# CITY OF WEST DES MOINES
# CITY COUNCIL MEETING COMMUNICATION

**Date: October 31, 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

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

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** 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.

Plan and Zoning Commission Action:
Vote: 7-0 approval
Date: October 24, 2016
Motion: Adopt a resolution recommending the City Council approve the Major Modification to Site Plan

**OUTSTANDING ISSUES:** There are no outstanding issues. Staff notes the following:

- *Storm Water Management Facility Maintenance Agreement:* 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 ensure proper maintenance of detention areas. The applicant provided the agreement; however, during the final review, it was discovered that the lienholder has not signed the document. The applicant is working diligently to obtain the signature and can't afford a delay in approval because the end of the construction season is quickly approaching. Staff would like to work with the applicant and recommends proceeding with the Major Modification with a condition of approval requiring the submittal of the completed document before any building permits for above ground construction can be issued. Staff has included a condition indicating the City Council acknowledges the agreement and authorizes the City Clerk to sign the agreement once it is provided with all of the necessary signatures.

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 & Planning: 9/19/2016*
- Staff Review and Comments
  - *Sugar Creek Storm Water Connection Fee District*
  - *Storm Water Management Facility Maintenance Agreement*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations and Conditions of Approval
- Owner/Applicant 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 approve the Major Modification to allow the construction of a 98,000 square foot building addition and associated landscaping, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging and agreeing that building permits for any above ground construction will not be issued until such time that the applicant provides a Storm Water Management Facility Maintenance Agreement signed by all parties. The City Council acknowledges the agreement and authorizes the execution by the City of the agreement upon provision of an agreement signed by all necessary parties.

Lead Staff Member: J. Bradley Munford

**Staff Reviews:**

| | |
|---|---|
| Department Director | |
| Appropriations/Finance | |
| Legal | |
| Agenda Acceptance | |

**PUBLICATION(S) (if applicable)**

| | | |
|---|---|---|
| Published In | n/a | |
| Date(s) Published | n/a | |
| Letter sent to surrounding property owners | | n/a |

**SUBCOMMITTEE REVIEW (if applicable)**

| | | | |
|---|---|---|---|
| Committee | Development & Planning | | |
| Date Reviewed | 9/19/2016 | | |
| Recommendation | Yes ☒ | No ☐ | Split ☐ |

ATTACHMENTS:

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

Exhibit II - City Council Resolution
- Exhibit A - Conditions of Approval

EXHIBIT I

# 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 JBM

**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 June 19, 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

**Property Owner:**

Frank Tallerico
Edgewater, a Wesley Active Life Community, LLC
5508 NW 88th Street
Johnston, Iowa 50131
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-16-065**

**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: Anderson, Brown, Costa, Crowley, Erickson, Hatfield, Southworth
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

## Exhibit A
## CONDITIONS OF APPROVAL

1. None

THE CITY OF West Des Moines.

# Edgewater Building Addition

ATTACHMENT C

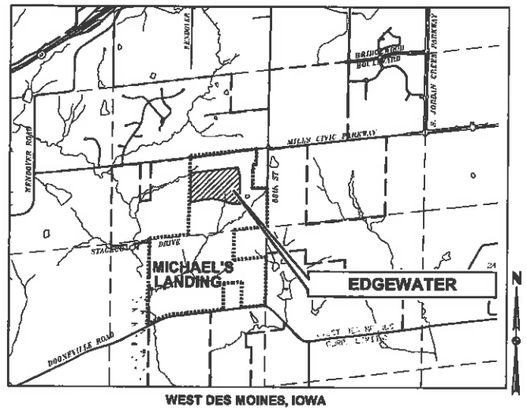
# MAJOR MODIFICATION FOR:

# EDGEWATER ( PHASE 1B )

## WEST DES MOINES, IOWA

## VICINITY MAP

NOT TO SCALE




WEST DES MOINES, IOWA

## OWNER

EDGEWATER, A WESLEY ACTIVE LIFE COMMUNITY, LLC
5508 NW 88TH STREET
JOHNSTON, IOWA 50131
515-271-6789

## DEVELOPER/ APPLICANT

WESLEY LIFE
5508 NW 88TH STREET
JOHNSTON, IOWA 50131
515-271-6789

## 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) 369-4400
FX. (515) 369-4410

## 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: | 09/22/16 |

## DATE OF SURVEY

DECEMBER, 2015

## SITE DATA

PHASE 1
BUILDING AREAS:

| | |
|---|---|
| RESIDENTIAL: | 205,785 SF (INDEPENDENT LIVING APARTMENTS) |
| INSTITUTIONAL: | 69,518 SF (ASSISTED LIVING & SKILLED CARE) |
| PUBLIC: | 29,635 SF (COMMON AREAS ACCESSED BY RESIDENTS) |
| OUTREACH: | 3,820 SF (COMMERCIAL TENANT SPACES) |
| SERVICE: | 13,136 SF (OFFICES, KITCHEN & EMPLOYEE AREAS) |
| BASEMENT: | 56,957 (UNDERGROUND PARKING) |

| | |
|---|---|
| TOTAL IL APARTMENTS: | 137 APARTMENT UNITS (235 BEDROOMS) |
| TOTAL MEMORY CARE APARTMENTS: | 16 ONE BEDROOM APARTMENTS |
| TOTAL AL APARTMENTS: | 32 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: 62 UNITS (31 BI-ATTACHED UNITS)
CELEBRATION CENTER: 12,000 SF

IMPERVIOUS AREA

| | |
|---|---|
| PHASE 1 (EXISTING) | = 438,430 SF (39%) |
| PHASE 1B | = 24,551 SF (2%) |
| (BUILDING = 19,600 SF) | |
| (SIDEWALK = 1,241 SF) | |
| (DRIVEWAY = 3,710 SF) | |
| PHASE 1C | = 8,684 SF (1%) |
| TOTAL | = 469,715 SF (42%) |

