

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

Meeting Date: December 12, 2022

ITEM: Banks Landing Plat 2, Northwest corner of S. 88th Street and Booneville Road – Approve a Preliminary Plat to create 36 footprint lots for Multi Family Residential development and one (1) outlot for common area and Approve a Site Plan to allow construction of attached townhomes – Black Oak Real Estate Properties, LLC – PPSP-005455-2022

Resolution: Approval of Preliminary Plat and Site Plan

Background: Ed Arp with Civil Engineering Consultants, on behalf of the applicant and property owner, Black Oak Real Estate Properties, LLC, requests approval of a Preliminary Plat for the approximately 4.77-acre property generally located at the northwest corner of S. 88th Street and Booneville Road. The applicant proposes to subdivide the property into 36 footprint lots for attached townhomes and one (1) outlot for common area, including a private street. Additionally, the applicant requests approval of a Site Plan to allow the construction of 36 attached townhomes within 10 buildings 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:** Banks Landing Plat 1 Final Plat was approved by the City Council on December 5, 2022, which created the subject parcel (Outlot Z, Banks Landing Plat 1).
- **Key Development Aspect:** Storm Water Detention: The detention pond that provides for this development is located in the southwest corner of the original Banks Landing property and was platted as Outlot Y, Banks Landing Plat 1. This detention pond serves this townhome development, 27 single family lots created with Banks Landing Plat 1 and Lots 11-49, Michael's Landing Plat 3. In conjunction with the consideration of the associated Final Plat for this townhome project, the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement will be amended to include the 36 townhomes into the agreement.
- **Traffic Impact Study Findings:** A traffic impact study for the Banks Landing development was completed in August 2020. A summary of the key findings from the 2020 study is as follows:
 1. The planned roadway geometry and traffic control on the public streets are expected to have adequate capacity to accommodate the proposed development. The August 2020 study gives more details on the geometry, along with recommended triggers for future improvements.
 2. Comments regarding modifications to pavement markings, single-family driveways, and cluster mailbox locations have been given to the applicant to incorporate into the plan.
- **Conditions of Approval:** Banks Landing Plat 1 included the subject property and platted the area as Outlot Z. Unless for a defined public purpose such as a park, outlots are

considered unbuildable until such time that the outlot is replatted through the city's Preliminary and Final Plat Subdivision process. Staff recommends a condition of approval prohibiting the issuance of any building permit for any dwelling within the proposed project until such time that the Final Plat is approved and recorded. The installation of both footings and foundations and above ground construction will be prohibited; however, the allowance for grading and installation of private utilities will be allowed upon City Council approval of this Preliminary Plat.

- 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-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: December 12, 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/developer acknowledging that no building permits for any dwelling included within this plat shall be issued until the associated Final Plat is approved by the City Council and recorded with Dallas County. The applicant/developer shall be able to commence with site grading and installation of private utilities upon approval of this Preliminary Plat by the City Council.

Lead Staff Member: Kara Tragesser

Approval Meeting Dates:

Plan and Zoning Commission	December 12, 2022
City Council	

Staff Report Reviews:

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

Publications (if applicable)

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

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	2/7/22
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



BANKS LANDING P

PRELIMINARY PLAT & SITE PLAN FOR WEST DES MOINES, IOWA

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



BENCHMARKS
 BM 131
 SOUTH 80TH STREET, 2640 + FEET SOUTH OF MILLS CIVIC PARKWAY, 32 FEET EAST OF THE CENTERLINE OF SOUTH 80TH STREET (X AVENUE, DALLAS COUNTY), NEAR THE 1/4 SECTION LINE, 1 FOOT WEST OF THE NORTH/SOUTH FENCE LINE.
 ELEVATION = 194.80 NDM DATUM

BM 436
 INTERSECTION OF BOONEVILLE ROAD AND XAVIER AVENUE (DALLAS COUNTY), NORTHEAST CORNER OF INTERSECTION, 50 FEET NORTH OF THE CENTERLINE OF BOONEVILLE ROAD, 36 FEET EAST OF THE CENTERLINE OF SOUTH 80TH STREET, 5 FEET WEST OF THE NORTH/SOUTH FENCE LINE, 11 FEET NORTH OF FENCE CORNER POST.
 ELEVATION = 159.12 NDM DATUM

AREA ANALYSIS:
 SITE AREA: 154,727 S.F.
 OPEN SPACE REQUIRED: 154,727 * 25% = 38,682 S.F.
 OPEN SPACE PROVIDED: 16,269 S.F.
 IMPERVIOUS SURFACE: 43,910 S.F. = 60.31%

VISITOR PARKING:
 REQUIRED: 1 STALL PER 10 DU.
 36 DWELLING UNITS SHOWN, 4 VISITOR STALLS REQUIRED.
 RESIDENT PARKING FOR EACH IN ATTACHED GARAGE (2).
 ROOM IN DRIVEWAY FOR 2 VISITOR STALLS PER DU.

GRADING NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND NDM ADDENDA.
- ALL SPOT ELEVATIONS ARE AT GUTTER UNLESS NOTED OTHERWISE.
- LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER SO THAT CONFLICT MAY BE RESOLVED.
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CALL IOWA ONE-CALL BEFORE STARTING WORK.
- AREAS TO RECEIVE FILL TO BE BENCHMAID.
- PREPARE BOTTOM OF EACH FOR FILL BY DISCS TO DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADINGS SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- BACKFILL TO TOP OF ALL CURBS.

UTILITY NOTES

ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES. LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CALL IOWA ONE-CALL BEFORE STARTING WORK.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND NDM ADDENDA.

SITE UTILITY CONTRACTOR SHALL COORDINATE BUILDING SERVICE CONNECTIONS WITH BUILDING MECHANICAL CONTRACTOR.

VERIFY WATER MAIN AND SANITARY SEWER SERVICE LOCATIONS WITH ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS.

ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.

AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, CONTRACTOR SHALL CONTACT NDM ENGINEERING SERVICES, (BEN MCALISTER, 515-222-3475) TO OBTAIN ALL CITY PERMITS AS REQUIRED. CONTRACTOR SHALL VERIFY THAT OFFSITE GRADING AND UTILITY EASEMENTS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN PROJECT.

CONTACT BUILDING INSPECTION AT (515-222-3630) MINIMUM OF A 24 HOURS IN ADVANCE FOR PUBLIC UTILITY INSTALLATION INSPECTION.

ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.

PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH SUBDIVISION CONSTRUCTION PLANS FOR SAID IMPROVEMENTS TO BE SUBMITTED TO AND APPROVED BY CITY ENGINEER.

WATER MAIN NOTES:

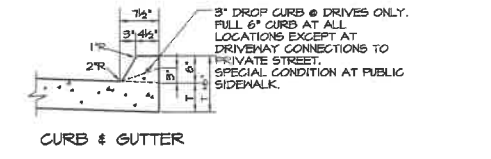
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
- 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, 54-199B. 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.

CITY OF WEST DES MOINES PLANNING NOTES

- DETACHED ACCESSORY STRUCTURES AND FENCES ARE NOT ALLOWED WITHIN FOOTPRINT LOTS AND ARE ONLY ALLOWED FOR DEVELOPMENT USE ON COMMON PROPERTY.

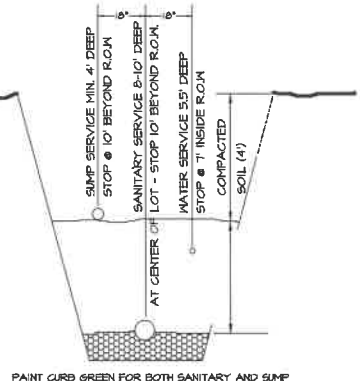
LOT NOTES:

- OUTLOT '1' IS UNBUILDABLE AND WILL BE RESERVED AS A COMMON AREA. THIS OUTLOT WILL BE CONTROLLED BY A HOME OWNERS ASSOCIATION, PROPERTY OWNER MANAGEMENT & EASEMENT AGREEMENT, OR EQUIVALENT DOCUMENT THAT ESTABLISHES THE RESPONSIBILITIES REGARDING PROPERTY MAINTENANCE AND MANAGEMENT DUTIES.
- OUTLOT '2' (COMMON AREA), PRIVATE STREETS, AND SIDEWALKS WILL BE MAINTAINED HOME OWNERS ASSOCIATION OR EQUIVALENT.



CURB & GUTTER
 (IT IS THE THICKNESS SPECIFIED FOR PAVEMENT - SEE PLAN & PAVING NOTES)

CURB DETAILS FOR CONCRETE PAVING

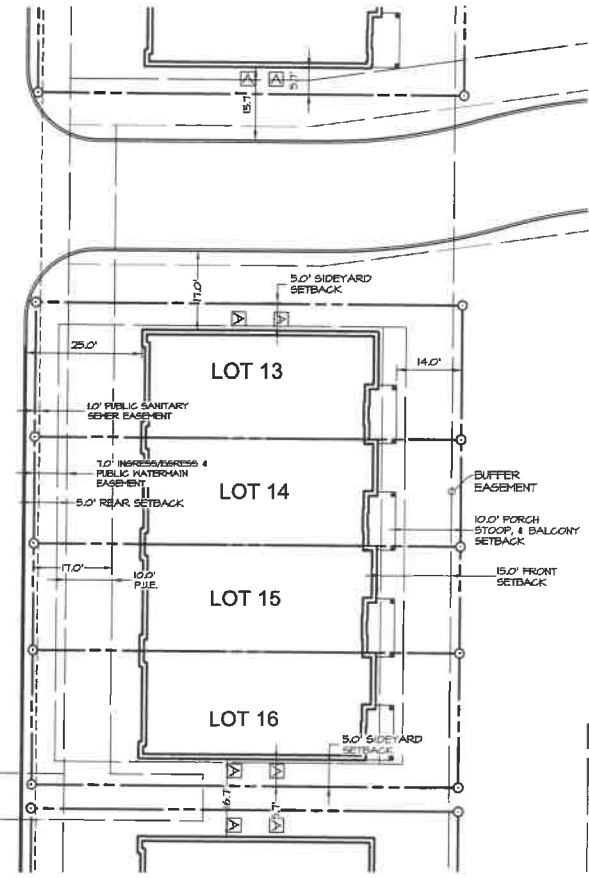


SERVICE LOCATION DETAIL
 NO SCALE - LOOKING FROM STREET TO UNIT

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER
2	DIMENSION - LAYOUT PLAN
3	PRELIMINARY PLAT - DIMENSION
4	PRELIMINARY PLAT - SOUTH
5	PRELIMINARY PLAT - NORTH
6	PRELIMINARY PLAT - EASEMENT DETAIL - SOUTH
7	PRELIMINARY PLAT - EASEMENT DETAIL - NORTH
8	GRADING PLAN - OVERALL
9	GRADING - DETAILS
10	GRADING - DETAILS & CROSS SECTIONS
11	UTILITY PLAN
12	LANDSCAPE PLAN

VICINITY MAP
 NO SCALE



SETBACKS:
 FRONT YARD:
 • 10' FOR PORCHES, STOOPS, BALCONIES
 • 15' MEASURED TO LIVING SPACE OUTSIDE FOUNDATION WALL
 PUBLIC UTILITY EASEMENT
 SIDE YARD: 5' FOR ALL BUILDING ELEMENTS
 REAR YARD: 5' TO CLOSEST BUILDING ELEMENT
 CORNER UNITS: 15' FROM BACK OF CURB TO SIDE MALL.
 UNLESS NOTED OTHERWISE

- NOTES**
- UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
 - PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY SURVEYOR.
 - MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLATS RECORDING DATE.
 - ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS OF RECORD UNLESS LABEL AS **PROPOSED**.

