CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

7(a)

DATE: February 8, 2016

ITEM: Newport Office Building, 1075 Jordan Creek Parkway – Approval of a Major Modification to a Site Plan to construct a 75,000 sq. ft. office building – RRHWoods, LLC - MaM-002943-2015

RESOLUTION: **Approval of a Major Modification**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: RRHWoods, LLC is proposing to construct one 75,000 sq. ft. office building at 1075 Jordan Creek Parkway. The building is proposed to be a three story, brown brick building with ribbon windows in keeping with the adjacent buildings (see Exhibit I - Attachment B – Location Map, Attachment C – Site Plan, and Attachment D – Building Elevations). It should be noted, in 2005, essentially the same site plan was approved by the Commission and Council. This new site plan adjusts the grades throughout the site after soil from another nearby project was placed on the parcel, adjusts alignment of site utilities, and brings the site into compliance with current codes and regulations. The City Council approved a phased site plan at their meeting on January 11, 2016, to permit grading, utility, and footing and foundation construction.

Plan and Zoning Commission Action:
Vote: 5-0 approval, Commissioner Hatfield abstaining due to potential conflict of interest, Commissioner Brown absent.
Date: February 1, 2016
Motion: Adopt a resolution recommending the City Council approve the Major Modification

Mr. Tom Rupprecht, R&R Realty, noted that the property owner will be conducting a street light analysis (discussion of this is included in Exhibit I) to determine if additional street lights are needed on the east side of Jordan Creek Parkway and, if so, will execute the street light agreement prior to occupancy of the building.

OUTSTANDING ISSUES: There are no outstanding issues.

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 (*scheduled for January 11, 2016)*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- 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 to construct a 75,000 sq. ft. office building at 1075 Jordan Creek Parkway, subject to the applicant meeting all City Code requirements and the following:

1. That the applicant acknowledge that prior to any occupancy permit for the building, the landscaping for open space, parking lot, and screening be installed, inspected, and approved or in the event the landscaping is not complete, surety in an amount equal to 1 ½ times the landscape contract be submitted to the City in order to receive a temporary occupancy permit. The applicant further acknowledges that all site improvements, including landscaping will need to be completed, inspected by staff, and deficiencies remedied prior to the issuance of a Final Occupancy Permit for the building.

2. That the applicant acknowledge that final site plan drawings which address all staff comments must be submitted prior to any work that may require City inspections.

3. That the City Council accept right-of-way and utility easements for an additional 2.5 feet of right-of-way along Jordan Creek Parkway adjacent to this site and for an additional 5 feet of right-of-way along 72nd Street adjacent to this site, prior to any occupancy of the building.

4. That the City Council allow ingress/egress easement, the street light agreement (if needed), and the storm water facility management agreement and certifications to be submitted prior to any occupancy of the building.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

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	January 11, 2016		
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
- Attachment D - Elevations

Exhibit II - City Council Resolution

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: February 1, 2016

Item: Newport Office Building, 1075 Jordan Creek Parkway – Approval of a Major Modification to a Site Plan to construct a 75,000 sq. ft. office building – R&R Realty - MaM-002943-2015

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

Case Advisor: Kara Tragesser, AICP

Applicant's Request: RRHWoods, LLC is proposing to construct one 75,000 sq. ft. office building at 1075 Jordan Creek Parkway. The building is proposed to be a three story, brown brick building with ribbon windows in keeping with the adjacent buildings (see Attachment B – Location Map, Attachment C – Site Plan, and Attachment D – Building Elevations).

History: The subject property is designated as 'Parcel F' within the Country Club West Office Plaza Planned Unit Development (formerly the Fountain West PUD). The property has an underlying zoning district of Professional Commerce Park and is vacant. On August 1, 2005, the City Council approved a site plan for the parcel for a three story, 75,000 sq. ft. building. Since that approval, the entitlement for that approval has been extended nine times. Because the site plan approval remained valid, with the construction of the Sierra Point apartments at 7171 Woodland Avenue in 2014, the applicant was able to place soil from the Sierra Point site onto this property. With the change in grading resulting from the soil being placed on the property, a new site plan needed to be reviewed and approved.

On January 11, 2016, the City Council approved a phased site plan that allowed the property owner to grade the site, install private utilities, and construct footings and foundations at their own risk.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on January 11, 2016; the Subcommittee was supportive of the development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. Staff notes the following:

Right-of-way: Jordan Creek Parkway is classified as a major arterial roadway which by Comprehensive Plan standards needs 165 feet of total right-of-way or 82.5 feet from the center of the right-of-way adjacent to the subject property. It appears the existing right-of-way adjacent to this site is 80 feet, therefore the deficit of 2.5 feet should be provided to the City by the property owner. Also, 72nd Street is classified as a minor collector roadway which by Comprehensive Plan standards needs 70 feet of total right-of-way or 35 feet from the center of the right-of-way adjacent to the subject property. It appears the existing half right-of-way adjacent to this site is 30 feet, therefore the deficit of 5 feet of right-of-way should be provided to the City by the property owner. It has been the practice of the City Council to require the additional right-of-way by deed or irrevocable offer of dedication for existing platted property. Staff recommended that the right-of-way be provided by deed to be consistent with the City Council's practice for the majority of development projects approved throughout the City.

The property owner has offered right-of-way needs by easement on other projects, Sierra Point apartments and a Capital Improvement project at 50th and University, and requests the same consideration for this project. After discussion with the City Attorney's office, staff has included a recommendation that the additional right-of-way for these roadways be provided for by easement in this case as it is unlikely that the subject roadways will be widened.

Future Street Lights: Existing lighting levels on Jordan Creek Parkway do not meet the standards set in the City's lighting policy. When the west side of Jordan Creek Parkway is developed a lighting analysis will be done and the street light spacing likely will change. This may require additional street lights adjacent to this site. The applicant can either do the analysis now to determine the light pole spacing to verify whether additional street lights would not be necessary or execute a Street Light Agreement agreeing to make the necessary light adjustments at such time that the analysis is completed either by developers on the west side of the road or the City.. If a study were to be completed now by the applicant and no additional street lights were identified as necessary, then the agreement would not be necessary. It does

not appear that the applicant will be completing a study now, therefore Staff recommends a condition of approval that, if the study is not complete by the time the applicant wishes to occupy the building that the Street Light Agreement be executed prior to issuance of an occupancy permit, including a temporary occupancy.

Agreements and Easements executed prior to any occupancy permit versus prior to building permit: Generally, the City requires all easements (right-of-way and ingress/egress) and agreements (street lights and storm water facility management) to be executed prior to approving a building permit. This helps to ensure that the City receives the required documents before being confronted with a development that is ready to be occupied in all other aspects, but for the agreements and easements to be executed. The property owner has raised specific concerns with the provision now of the Storm Water Management Facility Maintenance Agreement and as-built certifications as winter weather prevents the proper surveying of the pond. The property owner has requested that the easements and agreements be executed and returned to the City prior to occupancy instead in order to allow the building permits to be approved and construction begin as soon as possible. Since the City Council has yet to approve the project with the conditions of approval which include accepting right-of-way easements in lieu of deeds and the time it is anticipated to take to complete the street light analysis, these easements and agreements won't be ready at the time the City Council reviews the development proposal. Staff is recommending a condition of approval that would allow the building permits to be issued prior to receiving the documents, but that the documents be executed and provided to the City prior to issuance of an occupancy permit for the building, including issuance of a temporary occupancy permit.

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 and 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 to construct a 75,000 sq. ft. office building at 1075 Jordan Creek Parkway, subject to the applicant meeting all City Code requirements and the following:

1. That the applicant acknowledge that prior to any occupancy permit for the building, the landscaping for open space, parking lot, and screening be installed, inspected, and approved or in the event the landscaping is not complete, surety in an amount equal to 1 ½ times the landscape contract be submitted to the City in order to receive a temporary occupancy permit. The applicant further acknowledges that all site improvements, including landscaping will need to be completed, inspected by staff, and deficiencies remedied prior to the issuance of a Final Occupancy Permit for the building.

2. That the applicant acknowledge that final site plan drawings which address all staff comments must be submitted prior to any work that may require City inspections.

3. That the City Council accept right-of-way and utility easements for an additional 2.5 feet of right-of-way along Jordan Creek Parkway adjacent to this site and for an additional 5 feet of right-of-way along 72nd Street adjacent to this site, prior to any occupancy of the building.

4. That the City Council allow ingress/egress easement, the street light agreement (if needed), and the storm water facility management agreement and certifications to be submitted prior to any occupancy of the building.

Owner:

RRHWoods, LLC
c/o R&R Realty Group LTD
1225 Jordan Creek Parkway
West Des Moines IA 50266

Applicant:

R&R Realty Group
1225 Jordan Creek Parkway, Suite 200
West Des Moines IA 50266
Tom Rupprecht
515-223-4500
Rupprecht.tom@rrrealty.com

ATTACHMENTS:

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

RESOLUTION NO. PZC -16 -008

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A SITE PLAN TO CONSTRUCT A 75,000 SQUARE FOOT OFFICE BUILDING AT 1075 JORDAN CREEK PARKWAY

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, RRHWoods LLC, has requested approval for a Major Modification to a Site Plan (MaM-002943-2015) to construct a 75,000 square foot office building and associated site improvements on that property located at 1075 Jordan Creek Parkway;

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 February 1, 2016, this Commission held a duly-noticed public meeting to consider the application for a Major Modification to Site Plan;

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 or as amended orally at the Plan and Zoning Commission hearing are adopted.

SECTION 2. The Site Plan to construct a 75,000 square foot office building and associated site 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 Hearing, 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 February 1, 2016.

Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

Michelle Riesenberg
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 February 1, 2016, by the following vote:

AYES: Crowley, Costa, Andersen, Erickson, Southworth
NAYS:
ABSTENTIONS: Hatfield
ABSENT: Brown

ATTEST:

Michelle Riesenberg
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. That the applicant acknowledge that prior to any occupancy permit for the building, the landscaping for open space, parking lot, and screening be installed, inspected, and approved or in the event the landscaping is not complete, surety in an amount equal to 1 ½ times the landscape contract be submitted to the City in order to receive a temporary occupancy permit. The applicant further acknowledges that all site improvements, including landscaping will need to be completed, inspected by staff, and deficiencies remedied prior to the issuance of a Final Occupancy Permit for the building.

2. That the applicant acknowledge that final site plan drawings which address all staff comments must be submitted prior to any work that may require City inspections.

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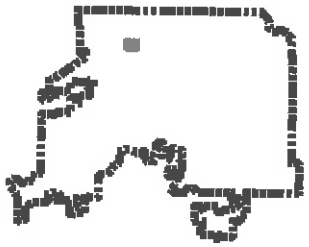
4. That the City Council allow ingress/egress easement, the street light agreement (if needed), and the storm water facility management agreement and certifications to be submitted prior to any occupancy of the building.

Newport - 1075 Jordan Creek Parkway



Legend

- Parcels
- Parks
- Greenways

383.2 0 191.61 383.2 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

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Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

ATTACHMENT C

NEWPORT OFFICE BUILDING
COUNTRY CLUB OFFICE PARK
1075 JORDAN CREEK PARKWAY, CITY OF WEST DES MOINES, COUNTY OF DALLAS, STATE OF IOWA

APPLICANT INFORMATION:
R&R REALTY GROUP
1225 JORDAN CREEK PARKWAY, SUITE 200
WEST DES MOINES, IOWA 50266
CONTACT: TOM RUPPRECHT
PH: (515)223.4500

OWNER INFORMATION:
RRHWOODS, LLC C/O R&R REALTY GROUP LTD
1225 JORDAN CREEK PARKWAY, SUITE 200
WEST DES MOINES, IOWA 50266
CONTACT: TOM RUPPRECHT
PH: (515)223.4500

PROJECT TEAM:

CIVIL ENGINEER:
OLSSON ASSOCIATES
7157 VISTA DRIVE
WEST DES MOINES, IA 50266
CONTACT: JEREMY SHEPHERD
PH:(515)331.8517

ARCHITECT:
SVPA ARCHITECTS, INC.
1466 28TH STREET, SUITE 200
WEST DES MOINES, IA 50266
CONTACT: BOB ORMSBY
PH:(515)327.5990

LANDSCAPE ARCHITECT:
OLSSON ASSOCIATES
11035 AURORA AVENUE
URBANDALE, IA 50322
CONTACT: JOSEPH STOBERL
PH:(515)331.8517

SURVEYOR:
OLSSON ASSOCIATES
11035 AURORA AVENUE
URBANDALE, IA 50322
CONTACT: MERLIN DAVIS
PH:(515)331.8517

LEGAL DESCRIPTION:
TO BE KNOWN AS LOT 1 OF COUNTRY CLUB OFFICE PLAZA WEST PLAT 7, CONTAINING 4.99 ACRE, MORE OR LESS

UTILITIES:

WATER:
WEST DES MOINES WATER WORKS
CONTACT: KEVIN TROYVILLIAN
PH: (515)222.3510

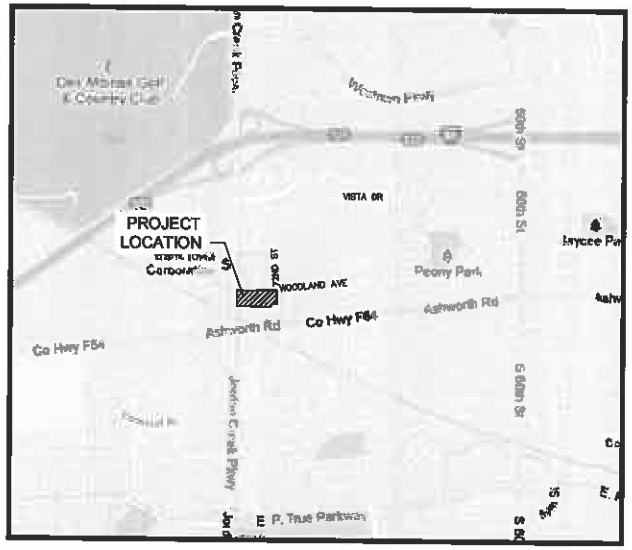
SANITARY SEWER:
CITY OF WEST DES MOINES
CONTACT: RON VAN GINDREN
PH: (515)222.3620

STORM SEWER:
CITY OF WEST DES MOINES
CONTACT: BRIAN HEMESATH
PH: (515)273.0642

TELEPHONE:
CENTURYLINK
CONTACT: DAN ROSS
PH:(515)283.7245

GAS:
MIDAMERICAN ENERGY
CONTACT: TAMMY SUMMY
PH:(515)252.6578

ELECTRIC:
MIDAMERICAN ENERGY
CONTACT: AUSTIN KITCHEN
PH:(515)242.3835



SITE LOCATION MAP
NOT TO SCALE

STANDARD NOTES (CITY OF WEST DES MOINES):

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. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.
7. A REPORT CERTIFIED BY A THIRD-PARTY RECOGNIZING TESTING AGENCY, ACCEPTABLE TO THE CITY, SHALL BE SUBMITTED TO DOCUMENT THE THICKNESS AND STRENGTH OF THE PAVEMENT, THE SUB-GRADE COMPACTION, COMPLIANCE WITH THE METRO DESIGN STANDARDS FOR STREETS, AND THE STANDARDS LISTED IN THE WEST DES MOINES "OFF STREET PARKING ORDINANCE" FOR PRIVATE STREETS, PARKING LOTS, AND DRIVEWAYS.

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
2. ALL WORK AND CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE *1993 DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL*, INCLUDING ALL *WEST DES MOINES ADDENDUMS*, AND THE *WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS*. IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
3. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY AND OWNER. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND GOVERNING AGENCY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THE PROJECT. THIS SHALL INCLUDE THE SAFETY OF HIS OWN PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, AND ENSURE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
5. THE CONTRACTOR SHALL CONTACT IOWA ONE-CALL AT #811 OR 800-292-8989 A MINIMUM OF 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) IN ADVANCE OF ANY EXCAVATION.
6. THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE AND HAVE BEEN SHOWN FROM AVAILABLE SURVEYS AND/OR RECORDS. THERE MAY BE ADDITIONAL UTILITIES PRESENT, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE, EXACT LOCATION/SIZE, ADEQUATELY PROTECT/SUPPORT, AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL INCLUDE, AT NO ADDITIONAL COST, ANY POTHOLING OR EXPLORATORY EXCAVATIONS NECESSARY TO LOCATE EXISTING UTILITIES. UTILITIES SHALL BE LOCATED SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING FACILITIES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE GOVERNING AGENCY AND/OR THE UTILITY OWNER.
7. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED IN THE PLANS, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR SPECIFICATIONS. DO NOT SCALE DRAWINGS - USE ONLY DIMENSIONS PROVIDED ON THESE PLANS.
9. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES, AND SHALL PROVIDE ALL WORK AND MATERIALS NECESSARY TO CONSTRUCT THE PROJECT IN ITS ENTIRETY.
10. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE THERETO AND SHALL PROVIDE TEMPORARY FENCING, BARRICADES, SUPPORTS, RESTRAINTS, AND /OR BRACING WHERE REQUIRED TO PROTECT EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED AND/OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
11. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMANENT EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES, AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AND LOCAL FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS/FIRE SUPPRESSION TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY AND SHALL PROPERLY PROTECT AND BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE. STORAGE, LOSS DUE TO THEFT, OR VANDALISM OF MATERIALS AND EQUIPMENT (SECURED OR UNSECURED) WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
15. TEMPORARY POWER, TELEPHONE, AND WATER FOR THE SITE IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED.
16. CONTRACTOR SHALL REFER TO OTHER DRAWINGS ISSUED BY ARCHITECT, STRUCTURAL, ELECTRICAL, AND MECHANICAL ENGINEERS. ENSURE COORDINATION OF EXACT LOCATION AND DIMENSIONS OF BUILDINGS, EXITS, RAMPS, UTILITY ENTRANCE LOCATIONS AND GRADES AROUND THE BUILDING. IMMEDIATELY NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES.
17. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE WORK. ALL TRAFFIC CONTROL DEVICES AND METHODS OF CONTROLLING TRAFFIC THROUGH CONSTRUCTION ZONES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD, AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS. ADDITIONAL WORK IN THE RIGHT-OF-WAY OR TRAFFIC CONTROL PERMITS MAY BE NECESSARY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
18. IF UNANTICIPATED HAZARDOUS MATERIALS OF ANY KIND ARE ENCOUNTERED IN THE WORK, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL CONSTRUCTION OPERATIONS AND NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR FURTHER DIRECTION.
19. ALL DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY.
20. DURING DEMOLITION OPERATIONS, THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES USING MEANS OF THEIR CHOICE.
21. SITE AND BUILDING FOUNDATION PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY TERRACON, XXXX XX, XXXX. PROJ. NO. XXXXX, INCLUDING ALL AMENDMENTS/ADDENDUMS.
22. THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND CONSTRUCTION STORMWATER PERMIT. THE CONTRACTOR(S) MUST ADHERE TO GOOD HOUSEKEEPING BEST MANAGEMENT PRACTICES AT ALL TIMES. GOOD HOUSEKEEPING BEST MANAGEMENT PRACTICES FOCUS ON KEEPING THE WORK SITE CLEAN AND ORDERLY WHILE HANDLING MATERIALS AND WASTE IN A MATER THAT ELIMINATES THE POTENTIAL FOR POLLUTANT RUNOFF.

LEGEND:

BOUNDARY LINE
PROPERTY/LOT LINE
EXISTING EDGE OF CONCRETE
EXISTING CONCRETE CURB AND GUTTER
EXISTING ROAD CENTER
EXISTING WATER PIPE
EXISTING FIBER OPTIC LINE
EXISTING UNDERGROUND POWER
EXISTING STORM SEWER
EXISTING GAS LINE
EXISTING SANITARY SEWER
LIMITS OF DISTURBANCE
PROPOSED BUILDING OUTLINE
PROPOSED ADA ROUTE
PROPOSED SETBACKS
PROPOSED CONCRETE CURB AND GUTTER
PROPOSED GRADE BREAK
PROPOSED UNDERGROUND POWER
PROPOSED WATER LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
SAWCUT LINE
FIRE HYDRANT
SIGN
DECIDUOUS TREE
CONIFEROUS TREE
BUSH
EXISTING STORM SEWER STRUCTURES
FIBER OPTIC MANHOLE
FIBER OPTIC BOX
BENCHMARK/CONTROL POINT
ELECTRICAL BOX
TELEPHONE PEDESTAL
PICNIC TABLE
LIGHT POLE
SPRINKLER CONTROL VALVE
IRRIGATION VALVE
WATER VALVE
PROPOSED STORM STRUCTURES
FLARED END SECTION
PROPOSED LIGHT POLE
PARKING STALL QUANTITY
SANITARY SEWER MANHOLE
TRAFFIC MANHOLE

SHEET INDEX

REV	SHEET	DESCRIPTION
	C0.0	COVER SHEET
	C1.1	SITE LAYOUT PLAN
	C2.1	GRADING PLAN
	C2.2	EROSION & SEDIMENT CONTROL PLAN
	C3.1	UTILITY PLAN
	C4.1	CONSTRUCTION DETAILS
	C4.4	CONSTRUCTION DETAILS
	L1.2	LANDSCAPE PLAN
	L1.3	LANDSCAPE NOTES AND DETAILS

SITE DATA

PROPOSED USE		3 STORY OFFICE BUILDING
PROPOSED LOT SIZE		±4.99 ACRES ±217,434 SF
PROPOSED GROSS FLOOR AREA		1ST FLOOR - 25,000 SF 2ND FLOOR - 25,000 SF 3RD FLOOR - 25,000 SF
BUILDING HEIGHT		±46'
REQUIRED PARKING	1 SPACE/200 SF UP TO 20,000 SF G.F.A.= 100 1 SPACE/225 SF OVER 20,000 SF G.F.A. = 245	
	TOTAL	345 STALLS
	ADA	8 STALLS
PROPOSED PARKING	STANDARD	372 STALLS
	ADA	8 STALLS
	TOTAL	380 STALLS
BUILDING AREA		25,000 SF
PAVEMENT/PARKING AREA		124,500 SF
TOTAL IMPERVIOUS AREA		153,270 SF (70.5%)
TOTAL PERVIOUS AREA		64,164 (29.5%)
REQUIRED OPEN SPACE		(25% SITE AREA)=54,359 SF (10% PAVING AREA)=12,450 SF TOTAL=66,809 SF (30.7%)
OPEN SPACE PROVIDED		67,934 SF (31.2%)

COMPREHENSIVE / ZONING INFORMATION

ZONING:	EXISTING - PUD - OFFICE PROPOSED - PUD - OFFICE
COMPREHENSIVE PLAN:	EXISTING - OFFICE (OF) PROPOSED - OFFICE (OF)
FRONT YARD SETBACK	50'
SIDE YARD SETBACK	50'
REAR YARD SETBACK	50'
MAXIMUM HEIGHT (FEET)	60'
FLOOR AREA RATIO	0.35

FLOOD ZONE:
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN -
MAP NUMBER: 19023100090C
EFFECTIVE DATE: FEBRUARY 18, 2008

BENCHMARKS:

CITY BENCHMARK #120
SOUTHWEST CORNER OF ASHWORTH ROAD AND 78TH PLACE, 2 FEET WEST OF NORTH END OF SIDEWALK AT HOUSE 3801, 13 FEET EAST OF BACK OF CURB, 19 FEET NORTH OF NORTH EDGE OF DRIVEWAY AT JUNCTION OF SIDEWALK.
ELEVATION=241.79

CITY BENCHMARK #122
NORTHEAST CORNER ASHWORTH ROAD AND 63RD STREET, NORTHWEST CORNER OF SIDEWALK JUNCTION, 1 FOOT WEST OF NORTH-SOUTH SIDEWALK, 1 FOOT NORTH OF EAST-WEST SIDEWALK/BIKE PATH, 11 FEET EAST OF BACK OF CURB.
ELEVATION=220.82

BENCHMARK #1
NORTHEAST BOLT OF THE FIRE HYDRANT IN THE NORTHEAST QUADRANT OF WOODLAND AND 72ND STREET INTERSECTION
ELEVATION=226.10

BENCHMARK #2
NORTHEAST BOLT OF THE FIRE HYDRANT IN THE NORTH RIGHT-OF-WAY OF WOODLAND AVENUE AT THE SOUTHEAST CORNER OF SIERRA POINT APARTMENTS
ELEVATION=223.34

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West Des Moines, IA 50266
TEL 515.331.8517
FAX 515.331.8519

REV. NO.	DATE	REVISIONS DESCRIPTION

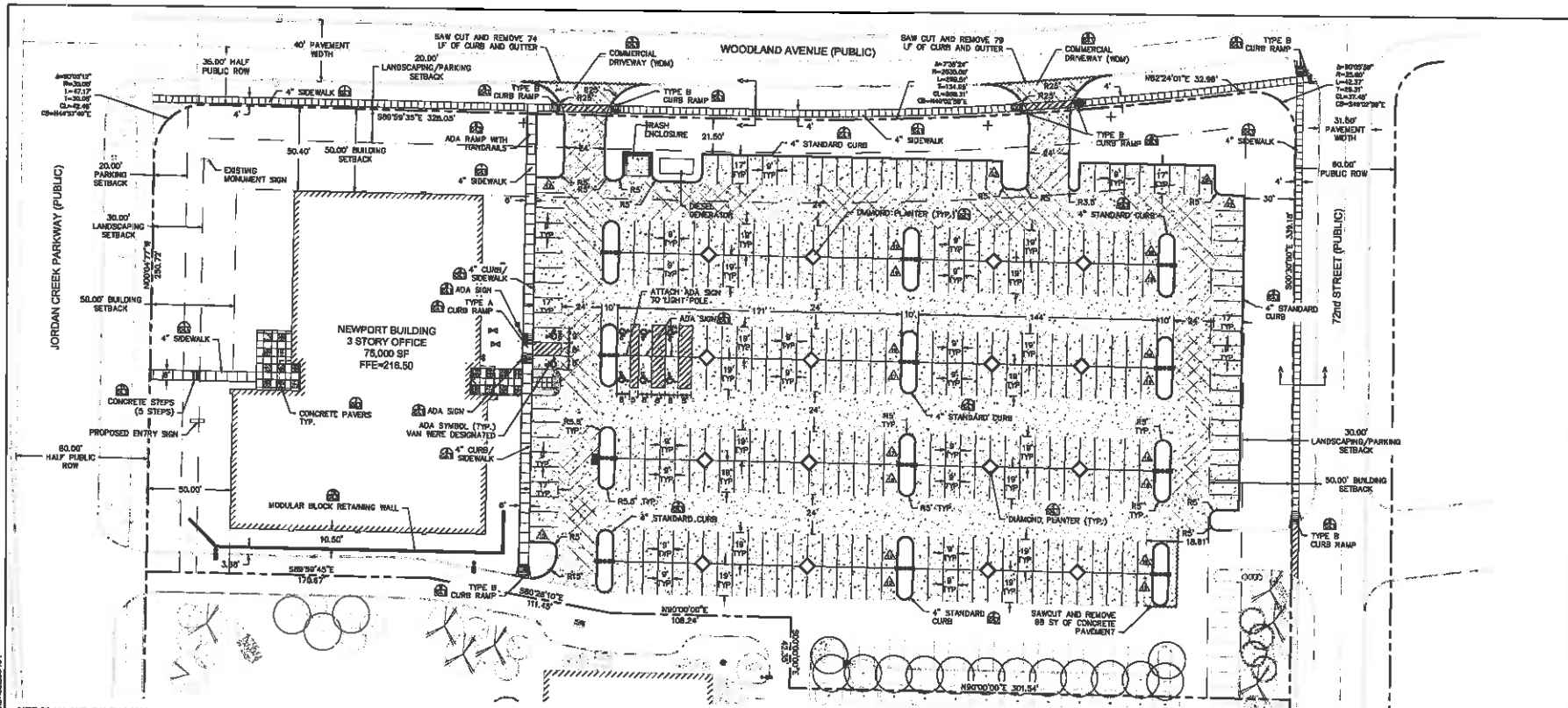
REVISIONS

NEWPORT OFFICE BUILDING
COUNTRY CLUB OFFICE PARK
S, IOWA
2015
COVER SHEET

drawn by:
checked by:
approved by:
QA/QC by:
project no.:
drawing no.:
date:

SHEE
C0.0

DWG: F:\Projects\015-3404\40-Design\AutoCAD\Final Plans\Sheets\LDWP\C_CVR_53404.dwg USER: kpeterson
DATE: Dec 18, 2015 12:02pm XREFS: C_TBLK_53404

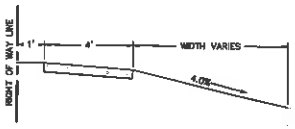


SITE PLAN AND PAVING NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL WORK AND CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE 1993 DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL, INCLUDING ALL WEST DES MOINES ADDENDUMS, AND THE WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS. IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. PAVEMENT CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE "METRO DESIGN STANDARDS" FOR STREETS, AND THE WEST DES MOINES "OFF STREET PARKING ORDINANCE" FOR PRIVATE STREETS, PARKING LOTS, AND DRIVEWAYS, AND SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I.
5. ALL PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE 4" WIDE YELLOW MARKING, CONFORMING TO AASHTO M248 READY-MIXED TRAFFIC PAINT
6. ALL PAVING WORK AND SUBGRADE PREPARATION/STABILIZATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY TERRACON, XXXXX XX, 2015, PROJ. NO. 1001-1000X IN CASE OF ANY CONFLICT WITH THESE PLANS, NOTIFY ENGINEER IMMEDIATELY.
7. UNLESS PROVIDED FOR IN THE PLANS, CONTRACTOR SHALL DEVELOP A CONCRETE PAVEMENT JOINTING PLAN USING THE PROPOSED SITE PLAN AND SITE CONDITIONS. JOINT LAYOUT SHALL BE IN ACCORDANCE WITH ACI 330R "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS," AND STANDARD CONSTRUCTION PRACTICES. JOINT DETAILS SHALL BE IN ACCORDANCE WITH WEST DES MOINES SPECIFICATIONS. CONTRACTOR SHALL PROVIDE A PAVEMENT JOINTING PLAN FOR OWNER APPROVAL.
8. ALL SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON PROJECT TO BE IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS AND ROUTES ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN". THE SITE MAY BE INSPECTED BY CITY PERSONNEL FOR COMPLIANCE WITH THE STANDARDS.
10. ADA ACCESSIBLE PARKING STALLS AND AISLES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION. ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00% (UNLESS RAMPS AND LANDINGS ARE PROVIDED PER ADA STANDARDS). CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (12:1). ACCESSIBLE MANEUVERING AREAS AT DOORS SHALL BE CONSTRUCTED WITH A MAXIMUM 2.00% IN ANY DIRECTION. CONTRACTOR SHALL FIELD VERIFY ADA GRADES AND FORM WORK PRIOR TO PLACING ANY CONCRETE. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY SHOWN ON THE PLANS.
11. CONTRACTOR TO COORDINATE ALL PAVEMENT TESTING.
12. PAVING CONTRACTOR TO PLACE TRAFFIC RATED CAPS ON ALL CLEAN-OUTS WITHIN PAVED AREAS.
13. ALL ACCESSIBLE STALLS TO BE PAINTED AND SIGNS INSTALLED.
14. MAINTAIN 2% MAXIMUM CROSS SLOPE ON SIDEWALKS UNLESS OTHERWISE NOTED. ALL SIDEWALKS TO BE 4" P.C.C. PAVEMENT UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL BOX OUT AND ADJUST UTILITY RIMS TO GRADE PER WEST DES MOINES SPECIFICATIONS.

PAVING LEGEND

- 6" P.C.C. PAVING
- 5" P.C.C. PAVING

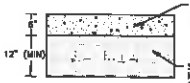


SECTION A-A
NOT TO SCALE

P.C.C. PAVEMENT PER PART 7 OF WDM STANDARD SPECIFICATIONS FOR SUBDIVISIONS

SUBGRADE-SCARIFIED TO MINIMUM DEPTH OF 12", MOISTURE-CONDITIONED BETWEEN -2 TO +3 PERCENT OPTIMUM, AND RECOMPACTED TO 95% MAXIMUM DENSITY PER ASTM D-698 (STANDARD PROCTOR). MINIMUM MODULUS OF SUBGRADE REACTION OF 150 PCI PER CITY OF WDM ORDINANCE 1213.

5" CONCRETE PAVEMENT SECTION
NOT TO SCALE



P.C.C. PAVEMENT PER PART 7 OF WDM STANDARD SPECIFICATIONS FOR SUBDIVISIONS

SUBGRADE-SCARIFIED TO MINIMUM DEPTH OF 12", MOISTURE-CONDITIONED BETWEEN -2 TO +3 PERCENT OPTIMUM, AND RECOMPACTED TO 95% MAXIMUM DENSITY PER ASTM D-698 (STANDARD PROCTOR).

6" CONCRETE PAVEMENT SECTION
NOT TO SCALE

N

0' 15' 30' 60'
SCALE IN FEET

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TEL 515 332 6537
FAX 515 331 5618
www.olsonassociates.com

REV NO.	DATE	REVISION DESCRIPTION

REVISIONS

SITE LAYOUT PLAN

NEWPORT OFFICE BUILDING
COUNTRY CLUB OFFICE PARK

WEST DES MOINES, IOWA

2015

drawn by: KDV
checked by: JBS
approved by: JBS
revised by: JBS
project no.: 015-3404
drawing no.:
date: 12.18.2015

SHEET
C1.1

DWG: F:\Projects\015-3404\40-Design\AutoCAD\Final Plans\Sheets\LDVP\C_ST_53404.dwg USER: kpeterson
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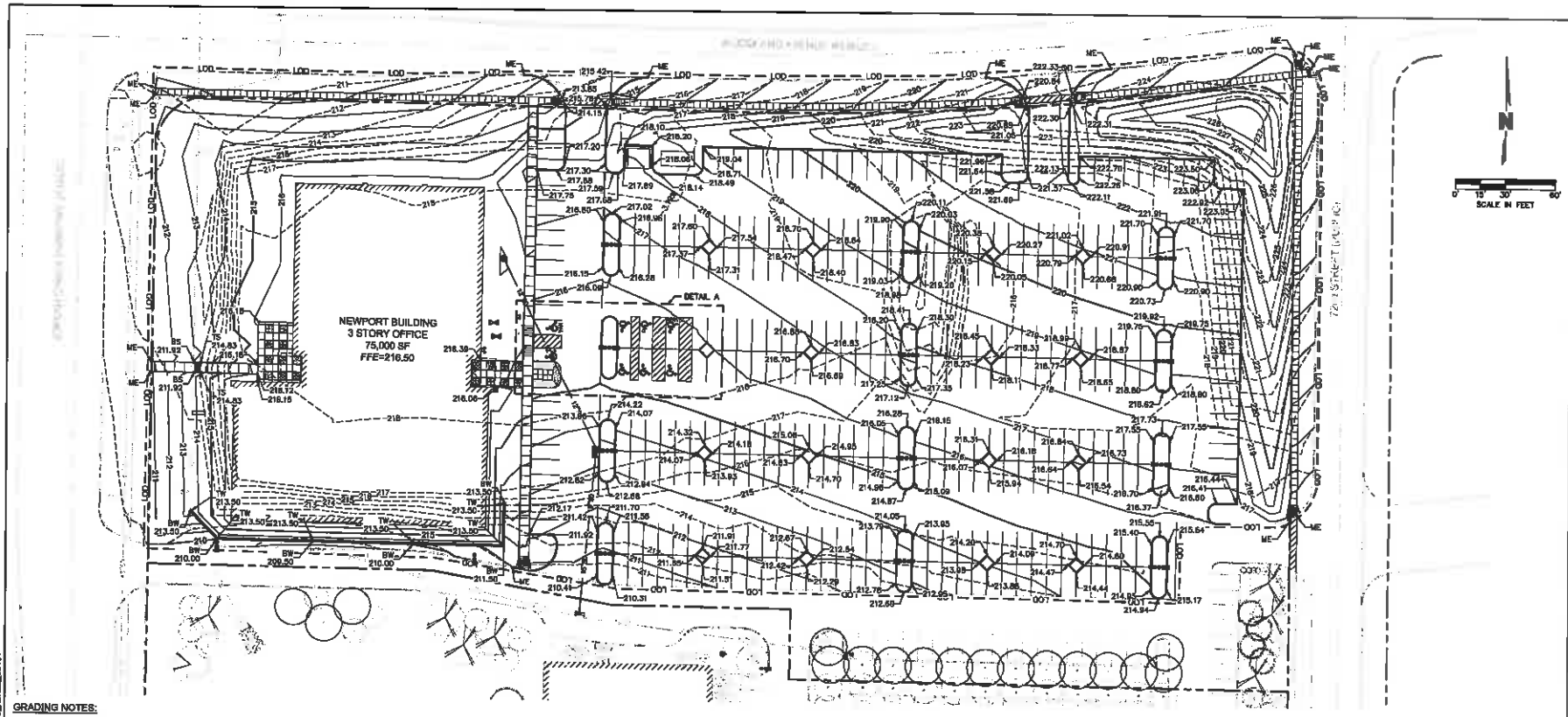


GRADING NOTES:

1. PRIOR TO ANY GRADING OPERATIONS, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADEQUATELY IN PLACE. REFER TO THE EROSION AND SEDIMENT CONTROL PLAN FOR REQUIREMENTS.
2. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR SUBGRADE ELEVATIONS.
3. ALL TOP OF CURB AND SIDEWALK ELEVATIONS SHALL BE 0.6' ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
4. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.
5. CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE. SLOPE SHALL BE A 2% MINIMUM.
6. UNLESS OTHERWISE IDENTIFIED ON THE CONTRACT DOCUMENTS, SITE AND BUILDING PAD PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY OLSSON ASSOCIATES, OCTOBER 28, 2015. PROJ. NO. 015-2602.
7. IN CASE OF ANY DISCREPANCIES REGARDING EARTHWORK BETWEEN THE GEOTECHNICAL REPORT AND THE SPECIFICATIONS SHOWN IN THESE PLANS, NOTIFY THE ENGINEER IMMEDIATELY.
8. ALL HERBACEOUS VEGETATION AND TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 8 INCHES AND REMOVED FROM SITE OR STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.
9. ALL EXISTING PAVEMENT, UTILITIES, BURIED DEBRIS, RUBBLE, AND/OR STRUCTURES/FOUNDATIONS ENCOUNTERED WITHIN AREAS OF DISTURBANCE SHALL BE COMPLETELY REMOVED PRIOR TO OR DURING EARTHWORK OPERATIONS. WASTED MATERIAL SHALL NOT BE BURIED ONSITE WITHOUT THE PRIOR APPROVAL OF THE OWNER.
10. THE UPPER 24" OF ALL UTILITY TRENCHES IN UNPAVED AREAS SHALL BE BACKFILLED WITH COMPACTED COHESIVE SOILS. SEE GEOTECHNICAL REPORT FOR COMPACTION AND MOISTURE RECOMMENDATIONS.
11. FINAL PAVEMENT SUBGRADES SHALL BE PROOFROLLED IMMEDIATELY PRIOR TO THE PLACEMENT OF THE PAVEMENT TO DETECT LOCALIZED AREAS OF INSTABILITY.
12. SUITABLE FILL MATERIALS SHALL BE PLACED IN THIN LIFTS OF 4 TO 8 INCHES LOOSE MEASUREMENT, UNLESS OTHERWISE ALLOWED IN THE GEOTECHNICAL REPORT.
13. IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATION TO DISCHARGE FROM DEWATERING ACTIVITIES.
14. THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS AND TRENCHES NEEDED FOR THE CONSTRUCTION OF THE PROJECT USING MEANS/METHODS OF HIS CHOICE. REFER TO THE GEOTECHNICAL REPORT FOR ANTICIPATED LEVELS OF GROUNDWATER AND DEWATERING.
15. ALL EXCAVATIONS AND TRENCHES SHALL BE SLOPED/SHORED/BRACED FOR PROTECTION OF PERSONNEL IN ACCORDANCE WITH OSHA REGULATIONS AND AT THE CONTRACTORS FULL DISCRETION BASED ON THE SITE CONDITIONS. OPEN EXCAVATIONS SHALL BE ADEQUATELY PROTECTED AND/OR FENCED AS NECESSARY AND FOR THE SAFETY OF THE PUBLIC.
16. ALL FLOOR SLABS SHALL BEAR ON CONTROLLED FILL.
17. CONTRACTOR WILL BE HELD RESPONSIBLE FOR SETTLEMENT DUE TO IMPROPER COMPACTION.
18. THE CONTRACTOR SHALL NOTIFY THE OWNER/ENGINEER IMMEDIATELY IF ANY GRADING WILL TAKE PLACE BEYOND THE LIMITS OF DISTURBANCE.
19. IF THERE ARE TREES ON SITE THAT DO NOT SHOW UP ON THE PLANS, THE CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE OR ENGINEER FOR REMOVAL OR RELOCATION, IF REQUIRED.
20. CONTRACTOR SHALL GRADE ALL LOW SPOTS TO DRAIN. THE CONTRACTOR SHALL INFORM THE APPROPRIATE GOVERNING AGENCY, OWNER AND/OR OWNING REPRESENTATIVE PRIOR TO BEGINNING OF PROOFROLLING.
21. ANY GEOTECHNICAL/TESTING REPORTS SOLICITED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE OWNER AND THE ENGINEER.
22. GRADING TOLERANCES: BUILDING PAD: -0.0' TO +0.1'; PAVED AREAS -0.0' TO +0.2'; ALL OTHER AREAS: -0.2' TO +0.2'.
23. SEE SITE LAYOUT PLAN FOR ADA ACCESSIBLE ROUTES AND PAVING REQUIREMENTS. ALLS ADA ACCESSIBLE STALLS/ROUTES SHALL BE CONSTRUCTED PER ADA STANDARDS.
24. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TO GET TOP OF CURB ELEVATIONS ADD 0.5' TO THE ELEVATION SHOWN.
25. REFER TO THE UTILITY PLAN FOR STORM SEWER LAYOUT
26. COORDINATE DOWNSPOUT DISCHARGE INSTALLATIONS/SPLASH BLOCKS WIT OWNER/CONSTRUCTION MANAGER. FLOW DIRECTION AS INDICATED.

BENCHMARKS:

CITY BENCHMARK #920
SOUTHWEST CORNER OF ASHWORTH ROAD AND 78TH PLACE, 2 FEET WEST OF NORTH END OF SIDEWALK AT HOUSE 3991, 13 FEET EAST OF BACK OF CURB, 19 FEET NORTH OF NORTH EDGE OF DRIVEWAY AT JUNCTION OF SIDEWALK.
ELEVATION=241.79

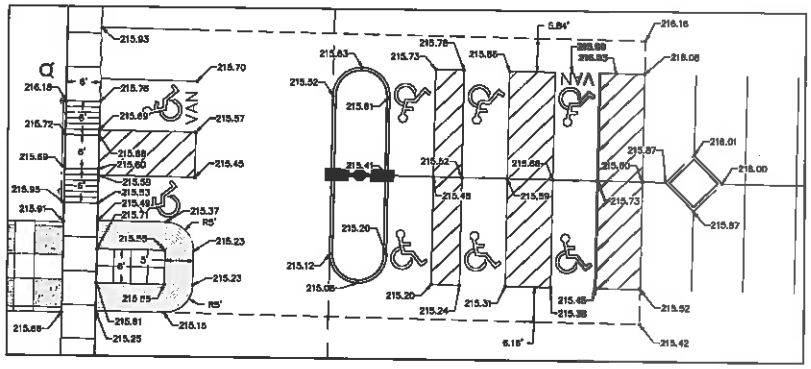
CITY BENCHMARK #122
NORTHEAST CORNER ASHWORTH ROAD AND 83RD STREET, NORTHWEST CORNER OF SIDEWALK JUNCTION, 1 FOOT WEST OF NORTH-SOUTH SIDEWALK, 1 FOOT NORTH OF EAST-WEST SIDEWALK/BIKE PATH, 11 FEET EAST OF BACK OF CURB.
ELEVATION=220.62

BENCHMARK #1
NORTHEAST BOLT OF THE FIRE HYDRANT IN THE NORTHEAST QUADRANT OF WOODLAND AND 72ND STREET INTERSECTION
ELEVATION=228.10

BENCHMARK #2
NORTHEAST BOLT OF THE FIRE HYDRANT IN THE NORTH RIGHT-OF-WAY OF WOODLAND AVENUE AT THE SOUTHEAST CORNER OF SIERRA POINT APARTMENTS
ELEVATION=223.34

SPOT ELEVATION ABBREVIATIONS:

HP – HIGH POINT
LP – LOW POINT
TC – TOP OF CURB
FG – FINISHED GRADE
GB – GRADE BREAK
TS – TOP OF STAIRS
BS – BOTTOM OF STAIRS
ME – MATCH EXISTING
TP – TOP OF PAVEMENT
TW – TOP OF WALL
BW – BOTTOM OF WALL



DETAIL A
SCALE: 1"=10'

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FAX: 515 251 2918
www.olsonassociates.com

REV NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

2015

GRADING PLAN

NEWPORT OFFICE BUILDING
COUNTRY CLUB OFFICE PARK

WEST DES MOINES, IOWA

drawn by: KDP
checked by: JSB
approved by: JSB
IDAHO by: JSB
project no.: 015-2602
drawing no.:
date: 12.19.2013

SHEET
C2.1

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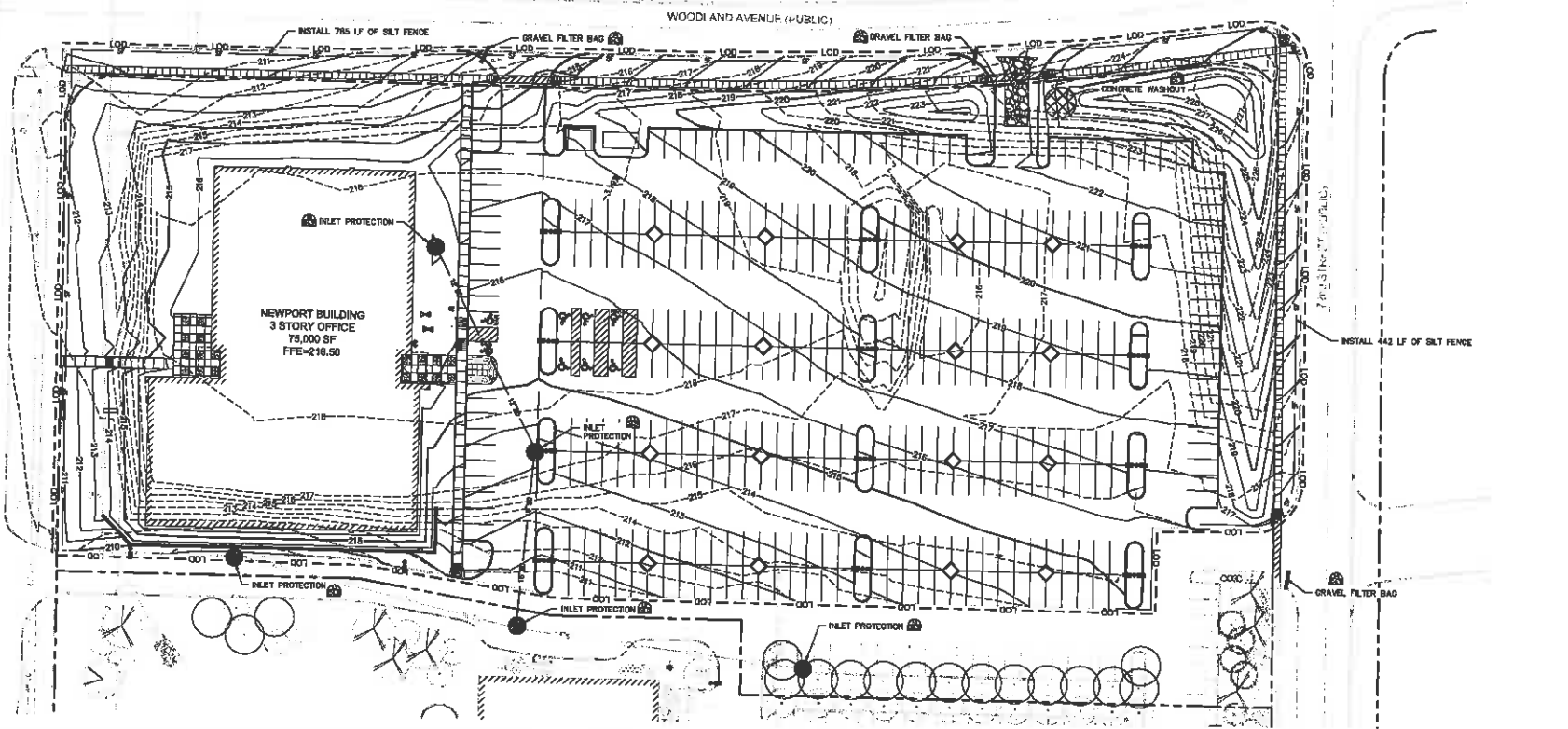


NOTES:

1. THIS PROJECT REQUIRES AN NPDES GENERAL PERMIT NO. 2 FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR). CONTRACTOR TO COMMENCE WORK ON THIS SITE ONLY AFTER AN ACTIVE PERMIT NUMBER HAS BEEN OBTAINED.
2. THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS, ACCESS ROUTES, AND WATERWAYS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
4. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL "BEST MANAGEMENT PRACTICES" (BMPS) PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, DEMOLITION, OR EXCAVATION).
5. THE PLACEMENT OF EROSION AND SEDIMENT BMPS SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THE PROJECT. CONTRACTOR TO ADJUST QUANTITY, LOCATION, AND TYPE OF EROSION AND SEDIMENT CONTROL BMPS AS NECESSARY FOR THE VARIOUS PHASES OF THE WORK AND AS ACTUAL CONDITIONS WARRANT. CONTRACTOR SHALL CONTINUOUSLY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN WITH CURRENT BMPS IN ACCORDANCE WITH THE CONSTRUCTION STORMWATER PERMIT REQUIREMENTS. ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS EMPLOYED BY THE CONTRACTOR AT HIS DISCRETION WILL NOT BE MEASURED OR PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
6. A GROUNDWATER DISCHARGE PERMIT MAY BE REQUIRED FROM THE STATE GOVERNING AUTHORITY PRIOR TO DISCHARGE.
7. APPROVED EROSION AND SEDIMENT CONTROL BMPS SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. UNLESS OTHERWISE REQUIRED BY THE STATE'S CONSTRUCTION STORMWATER PERMIT, AT A MINIMUM THE CONTRACTOR SHALL INSPECT ALL BMPS EVERY 14 DAYS, AND AFTER ALL SIGNIFICANT PRECIPITATION EVENTS I.E. RAINFALL, SNOWMELT. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS AFTER DIRECTION BY THE INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPS, OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMPS.
8. TOPSOIL AND SUITABLE EARTHEN MATERIALS SHALL BE SEGREGATED AND STOCKPILED WITHIN THE LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE FILLED AND RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSIVE ELEMENTS USING MEASURES SPECIFIED IN THE EROSION/SEDIMENT CONTROL PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
9. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION.
10. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING ON EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
11. A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND AND FOR MEETING COMPACTION REQUIREMENTS.
12. THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
13. ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY. THE LOCAL CITY/COUNTY AND STATE'S GOVERNING AUTHORITY SHALL BE NOTIFIED IMMEDIATELY.
14. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL EXPORTED FROM THE SITE SHALL BE DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.
15. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING DOWN STRAW OR HAY BALES, OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE, IS PROHIBITED.
16. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.
17. CONTRACTOR TO FILE "NOTICE OF TERMINATION" WITH THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) AUTHORITY ONCE THE PROJECT IS COMPLETE, ALL DISTURBED AREAS HAVE BEEN STABILIZED AND TEMPORARY BMPS HAVE BEEN REMOVED.
18. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL AUTHORITIES. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.
19. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER.

OWNER:
ARMWOODS, LLC C/O R&R REALTY GROUP LTD
1225 JORDAN CREEK PARKWAY, SUITE 200
WEST DES MOINES, IA 50266
PH:(515)223.4500

ENGINEER:
OLSSON ASSOCIATES
7157 VISTA DRIVE
WEST DES MOINES, IA 50266
PH:(515)331.8517

CONTRACTOR:
COMPANY: CONSTRUCTION SERVICES INC.
RESPONSIBLE PERSON: _____
ADDRESS: _____
PHONE: _____

SUBCONTRACTOR:
COMPANY: _____
RESPONSIBLE PERSON: _____
ADDRESS: _____
PHONE: _____

SUBCONTRACTOR:
COMPANY: _____
RESPONSIBLE PERSON: _____
ADDRESS: _____
PHONE: _____

FLOOD ZONE:
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN –
MAP NUMBER: 19023100089C
EFFECTIVE DATE: FEBRUARY 18, 2005

CONSTRUCTION & EROSION CONTROL SCHEDULE:

1. SILT FENCE SHALL BE INSTALLED IN THE PROPOSED LOCATIONS FOR PERIMETER CONTROL. INSTALL UPSTREAM DIVERSIONS, DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS.
2. DEMO, CLEARING AND GRUBBING SHALL BE COMPLETED.
3. DETENTION BASIN SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO ANY OTHER SITE EXCAVATION TO MITIGATE SEDIMENT LEAVING THE SITE.
4. SITE SHALL BE ROUGH GRADED. TEMPORARY COVER CROP SHALL BE SEEDED AS REQUIRED.
5. STRUCTURE EXCAVATION AND BUILDING CONSTRUCTION SHALL COMMENCE. DEWATERING ACTIVITIES AND DISCHARGE SHALL BE IN COMPLIANCE WITH THE REQUIRED PERMITS.
6. THE CONTRACTOR/SUBCONTRACTOR LISTED UNDER THE NPDES PERMIT AND APPROVED SWPPP SHALL ENSURE THAT ALL MUD AND ROCK ARE CLEANED OFF OF PUBLIC STREETS DAILY.
7. SITE GRADING SHALL BE COMPLETED AND FOLLOWED UP BY UTILITY AND PAVING CONSTRUCTION ALONG WITH REDISTRIBUTION OF STRIPPINGS.
8. ONCE STORM SEWER IS FINISHED, INLET PROTECTION SHALL BE INSTALLED. DETENTION BASIN UNDERDRAIN SHALL BE INSTALLED AFTER UPSTREAM IS STABILIZED.
9. EROSION CONTROL SHALL BE INSPECTED AND MAINTAINED UNTIL FINAL GRADING, LANDSCAPING AND STABILIZATION IS ACHIEVED. ONCE FINAL STABILIZATION HAS BEEN ACHIEVED, SEDIMENT CONTROLS SHALL BE REMOVED.

SITE INFORMATION	
TOTAL DISTURBED AREA	4.93 AC
TOTAL SITE AREA	4.89 AC
SOIL INFORMATION	CLARION LOAM, BEMIS MORAINE
RECEIVING WATERS	JORDAN CREEK VIA UNNAMED TRIBUTARY
RUNOFF COEFFICIENT (PRIOR TO CONSTRUCTION)	0.55 (100 YEAR)
RUNOFF COEFFICIENT (AFTER CONSTRUCTION)	0.65 (100 YEAR)

LEGEND

- 900 — PROPOSED MAJOR CONTOUR
- 901 — PROPOSED MINOR CONTOUR
- 900 — EXISTING MAJOR CONTOUR
- 901 — EXISTING MINOR CONTOUR
- PROPOSED GRADE BREAK
- SD — PROPOSED STORM SEWER
- SD — EXISTING STORM SEWER
- INSTALL INLET PROTECTION
- WATTLE PER SUDAS DETAIL 9040.5
- SF — SILT FENCE PER WEST DES MOINES STANDARD DRAWING 2.1
- STABILIZED CONSTRUCTION ENTRANCE PER SUDAS DETAIL 9040.20
- DRAINAGE ARROW
- LOD — LIMITS OF DISTURBANCE
- CONCRETE WASHOUT AREA

N

0' 15' 30' 60'
SCALE IN FEET

811 Know what's below. Call before you dig.
CALL 811 SEVEN WORKING DAYS PRIOR TO BEGINNING GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

OLSSON ASSOCIATES
7157 Vista Drive
West Des Moines, IA 50266
TEL 515 331 8517
FAX 515 331 1616
www.olssonassociates.com

REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

EROSION CONTROL PLAN

NEWPORT OFFICE BUILDING
COUNTRY CLUB OFFICE PARK

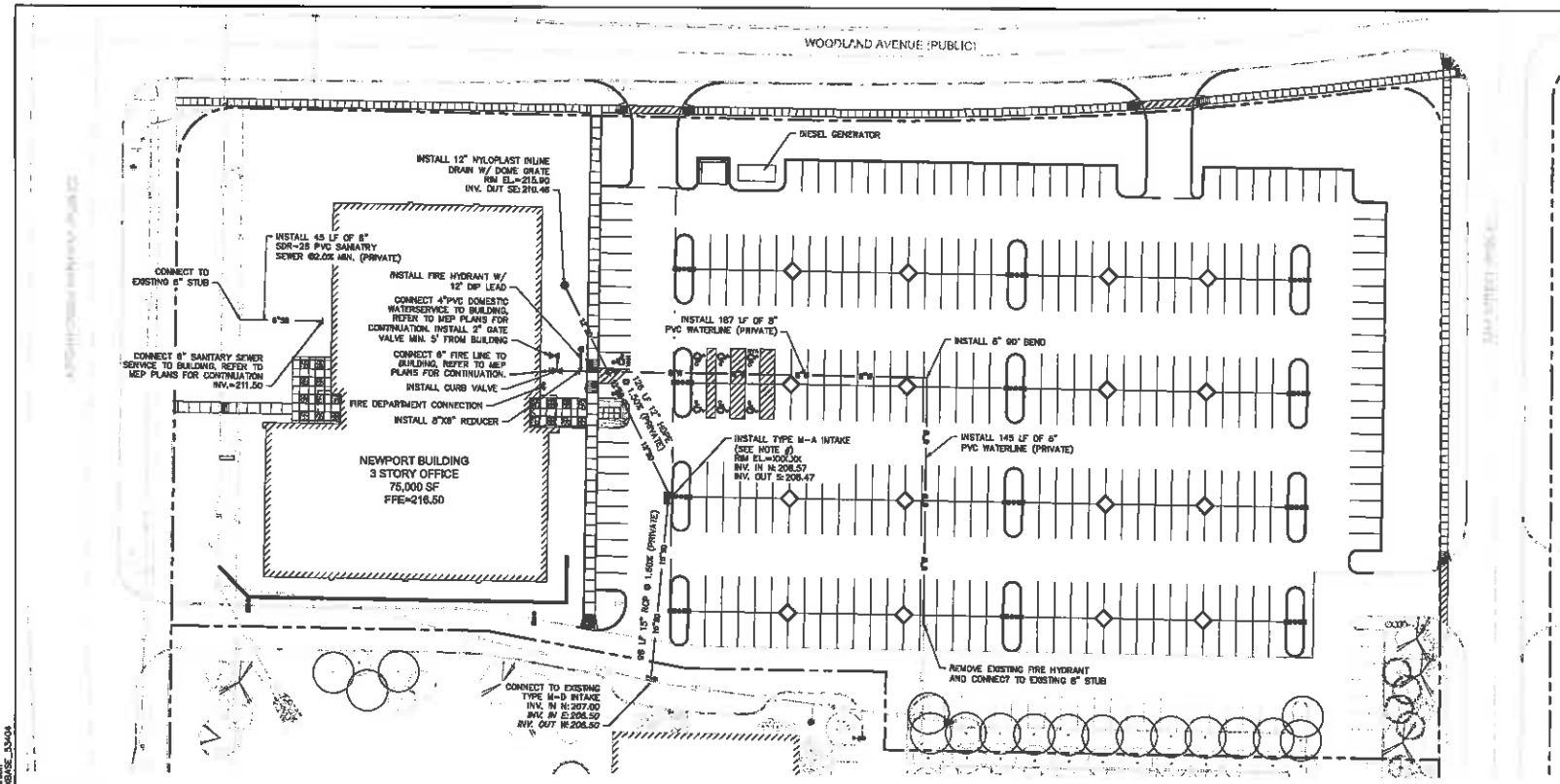
WEST DES MOINES, IOWA

2015

drawn by: KDP
checked by: JSB
approved by: JSB
DAICC by: JSB
project no.: 015-3404
drawing no.:
date: 12/18/2015

SHEET
C2.2

DWG: F:\Projects\015-3404\40-Design\AutoCAD\Plan Plans\Sheets\LDVP\C_GRD_53404.dwg USER: kpatterson
DATE: Dec 18, 2015 11:33am XREFS: C_TBLE_53404 C_TOPO_53404 C_PRVE_53404 C_XBASE_53404



UTILITY NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT PROPOSED POINTS OF CONNECTION AND CONFIRM EXACT LOCATIONS/SIZES/MATERIALS OF ALL UTILITY SERVICE LINE HOOKUPS TO THE BUILDING (PER MEP PLANS) PRIOR TO UTILITIES CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ONSITE MEETINGS WITH THE CITY, GOVERNING AGENCIES, AND UTILITY OWNERS PRIOR TO THE START OF ANY CONSTRUCTION OR INSTALLATION OF UTILITIES.
3. THE CONTRACTOR SHALL CONSTRUCT ALL WATER AND SANITARY SEWER SERVICE LINES, AND CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OR LOCAL UTILITY PROVIDER. FOR ADDITIONAL DETAILS OF SANITARY SEWER CONSTRUCTION, SEE WEST DES MOINES SPECIFICATIONS.
4. WATERLINES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WEST DES MOINES WATER WORKS "STANDARD CONSTRUCTION SPECIFICATIONS." SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 1993 DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL, INCLUDING ALL WEST DES MOINES ADDENDUMS, AND THE WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS. IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY SERVICE CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY/OWNER, AND TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS.
6. ALL SANITARY AND WATER SERVICE CONSTRUCTION TO BE DONE UNDER A PLUMBER'S PERMIT, AND SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND SUDAS.
7. CONTRACTOR TO FIELD VERIFY SANITARY SERVICE SIZE AND ELEVATION. IF CONTRACTOR IS UNABLE TO OBTAIN SLOPE MINIMUM FOR SANITARY, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. CONTRACTOR SHALL NOT EXCEED 10% SLOPE UNLESS PER PLAN OR APPROVED BY JURISDICTIONAL ENGINEER.
8. UTILITY TRENCHES AND STRUCTURE EXCAVATIONS ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
9. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE TRENCHING FOR ALL UTILITY SERVICE LINES.
10. CONTRACTOR TO SET AND ADJUST ALL PROPOSED UTILITY STRUCTURES, CLEANOUTS, VALVES, METER PITS, ETC. TO FINISH GRADE. EXISTING ITEMS AFFECTED BY THE WORK SHALL BE ADJUSTED AS REQUIRED TO MATCH FINISH GRADE.
11. PRIOR TO INSTALLATION OF WATER SERVICE, CONTRACTOR TO COORDINATE WITH THE CITY OF WEST DES MOINES.
12. PRIOR TO FINAL ACCEPTANCE ALL WATER MAIN PIPE SHALL BE DISINFECTED BY THE CONTRACTOR IN ACCORDANCE WITH CITY OF WEST DES MOINES AND WEST DES MOINES SPECIFICATIONS.
13. THE MINIMUM DEPTH FOR ALL WATER PIPE SHALL BE FIVE AND A HALF (5.5) FEET AS MEASURED FROM TOP OF PIPE TO FINISH GRADE.
14. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPARTMENT TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND ADJACENT PROPERTIES. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFF'S WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL CROSSINGS OF ALL PROPOSED AND EXISTING UTILITIES PRIOR TO INSTALLATION OF UTILITIES. CONTACT THE ENGINEER WITH ANY CONFLICTS.
16. ALL PIPE BEDDING, BACK FILL AND COMPACTION SHALL MEET WEST DES MOINES SPECIFICATIONS.
17. ALL SANITARY, SERVICE PIPE, AND FITTINGS SHALL BE SDR 26.
18. REFER TO MEP PLANS FOR EXTERIOR LIGHT ELECTRIC ROUTING.
19. ALL ONSITE WATER, STORM, AND SANITARY SEWER IMPROVEMENTS ARE PRIVATE UNLESS LABELED OTHERWISE.
20. ALL PIPE LENGTHS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
21. PRIOR TO INSTALLING WATER SERVICE, CONTRACTOR TO VERIFY LOCATION OF WATER RISER WITH BUILDING PLUMBING DESIGN AND ADJUST ROUTING AS NECESSARY.
22. CONNECT 6" HDPE STORM SEWER (1% MINIMUM) TO ROOF DOWNSPOUTS AND STORM SEWER. REFER TO ARCHITECTURAL PLANS FOR FINAL DOWNSPOUT LOCATIONS.
23. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION
24. 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, 54-1995. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3456) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

ELECTRICAL SERVICE

1. ELECTRICAL TRANSFORMER PAD TO BE BUILT BY SITE CONTRACTOR. COORDINATE WITH SERVICE PROVIDER FOR EXACT SIZE, LOCATION, AND MATERIALS USED FOR PAD.
2. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, PRIMARY CONDUIT, SECONDARY CONDUIT, TRANSFORMER PAD AND SECONDARY CONDUCTORS FOR ELECTRICAL SERVICE.

TELEPHONE SERVICE

1. THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL CONDUIT FOR TENANT TELEPHONE SERVICE.
2. COORDINATE WITH SERVICE PROVIDER FOR EXACT LOCATION AND SCHEDULING OF CONSTRUCTION.

GAS SERVICE

1. UNDERGROUND GAS SERVICE TO BE BUILT BY SERVICE PROVIDER. COORDINATE WITH SERVICE PROVIDER FOR EXACT LOCATION AND SCHEDULING OF CONSTRUCTION.

N

0' 15' 30' 60'
SCALE IN FEET

811 Know what's below. Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO BEGINNING DRAWING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

OLSSON ASSOCIATES
7101 Wake Drive
West Des Moines, IA 50266
TEL: 515.331.8617
FAX: 515.331.8676
www.olsonassociates.com

NOV NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

UTILITY PLAN

NEWPORT OFFICE BUILDING
COUNTRY CLUB OFFICE PARK

WEST DES MOINES, IOWA

2016

drawn by: KDW
checked by: JBR
approved by: JBR
CAD/DD by: JBR
project no.: 015-3404
drawing no.:
date: 12.18.2015

SHEET
C3.1

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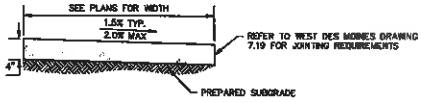
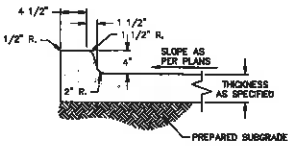
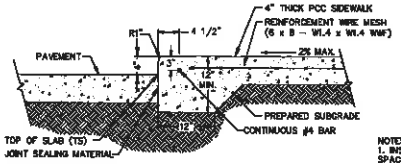


1 4" CONCRETE SIDEWALK
N.T.S.

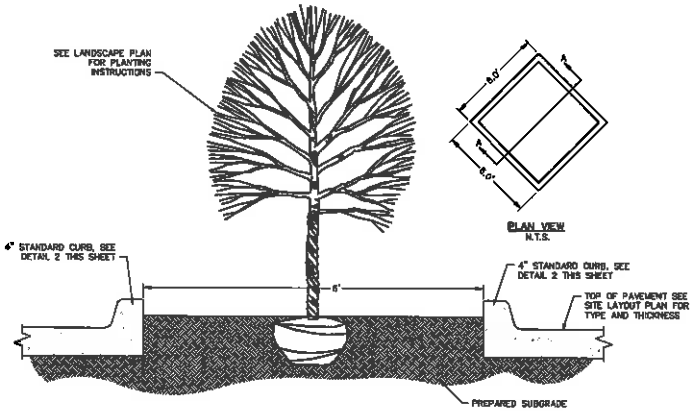


2 4" STANDARD CURB
N.T.S.

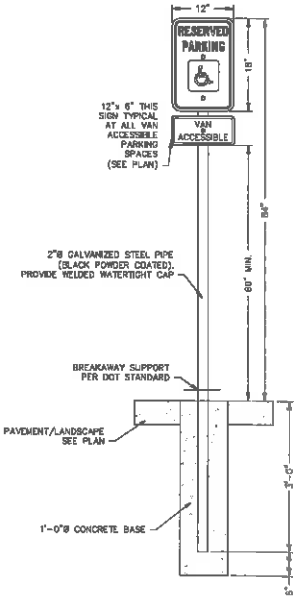


NOTES:
1. INSTALL CONTROL JOINTS AT SPACING EQUAL TO SIDEWALK WIDTH
2. INSTALL 2" EXPANSION JOINTS AT MAX 60' SPACING

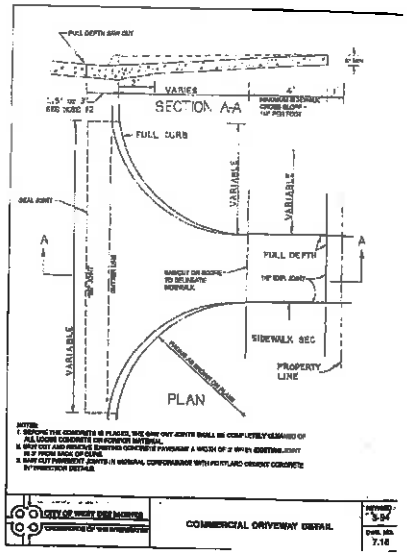
3 4" CURB/SIDEWALK DETAIL
N.T.S.



4 DIAMOND PLANTER – PARKING LOT
N.T.S.

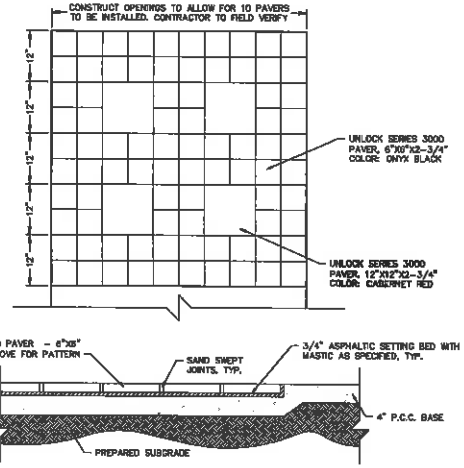


5 POLE MOUNTED ADA SIGN DETAIL
N.T.S.

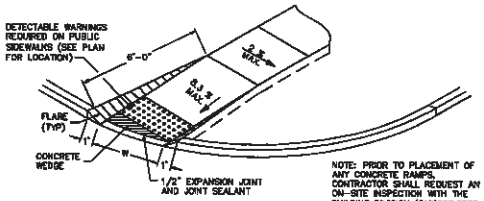


NOTE: NO CURB GRINDING IS ALLOWED FOR COMMERCIAL DRIVEWAYS. SAWCUT A MINIMUM 18" FROM BACK OF CURB (CURB RETURN TO CURB RETURN), AND EXTEND TO THE NEAREST TRANSVERSE JOINT.

6 COMMERCIAL DRIVEWAY DETAIL
N.T.S.

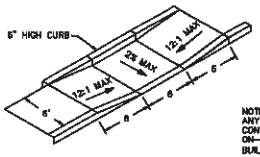


7 CONCRETE PAVERS AT ENTRY
N.T.S.



NOTE: PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS, CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION WITH THE BUILDING DIVISION (515)222.3630

8 CURB RAMP – TYPE B
N.T.S.



NOTE: PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS, CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION WITH THE BUILDING DIVISION (515)222.3630

9 CURB RAMP – TYPE A
N.T.S.

811 Know what's below. Call before you dig.

CALL 811 SEVENTY-TWO HOURS PRIOR TO BEGINNING GRADING OPERATIONS FOR THE MARKING OF UNDERGROUND MEMBERS IN THE AREA

OLSSON ASSOCIATES
2111 S Yellow Drive
West Des Moines, IA 50265
TEL 515 327 0507
FAX 515 331 0518
www.olssonassociates.com

REV NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

CONSTRUCTION DETAILS

NEWPORT OFFICE BUILDING
COUNTRY CLUB OFFICE PARK

WEST DES MOINES, IOWA

2015

drawn by: AKP
checked by: ABB
approved by: ABB
CADD by: ABB
project no.: 015-3404
drawing no.:
date: 12.18.2015

SHEET
C4.1

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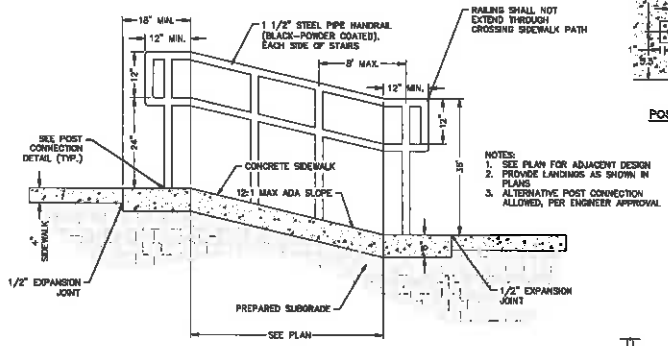
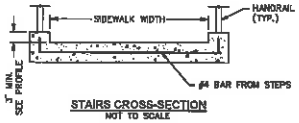
DATE: Dec 18, 2015 12:05pm XREFS: 123443_TBLK 123443_TBLK_BLANK



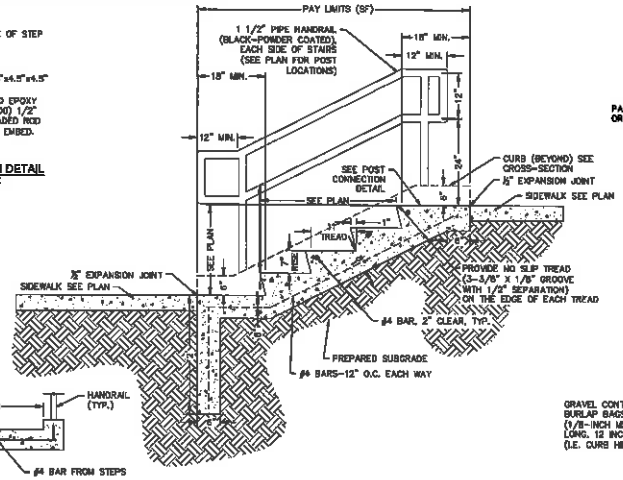
NOTES:
1. SEE PLAN FOR ADJACENT DESIGN
2. PROVIDE LANDINGS AS SHOWN IN PLANS
3. ALTERNATIVE POST CONNECTION ALLOWED, PER ENGINEER APPROVAL

10 SIDEWALK RAMP WITH HANDRAIL
N.T.S.

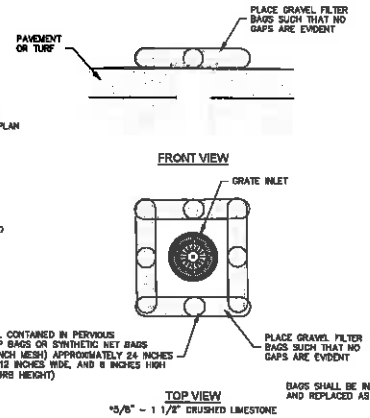
POST CONNECTION DETAIL
NOT TO SCALE



STAIRS CROSS-SECTION
NOT TO SCALE

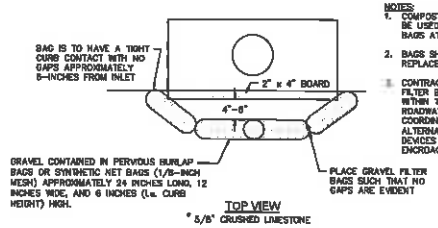


11 CONCRETE STAIRS WITH HANDRAIL
N.T.S.



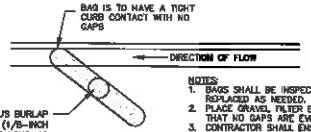
BAGS SHALL BE INSPECTED AND REPLACED AS NEEDED.

12 GRAVEL FILTER BAG AT GRATED INLET
N.T.S.



NOTES:
1. COMPOST FILTER SOCK OR RING MAY BE USED IN LIEU OF GRAVEL FILTER BAGS AT CURB OR DROP INLETS.
2. BAGS SHALL BE INSPECTED AND REPLACED AS NEEDED.
3. CONTRACTOR SHALL ENSURE THAT FILTER BAG DOES NOT ENCROACH WITHIN TRAVEL LANES OF ADJACENT ROADWAY. CONTRACTOR TO COORDINATE WITH CITY AND IDOT ON ALTERNATIVE EROSION/SEDIMENT DEVICES IF TRAVEL LANES ARE ENCROACHED.

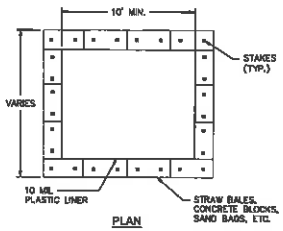
13 GRAVEL FILTER BAG AT CURB INLET
N.T.S.

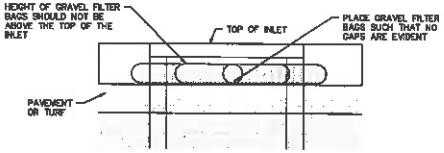


NOTES:
1. BAGS SHALL BE INSPECTED AND REPLACED AS NEEDED.
2. PLACE GRAVEL FILTER BAGS SUCH THAT NO GAPS ARE EVIDENT.
3. CONTRACTOR SHALL ENSURE THAT FILTER BAG DOES NOT ENCROACH WITHIN TRAVEL LANES OF ADJACENT ROADWAY. CONTRACTOR TO COORDINATE WITH CITY AND IDOT ON ALTERNATIVE EROSION/SEDIMENT DEVICES IF TRAVEL LANES ARE ENCROACHED.

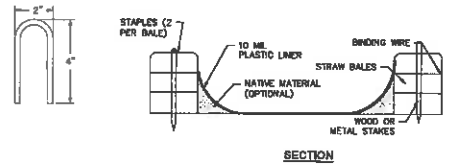
14 GRAVEL FILTER BAG AT CURB LINE
N.T.S.

NOTES:
1. ACTUAL LAYOUT LOCATION TO BE DETERMINED BY CONTRACTOR IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. CONTRACTOR SHALL COORDINATE WITH OWNER ON LOCATION OF WASHOUT.



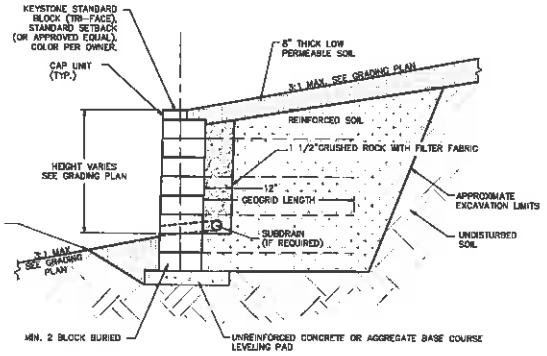


13 GRAVEL FILTER BAG AT CURB INLET
N.T.S.



15 CONCRETE WASHOUT
N.T.S.

NOTES:
1. MODULAR BLOCK RETAINING WALL SHALL BE DESIGNED AND CONSTRUCTED PER THE MANUFACTURER'S RECOMMENDATIONS. FINAL WALL DESIGN SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER AND SEALED DRAWINGS SHALL BE SUBMITTED TO THE CITY FOR REVIEW.
2. TYPICAL WALL DESIGN IS SHOWN. ALL MATERIALS, DIMENSIONS, AND CONSTRUCTION SPECIFICATIONS SHALL BE PER THE FINAL DESIGN.
3. A 250 PSF LIVE LOAD SHALL BE INCLUDED IN THE WALL DESIGN FOR PARKING/DRIVE AREAS.



16 MODULAR BLOCK RETAINING WALL
N.T.S.

811 Know what's below. Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO BEGINNING DRAINAGE OR EARTHWORK FOR THE MARKING OF UNDERGROUND MOBILE UTILITIES.

OLSSON ASSOCIATES
7342 Vista Drive, West Des Moines, IA 50266
TEL 515.981.1017
FAX 515.981.1019
www.olssonassociates.com

REV NO.	DATE	REVISION DESCRIPTION

REVISIONS

CONSTRUCTION DETAILS

NEWPORT OFFICE BUILDING
COUNTRY CLUB OFFICE PARK

WEST DES MOINES, IOWA

2015

drawn by: KDR
checked by: DBB
approved by: DBB
CAD/DI by: MB
project no.: 015-0481
drawing no.:
date: 12.18.2015

SHEET
C4.2

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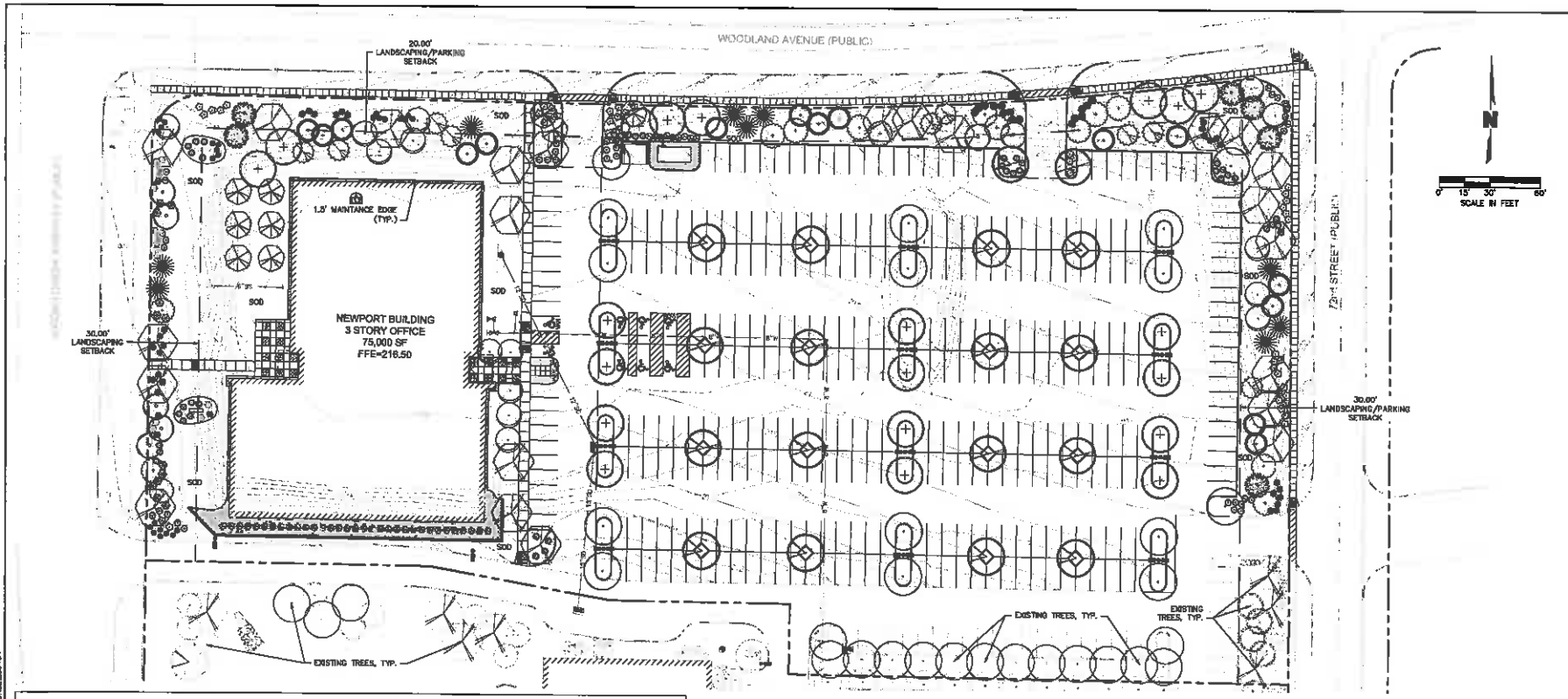
DATE: Dec 18, 2015 12:03pm XREFS: 122443_TBLK 122443_TBLK_BLANK C_TBLK_53484



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
		DECIDUOUS TREES				
	26	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2" CAL.	B & B	MATCHED SPECIMENS - FULL FORM
	6	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" CAL.	CAL.	MATCHED SPECIMENS - FULL FORM
	29	QUERCUS RUBRA	RED OAK	2" CAL.	B & B	MATCHED SPECIMENS - FULL FORM
	20	QUERCUS MACROCARPA	AMERICAN HOPHORNBEAM	2" CAL.	B & B	MATCHED SPECIMENS - FULL FORM
	10	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2" CAL.	B & B	MATCHED SPECIMENS - FULL FORM
		CONIFEROUS TREES				
	18	ABIES CONCOLOR	CONCOLOR FIR	6' HT.	B & B	FULL FORM
	9	PICEA ABIES	NORWAY SPRUCE	6' HT.	B & B	FULL FORM
	8	PINUS STROBUS	EASTERN WHITE PINE	6' HT.	B & B	FULL FORM
		UNDERSTORY TREES				
	16	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL.	B & B	MATCHED SPECIMENS - FULL FORM
	16	SYRINGA RETICULATA	JAPANESE TREE LILAC	1.5" CAL.	B & B	MATCHED SPECIMENS - FULL FORM
	14	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	1.5" CAL.	B & B	MATCHED SPECIMENS - FULL FORM
	7	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SERVICEBERRY	1.5" CAL.	B & B	MATCHED SPECIMENS - FULL FORM
	6	MALUS PRAIRIFIRE	PRAIRIFIRE CRABAPPLE	1.5" CAL.	B & B	MATCHED SPECIMENS - FULL FORM
		SHRUBS				
	27	CORYLUS AMERICANA	HAZELNUT	3' HT.	B & B	FULL FORM - MULTI STEM
	40	CRATAEGUS VIRIDIS	WINTER KING HAWTHORN	3' HT.	B & B	FULL FORM - MULTI STEM
	30	SYRINGA MEYERI PALIBIN	DWARF KOREAN LILAC	3' HT.	B & B	FULL FORM - MULTI STEM
	43	VIBURNUM TRILOBUM	AMERICAN CRANBERRYBUSH	3' HT.	B & B	FULL FORM - MULTI STEM
	42	SAMBUCUS CANADENSIS	ELDERBERRY	3' HT.	B & B	FULL FORM - MULTI STEM
	50	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	2' HT.	B & B	SCREEN
	27	TAXUS X MEDIA DENSIFORMIS	DENSE SPREADING YEW	2' HT.	B & B	SCREEN

GROUNDCOVER LEGEND

SOD	TURFGRASS SOD SEE SPECIFICATIONS SHEET L1.2
	1.5"-2" RIVER ROCK

STATE OF IOWA
JENNIFER S. STORMS
Landscape Architect
No. 520
MY LICENSE RENEWAL DATE IS JUNE 30, 2016
PROFESSIONAL LANDSCAPE ARCHITECT

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

SIGNATURE: DATE:

LICENSE RENEWAL DATE: JUNE 30, 2016 LICENSE NUMBER: 520

PAGES OR SHEETS COVERED BY THIS SEAL: L1.1, L1.2

811 Know what's below. Call before you dig.

CALL 811 SEVERAL DAYS BEFORE YOU BEGIN DIGGING TO REQUEST THE LOCATION OF UNDERGROUND UTILITIES.

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FAX: 515.331.1854
www.olssonassociates.com

REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

LANDSCAPE PLAN

NEWPORT OFFICE BUILDING
COUNTRY CLUB OFFICE PARK

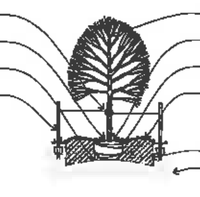
WEST DES MOINES, IOWA

2015

drawn by: RDM
checked by: JSS
approved by: JSS
CADD by: RDM
project no.: 015-3404
drawing no.:
date: 12.18.2015

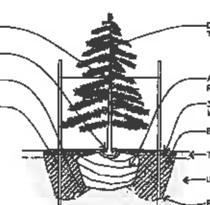
SHEET
L1.1

DWG: F:\Projects\015-3404\40-Design\Autocad\Final Plans\Sheets\LDWG\L1SC_33404.dwg USER: lopelsman
DATE: Dec 18, 2015 11:36am XREFS: C_TBLK_33404 C_PBASE_33404 C_XTOPO_33404 C_PBASE_33404



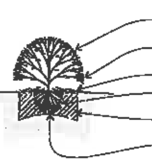
NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

1 SECTION: DECIDUOUS TREE PLANTING
N.T.S.



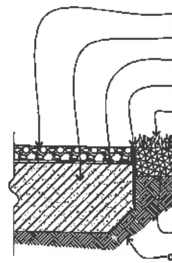
NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

2 SECTION: EVERGREEN TREE PLANTING
N.T.S.



NOTES:
1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH ANLA STANDARDS
2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
4. SOAK GENEROUSLY TO COMPACT AND SETTLE
5. SHRUBS IN MASS OR GROUPINGS (TWO OR MORE) TO HAVE CONTINUOUS MULCH BED AROUND ENTIRE GROUPING.

3 SECTION: SHRUB PLANTING
N.T.S.



4 SECTION: STEEL EDGING
N.T.S.

SOIL NOTES

1. ORGANIC COMPOST: WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURE, FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS (TREATED SEWAGE SLUDGE); YARD TRIMMINGS AND LEAF RAKINGS; SOURCE-SEPARATED OR MIXED SOLID WASTE MEETING THE FOLLOWING CRITERIA:
   A. 100 PERCENT SHALL PASS THROUGH A 3/8 INCH SCREEN.
   B. PH OF 6.0 TO 8.5.
   C. MOISTURE CONTENT OF 30% TO 60% BY WEIGHT.
   D. NO SUBSTANCES TOXIC TO PLANTS.
   E. 1% OR LESS BY WEIGHT MANUFACTURED FOREIGN MATTER.
   F. NO OBJECTIONABLE ODOR.
   G. SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT DERIVED.
3. PLANTING SOIL: A UNIFORM MIX OF, FREE OF PLANT RESIDUE, STONES, STUMPS ROOTS OR SIMILAR OBJECTS LARGER THAN 1 INCH. MIXTURE OF TOPSOIL, ORGANIC COMPOST AND SAND CONSISTING OF THE FOLLOWING:
   A. 15% BY VOLUME ORGANIC COMPOST
   B. 15% BY VOLUME SAND
   C. 70% BY VOLUME TOPSOIL
4. TOPSOIL: SOIL CLASSIFICATION OF SANDY LOAM OR LOAMY SAND MEETING THE FOLLOWING CRITERIA:
   A. 50 TO 85 PERCENT BY WEIGHT SAND (2.0 TO 0.050MM) ACCORDING TO AASHTO T88.
   B. 5 TO 50 PERCENT BY WEIGHT SILT (0.050 TO 0.002MM) ACCORDING TO AASHTO T88.
   C. 2 TO 5 PERCENT BY WEIGHT CLAY (LESS THAN 0.002MM) ACCORDING TO AASHTO T88.
   D. 3 TO 10 PERCENT BY WEIGHT ORGANIC MATTER ACCORDING TO AASHTO T194.
   E. TEXTURAL ANALYSIS:
      I. MINIMUM 100% BY WEIGHT PASSING THE 2" SIEVE PER ASTM E11.
      II. MINIMUM 90% BY WEIGHT PASSING THE NO. 4 PER ASTM E11.
      III. MINIMUM 80% BY WEIGHT PASSING THE NO. 10 SIEVE PER ASTM E11.

SOD NOTES:

1. ALL DISTURBED AREAS TO RECEIVE TURFGRASS SOD: NUMBER 1 QUALITY/PREMIUM, INCLUDING LIMITATIONS ON THATCH, WEEDS, DISEASES, NEMATODES, AND INSECTS. COMPLYING WITH TPI'S "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" IN ITS "GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING." FURNISH VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE, STRONGLY ROOTED, AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

   TURFGRASS SPECIES: SOD OF GRASS AS FOLLOWS:
   KENTUCKY BLUEGRASS (POA PRATENSIS), A MINIMUM OF THREE CULTIVARS SELECTED FROM THE FOLLOWING LIST:
   A. BLACKSBURG KENTUCKY BLUEGRASS
   B. CHALLENGER KENTUCKY BLUEGRASS
   C. BARON KENTUCKY BLUEGRASS
   D. NUSTAR KENTUCKY BLUEGRASS
   E. CHERI KENTUCKY BLUEGRASS
   F. GLADE KENTUCKY BLUEGRASS
   G. MERIT KENTUCKY BLUEGRASS
   H. NASSAU KENTUCKY BLUEGRASS
   I. MIDNIGHT KENTUCKY BLUEGRASS
   J. RAM I KENTUCKY BLUEGRASS
   K. LIBERTY KENTUCKY BLUEGRASS
   L. VICTA KENTUCKY BLUEGRASS
   M. RUGBY KENTUCKY BLUEGRASS
   N. ECLIPSE KENTUCKY BLUEGRASS
2. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
5. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITH 24 HOURS.
6. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 S.F.
7. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
8. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF IOWA DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
9. ALL SOD ON SLOPES GREATER THAN 5:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.
10. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
11. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE, OR STORE OPENING, WHICHEVER IS GREATER. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

LANDSCAPE CALCULATIONS

OPEN SPACE REQUIREMENT: PROVIDE OPEN SPACE REQUIRED THAT IS EQUAL TO AT LEAST 25% OF THE TOTAL LOT AREA, IN ADDITION TO 10% OF THE TOTAL PAVEMENT AREA. 2 TREES AND 3 SHRUBS PER EVERY 3,000 SF OPEN SPACE - 50% OF REQUIRED TREES TO BE OVERSTORY OR EVERGREEN.

TOTAL LOT AREA = 4.99 AC OR 217,434 SF

25% OPEN SPACE REQUIRED: 1.25 AC OR 54,359 SF (217,434 SF (X) 25%)
10% PAVEMENT AREA OPEN SPACE REQUIRED: .29 AC OR 12,450 SF (124,500 SF (X) 10%)
TOTAL OPEN SPACE REQUIRED: 1.54 AC OR 66,809 SF (54,359 SF (+) 12,450 SF)
31.2% OPEN SPACE PROVIDED: 1.56 AC OR 67,934 SF

2 TREES AND 3 SHRUBS PER EVERY 3,000 SF OPEN SPACE

66,809 SF / 3,000 SF = 23 PLANT UNITS

2 TREES (X) 23 PLANT UNITS = 46 TREES REQUIRED
3 SHRUBS (X) 23 PLANT UNITS = 69 SHRUBS REQUIRED

46 TREES (X) 50% = 23 TREES TO BE EVERGREEN OR OVERSTORY

46 TREES (X) 35% = 16 TO BE EVERGREEN

PARKING LOT LANDSCAPE REQUIREMENT:

REQUIREMENT: LANDSCAPED ISLANDS SHALL BE PLACED, AT A MINIMUM, EVERY EIGHTEEN (18) STALLS WITHIN A ROW OF PARKING. LANDSCAPED ISLANDS SHALL BE, AT A MINIMUM, NINE FEET (9') WIDE AND THIRTY FOUR FEET (34') IN LENGTH FOR DUAL PARKING ROWS OR A MINIMUM OF NINE FEET (9') WIDE AND SEVENTEEN FEET (17') IN WIDTH FOR SINGLE ROWS.

LANDSCAPE ISLANDS EVERY 18 STALLS
SINGLE ROW PARKING (9'X17') = ONE TREE
DOUBLE ROW PARKING (9'X34') = TWO TREES

PROVIDED:
LANDSCAPE ISLANDS ON PLAN
11 SINGLE ROW PARKING (9'X17') = 11 TREES
12 DOUBLE ROW PARKING (9'X34') = 24 TREES

REQUIREMENT: LANDSCAPED PODS (TREE DIAMONDS) WITHIN A ROW OF PARKING SHALL BE EVENLY SPACED BETWEEN LANDSCAPE ISLANDS, HOWEVER, SHALL BE SPACED NO FARTHER THAN NINE (9) PARKING STALLS FROM ANOTHER LANDSCAPED POD OR LANDSCAPED ISLAND. LANDSCAPED PODS SHALL MEASURE NO LESS THAN SIX FEET (6') TO BACK OF CURB IN EACH DIRECTION.

LANDSCAPE PODS (TREE DIAMONDS) EVENLY SPACED BETWEEN LANDSCAPE ISLANDS. NO FURTHER THAN 9 STALLS APART = ONE TREE

PROVIDED:
LANDSCAPE PODS ON PLAN
16 LANDSCAPE PODS = 16 TREES (PLANTED IN ADJACENT GREEN SPACE)

TOTAL PARKING LOT TREES REQUIRED = 51 TREES
TOTAL PARKING LOT TREES PROVIDED = 51 TREES

BUFFERYARD REQUIREMENTS:

REQUIREMENT: A 30' BUFFER SHALL PROVIDE THE EQUIVALENT OF ONE (1) OVERSTORY TREE OR UPRIGHT EVERGREEN TREE, TWO (2) UNDERSTORY TREES AND SIX (6) SHRUBS PER 35 LINEAR FEET OF BUFFER PARK - 50% OF REQUIRED TREES TO BE EVERGREEN. A 20' BUFFER SHALL PROVIDE THE EQUIVALENT OF 0.66 OVERSTORY TREES OR UPRIGHT EVERGREEN TREES, ONE (1) UNDERSTORY TREE AND FOUR (4) SHRUBS PER 35 LINEAR FEET OF BUFFER PARK - 50% OF REQUIRED TREES TO BE EVERGREEN.

30' BUFFER PROVIDED:
606 LF / 35 LF = 18 PLANT UNITS

OVERSTORY TREES = 1 TREE (X) 18 PLANT UNITS = 18 TREES
UNDERSTORY TREES = 2 TREES (X) 18 PLANT UNITS = 36 TREES
SHRUBS = 6 SHRUBS (X) 18 PLANT UNITS = 108 SHRUBS
18 TREES (X) 50% = 9 TREES TO BE EVERGREEN

20' BUFFER PROVIDED:
629 LF / 35 LF = 18 PLANT UNITS

OVERSTORY TREES = 0.66 TREES (X) 18 PLANT UNITS = 12 TREES
UNDERSTORY TREES = 1 TREE (X) 18 PLANT UNITS = 18 TREES
SHRUBS = 4 SHRUBS (X) 18 PLANT UNITS = 72 SHRUBS
12 TREES (X) 50% = 6 TREES TO BE EVERGREEN

PLANT TOTALS

TOTAL OVERSTORY TREES	= 73
TOTAL EVERGREEN TREES	= 31
TOTAL ORNAMENTAL TREES	= 77
TOTAL SHRUBS	= 240

PLANTING NOTES

1. PRIOR TO ANY EXCAVATION AT THE SITE, THE CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ARCHITECT, LANDSCAPE ARCHITECT, AND/OR CIVIL ENGINEER AND, CONSULT WITH ALL UTILITY COMPANY REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS.
2. FOR UNDERGROUND UTILITY LOCATES CALL IOWA ONE-CALL AT 1-800-292-8989, 48 HOUR NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND LOCATES NOT COVERED BY THE IOWA ONE-CALL SYSTEM. NO COMPENSATION FOR DAMAGES TO EXISTING UTILITIES WILL BE ALLOWED RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
3. ALL DAMAGE TO EXISTING SITE IMPROVEMENTS RESULTING FROM EXCAVATION, PLANTING, BACKFILLING, ETC. SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS. SURFACES OTHER THAN THE PLANTING AREA SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION EXISTING PRIOR TO THE PLANTING OPERATION.
4. FINISH GRADES IN ALL LANDSCAPE AREAS ARE TO BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY SEEDING, SODDING, OR PLANTING. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR REVIEW FIVE (5) DAYS PRIOR TO THE DESIRED DATE OF REVIEW. NO COMPENSATION FOR RE-SEEDING, RE-SODDING, OR RE-PLANTING OF AN AREA REQUIRING REMEDIAL GRADING SHALL BE ALLOWED RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST QUANTITIES, THE PLAN TO TAKE PRECEDENCE. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS.
6. ALL PLANT MATERIAL INSTALLED TO BE "NURSERY GROWN" MEETING THE FOLLOWING CRITERIA:
   A) PLANT MATERIAL GROWN BY ESTABLISHED COMMERCIAL NURSERIES AND SOLD TO LICENSED AND CERTIFIED NURSERIES AND/OR LANDSCAPE ARCHITECTS.
   B) GROWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATION.
7. THE LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO INSPECT AND APPROVE ALL PLANT MATERIAL AT THE NURSERY/PLACE OF GROWTH, PRIOR TO INSTALLATION. HOWEVER, PLANT MATERIAL WHICH HAS BECOME DAMAGED OR DISEASED OR WHICH IS UNACCEPTABLE TO THE LANDSCAPE ARCHITECT MAY BE REJECTED UPON DELIVERY TO THE SITE. WHEN TYPICAL, TREES WITHOUT A CENTRAL LEADER WILL NOT BE ACCEPTED.
8. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. PLANTING OF TREES AND SHRUBS AREAS SHALL BE COMMENCED DURING THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1-OCTOBER 15) PLANTING SEASON. ANY PLANTING OPERATION NOT PERFORMED DURING THESE PERIODS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND ARE PERFORMED AT THE CONTRACTOR'S RISK.
10. PLANT LABELS AND TAGS SHALL BE LEFT ON THE PLANT MATERIAL UNTIL AFTER THE INITIAL INSPECTION BY THE LANDSCAPE ARCHITECT.
11. TREE LOCATIONS MAY VARY AS DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD. THE ACTUAL LOCATION OF PLANT MATERIALS MAY VARY DUE TO FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE PITS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
12. ALL TREE/SHRUB PLANTING AREAS TO BE AMENDED WITH ORGANIC COMPOST. A 3" LAYER SHALL BE PLACED OVER TOP OF PLANTING AREA AND ROTOTILLED TO A DEPTH OF 8" BEFORE PLANTING. RAKE AREA SMOOTH.
13. GRANULAR PRE-EMERGENT WEED CONTROL SUCH AS DACTHAL, TREFLAN, OR APPROVED SIMILAR PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTION IN ALL BEDS. DO NOT APPLY WEED CONTROL IN TREE WELLS IN GRASS AREAS.
14. ALL TREES IN SAME PLANTING AREA TO BE PLACED AND PLANTED AT THE SAME TIME. IF BECAUSE OF DELIVERY SCHEDULE, ANY PLANTS REMAIN ON THE SITE FOR MORE THAN 8 HOURS, TO BE HEELED-IN ON SITE TO MAINTAIN THEIR HEALTH AND VITALITY. PLANTS SHALL BE OTHERWISE PROTECTED AND MAINTAINED, INCLUDING BUT NOT LIMITED TO WATER AND SHADE. WHILE ON-SITE, ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT THE TIME OF PLANTING BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
15. CONTRACTOR IS NOT ALLOWED TO STOCKPILE ANY MATERIALS UNDER THE DRIP LINE OF EXISTING TREES.
16. ALL TREES, SHRUB MASS PLANTINGS, AND ANNUAL AND ORNAMENTAL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD MULCH TO A DEPTH OF 3".
17. THE CONTRACTOR SHALL PRESERVE AREAS OF EXISTING VEGETATION, INCLUDING GRASS, THAT OCCUR WITHIN THE CONTRACT LIMITS BUT ARE NOT NEEDED FOR CONSTRUCTION. REPAIR ALL OF THESE EXISTING AREAS TO THEIR ORIGINAL CONDITION WHICH ARE DISTURBED DURING CONSTRUCTION AT NO COST TO THE OWNER.
18. CONTRACTOR TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
19. ALL SOIL AND OTHER DEBRIS SPILLED OR TRACKED ONTO THE PUBLIC R.O.W. OR ADJACENT PROPERTIES SHALL BE CLEANED-UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
20. ALL DISTURBED AREAS OUTSIDE LIMITS OF DISTURBANCE TO RECEIVE SOD.
21. CONTRACTOR TO PROVIDE IRRIGATION FOR LAWN AND PLANTING AREAS. CONTRACTOR TO SUBMIT IRRIGATION PLAN FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT.
22. THE CONTRACTOR TO COMPLETELY GUARANTEE ALL WORK FOR THE PERIOD SPECIFIED BY THE WARRANTY CHART BELOW BASED ON FINAL ACCEPTANCE.

WARRANTY CHART

SUBSTANTIAL COMPLETION DATE	DURATION	WARRANTY EXPIRATION
DECEMBER	19 MONTHS	JULY
JANUARY	18 MONTHS	JULY
FEBRUARY	17 MONTHS	JULY
MARCH	16 MONTHS	JULY
APRIL	15 MONTHS	JULY
MAY	14 MONTHS	JULY
JUNE	13 MONTHS	JULY
JULY	12 MONTHS	JULY
AUGUST	12 MONTHS	AUGUST
SEPTEMBER	12 MONTHS	SEPTEMBER
OCTOBER	12 MONTHS	OCTOBER
NOVEMBER	12 MONTHS	NOVEMBER

PLANT SUBSTITUTIONS ON PLAN:
REQUIREMENT: TWO (2) DECIDUOUS UNDERSTORY TREES EQUAL ONE DECIDUOUS OVERSTORY TREE OR EVERGREEN.

PROVIDED: 10 DECIDUOUS OVERSTORY TREES SUBSTITUTED FOR 20 DECIDUOUS UNDERSTORY TREES

PROVIDED: 4 EVERGREEN TREES SUBSTITUTED FOR 8 DECIDUOUS UNDERSTORY TREES

811 Know what's below. Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

OLSSON® ASSOCIATES
7187 Vista Drive
West Des Moines, IA 50266
TEL 515.331.8817
FAX 515.331.8818
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

2015

LANDSCAPE DETAILS

NEWPORT OFFICE BUILDING
COUNTRY CLUB OFFICE PARK
WEST DES MOINES, IOWA

drawn by: KDP
checked by: JAH
approved by: JAH
QA/QC by: JAH
project no.: 015-3404
drawing no.:
date: 12.18.2015

SHEET
L1.2

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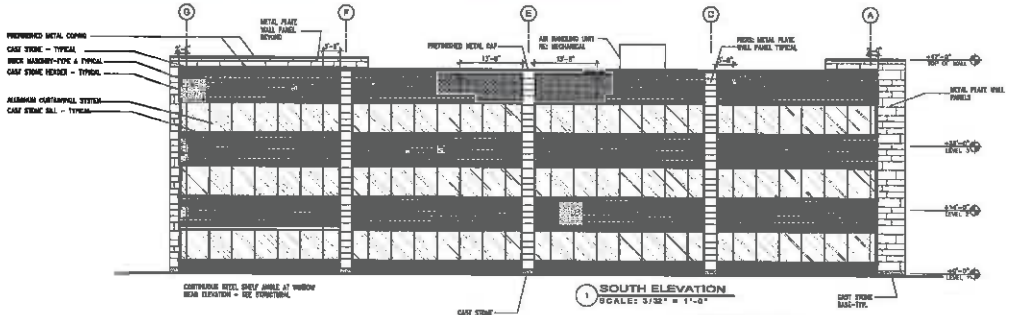

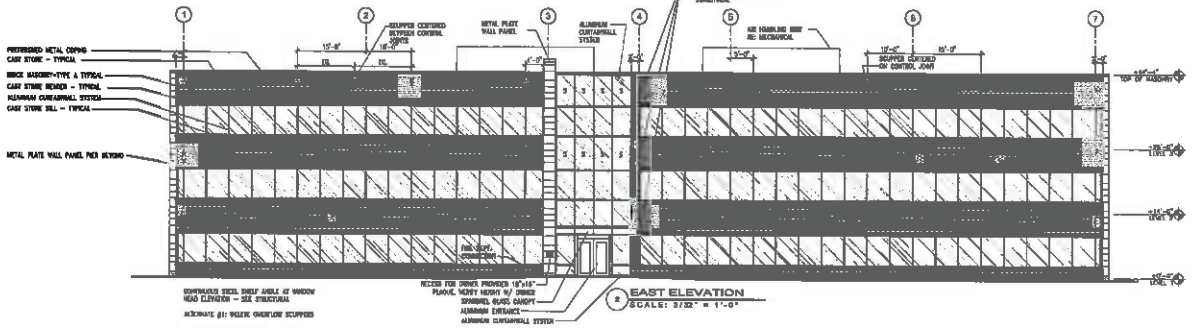

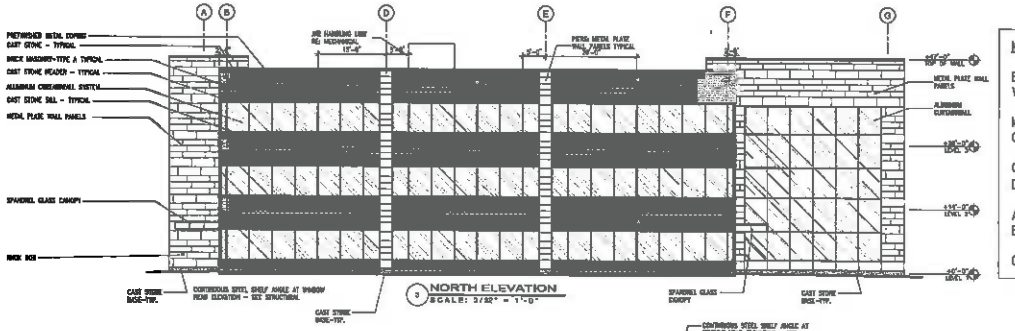

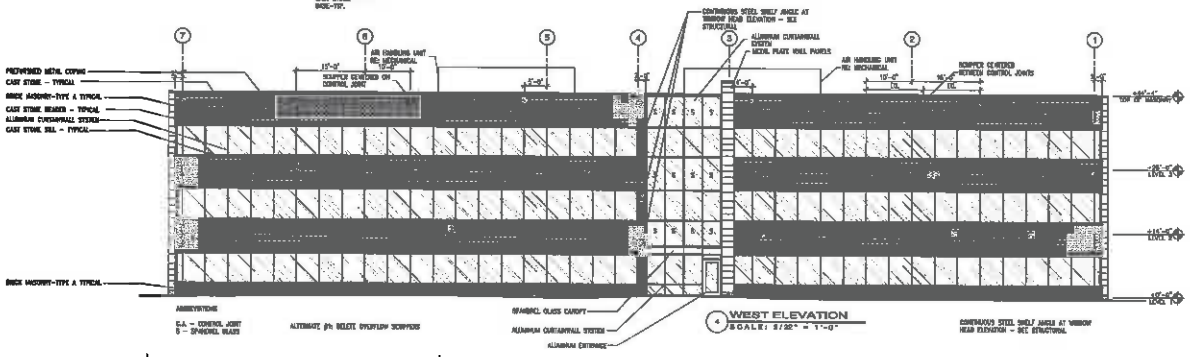

MATERIAL COLOR LEGEND

BRICK COLOR: BROWNISH BLEND WITH IRON COLOR ACCENTS

METAL PLATE WALL PANEL COLOR: DARK GREY COLOR

CAST STONE BANDING COLOR: DARK GREY/CHARCOAL COLOR

ALUMINUM CURTAINWALL COLOR: BLACK ANODIC FINISH

GLASS COLOR: GREY TINTED

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SEAL / LOGO

PROJECT NAME:
NEWPORT OFFICE BUILDING
1075 JORDAN CREEK PARKWAY
WEST DES MOINES, IOWA 50266

NEWPORT BUILDING LLC
1225 JORDAN CREEK PARKWAY
WEST DES MOINES, IOWA 50266

DRAWING ISSUE INFORMATION:
ISSUE FOR: CONTRACT DOCUMENTS
ISSUE DATE: 12/18/2015

MARK	DATE	DESCRIPTION
1	12/30/15	ADDENDUM #1
2	01/08/16	ADDENDUM #2

MANAGEMENT INFORMATION:
PROJECT NO: 15081
CAD DWG FILE: 15081-A200.dwg
PRINCIPAL IN CHARGE: RTO
PROJECT ARCHITECT:
DRAWN BY: DT
CHECKED BY:

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SHEET TITLE:
EXTERIOR ELEVATION

SHEET NO.
A200

ATTACHMENT D

EXHIBIT II

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 TO A SITE PLAN (MaM-002943-2015) TO ALLOW FOR THE CONSTRUCTION OF A 75,000 SQ. FT. OFFICE BUILDING ON PROPERTY LOCATED AT 1075 JORDAN CREEK PARKWAY

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, RRHWoods, LLC, requests approval for a Major Modification to a Site Plan to construct at 75,000 sq. ft. office building on property legally described as:

Legal Description of Property

Lot 1 Country Club Office Plaza West Plat 7, an official plat now in and forming a part of the City of West Des Moines, Dallas 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 February 1, 2016, the Plan and Zoning Commission recommended to the City Council approval of the Major Modification to a Site Plan; and

WHEREAS, on February 8, 2016, this City Council held a duly-noticed meeting to consider the application for the full site plan

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 site plan, or as amended orally at the City Council meeting on February 8, 2016, are adopted.

SECTION 2. The Major Modification to a Site Plan to construct a 75,000 sq. ft. office building is approved, subject to compliance with all 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 entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on February 8, 2016.

_____

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. That the applicant acknowledge that prior to any occupancy permit for the building, the landscaping for open space, parking lot, and screening be installed, inspected, and approved or in the event the landscaping is not complete, surety in an amount equal to 1 ½ times the landscape contract be submitted to the City in order to receive a temporary occupancy permit. The applicant further acknowledges that all site improvements, including landscaping will need to be completed, inspected by staff, and deficiencies remedied prior to the issuance of a Final Occupancy Permit for the building.

2. That the applicant acknowledge that final site plan drawings which address all staff comments must be submitted prior to any work that may require City inspections.

3. That the City Council accept right-of-way and utility easements for an additional 2.5 feet of right-of-way along Jordan Creek Parkway adjacent to this site and for an additional 5 feet of right-of-way along 72nd Street adjacent to this site, prior to any occupancy of the building.

4. That the City Council allow ingress/egress easement, the street light agreement (if needed), and the storm water facility management agreement and certifications to be submitted prior to any occupancy of the building.