## NOTES:

1. EROSION CONTROL MEASURES WILL BE INSTALLED AND MONITORED BY OTHERS.
2. ALL FLOOD HAZARD ZONES AND THE 100 YEAR FLOOD PLAIN ELEVATION BASED ON THE NEW FLOOD INSURANCE RATE MAP (FIRM) DATED FEBRUARY 16, 2006, DO NOT FALL WITHIN THIS PLAT.
3. 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.
4. CONTACT WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
5. ALL SIDEWALK CROSS SLOPES SHALL NOT EXCEED 1.5%.
6. ALL LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5%.
7. 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

## INDEX OF SHEETS

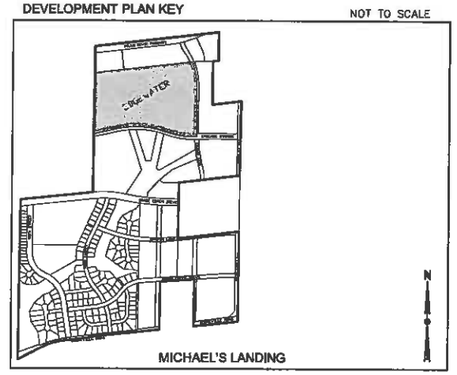


| NO. | DESCRIPTION |
|---|---|
| C0.0 | CIVIL DESIGN ADVANTAGE TITLE SHEET |
| C1.0 | DETAILS AND GENERAL NOTES |
| C2.0 | PHASING PLAN & OVERALL SITE LAYOUT |
| C3.0 | TOPOGRAPHIC SURVEY & DEMOLITION PLAN – PHASE 1B |
| C4.0 | DIMENSION PLAN – PHASE 1B |
| C5.0 | GRADING PLAN – PHASE 1B |
| C6.0 |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



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, 206 FEET EAST OF CENTERLINE OF 88th STREET, 49 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, 2640± 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

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1511608

## GENERAL LEGEND

PROPOSED

| | |
|---|---|
| PROJECT BOUNDARY | |
| LOT LINE | |
| SECTION LINE | |
| CENTER LINE | |
| RIGHT OF WAY | R/W |
| PERMANENT EASEMENT | P/E |
| TEMPORARY EASEMENT | T/E |
| TYPE SW-501 STORM INTAKE | |
| TYPE SW-503 STORM INTAKE | |
| TYPE SW-505 STORM INTAKE | |
| TYPE SW-506 STORM INTAKE | |
| TYPE SW-513 STORM INTAKE | |
| TYPE SW-401 STORM MANHOLE | |
| TYPE SW-402 STORM MANHOLE | |
| TYPE SW-301 SANITARY MANHOLE | |
| STORM/SANITARY CLEANOUT | |
| WATER VALVE | |
| FIRE HYDRANT ASSEMBLY | |
| SIGN | |
| DETECTABLE WARNING PANEL | |
| STORM SEWER STRUCTURE NO. | ST-10 |
| STORM SEWER PIPE NO. | L-10 |
| SANITARY SEWER STRUCTURE NO. | S-10 |
| SANITARY SEWER PIPE NO. | P-10 |
| SANITARY SEWER WITH SIZE | 8"S |
| SANITARY SERVICE | S |
| STORM SEWER | |
| STORM SERVICE | ST |
| WATERMAIN WITH SIZE | 8"W |
| WATER SERVICE | W |
| SAWCUT (FULL DEPTH) | |
| SILT FENCE | |
| DOWNSPOUT LOCATION | DSL |
| USE AS CONSTRUCTED | (U.A.C.) |
| FIRST FLOOR ELEVATION | F.F.E. |
| BASEMENT FLOOR ELEVATION | B.F.E. |

EXISTING

| | |
|---|---|
| SANITARY MANHOLE | |
| WATER VALVE BOX | |
| FIRE HYDRANT | |
| WATER CURB STOP | |
| WELL | |
| STORM SEWER MANHOLE | |
| STORM SEWER SINGLE INTAKE | |
| STORM SEWER DOUBLE INTAKE | |
| FLARED END SECTION | |
| ROOF DRAIN/ DOWNSPOUT | |
| DECIDUOUS TREE | |
| CONIFEROUS TREE | |
| DECIDUOUS SHRUB | |
| CONIFEROUS SHRUB | |
| ELECTRIC POWER POLE | |
| GUY ANCHOR | |
| STREET LIGHT | |
| POWER POLE W/ TRANSFORMER | |
| UTILITY POLE W/ LIGHT | |
| ELECTRIC BOX | |
| ELECTRIC TRANSFORMER | |
| ELECTRIC MANHOLE OR VAULT | |
| TRAFFIC SIGN | |
| TELEPHONE JUNCTION BOX | |
| TELEPHONE MANHOLE/VAULT | |
| TELEPHONE POLE | |
| GAS VALVE BOX | |
| CABLE TV JUNCTION BOX | |
| CABLE TV MANHOLE/VAULT | |
| MAIL BOX | |
| BENCHMARK | |
| SOIL BORING | |
| UNDERGROUND TV CABLE | TV |
| GAS MAIN | G |
| FIBER OPTIC | FO |
| UNDERGROUND TELEPHONE | T |
| OVERHEAD ELECTRIC | OE |
| UNDERGROUND ELECTRIC | E |
| FIELD TILE | |
| SANITARY SEWER W/ SIZE | 8"S |
| STORM SEWER W/ SIZE | 18" RCP |
| WATER MAIN W/ SIZE | 8"W |

IOWA ONE CALL
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.

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.

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
C0.0–C6.0

| REVISIONS | DATE |
|---|---|
| THIRD SUBMITTAL | 09/22/16 |
| SECOND SUBMITTAL | 08/19/16 |
| FIRST SUBMITTAL | 07/20/16 |

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

TECH:

ENGINEER:

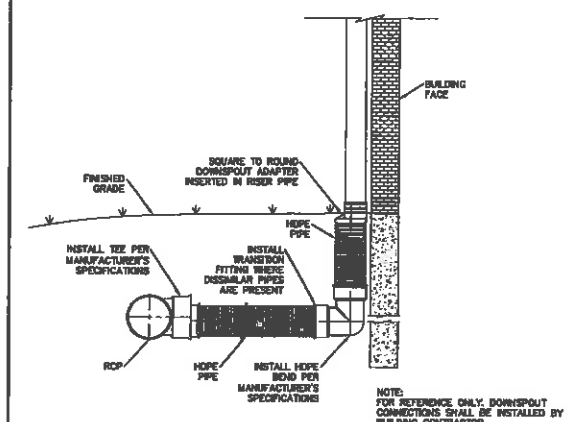
CIVIL DESIGN ADVANTAGE

WEST DES MOINES, IOWA

EDGEWATER (PHASE 1B)

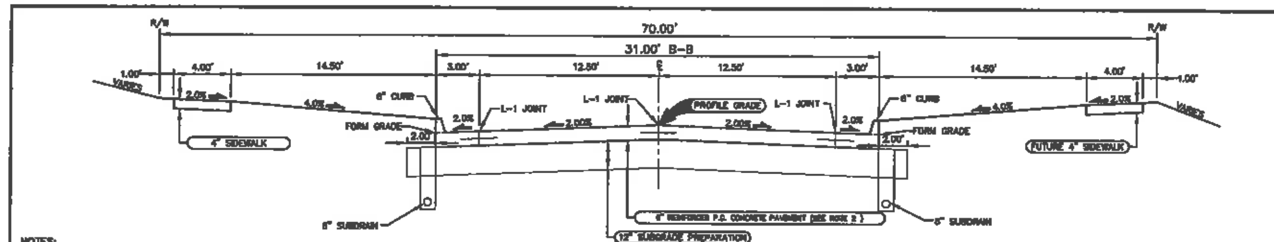
C0.0

1511608




NOTE:
FOR REFERENCE ONLY. DOWNSPOUT CONNECTIONS SHALL BE INSTALLED BY BUILDING CONTRACTOR

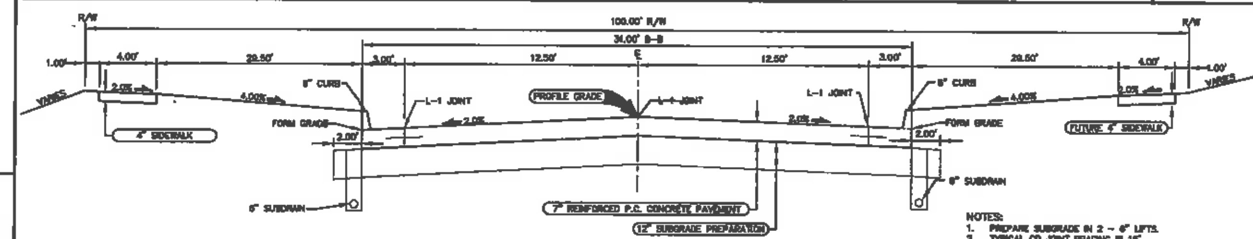
## ROOF DRAIN CONNECTION W/TEE




NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS.
2. 91ST STREET SHALL BE 6" REINFORCED PCC PAVEMENT. TYPICAL C JOINT SPACING IS 15'.
3. PAVEMENT WIDENS TO 37' AT THE INTERSECTION OF CASCADE AVE/ 91ST STREET.

## TYPICAL SECTION - 31' B/B P.C.C. S. 91st STREET W/ 70' RIGHT OF WAY

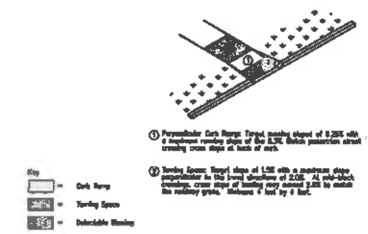
FOR INFORMATION ONLY




NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS.
2. TYPICAL CD JOINT SPACING IS 15'.
3. PAVEMENT WIDENS TO 37' AT THE INTERSECTION OF CASCADE AVE/ 91ST STREET.

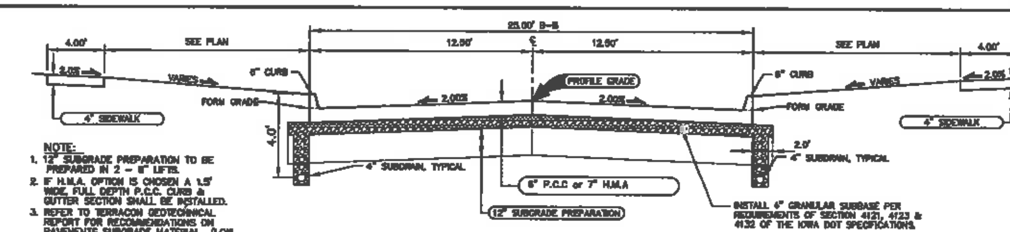
## TYPICAL SECTION - 31' B-B P.C.C. CASCADE AVENUE W/ 100' RIGHT OF WAY

FOR INFORMATION ONLY



## CURB RAMP

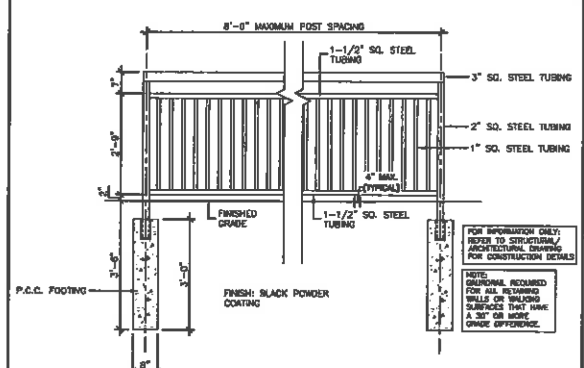
NOT TO SCALE




NOTE:
1. 12" SUBGRADE PREPARATION TO BE PREPARED IN 2 – 6" LIFTS.
2. IF H.M.A. OPTION IS CHOSEN A 1.5' WIDE, FULL DEPTH P.C.C. CURB & GUTTER SECTION SHALL BE INSTALLED.
3. REFER TO TERRACON GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON PAVEMENTS SUBGRADE MATERIAL (LOW VOLUME CHANGE).
4. POROUS BACKFILL FOR SUBDRAINS REQUIRED PER SECTION 4131 OF IOWA DOT SPECIFICATIONS.

