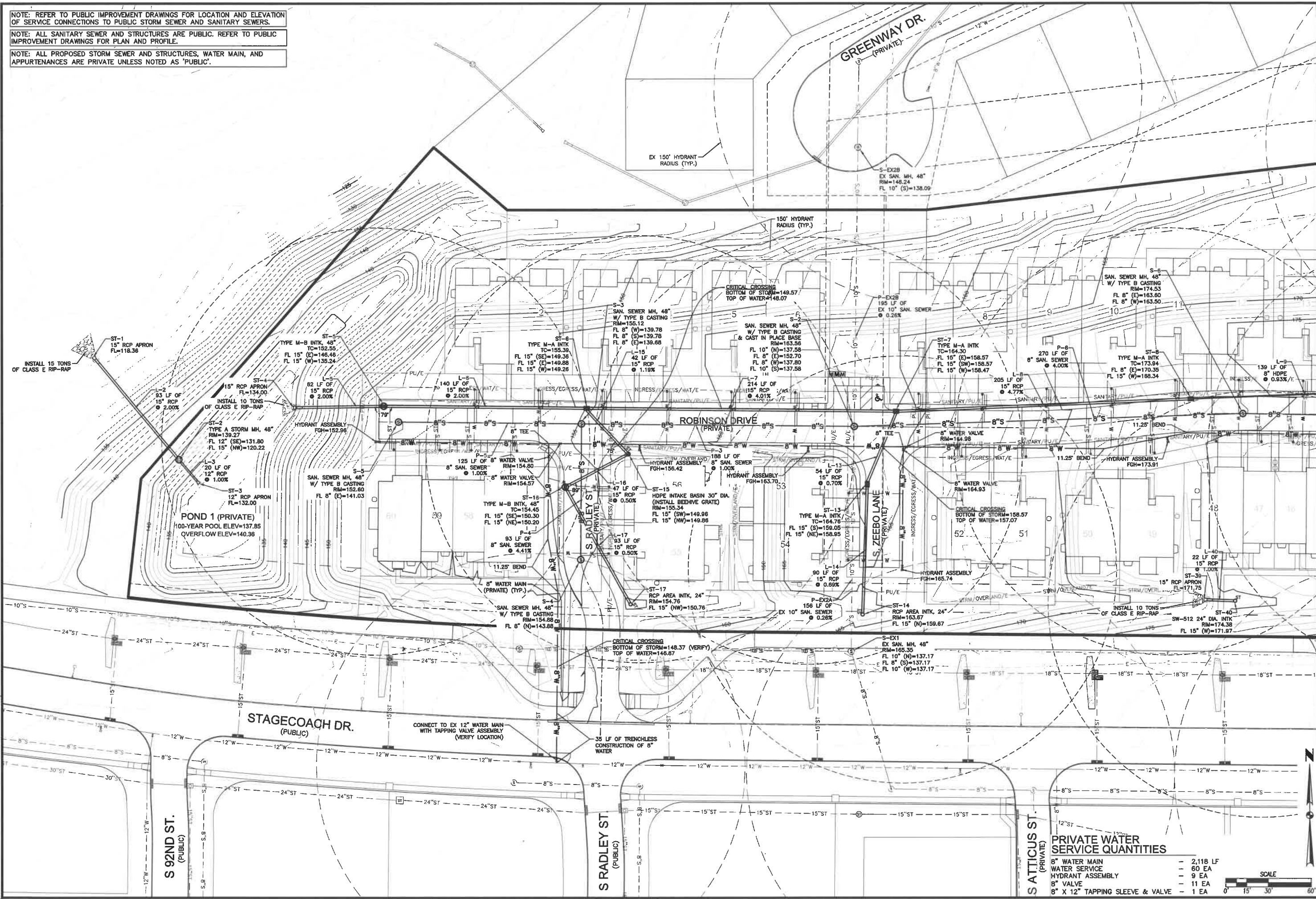


CIVIL DESIGN ADVANTAGE  
WEST DES MOINES, IOWA

**MILL RIDGE PLAT 6**  
**UTILITY PLAN**

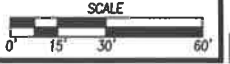
**C6.1**  
2112.939

TECH: JAT  
ENGINEER: JAT



**PRIVATE WATER SERVICE QUANTITIES**

|                                 |          |
|---------------------------------|----------|
| 8" WATER MAIN                   | 2,118 LF |
| WATER SERVICE                   | 60 EA    |
| HYDRANT ASSEMBLY                | 9 EA     |
| 8" VALVE                        | 11 EA    |
| 8" X 12" TAPPING SLEEVE & VALVE | 1 EA     |