GENERAL LEGEND

PROPOSED	EXISTING
PLAT BOUNDARY	LOT LINE
SECTION LINE	SANITARY/STORM MANHOLE
LOT LINE	WATER VALVE
CENTERLINE	FIRE HYDRANT
EASEMENT LINE	STORM SEWER SINGLE INTAKE
FLARED END SECTION	STORM SEWER DOUBLE INTAKE
DRAIN BASIN OR SEDIMENT RISER	STORM SEWER ROUND INTAKE
DRAIN BASIN WITH SOLID GRATE	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
BLOW-OFF HYDRANT	SHRUB
SCOUR STOP MAT	POWER POLE
TURF REINFORCEMENT MAT	STREET LIGHT
STORM SEWER WITH SIZE	GUY ANCHOR
WATER SEWER WITH SIZE	ELECTRIC TRANSFORMER
WATER SERVICE	GAS METER
PROPOSED CONTOUR	TELEPHONE RISER
SILT FENCE	SIGN
ADDRESS	UNDERGROUND TELEVISION
RIPRAP	USE
	UNDERGROUND GAS
	USFO
	UNDERGROUND FIBER OPTIC
	UGT
	UNDERGROUND TELEPHONE
	OHM
	OVERHEAD ELECTRIC
	SAN
	SANITARY SEWER WITH SIZE
	ST
	STORM SEWER WITH SIZE
	WM
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TREELINE
	B.S.L.
	BUILDING SETBACK LINE
	P.U.E.
	PUBLIC UTILITY EASEMENT
	M.O.E.
	MINIMUM OPENING ELEVATION
	U.N.O.
	UNLESS NOTED OTHERWISE



PROPERTY OWNER/APPLICANT:
 BLACK OAK REAL ESTATE PROPERTIES, LLC
 (A NEVADA LIMITED LIABILITY COMPANY)
 ATTN: DANIEL FETTIT
 2505 SE ENCOMPASS DR., STE 200
 WAUKEE, IOWA 50263
 PH: 515.250.8761
 EMAIL: DANIEL@ENCOMPASSDM.COM

PROJECT MANAGER:
 EDWARD H. ARP, P.L.A., A.S.L.A.
 CIVIL ENGINEERING CONSULTANTS
 2400 86TH STREET, #12
 DES MOINES, IOWA 50322
 515-276-4884 EXT. #213
 ARP@CECLAC.COM

TOTAL LAND AREA:
 MEDIUM DENSITY RESIDENTIAL
 MEDIUM LAND AREA=4.17 ACRES.

EXISTING COMPREHENSIVE LAND USE DESIGNATION:
 TALLYN'S REACH PLANNED UNIT DEVELOPMENT (PUD #60)
 MEDIUM DENSITY RESIDENTIAL (RM-12)

PROPOSED LEVEL TYPE:
 ATTACHED TOWNHOMES ON FOOTPRINT LOTS.

EXISTING ZONING:
 TALLYN'S REACH PLANNED UNIT DEVELOPMENT (PUD #60)
 MEDIUM DENSITY RESIDENTIAL (RM-12)

PROPOSED LAND USE DENSITIES:
 MEDIUM DENSITY RESIDENTIAL RM-12, 12 DU/AC, MAX.

LEGAL DESCRIPTION
 OUTLOT '2' BANKS LANDING PLAT 1

CASE NUMBER:
 PPSF-005455-2022

NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 - A. WEST DES MOINES ENGINEERING SERVICES - BEN MCALISTER (515-222-3475)
 - B. BANKS LANDING, LLC - CODY FORRISTALL (712-256-8702)
 - C. CIVIL ENGINEERING CONSULTANTS, INC. (515-276-4884)
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
- PROVIDE 2" CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND NDM ADDENDUMS.
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER SO THAT CONFLICT MAY BE RESOLVED.
- SIDEWALK & DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WEST DES MOINES ENGINEERING DEPARTMENT, MINIMUM 24 HOUR NOTICE.
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN TIMELY FASHION.
- ALL CONSTRUCTION WITHIN CITY OF WEST DES MOINES R.O.W. SHALL COMPLY WITH CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
- PUBLIC STREET PAVEMENT THICKNESS SHALL BE 7" P.C.C. W/ 6" P.C.C. CURB & GUTTER.
- SUBDIVISION WILL COMPLY AND CONFORM TO ALL REQUIREMENTS OF ORDINANCES AND REGULATIONS OF CITY AND TO PLATTING PROCEDURES AND CONDITIONS.
- OUTLOT '1' (STORM-WATER DETENTION) IS NOT BUILDABLE.
- FUTURE DRIVEWAYS ARE NOT ALLOWED ON SUGAR CREEK DRIVE OR BOONEVILLE ROAD.
- PROPERTY OWNER/DEVELOPER(S) SHALL BE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS ADJACENT TO ALL PUBLIC STREETS THAT BORDER PROPERTY.

SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON ALL STREETS (PUBLIC & PRIVATE) MUST BE IN CONFORMANCE WITH THE MANUAL ON TRAFFIC CONTROL DEVICES (M.U.T.C.D.M FEDERAL HIGHWAY ADMINISTRATION).

CERTIFICATIONS

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

DATE: _____
 BY: EDWARD H. ARP, IOWA REG. NO. 250
 MY LICENSE RENEWAL DATE IS: JUNE 30, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY.

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.

DATE: _____
 BY: CODY T. HEAVNER, IOWA LIC. NO. 25088
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL: this sheet only.

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.

DATE: _____
 BY: JEFFREY A. GADDIS, IOWA LICENSE NO. 18361
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2020

EDWARD H. ARP
 LANDSCAPE ARCHITECT
 NO. 250
 PROFESSIONAL LANDSCAPE ARCHITECT

JEFFREY A. GADDIS
 LAND SURVEYOR
 NO. 18361
 PROFESSIONAL LAND SURVEYOR

SHEETS
 OF 12
 A-2064

Civil Engine
 2400 86th Street - Unit 12 - Des Moines, Iowa 50322
 515.276.4884 - mail@ceclac.com



DATE:

2022-12-06 - FIFTH SUBMITTAL
2022-04-06 - FOURTH SUBMITTAL
2022-05-04 - SECOND SUBMITTAL
DATE OF SURVEY: NOV. 25, 2014
DESIGNED BY: EHA
DRAWN BY: KRZ

BANKS LANDING PLAT 2
 WEST DES MOINES, IOWA
 COVER

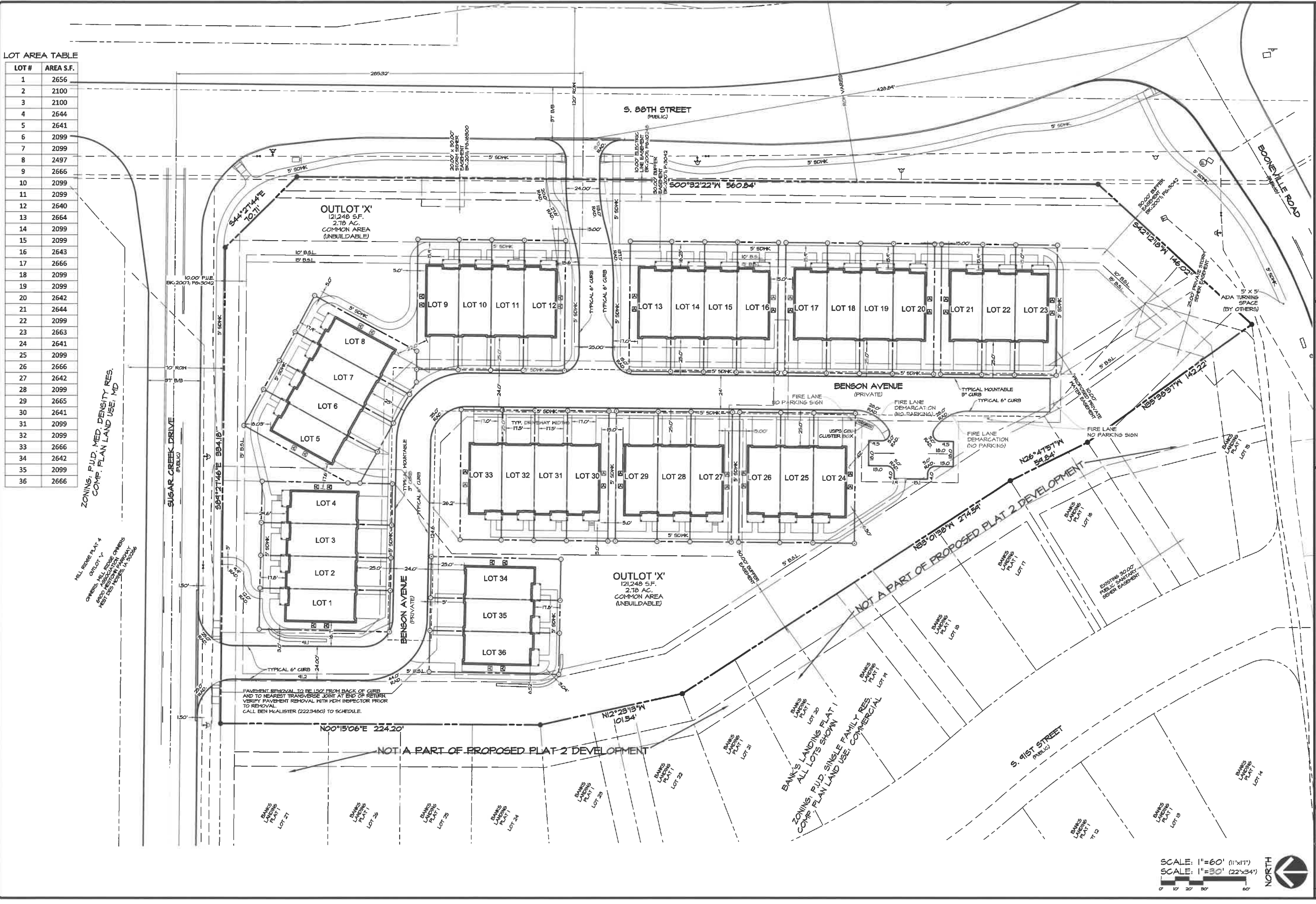
LOT AREA TABLE

LOT #	AREA S.F.
1	2656
2	2100
3	2100
4	2644
5	2641
6	2099
7	2099
8	2497
9	2666
10	2099
11	2099
12	2640
13	2664
14	2099
15	2099
16	2643
17	2666
18	2099
19	2099
20	2642
21	2644
22	2099
23	2663
24	2641
25	2099
26	2666
27	2642
28	2099
29	2665
30	2641
31	2099
32	2099
33	2666
34	2642
35	2099
36	2666

ZONING: P.U.D. MED. DENSITY RES.
COMP. PLAN LAND USE, MD

HILL RIDGE PLAT 4
OWNER: HILL RIDGE OWNERS
MPO ASSOCIATION
RES. DES. NOTES IN 2022

PAVEMENT REMOVAL TO BE 150' FROM BACK OF CURB AND TO NEAREST TRANSVERSE JOINT AT END OF RETURN. VERIFY PAVEMENT REMOVAL WITH HCM INSPECTOR PRIOR TO REMOVAL. CALL BEN McALISTER (2223480) TO SCHEDULE.

