

**NOTES**

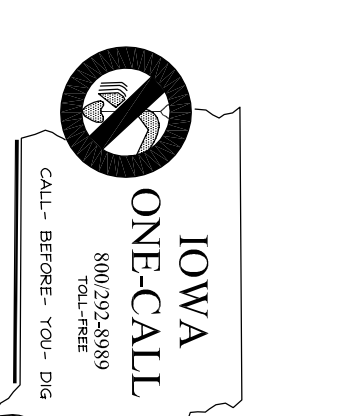
1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
  - A. WEST DES MOINES WATER WORKS
  - B. COOPER CRAWFORD & ASSOCIATES, L.L.C.
  - C. WEST DES MOINES WATER WORKS
2. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS/AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE MDTM CONSTRUCTION DEPARTMENT TO OBTAIN A PERMIT TO OCCUPY PUBLIC ROW/EASEMENTS/AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS. APPROVAL OF THIS SITE PLAN IS SUBJECT TO THE CONTRACTOR OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
3. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
4. ALL LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
5. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES (PREDICTED OR OTHERWISE) BEFORE BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
6. ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STRUCTURES SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
7. SIDEWALK AND DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WEST DES MOINES ENGINEERING DEPARTMENT, MINIMUM 24 HOUR NOTICE.
8. PROVIDE 2" CONCRETE BOXOUT AROUND ALL INTRAKES AND MANHOLES WITHIN PAVED AREAS.
9. ALL TALL DRESSINGS SHALL BE REMOVED BY OWNER/CONTRACTOR IN TALL DRESSINGS ON CITY ROW, AND ADDITIONAL PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR.
10. VERIFY COORDINATES AND BUILDING CORNERS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
11. ALL SITE WORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH WEST DES MOINES STANDARDS.
12. PAVING SHALL BE A MINIMUM OF 6-INCH P.C.C. IN PUBLIC RIGHT-OF-WAY AND IN ALL AREAS OF PARKING LOT.
13. ALL LIGHTING MUST SHINE DOWN AND AWAY FROM RESIDENTIAL USES. NO WALL PACKS OR FLOOD LIGHTING IS ALLOWED.
14. NO MECHANICAL EQUIPMENT, SUCH AS AIR CONDITIONERS, TRASH ENCLOSURES, TRANSFORMERS, JUNCTION BOXES, OR OTHER SUCH ITEMS ARE ALLOWED IN REQUIRED SETBACKS.
15. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM ADJACENT STREETS.
16. BOTH EXISTING AND PROPOSED LANDSCAPING MUST BE MAINTAINED AND/OR REPLACED FOR THE LIFE OF THE PROJECT.
17. CERTIFICATE OF OCCUPANCY, STORM SEWER AND OVERLAND FLOODWATER EASEMENTS ARE PUBLIC, UNLESS OTHERWISE NOTED.
18. BEFORE ANY GRADING OR SITE WORK TAKES PLACE, THE BUILDING DIVISION SHALL BE PROVIDED WRITTEN VERIFICATION OF OBTAINMENT OF THE NEEDED PERMIT.
19. CONTRACT THE WEST DES MOINES WATER WORKS 48 HOURS BEFORE WORK COMMENCES ON PROJECT.
20. CONTRACT THE WEST DES MOINES WATER WORKS 48 HOURS BEFORE WORK COMMENCES ON PROJECT.
21. COORDINATION IS REQUIRED WITH CIVIL DESIGN ADVANTAGE FOR GRADES ALONG PRIVATE STAGECOACH DRIVE.
22. A BLANKET INGRESS/EGRESS, CROSS ACCESS EASEMENT IS BEING PROVIDED BETWEEN LOTS AND TO ADJACENT PROPERTIES.
23. HEART OF AMERICA SHALL MAINTAIN PRIVATE DETENTION BASIN.
24. STAGECOACH DRIVE TO BE CONSTRUCTED PRIOR TO OCCUPANCY.

**BENCHMARK**

MDM#1 #10  
 INTERSECTION OF 60th STREET AND BEECH TREE DRIVE, 520 FEET SOUTH ON 60th STREET, 31 FEET WEST OF CENTERLINE OF 60th STREET, STANDARD BENCHMARK  
 ELEVATION: 954.00 (NAVD88 DATUM)  
 179.99 (MDM#1 DATUM)

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
CI	1107'35"	1127.50	218.95	109.82	218.61	58.516/36.0° E
C(R)	1107'30"	1127.50	218.92	109.82	218.58	58.450/28.0° E
C2	27'40'52"	261.50	126.95	64.75	125.70	56.552/08.0° W



**PRELIMINARY PLAT**  
**GALLERIA AT**  
**JORDAN CREEK**  
**PLAT 9**

**OWNER**  
 S-J-JORDAN, L.L.C.  
 4049 WESTOWN PARKWAY  
 WEST DES MOINES, IOWA

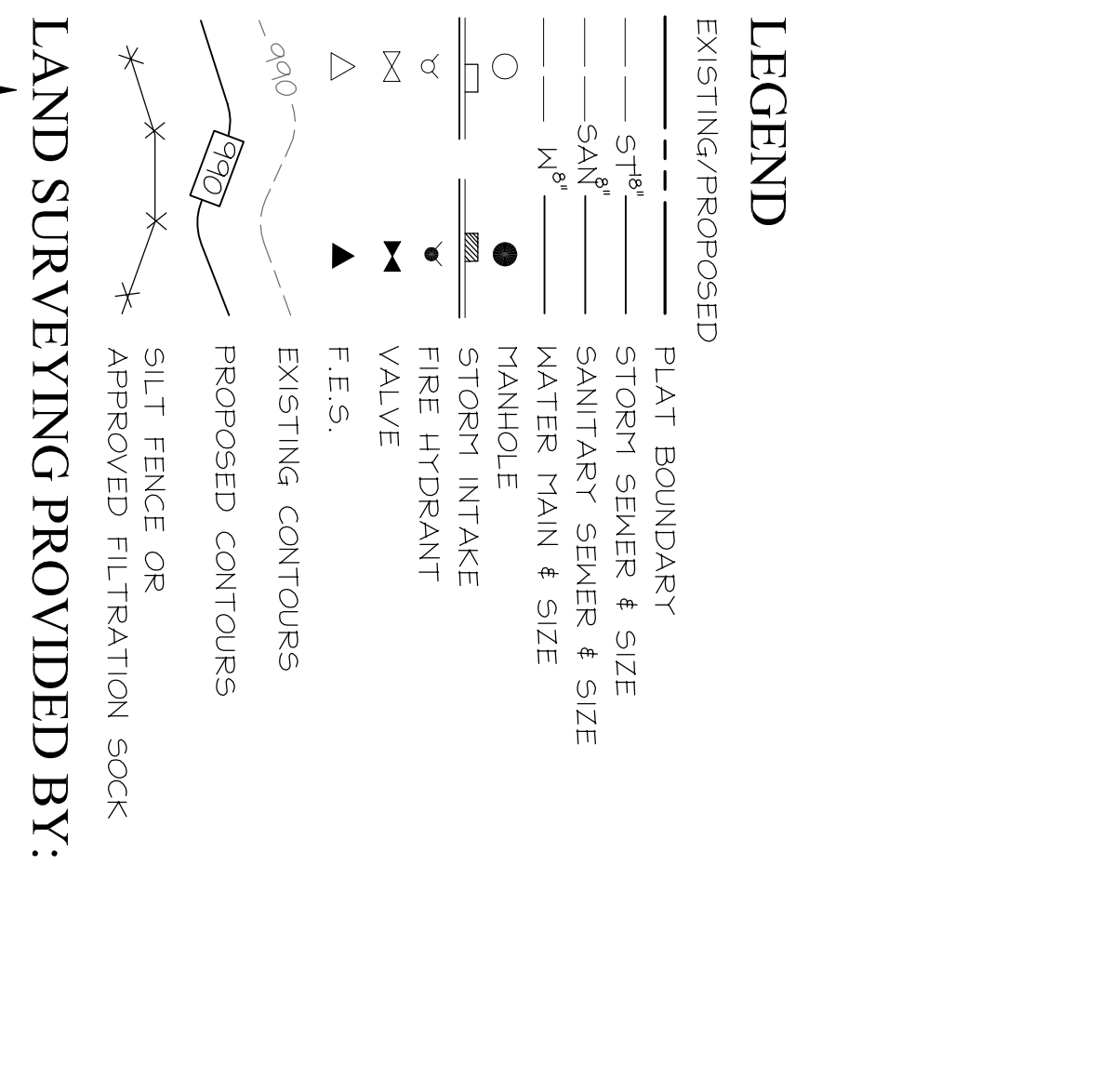
**APPLICANT**  
 TSG DEVELOPMENT, LLC  
 1260 N.W. 126th ST., SUITE 220  
 DES MOINES, IOWA 50325  
 PH: 223-6222 FAX: 224-6777

**ZONING**  
 MILLS PARKWAY PLAZA SPECIFIC PLAN  
 UNDERLYING ZONING IS PCP

**COMPREHENSIVE PLAN DESIGNATION**  
 EXISTING - OFFICE

**LEGAL DESCRIPTION**  
 OUTLOT A GALLERIA AT JORDAN CREEK PLAT 2, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA CONTAINING 6.57 ACRES MORE OR LESS.

**UTILITIES**  
 WATER SERVICE - WEST DES MOINES WATER WORKS  
 SANITARY SERVICE - CITY OF WEST DES MOINES SANITARY SEWER SYSTEM



**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
**CIVIL ENGINEERS**

2167 GRAND AVENUE, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 3-3-2006  
 REVISIONS: 1-13-2006  
 4-23-2006

**JOB NUMBER**  
**0687**

**SHEET**  
**1 OF 4**

WHEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
 FRANKLIN A. NORTON, P.L.S. IOWA LICENSE NO. 5301  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET ONLY

WHEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.  
 KEVIN J. CRAWFORD, IOWA LICENSE NO. 1916  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET ONLY

**PRELIMINARY PLAT-DIMENSION**  
**GALLERIA AT JORDAN CREEK PLAT 9**

0 25 50  
 SCALE: 1"=50'

**CC**  
**0687**