

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** October 24, 2016

**Item:** Phase 1B Edgewater Building Addition, 9225 Cascade Avenue – Approval of an approximately 98,000 square foot building addition and associated landscaping – Wesley Active Life Community, LLC – MaM-003163-2016

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

**Case Advisor:** J. Bradley Munford 

**Applicant's Request:** The applicant, Gary Reed with Civil Design Advantage on behalf of Wesley Active Life Community, LLC is requesting approval of a major modification to a site plan for the construction of a four-story, 98,000 square foot building addition and associated landscaping for that development known as Edgewater and located at 9225 Cascade Avenue. This building addition will add 38 resident rooms to their existing building. Under-building parking is being incorporated. The building design and materials will match with that of the existing building. This Phase 1B building addition, along with a potential future Phase 1C building addition to add another 29 rooms was planned and shown with the original concept site plan submitted for the existing building.

**History:** The City Council approved a Rezoning Request to establish the Tallyn's Reach PUD (aka Michael's Landing and/or Woodland Hills development) on May 22, 2006. The original site plan for the Edgewater development was approved on September 24, 2007.

**City Council Subcommittee:** This project was presented to the Development and Planning City Council Subcommittee on September 19, 2016. No disagreement with the proposed major modification was expressed.

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

- Sugar Creek Storm Water Connection Fee District: As indicated above, this addition was indicated in the original concept site plan for the existing Edgewater building. Per the adopted ordinance establishing this connection fee district, '*Platted property, developed or undeveloped, subject to an approved development plan with the City on the effective date hereof establishing the connection fee district for the area where the property is located is exempt from and not subject to the connection fee*'.
- The original building and site improvements occurred prior to City requiring execution of a Storm Water Management Facility Maintenance Agreement. As a part of newer development actions, the City tries to obtain the agreement to insure proper maintenance of detention areas. Staff has requested and the applicant has provided a Storm Water Management Facility Maintenance Agreement for this development.

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

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

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

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies, City Departments, and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Staff Recommendation And Conditions Of Approval:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Major Modification to a Site Plan for Edgewater Building Addition allowing the construction of a 98,000 square foot building addition and associated landscaping to the Edgewater development located at 9225 Cascade Avenue, subject to the applicant meeting all City Code requirements.

**Applicant:**

Gary Reed  
 Civil Design Advantage  
 3405 SE Crossroads Drive, Suite G  
 Grimes, Iowa 50111  
[garyr@cda-eng.com](mailto:garyr@cda-eng.com)

**Property Owner:**

Frank Tallerico  
 Edgewater, a Wesley Active Life Community, LLC  
 5508 NW 88<sup>th</sup> Street  
 Johnston, Iowa 50131  
[ftallerico@wesleylife.org](mailto:ftallerico@wesleylife.org)

**Attachments:**

- |              |   |                                       |
|--------------|---|---------------------------------------|
| Attachment A | - | Plan and Zoning Commission Resolution |
| Exhibit A    |   | Conditions of Approval                |
| Attachment B | - | Location Map                          |
| Attachment C | - | Site Plan                             |
| Attachment D | - | Building Elevations                   |

RESOLUTION NO. PZC-15-

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A MAJOR MODIFICATION (MaM-003163-2016) FOR A 98,000 SQUARE FOOT BUILDING ADDITION AND ASSOCIATED LANDSCAPING AT 9225 CASCADE AVENUE

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Wesley Active Life Community, LLC, has requested approval of a Major Modification Permit (MaM-003163-2016) for that property located at 9225 Cascade Avenue to construct a 98,000 square foot building addition and related site improvements;

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

WHEREAS, on October 24, 2016, this Commission held a duly-noticed public meeting to consider the application for Major Modification;

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

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

SECTION 2. The Major Modification to construct a 98,000 square foot building addition and related 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 meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on October 24, 2016.

Craig Erickson, Chair  
Plan and Zoning Commission

ATTEST:

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 October 24, 2016, by the following vote:

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

Recording Secretary

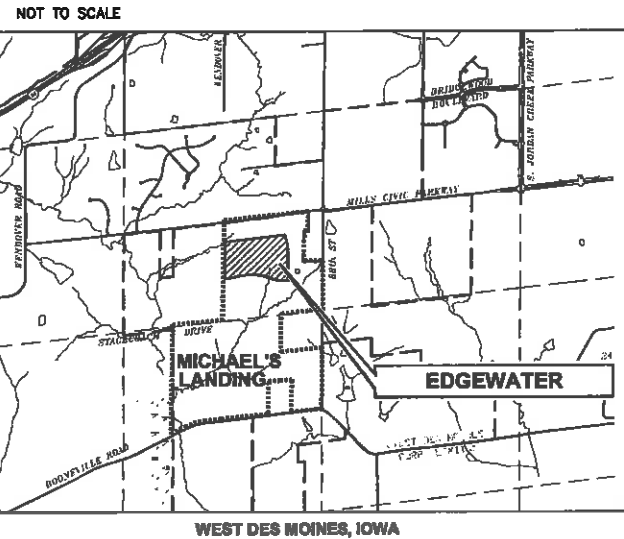
**Exhibit A  
CONDITIONS OF APPROVAL**

1. None



# MAJOR MODIFICATION FOR: EDGEWATER (PHASE 1B) WEST DES MOINES, IOWA

### VICINITY MAP



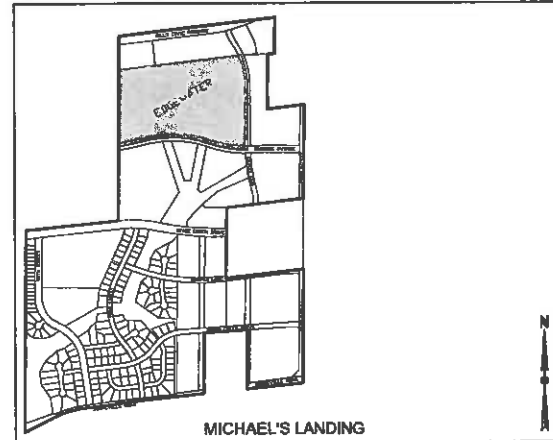
### INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	CIVIL DESIGN ADVANTAGE TITLE SHEET
C1.0	DETAILS AND GENERAL NOTES
C2.0	PHASING PLAN & OVERALL SITE LAYOUT
C3.0	TOPOGRAPHIC SURVEY & DEMOLITION PLAN - PHASE 1B
C4.0	DIMENSION PLAN - PHASE 1B
C5.0	GRADING PLAN - PHASE 1B
C6.0	UTILITY PLAN- PHASE 1B
L1.0	LANDSCAPE PLAN

### 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-506 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
DOWNSPOUT LOCATION	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
FIRST FLOOR ELEVATION	FIBER OPTIC
BASEMENT FLOOR ELEVATION	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

DEVELOPMENT PLAN KEY NOT TO SCALE



### LEGAL DESCRIPTION

LOT 1, EDGEWATER, AN OFFICIAL PLAT OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 44.18 ACRES (1,924,370 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### BENCHMARK

WDM NO. 35  
INTERSECTION OF MILLS CIVIC PARKWAY (335th STREET, DALLAS COUNTY), AND SOUTH 88th STREET (X AVENUE, DALLAS COUNTY), NORTHEAST CORNER OF INTERSECTION, 208 FEET EAST OF CENTERLINE OF 88th STREET, 48 FEET NORTH OF THE CENTERLINE OF MILLS CIVIC PARKWAY, 2 FEET SOUTH OF THE FENCE LINE, STANDARD BENCHMARK. ELEV. = 219.04 (WEST DES MOINES DATUM).

WDM NO. 37  
SOUTH 88th STREET, 2840± FEET SOUTH OF MILLS CIVIC PARKWAY, 32 FEET EAST OF THE CENTERLINE OF SOUTH 88th STREET (X AVENUE, DALLAS COUNTY), ON THE FENCE LINE TO THE WEST (1/4 SECTION LINE), 1 FOOT WEST OF THE NORTH/SOUTH FENCE LINE, STANDARD BENCHMARK. ELEV. = 194.80 (WEST DES MOINES DATUM)

PROJECT BENCHMARK  
TOP BURY BOLT ON FIRE HYDRANT 95 +/- FEET NORTH AND 40 +/- FEET EAST OF SOUTH 93RD STREET AND SOUTH FOXTAIL CIRCLE INTERSECTION.  
ELEVATION=185.42



### 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.

PHASE 1B GENERALLY CONSIST OF A BUILDING ADDITION, MINIMAL GRADING (1.5 ACRES) AND INFRASTRUCTURE IMPROVEMENTS (STORM SEWER, SANITARY SEWER SERVICE, WATER MAIN SERVICE, PAVING, ECT.) SHOWN ELSEWHERE WITHIN THESE MAJOR MODIFICATION DOCUMENTS.



3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111  
PH: (515) 389-4400 FAX: (515) 389-4410  
PROJECT NO. 1511608

**OWNER**  
EDGEWATER, A WESLEY ACTIVE LIFE COMMUNITY, LLC  
5508 NW 88TH STREET  
JOHNSTON, IOWA 50131  
515-271-8789

**DATE OF SURVEY**  
DECEMBER, 2015

**DEVELOPER/ APPLICANT**  
WESLEY LIFE  
5508 NW 88TH STREET  
JOHNSTON, IOWA 50131  
515-271-8789

**SITE DATA**

**PHASE 1**  
BUILDING AREAS:  
RESIDENTIAL: 205,785 SF (INDEPENDENT LIVING APARTMENTS)  
INSTITUTIONAL: 69,510 SF (ASSISTED LIVING & SKILLED CARE)  
PUBLIC: 29,635 SF (COMMON AREAS ACCESSED BY RESIDENTS)  
OUTREACH: 3,820 SF (COMMERCIAL TENANT SPACES)  
SERVICE: 13,138 SF (OFFICES, KITCHEN & EMPLOYEE AREAS)  
BASEMENT: 55,987 (UNDERGROUND PARKING)

TOTAL IL APARTMENTS: 137 APARTMENT UNITS (235 BEDROOMS)  
TOTAL MEMORY CARE APARTMENTS: 16 ONE BEDROOM APARTMENTS  
TOTAL AL APARTMENTS: 33 ONE BEDROOM APARTMENTS  
OTHER BEDS: 40 SKILLED NURSING BEDS  
COTTAGES (TOWNHOMES) 14 UNITS (7 BI-ATTACHED)

**PHASE 1B**  
IL WING: 38 APARTMENT UNITS (76 BEDROOMS)  
UNDERGROUND PARKING

**PHASE 1C (FUTURE)**  
AL WING: 29 APARTMENT UNITS (29 BEDROOMS)

**FUTURE PHASE(S)**  
COTTAGES:  
CELEBRATION CENTER: 12,000 SF

**IMPERVIOUS AREA**  
PHASE 1 (EXISTING) = 438,430 SF (39%)  
PHASE 1B (BUILDING = 18,900 SF)  
(SIDEWALK = 1,241 SF)  
(DRIVEWAY = 3,710 SF)

PHASE 1C = 5,684 SF (1%)  
TOTAL = 489,715 SF (42%)

### NOTES:

- EROSION CONTROL MEASURES WILL BE INSTALLED AND MONITORED BY OTHERS.
- ALL FLOOD HAZARD ZONES AND THE 100 YEAR FLOOD PLAIN ELEVATION BASED ON THE NEW FLOOD INSURANCE RATE MAP (FIRM) DATED FEBRUARY 16, 2008, DO NOT FALL WITHIN THIS PLAT.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND DSM METRO DESIGN STANDARDS.
- CONTACT WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- ALL SIDEWALK CROSS SLOPES SHALL NOT EXCEED 1.5%.
- ALL LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5%.
- PRIVATE STREETS AND UTILITIES SHALL BE MAINTAINED BY THE OWNER. TO INCLUDE:  
A. DETENTION POND AND APPURTENANCES  
B. PRIVATE STORM SEWER  
C. ALL INTERNAL CIRCULATION ROADS

**ZONING**  
EXISTING: TALLYN'S REACH P.U.D.  
(PARCEL E: MEDIUM DENSITY RES.)

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: GARY REED  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH. (515) 389-4400  
FX. (515) 389-4410

### ADDRESS

9225 CASCADE AVENUE (COMMONS AREA)  
GENERAL LOCATION: 1/4 MILE WEST OF SOUTH 88TH STREET ON CASCADE AVENUE.

### COMPREHENSIVE PLAN LAND USE

EXISTING & PROPOSED:  
MEDIUM DENSITY RESIDENTIAL

### SUBMITTAL DATES

-MAJOR MODIFICATION SUBMITTAL #1: 07/20/16  
-MAJOR MODIFICATION SUBMITTAL #2: 08/19/16  
-MAJOR MODIFICATION SUBMITTAL #3: 08/22/16

THIRD PARTY TESTING FIRM REQUIRED FOR TESTING OF FILLS, SUBGRADES, OVEREXCAVATIONS, SOIL TREATMENTS, PAVEMENTS, FOUNDATIONS, FLOOR SLABS, ETC. RECOMMENDATIONS WITHIN GEOTECHNICAL REPORT SHALL BE CONFIRMED BY A THIRD PARTY TESTING FIRM.

REFER TO GEOTECHNICAL EXPLORATION REPORT 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 WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, THE 1993 DES MOINES METRO DESIGN STANDARDS WITH THE WEST DES MOINES ADDENDA, AND THE WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS FOR WATER INFRASTRUCTURE SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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

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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

DATE: \_\_\_\_\_  
BY: GARY REED, P.E. (RENEWAL DATE IS DECEMBER 31, 2018)  
PAGES OR SHEETS COVERED BY THIS SEAL: C0.0-C5.0

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1511608

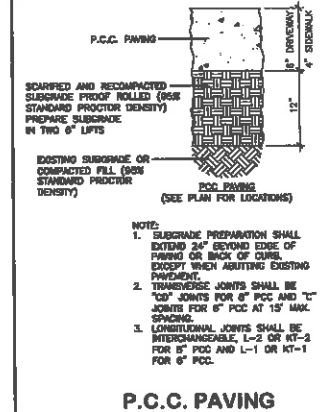
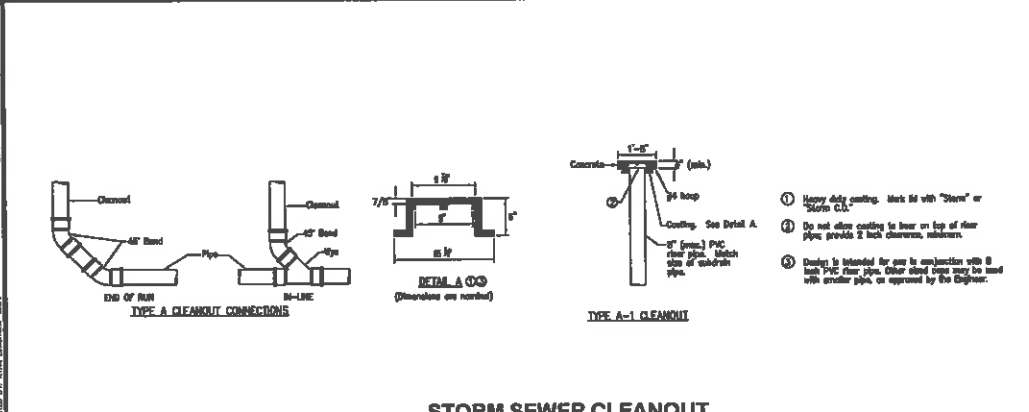
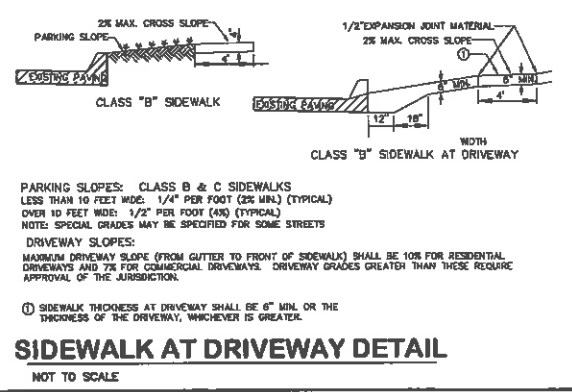
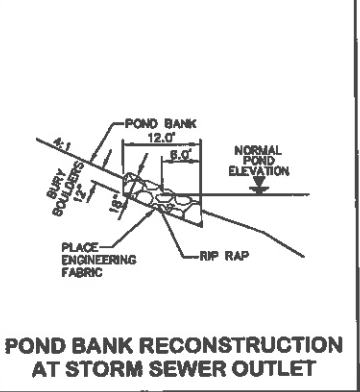
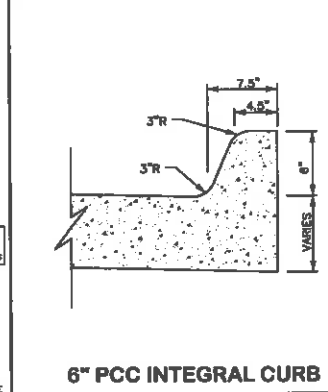
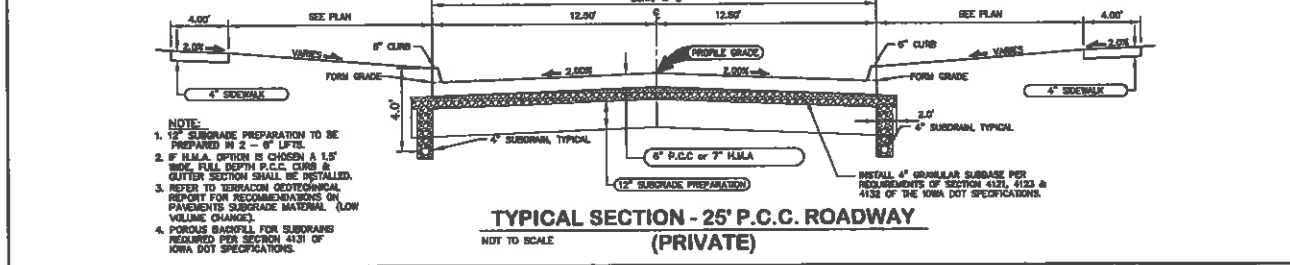
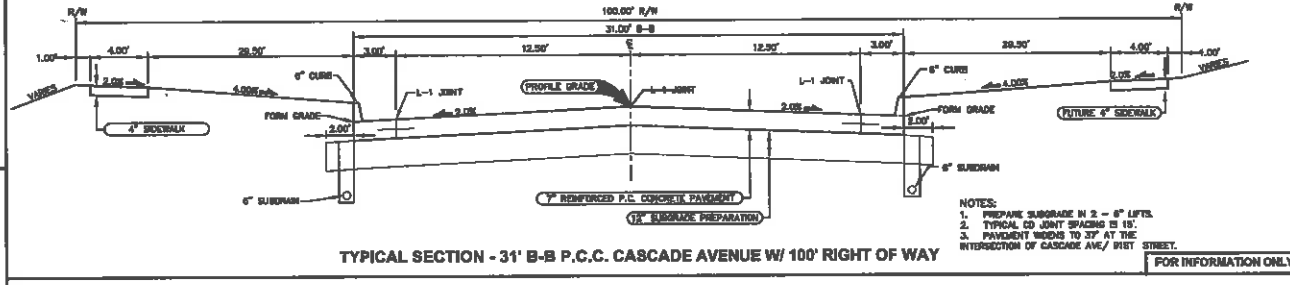
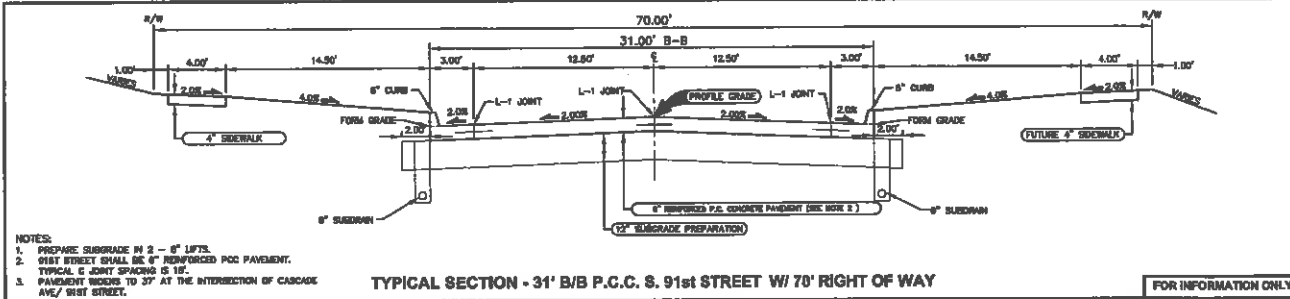
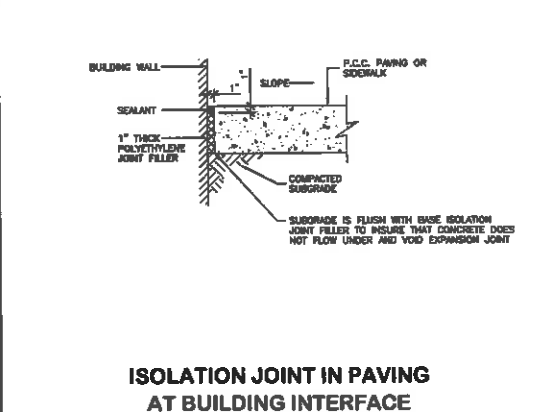
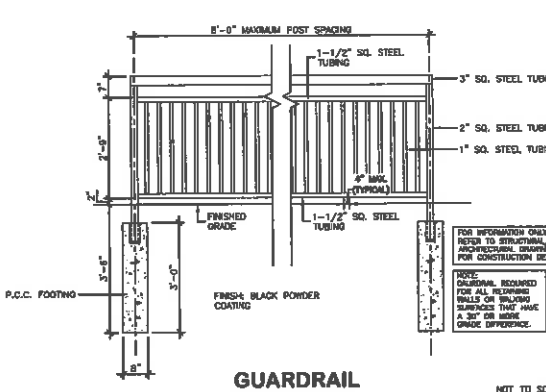
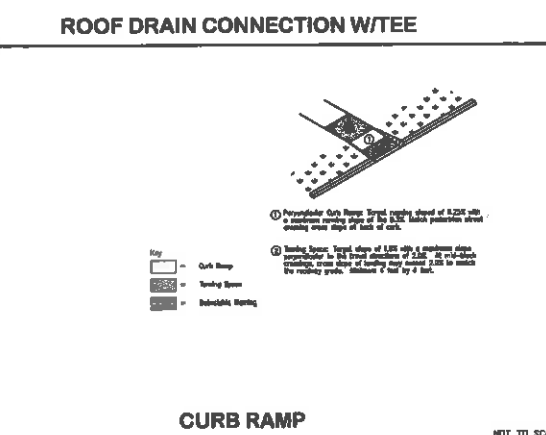
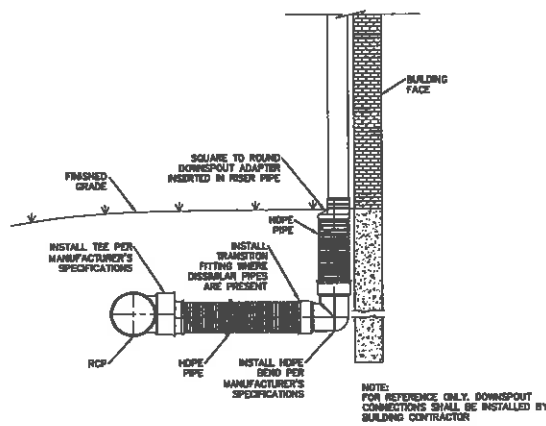
EDGEWATER (PHASE 1B)



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

REVISIONS	DATE
THIRD SUBMITTAL	08/22/16
SECOND SUBMITTAL	08/19/16
FIRST SUBMITTAL	07/20/16

TECH: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_

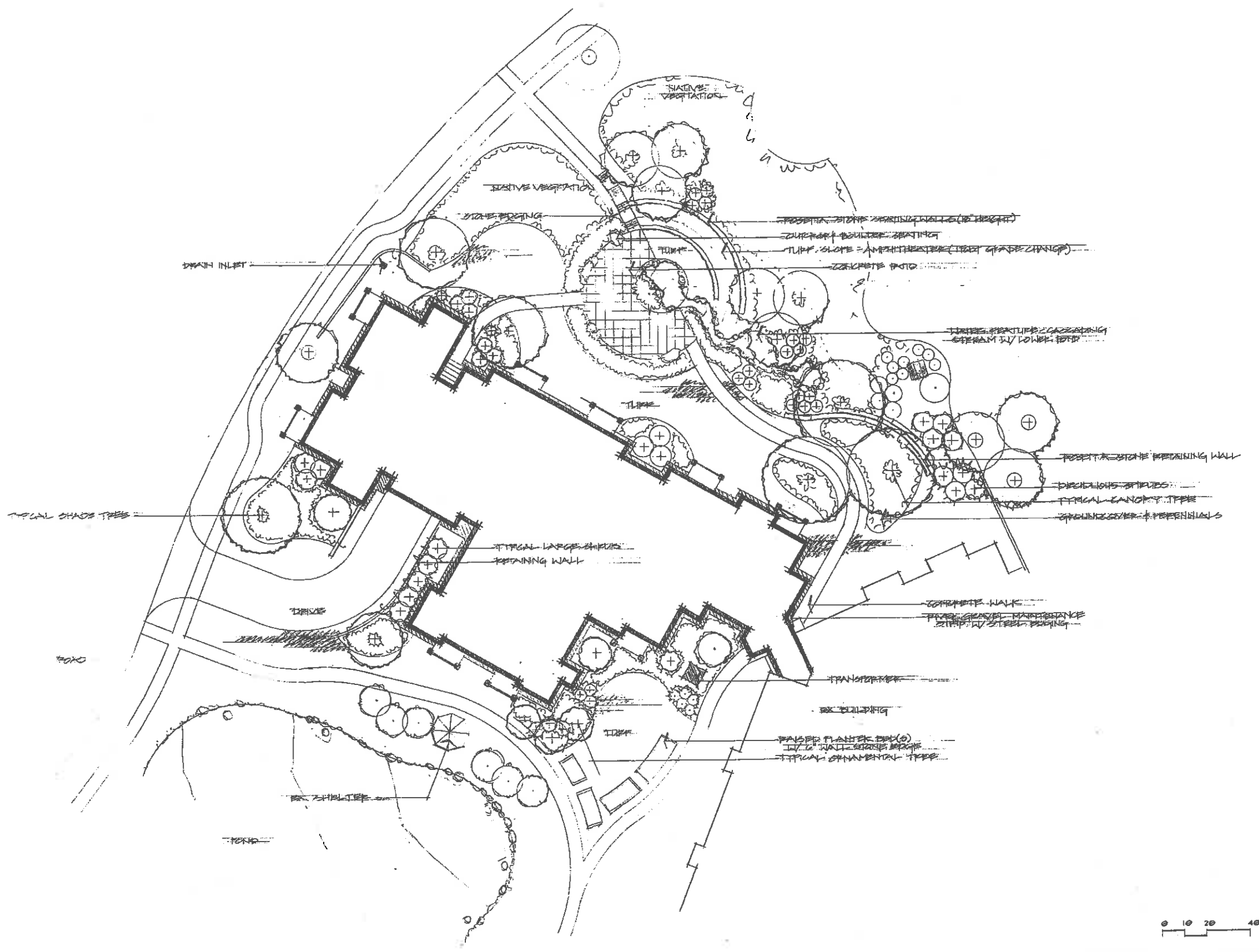


**GENERAL NOTES**

- THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH CODES AND STANDARDS NOTING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WORK CONSTRUCTION DIVISION (515-281-3460) TO OBTAIN APPLICABLE CITY FORMS THAT MAY BE NECESSARY.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
- FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- PLACE 3/4" HIGH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2" HIGH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARE OR REMOVE WEEDS OR EQUIPMENT OR USE THESE AREAS FOR STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- 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.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY AS UNDERTAKEN BY THE ENGINEER OR THE CITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION SETS.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
- NO OUTDOOR DUMPSTERS ARE PROPOSED AT THIS TIME.







THE **EDGEWATER PHASE 1B** LANDSCAPE PLAN  
 WEST DES MOINES, IOWA

DATE: 05/16/16  
 SCALE: 1" = 20'-0"  
 DRAFTER: BJA  
 REVISIONS:  
 05/16/2016  
 05/17/2016  
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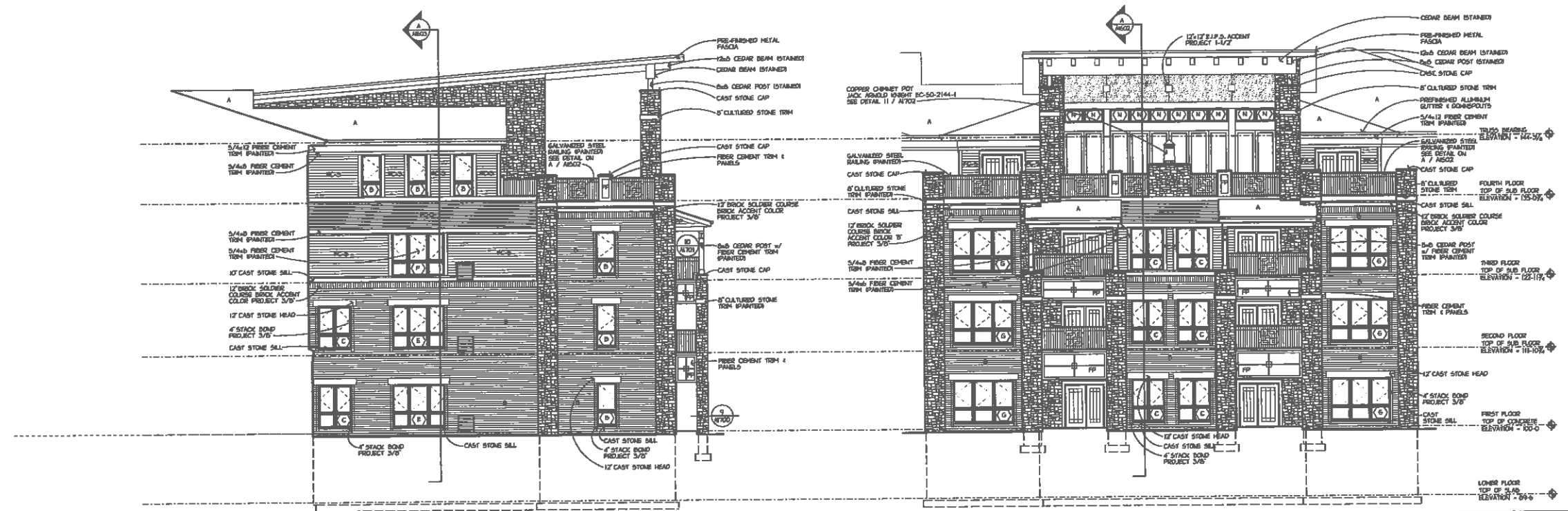


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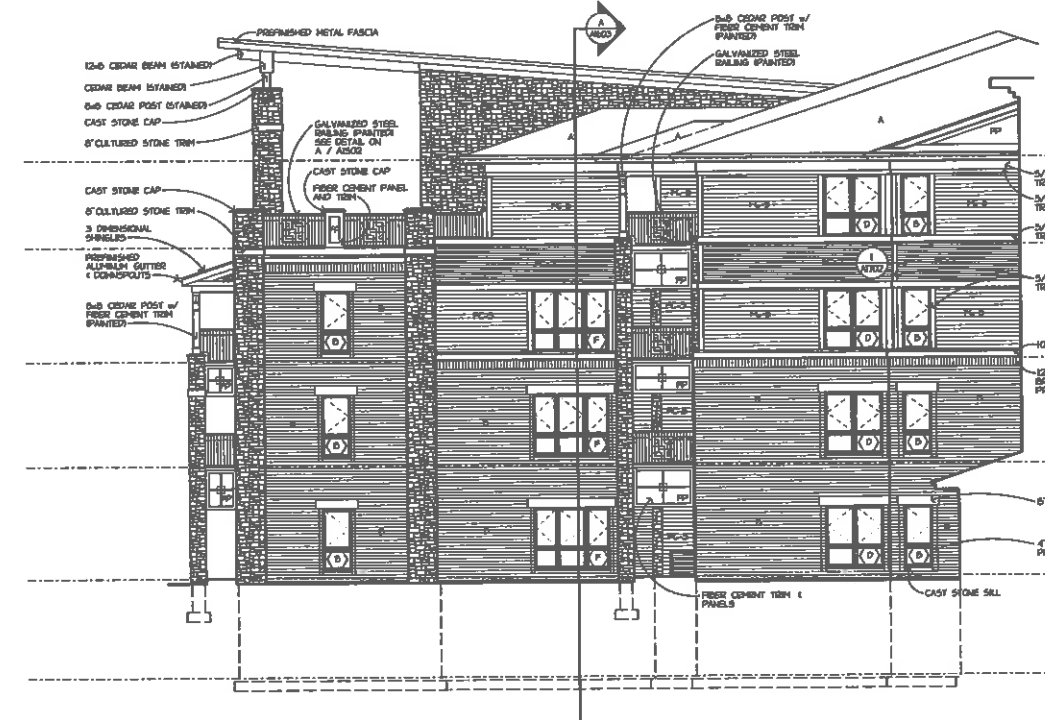
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DATE  
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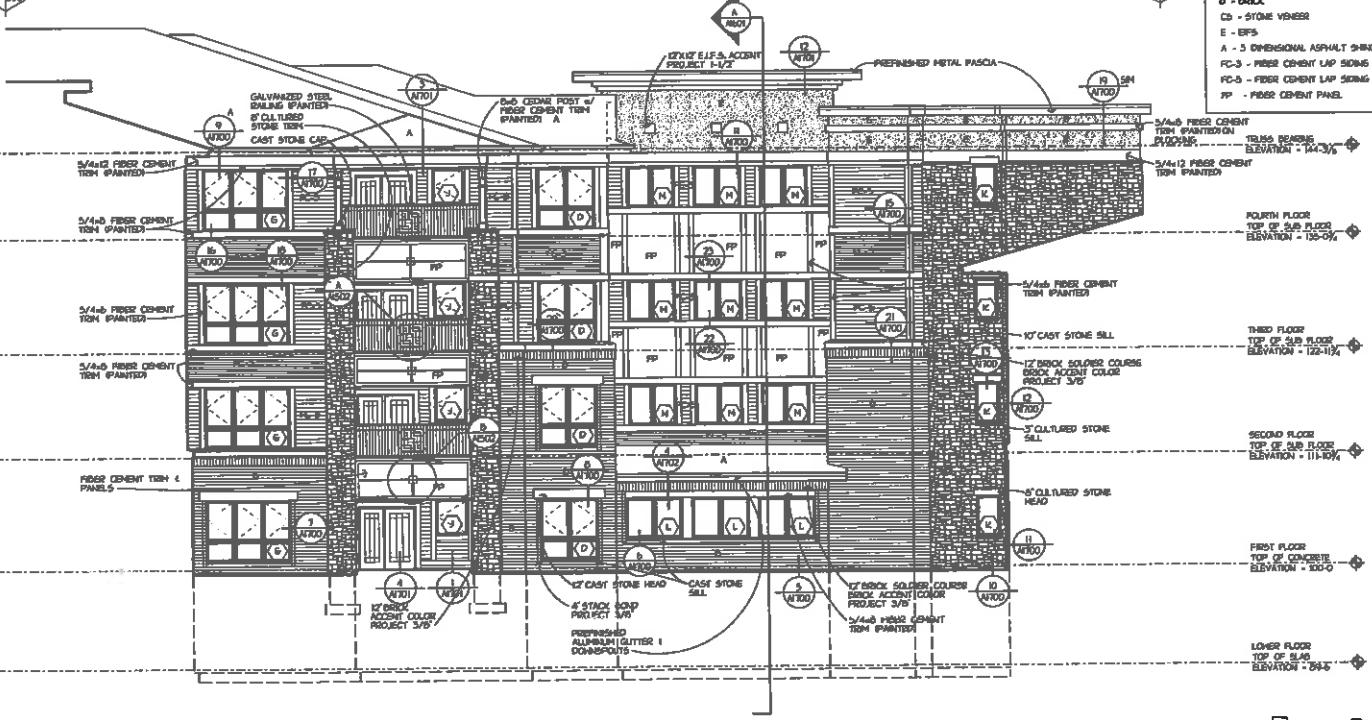
EXTERIOR ELEVATION  
1/8" = 1'-0" 4

EXTERIOR ELEVATION  
1/8" = 1'-0" 3

- GENERAL NOTES**
- PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPUTS WHICH SPILL OFFTO GRADE OR ROOFS.
  - ALL CONDUIT, METERS, VENTILATORS TO BE PAINTED TO MATCH ADJACENT SURFACE.
  - B - BRICK
  - CS - STONE VENEER
  - E - EPS
  - A - 3 DIMENSIONAL ASPHALT SHINGLES
  - FC-3 - FIBER CEMENT LAP SIDING w/ 3" EXPOSURE
  - FC-5 - FIBER CEMENT LAP SIDING w/ 5" EXPOSURE
  - FP - FIBER CEMENT PANEL
  - TRUSS BEARING PLACEMENT ELEVATION - 144'-3/8"
  - FOURTH FLOOR TOP OF SLAB FLOOR ELEVATION - 135'-0"
  - THIRD FLOOR TOP OF SLAB FLOOR ELEVATION - 122'-10"
  - SECOND FLOOR TOP OF SLAB FLOOR ELEVATION - 111'-10"
  - FIRST FLOOR TOP OF CONCRETE ELEVATION - 100'-0"
  - LOWER FLOOR TOP OF SLAB ELEVATION - 88'-0"



EXTERIOR ELEVATION  
1/8" = 1'-0" 2



EXTERIOR ELEVATION  
1/8" = 1'-0" 1

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1/8" EXTERIOR ELEVATIONS A1500



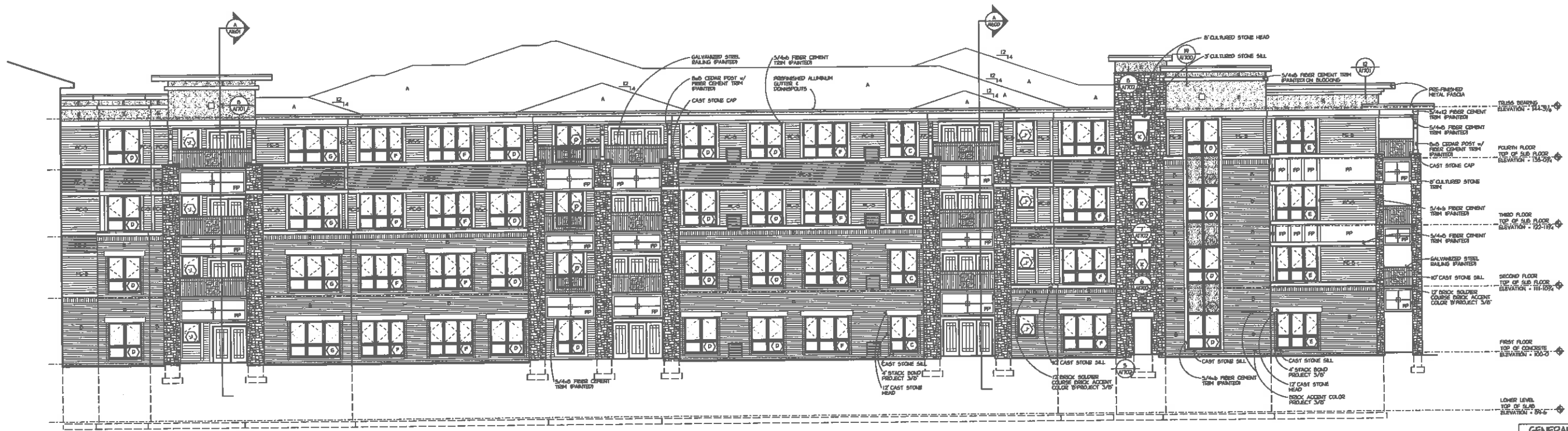
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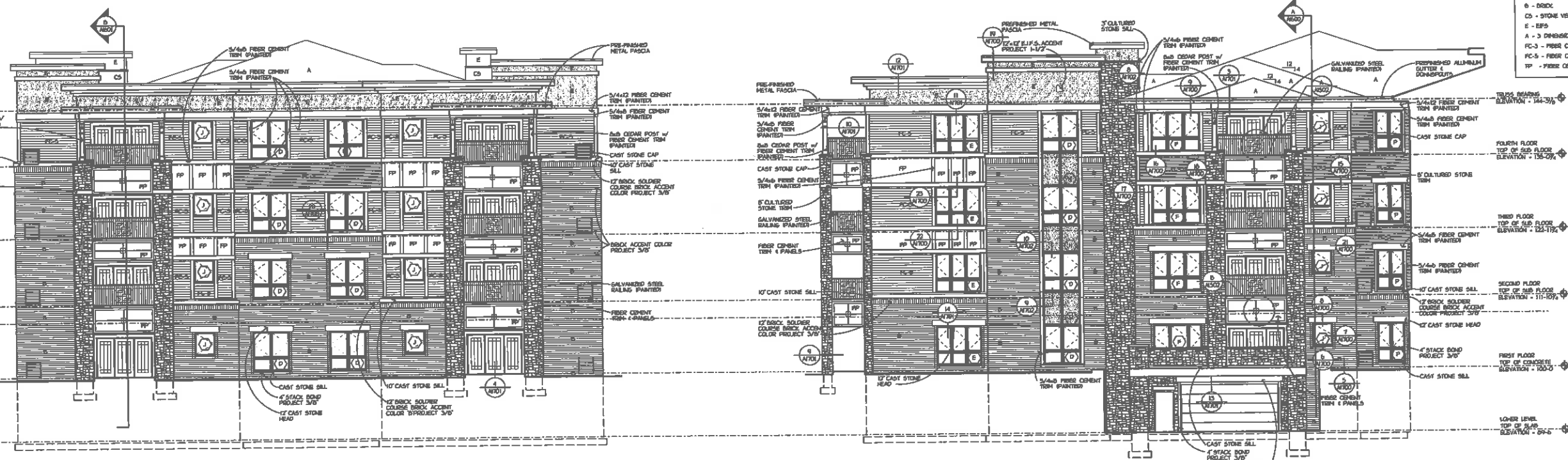
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153801  
SHEET NO.



EXTERIOR ELEVATION  
1/8" = 1'-0"

**GENERAL NOTES**

- PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
- ALL CONDUIT METERS VERTICAL TO BE PAINTED TO MATCH ADJACENT SURFACE.
- B - BRICK
- CS - STONE VENEER
- E - EPS
- A - 3 DIMENSIONAL ASPHALT SHIMBLES
- PC-3 - FIBER CEMENT LAP SIDING w/ 3" EXPOSURE
- PC-5 - FIBER CEMENT LAP SIDING w/ 5" EXPOSURE
- TP - FIBER CEMENT PANEL



EXTERIOR ELEVATION  
1/8" = 1'-0"

EXTERIOR ELEVATION  
1/8" = 1'-0"

1/8" EXTERIOR ELEVATIONS AI501

PROJECT NO. 153801  
DATE 3 MAR 2016  
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CHECKED BY DRN  
SCALE 1/8" = 1'-0"

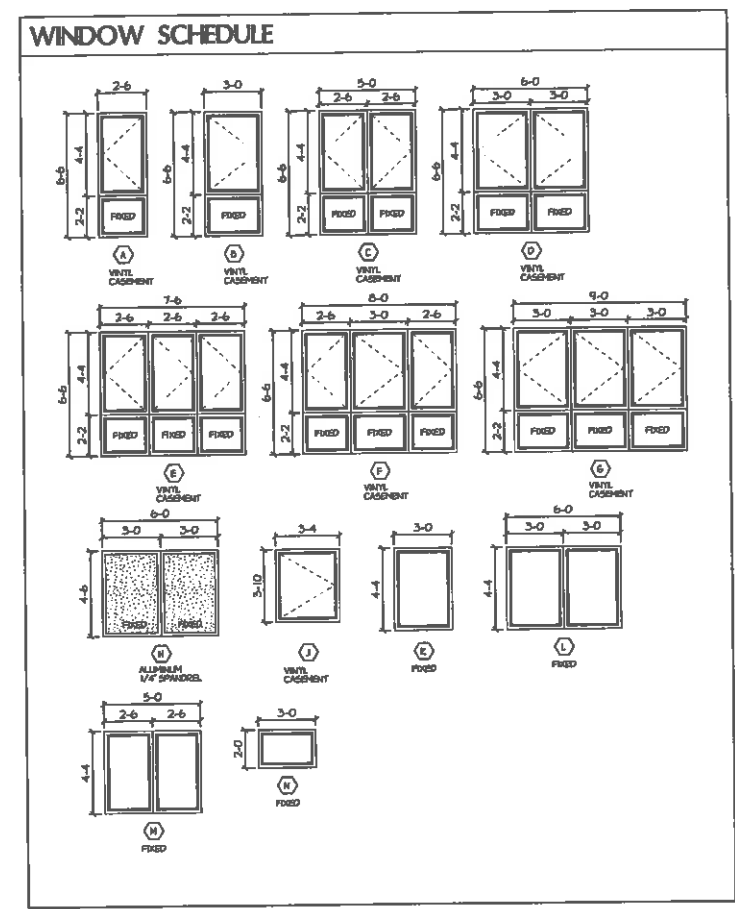


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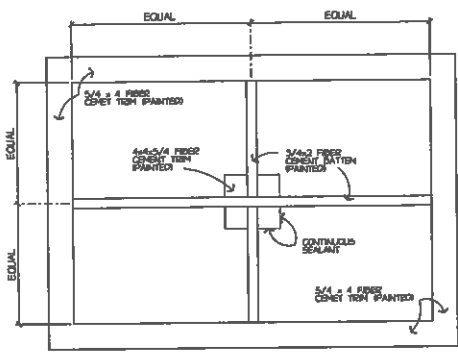
REVISIONS

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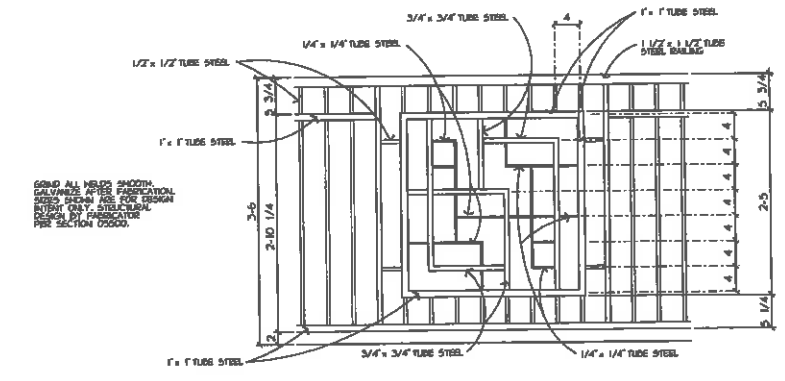
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DATE  
3 MAR 2016  
PROJECT  
153801  
SHEET NO.



NOTE:  
PROVIDE HUNTING PER ELEVATIONS  
FIELD VERIFY ALL CUSTOM HUNDS.

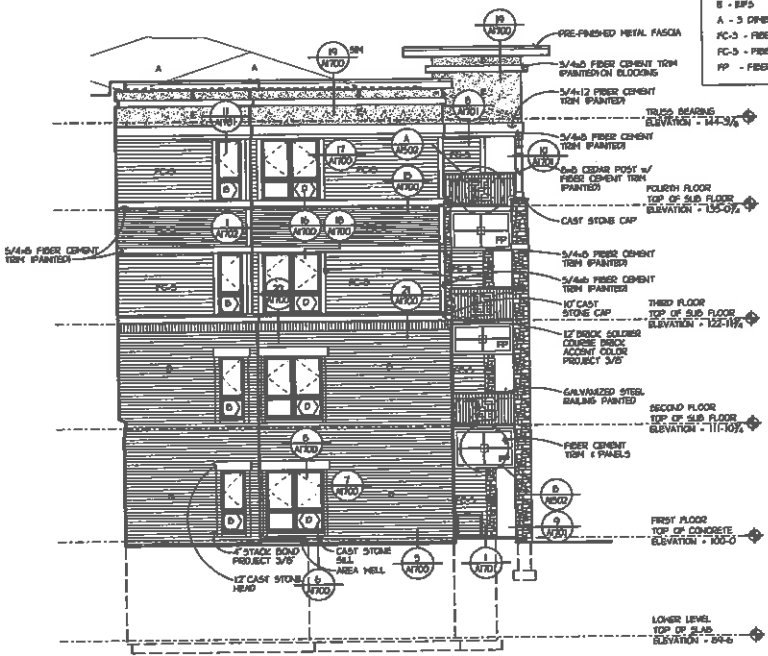


FIBER CEMENT PANEL  
MATCH EXISTING 1'-1-0" AI502



BALCONY RAILING  
MATCH EXISTING 1'-1-0" AI502

- #### GENERAL NOTES
- PROVIDE CONCRETE SPLASH BLOCS AT ALL DOWN-SLOPES 1/4\"/>
  - ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
  - B - BRICK
  - CS - STONE VENEER
  - E - EPS
  - A - 3 DIMENSIONAL ASPHALT SHINGLES
  - FC-3 - FIBER CEMENT LAP SIDING w/ 3\"/>
  - FC-5 - FIBER CEMENT LAP SIDING w/ 5\"/>
  - FP - FIBER CEMENT PANEL



EXTERIOR ELEVATION  
1/8\"/>



1/8\"/>

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