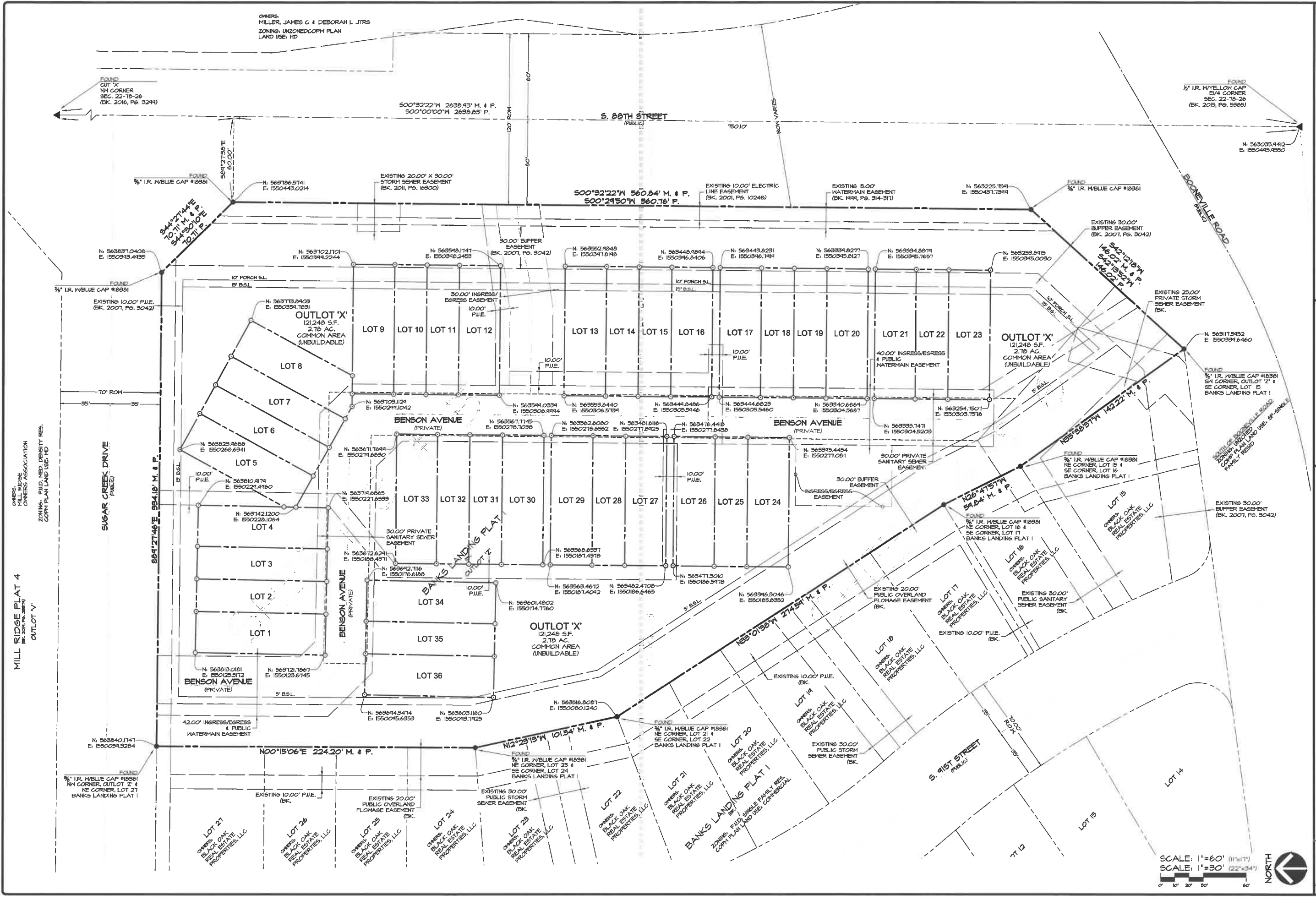


SCALE: 1"=60' (11"x17")
SCALE: 1"=30' (22"x34")

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
315.276.4884, mail@cecinc.com

DATE: 2022-12-06 - FIFTH SUBMITTAL
2022-04-06 - FOURTH SUBMITTAL
2022-05-04 - SECOND SUBMITTAL
DATE OF SURVEY: NOV. 25, 2014
DESIGNED BY: EHA
DRAWN BY: KRZ

SHEET 2 OF 12
BANKS LANDING PLAT 2
NEST DES MOINES, IOWA
DIMENSION - LAYOUT PLAN
A-2064



OWNERS:
MILLER, JAMES C & DEBORAH L JTRS
ZONING: UNZONED COPM PLAN
LAND USE: HD

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 - Des Moines, Iowa 50322
515.276.4884 - mail@cecinc.com



DATE: 2022-12-06 - FIFTH SUBMITTAL
2022-09-06 - FOURTH SUBMITTAL
2022-03-04 - SECOND SUBMITTAL
DATE OF SURVEY: NOV. 25, 2014
DESIGNED BY: EHA
DRAWN BY: KRZ

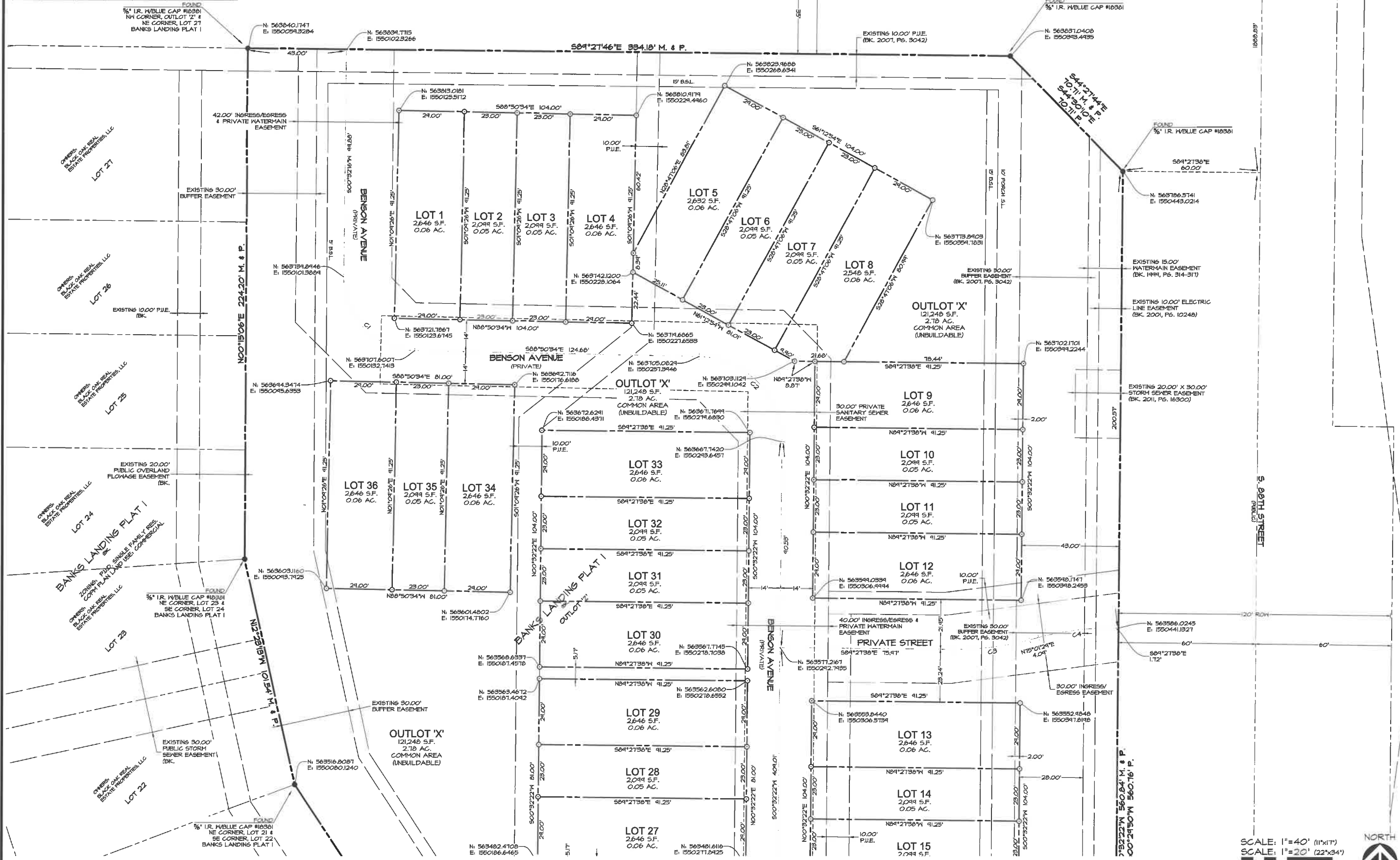
BANKS LANDING PLAT 2
WEST DES MOINES, IOWA
PRELIMINARY PLAT - DIMENSION

SHEET
OF 12
A-2064



04/17/2024 10:30:00 AM C:\DWG\Projects\Banks Landing Plat 2\BANKS LANDING PLAT 2.dwg

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	89°22'51"	32.00'	44.92'	31.66'	45.01'	S44°01'04"E
C2	84°22'56"	51.00'	51.72'	36.60'	52.04'	S44°01'06"E
C3	15°24'03"	125.00'	33.60'	16.40'	33.50'	N82°43'30"E
C4	15°30'54"	125.00'	33.85'	17.03'	33.74'	N82°46'56"E



SHEET #4 of #6

SCALE: 1"=40' (11"x17")
SCALE: 1"=20' (22"x34")



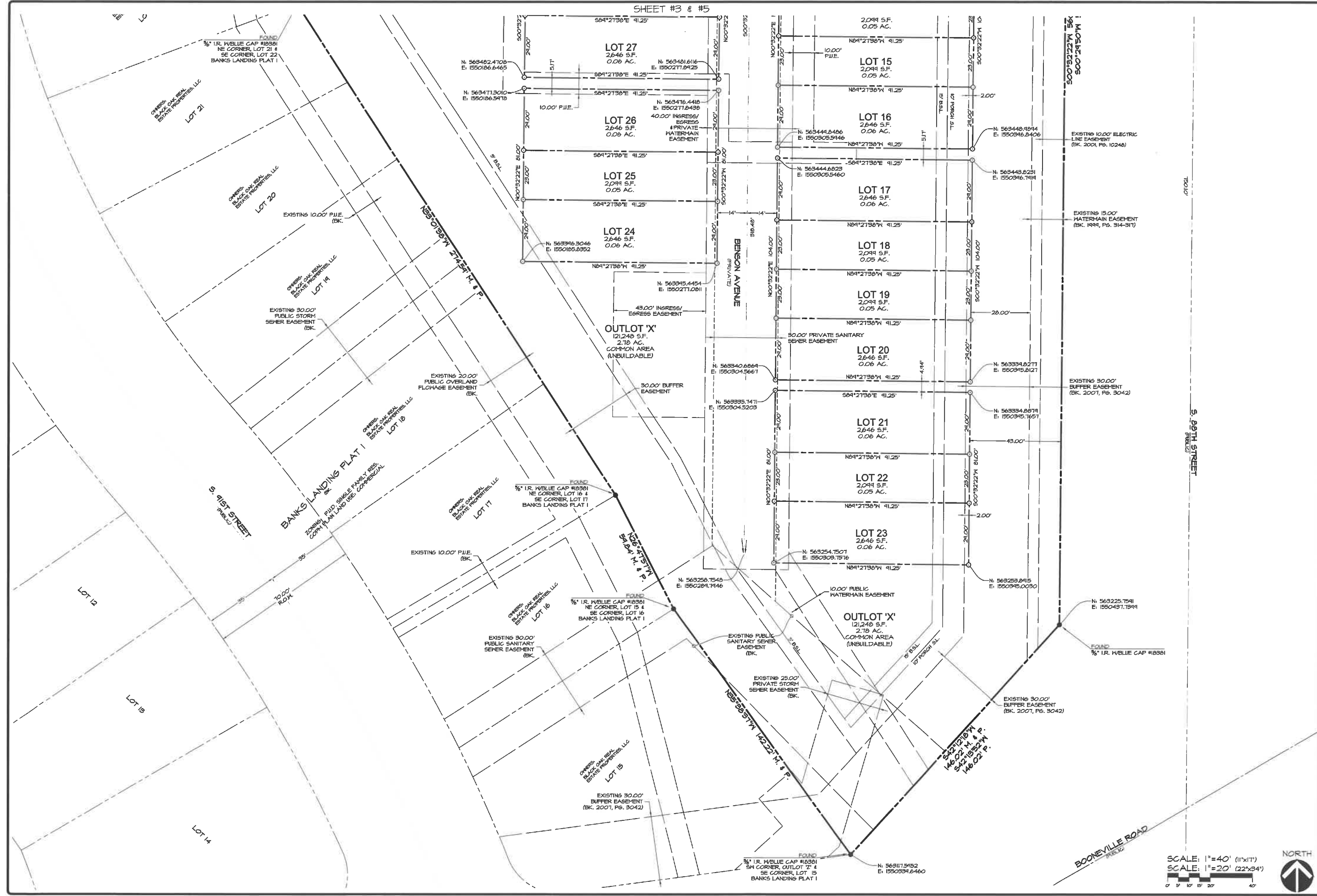
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 - Des Moines, Iowa 50322
515.276.4884 mail@cecinc.com



DATE: 2022-12-06 - FIFTH SUBMITTAL
2022-04-06 - FOURTH SUBMITTAL
2022-05-04 - SECOND SUBMITTAL
DATE OF SURVEY: NOV. 25, 2014
DESIGNED BY: EHA
DRAWN BY: KRZ