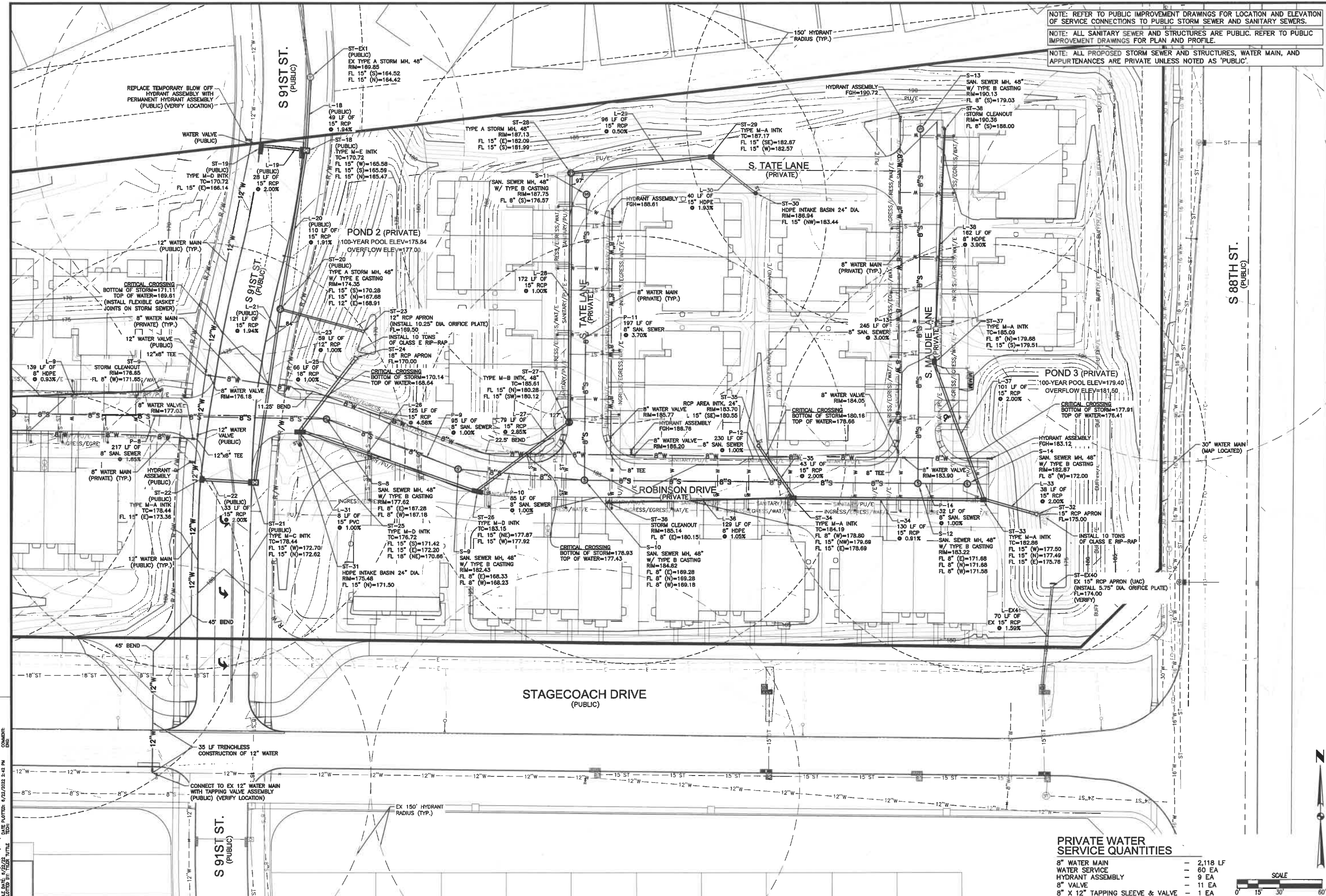


DATE: 06/22/2022  
 TIME: 2:42 PM  
 PLOTTED BY: TFLR  
 TITILE: MILL RIDGE PLAT 6  
 PROJECT: 2112.939

NOTE: REFER TO PUBLIC IMPROVEMENT DRAWINGS FOR LOCATION AND ELEVATION OF SERVICE CONNECTIONS TO PUBLIC STORM SEWER AND SANITARY SEWERS.

NOTE: ALL SANITARY SEWER AND STRUCTURES ARE PUBLIC. REFER TO PUBLIC IMPROVEMENT DRAWINGS FOR PLAN AND PROFILE.

NOTE: ALL PROPOSED STORM SEWER AND STRUCTURES, WATER MAIN, AND APPURTENANCES ARE PRIVATE UNLESS NOTED AS 'PUBLIC'.



| DATE       | REVISIONS         |
|------------|-------------------|
| 06/22/2022 | FIFTH SUBMITTAL:  |
| 06/01/2022 | FOURTH SUBMITTAL: |
| 05/08/2022 | THIRD SUBMITTAL:  |
| 04/13/2022 | SECOND SUBMITTAL: |
| 03/25/2022 | FIRST SUBMITTAL:  |

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 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE  
 WEST DES MOINES, IOWA

# MILL RIDGE PLAT 6 UTILITY PLAN

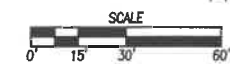
TECH: ENGINEER: JAT

**C6.2**

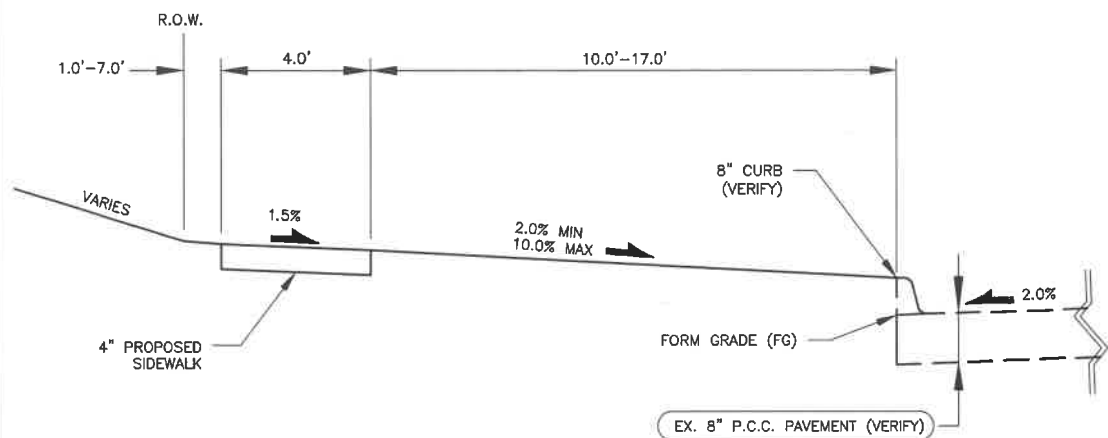
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**PRIVATE WATER SERVICE QUANTITIES**

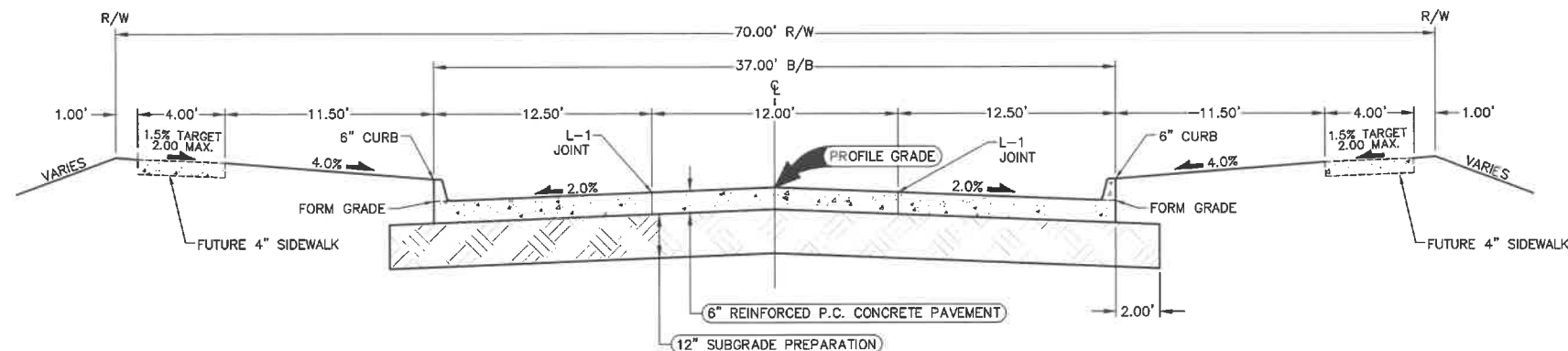
|                                 |          |
|---------------------------------|----------|
| 8" WATER MAIN                   | 2,118 LF |
| WATER SERVICE                   | 60 EA    |
| HYDRANT ASSEMBLY                | 9 EA     |
| 8" VALVE                        | 11 EA    |
| 8" X 12" TAPPING SLEEVE & VALVE | 1 EA     |



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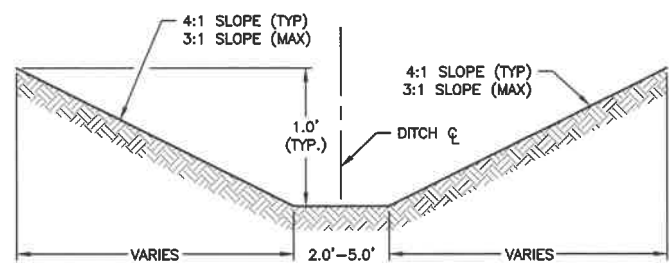


**5 TYPICAL SECTION - S 88TH STREET - PUBLIC SIDEWALK**  
NOT TO SCALE

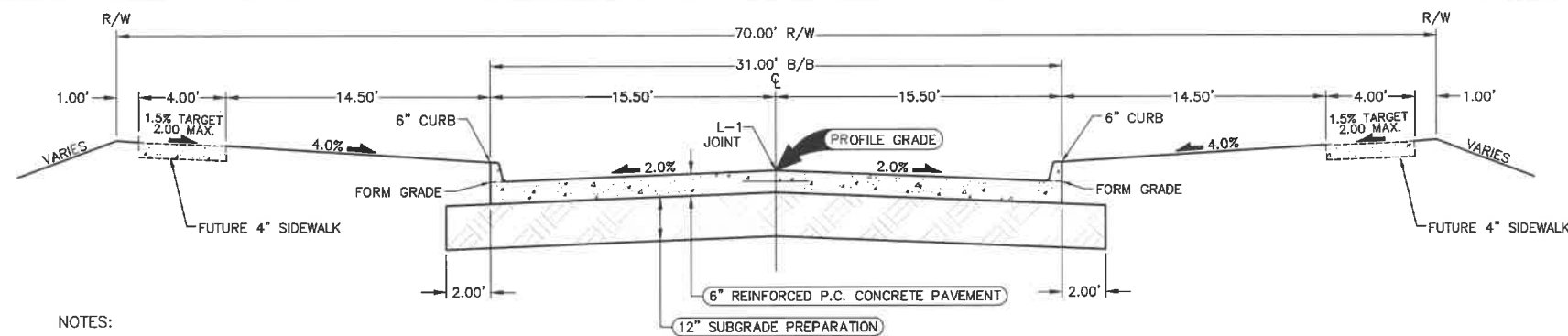


- NOTES:  
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.  
2. TYPICAL C JOINT SPACING IS 15'.

**1 TYPICAL SECTION - S 91ST STREET - 37' B-B**  
NOT TO SCALE (FOR INFORMATION ONLY)

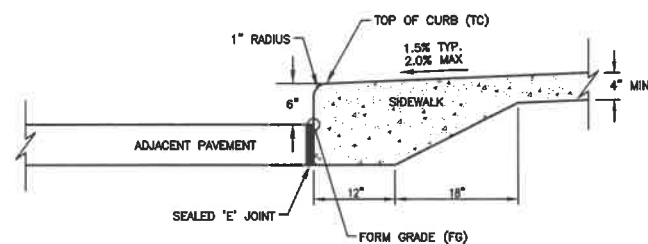


**6 TYPICAL SWALE SECTION**  
NOT TO SCALE

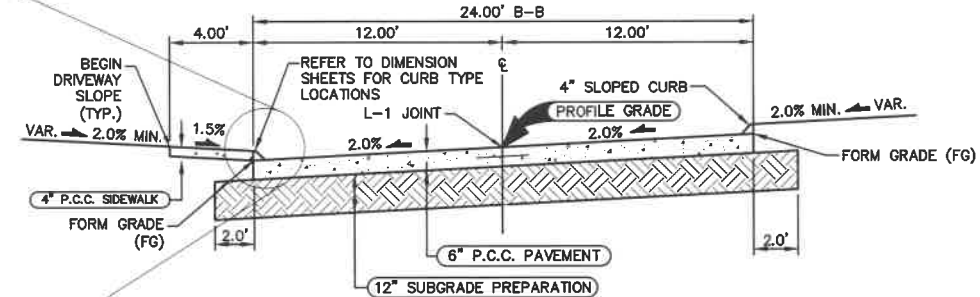
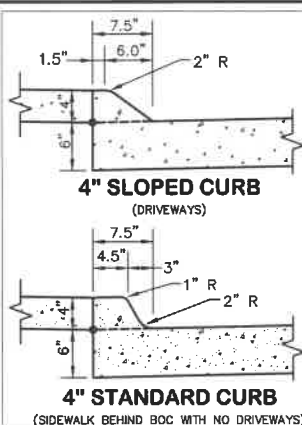


- NOTES:  
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.  
2. TYPICAL C JOINT SPACING IS 15'.

**2 TYPICAL SECTION - S 91ST STREET - 31' B-B**  
NOT TO SCALE (FOR INFORMATION ONLY)

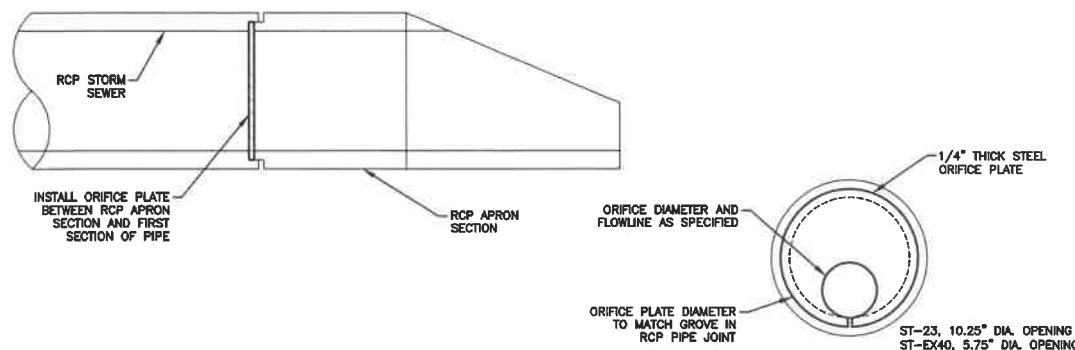


**7 CLASS "A" INTEGRAL CURB AND SIDEWALK**  
NOT TO SCALE

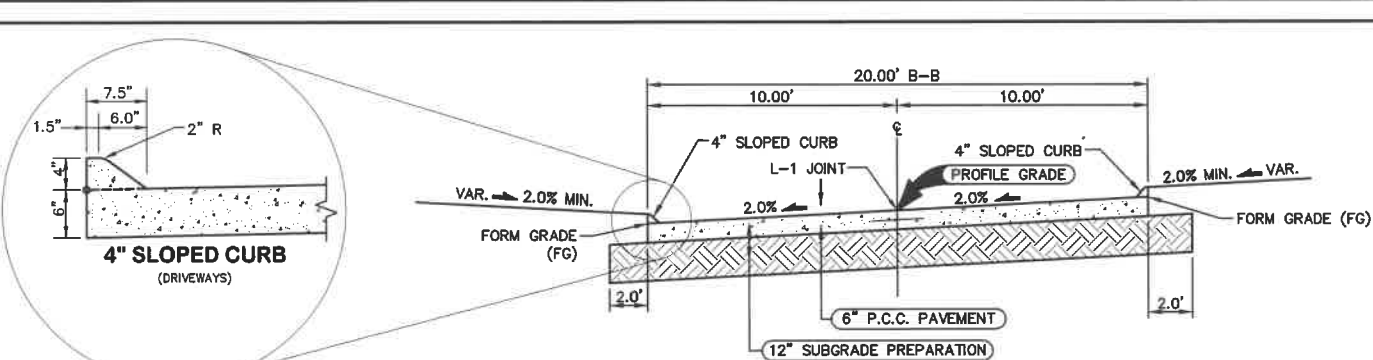


- NOTE:  
1. 12" SUBGRADE PREPARATION TO BE PREPARED IN 2 - 6" LIFTS.  
2. TYPICAL C JOINT SPACING IS 15'.

**3 TYPICAL SECTION - 24' B-B PRIVATE ROADWAY**  
NOT TO SCALE



**8 ORIFICE PLATE DETAIL - ST-23 & ST-EX40**  
NOT TO SCALE



- NOTE:  
1. 12" SUBGRADE PREPARATION TO BE PREPARED IN 2 - 6" LIFTS.  
2. TYPICAL C JOINT SPACING IS 15'.

**4 TYPICAL SECTION - 20' B-B PRIVATE ROADWAY**  
NOT TO SCALE

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 PLOTTED BY: TJS/BJL  
 COMMENT:

| REVISIONS         | DATE       |
|-------------------|------------|
| FIFTH SUBMITTAL:  | 06/22/2023 |
| FOURTH SUBMITTAL: | 06/01/2023 |
| THIRD SUBMITTAL:  | 05/08/2023 |
| SECOND SUBMITTAL: | 04/13/2022 |
| FIRST SUBMITTAL:  | 03/25/2022 |

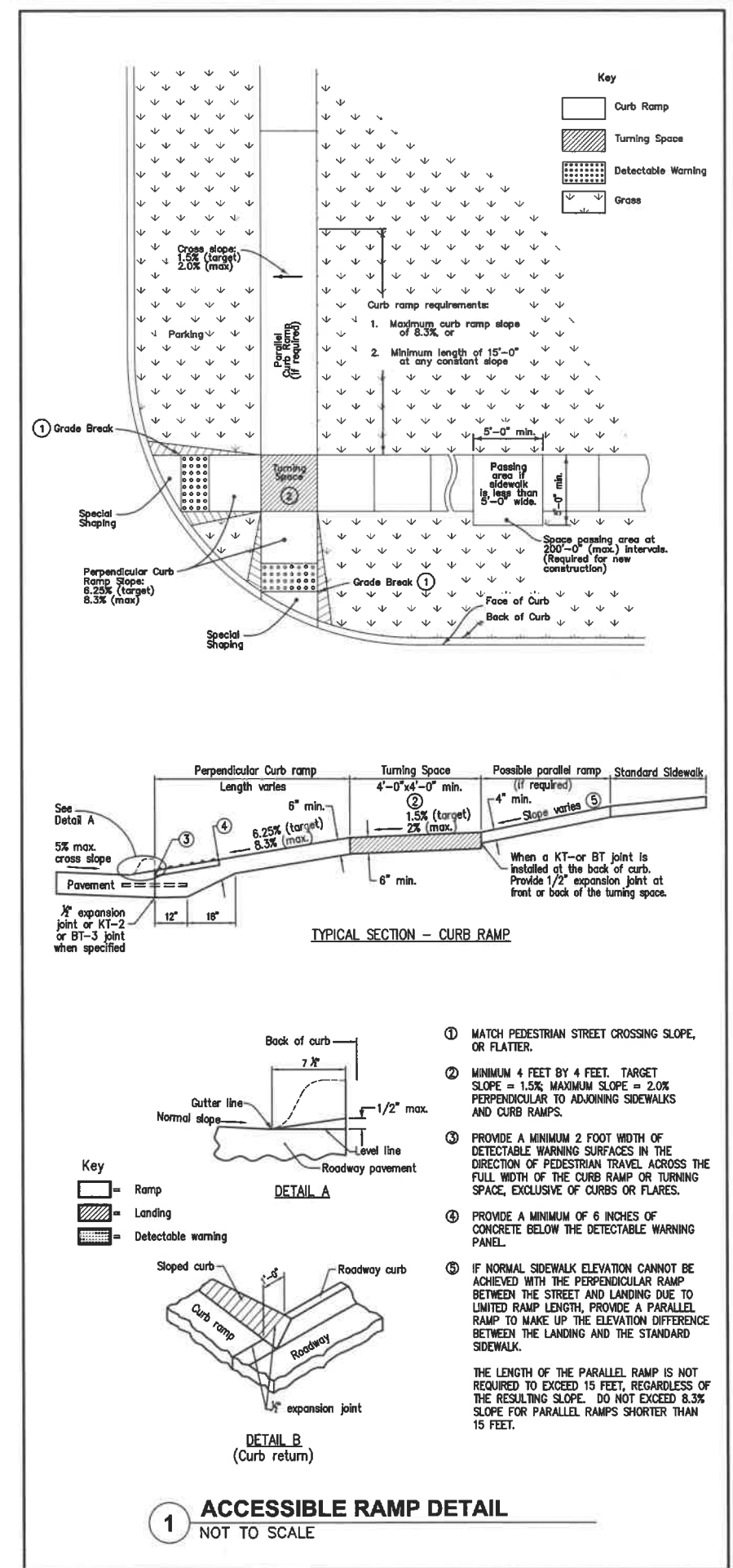
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



WEST DES MOINES, IOWA  
 ENGINEER: JAT

**MILL RIDGE PLAT 6**  
**DETAILS**

FILE: H:\2023\121230\121230\121230-RTLDWG  
 PLOTTED BY: JAT  
 DATE: 6/22/2023 2:42 PM  
 PLOT SCALE: 1/8" = 1'-0"



Key

|                  |                    |
|------------------|--------------------|
| [White box]      | Curb Ramp          |
| [Hatched box]    | Turning Space      |
| [Dotted box]     | Detectable Warning |
| [Downward arrow] | Grass              |

Curb ramp requirements:

1. Maximum curb ramp slope of 8.3% or
2. Minimum length of 15'-0" at any constant slope

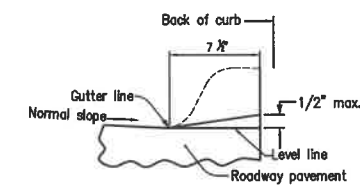
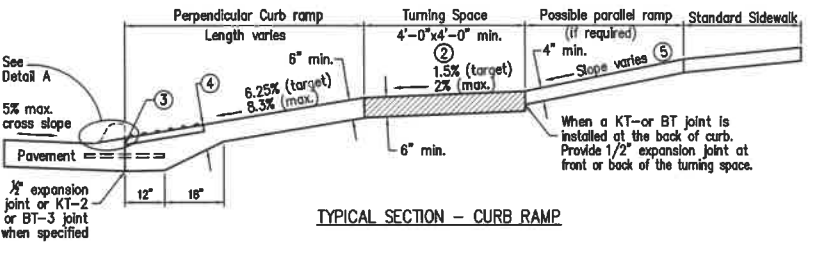
① Grade Break

Special Shaping

Perpendicular Curb Ramp Slope: 6.25% (target) 8.3% (max)

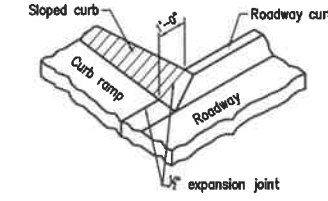
Special Shaping

Space passing area at 200'-0" (max) intervals. (Required for new construction)



Key

|               |                    |
|---------------|--------------------|
| [White box]   | Ramp               |
| [Hatched box] | Landing            |
| [Dotted box]  | Detectable warning |



- ① MATCH PEDESTRIAN STREET CROSSING SLOPE, OR FLATTER.
- ② MINIMUM 4 FEET BY 4 FEET. TARGET SLOPE = 1.5%; MAXIMUM SLOPE = 2.0% PERPENDICULAR TO ADJOINING SIDEWALKS AND CURB RAMPS.
- ③ PROVIDE A MINIMUM 2 FOOT WIDTH OF DETECTABLE WARNING SURFACES IN THE DIRECTION OF PEDESTRIAN TRAVEL ACROSS THE FULL WIDTH OF THE CURB RAMP OR TURNING SPACE, EXCLUSIVE OF CURBS OR FLARES.
- ④ PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.
- ⑤ 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.

**1 ACCESSIBLE RAMP DETAIL**  
 NOT TO SCALE

REVISIONS

| DATE       | REVISIONS        |
|------------|------------------|
| 06/22/2023 | FIFTH SUBMITTAL  |
| 06/01/2023 | FOURTH SUBMITTAL |
| 05/08/2023 | THIRD SUBMITTAL  |
| 04/13/2023 | SECOND SUBMITTAL |
| 03/26/2023 | FIRST SUBMITTAL  |

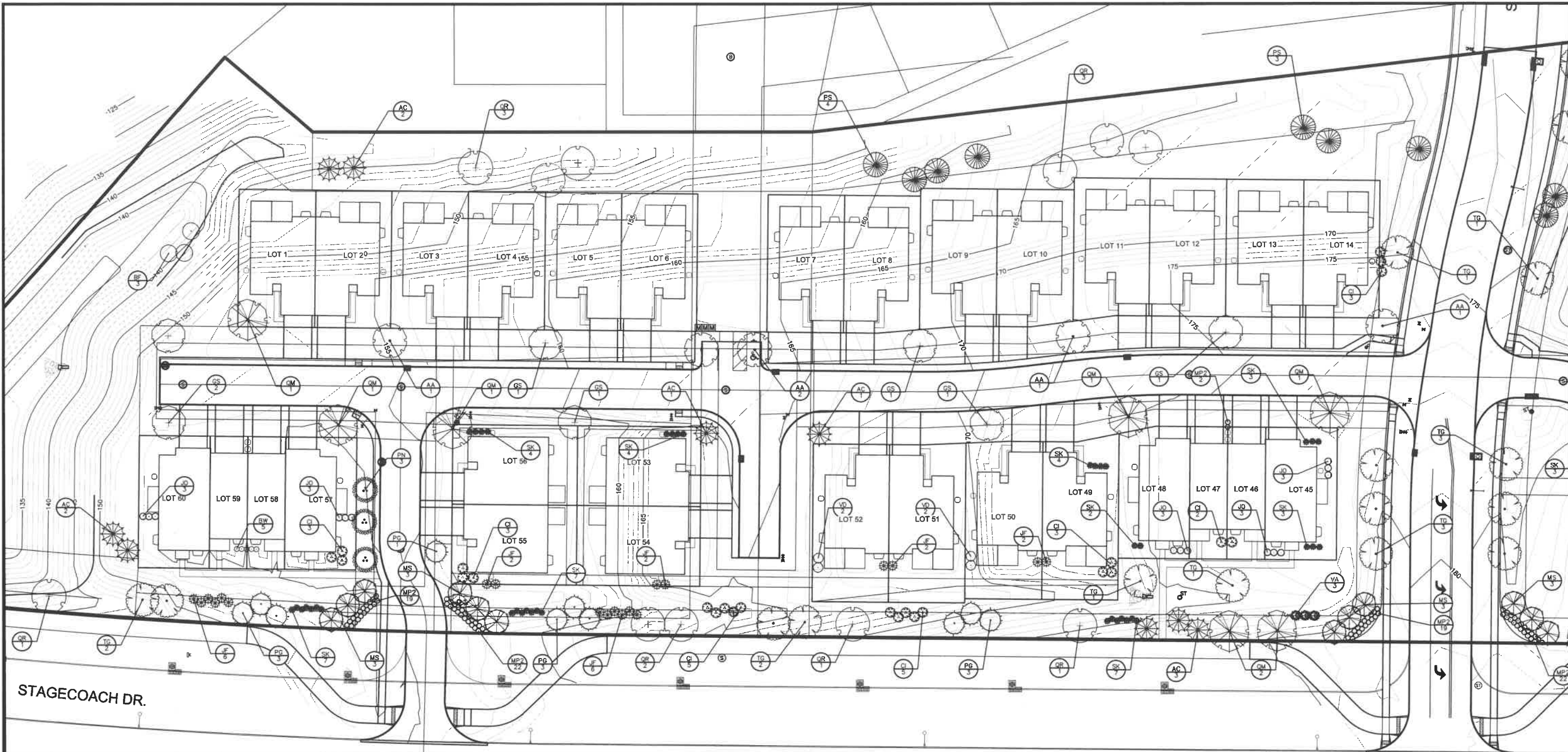
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



WEST DES MOINES, IOWA

**MILL RIDGE PLAT 6**  
**DETAILS**

ENGINEER: JAT  
 TECH:



STAGECOACH DR.

| PLANT SCHEDULE OPEN SPACE |     |                                   |  |                    |
|---------------------------|-----|-----------------------------------|--|--------------------|
| EVERGREEN TREES           | QTY | COMMON NAME                       | BOTANICAL NAME                             | CONDITION AND SIZE |
| AC                        | 6   | White Fir                         | <i>Abies concolor</i>                      | B&B, 6" HEIGHT     |
| PB                        | 3   | Black Hills Spruce                | <i>Picea glauca densata</i>                | B&B, 6" HEIGHT     |
| PG                        | 2   | Colorado Blue Spruce              | <i>Picea pungens 'Glauca'</i>              | B&B, 6" HEIGHT     |
| PS                        | 9   | White Pine                        | <i>Pinus strobus</i>                       | B&B, 6" HEIGHT     |
| ORNAMENTAL TREES          | QTY | COMMON NAME                       | BOTANICAL NAME                             | CONDITION AND SIZE |
| MS                        | 2   | Spring Snow Crab Apple            | <i>Malus x 'Spring Snow'</i>               | B&B, 1.5" CALIPER  |
| PN                        | 3   | Newport Flowering Plum            | <i>Prunus cerasifera 'Newport'</i>         | B&B, 1.5" CALIPER  |
| OVERSTORY TREES           | QTY | COMMON NAME                       | BOTANICAL NAME                             | CONDITION AND SIZE |
| AA                        | 5   | Autumn Blaze Red Maple            | <i>Acer rubrum 'Autumn Blaze'</i>          | B&B, 2" CALIPER    |
| BF                        | 9   | Dakota Pinnacle Asian White Birch | <i>Betula platyphylla 'Fargo' TM</i>       | B&B, 2" CALIPER    |
| GS                        | 16  | Skyline Honey Locust              | <i>Gleditsia triacanthos 'Skyline'</i>     | B&B, 2" CALIPER    |
| QM                        | 13  | Burr Oak                          | <i>Quercus macrocarpa</i>                  | B&B, 2" CALIPER    |
| QR                        | 6   | Red Oak                           | <i>Quercus rubra</i>                       | B&B, 2" CALIPER    |
| TG                        | 12  | Greenspire Linden                 | <i>Tilia cordata 'Greenspire'</i>          | B&B, 2" CALIPER    |
| SHRUBS                    | QTY | COMMON NAME                       | BOTANICAL NAME                             | CONDITION AND SIZE |
| BW                        | 25  | Wintergreen Boxwood               | <i>Buxus microphylla 'Wintergreen'</i>     | 5 GAL              |
| CI                        | 30  | Isanti Red cedar Dogwood          | <i>Cornus sericea 'Isanti'</i>             | 5 GAL              |
| JF                        | 12  | Sea Green Juniper                 | <i>Juniperus chinensis 'Sea Green'</i>     | 5 GAL              |
| JO                        | 24  | Old Gold Juniper                  | <i>Juniperus chinensis 'Old Gold'</i>      | 5 GAL              |
| PD2                       | 2   | Gold Drop Bush Cinquefoil         | <i>Potentilla fruticosa 'Gold Drop'</i>    | 5 GAL              |
| SK                        | 34  | Miss Kim Korean Lilac             | <i>Syringa pubescens 'Miss Kim'</i>        | 5 GAL              |
| VO                        | 14  | Arrowwood Viburnum                | <i>Viburnum dentatum 'Arrowwood'</i>       | 36" HEIGHT         |
| GRASSES                   | QTY | COMMON NAME                       | BOTANICAL NAME                             | CONDITION AND SIZE |
| MP2                       | 2   | Purple Eulalia Grass              | <i>Miscanthus sinensis 'Purpureascens'</i> | 3 GAL              |

**OPEN SPACE LANDSCAPE REQUIREMENTS**

TOTAL SITE: = 517,828 S.F.  
 REQUIRED OPEN SPACE (25%): = 129,457 S.F.  
 TREES REQUIRED: = 86  
 TREES PROVIDED: = 86  
 SHRUBS REQUIRED: = 129  
 SHRUBS PROVIDED: = 143

REQUIRED: 2 TREES AND 3 SHRUBS PER 3,000 S.F. OF REQUIRED OPEN SPACE

**LANDSCAPE NOTES**

- THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND CITY OF WEST DES MOINES SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- 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.
- TYPE 'A' SEED OR SOO ALL DISTURBED AREAS AS DIRECTED BY OWNER. SEED SHALL BE SUPER TURF II LS FROM UNITED SEEDS.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOO, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-OUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 6" DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-OUT EDGE.
- PLANT QUANTITIES ARE SHOWN FOR REFERENCE ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
- NO OVERSTORY TREES SHALL BE PLANTED IN ANY CITY OF WEST DES MOINES PUBLIC UTILITY EASEMENT.



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 DATE: 6/22/2022 2:43 PM  
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DATE: 06/22/2022  
 FIFTH SUBMITTAL: 06/01/2022  
 FOURTH SUBMITTAL: 05/08/2022  
 THIRD SUBMITTAL: 04/13/2022  
 SECOND SUBMITTAL: 03/25/2022  
 FIRST SUBMITTAL:

REVISIONS:

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

TECH: JAT  
 ENGINEER: JAT

**MILL RIDGE PLAT 6**  
**LANDSCAPE PLAN**

WEST DES MOINES, IOWA

L1.1

2112.939





**A RESOLUTION OF THE PLAN AND ZONING COMMISSION  
NO. PZC-22-067**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the property owner, Mill Ridge Homes, requests approval of a Preliminary Plat for the purpose of subdividing that approximately 11.88-acre property located at the NW corner of Stagecoach Drive and S. 88<sup>th</sup> Street as depicted on the location map included in the staff report. The applicant proposes the creation of sixty (60) footprint lots for multi-family development, two (2) outlots for common areas, and one (1) street lot to be dedicated to the city; and

**WHEREAS**, additionally, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the property owner, Mill Ridge Homes, requests approval of the Site Plan for the approximately 11.88-acre property located at the NW corner of Stagecoach Drive and S. 88<sup>th</sup> Street for the purpose of constructing 60 attached townhomes 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 Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Preliminary Plat and Site Plan (PPSP-005548-2022), 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 June 27, 2022.

\_\_\_\_\_  
Jennifer Drake, Chair  
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on June 27, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary