CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: February 23, 2015

ITEM: Clocktower Square, 2800 and 2900 University Avenue – Approval of a Site Plan for exterior modifications, parking lot changes, and storm water improvements – Clocktower Square Baceline LLC – MaM-001874-2013

RESOLUTION: **Approval of a Major Modification to Site Plan**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Clocktower Square Baceline, LLC, represented by Mike Lotte, Baceline Investments, Josh Trygstad of Civil Design Advantage, and Marty Barkley, OnSite Solutions, requests approval of a major modification to a site plan to approve architectural changes, re-design and reconstruction of part of the parking lot, and construction of storm water management improvements.

Plan and Zoning Commission Action:
Vote: 6-0 approval, Commissioner Brown absent
Date: January 5, 2015
Motion: Adopt a resolution recommending the City Council approve the Major Modification to a Site Plan request.

Kara Tragesser, Planner, explained the circumstance of the open space landscape requirements and the situation with the easement and future right-of-way. Ms. Tragesser proposed to the Commission a condition of approval to waive the overstory and evergreen tree requirements for the open space due to the lack of unencumbered area to place the landscaping.

Jeremy Christiani, 1100 50th Street, West Des Moines opposed granting the major modification because he believes it is not in compliance with City Code or the Planned Unit Development. Mr. Christiani noted that possible lack of screening of trash dumpsters as viewed from 28th Street, that there appeared to be outdoor storage of items, a vehicle sign, and other alleged violations of sign code, screening, outdoor storage, and the Planned Unit Development ordinance.

OUTSTANDING ISSUES: There are no outstanding issues. The applicant is in agreement with the recommended conditions of approval. Staff notes the following:

Sign along University Avenue: as proposed at the Plan & Zoning Commission, a development sign or monument sign was proposed to be located in the future right-of-way for University Avenue. The Plan and Zoning Commission approved a resolution with a condition that the sign be allowed to be located within the future right-of-way along with a required hold harmless agreement in favor of the City. In working with the applicant, the sign now will be located outside of the future right-of-way. Therefore, that condition of approval has been removed.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – Development and Planning (*July 17, 2014*)
- Staff Review and Comments
  - *Right-of-way Dedication*
  - *Phased Storm Water Management Plan*
  - *Parking lot*
  - *Elevations*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve the Major Modification to a Site Plan for exterior modifications, parking lot improvements, and storm water improvements, subject to the applicant meeting all City Code requirements and the following:

1. Providing an executed irrevocable offer of dedication for University Avenue and 28th Street, prior to obtaining a building permit. *(provided)*
2. Providing an ingress/egress easement between Lots 1 and 2 Clocktower Square, prior to obtaining a building permit. *(provided)*
3. Providing a sanitary sewer easement, prior to obtaining a building permit. *(provided)*
4. Providing a storm water facility maintenance agreement prior to obtaining a building permit.
5. Providing proof of payment to MidAmerican Energy for streetlights, prior to obtaining a building permit.
6. Providing final site plan drawings addressing staff comments, prior to obtaining a building permit.
7. The City Council waiving the requirement that 35% of the open space trees be overstory or evergreen in Lot 2 and lowering the required trees from eleven to six.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	RTJ

PUBLICATION(S) (if applicable)

Published In	N/A	
Date(s) Published		
Letter sent to surrounding property owners		

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	October 10, 2014		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution
- Attachment B - Location Map
- Attachment C - Site Plan Drawings
- Attachment D - Elevations

Exhibit II - City Council Resolution

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: January 5, 2015

Item: Clocktower Square, 2800 and 2900 University Avenue – Approval of a Site Plan for exterior modifications, parking lot changes, and storm water improvements – Clocktower Square Baceline LLC – MaM-001874-2013

Requested Action: Approval of a Major Modification to a Site Plan

Case Advisor: Kara Tragesser, AICP

Applicant's Request: The applicant, Clocktower Square Baceline, LLC, represented by Mike Lotte, Baceline Investments, Josh Trygstad of Civil Design Advantage, and Marty Barkley, OnSite Solutions, requests approval of a major modification to a site plan to approve architectural changes, re-design and reconstruct part of the parking lot, and construct storm water management improvements (see Attachment B – Location Map, Attachment C –Site Plan Drawings, and Attachment D - Elevations).

History: The lots are zoned Clocktower Square Planned Unit Development. The underlying zoning is Regional Commercial. The building at 2800 University was built in 1984 as a multitenant building which now includes Tires Plus and Starbucks. The building at 2900 University was built in about 1983 as a multitenant building which now includes Waterfront Seafood, Office Max, Shogun, and smaller boutique businesses. In 1993, a Special Use Permit was issued for the expansion of Animal Care Clinic West at the 2900 building and in 2012 a Minor Modification was approved for façade modifications for the TJ Maxx store. In 2014, a Planned Unit Development Ordinance was adopted for the lots to adjust for deficiencies in the bulk regulations and to establish a phased storm water management plan.

City Council Subcommittee: This project was presented to the Development and Planning City Council Subcommittee on October 10, 2014. The Subcommittee was supportive of the project.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues.

- Right-of-way dedication by irrevocable offer of dedication was requested and has been agreed to for additional right-of-way along 28th Street and University Avenue to meet comprehensive plan requirements and accommodate the future reconstruction of those streets or to improve level of service on the roadways.
- Phased storm water management is proposed for this redevelopment parcel, in accordance with the Clocktower Square Planned Unit Development ordinance.
- The parking lot is proposed to be resurfaced, the islands reconfigured, and the parking angle changed to 90-degree parking for that portion of the lot in front of the OfficeMax store.
- The elevations indicate the new design for the OfficeMax space, portions of which will carry through to the full center for a unified design concept and freshening of the design theme for the center.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various City departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies, City Departments, and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Major Modification to a Site Plan for Clocktower Square, subject to the applicant meeting all City Code requirements and the following:

1. Providing the executed irrevocable offer of dedication for University Avenue and 28th Street, prior to obtaining a building permit.
2. Providing an ingress/egress easement between Lots 1 and 2 Clocktower Square, prior to obtaining a building permit.
3. Providing a sanitary sewer easement, prior to obtaining a building permit.
4. Providing a storm water facility maintenance agreement prior to obtaining a building permit.
5. Providing proof of payment to MidAmerican Energy for streetlights, prior to obtaining a building permit.
6. Providing final site plan drawings addressing staff comments, prior to a obtaining a building permit.

Property Owner: Clocktower Square Baceline, LLC
1522 Blake Street
Denver CO 80202
Natalie Tillman
720-382-2950

Applicant(s): Same as Property Owner

Applicant's Representatives: Josh Trygstad
Civil Design Advantage
3405 Se Crossroads Drive Suite G
Grimes IA 50111
515-369-4400

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Site Plan Drawings
Attachment D	-	Elevations

RESOLUTION NO. PZC-15-02

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A MAJOR MODIFICATION (MaM-001874-2013) TO CONSTRUCT FAÇADE REMODELING, STORM WATER MANAGEMENT IMPROVEMENTS, AND PARKING LOT IMPROVEMENTS AT 2800 AND 2900 UNIVERSITY AVENUE

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Clocktower Square Baceline LLC, has requested approval of a Major Modification Permit (MaM-001874-2013) for that property located at 2800 and 2900 University Avenue to modify the facades of the buildings, reconfigure part of the parking lot and install storm water management improvements;

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

WHEREAS, on January 5, 2015, this Commission held a duly-noticed public meeting to consider the application for Major Modification;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report noted above, or as amended orally at the meeting on this date, are adopted.

SECTION 2. The Major Modification to modify the facades of the buildings, reconfigure part of the parking lot and install storm water management improvements is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on January 5, 2015.

Erica Andersen

Erica Andersen, Chair
Plan and Zoning Commission

ATTEST:

Kimberly Taylor
Recording Secretary

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 held on January 5, 2015, by the following vote:

AYES: Andersen, Costa, Cownie, Crowley, Erickson, Hatfield
NAYS: -0-
ABSTENTIONS: -0-
ABSENT: Brown

ATTEST:

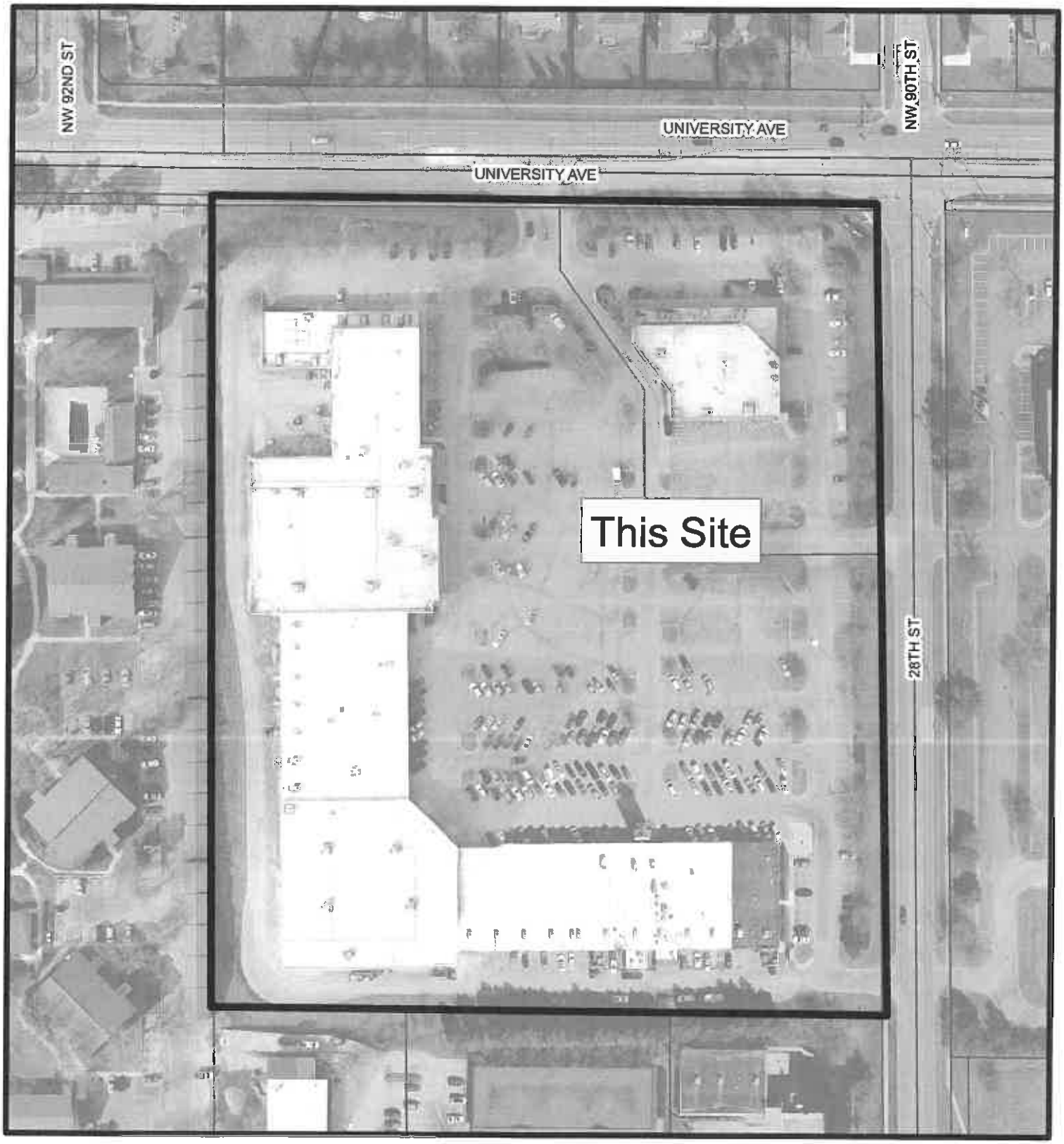
Kimberly Taylor
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. Providing the executed irrevocable offer of dedication for University Avenue and 28th Street, prior to obtaining a building permit.
2. Providing an ingress/egress easement between Lots 1 and 2 Clocktower Square, prior to obtaining a building permit.
3. Providing a sanitary sewer easement, prior to obtaining a building permit.
4. Providing a storm water facility maintenance agreement prior to obtaining a building permit.
5. Providing proof of payment to MidAmerican Energy for streetlights, prior to obtaining a building permit.
6. Providing final site plan drawings addressing staff comments, prior to a obtaining a building permit.
7. The City Council allowing the placement of a sign in the future right-of-way for University Avenue adjacent to Lot 1. The property owner shall execute a hold harmless agreement releasing the City from liability for costs due to damage to or relocation of the sign due to its placement in the future right-of-way.
8. The City Council waiving the requirement that 35% of the open space trees be overstory or evergreen in Lot 2 and lowering the required trees from eleven to six.

ATTACHMENT B

General Location Map
Clocktower Square
28th Street and University Avenue



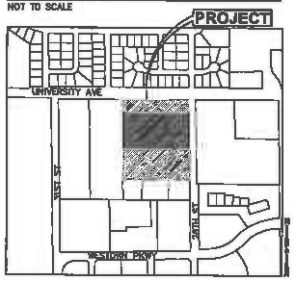
No Scale

MAJOR MODIFICATION FOR:

CLOCKTOWER SQUARE

WEST DES MOINES, IOWA

VICINITY MAP
NOT TO SCALE



OWNER/ APPLICANT
CLOCKTOWER SQUARE BASELINE LLC
CONTACT: NATALIE TILLMAN
EMAIL: NTillman@bcdcinvestments.com
1922 BLAKE ST, STE 200
DENVER, CO 80202
PH. (303) 515-9544

ENGINEER
CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JOSH TRYGSTAD
EMAIL: JoshT@CDA-eng.com
3405 SE CROSSROADS DRIVE, SUITE G
ORMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR
CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BOOGREN
3405 SE CROSSROADS DRIVE, SUITE G
ORMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT
SIMONSON & ASSOCIATES ARCHITECTS
CONTACT: CLARK SNYDER
EMAIL: CSNYDER@simonsonassoc.com
1717 INGERSOLL AVE SUITE 117
DES MOINES, IA 50309
PH. (515) 440-5828
FX. (515) 440-0964

DATE OF SURVEY
MAY 2013

BENCHMARKS
BM#1 WEST DES MOINES STD CITY BM #87 INTERSECTION OF 19TH PLACE AND BUFFALO ROAD, NW CORNER OF INTERSECTION, 21.5 FEET NORTH OF CENTERLINE OF BUFFALO ROAD, 23 FEET WEST OF CENTERLINE OF 19TH PLACE. ELEVATION=121.79

BM#2 WEST DES MOINES STD CITY BM #88 INTERSECTION OF 22ND STREET AND UNIVERSITY AVE, SE CORNER OF INTERSECTION, 77.5 FEET EAST OF CENTERLINE OF 22ND STREET, 38.5 FEET SOUTH OF CENTERLINE OF UNIVERSITY AVE. ELEVATION=88.06

BM#3 WEST DES MOINES STD CITY BM #89 INTERSECTION OF 28TH STREET AND UNIVERSITY AVE, SW CORNER OF INTERSECTION, 41.5 FEET SOUTH OF CENTERLINE OF UNIVERSITY AVE, 68.5 FEET WEST OF CENTERLINE OF 28TH STREET. ELEVATION=98.58

CONSTRUCTION SCHEDULE
ANTICIPATED START DATE =
ANTICIPATED FINISH DATE =

SUBMITTAL DATES
-SITE PLAN SUBMITTAL #1: 10/07/13
-SITE PLAN SUBMITTAL #2: 10/06/14
-SITE PLAN SUBMITTAL #3: 11/20/14
-SITE PLAN SUBMITTAL #4: 12/23/14

LEGAL DESCRIPTION
CLOCKTOWER SQUARE, LOTS 1 AND 2, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

ZONING
PUD – CLOCKTOWER SQUARE PLANNED UNIT DEVELOPMENT

COMPREHENSIVE PLAN LAND USE
RC– REGIONAL COMMERCIAL

PROJECT SITE ADDRESS
2900 UNIVERSITY AVE.
WEST DES MOINES, IOWA 50266

EXISTING/ PROPOSED USE
PLANNED COMMERCIAL CENTER

DEVELOPMENT SUMMARY
AREA: 11.38 ACRES (495,680 SF) (LOTS 1 & 2)

ZONING: CLOCKTOWER SQUARE P.U.D.

SETBACKS:
LOT 1 (PUD PARCEL A):

FRONT YARD:	60 FEET ADJACENT TO UNIVERSITY AVENUE 42 FEET ADJACENT TO 28TH STREET
REAR YARD:	40 FEET (1,2)
SIDE YARD:	27 FEET (1,2)
MINIMUM LOT WIDTH:	50 FEET
MAXIMUM HEIGHT:	35 FEET (4)
PARKING LOT:	15 FEET MEASURED FROM THE ULTIMATE RIGHT-OF-WAY LINE (3)

(1) SETBACK OF ZERO FEET (0') ALLOWED IF THE PROPERTY ABUTS A SIMILAR DISTRICT.

(2) FOR EACH ADDITIONAL TEN (10) FEET OF SETBACK, AND ADDITIONAL TWELVE FEET (12') OF HEIGHT WILL BE ALLOWED

(3) IF THE EXISTING PARKING LOT ENCROACHES INTO THE REQUIRED PARKING SETBACK FROM THE ULTIMATE RIGHT-OF-WAY LINE, AT THE TIME OF THE RECONSTRUCTION OF UNIVERSITY AVENUE OR 28TH STREET, THE SETBACK WILL BE SEVEN (7) FEET TO ACCOMMODATE VEHICLE OVERHANG AND SCREENING LANDSCAPING FROM THE SIDEWALK TO THE CURB OF THE PARKING LOT. IF ANY PART OF THE BUILDING ADJACENT TO THE PARKING LOT IN THIS SITUATION IS TO BE RAISED, THE PARKING LOT SETBACK WILL BE 15 FEET FROM THE ULTIMATE RIGHT-OF-WAY LINE AT THAT TIME. ANY PARKING SPACES THAT MAY BE LOST DUE TO THE RECONSTRUCTION OF UNIVERSITY AVENUE AND/OR 28TH STREET WILL NOT BE REQUIRED TO BE RECONSTRUCTED.

LOT 2 (PUD PARCEL B):

FRONT YARD:	60 FEET ADJACENT TO UNIVERSITY AVENUE 42 FEET ADJACENT TO 28TH STREET
REAR YARD:	30 FEET (1)
SIDE YARD:	60 FEET (1)
MINIMUM LOT WIDTH:	50 FEET
MAXIMUM HEIGHT:	35 FEET (2)
PARKING LOT:	15 FEET MEASURED FROM THE ULTIMATE RIGHT-OF-WAY LINE (3)

(1) SETBACK OF ZERO FEET (0') ALLOWED IF THE PROPERTY ABUTS A SIMILAR DISTRICT.

(2) ADDITIONAL TWELVE FEET (12') OF HEIGHT ALLOWED FOR EACH ADDITIONAL TEN (10') OF SETBACK.

(3) IF THE PARKING LOT ENCROACHES INTO THE REQUIRED PARKING SETBACK FROM THE ULTIMATE RIGHT-OF-WAY LINE, AT THE TIME OF THE RECONSTRUCTION OF THE ROADWAY, THE SETBACK WILL BE SEVEN (7) FEET TO ACCOMMODATE VEHICLE OVERHANG AND SCREENING LANDSCAPING FROM THE SIDEWALK TO THE CURB OF THE PARKING LOT. IF ANY PART OF THE BUILDING ADJACENT TO THE PARKING LOT IN THIS SITUATION IS TO BE RAISED, THE PARKING LOT SETBACK WILL BE 10 FEET FROM THE ULTIMATE RIGHT-OF-WAY LINE AT THAT TIME. ANY PARKING SPACES THAT MAY BE LOST DUE TO THE RECONSTRUCTION OF UNIVERSITY AVENUE AND/OR 28TH STREET WILL NOT BE REQUIRED TO BE RECONSTRUCTED.

OPEN SPACE

LOT 1 (PUD PARCEL A)	= 470,680 SF	
REQUIRED	= 78,013 SF	(15%)
EXISTING	= 69,348 SF	(14.6%)
EXISTING (WITH R.O.W. DEDICATION)	= 63,600 SF	(13.4%)
PROPOSED	= 65,453 SF	(13.8%)
FUTURE (WITH R.O.W. DEDICATION)	= 57,665 SF	(12.1%)
LOT 2 (PUD PARCEL B)	= 94,070 SF	
REQUIRED	= 15,972	(15%)
EXISTING	= 28,668 SF	(30.5%)
EXISTING (WITH R.O.W. DEDICATION)	= 13,139 SF	(14.0%)
PROPOSED	= 28,840 SF	(31.7%)
FUTURE (WITH R.O.W. DEDICATION)	= 14,131 SF	(15.0%)
LOTS 1 & 2	= 494,650 SF	
REQUIRED	= 83,985	(15%)
EXISTING	= 98,016 SF	(19.8%)
EXISTING (WITH R.O.W. DEDICATION)	= 86,903 SF	(17.6%)
PROPOSED	= 94,143 SF	(19.0%)
FUTURE (WITH R.O.W. DEDICATION)	= 87,909 SF	(17.7%)

PARKING:
REQUIRED SPACES
1 SPACE/300 SF OF G.F.A. OF OTHER USES (130,000 SF) = 370 SPACES
1 SPACE/200 SF OF G.F.A. OF RESTAURANT (34,000 SF) = 170 SPACES
TOTAL REQUIRED SPACES = 540 SPACES

EXISTING STANDARD SPACES = 813 SPACES
EXISTING ACCESSIBLE SPACES = 17 SPACES
830 SPACES

PROPOSED STANDARD SPACES = 809 SPACES
PROPOSED ACCESSIBLE SPACES = 18 SPACES
827 SPACES

PAVEMENT:
EXISTING PARKING LOT = 275,204 SF (100%)
PROPOSED PARKING LOT = 253,633 SF (92%)

EXISTING SIDEWALK = 19,881 SF (3%)
PROPOSED SIDEWALK = 17,741 SF (4%)

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
3	PROPOSED EXHIBIT
4	DETAILS
5	DIMENSION PLAN
6	GRADING PLAN
7–9	UTILITY PLAN
10	LANDSCAPE PLAN

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

UTILITY WARNING
THE 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. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITY PROVIDERS TO LOCATE THEIR UTILITIES IN THE FIELD.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, ORMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1304.164

GENERAL LEGEND
PROPOSED
PROJECT BOUNDARY
LOT LINE
SECTION LINE
CENTER LINE
RIGHT OF WAY
PERMANENT EASEMENT
TEMPORARY EASEMENT
M-A STORM INTAKE
M-C STORM INTAKE
M-D STORM INTAKE
M-E STORM INTAKE
M-G STORM INTAKE
TYPE A STORM MANHOLE
TYPE B STORM MANHOLE
SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
STORM SEWER STRUCTURE NO.
STORM SEWER PIPE NO.
SANITARY SEWER STRUCTURE NO.
SANITARY SEWER PIPE NO.
SANITARY SEWER WITH SIZE
SANITARY SERVICE
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE

EXISTING
SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
ROOF DRAIN/ DOWNSPOUT
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

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.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

LICENSED PROFESSIONAL ENGINEER JOSHUA A. WYMSTAD 19221 IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

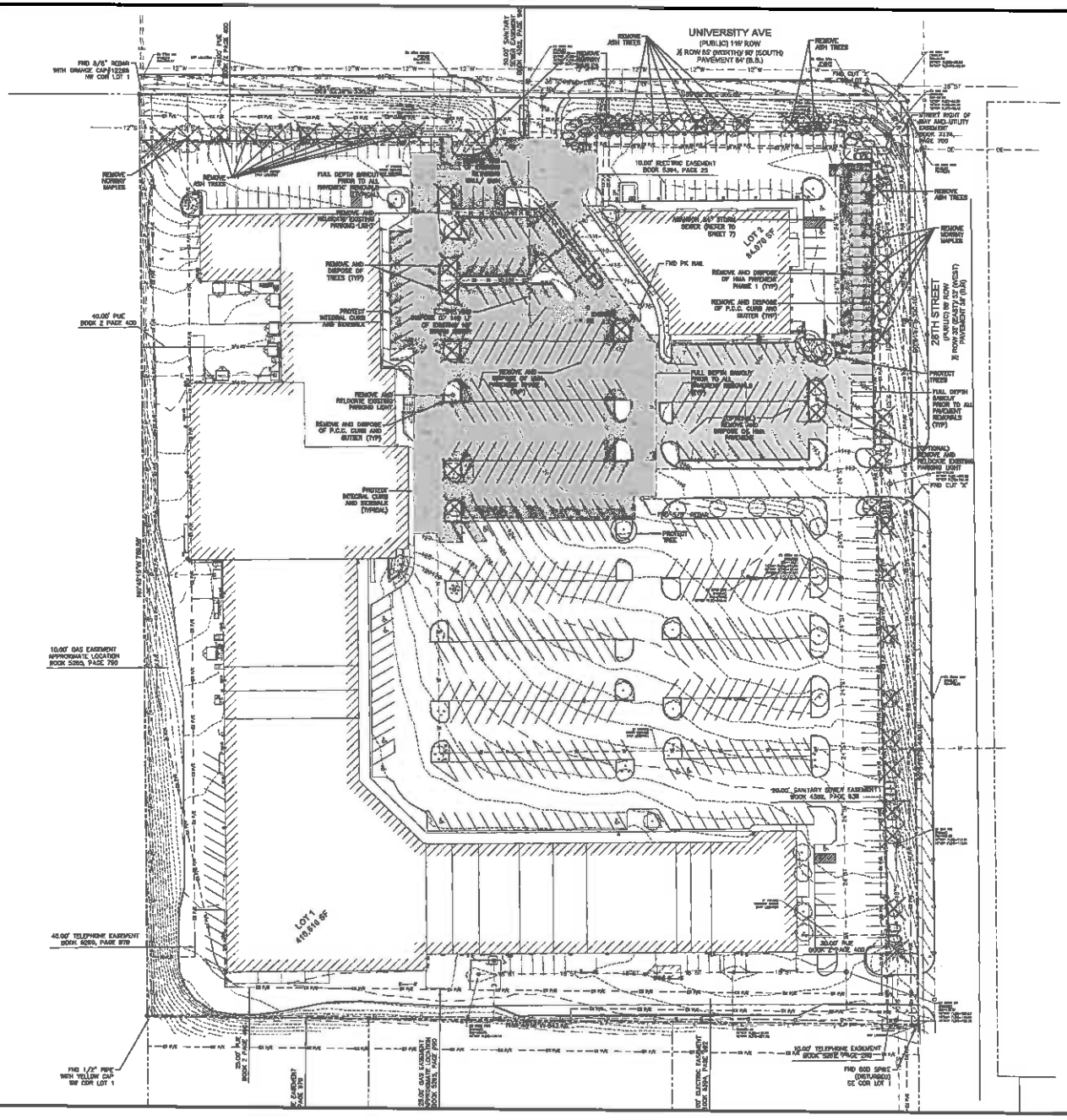
PRELIMINARY

JOSHUA A. WYMSTAD, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
PAGES OR SHEETS COVERED BY THIS SEAL:
1-9

1304.164

ATTACHMENT C



DEMOLITION NOTES

1. THIS PROJECT REQUIRES AN IOWA NPDES PERMIT #5. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND INITIAL STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPKEEP OF THE STORM WATER POLLUTION PREVENTION PLAN THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONFERRED WITH OWNER'S PERSONNEL, AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
3. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
   A. CITY OF WEST DES MOINES
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
4. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
5. 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.
6. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR 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.
7. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, CABLE, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
8. 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.
9. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
10. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. 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.
12. THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH ALL WEST DES MOINES ADDENDUM SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

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 CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
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 AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

UTILITY WARNING

THE 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. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITIES PROVIDERS TO LOCATE THEIR UTILITIES IN THE FIELD.

WEST DES MOINES GENERAL NOTES

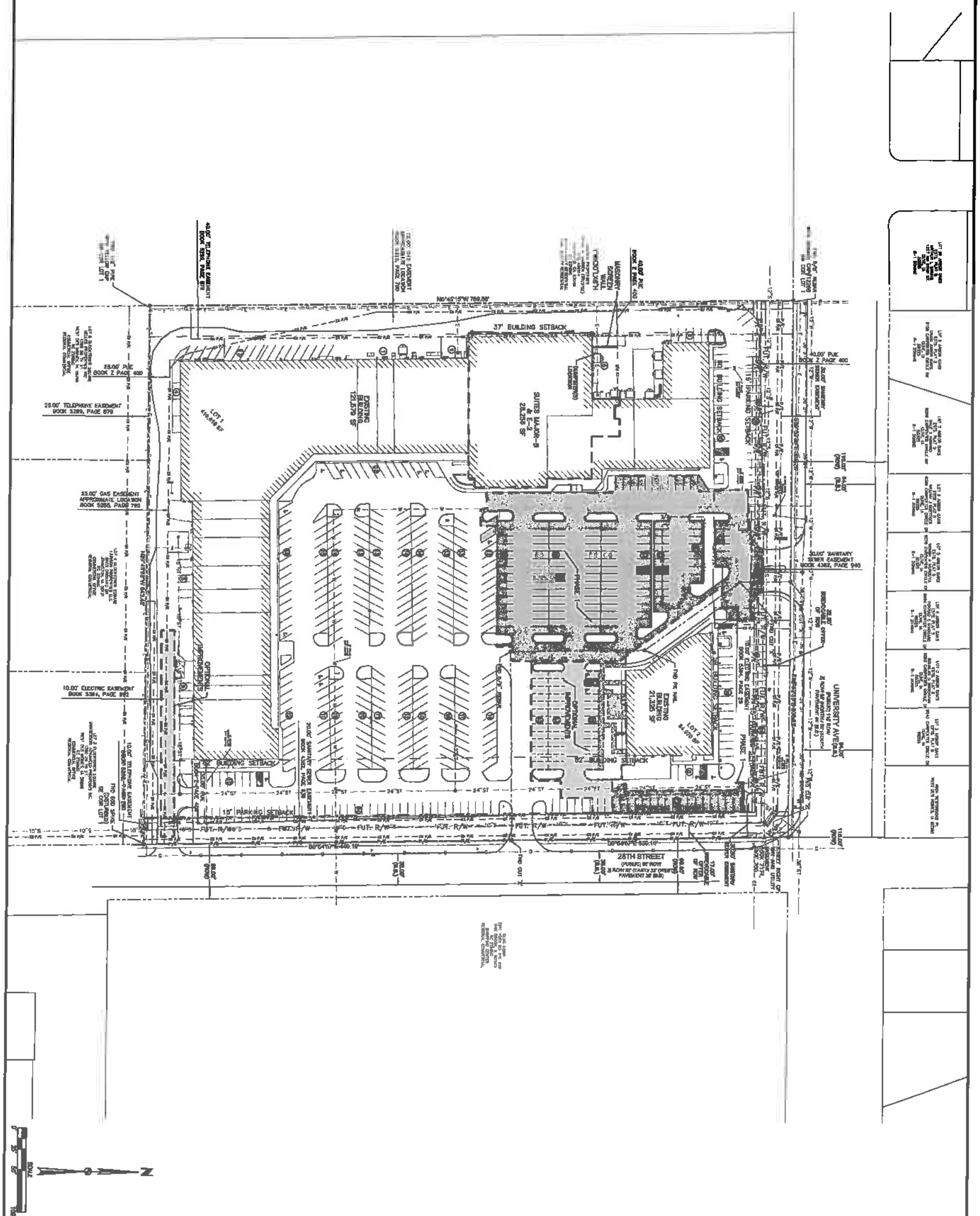
1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3620) A MINIMUM OF 24 HOURS IN ADVANCE FOR PUBLIC UTILITY INSTALLATION INSPECTIONS.
5. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
6. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOTCANDLE.

REVISIONS	DATE
FOURTH SUBMITTAL	6/23/14
THIRD SUBMITTAL	12/09/14
SECOND SUBMITTAL	10/06/14
FIRST SUBMITTAL	1/30/14

3406 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
CIVIL DESIGN ADVANTAGE
PM: JT
LA: NJN

CLOCKTOWER SQUARE
TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
WEST DES MOINES, IOWA

1304.164



CLOCKTOWER SQUARE

PROPOSED EXHIBIT

WEST DES MOINES, IOWA

3 / 10

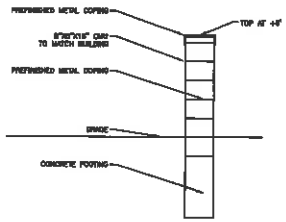
1304.164

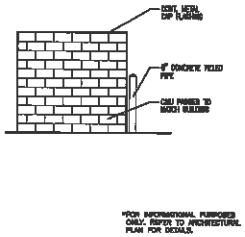
CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

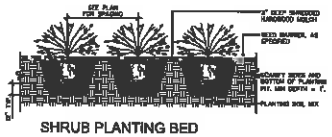
PM: JT | LAI: NJN

REVISIONS	DATE
FOURTH SUBMITTAL	12/23/14
THIRD SUBMITTAL	11/20/14
SECOND SUBMITTAL	10/06/14
FIRST SUBMITTAL	10/07/13

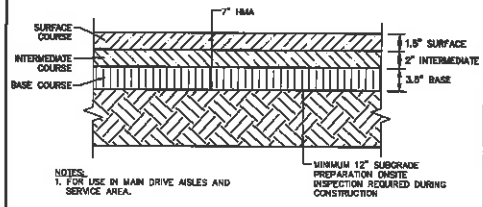




MASONRY SCREEN WALL

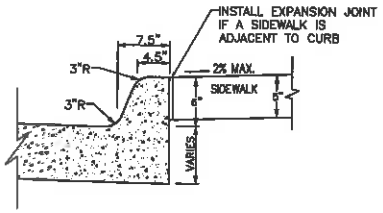


SHRUB PLANTING BED

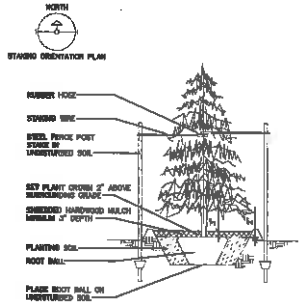


NOTES:
1. FOR USE IN MAIN DRIVE AISLES AND SERVICE AREA.

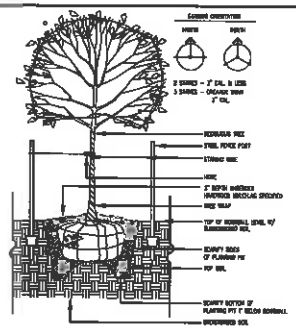
HEAVY DUTY 7" HMA PAVING DETAIL



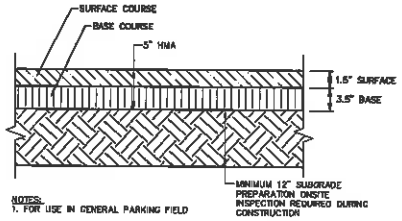
INTEGRAL PCC CURB AND SIDEWALK



CONIFEROUS TREE PLANTING

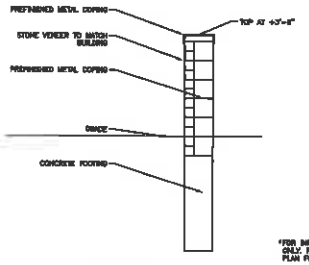


DECIDUOUS TREE PLANTING

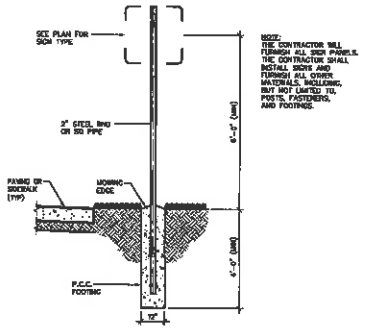


NOTES:
1. FOR USE IN GENERAL PARKING FIELD

STANDARD DUTY 5" HMA PAVING DETAIL



CART CORRAL SECTION



ACCESSIBLE PARKING SIGN

REVISIONS	DATE
FOURTH SUBMITTAL	12/23/14
THIRD SUBMITTAL	11/05/14
SECOND SUBMITTAL	10/06/14
FIRST SUBMITTAL	10/02/14

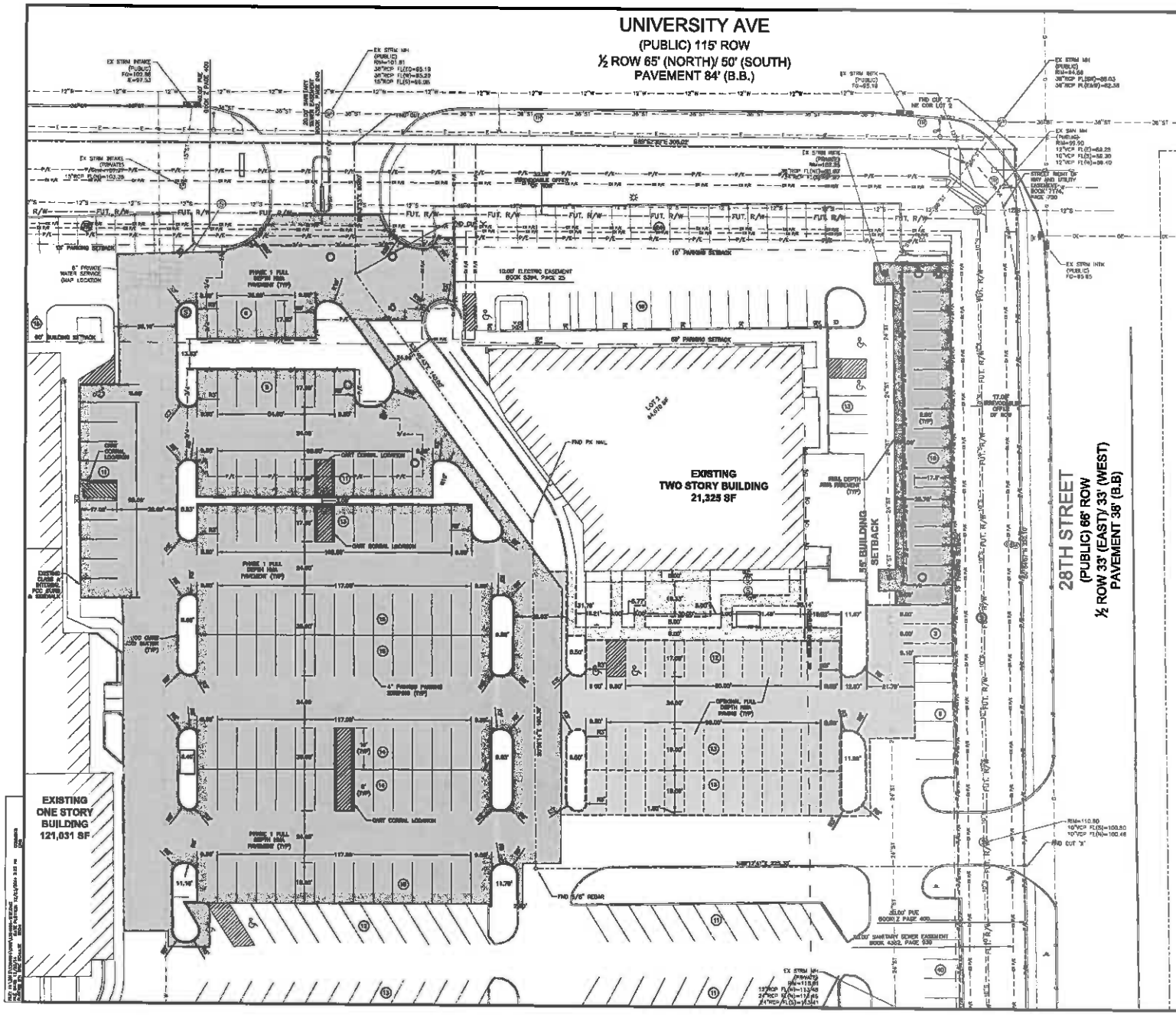
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
CIVIL DESIGN ADVANTAGE
PM: JT
LA: NJN

CLOCKTOWER SQUARE

DETAILS

WEST DES MOINES, IOWA

1304.164



GENERAL NOTES

1. THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS SPECIFICATIONS 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. CONTRACTOR OR SUBCONTRACTOR PERFORMING WORK IN CONNECTION WITH PLANS AND SPECIFICATIONS ASSOCIATED WITH THE PLANS SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT AND THE ENGINEER, THEIR CONSULTANTS AND EACH OF THEIR OFFICERS, AGENTS AND EMPLOYEES FROM ANY AND ALL LIABILITY CLAIMS, LOSSES, OR DAMAGES ARISING OUT OF OR ALLEGED TO ARISE FROM THE CONTRACTOR'S OR SUBCONTRACTOR'S NEGLIGENCE IN THE PERFORMANCE OF THE WORK DESCRIBED IN THE CONSTRUCTION CONTRACT DOCUMENTS.
3. REFER TO DETAIL ON SHEET 6 FOR CLASS A SIDEWALK CONSTRUCTION DETAIL.
4. ACCESSIBLE PARKING, RAMPS AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
5. 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.
6. 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.
7. AT LEAST 1 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 WEST DES MOINES CONSTRUCTION DIVISION, "CLINT CARPENTER" (515) 222-3480 TO OBTAIN APPLICABLE CITY PERMITS. THIS MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
8. 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 AND THE DES MOINES METRO DESIGN STANDARDS AND WEST DES MOINES ADDENDA.
9. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
9. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
10. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
11. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
12. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
    A. CITY OF WEST DES MOINES (CLINT CARPENTER 1604 PUBLIC WORKS 222-3480)
    B. APPROPRIATE UTILITY COMPANIES
    C. OWNER
    D. CIVIL DESIGN ADVANTAGE
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK ON SERVICE VEHICLES AND EQUIPMENT OR USE THEIR 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. PARKING LOT STRIPING SHALL BE A 4" MINIMUM WHITE STRIPE UNLESS OTHERWISE NOTED.
17. ALL SIGNING AND STRIPING SHALL CONFORM TO THE (MUTCD) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FEDERAL ADMINISTRATION, 2009 EDITION)
18. ANY NEW LIGHTING WILL BE DOWNCAST FIXTURES.

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 CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
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 AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

PAVEMENT NOTES

1. ALL PAVEMENT WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS SPECIFICATIONS FOR SUBDIVISIONS.
2. SIDEWALKS, DRIVEWAYS, DRIVE LANES WITHIN PARKING AND PARKING SPACES SHALL BE CLASS C PORTLAND CEMENT CONCRETE (P.C.C.) COARSE AGGREGATE FOR P.C.C. CONSTRUCTION SHALL BE CLASS 3 DURABILITY.
3. PLACE 3/4 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.
4. PAVEMENT THICKNESS:
   FULL DEPTH HMA
   PCC CURB AND GUTTER

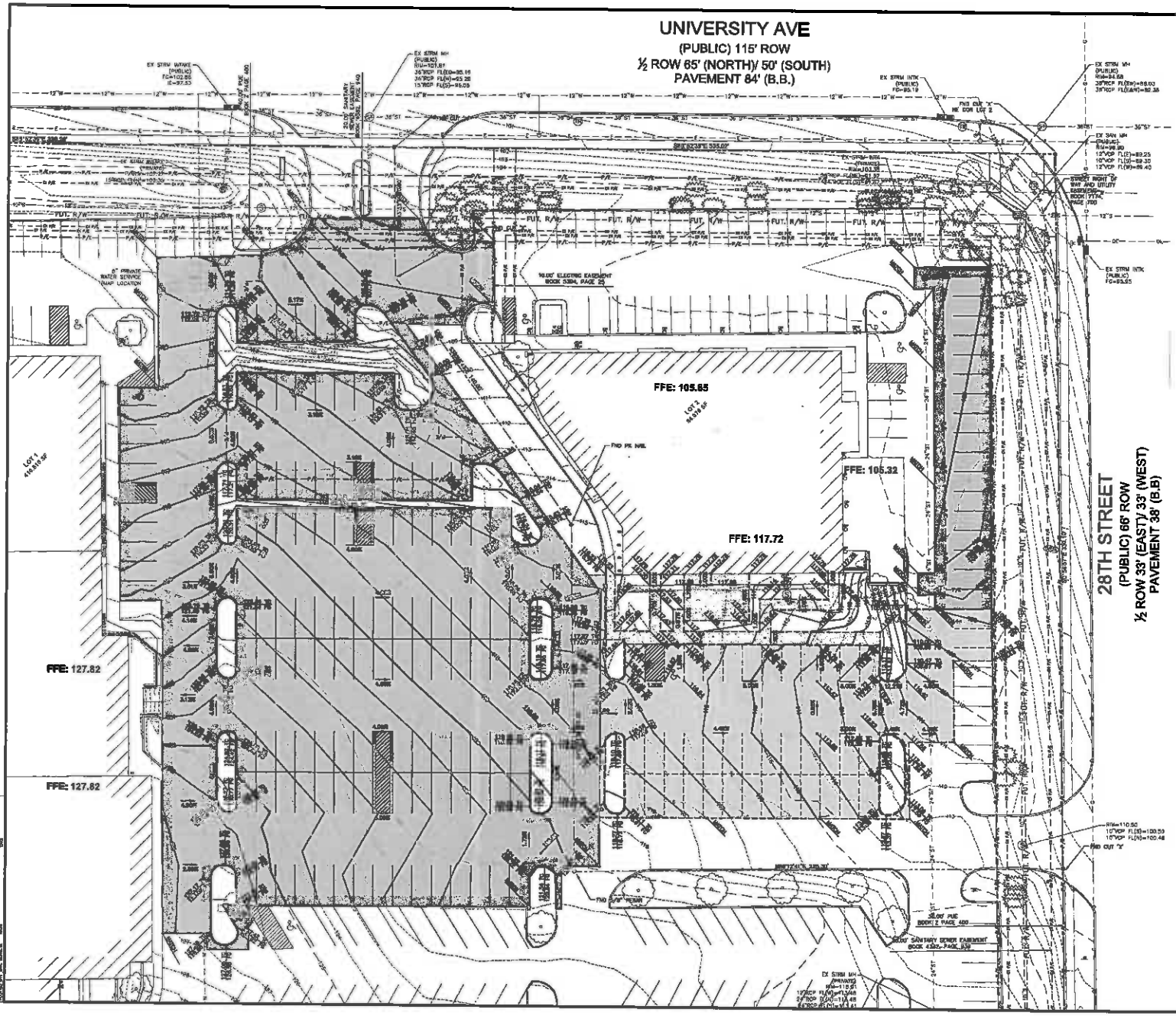
REVISIONS	DATE
FOURTH SUBMITTAL	12/23/14
THIRD SUBMITTAL	11/20/14
SECOND SUBMITTAL	10/06/14
FIRST SUBMITTAL	9/17/14

3409 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
PM: JT LA: NAN
CIVIL DESIGN ADVANTAGE

CLOCKTOWER SQUARE
DIMENSION PLAN

WEST DES MOINES, IOWA

1304.184



GRADING NOTES

1. ELEVATIONS AND CONTOURS ARE PER CITY OF WEST DES MOINES DATUM.
2. EXCAVATION SHALL BE IN ACCORDANCE WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH ALL WEST DES MOINES ADDENDUMS.
3. BACKFILL TO TOP OF CURBS.
4. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
5. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2%. LONGITUDINAL SLOPES SHALL NOT EXCEED 5% EXCEPT AT CURB RAMPS.
6. DESIGNATED ACCESSIBLE PARKING AREAS SHALL BE GRADED TO A MAXIMUM OF 2% IN ANY DIRECTION.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. 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.
9. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE AND BECOME THE PROPERTY OF THE CONTRACTOR WITH THE EXCEPTION OF THE TOP 6" OF TOPSOIL THAT IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE. THE STOCKPILE LOCATION SHALL BE APPROVED BY THE ENGINEER ON THE PLANS.
10. MATCH EXISTING GRADES AT PROPERTY LINES AND CONSTRUCTION LIMITS.
11. ALL SPOT ELEVATIONS ARE AT TOP-OF-FINISHED SURFACES UNLESS OTHERWISE SPECIFIED.
12. SPOT ELEVATION ABBREVIATIONS (AT FINISHED GRADE)
    TC = TOP OF CURB
    FG = FORM GRADE
    TW = TOP OF RETAINING WALL
    FW = FINISHED GRADE OF RETAINING WALL
13. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
14. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
15. BACKFILL ALL UTILITY TRENCHES ACCORDING TO WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH ALL WEST DES MOINES ADDENDUMS.
16. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATER MAINS.
17. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
18. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
19. REFER TO THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH ALL WEST DES MOINES ADDENDUMS FOR ALL UTILITY PIPE, STRUCTURES, FIXTURES, AND CONNECTION DETAILS.
20. THE PROJECT REQUIRES AN IOWA NPDES PERMIT (S) AND CITY OF WEST DES MOINES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.
21. PRIOR TO ANY SITE GRADING, PROVIDE A COPY OF THE NPDES GENERAL PERMIT NO. 2 TO:
    1. ROD VANDENDEREN, CHIEF BUILDING OFFICIAL
    2. CHIEF BUILDING OFFICIAL OR THE ASSIGNED DASE ADVISOR

REVISIONS	DATE
FOURTH SUBMITTAL	1/23/14
THIRD SUBMITTAL	11/26/14
SECOND SUBMITTAL	10/9/14
FIRST SUBMITTAL	10/17/13

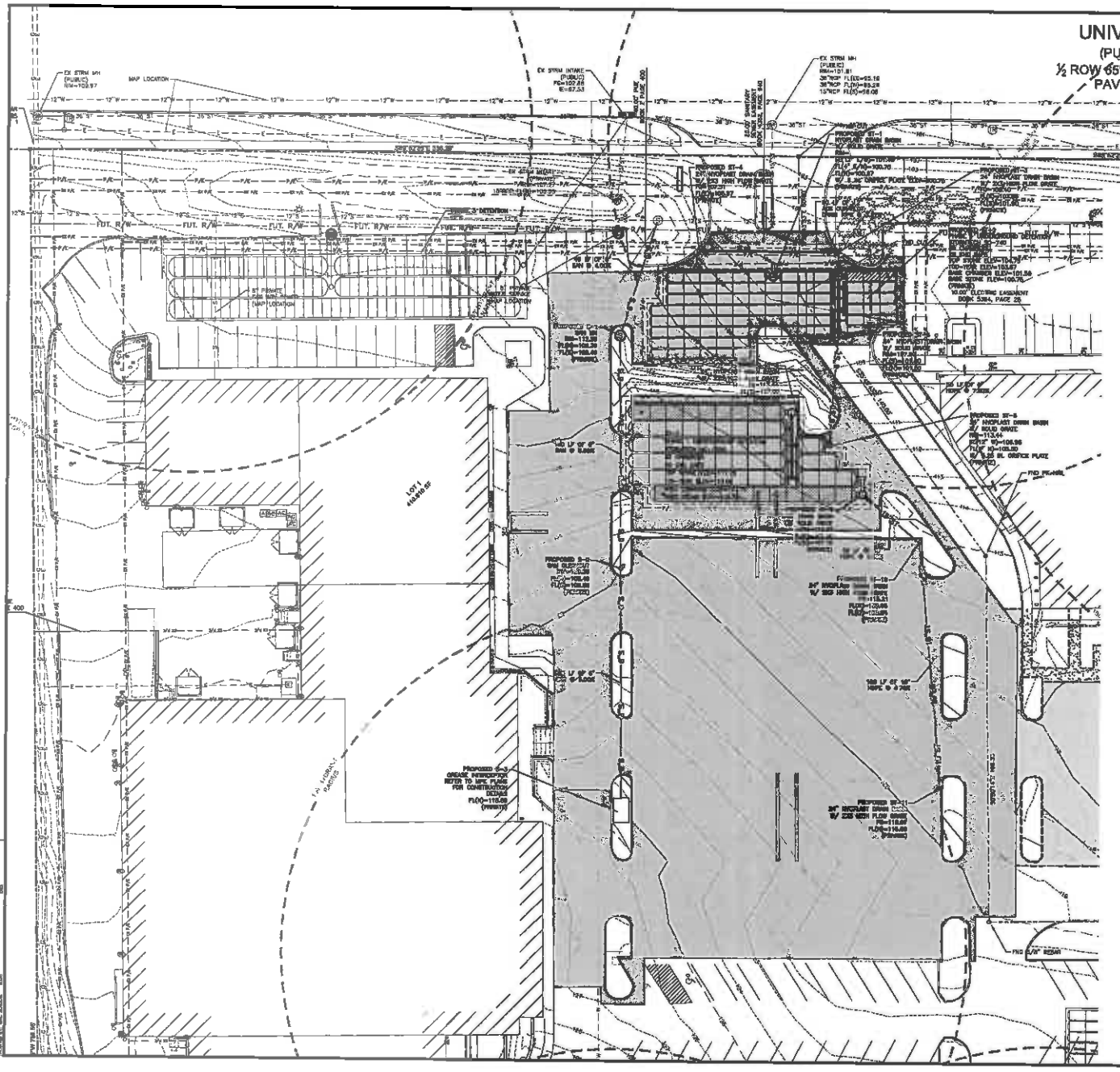
CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
PM: JT LAE: NJN

CLOCKTOWER SQUARE
GRADING PLAN

WEST DES MOINES, IOWA

6/10

1304.184



UTILITY NOTES

1. PRIVATE UTILITIES ARE TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISION, THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH ALL WEST DES MOINES ADDENDUMS, WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS, AND THE 2003 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION 24 HR. IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS AT 515-222-3630.
2. CONTACT WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
4. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE UNDERMINED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
5. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH ALL WEST DES MOINES ADDENDUMS
6. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
7. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
8. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 515-232-3928 AT LEAST 48 HOURS PRIOR TO COMMENCING ANYWORK ON THE PROJECT.
10. PRIVATE STREETS AND UTILITIES SHALL BE MAINTAINED BY THE OWNER, TO INCLUDE:
    A. DETENTION BASIN AND APPURTENANCES
    B. PRIVATE STORM SEWER
    C. ALL INTERNAL CIRCULATION ROADS
11. LOT 3 WILL NEED TO CONTACT THE WRA REGARDING TESTING AND SIZING REQUIREMENTS FOR EXTERNAL GREASE INTERCEPTORS, TO BRING THE SITE INTO COMPLIANCE WITH THE CITY OF WEST DES MOINES F.O.G. ORDINANCE.
12. ANY CONNECTION TO THE PUBLIC SEWER NEEDS TO BE CORE DRILLED.
13. CONTACT JASON HERN AT THE WRA (515) 323-6123 FOR TESTING AND SIZING REQUIREMENTS.

A STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT IS BEING GRANTED AS A PART OF THIS SITE PLAN.

WEST DES MOINES GENERAL NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
6. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOTCANDLE.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/ CONTAINMENT PROVISION.
8. 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 1397, 54-1(B). CONTACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH ROTERNA, ENGINEERING TECHNICIAN (515-222-3486) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

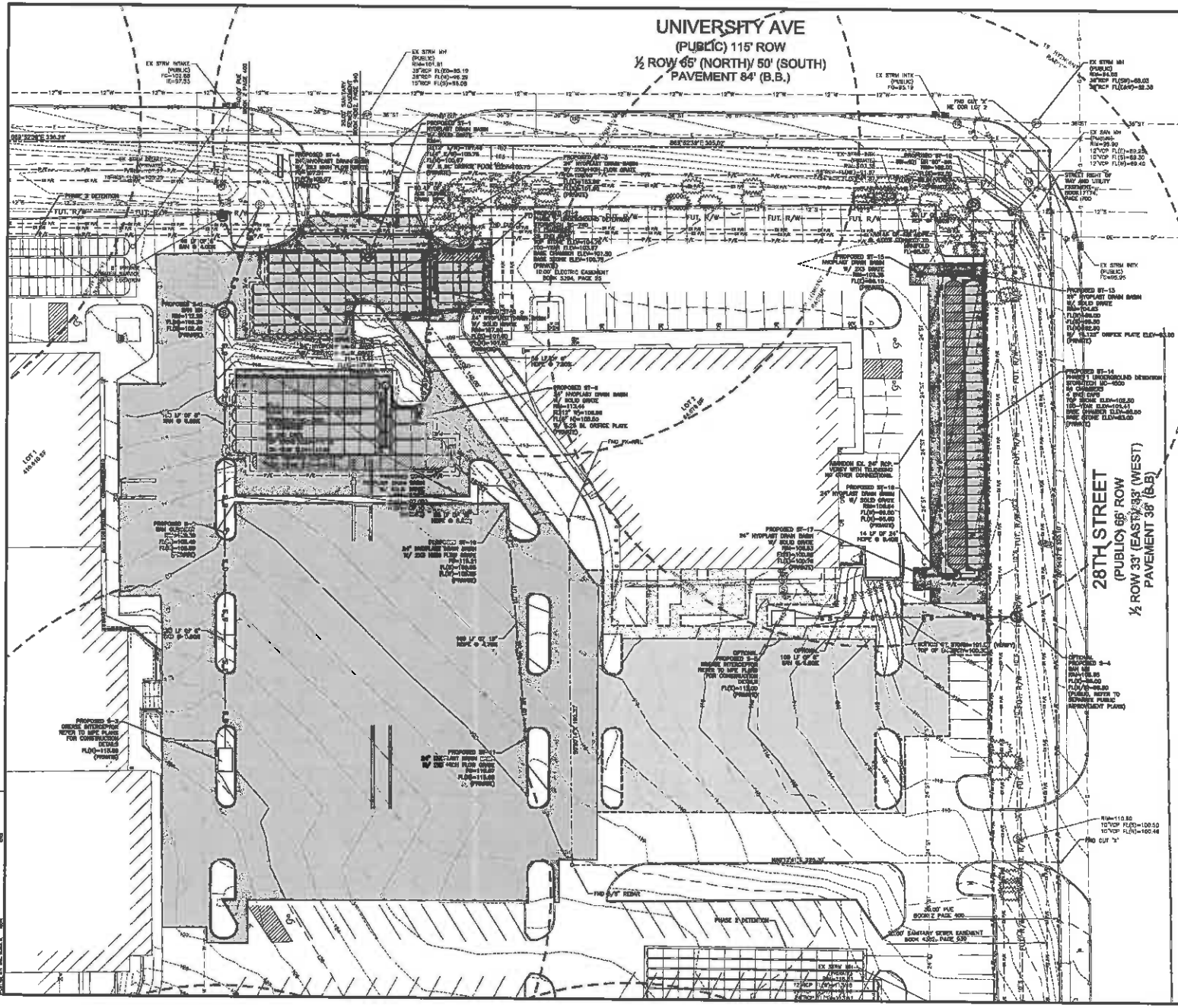
REVISIONS	DATE
FOURTH SUBMITTAL	12/12/14
THIRD SUBMITTAL	11/05/14
SECOND SUBMITTAL	10/06/14
FIRST SUBMITTAL	9/01/14

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
CIVIL DESIGN ADVANTAGE
PM: JT
LAE: NJN

CLOCKTOWER SQUARE
UTILITY PLAN

WEST DES MOINES, IOWA

1304.184



UTILITY NOTES

1. PRIVATE UTILITIES ARE TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS, THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH ALL WEST DES MOINES ADDENDUMS, WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS, AND THE 2006 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION 24 HR. IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS AT 515-222-3630.
2. CONTACT WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
4. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
5. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH ALL WEST DES MOINES ADDENDUMS
6. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
7. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
8. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY INSPECTION OF SERVICE. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH ITEMS. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
10. PRIVATE STREETS AND UTILITIES SHALL BE MAINTAINED BY THE OWNER, TO INCLUDE:
    A. DETENTION BASIN AND APPURTENANCES
    B. PRIVATE STORM SEWER
    C. ALL INTERNAL CIRCULATION ROADS
11. LOT 3 WILL NEED TO CONTACT THE WRA REGARDING TESTING AND SIGNO REQUIREMENTS FOR EXTERNAL GREASE INTERCEPTORS, TO BRING THE SITE INTO COMPLIANCE WITH THE CITY OF WEST DES MOINES F.O.G. ORDINANCE.
12. ANY CONNECTION TO THE PUBLIC SEWER NEEDS TO BE CORE DRILLED.
13. CONTACT JASON MERK AT THE WRA (515) 323-8123 FOR TESTING AND SIGNO REQUIREMENTS.

A STORM SEWER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT IS BEING GRANTED AS A PART OF THIS SITE PLAN.

WEST DES MOINES GENERAL NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
6. ALL LIGHTS ARE TO BE DOWNCAST OUTDOOR VARIETY, WALLPACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOTCANDLE.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S GREASE CONNECTION CONTROL/ CONTAINMENT PROVISION.
8. 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 1097, 54-1208. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3468) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

REVISIONS	DATE
FOURTH SUBMITTAL	12/28/14
THIRD SUBMITTAL	11/05/14
SECOND SUBMITTAL	10/06/14
FIRST SUBMITTAL	9/09/14

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
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LAI: NJN

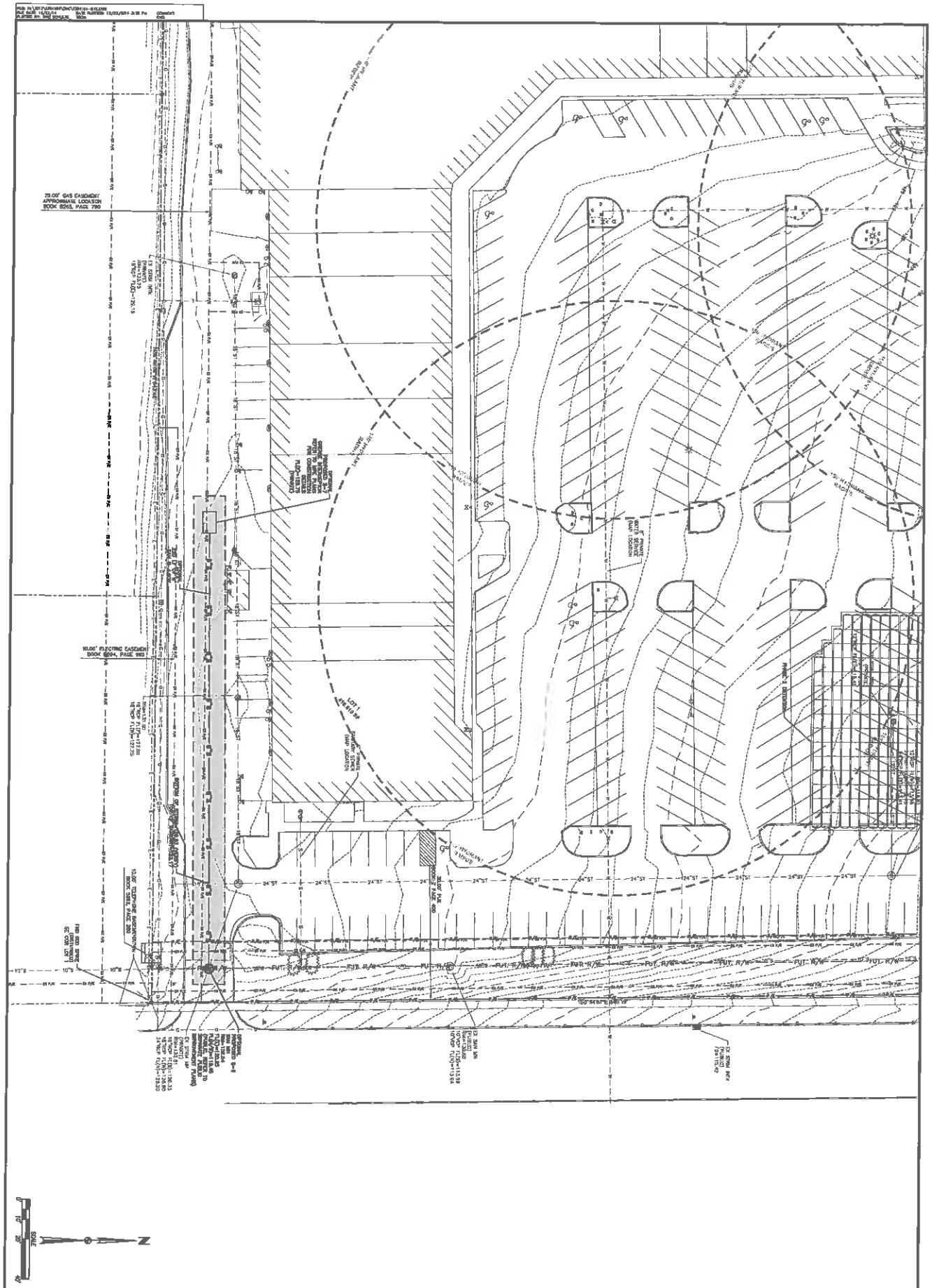
CLOCKTOWER SQUARE

UTILITY PLAN

WEST DES MOINES, IOWA

8/10

1304.164



CLOCKTOWER SQUARE

UTILITY PLAN

WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

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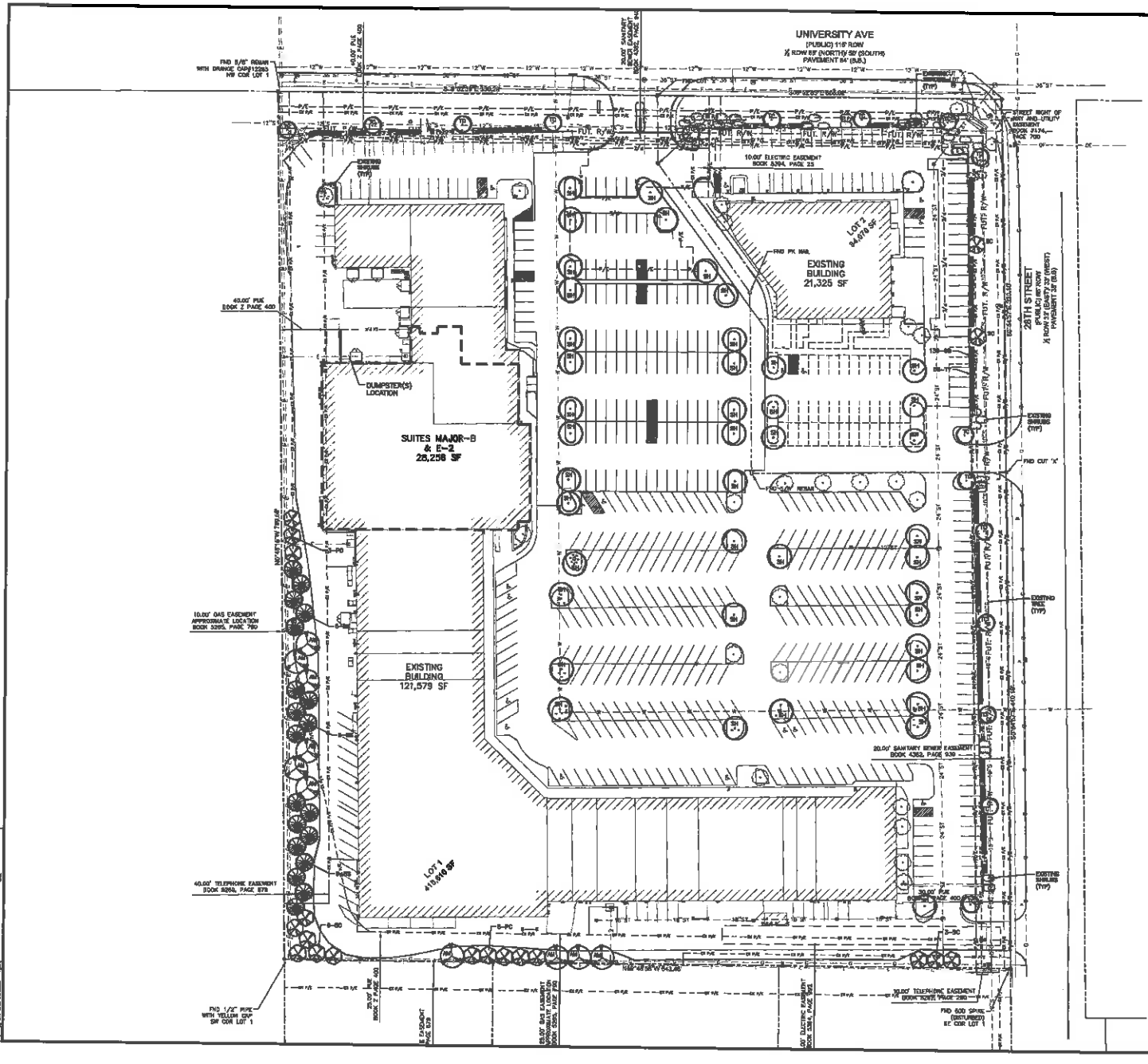
REVISIONS	DATE
FOURTH SUBMITTAL	12/22/14
THIRD SUBMITTAL	11/20/14
SECOND SUBMITTAL	10/08/14
FIRST SUBMITTAL	10/07/13

6/10

1304-184



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
3. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOID AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS, TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
4. SEED OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, 3" SEED.)
6. SEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY DISCREPCIES ARISE.
9. ALL SOIL SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

PLANT SCHEDULE

EXISTING OVERSTORY TREES			SIZE	COND
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

EXISTING ORNAMENTAL TREES			SIZE	COND
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

EXISTING EVERGREEN TREES			SIZE	COND
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

EXISTING SHRUBS			SIZE	COND
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

OPEN SPACE LANDSCAPING

2 TREES AND 3 SHRUBS REQUIRED PER 3,000 SF OF OPEN SPACE REQUIRED (ONE MUST BE OVERSTORY OR EVERGREEN)
(OPEN SPACE REQUIRED PER PUD=16%)

REQUIRED LOT 1 (URBAN #1)
OPEN SPACE REQUIRED = [illegible] SF
TREES REQUIRED = 43
SHRUBS REQUIRED = 64

EXISTING LOT 1
TREES = 3
SHRUBS = 91

PROPOSED LOT 1
TREES = 7
SHRUBS = 0

REQUIRED LOT 2 (URBAN #1)
OPEN SPACE REQUIRED = 13,491 SF
TREES REQUIRED = 8
SHRUBS REQUIRED = 14

EXISTING LOT 2
TREES = 4
SHRUBS = 24

PROPOSED LOT 2
TREES = 0
SHRUBS = 0

TOTAL REQUIRED FOR BOTH LOTS	
TREES	= 52
SHRUBS	= 80
TOTAL FOR BOTH LOTS	
TREES	= 54
SHRUBS	= 55

PARKING LOT LANDSCAPING

VIEWS OF PARKING FROM PUBLIC RIGHTS OF WAY SHALL BE SCREENED TO A HEIGHT OF ATLEAST 3'.

LANDSCAPED ISLANDS SHALL BE PLACED, AT A MINIMUM, EVERY EIGHTEEN STALLS.

5'x8' LANDSCAPE PODS SHALL BE SPACED NO FURTHER THAN 9 STALLS FROM A LANDSCAPE ISLAND

2 TREE PER EACH 5'x36' ISLAND, 1 TREE PER EACH 5'x17' ISLAND, AND 1 TREE IN EACH LANDSCAPE POD

OPEN SPACE SUBSTITUTIONS

2 DECIDUOUS UNDERSTORY TREES ALLOWED TO REPLACE 1 DECIDUOUS OVERSTORY TREE AND 10 SHRUBS MAY REPLACE 1 UNDERSTORY TREE.

SHREDDED HARDWOOD MULCH WITH SPADE CUT EDGE

REVISIONS	DATE
FOURTH SUBMITTAL	12/22/14
THIRD SUBMITTAL	11/05/14
SECOND SUBMITTAL	10/06/14
FIRST SUBMITTAL	09/07/14

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
PM: JT LAI: NJN
CIVIL DESIGN ADVANTAGE

CLOCKTOWER SQUARE
LANDSCAPE PLAN

WEST DES MOINES, IOWA

10/10
1304.184

CANOPY STYLE & COLOR OPTIONS OR SIMILAR

CLOCK TOWER MATERIAL
OR COLOR SIMILAR

BRICK VENEER COLOR OR SIMILAR

LIGHT FIXTURES SIMILAR

Sherwin Williams
Serious Gray
Tricorn Black

Reynard LRV
White Raisin

Copper Red LRV
Concord Buff

EFIS Textures
Sandpebble
Smooth

EFIS & PAINT COLOR
OPTIONS OR SIMILAR

STONE VENEER COLOR OR SIMILAR

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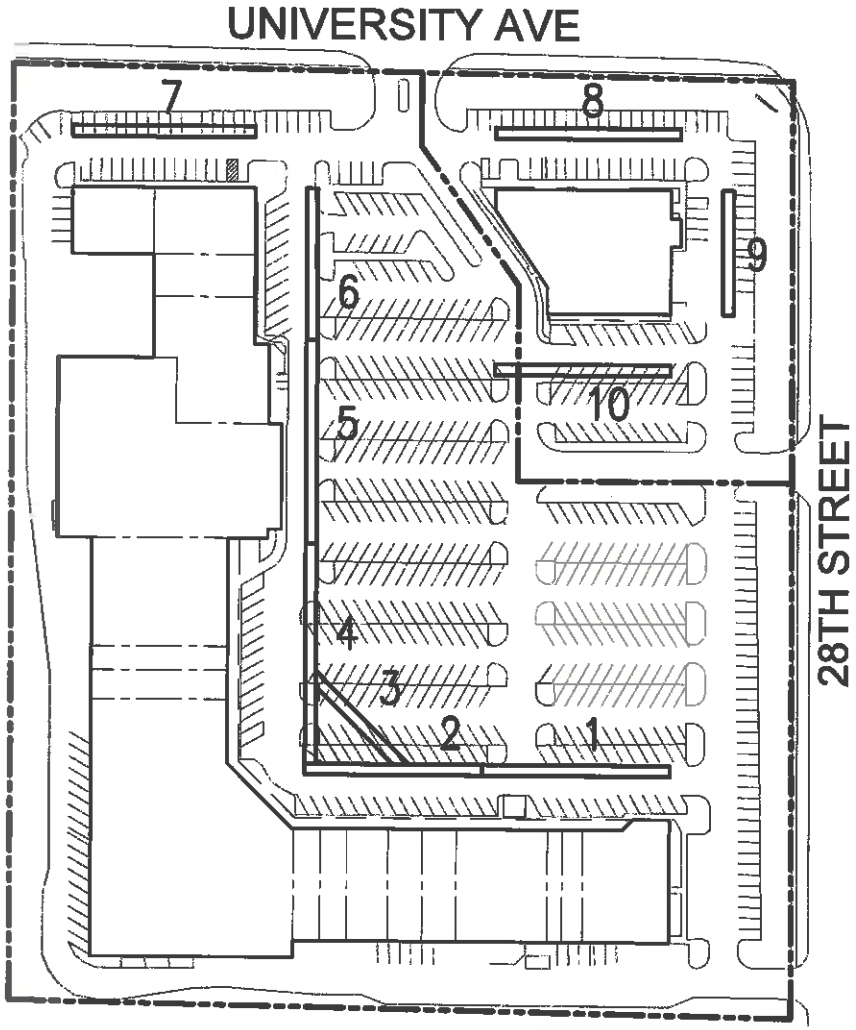
CLOCK TOWER SQUARE

2900 University Avenue
West Des Moines, Iowa
November 18, 2014

ONSITESOLUTIONS
PLAN DESIGN BUILD

ATTACHMENT D



NORTH

KEY PLAN

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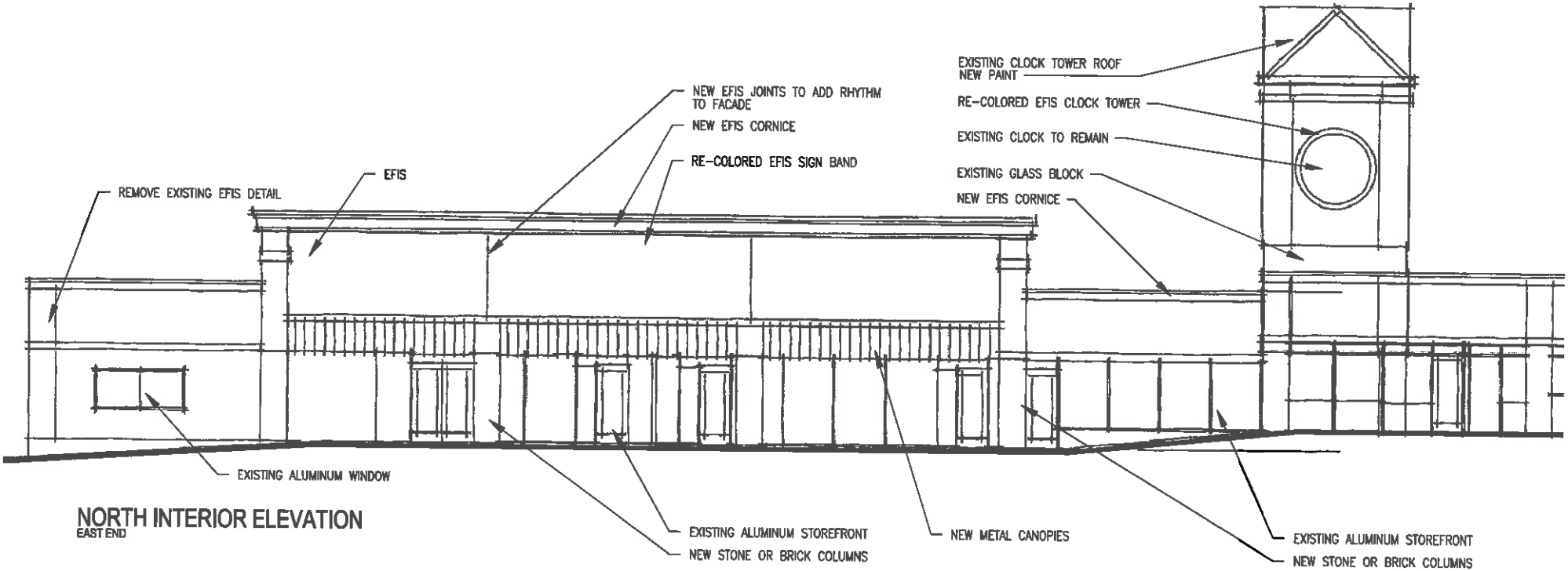
CLOCK TOWER SQUARE

2900 University Avenue
West Des Moines, Iowa
November 18, 2014

ONSITESOLUTIONS
PLAN DESIGN BUILD



NORTH INTERIOR ELEVATION
EAST END

FUTURE PHASE

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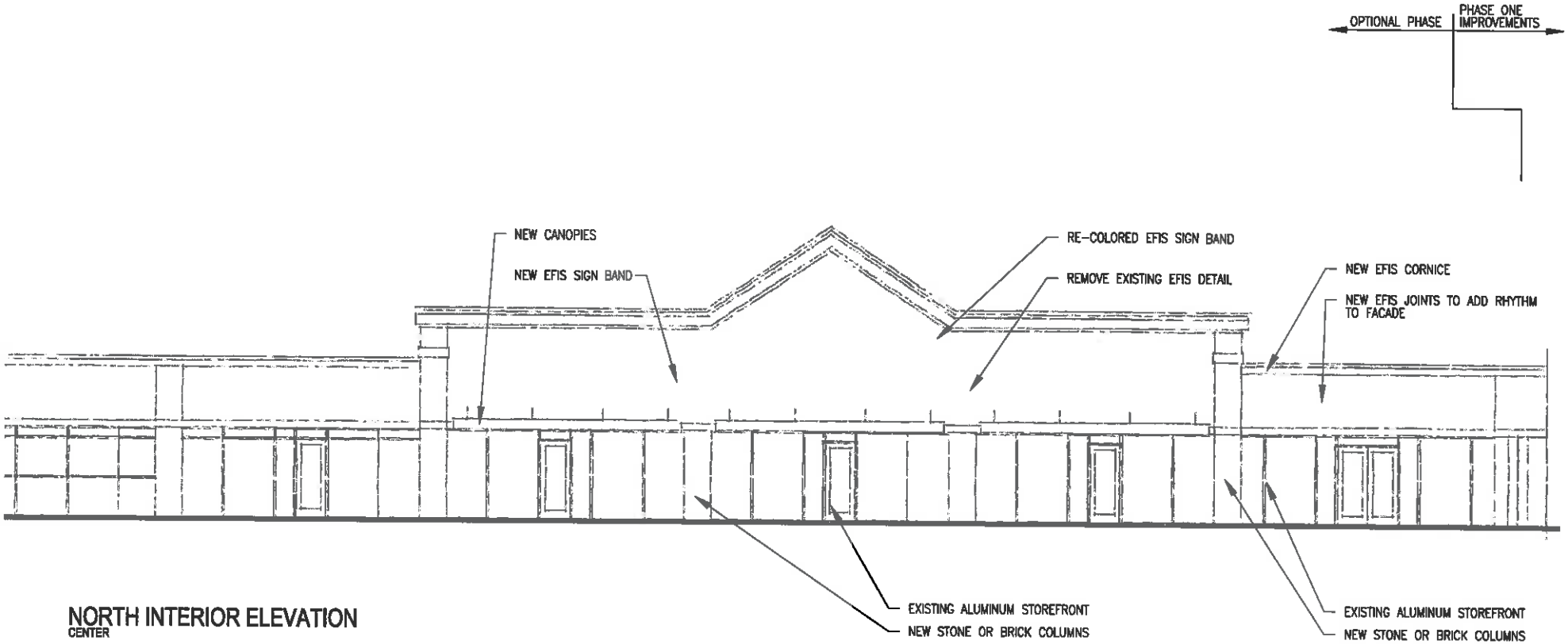
CLOCK TOWER SQUARE

2900 University Avenue
West Des Moines, Iowa
December 29, 2014

ONSITESOLUTIONS
PLAN DESIGN BUILD



NORTH INTERIOR ELEVATION
CENTER

FUTURE PHASE

CLOCK TOWER SQUARE

2900 University Avenue
West Des Moines, Iowa
December 29, 2014

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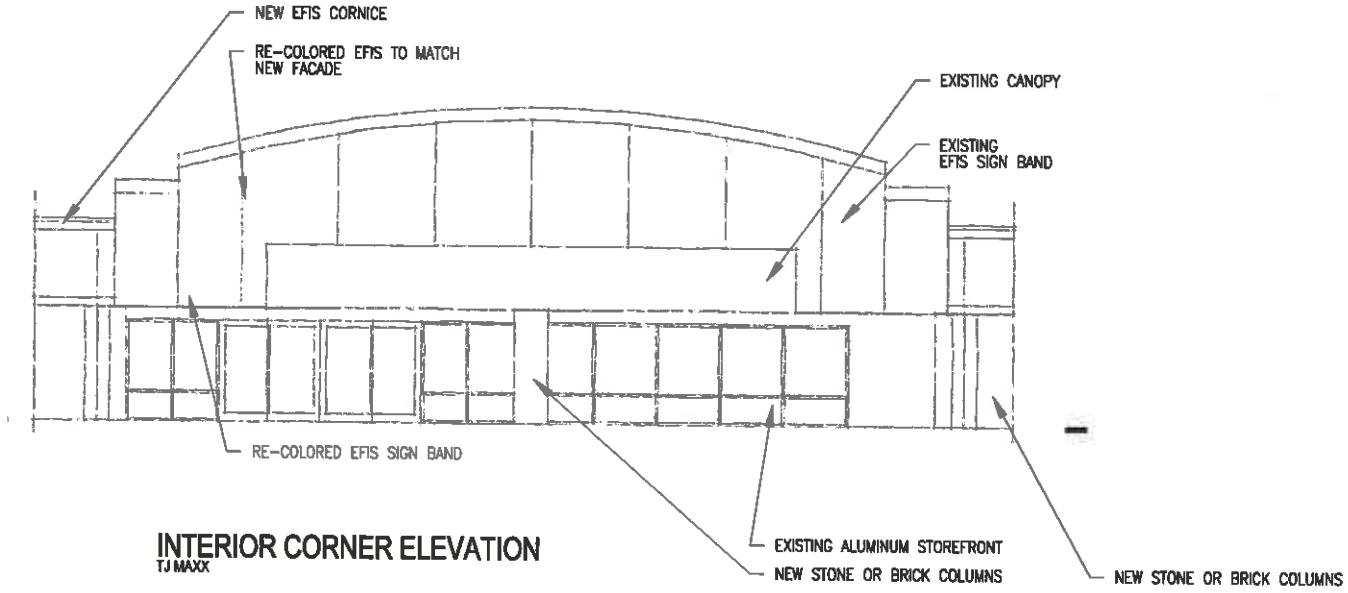
ONSITESOLUTIONS
PLAN DESIGN BUILD



INTERIOR CORNER ELEVATION
TJ MAXX

FUTURE IMPROVEMENTS

CLOCK TOWER SQUARE

2900 University Avenue
West Des Moines, Iowa
December 29, 2014

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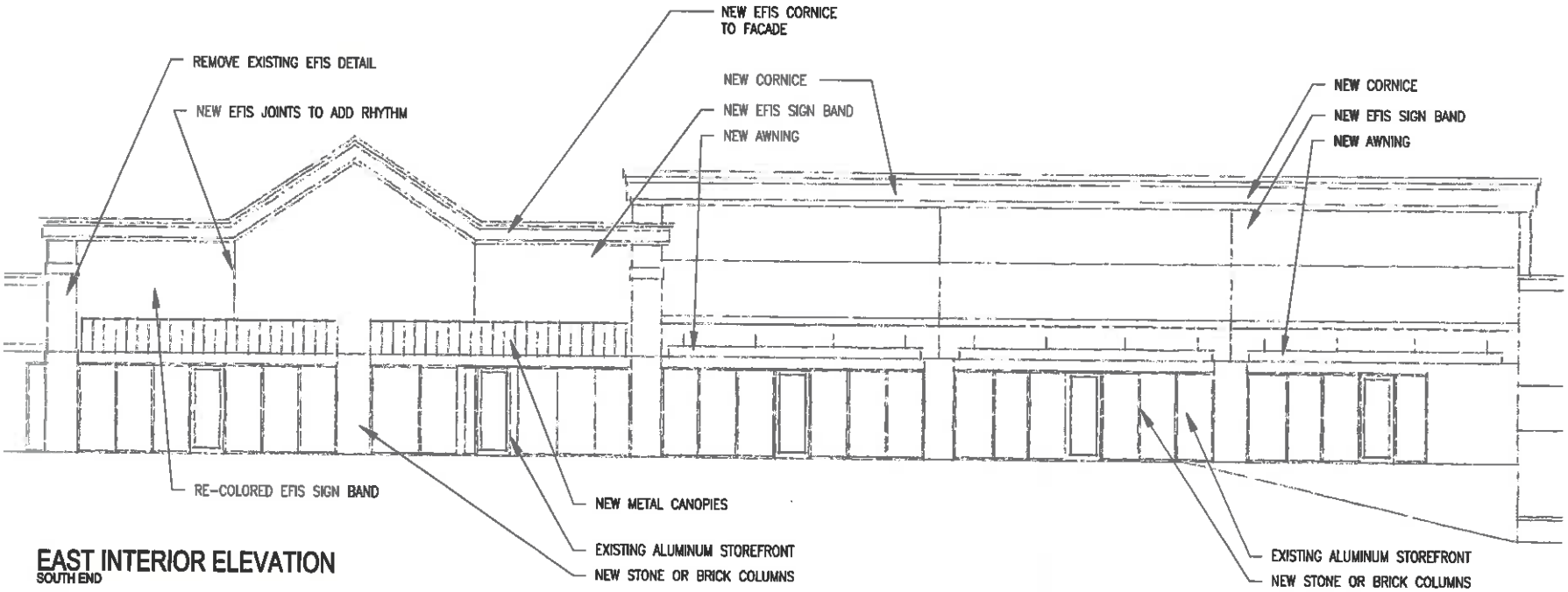
ONSITESOLUTIONS
PLAN DESIGN BUILD



EAST INTERIOR ELEVATION
SOUTH END

FUTURE IMPROVEMENTS

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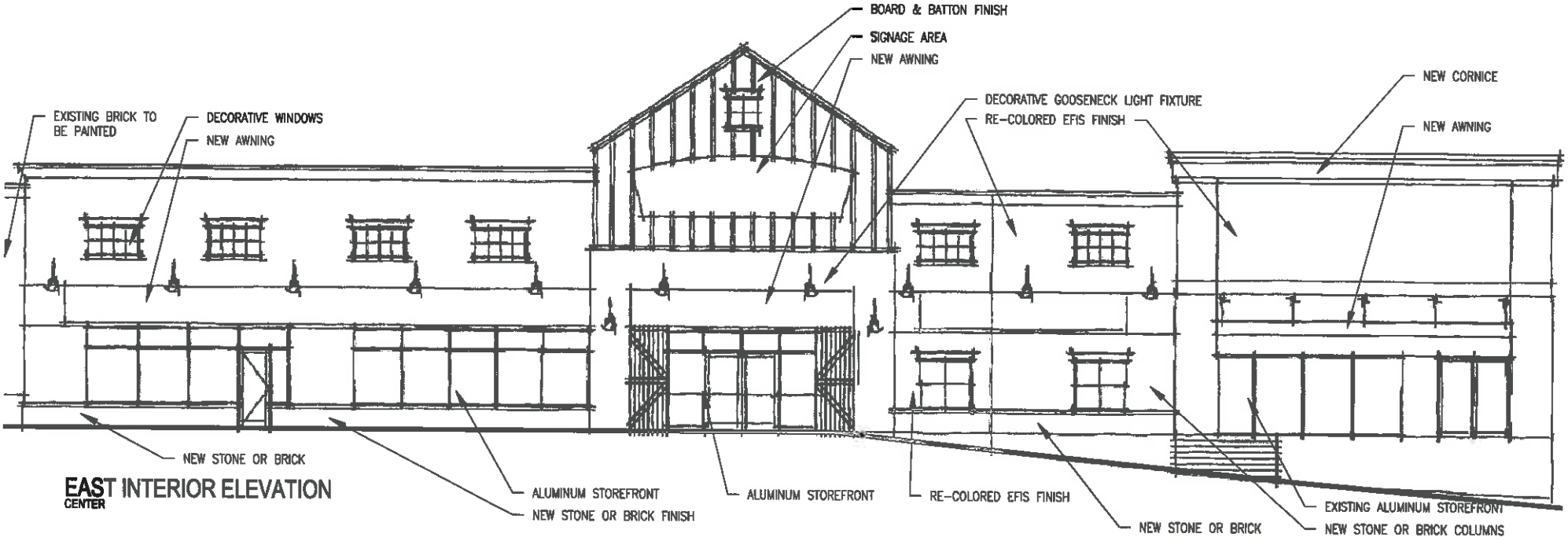
CLOCK TOWER SQUARE

2900 University Avenue
West Des Moines, Iowa
December 29, 2014

ONSITESOLUTIONS
PLAN DESIGN BUILD



EAST CENTER INTERIOR ELEVATION

PHASE ONE IMPROVEMENTS

CLOCK TOWER SQUARE

2900 University Avenue
West Des Moines, Iowa
December 11, 2014

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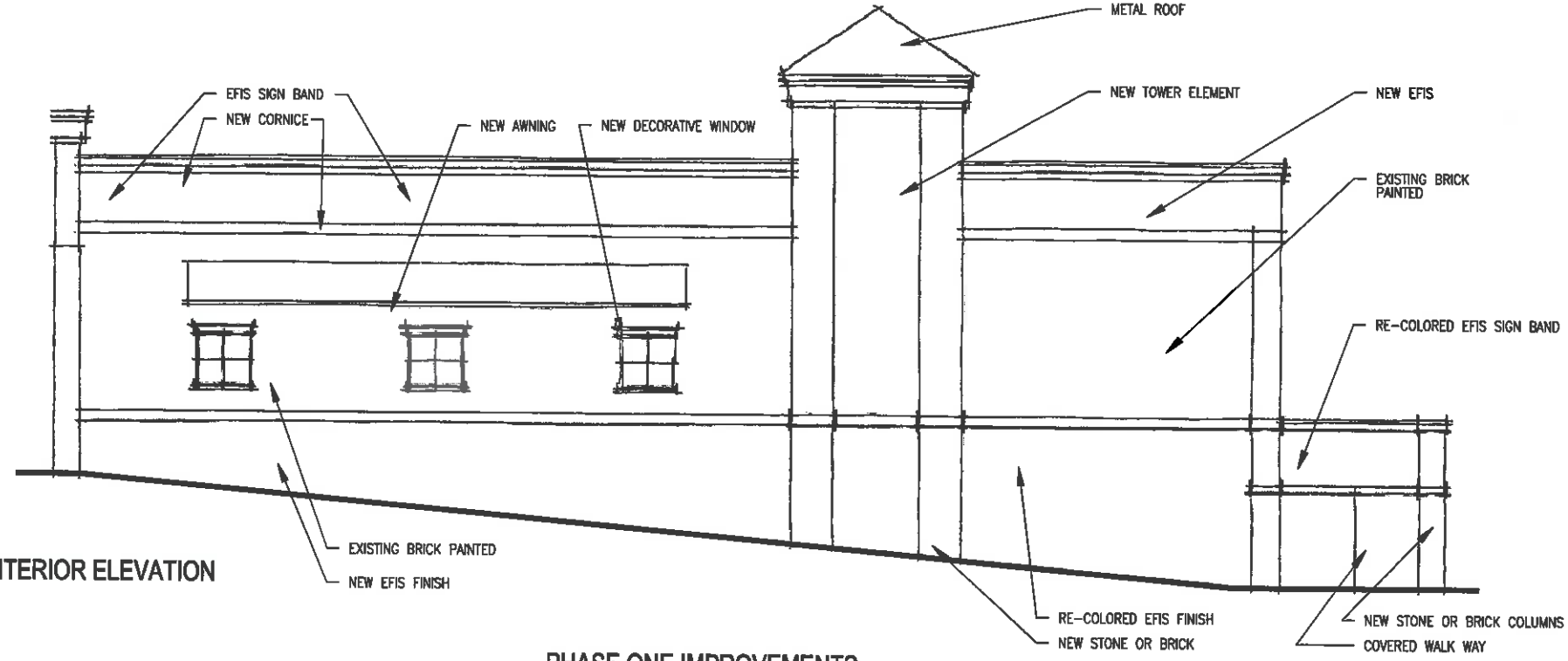
PLAN DESIGN BUILD



EAST INTERIOR ELEVATION
NORTH END

PHASE ONE IMPROVEMENTS

CLOCK TOWER SQUARE

2900 University Avenue
West Des Moines, Iowa
December 11, 2014

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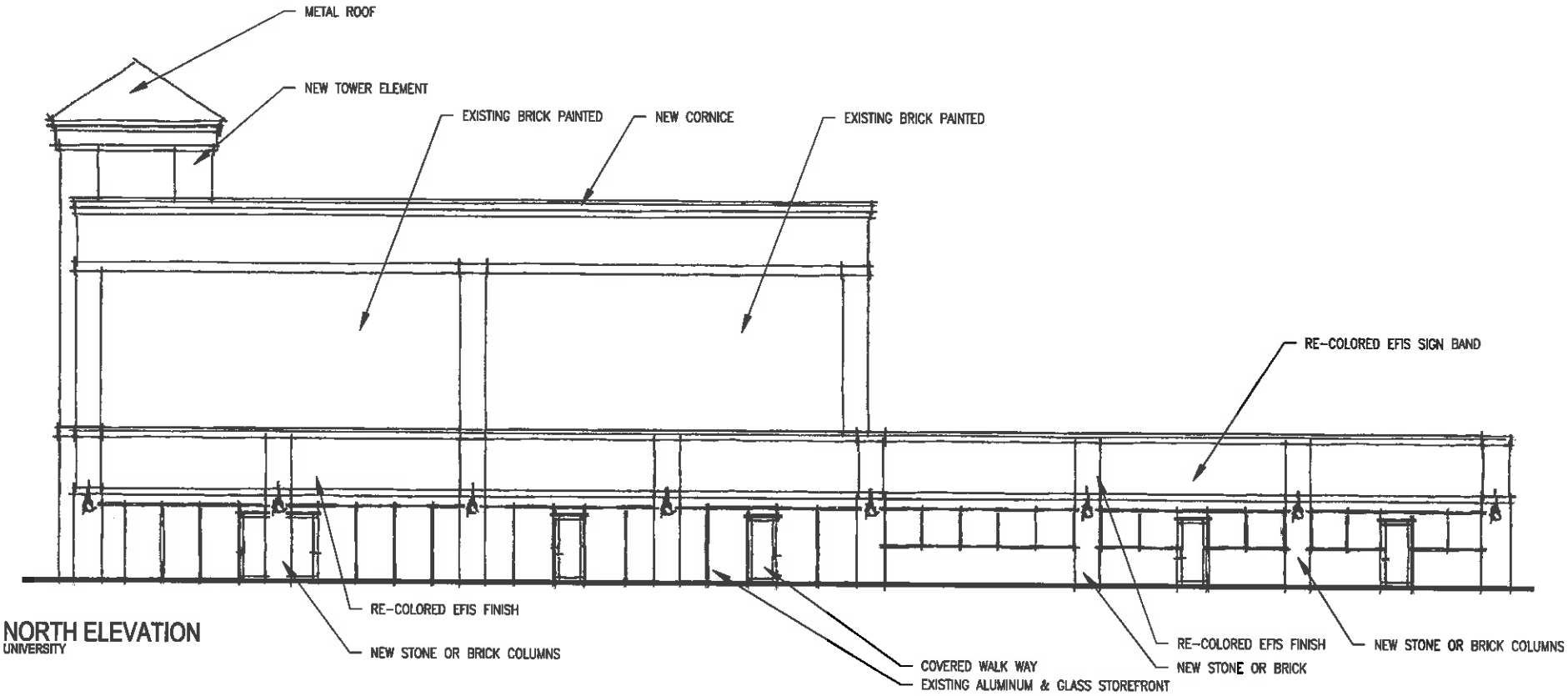
ONSITESOLUTIONS
PLAN DESIGN BUILD



NORTH ELEVATION
UNIVERSITY

PHASE ONE IMPROVEMENTS

CLOCK TOWER SQUARE

2900 University Avenue
West Des Moines, Iowa
December 11, 2014

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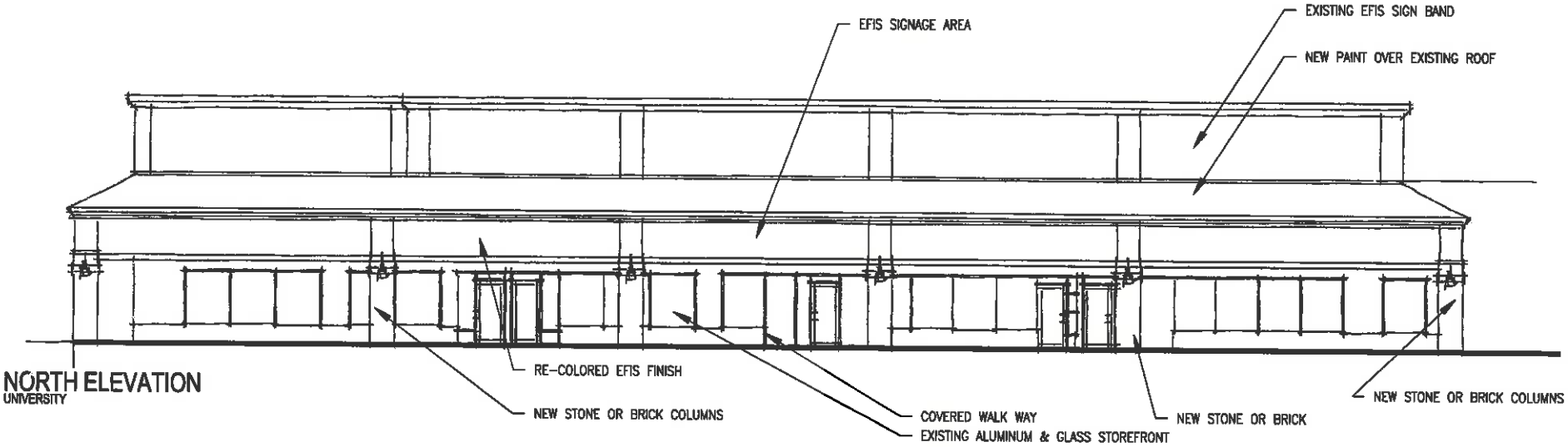
ONSITESOLUTIONS
PLAN DESIGN BUILD



NORTH ELEVATION
UNIVERSITY

PHASE ONE IMPROVEMENTS - LOWER LEVEL ONLY

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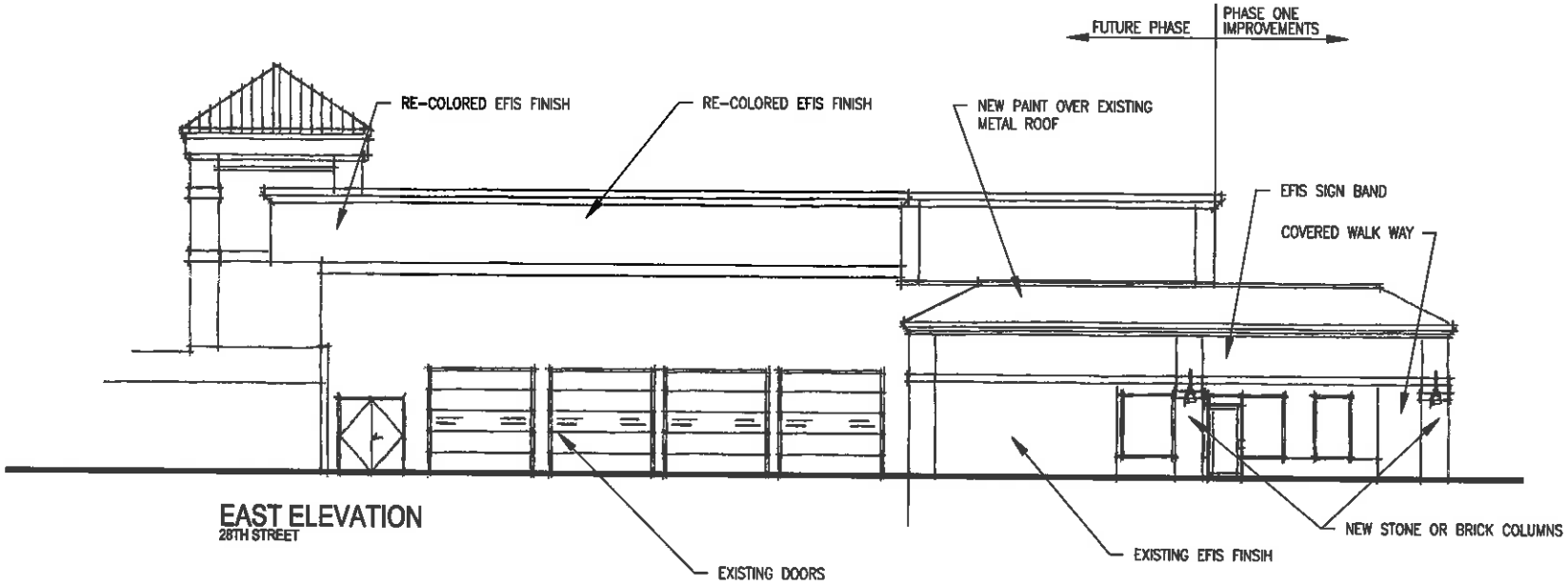
CLOCK TOWER SQUARE

2900 University Avenue
West Des Moines, Iowa
December 11, 2014

ONSITESOLUTIONS
PLAN DESIGN BUILD



EAST ELEVATION
28TH STREET

FUTURE PHASE

CLOCK TOWER SQUARE

2900 University Avenue
West Des Moines, Iowa
December 29, 2014

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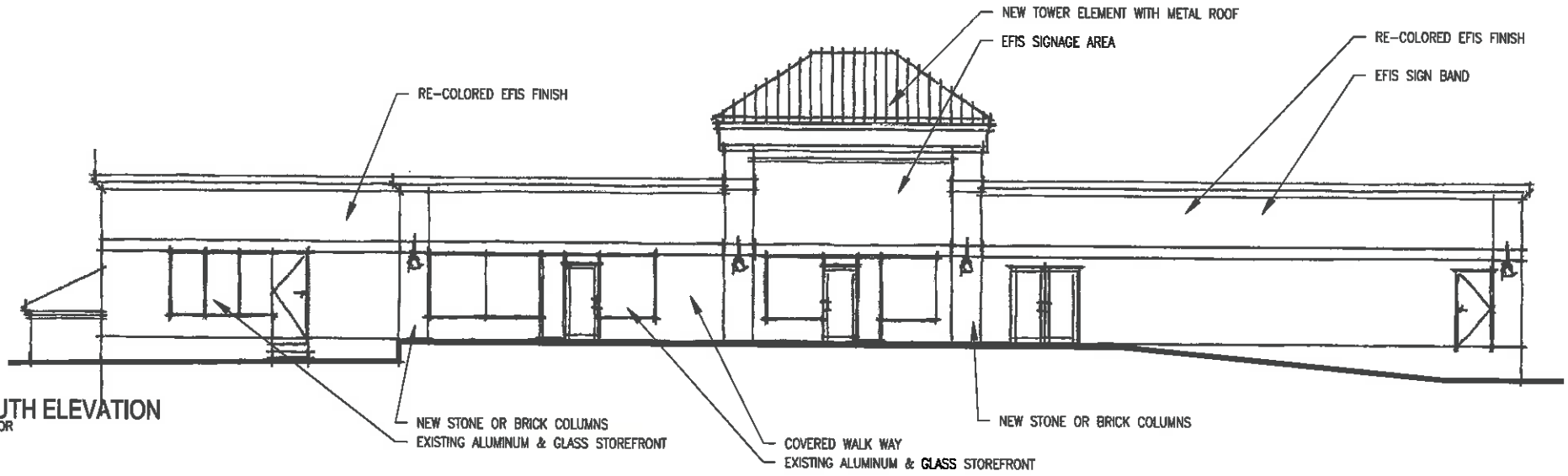
ONSITESOLUTIONS
PLAN DESIGN BUILD



SOUTH ELEVATION
INTERIOR

FUTURE PHASE

CLOCK TOWER SQUARE

2900 University Avenue
West Des Moines, Iowa
December 29, 2014

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ONSITESOLUTIONS
PLAN DESIGN BUILD

Prepared by: KTragesser City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE MAJOR MODIFICATION (MaM-001874-2013) TO CONSTRUCT EXTERIOR MODIFICATIONS, PARKING LOT MODIFICATIONS, AND STORM WATER IMPROVEMENTS AT CLOCKTOWER SQUARE LOCATED AT 2800 AND 2900 UNIVERSITY AVENUE

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, Clocktower Square Baceline, LLC, requests approval of a Major Modification for that site located at 2800 and 2900 University to construct exterior modifications, parking lot modifications and storm water improvements on property legally described as:

Legal Description of Property

Lots 1 and 2, Clocktower Square, an official plat now in and forming a part of the
City of West Des Moines, Polk County, Iowa

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

WHEREAS, on January 5, 2015, the Plan and Zoning Commission recommended to the City Council approval of the Major Modification; and

WHEREAS, on this date, this City Council held a duly-noticed meeting to consider the application for Major Modification.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report for the Major Modification, or as amended orally at the City Council meeting on this date, are adopted.

SECTION 2. The MAJOR MODIFICATION to construct exterior modifications, parking lot modifications, and storm water improvements is approved, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A" is approved. Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on February 23, 2015.

_____
Steve Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. Providing an executed irrevocable offer of dedication for University Avenue and 28th Street, prior to obtaining a building permit. *(provided)*
2. Providing an ingress/egress easement between Lots 1 and 2 Clocktower Square, prior to obtaining a building permit. *(provided)*
3. Providing a sanitary sewer easement, prior to obtaining a building permit. *(provided)*
4. Providing a storm water facility maintenance agreement prior to obtaining a building permit.
5. Providing proof of payment to MidAmerican Energy for streetlights, prior to obtaining a building permit.
6. Providing final site plan drawings addressing staff comments, prior to obtaining a building permit.
7. The City Council waiving the requirement that 35% of the open space trees be overstory or evergreen in Lot 2 and lowering the required trees from eleven to six.