BANKS LANDING PLAT 2
WEST DES MOINES, IOWA
PRELIMINARY PLAT - SOUTH

SHEET 4 OF 12
A-2064



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12 · Des Moines, Iowa 50322
 515.276.4884 · mail@cecinc.com

CEC

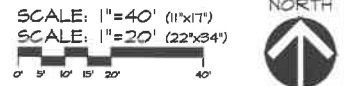
DATE:	2022-12-06 - FIFTH SUBMITTAL
DESIGNED BY:	2022-04-06 - FOURTH SUBMITTAL
DRAWN BY:	2022-05-04 - SECOND SUBMITTAL
DATE OF SURVEY:	NOV. 25, 2014
DESIGNED BY:	BIA
DRAWN BY:	KRZ

BANKS LANDING PLAT 2
 WEST DES MOINES, IOWA

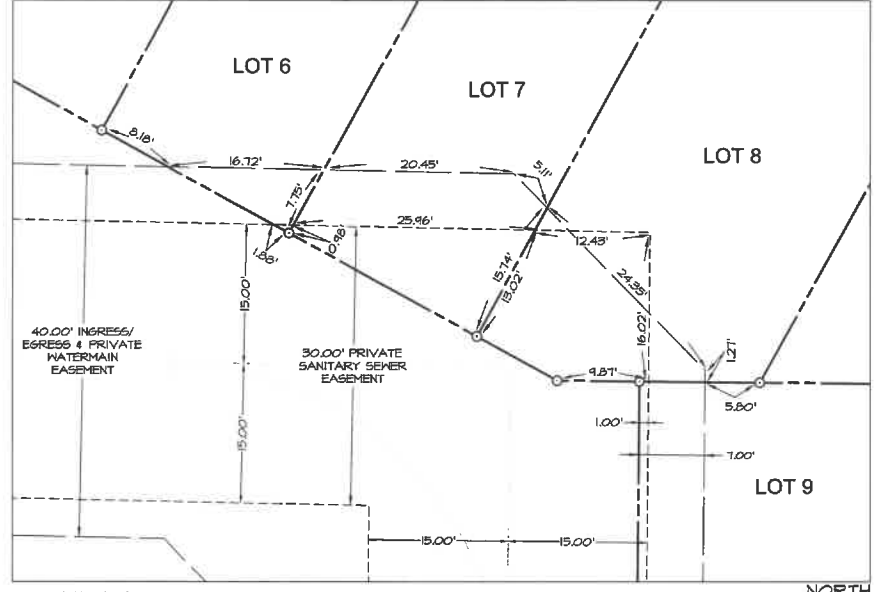
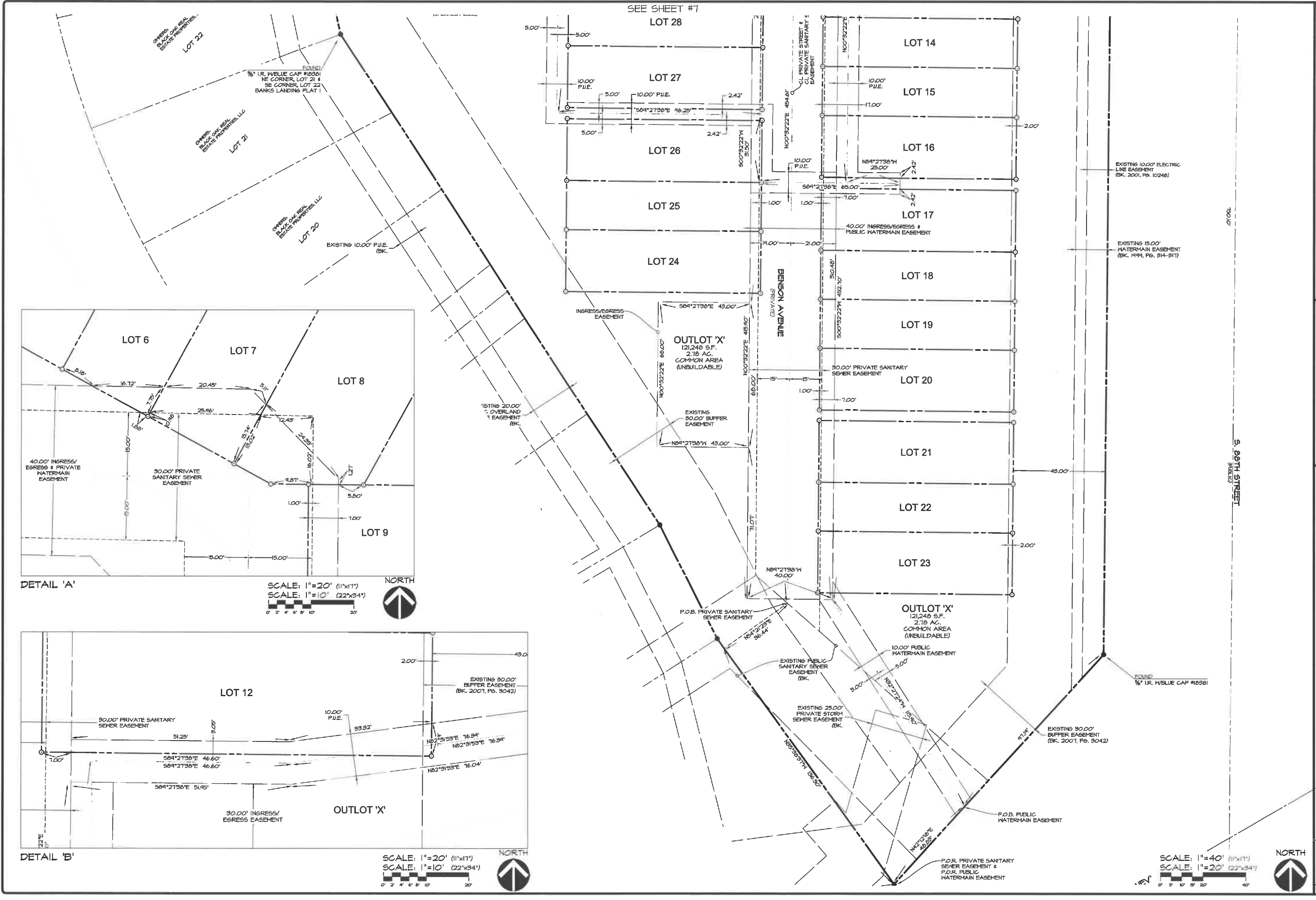
PRELIMINARY PLAT - NORTH

SHEET
11
 OF 12

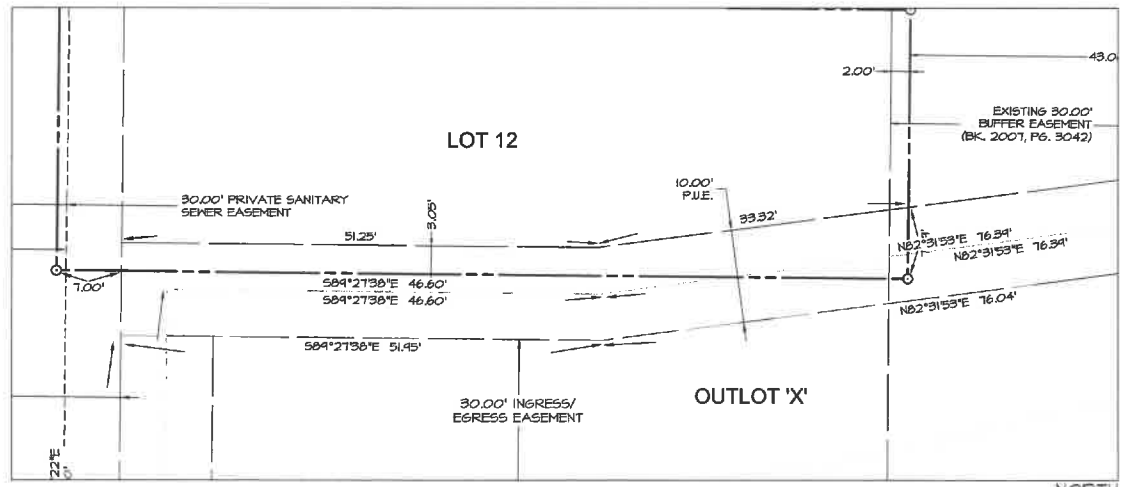
A-2064



DATE PLOTTED: 11/15/2023 10:23:17 AM. PLOT SCALE: 1"=40'. PLOT SHEET: 11 OF 12. PLOT FILE: C:\Users\jwagner\OneDrive\Documents\Banks Landing Plat 2\11-15-23\11-15-23-11-15-23.dwg



DETAIL 'A'
 SCALE: 1"=20' (11"x17")
 SCALE: 1"=10' (22"x34")



DETAIL 'B'
 SCALE: 1"=20' (11"x17")
 SCALE: 1"=10' (22"x34")

SCALE: 1"=40' (11"x17")
 SCALE: 1"=20' (22"x34")

BANKS LANDING PLAT 2
 WEST DES MOINES, IOWA

PRELIMINARY PLAT - EASEMENT DETAIL - SOUTH

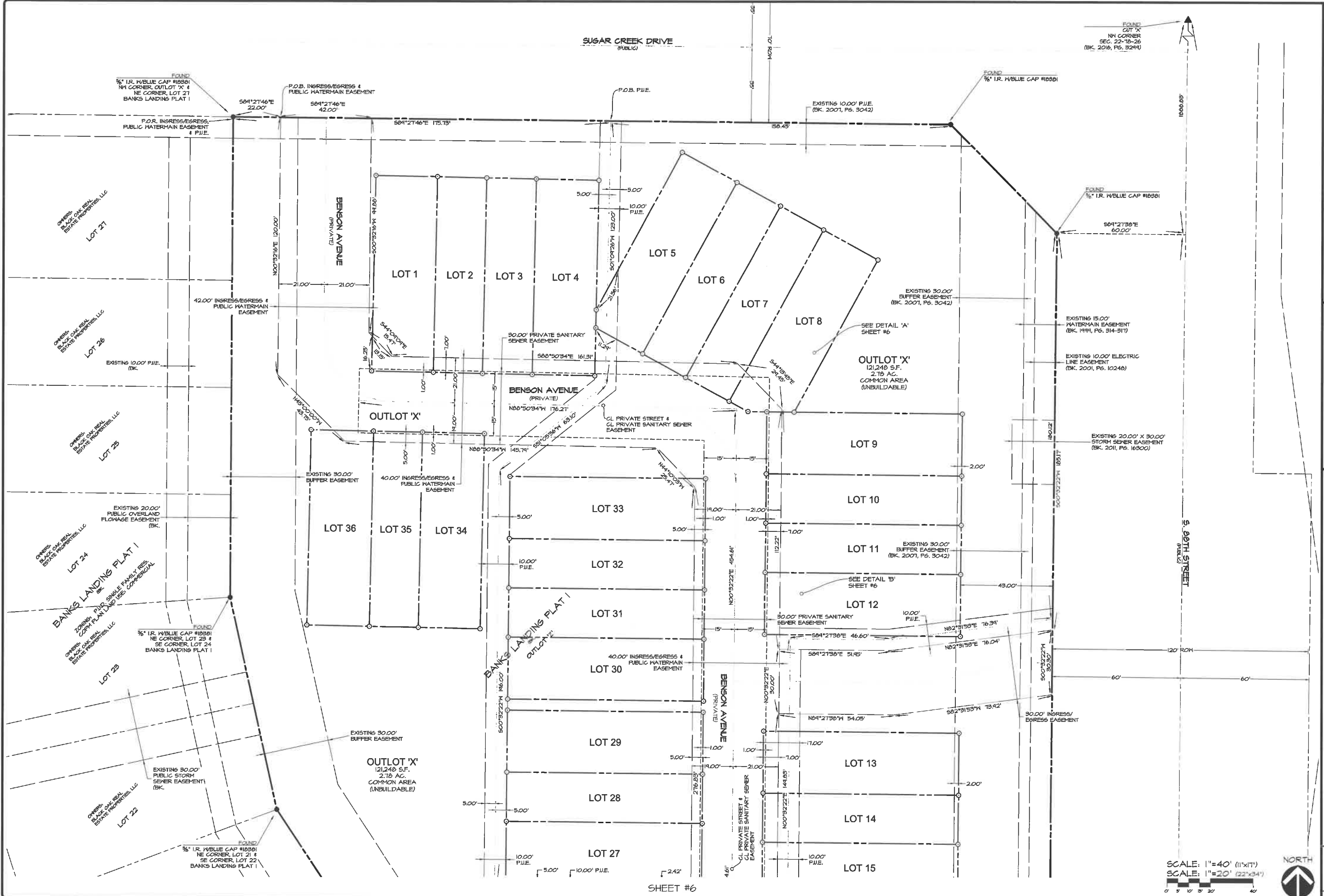
DATE:	2022-12-06 - FIFTH SUBMITTAL	EIA
DATE OF SURVEY:	2022-09-06 - FOURTH SUBMITTAL	ERZ
DESIGNED BY:	2022-05-04 - SECOND SUBMITTAL	ERZ
DRAWN BY:	NOV. 25, 2014	KRZ

SHEET
 OF 12
 A-2064

CEC

Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 · mat@cecinc.com

C:\Users\james\OneDrive\Documents\BANKS_LANDING_PLAT_2\BANKS_LANDING_PLAT_2_SOUTH_PRELIMINARY_PLAT_EASEMENT_DETAIL_SOUTH.dwg, 11/25/2024 10:53:34 AM, page 11



SHEET #6

SCALE: 1"=40' (11"x17")
 SCALE: 1"=20' (22"x34")



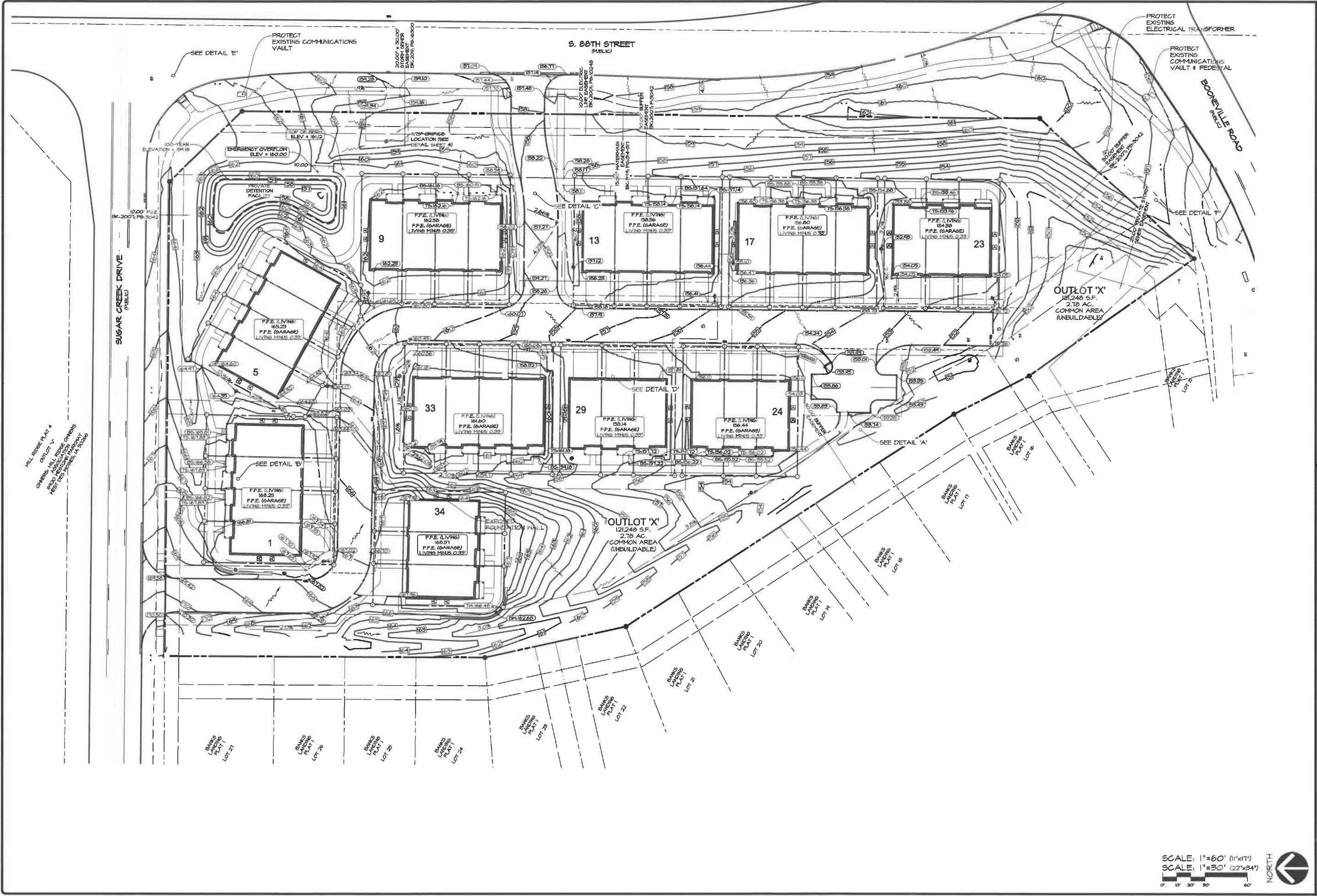
Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12 • Des Moines, Iowa 50322
 515.276.4884 • mail@cecinc.com



DATE: 2022-12-06 - FIFTH SUBMITTAL
 2022-01-06 - FOURTH SUBMITTAL
 2022-05-04 - SECOND SUBMITTAL
 DATE OF SURVEY: NOV. 25, 2014
 DESIGNED BY: EHA
 DRAWN BY: KSZ

BANKS LANDING PLAT 2
 WEST DES MOINES, IOWA
PRELIMINARY PLAT - EASEMENT DETAIL - NORTH

SHEET
 OF 12
 A-2064



HILL RIDGE PLAT 4
 ON LOT 17
 OWNERS: HILL RIDGE OWNERS
 1400 ASSOCIATION PARKWAY
 WEST DES MOINES, IA 50306

SUGAR CREEK DRIVE
 (PUBLIC)

S. 80TH STREET
 (PUBLIC)

BOONEVILLE ROAD
 (PUBLIC)

OUTLOT 'X'
 121,248 S.F.
 2.78 AC
 COMMON AREA
 (UNBUILDABLE)

OUTLOT 'X'
 121,248 S.F.
 2.78 AC
 COMMON AREA
 (UNBUILDABLE)

BANKS LANDING
 PLAT 1
 LOT 21

BANKS LANDING
 PLAT 1
 LOT 28

BANKS LANDING
 PLAT 1
 LOT 25

BANKS LANDING
 PLAT 1
 LOT 24

BANKS LANDING
 PLAT 1
 LOT 29

BANKS LANDING
 PLAT 1
 LOT 22

BANKS LANDING
 PLAT 1
 LOT 21

BANKS LANDING
 PLAT 1
 LOT 20

BANKS LANDING
 PLAT 1
 LOT 19

BANKS LANDING
 PLAT 1
 LOT 18

BANKS LANDING
 PLAT 1
 LOT 17

BANKS LANDING
 PLAT 1
 LOT 16

SCALE: 1"=60' (11x17)
 SCALE: 1"=30' (22x34)



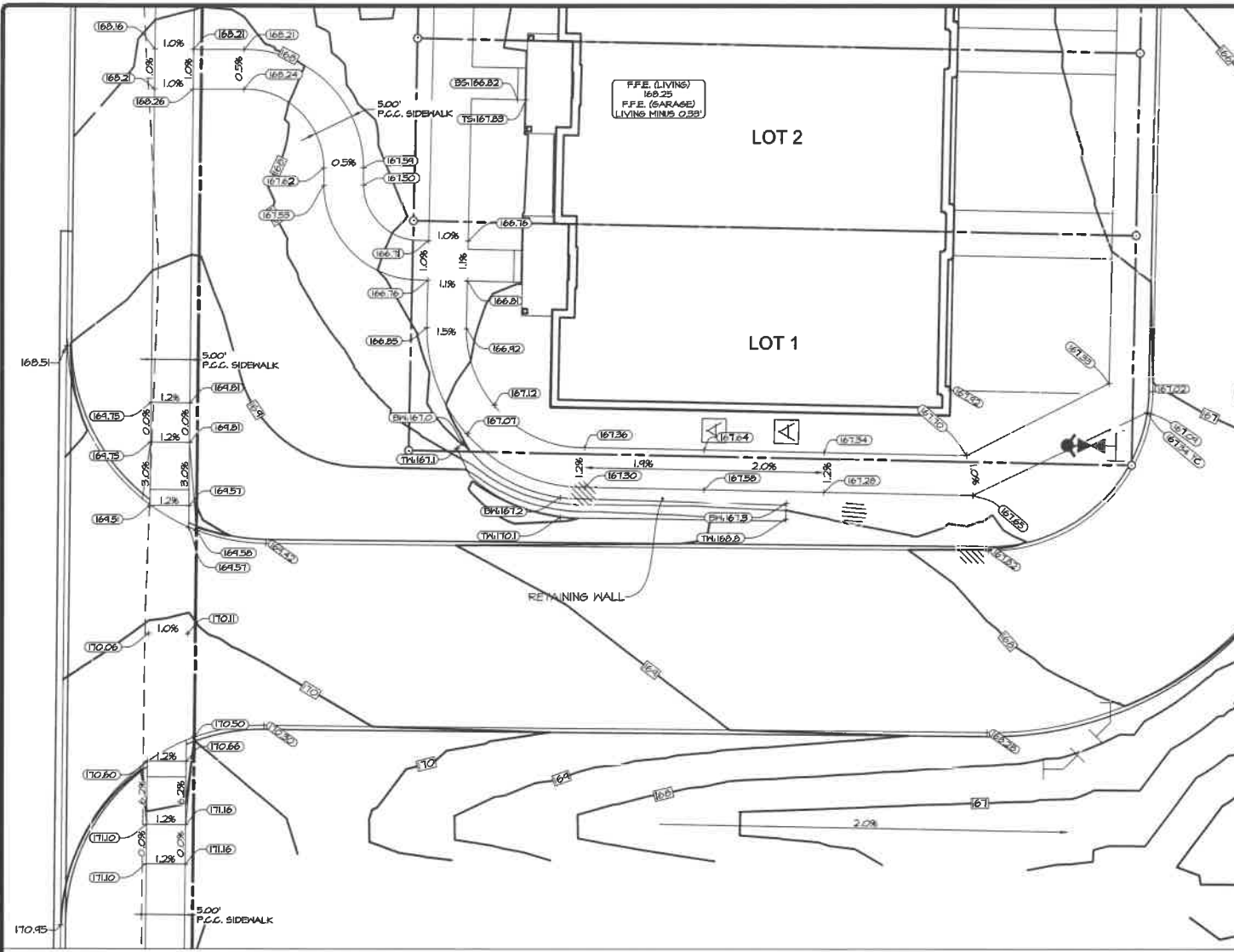
Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12 · Des Moines, Iowa 50322
 515.276.4884 · mail@cecinc.com



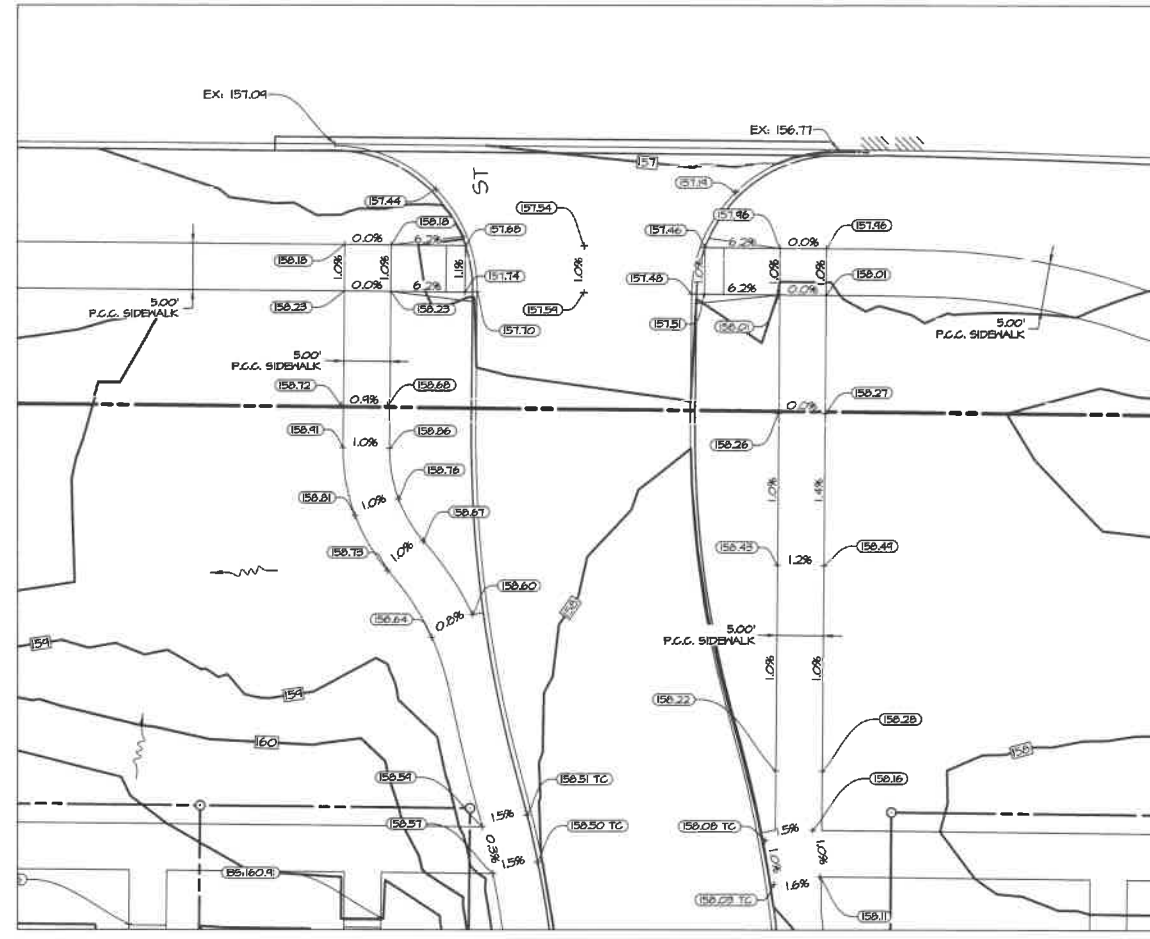
DATE:	2022-12-06 - FIFTH SUBMITTAL	EHA	KRZ
	2022-04-06 - FOURTH SUBMITTAL		
	2022-05-04 - SECOND SUBMITTAL		
DATE OF SURVEY:	NOV. 25, 2014		
DESIGNED BY:			
DRAWN BY:			

BANKS LANDING PLAT 2
 WEST DES MOINES, IOWA
 GRADING PLAN - OVERALL

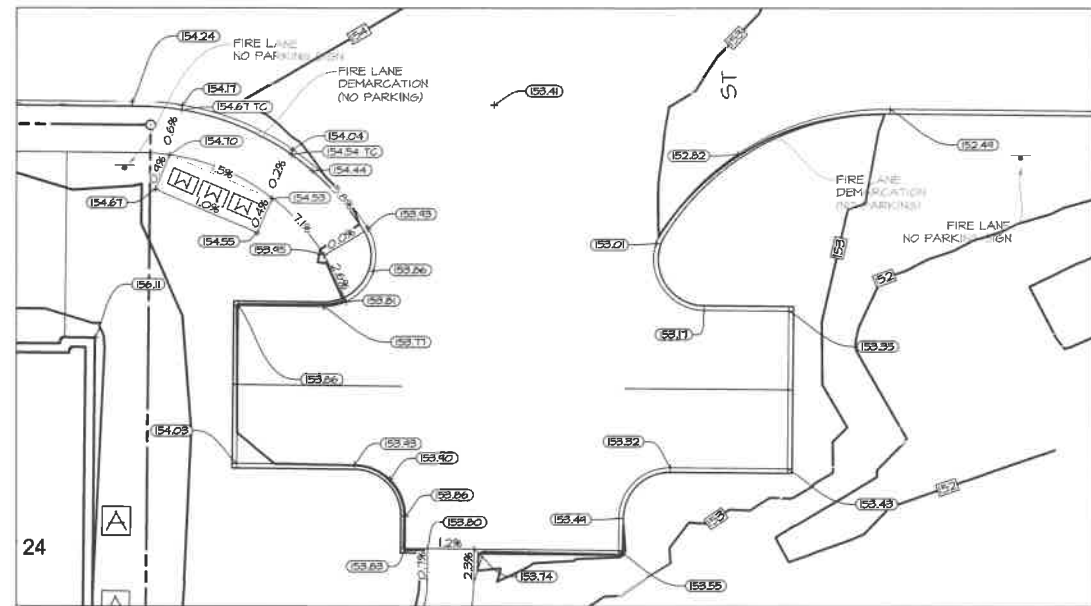
SHEET
 OF 12



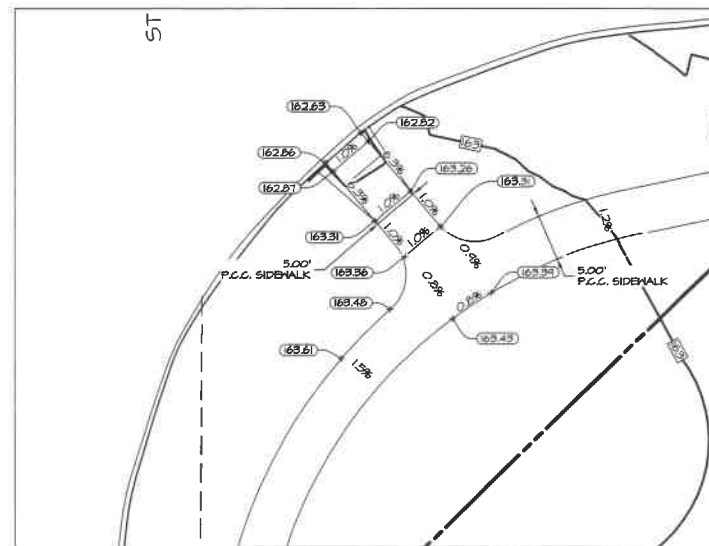
DETAIL 'B'



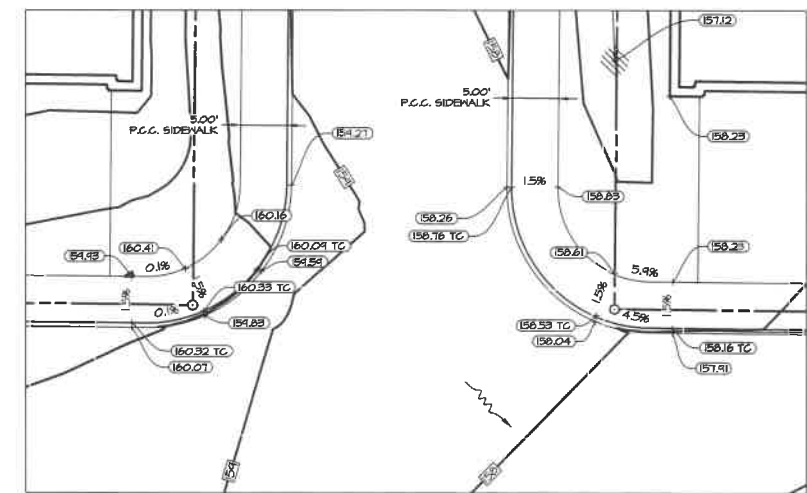
DETAIL 'C'



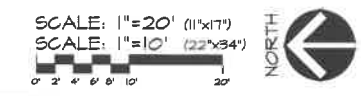
DETAIL 'B'



DETAIL 'E'



DETAIL 'D'

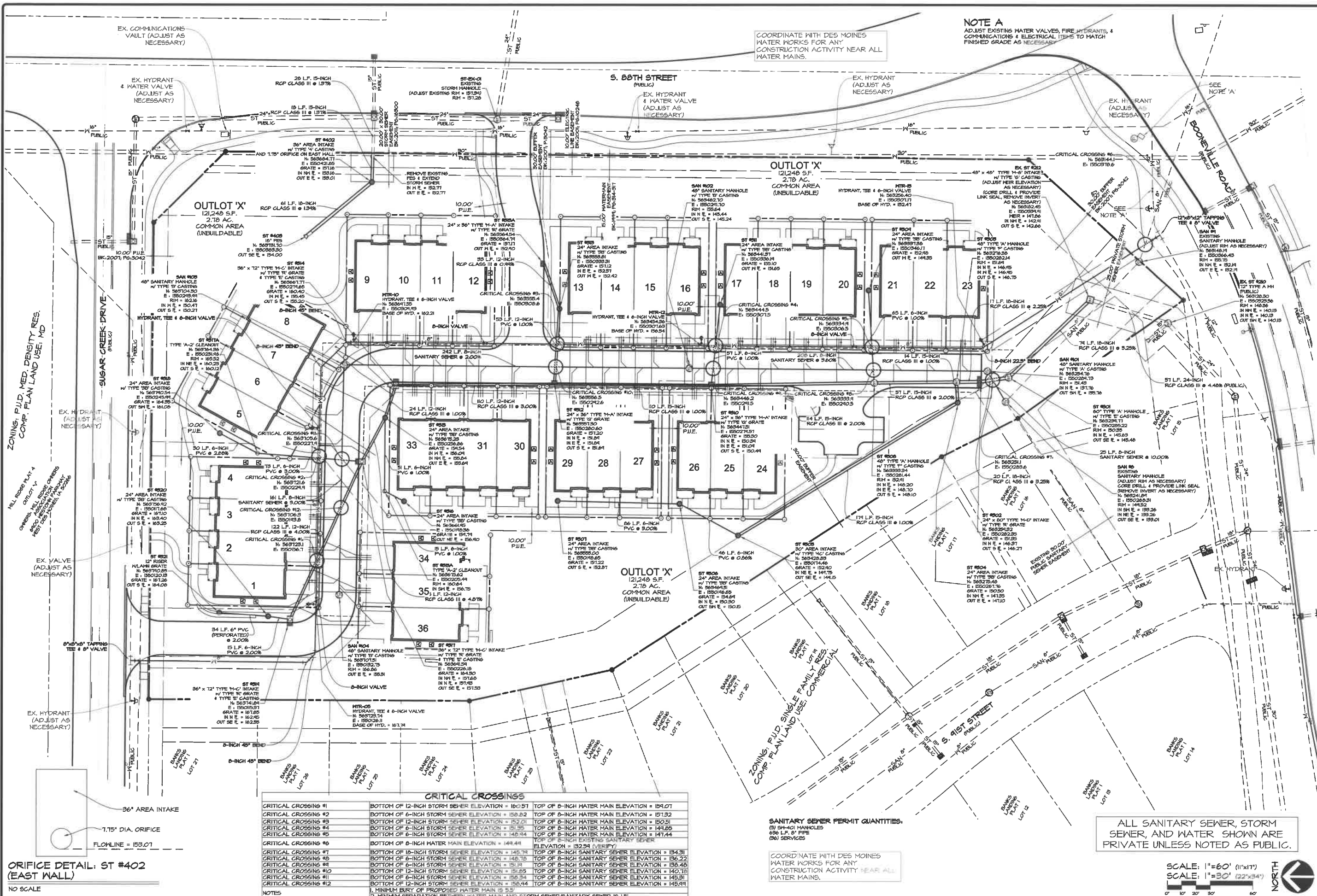


DATE:	2022-12-06 - FIFTH SUBMITTAL
	2022-09-06 - FOURTH SUBMITTAL
	2022-05-04 - SECOND SUBMITTAL
DATE OF SURVEY:	NOV. 25, 2014
DESIGNED BY:	EHA
DRAWN BY:	KRZ

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515.276.4884 · mail@cecinc.com

BANKS LANDING FLAT 2
WEST DES MOINES, IOWA
GRADING - DETAILS

© 2014 by CEC Inc. All rights reserved. This drawing is the property of CEC Inc. and is not to be reproduced or used in any way without the written consent of CEC Inc.



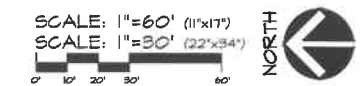
ORIFICE DETAIL: ST #402 (EAST WALL)
 NO SCALE

CRITICAL CROSSINGS #1	
BOTTOM OF 12-INCH STORM SEWER ELEVATION = 150.57	TOP OF 8-INCH WATER MAIN ELEVATION = 154.07
BOTTOM OF 6-INCH STORM SEWER ELEVATION = 150.82	TOP OF 8-INCH WATER MAIN ELEVATION = 157.32
BOTTOM OF 12-INCH STORM SEWER ELEVATION = 152.01	TOP OF 8-INCH WATER MAIN ELEVATION = 150.51
BOTTOM OF 6-INCH STORM SEWER ELEVATION = 151.35	TOP OF 8-INCH WATER MAIN ELEVATION = 144.65
BOTTOM OF 6-INCH STORM SEWER ELEVATION = 149.34	TOP OF 8-INCH WATER MAIN ELEVATION = 147.44
BOTTOM OF 8-INCH WATER MAIN ELEVATION = 149.44	TOP OF 8-INCH EXISTING SANITARY SEWER ELEVATION = 152.94 (VERIFY)
BOTTOM OF 18-INCH STORM SEWER ELEVATION = 145.78	TOP OF 8-INCH SANITARY SEWER ELEVATION = 134.31
BOTTOM OF 6-INCH STORM SEWER ELEVATION = 146.78	TOP OF 8-INCH SANITARY SEWER ELEVATION = 136.22
BOTTOM OF 6-INCH STORM SEWER ELEVATION = 151.81	TOP OF 8-INCH SANITARY SEWER ELEVATION = 138.48
BOTTOM OF 12-INCH STORM SEWER ELEVATION = 151.25	TOP OF 8-INCH SANITARY SEWER ELEVATION = 140.78
BOTTOM OF 6-INCH STORM SEWER ELEVATION = 156.34	TOP OF 8-INCH SANITARY SEWER ELEVATION = 145.31
BOTTOM OF 12-INCH STORM SEWER ELEVATION = 155.44	TOP OF 8-INCH SANITARY SEWER ELEVATION = 145.94

NOTES:
 1. MINIMUM BURY OF PROPOSED WATER MAIN IS 5.5'
 2. MINIMUM SEPARATION BETWEEN WATER MAIN AND STORM SEWER/SANITARY SEWER IS 15'

SANITARY SEWER PERMIT QUANTITIES:
 (3) 36" MANHOLES
 (36) L.F. 8" PIPE
 (36) SERVICES

ALL SANITARY SEWER, STORM SEWER, AND WATER SHOWN ARE PRIVATE UNLESS NOTED AS PUBLIC.



COORDINATE WITH DES MOINES WATER WORKS FOR ANY CONSTRUCTION ACTIVITY NEAR ALL WATER MAINS.

NOTE A
 ADJUST EXISTING WATER VALVES, FIRE HYDRANTS, & COMMUNICATIONS & ELECTRICAL ITEMS TO MATCH FINISHED GRADE AS NECESSARY.

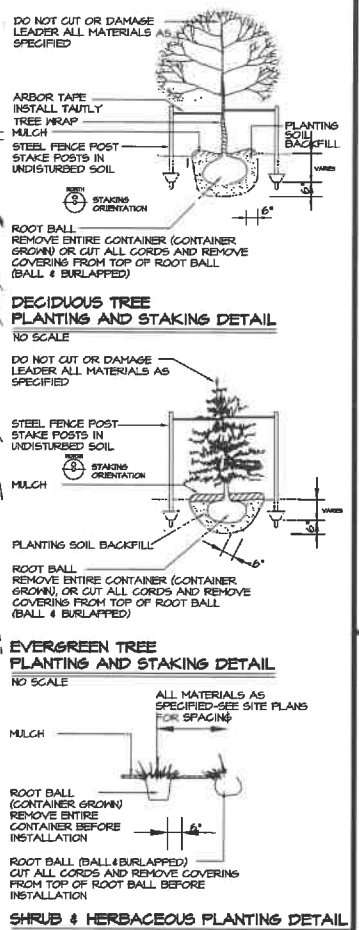
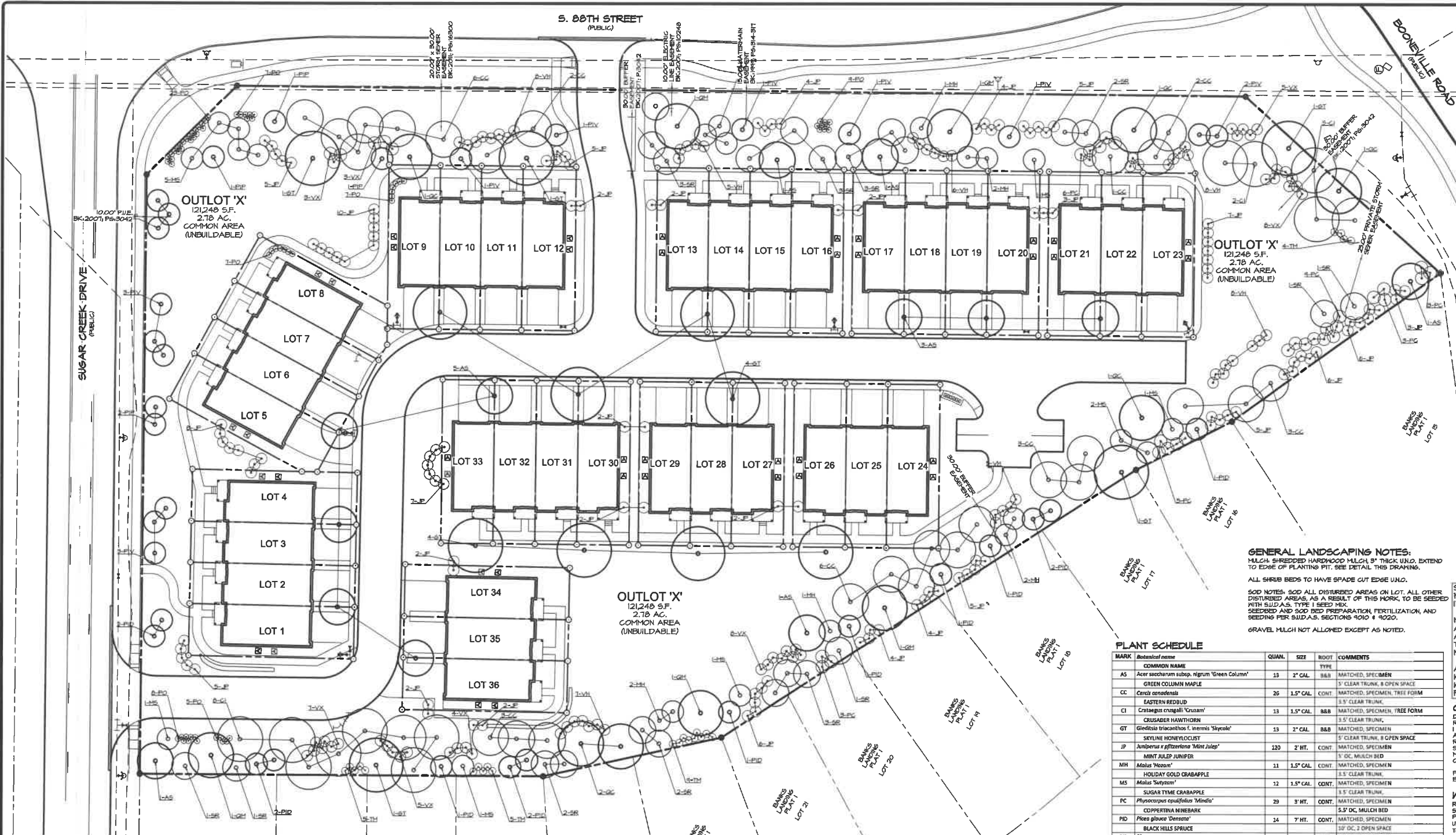
Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12 • Des Moines, Iowa 50322
 515.276.4884 • mat@cecinc.com

CEC

DATE: 2022-12-06 - FIFTH SUBMITTAL
 2023-04-06 - FOURTH SUBMITTAL
 2023-05-04 - SECOND SUBMITTAL
 DATE OF SURVEY: NOV. 25, 2014
 DESIGNED BY: EHA
 DRAWN BY: KRZ

BANKS LANDING PLAT 2
 WEST DES MOINES, IOWA
UTILITY PLAN

SHEET
 OF 12
 A-2064



GENERAL LANDSCAPING NOTES:
 MULCH, SHREDDED HARDWOOD MULCH, 3" THICK UNLO, EXTEND TO EDGE OF PLANTING PIT. SEE DETAIL THIS DRAWING.
 ALL SHRUB BEDS TO HAVE SPADE CUT EDGE UNLO.
SOD NOTES: SOD ALL DISTURBED AREAS ON LOT. ALL OTHER DISTURBED AREAS, AS A RESULT OF THIS WORK, TO BE SEEDS WITH SUD.A.S. TYPE 1 SEED MIX. SEEDS AND SOD BED PREPARATION, FERTILIZATION, AND SEEDS PER SUD.A.S. SECTIONS 9010 & 9020.
 GRAVEL MULCH NOT ALLOWED EXCEPT AS NOTED.

SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.
 MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.
 ALL DECIDUOUS TREES ARE TO BE WRAPPED WITH TREE WRAP AND SHALL BE ATTACHED WITH COTTON STRING, TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.

MARK	Botanical name	COMMON NAME	QUAN.	SIZE	ROOT	COMMENTS
AS	<i>Acer saccharum subsp. nigrum</i> 'Green Column'	GREEN COLUMN MAPLE	13	2" CAL.	B&B	MATCHED, SPECIMEN
CC	<i>Cercis canadensis</i>	EASTERN REDBUD	26	1.5" CAL.	CONT.	MATCHED, SPECIMEN, TREE FORM
CI	<i>Crategeus crogalli</i> 'Cruzam'	CRUSADER HAWTHORN	13	1.5" CAL.	B&B	MATCHED, SPECIMEN, TREE FORM
GT	<i>Gleditsia triacanthos f. inermis</i> 'Skycole'	SKYLINE HONEYLOCUST	13	2" CAL.	B&B	MATCHED, SPECIMEN
JP	<i>Jambosia siffertiana</i> 'Mint Julep'	MINT JULEP JUMPER	120	2" HT.	CONT.	MATCHED, SPECIMEN
MH	<i>Malus 'Mazan'</i>	HOLIDAY GOLD CRABAPPLE	11	1.5" CAL.	CONT.	MATCHED, SPECIMEN
MS	<i>Malus 'Soforum'</i>	SUGAR TINE CRABAPPLE	12	1.5" CAL.	CONT.	MATCHED, SPECIMEN
PC	<i>Physocarpus opulifolius</i> 'Minda'	COPPERTINA NINEBARK	29	3" HT.	CONT.	MATCHED, SPECIMEN
PID	<i>Picea glauca</i> 'Densata'	BLACK HILLS SPRUCE	34	7" HT.	CONT.	MATCHED, SPECIMEN
PIP	<i>Picea pungens</i>	COLORADO SPRUCE	8	7" HT.	B&B	MATCHED, SPECIMEN
PV	<i>Pinus resinosa</i> 'Vanderwolf's Pyramid'	VANDERWOLF'S PYRAMID LIMBER PINE	13	7" HT.	CONT.	MATCHED, SPECIMEN
PO	<i>Palmetto 'MacKay's White'</i>	MACAY'S WHITE POTENTILLA	66	15" HT.	CONT.	MATCHED, SPECIMEN, 2' FROM WALK
QC	<i>Quercus coccinea</i>	SCARLET OAK	6	2" CAL.	B&B	MATCHED, SPECIMEN
QM	<i>Quercus macrocarpa</i> 'FS-KW3'	URBAN PINNACLE OAK	5	2" CAL.	B&B	MATCHED, SPECIMEN
SR	<i>Syringa reticulata</i> ' Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	23	1.5" CAL.	CONT.	MATCHED, SPECIMEN
TM	<i>Taxus media</i> 'Tauntos'	TAUNTON YEW	10	2" HT.	CONT.	MATCHED, SPECIMEN
VD		NOT USED				
VH	<i>Viburnum opulus var. americanum</i> 'Yaha'	HAWK AMERICAN CRANBERRYBUSH VIBURNUM	47	3" HT.	CONT.	MATCHED, SPECIMEN
VX	<i>Viburnum opulus</i> 'Xanthocarpum'	EUROPEAN CRANBERRYBUSH VIBURNUM	43	3 GAL.	CONT.	MATCHED, SPECIMEN

- PLANTING NOTES**
- ALL SITE WORK, SOGDINGS AND LANDSCAPING SHALL MEET REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUD.A.S.).
 - ALL PLANT MATERIAL SHALL MEET OR EXCEED MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1).
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
 - CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
 - NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND HES DES MOINES COMMUNITY DEVELOPMENT DEPARTMENT.
 - ALL TREES, SHRUBS, BEDS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED HARDWOOD MULCH UNLO.
 - CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER OF UTILITY.
 - ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
 - REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, MUST BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
 - TOPSOIL SHALL BE LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DPS. REGARDLESS, TOPSOIL SHALL NOT BE MIXTURE OF CONTRASTING TEXTURED SUBSOILS, AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.
 - ALL DISTURBED AREAS SHALL BE SEEDS OR SOGDING. SEE PLAN.
 - FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED IF LANDSCAPING IS NOT INSTALLED PER APPROVED SITE PLAN DOCUMENTS.
 - TREES SHALL NOT BE PLANTED WITHIN 6 FEET OF BACK OF CURB ALONG TRAVELED WAY, OR 4 FEET FROM ANY PARKING STALL OR OTHER PAVED SURFACE.

OPEN SPACE PLANTING
 DEVELOPED SITE LESS REQUIRED BUFFERS: 154,121 SF
 REQUIRED OPEN SPACE: 26% = 39,862 SF
 1 PLANT UNIT / 3000 SF = 12.91 PLANTING UNITS OF 2 TREES AND 3 SHRUBS PER UNIT.
 REQUIRED OPEN SPACE PLANTING = 26 TREES AND 34 SHRUBS.
 MAY SUBSTITUTE 2 UNDERSTORY TREES FOR 1 OVERSTORY OR EVERGREEN TREE.

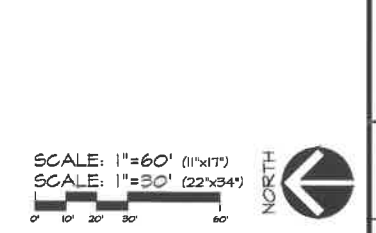
WEST BUFFER AREA PLANTING
 REQUIRED: 1 OVERSTORY TREE + 2 UNDERSTORY TREES + 6 SHRUBS PER 50'. 802 LF / 50' = 22.4 PLANT UNITS.
 PLANTING REQUIRED: 23 OVERSTORY TREES + 46 UNDERSTORY TREES + 136 SHRUBS (50% OF OVERSTORY TREES TO BE EVERGREEN).

EAST BUFFER AREA PLANTING
 REQUIRED: 1 OVERSTORY TREE + 2 UNDERSTORY TREES + 6 SHRUBS PER 50'. 686 LF / 50' = 13.6 PLANT UNITS.
 PLANTING REQUIRED: 20 OVERSTORY TREES + 34 UNDERSTORY TREES + 118 SHRUBS (50% OF OVERSTORY TREES TO BE EVERGREEN).

LANDSCAPING TOTALS
 TOTAL REQUIRED PLANT MATERIAL:
 64 TREES (50% OF WHICH TO BE EVERGREEN), 241 + 85 UNDERSTORY + 265 SHRUBS.
 TOTAL PROVIDED PLANT MATERIAL:
 12 TREES (50% OF WHICH ARE EVERGREEN), 65 UNDERSTORY + 315 SHRUBS.

PLANT SCHEDULE

MARK	Botanical name	COMMON NAME	QUAN.	SIZE	ROOT	COMMENTS
AS	<i>Acer saccharum subsp. nigrum</i> 'Green Column'	GREEN COLUMN MAPLE	13	2" CAL.	B&B	MATCHED, SPECIMEN
CC	<i>Cercis canadensis</i>	EASTERN REDBUD	26	1.5" CAL.	CONT.	MATCHED, SPECIMEN, TREE FORM
CI	<i>Crategeus crogalli</i> 'Cruzam'	CRUSADER HAWTHORN	13	1.5" CAL.	B&B	MATCHED, SPECIMEN, TREE FORM
GT	<i>Gleditsia triacanthos f. inermis</i> 'Skycole'	SKYLINE HONEYLOCUST	13	2" CAL.	B&B	MATCHED, SPECIMEN
JP	<i>Jambosia siffertiana</i> 'Mint Julep'	MINT JULEP JUMPER	120	2" HT.	CONT.	MATCHED, SPECIMEN
MH	<i>Malus 'Mazan'</i>	HOLIDAY GOLD CRABAPPLE	11	1.5" CAL.	CONT.	MATCHED, SPECIMEN
MS	<i>Malus 'Soforum'</i>	SUGAR TINE CRABAPPLE	12	1.5" CAL.	CONT.	MATCHED, SPECIMEN
PC	<i>Physocarpus opulifolius</i> 'Minda'	COPPERTINA NINEBARK	29	3" HT.	CONT.	MATCHED, SPECIMEN
PID	<i>Picea glauca</i> 'Densata'	BLACK HILLS SPRUCE	34	7" HT.	CONT.	MATCHED, SPECIMEN
PIP	<i>Picea pungens</i>	COLORADO SPRUCE	8	7" HT.	B&B	MATCHED, SPECIMEN
PV	<i>Pinus resinosa</i> 'Vanderwolf's Pyramid'	VANDERWOLF'S PYRAMID LIMBER PINE	13	7" HT.	CONT.	MATCHED, SPECIMEN
PO	<i>Palmetto 'MacKay's White'</i>	MACAY'S WHITE POTENTILLA	66	15" HT.	CONT.	MATCHED, SPECIMEN, 2' FROM WALK
QC	<i>Quercus coccinea</i>	SCARLET OAK	6	2" CAL.	B&B	MATCHED, SPECIMEN
QM	<i>Quercus macrocarpa</i> 'FS-KW3'	URBAN PINNACLE OAK	5	2" CAL.	B&B	MATCHED, SPECIMEN
SR	<i>Syringa reticulata</i> ' Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	23	1.5" CAL.	CONT.	MATCHED, SPECIMEN
TM	<i>Taxus media</i> 'Tauntos'	TAUNTON YEW	10	2" HT.	CONT.	MATCHED, SPECIMEN
VD		NOT USED				
VH	<i>Viburnum opulus var. americanum</i> 'Yaha'	HAWK AMERICAN CRANBERRYBUSH VIBURNUM	47	3" HT.	CONT.	MATCHED, SPECIMEN
VX	<i>Viburnum opulus</i> 'Xanthocarpum'	EUROPEAN CRANBERRYBUSH VIBURNUM	43	3 GAL.	CONT.	MATCHED, SPECIMEN



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12 - Des Moines, Iowa 50322
 515.276.4884 . mat@cecinc.com

CEC

DATE: 2022-12-06 - FIFTH SUBMITTAL
 2022-09-06 - FOURTH SUBMITTAL
 2022-05-04 - SECOND SUBMITTAL
 DATE OF SURVEY: NOV. 25, 2014
 DESIGNED BY: EHA
 DRAWN BY: KRZ

BANKS LANDING FLAT 2
 WEST DES MOINES, IOWA
LANDSCAPE PLAN

SHEET 12 OF 12
 A-2064



Vertical Siding - Board And Batten:
Hardie, Benjamin Moore, Light Mist



Horizontal Siding:
Hardie, Benjamin Moore, Graphite



Paint:
Benjamin Moore, Graphite



Stone:
Texas Ohio Limestone



Gutters, Garage Doors, Front Doors:
Benjamin Moore, Black



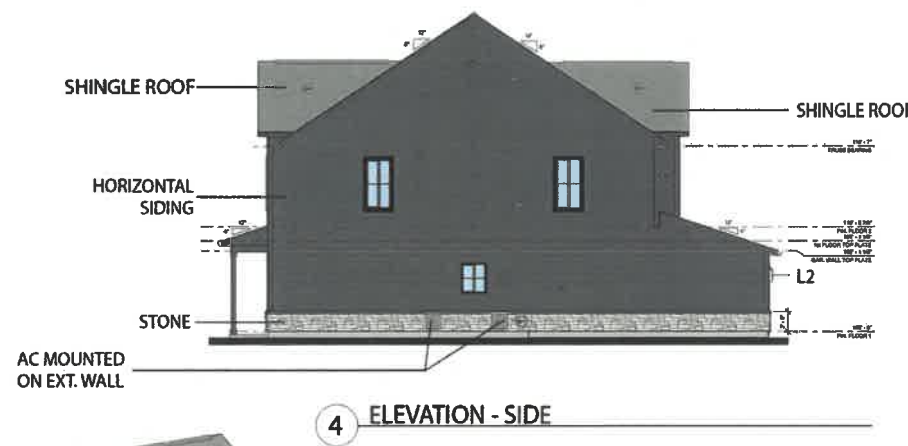
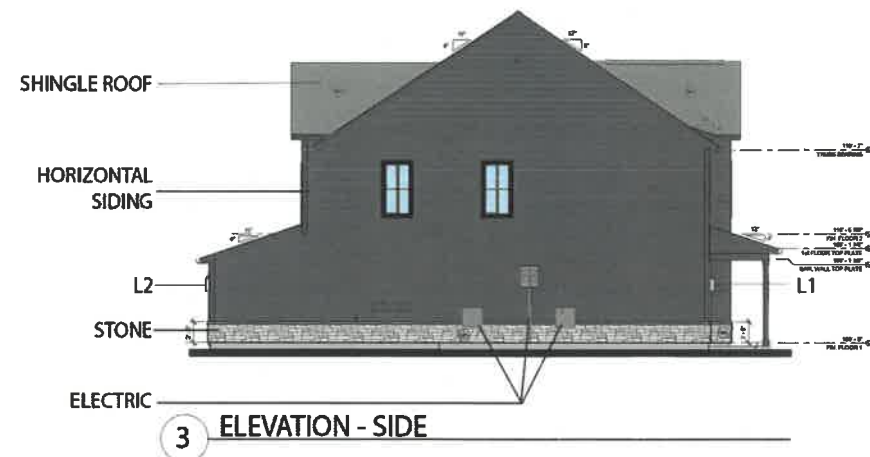
Shingles:
Oxford Gray



L1 - Front Door:
Progress Lighting, Wakeford 18" Tall
Outdoor Wall Sconce, Antique Copper



L2 - Garage:
Progress Lighting, Brooksdie 1 Light Dark
Sky Outdoor Wall Sconce w/Metal Shade, Copper



SEAL AND SIGNATURE:

PROJECT NO.:		2021003	
DATE ISSUED:		03/08/22	
REVISIONS:			
NO.	BY	DATE	DESCRIPTION
A	JM/EXT	3/8/22	EXTERIOR FINISHES
B	JM/EXT	6/2/22	REV. 1
C	JB/DD	10/21/22	REV. 2

PROJECT TITLE:

BANKS LANDING
Booneville Road & S. 88th St
West Des Moines, IA 50266

ENCOMPASS

SHEET TITLE:

4-PLEX BUILDING
ELEVATIONS

A100
SHEET: OF:

A RESOLUTION OF THE PLAN AND ZONING COMMISSION

NO. PZC-22-115

WHEREAS, pursuant to the provisions of Title 9, Zoning, and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicant and property owner, Black Oak Real Estate Properties LLC, requests approval of a Preliminary Plat for the purpose of subdividing that approximately 4.77-acre property located at the northwest corner of S. 88th Street and Booneville Road as depicted on the location map included in the staff report. The applicant proposes the creation of 36 footprint lots for multi-family development, 1 outlot for common area, including a private street; and

WHEREAS, additionally, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, Black Oak Real Estate Properties LLC, requests approval of a Site Plan for the approximately 4.77-acre property located at the northwest corner of S. 88th Street and Booneville Road for the purpose of constructing 36 attached townhomes within 10 buildings and associated site improvements; and

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

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

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Preliminary Plat and Site Plan (PPSP-005455-2022), 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 December 12, 2022.

Jennifer Drake, 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 December 12, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary