

**CITY OF WEST DES MOINES  
BOARD OF ADJUSTMENT COMMUNICATION**

**Meeting Date:** July 27, 2016

**Item:** Morningstar Senior Housing, 6030 Village View Drive – Approval of an approximately 73,000sf assisted living and memory care facility – Confluent Development – PC-003053-2016

**Requested Action:** Approval of a Permitted Conditional Use Permit

**Case Advisor:** Brian Portz, AICP *BP*

**Applicant's Request:** The applicant, Confluent Development, in conjunction with the property owner, Todd Rueter, are requesting approval of a Permitted Conditional Use Permit to allow construction of an approximately 73,000sf assisted living and memory care facility to be located at 6030 Village View Drive. The proposal is to construct 56 assisted living units and 29 memory care units within one building on the property. The property is part of the Jordan Creek Business Park development with an underlying zoning of Professional Commerce Park (PCP). Per the Zoning Code, nursing and personal care facilities (SIC 8051) are a Permitted Conditional (Pc) use in a PCP district.

**History:** The subject property was annexed into the City in 2003 as a part of the Mills Civic Parkway Annexation. The property was originally platted in 2004 as a part of Davis Estates Plat 1. In September of 2006, a Zone Change Specific Plan was approved for the property outlining the specific development regulations for the property and the other parcels within the Jordan Creek Business Park. The property was re-platted in 2007 as Lot 4 of Jordan Creek Business Park. In May of 2016, an existing 40' roadway easement on the south side of this property was vacated by the City Council at the request of the property owner to make way for the proposed Morningstar development.

**City Council Subcommittee:** This item was presented to the Development & Planning City Council Subcommittee on May 2, 2016. Permitted Conditional Use applications generally are presented to the subcommittee for information only; no discussion was had about the request.

**Staff Review and Comment:** There are no outstanding issues. Staff would note the following:

- **40' Roadway Easement:** In May of 2016, at the request of the current owner of the subject property, the City Council approved the vacation of a 40' Roadway Easement along the south side of the property. This easement was part of an 80' wide roadway easement: the applicant's 40' easement plus a 40' roadway easement along the north boundary of the property immediately to the south of Lot 4. The easement was established in the early 1970's for a county road through this area. The land in this area was part of unincorporated Dallas County at the time the easement was established. With the realignment of Mills Civic to the south as part of the Jordan Creek Town Center project, the need for the road was negated. The easement was left in place at that time since development of the area was unknown. The property owner requested the vacation of the easement to allow for the proposed development.
- **South 60<sup>th</sup> Street Access:** The existing driveway to the property from S. 60<sup>th</sup> Street is located on the property line between the subject property and the property to the south, owned by Craig Coxe. This driveway will be used by Morningstar to access their site. Since a portion of the driveway is located on Craig Coxe's property, the current owner of the subject property, Todd Rueter, purchased a portion of Coxe's property to provide for access to the Rueter property. This transaction has been completed. As a part of the transaction, an ingress/egress easement was executed to allow connection to the S. 60<sup>th</sup> Street driveway access for Craig Coxe's property. In addition, an ingress/egress easement will also be executed between Mr. Rueter and Morningstar to allow both properties shared access to S. 60<sup>th</sup> Street.
- **30' Ingress/Egress Easement:** In addition to the 40' roadway easement, a 30' ingress/egress easement was located along the south side of the subject property in anticipation of the vacation of the roadway easement. The ingress/egress easement was to provide for access to S. 60<sup>th</sup> Street for the subject property and the

properties immediately to the south. The applicant is proposing parking for the assisted and memory care facility over the ingress/egress easement, which is not permitted. The property owner of this property purchased a strip of land along the northern boundary of the property immediately to the south to ensure access for the properties to the south. Connection rights for the Craig Coxe property was established as part of the purchase. With the purchase of the strip of land and the establishment of connection rights, the ingress/egress easement is no longer needed. The applicant has submitted a vacation request to vacate the ingress/egress easement. This will be considered by the City Council on August 8, 2016. A condition of approval is recommended that this easement be vacated prior to a building permit being issued for the project.

- *Building Architecture:* The proposed architecture of the building is not consistent with the precedent images established with the Specific Plan. This is due to the fact that the proposed use of the property is a residential type of use and is therefore proposed to be designed to be more residential in character. Because the building is at a perimeter edge location and not in the middle of the development, and because the building is implementing colors and materials consistent of the rest of the Jordan Creek Business Park development, staff is comfortable with that proposed even though it is more residential in character.
- *Property West of Coxe:* Mr. Rueter owns the property to the west of Mr. Coxe. Mr. Rueter intends to retain the land purchased from Craig Coxe to provide for future access for his property to S. 60<sup>th</sup> Street. This property also has access to the private street/drive immediately to the west of the property. There are no plans for development of this property at this time.
- *MidAmerican Energy Transformer:* There is an existing MidAmerican Energy electric transformer located on the east side of the site that is not contained within a utility easement. The applicant is working with MidAmerican Energy to execute a private utility easement for this structure. The location of the structure does not impact the proposed site plan as designed.

**Permitted Conditional Use Permit Findings:** The following findings have been made on the proposed permitted conditional use:

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 have met the requirements contained in the City Code in that this project was reviewed by various City Departments and public agencies 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 regulations and the Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Noticing Information:** On July 8, 2016, notice of the July 27, 2016, Board of Adjustment Public Hearing on this project was published in the *Des Moines Register*. Notice of this public hearing was mailed to surrounding property owners within 370 feet of the subject property on July 11, 2016.

**Staff Recommendations and Conditions of Approval for the Permitted Conditional Use Permit:** Based upon the review of the proposal, a finding of consistency with the goals and policies of the Comprehensive Plan, and compliance with the findings necessary for approval, staff recommends the Board of Adjustment adopt a resolution for approval of the Permitted Conditional Use Permit to allow an approximately 73,000sf assisted living and memory care facility (SIC 8051) at 6030 Village View Drive, subject to meeting all City Code requirements and regulations and the following:

1. The existing 30' ingress/egress easement on the south side of the property being officially vacated by the City Council prior to a building permit being issued for the site; and,
2. Prior to issuance of a full building permit (issuance of a footing and foundation permit is allowed), the applicant submitting a copy of the executed ingress/egress easement to allow S. 60<sup>th</sup> Street access and cross access between the subject site and the Craig Coxe property immediately to the south; and,
3. Prior to an occupancy permit, including temporary occupancy being issued for the site, a signed Storm Water Maintenance Facility Agreement and required certification letter and as-builts for the subject site be submitted to the City.

**Property Owner:**

Todd Rueter  
1621 Glen Oaks Drive  
West Des Moines, IA 50266

**Applicant:**

Confluent Development  
2240 Blake Street, Suite 200  
Denver, CO  
303-573-6500  
H. McNeish  
[hmcneish@confluentdev.com](mailto:hmcneish@confluentdev.com)

**Applicant's Representatives:**

Civil Design Advantage  
3405 SE Crossroads Drive, Suite G  
Grimes, IA 50111  
515-369-4400  
Doug Mandernach  
[dougmandernach@cda-eng.com](mailto:dougmandernach@cda-eng.com)

**Attachments:**

Attachment A	-	Permitted Conditional Use Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plans
Attachment D	-	Building Elevations

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

**RESOLUTION**

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES, APPROVING A PERMITTED CONDITIONAL USE PERMIT (PC-003053-2016) TO ALLOW AN ASSISTED LIVING AND MEMORY CARE FACILITY (SIC 8051) AT 6030 VILLAGE VIEW DRIVE**

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Confluent Development, in conjunction with the property owner, Todd Rueter, have requested approval of a Permitted Conditional Use permit to allow construction and operation of an approximately 73,000sf assisted living and memory care facility (SIC 8051) to be located at 6030 Village View Drive, and legally described as follows:

**Legal Description of Property**

**Lot 4, Jordan Creek Business Park, an official plat within  
the City of West Des Moines, Polk County, Iowa.**

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

**WHEREAS**, on July 27, 2016, the Board of Adjustment held a duly-noticed public hearing to consider the application for Permitted Conditional Use Permit (PC-003053-2016);

**NOW, THEREFORE, THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:**

**SECTION 1.** The findings, for approval, in the staff report, dated July 27, 2016, or as amended orally at the Board of Adjustment hearing of July 27, 2016, are adopted.

**SECTION 2.** PERMITTED CONDITIONAL USE PERMIT (PC-003053-2016) to allow an approximately 73,000sf assisted living and memory care facility (SIC 8051) at 6030 Village View Drive is approved, subject to compliance with all the conditions in the staff report, dated July 27, 2016, including conditions added at the Hearing, and attached hereto as Exhibit "A", if any. 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 July 27, 2016.

\_\_\_\_\_  
Michael R. Blaser, Chairperson

ATTEST:

\_\_\_\_\_  
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment for the City of West Des Moines, Iowa, at a regular meeting held on July 27, 2016, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:


ATTEST:

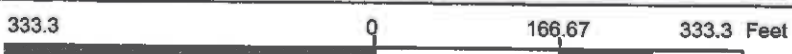
\_\_\_\_\_  
Recording Secretary

Exhibit A  
Conditions of Approval

1. The existing 30' ingress/egress easement on the south side of the property being officially vacated by the City Council prior to a building permit being issued for the site; and,
2. Prior to issuance of a full building permit (issuance of a footing and foundation permit is allowed), the applicant submitting a copy of the executed ingress/egress easement to allow S. 60<sup>th</sup> Street access and cross access between the subject site and the Craig Coxe property immediately to the south; and,
3. Prior to an occupancy permit, including temporary occupancy being issued for the site, a signed Storm Water Maintenance Facility Agreement and required certification letter and as-builts for the subject site be submitted to the City.



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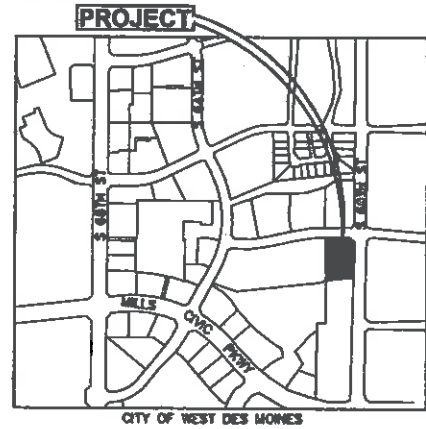


# SITE PLAN FOR: MORNINGSTAR AT JORDAN CREEK

## WEST DES MOINES, IOWA

ATTACHMENT C

**VICINITY MAP**  
NOT TO SCALE



**OWNER**

TODD HUETER  
1821 GLEN OAKS DR  
WEST DES MOINES IA 50268  
PH: 515-223-2328

**APPLICANT**

CONFLUENT DEVELOPMENT  
CONTACT: H MCHESN  
2240 BLAKE ST. SUITE 200  
DENVER, CO 80205  
PH: (303) 373-8300

**ENGINEER**

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: DOUG MANDERNAGH  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: (515) 368-4400  
FX: (515) 368-4410

**SURVEYOR**

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: MIKE BROOKER  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: (515) 368-4400  
FX: (515) 368-4410

**ARCHITECT**

ROSEMANN & ASSOCIATES, P.C.  
CONTACT: DONALD E. ROSEMANN  
2809 LARIMER STREET  
DENVER, COLORADO 80205-2222  
PH: (303)281-8228

**SUBMITTAL DATES**

-SITE PLAN SUBMITTAL TO CITY #1:	4-15-18
-SITE PLAN SUBMITTAL TO CITY #2:	6-02-18
-SITE PLAN SUBMITTAL TO CITY #3:	6-21-18
-SITE PLAN SUBMITTAL TO CITY #4:	7-09-18
-SITE PLAN SUBMITTAL TO CITY #5:	7-14-18

**LEGAL DESCRIPTION**

LOT 4 IN JORDAN CREEK BUSINESS PARK, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

**ZONING**

JORDAN CREEK BUSINESS PARK SPECIFIC PLAN WITH UNDERLYING ZONING OF PROFESSIONAL COMMERCE PARK (PCP)

**PROJECT SITE ADDRESS**

S. 60TH STREET

**EXISTING/ PROPOSED USE**

UNDEVELOPED  
SENIOR HOUSING, ASSISTED LIVING AND MEMORY CARE

**DEVELOPMENT SUMMARY**

AREA: 2.89 ACRES (126,084 SF)

ZONING: JORDAN CREEK BUSINESS PARK SPECIFIC PLAN WITH UNDERLYING ZONING OF PROFESSIONAL COMMERCE PARK (PCP)

**SETBACKS:**

FRONT: 25'  
SIDE: 25'  
REAR: NONE

**OPEN SPACE CALCULATION:**

TOTAL SITE:	= 126,084 SF (2.89 AC.)
IMPERVIOUS AREAS:	
BUILDING	= 42,900 SF
PARKING & DRIVEWAYS	= 34,438 SF
SIDEWALK	= 7,803 SF
TOTAL	= 85,141 SF

OPEN SPACE PROVIDED = 41,892 SF (33.1%)

**UNITS:**

ASSISTED LIVING: 56 UNITS  
MEMORY CARE: 29 UNITS  
TOTAL: 85 UNITS  
85 UNITS (29.4 UNITS PER ACRE)

**PARKING:**

TOTAL PROVIDED = 56

**DATE OF SURVEY**

FEBRUARY 16, 2018

**BENCHMARKS**

WDM#10 INTERSECTION OF 60TH STREET AND WESTFUL VISTA DRIVE, 150 ± FEET NORTH ON 60TH STREET, INTERSECTION OF 60TH STREET AND BEECH TREE DRIVE, 520 FEET SOUTH ON 60TH STREET, 31 FEET WEST OF CENTERLINE 60TH STREET. ELEV = 179.99

WDM#118 NORTHEAST CORNER OF INTERSECTION OF SOUTH 60TH STREET AND MILLS CIVIC PARKWAY, 19.5 FEET SOUTHWEST OF TRAFFIC SIGNAL POLE, 1.5 FEET SOUTHWEST OF FACE OF SIDEWALK, 31 FEET WEST OF FIRE HYDRANT, STANDARD ELEV = 201.57

**CONSTRUCTION SCHEDULE**

ANTICIPATED START DATE = 7-26-18  
ANTICIPATED FINISH DATE = 7-28-17

**INDEX OF SHEETS**

NO.	DESCRIPTION
CO.1	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1	GRADING PLAN
C4.1	UTILITY PLAN
C5.1	DETAILS
A2	TRASH ENCLOSURE DETAIL
L1.1	LANDSCAPE PLAN



1-800-292-8989  
www.iowaonecall.com

**UTILITY WARNING**

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



**CIVIL DESIGN ADVANTAGE**

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111  
PH: (515) 368-4400 Fax: (515) 369-4410  
PROJECT NO. 1602.048

**GENERAL LEGEND**

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	ROOF DRAIN/ DOWNSPOUT
TYPE SW-508 STORM INTAKE	DECIDUOUS TREE
TYPE SW-513 STORM INTAKE	CONIFEROUS TREE
TYPE SW-401 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-402 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-301 SANITARY MANHOLE	ELECTRIC POWER POLE
STORM/SANITARY CLEANOUT	GUY ANCHOR
WATER VALVE	STREET LIGHT
FIRE HYDRANT ASSEMBLY	POWER POLE W/ TRANSFORMER
SIGN	UTILITY POLE W/ LIGHT
DETECTABLE WARNING PANEL	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER PIPE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER WITH SIZE	TELEPHONE MANHOLE/VAULT
SANITARY SERVICE	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
STORM SERVICE	CABLE TV JUNCTION BOX
WATERMAIN WITH SIZE	CABLE TV MANHOLE/VAULT
WATER SERVICE	MAIL BOX
SAWCUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
USE AS CONSTRUCTED	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

REFER TO GEOTECH ENGINEERING REPORT NO. 166022 PREPARED BY GSI ENGINEERING DATED MARCH 23, 2018 FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WEST DES MOINES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST RECENT EDITION OF THE SDMS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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

**PRELIMINARY**

GARY L. REED, P.E. DATE \_\_\_\_\_

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
PAGE(S) OR SHEET(S) COVERED BY THIS SEAL:  
C.01-C5.1

MORNINGSTAR AT JORDAN CREEK - 1602.048



DATE	REVISIONS
7-14-18	FIFTH SUBMITTAL
7-15-18	FOURTH SUBMITTAL
8-21-18	THIRD SUBMITTAL
8-21-18	SECOND SUBMITTAL
4-15-18	FIRST SUBMITTAL

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



**MORNINGSTAR AT JORDAN CREEK**  
TOPOGRAPHIC SURVEY/DEMOLITION PLAN  
WEST DES MOINES, IOWA

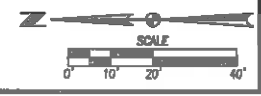
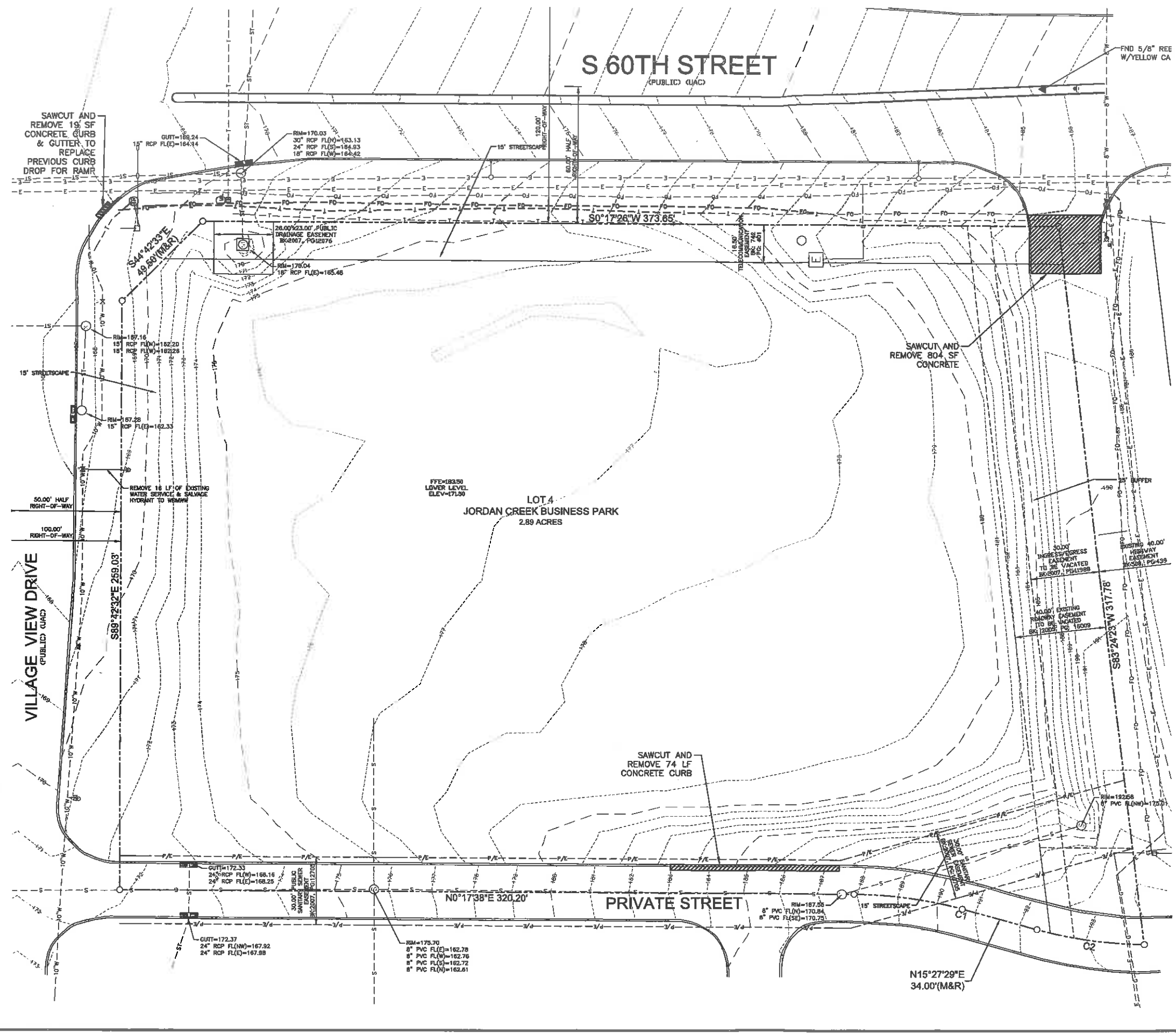
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1602.048

**DEMOLITION NOTES**

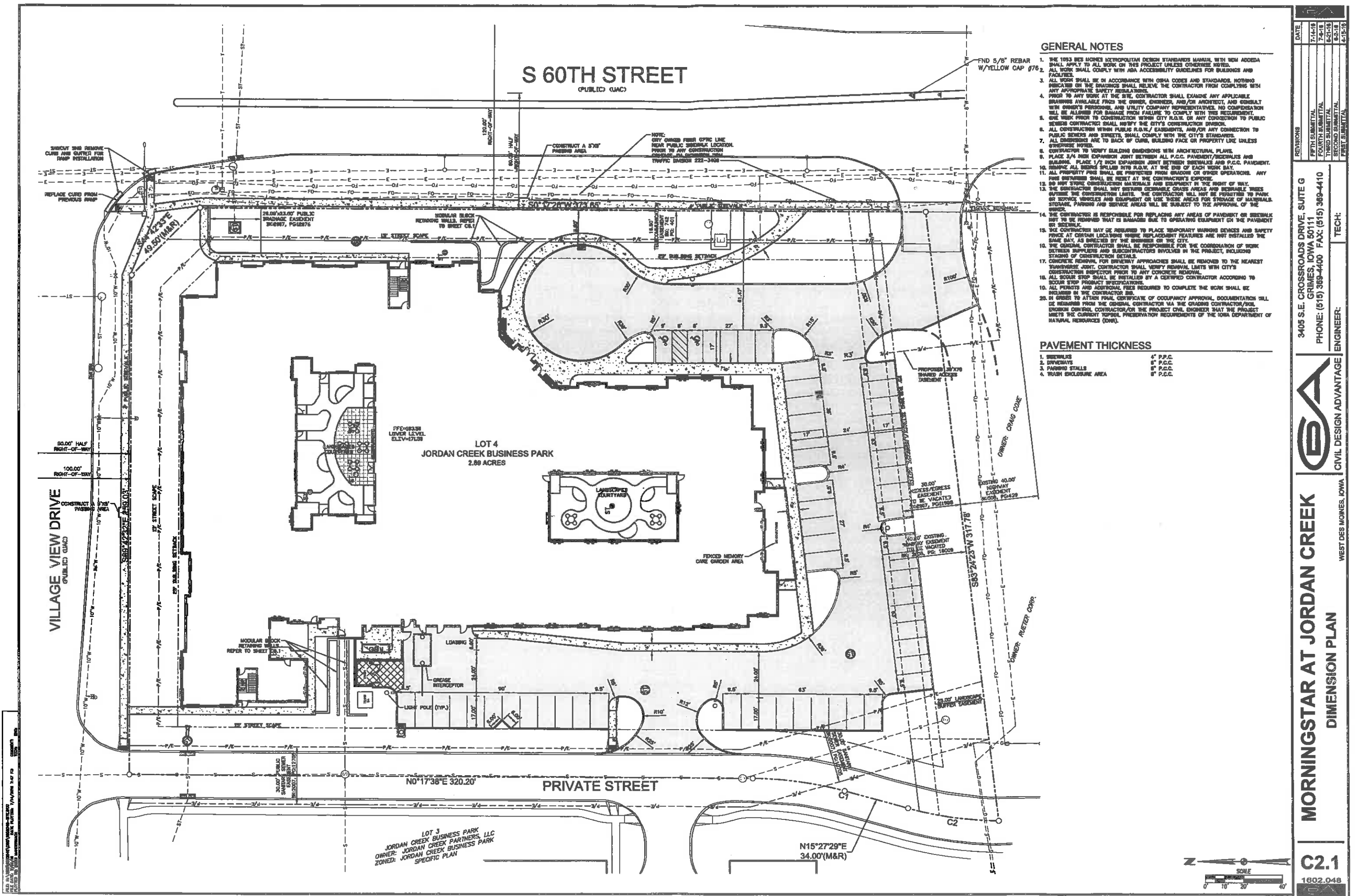
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
  - CITY
  - APPROPRIATE UTILITY COMPANIES
  - OWNER
  - CIVIL DESIGN ADVANTAGE
  - ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COARSE MATERIAL, COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, FENCES, BUILDINGS AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

**TRAFFIC CONTROL NOTES**

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE CONTROLLED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NOT TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.



FILE NO. 1602.048  
 DATE: 7/14/18  
 COMMENT: 7/14/18  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 PROJECT: MORNINGSTAR AT JORDAN CREEK



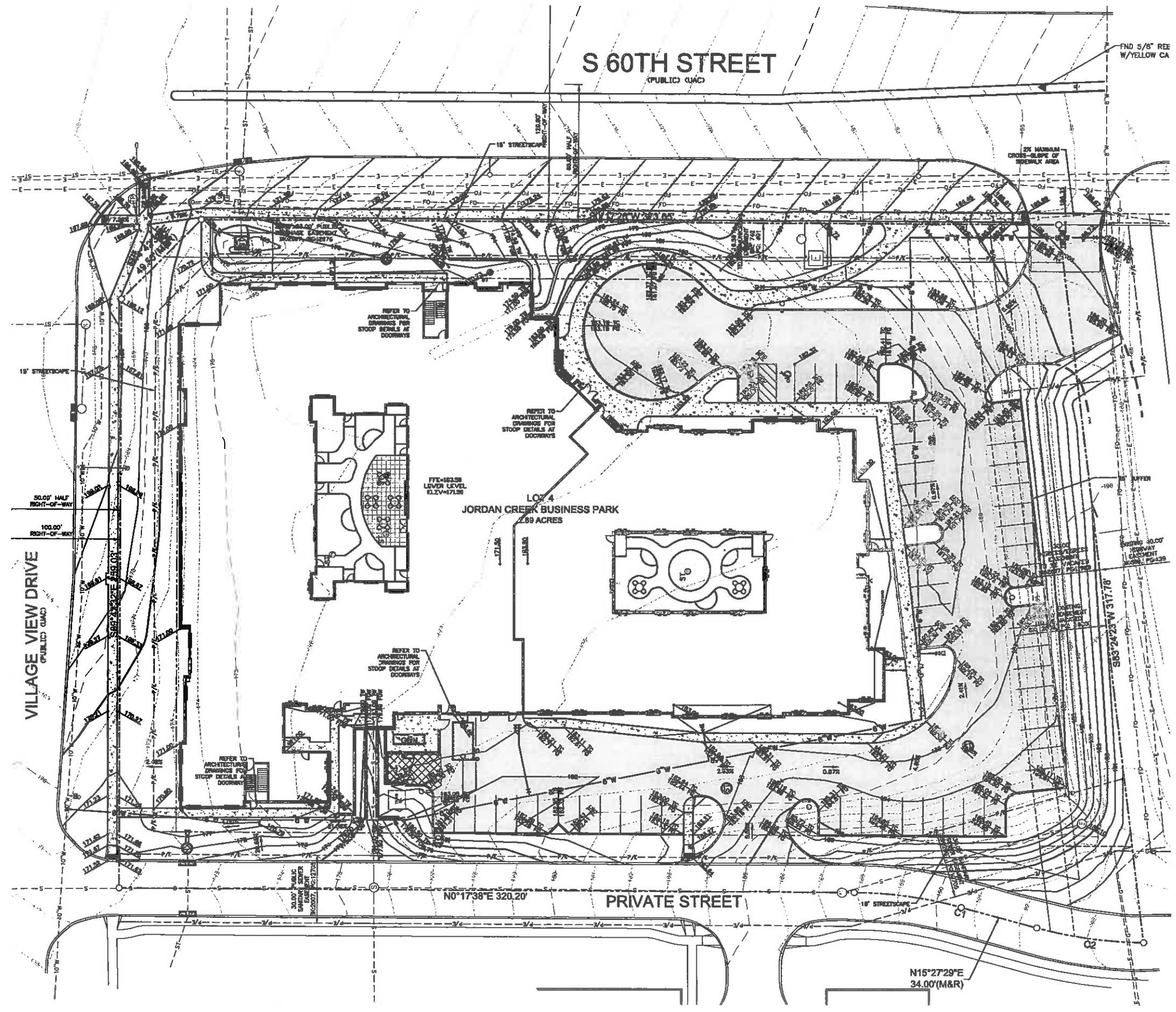
**GENERAL NOTES**

1. THE 1993 DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH 95M ADDENDA SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTINGS INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILING TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITH CITY I.D.O.W. OR ANY CONNECTION TO PUBLIC SERVICES CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SERVICES AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4" INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2" INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. FINISH ALL EDGES SMOOTH WITH R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY LINES SHALL BE PROTECTED FROM SHADORS OR OTHER OPERATIONS. ANY PINS SHADORS SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT RETURN GENERABLE GRADES AREAS AND REMOVAL TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY BARRIERS DEVICES AND SAFETY FLAGS AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL, FOR EMERGENCY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SOFT STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SOFT STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. IN ORDER TO OBTAIN FINAL CERTIFICATE OF OCCUPANCY APPROVAL, DOCUMENTATION WILL BE REQUIRED FROM THE GENERAL CONTRACTOR VIA THE GRADING CONTRACTOR/POLE ENGINEER CONTROL CONTRACTOR/OR THE PROJECT CIVIL ENGINEER THAT THE PROJECT MEETS THE CURRENT TOPSOIL PRESERVATION REQUIREMENTS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES (DNR).

**PAVEMENT THICKNESS**

1. SIDEWALKS	4" P.C.C.
2. DRIVEWAYS	6" P.C.C.
3. PARKING STALLS	6" P.C.C.
4. TRAIL ENCLOSURE AREA	6" P.C.C.

<b>DATE</b>	7-14-19	<b>ENGINEER:</b>	<b>TECH:</b>
<b>REVISIONS</b>			
FIFTH SUBMITTAL			
FOURTH SUBMITTAL			
THIRD SUBMITTAL			
SECOND SUBMITTAL		<b>CIVIL DESIGN ADVANTAGE</b>	
DATE	7-14-19	<b>MORNINGSTAR AT JORDAN CREEK</b>	
		<b>DIMENSION PLAN</b>	
3405 S.E. CROSSROADS DRIVE, SUITE G GRAHNS, IOWA 50111 PHONE: (515) 389-4400 FAX: (515) 369-4410		<b>C2.1</b> 1602.048	



**GRADING NOTES**

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND REAPPLIED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SDAS STAIRWAY SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FROM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID POHOLES.
8. THE CONTRACTOR SHALL CONFER HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND MAIN ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FRESH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 1% MINIMUM AND 2% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2% MINIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE. MINIMUM LONGITUDINAL 1/4" TRANSVERSE 1/4" (IF APPLICABLE) AND THE INSTALLATION OF THE CRITICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

REVISIONS	DATE
FIFTH SUBMITTAL	5-14-10
FOURTH SUBMITTAL	7-15-10
THIRD SUBMITTAL	6-15-10
SECOND SUBMITTAL	5-13-10
FIRST SUBMITTAL	4-15-10

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

TECH:  CIVIL DESIGN ADVANTAGE ENGINEER  
WEST DES MOINES, IOWA

**MORNINGSTAR AT JORDAN CREEK**  
GRADING PLAN

**C3.1**  
1602.048

# S 60TH STREET (PUBLIC CIAC)

## UTILITY NOTES

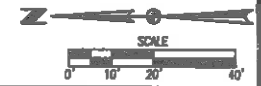
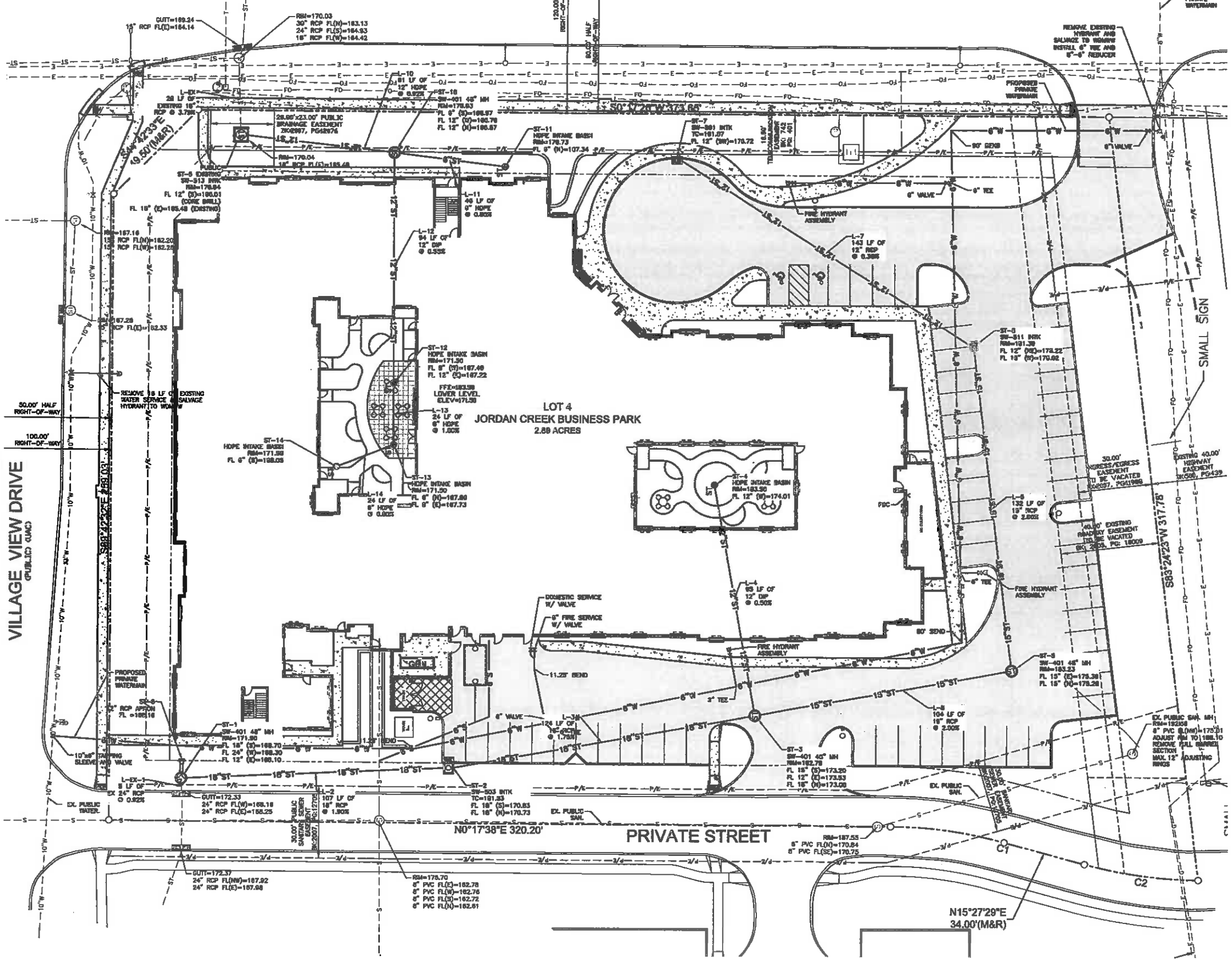
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- ALL UTILITIES SHALL BE STUBBED TO WITHIN 5 FEET OF THE PROPOSED BUILDING.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
- MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATER MAINS.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
- 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND PUBLIC WATER MAINS.
- OWNER WILL MAINTAIN ALL PRIVATE SEWERS, STRUCTURES AND DETENTION BASINS.
- WHERE PUBLIC OR PRIVATE UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-282-8988 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W. AND EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT CLINT CARPENTER OF THE WDM CONSTRUCTION DIVISION (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
- PRIVATE UTILITIES TO BE INSTALLED PER CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE 2008 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS AT 222-3630.
- ALL CONNECTIONS TO PUBLIC SEWERS ARE SHALL BE CORE DRILLED.
- ALL STORM AND SANITARY SEWERS ARE PRIVATE UNLESS OTHERWISE NOTED.

## PRIVATE WATER MAIN QUANTITIES

3" WATER SERVICE	12 LF
3" VALVE	1 EA
6" VALVE	1 EA
10"x6" TAPPING ASSEMBLY	1 EA
6" WATER MAIN	802 LF
FIRE HYDRANTS	3 EA
6" TEE	1 EA
90° BEND	2 EA
11.25' BEND	1 EA

## WEST DES MOINES WATER WORKS NOTES

- ALL WATER WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY'S CROSS-CONNECTION CONTROL/CONTAMINATION PROVISION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(S) FOR CONTAMINATION IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1287, 5-4-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH REXTERIA, ENGINEERING TECHNICIAN (515) 222-3485) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
- CONTACT BUILDING INSPECTION (515) 222-3630 A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTION.



DATE	7-14-18
REVISED	
FIFTH SUBMITTAL	7-25-18
FOURTH SUBMITTAL	7-25-18
THIRD SUBMITTAL	8-21-18
FIRST SUBMITTAL	4-15-18

3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 389-4400 FAX: (515) 389-4410

TECH: **ENGINEER:**

**MORNINGSTAR AT JORDAN CREEK**  
UTILITY PLAN  
WEST DES MOINES, IOWA

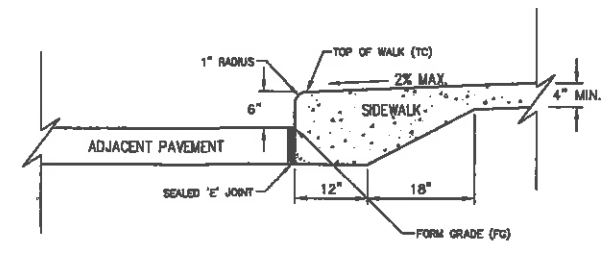
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REVISIONS	DATE
FIFTH SUBMITTAL	7-14-18
FOURTH SUBMITTAL	7-9-18
THIRD SUBMITTAL	6-21-18
SECOND SUBMITTAL	6-2-18
FIRST SUBMITTAL	4-10-18

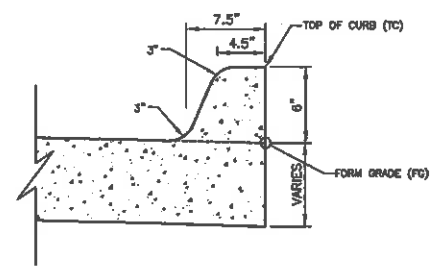
3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: \_\_\_\_\_ TECH: \_\_\_\_\_



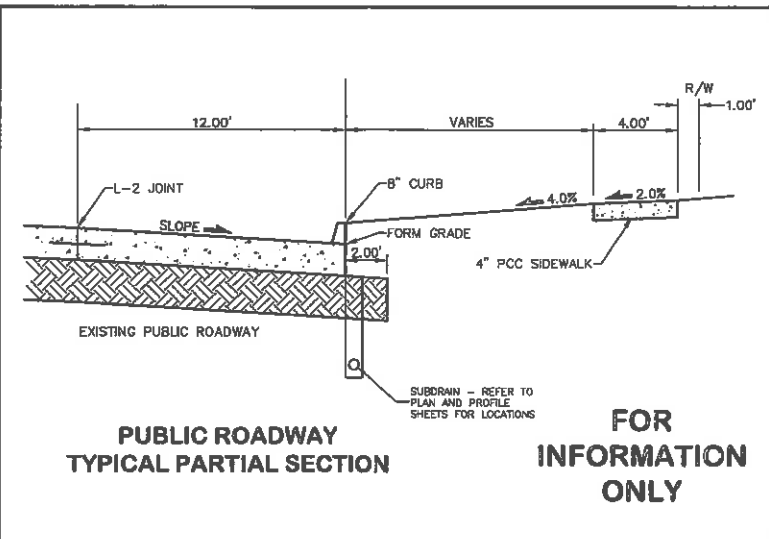
**MORNINGSTAR AT JORDAN CREEK**  
 DETAILS



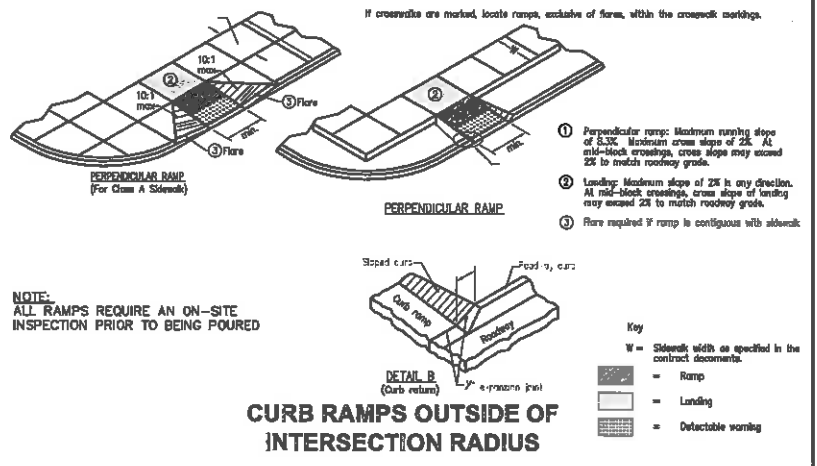
**CLASS 'A' INTEGRAL CURB AND SIDEWALK DETAIL**



**6\"/>**

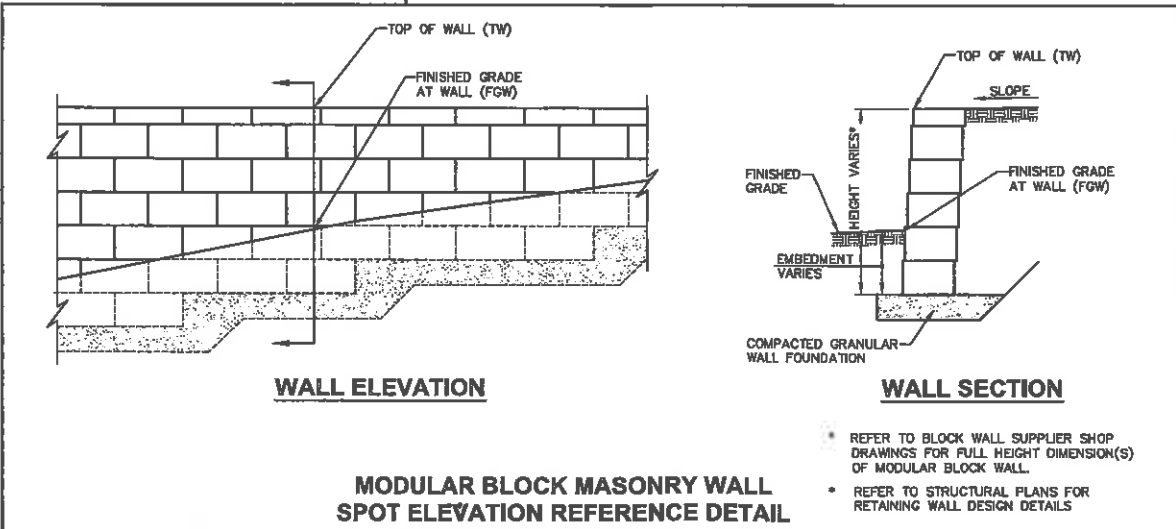


**PUBLIC ROADWAY TYPICAL PARTIAL SECTION FOR INFORMATION ONLY**

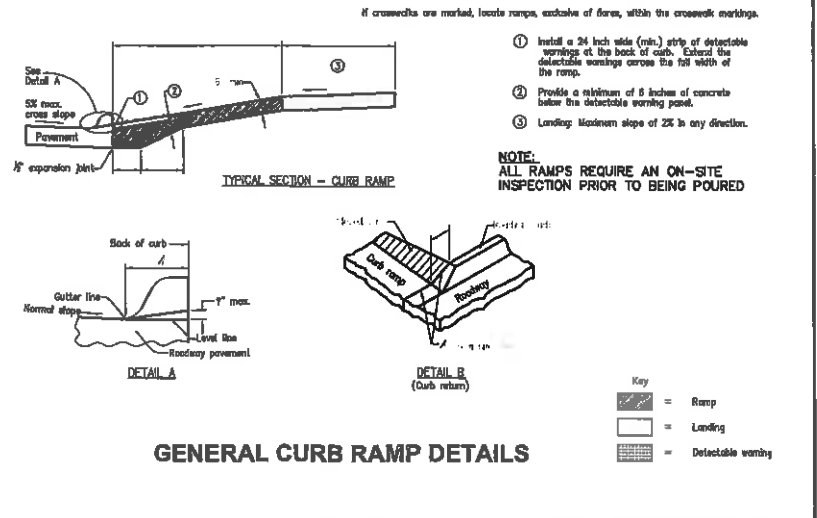


NOTE: ALL RAMPs REQUIRE AN ON-SITE INSPECTION PRIOR TO BEING POURED

- Perpendicular ramp: Maximum running slope of 2.5%. Maximum cross slope of 2%. At mid-block crossings, cross slope may exceed 2% to match roadway grade.
- Landing: Maximum slope of 2% in any direction. At mid-block crossings, cross slope of landing may exceed 2% to match roadway grade.
- Ramp required if ramp is contiguous with sidewalk.



**MODULAR BLOCK MASONRY WALL SPOT ELEVATION REFERENCE DETAIL**



NOTE: ALL RAMPs REQUIRE AN ON-SITE INSPECTION PRIOR TO BEING POURED

- Install a 24 inch wide (min.) strip of detectable warnings at the back of curb. Extend the detectable warnings across the full width of the ramp.
- Provide a minimum of 6 inches of concrete below the detectable warning panel.
- Landing: Maximum slope of 2% in any direction.

FILED IN IOWA MOBILE OFFICE - MORGANSTARS  
 FILED BY: JACOB R. HARTMAN  
 DATE: 7/14/2018 2:47 PM  
 COUNTY: WASHINGTON

# S 60TH STREET

(PUBLIC) (UAC)

## PLANT SCHEDULE

CODE	QTY	OVERSTORY TREES	COMMON NAME	COL	PLANT HEIGHT	SPACING	DATE
TT	1	1	TOP BUTCHER BUSH	1"	8'		
LL	1	1	LEWIS AND CLARK SPICE	2"	8'		
CS	7	7	CORONADO SPICE	2"	8'		
CH	4	4	CHRISTMAS HOLE	2"	8'		
CH	4	4	CHRISTMAS HOLE	2"	8'		
CH	4	4	CHRISTMAS HOLE	2"	8'		
CH	7	7	CHRISTMAS HOLE	2"	8'		
CH	7	7	CHRISTMAS HOLE	2"	8'		
CH	7	7	CHRISTMAS HOLE	2"	8'		

CODE	QTY	CONTEMPORARY TREES	COMMON NAME	COL	PLANT HEIGHT	SPACING	DATE
CS	1	1	CHRISTMAS HOLE	2"	8'		
CS	1	1	CHRISTMAS HOLE	2"	8'		
CS	1	1	CHRISTMAS HOLE	2"	8'		

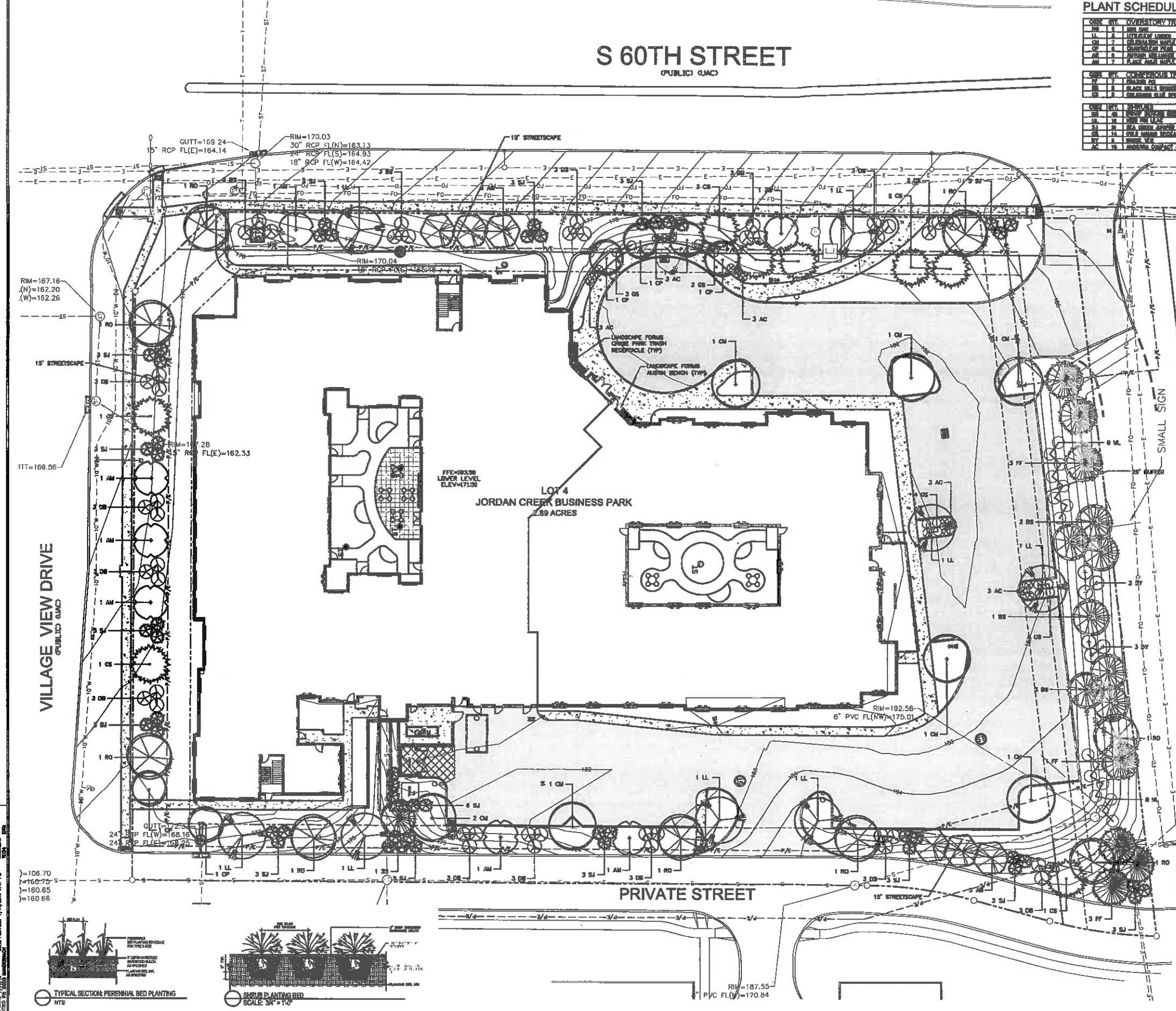
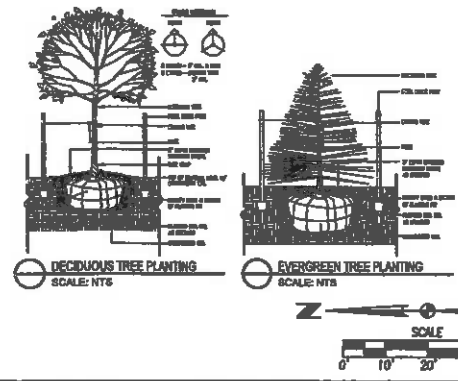
CODE	QTY	SHRUBS	COMMON NAME	COL	PLANT HEIGHT	SPACING	DATE
SL	24	24	SMALL YEW	1"	8'		
SL	24	24	SMALL YEW	1"	8'		
SL	24	24	SMALL YEW	1"	8'		
SL	24	24	SMALL YEW	1"	8'		
SL	24	24	SMALL YEW	1"	8'		
SL	24	24	SMALL YEW	1"	8'		
SL	24	24	SMALL YEW	1"	8'		
SL	24	24	SMALL YEW	1"	8'		
SL	24	24	SMALL YEW	1"	8'		
SL	24	24	SMALL YEW	1"	8'		

## LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE LATEST REVISION OF THE ILLINOIS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK AND 2001.
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFOLIATION, WOUNDS AND OPEN SPACES. TWIGS SHALL DEVELOPED BRANCH AND ROOT SYSTEMS. TRUNK TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOO ALL DISTURBED AREAS AS SPECIFIED BY OWNER.
6. JACKROLL TO TOP OF CURB (MINUS 1 1/2" FOR SOO, IF REQ.)
7. NEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOO AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
9. ALL BEDS SHALL BE SPICE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL BEDS SHOWN IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

## LANDSCAPE REQUIREMENTS

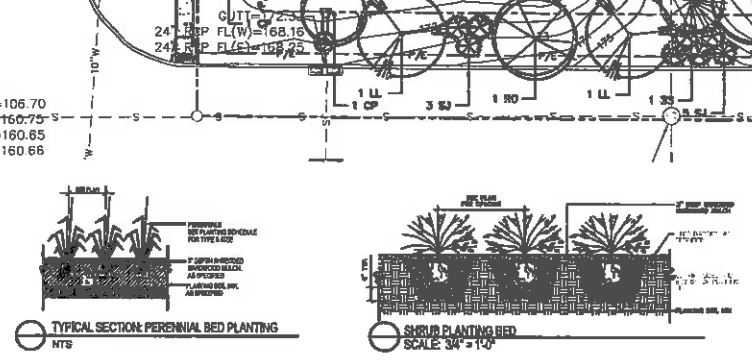
- STREETSCAPES**  
15' WIDE LANDSCAPE EASEMENT  
- 1 TREE & 3 SHRUBS PER 35' LNFT.
- | VILLAGE VIEW DRIVE 2471E | TREES | SHRUBS |
|--------------------------|-------|--------|
| REQUIRED                 | 7     | 21     |
| PROVIDED                 | 7     | 24     |
- | S 60TH STREET 361E | TREES | SHRUBS |
|--------------------|-------|--------|
| REQUIRED           | 11    | 33     |
| PROVIDED           | 11    | 34     |
- | PRIVATE DRIVE 408E | TREES | SHRUBS |
|--------------------|-------|--------|
| REQUIRED           | 12    | 36     |
| PROVIDED           | 12    | 35     |
- PARKING**  
OVERSTORY TREE PER POD, 1 OVERSTORY TREE PER 9'X18 ISLAND, 2 OVERSTORY TREES PER 9'X36 ISLAND
- | PARKING LOT | REQ'D | 9'X18 ISLAND | 9'X36 ISLAND |
|-------------|-------|--------------|--------------|
| REQUIRED    | 1     | 10           | 0            |
| PROVIDED    | 1     | 10           | 0            |
- BUFFER**  
25' WIDE LANDSCAPE  
- 1 OVERSTORY TREE & 3 SHRUBS PER 35' LF
- | SOUTH BUFFER 247E | TREES | SHRUBS |
|-------------------|-------|--------|
| REQUIRED          | 7     | 21     |
| PROVIDED          | 7     | 22     |
- GREEN SPACE**  
2 TREES & 3 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE
- | SITE OPEN SPACE 25,219SF | TREES | SHRUBS |
|--------------------------|-------|--------|
| REQUIRED                 | 17    | 26     |
| PROVIDED                 | 18    | 35     |
- OPEN SPACE TREES PROVIDED:**  
DECIDUOUS 8 (44%)  
EVERGREEN 10 (56%)
- \*50% OF ALL OPEN SPACE TREES NEED TO BE EVERGREEN
- OVERALL**  
REQUIRED TREES: 65  
PROVIDED TREES: 65  
DECIDUOUS 43 (65%)  
EVERGREEN 23 (35%)  
66
- \*35% OF ALL TREES ON SITE NEED TO BE EVERGREEN



VILLAGE VIEW DRIVE  
(PUBLIC) (UAC)

PRIVATE STREET

LOT 4  
JORDAN CREEK BUSINESS PARK  
7.89 ACRES



DATE	7-14-18
REVISIONS	
PETL SUBMITTAL	7-24-18
FOURTH SUBMITTAL	8-2-18
THIRD SUBMITTAL	8-21-18
SECOND SUBMITTAL	8-21-18
FINAL SUBMITTAL	8-21-18

REASONS:

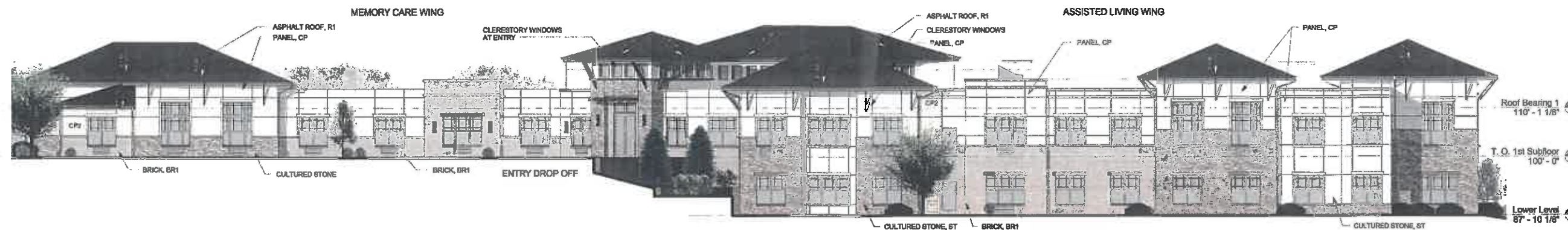
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GRIMES, IOWA 50111  
PHONE: (515) 389-4400 FAX: (515) 389-4410

TECH: [blank]

**ESA**  
CIVIL DESIGN ADVANTAGE ENGINEER  
WEST DES MOINES, IOWA

**MORNINGSTAR AT JORDAN CREEK**  
LANDSCAPE PLAN

**L1.1**  
1602.048



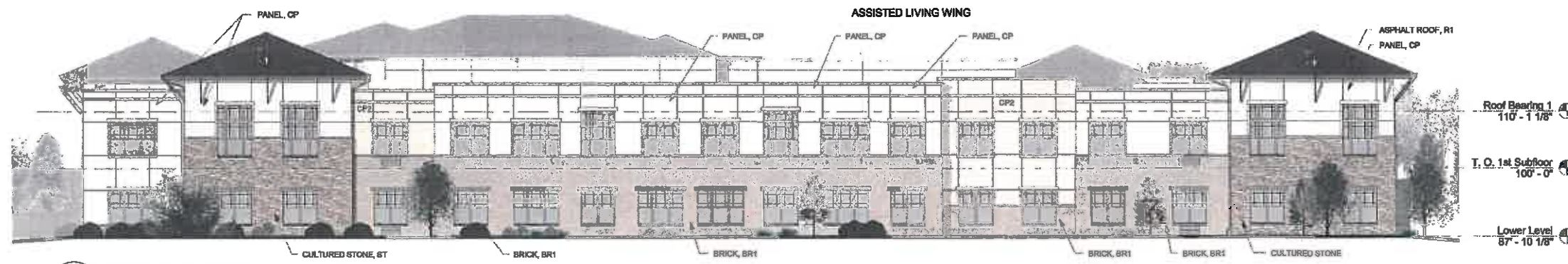
4 EAST ELEVATION  
3/32" = 1'-0"



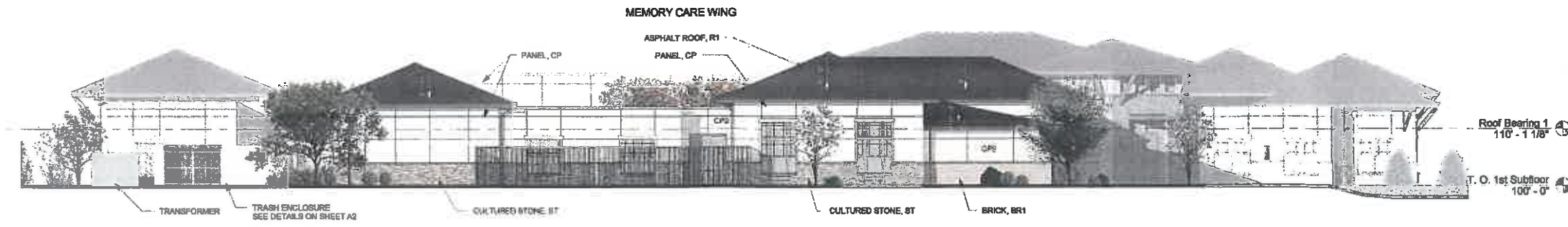
3 WEST ELEVATION  
3/32" = 1'-0"

ELEVATION MATERIALS

CP	CEMENTITIOUS PANEL W/ REGLET AT CONTROL JOINTS-TAN
CP2	CEMENTITIOUS PANEL W/ REGLET AT CONTROL JOINTS-ACCENT COLOR MEDIUM TAN
BR1	BRICK, MODULAR, RUNNING BOND, TAN
BR2	ROWLOCK/SOLDIER BRICK AT MATERIAL CHANGES AND AT WINDOW SILL/HEADS WHERE BRICK/STONE OCCURS
ST	CULTURED STONE-TAN, STACK STONE
R1	ASPHALT SHINGLE. THESE LOCATIONS TO HAVE GUTTERS AND DOWNSPOUTS
R2	FLAT ROOF-TPO (NOT LABELED TO PRESERVE CLARITY)



2 NORTH ELEVATION  
3/32" = 1'-0"



1 SOUTH ELEVATION  
3/32" = 1'-0"

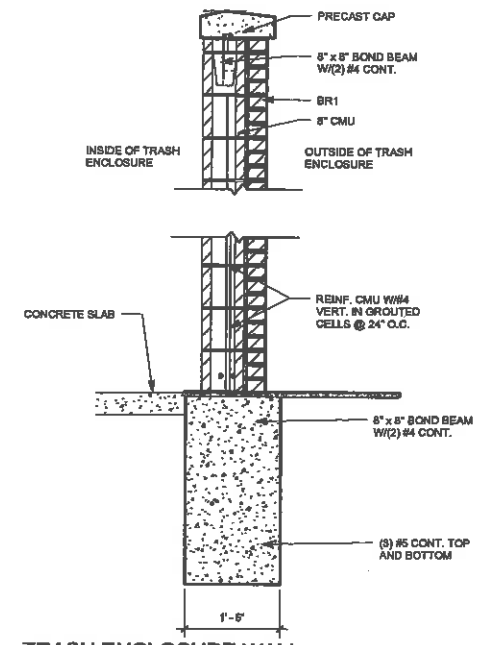
**rosemann & ASSOCIATES P.C.**  
ARCHITECTURE  
INTERIOR DESIGN  
ENGINEERING  
PLANNING  
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Denver, CO 80205-2222  
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**MORNINGSTAR AT  
JORDAN CREEK  
60TH STREET & VILLAGE VIEW DR  
WEST DES MOINES, IA**

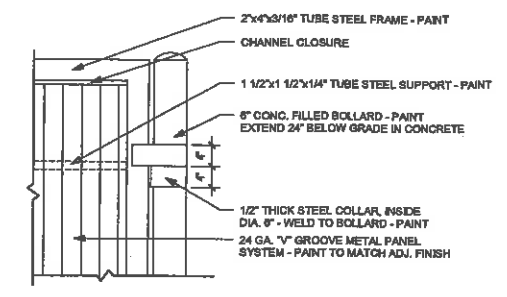
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EXTERIOR ELEVATIONS  
PROJECT NUMBER: 10028  
SHEET NUMBER:

**A1**

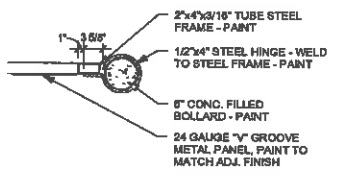
DRAWN BY: Author CHECKED BY: Checker



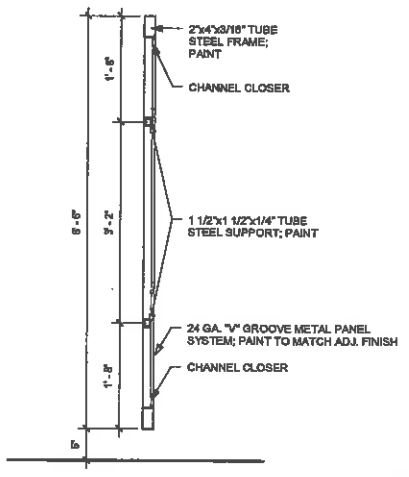
**2 TRASH ENCLOSURE WALL SECTION**  
3/4" = 1'-0"



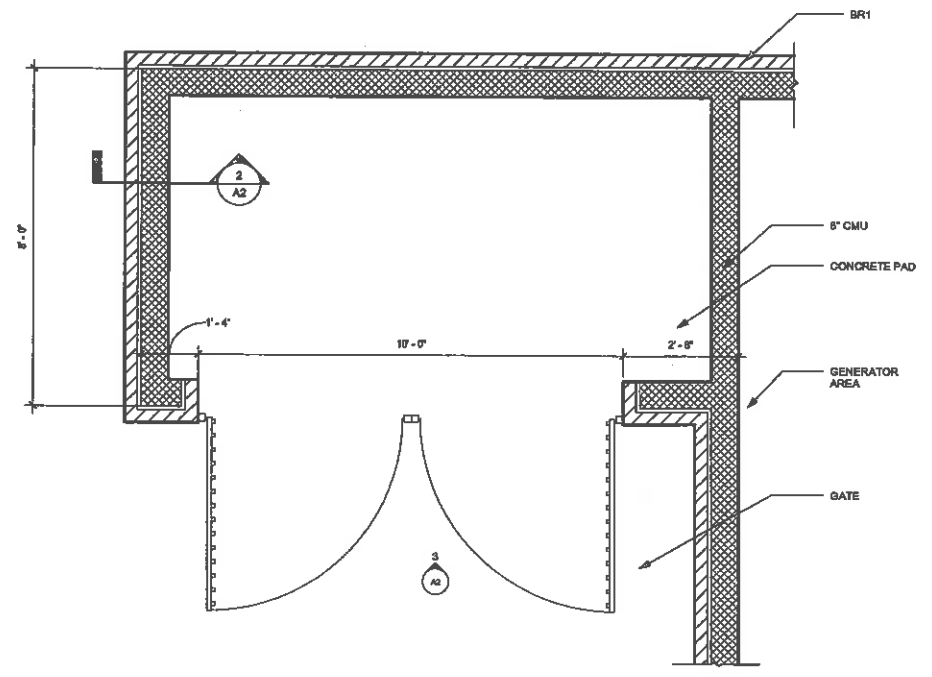
**5 TRASH GATE DETAIL**  
3/4" = 1'-0"



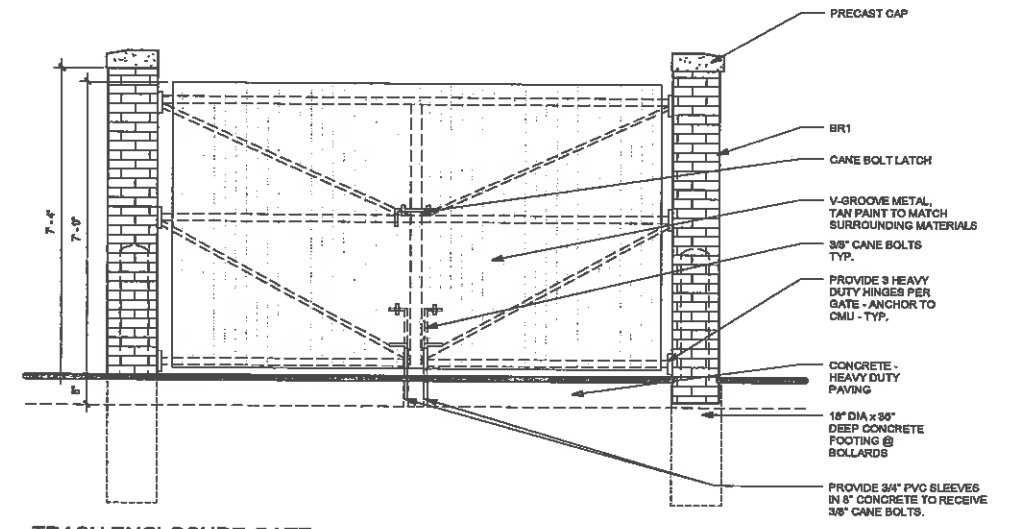
**4 TRASH GATE CROSS SECTION**  
3/4" = 1'-0"



**6 TRASH GATE SECTION**  
3/4" = 1'-0"



**1 TRASH ENCLOSURE PLAN**  
1/2" = 1'-0"



**3 TRASH ENCLOSURE GATE ELEVATION**  
1/2" = 1'-0"