

NOTE:
THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC 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 PLANS MAY BE PRESENT.

OWNER/DEVELOPER:
RIVER POINT WEST, LLC
233 PARK AVE. STE. 201
MINNEAPOLIS, MN 55415
JACKIE NICKOLAUS
515-491-5103
JACKOLAUS@RHEMAN-ASSOCIATES.COM

PARKING
REQUIRED:
MULTI-FAMILY 1 PER UNIT:
169 UNITS
REQUIRED STALLS = 169
PROVIDED STALLS:
SURFACE PARKING = 78
BASEMENT PARKING = 87
TOTAL PROVIDED = 165
TOTAL INCLUDES 8 ACCESSIBLE STALLS
(4 SURFACE, 4 BASEMENT)

SITE ADDRESS:
423 SW 11TH ST

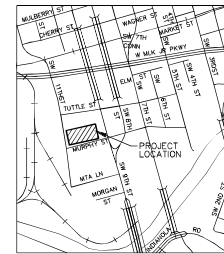
BIKE PARKING
REQUIRED:
1/ 15 UNITS
169 UNITS
12 TOTAL SPACES REQUIRED
PROVIDED:
8 RACKS FOR 12 BIKES

BUILD-TO-ZONE
PRIMARY FY = 0'-5"
NON-PRIMARY FY = 0'-15"
SY = 0'
RY = 0'

IMPERVIOUS SURFACE:
SITE AREA = 115,707 SF
EXISTING IMPERVIOUS AREA = 4,710 SF
MAXIMUM IMPERVIOUS AREA (85%) = 98,351 SF
PROPOSED IMPERVIOUS AREA = 92,023 SF (80%)
BUILDING FOOTPRINT = 42,272 SF
PAVEMENT & SIDEWALK = 49,751 SF

CITY DES MOINES BENCHMARK:
BENCHMARK ID # 5578
BRASS PAVEMENT CONC. HANDRAIL OF BRIDGE
ELEVATION = 28.868
USGS = 800.828

SHEET INDEX
1 = GEOMETRIC PLAN
2 = NOTES
3 = GRADING SHEET
4 = STORM MANAGEMENT FACILITY
5 = UTILITY SHEET
6 = DEMOLITION SHEET
7 = LANDSCAPE PLAN
8 = DETAIL SHEET

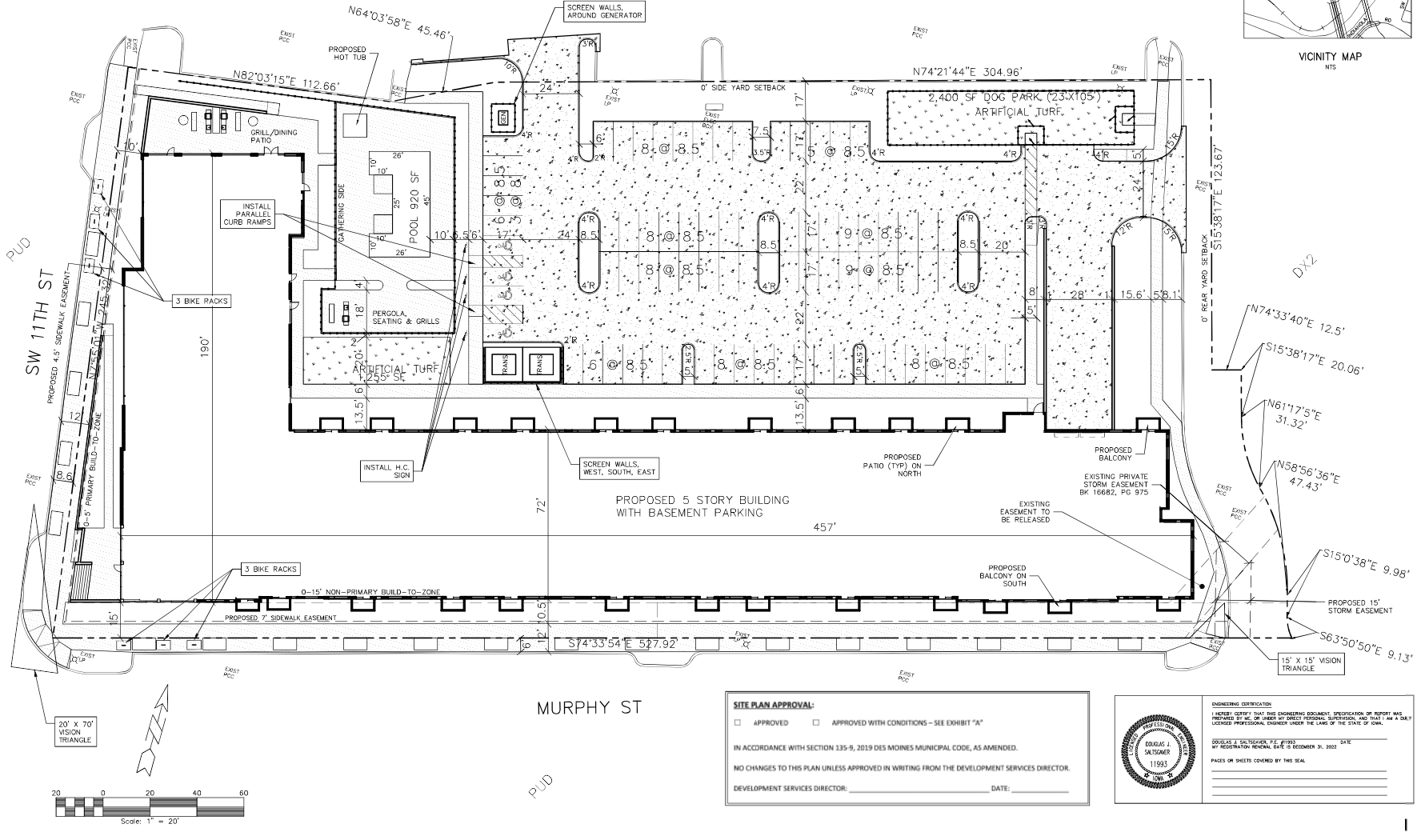


VICINITY MAP
NTS

BUILDING TYPE:
DOWNTOWN GENERAL

USE:
MULTI-FAMILY

ZONING:
DX2



SITE PLAN APPROVAL:
 APPROVED APPROVED WITH CONDITIONS - SEE EXHIBIT "A"
IN ACCORDANCE WITH SECTION 135-9, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.
NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR.
DEVELOPMENT SERVICES DIRECTOR: _____ DATE: _____

ENGINEERING CERTIFICATION:
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT, SPECIFICATION OR REPORT 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.
DOUGLAS J. SALTSCHER, P.E. #1993 DATE: _____
BY REGISTRATION-GENERAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: _____

MERIDIAN - GEOMETRIC PLAN

NO.	REVISION	DATE	BY	FOR

Engineering Resource Group, Inc.
1410 GRAND AVENUE, SUITE 200
DES MOINES, IOWA 50312
(515) 281-4843



FIREPIT

FIREPIT

ROOF PATIO

HOT TUB

PERGOLA

POOL

SPORT TURF

SCREENED GENERATOR

SCREENED TRANSFORMERS

DOG TURF

RAMP



RENDERING - SW CORNER



RENDERING - EAST VIEW



RENDERING - EAST VIEW



RENDERING - NE CORNER



RENDERING - AERIAL VIEW



RENDERING - NW CORNER

DATE	12/12/2018
BY	13100000
PROJECT	THE MERIDIAN
LOCATION	425 SW 11TH ST
DESCRIPTION	ARCHITECTURE