## TYPICAL SECTION - 25' P.C.C. ROADWAY (PRIVATE)

NOT TO SCALE

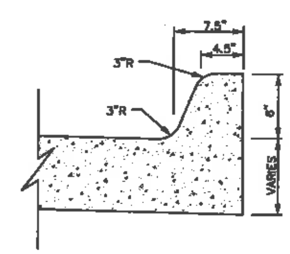



FOR INFORMATION ONLY: REFER TO STRUCTURAL/ ARCHITECTURAL DRAWING FOR CONSTRUCTION DETAILS

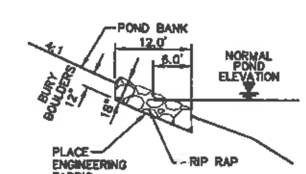
NOTE: GAURDRAIL REQUIRED FOR ALL RETAINING WALLS OR WALKING SURFACES THAT HAVE A 30" OR MORE GRADE DIFFERENCE.

## GUARDRAIL

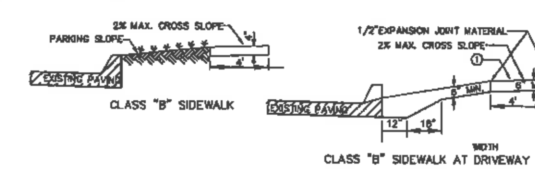
NOT TO SCALE




## 6" PCC INTEGRAL CURB




## POND BANK RECONSTRUCTION AT STORM SEWER OUTLET



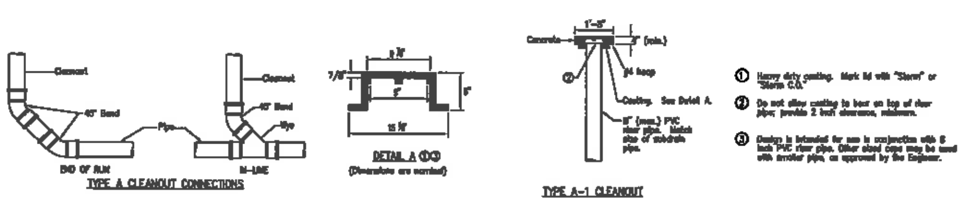

PARKING SLOPES: CLASS B & C SIDEWALKS
LESS THAN 10 FEET WIDE: 1/4" PER FOOT (2% MIN.) (TYPICAL)
OVER 10 FEET WIDE: 1/2" PER FOOT (4%) (TYPICAL)
NOTE: SPECIAL GRADES MAY BE SPECIFIED FOR SOME STREETS

DRIVEWAY SLOPES:
MAXIMUM DRIVEWAY SLOPE (FROM GUTTER TO FRONT OF SIDEWALK) SHALL BE 10% FOR RESIDENTIAL DRIVEWAYS AND 7% FOR COMMERCIAL DRIVEWAYS. DRIVEWAY GRADES GREATER THAN THESE REQUIRE APPROVAL OF THE JURISDICTION.

① SIDEWALK THICKNESS AT DRIVEWAY SHALL BE 6" MIN. OR THE THICKNESS OF THE DRIVEWAY, WHICHEVER IS GREATER.

## SIDEWALK AT DRIVEWAY DETAIL

NOT TO SCALE

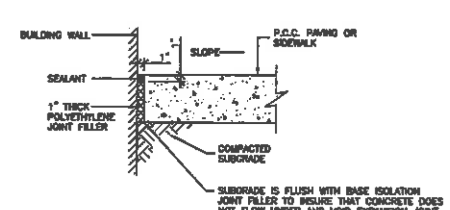



① Heavy duty casting. Mark lid with "Storm" or "Storm C.O."

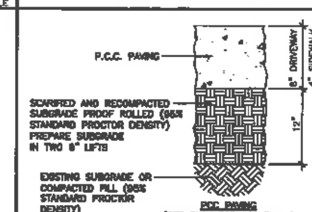
② Do not allow casting to bear on top of riser pipe; provide 2 inch clearance, minimum.

③ Design is intended for use in conjunction with 8 inch PVC riser pipe. Other sized caps may be used with smaller pipe, as approved by the Engineer.

## STORM SEWER CLEANOUT




## ISOLATION JOINT IN PAVING AT BUILDING INTERFACE




NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.
2. TRANSVERSE JOINTS SHALL BE "CD" JOINTS FOR 8" PCC AND "C" JOINTS FOR 6" PCC AT 15' MAX. SPACING.
3. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-2 OR KT-2 FOR 8" PCC AND L-1 OR KT-1 FOR 6" PCC.

## P.C.C. PAVING

## GENERAL NOTES

1. 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.
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. NOTHING 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 FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. 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 WDM CONSTRUCTION DIVISION 'CLINT CARPENTER' (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
6. 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.
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. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED 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 DISTURB DESIRABLE GRASS AREAS AND DESIRABLE 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 WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. 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. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. NO OUTDOOR DUMPSTERS ARE PROPOSED AT THIS TIME.

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

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

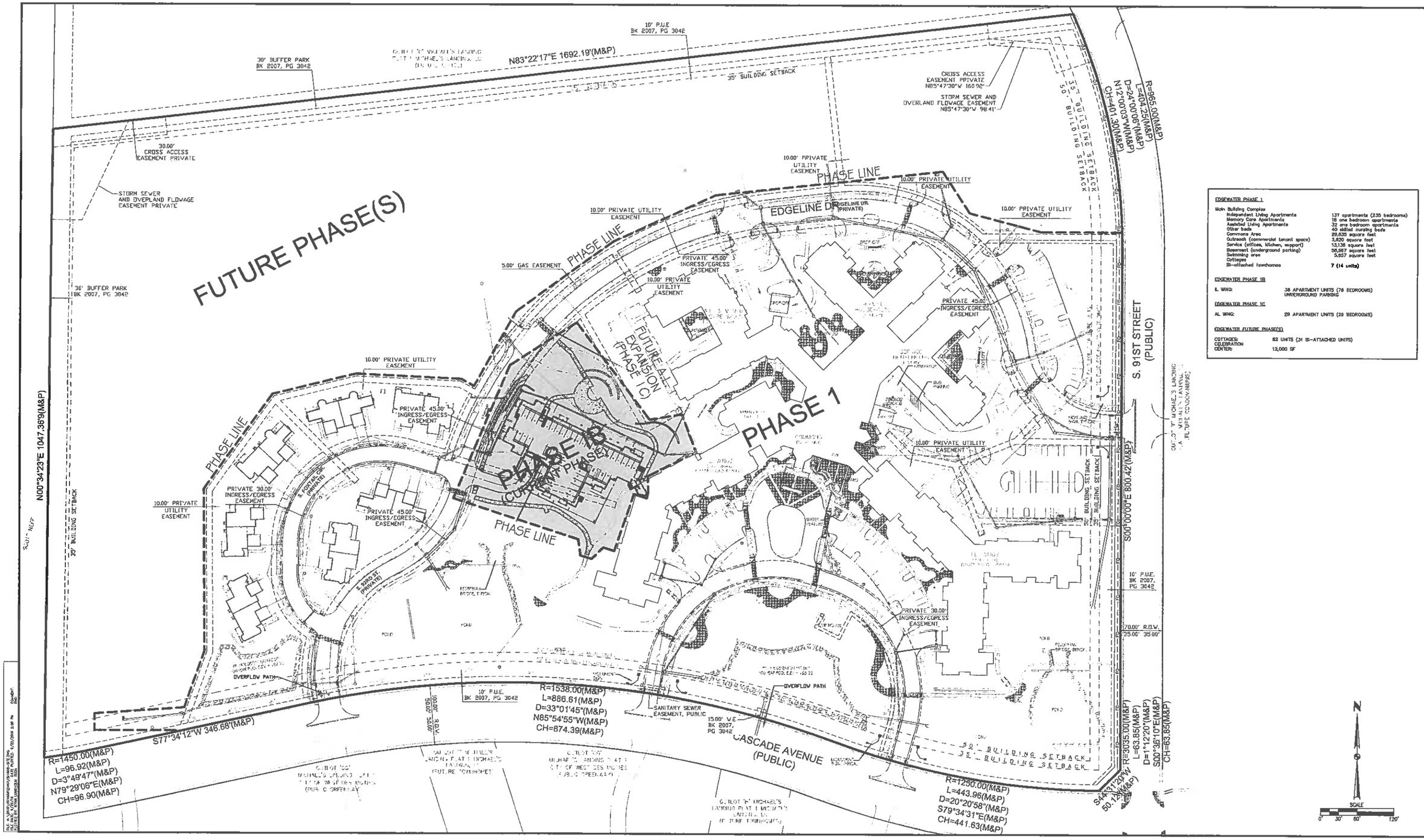
ENGINEER:
TECH:

# EDGEWATER (PHASE 1B)
## GENERAL NOTES & DETAILS

WEST DES MOINES, IOWA

C1.0

1511608




EDGEWATER PHASE 1

Main Building Complex

| | |
|---|---|
| Independent Living Apartments | 137 apartments (235 bedrooms) |
| Memory Care Apartments | 18 one bedroom apartments |
| Assisted Living Apartments | 32 one bedroom apartments |
| Other beds | 40 skilled nursing beds |
| Commons Area | 23,635 square feet |
| Outreach (commercial tenant space) | 3,820 square feet |
| Service (offices, kitchen, support) | 13,138 square feet |
| Basement (underground parking) | 56,967 square feet |
| Swimming area | 5,857 square feet |
| Cottages | |
| SI-attached townhomes | 7 (14 units) |

EDGEWATER PHASE 1B

IL WING: 38 APARTMENT UNITS (78 BEDROOMS)
UNDERGROUND PARKING

EDGEWATER PHASE 1C

AL WING: 29 APARTMENT UNITS (29 BEDROOMS)

EDGEWATER FUTURE PHASE(S)

COTTAGES: 82 UNITS (31 SI-ATTACHED UNITS)
CELEBRATION CENTER: 12,000 SF

| REVISIONS | DATE |
|---|---|
| THIRD SUBMITTAL | 09/22/16 |
| SECOND SUBMITTAL | 08/19/16 |
| FIRST SUBMITTAL | 07/20/16 |

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

# EDGEWATER (PHASE 1B)
## PHASING PLAN AND OVERALL SITE LAYOUT
WEST DES MOINES, IOWA

C2.0
1511608

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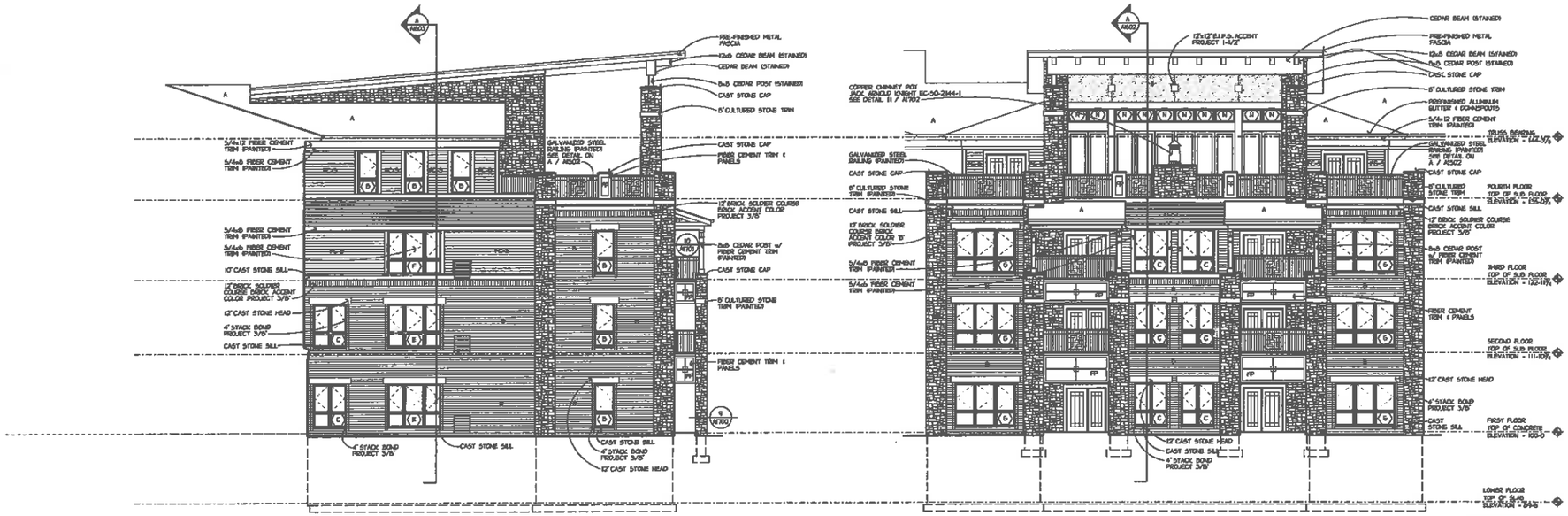
THE EDGEWATER PHASE 1B
LANDSCAPE PLAN
WEST DES MOINES, IOWA

DATE: 05.12.16
SCALE: 1" = 20'-0"
NORTH
DRAWN BY: BRA
REVISIONS:
05/16/2016
05/31/2016
MM/DD/YYYY

**ATTACHMENT D**

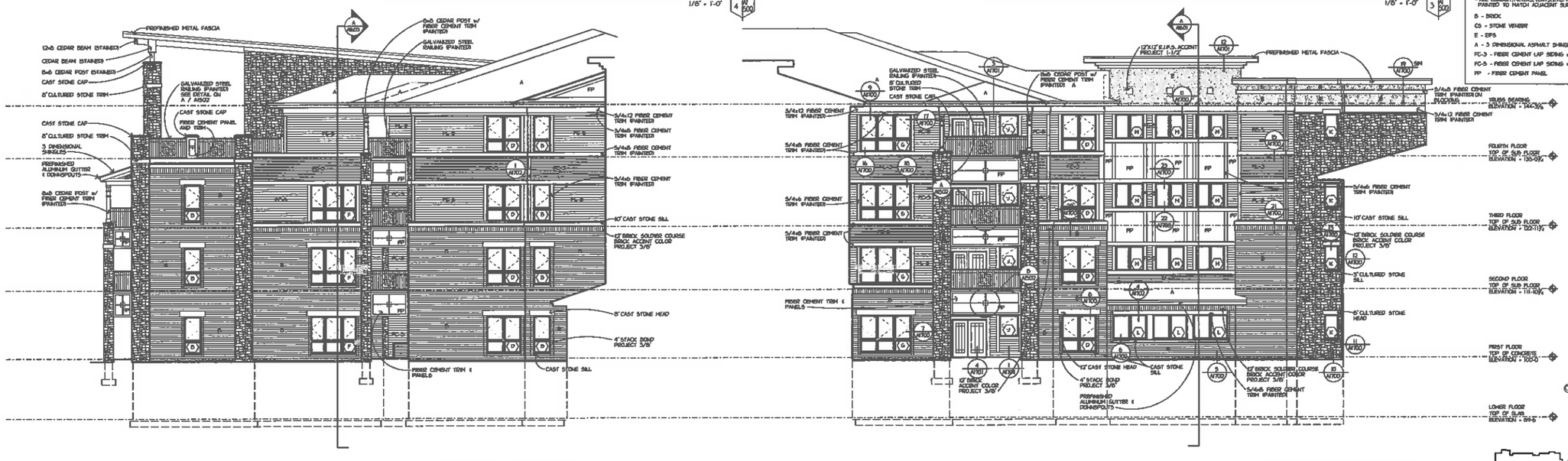
Edgewater Expansion

West Des Moines Iowa




EXTERIOR ELEVATION 1/8" = 1'-0" (4 A1500)

EXTERIOR ELEVATION 1/8" = 1'-0" (3 A1500)




EXTERIOR ELEVATION 1/8" = 1'-0" (2 A1500)

EXTERIOR ELEVATION 1/8" = 1'-0" (1 A1500)

## GENERAL NOTES

- PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
- ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

B - BRICK
CS - STONE VENEER
E - EIFS
A - 3 DIMENSIONAL ASPHALT SHINGLES
FC-3 - FIBER CEMENT LAP SIDING w/ 3" EXPOSURE
FC-5 - FIBER CEMENT LAP SIDING w/ 5" EXPOSURE
PP - FIBER CEMENT PANEL


Architecture

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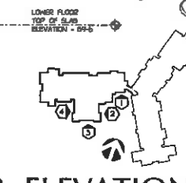
SCHEMATIC DESIGN NOT FOR CONSTRUCTION

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DRAWN BY DRN
DATE 3 MAR 2016
PROJECT 153801
SHEET NO.

# 1/8" EXTERIOR ELEVATIONS A1500


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LAYOUT: A1500
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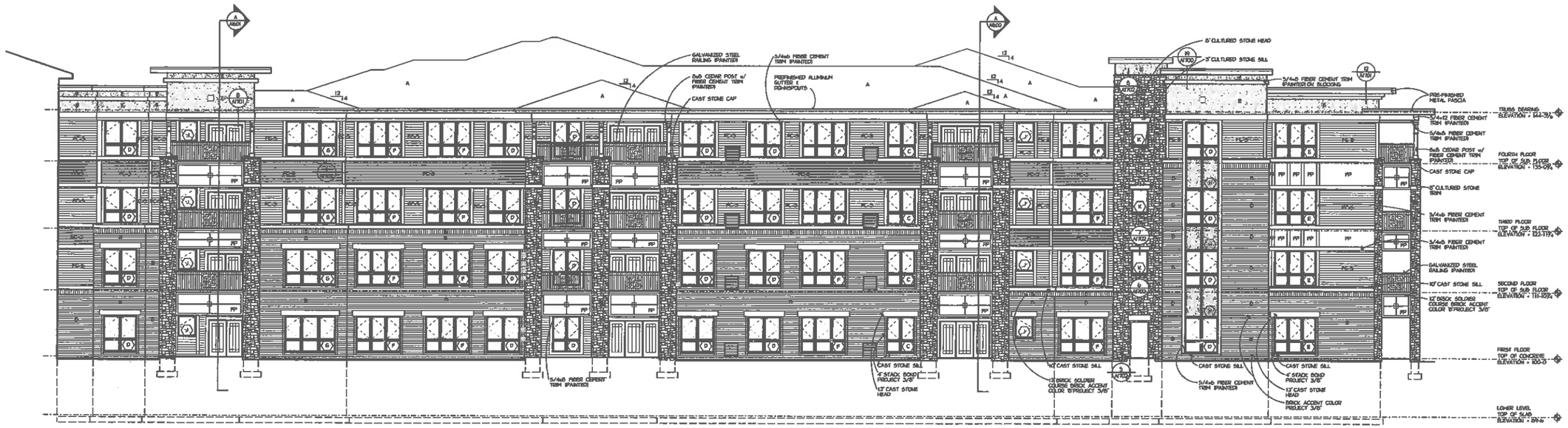
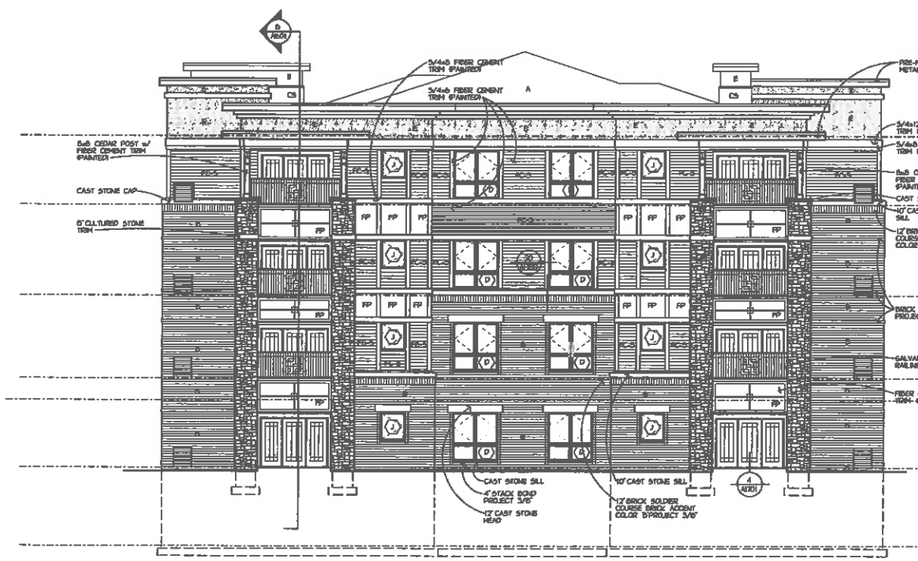
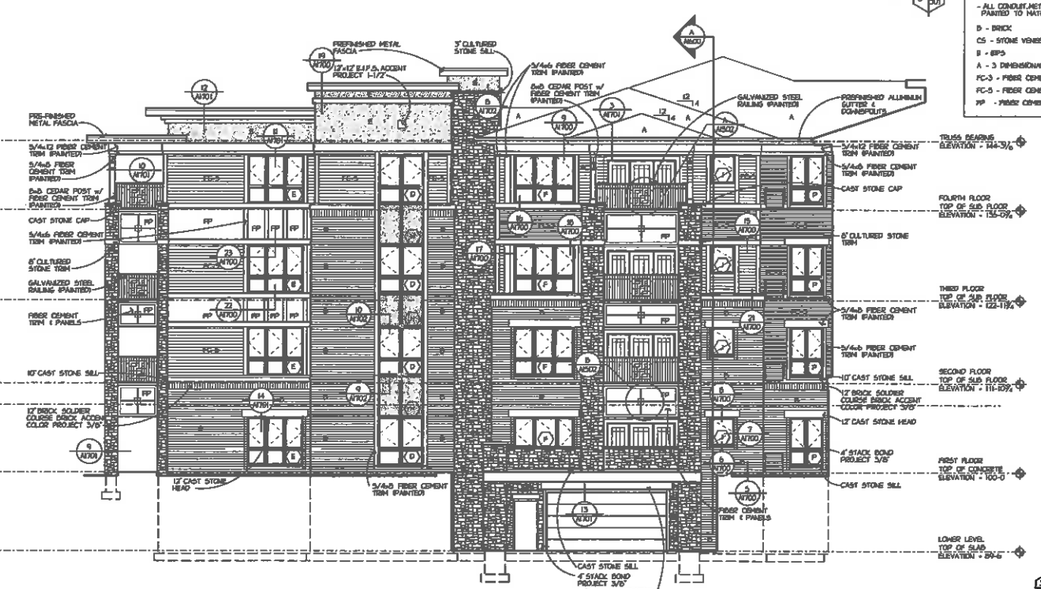



EXTERIOR ELEVATION
1/8" = 1'-0"




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




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

# Edgewater Expansion

West Des Moines Iowa

## GENERAL NOTES

- PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
- ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

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FC-5 - FIBER CEMENT LAP SIDING w/ 5" EXPOSURE
FP - FIBER CEMENT PANEL


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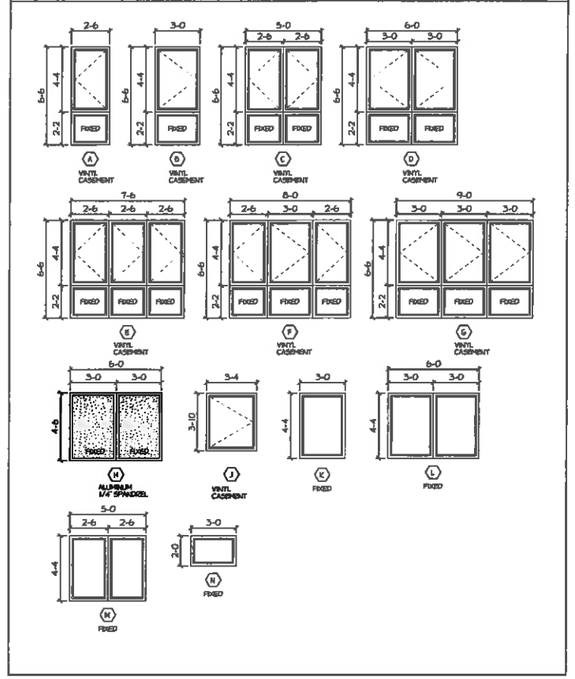
DRAWN BY
DRN
DATE
3 MAR 2016
PROJECT
153801
SHEET NO.

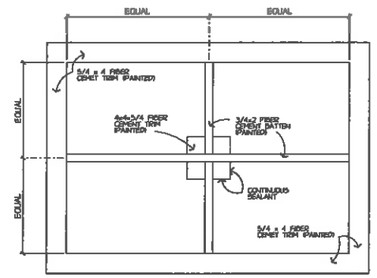
# 1/8" EXTERIOR ELEVATIONS A1501

Edgewater
Expansion
West Des Moines
Iowa

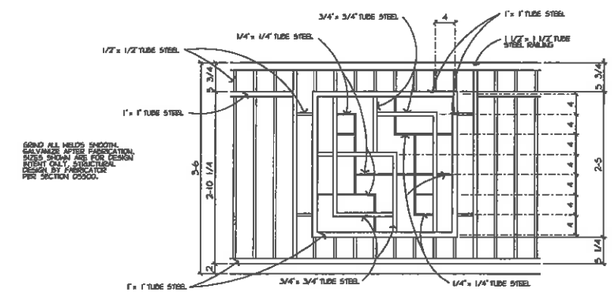
## WINDOW SCHEDULE




NOTE:
PROVIDE MUNTINS PER ELEVATIONS
FIELD VERIFY ALL CUSTOM WINDOWS.




FIBER CEMENT PANEL
MATCH EXISTING
1" = 1'-0" (B/A1502)




BALCONY RAILING
MATCH EXISTING
1" = 1'-0" (B/A1502)

## GENERAL NOTES

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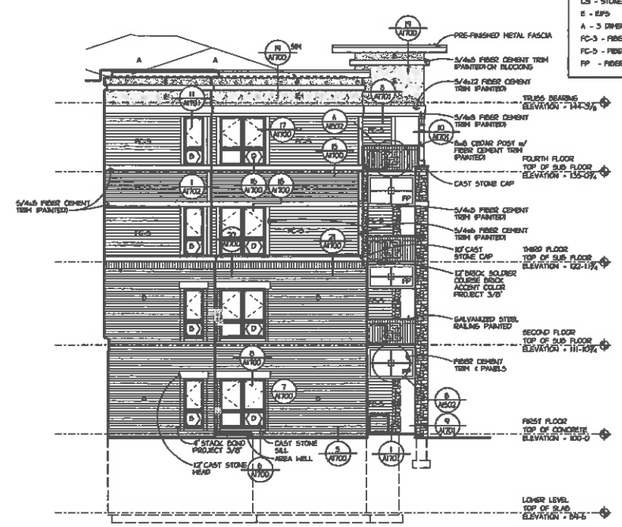


EXTERIOR ELEVATION
1/8" = 1'-0"


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REVISIONS

SCHEMATIC DESIGN
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DRAWN BY
DRN
DATE
3 MAR 2016
PROJECT
133801
SHEET NO.

# 1/8" EXTERIOR ELEVATIONS A1502


FILE: P:\ARS\133801 - EDGEWATER EXPANSION\133801.DWG
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PAGE: 1-2-3 PAGE 1
ALL SCALE: W 24" / IN.
LAST SAVE: 2/29/2016

EXHIBIT II

J. B. Munford, 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 THE EDGEWATER SITE PLAN (MAM-003163-2016) TO ALLOW THE CONSTRUCTION OF A 98,000 SQUARE FOOT BUILDING ADDITION AND ASSOCIATED LANDSCAPING AT 9225 CASCADE AVENUE**

**WHEREAS,** pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant Wesley Active Life Community, LLC, has requested approval for a Major Modification (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 is made a part of this record and herein incorporated by reference;

**WHEREAS,** on October 24, 2016, the Plan and Zoning Commission did recommend to the City Council approval of the Major Modification to the Edgewater Site Plan (MaM-003163-2016);

**WHEREAS,** on, October 31, 2016, this City Council held a duly-noticed meeting to consider the application for Major Modification to the Edgewater Site Plan (MaM-003163-2016);

**WHEREAS,** the City Council is accepting the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for this property, and;

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

**SECTION 1.** The findings, for approval, stated in the staff report, dated October 31, 2016, or as amended orally at the City Council meeting of October 31, 2016, are adopted.

**SECTION 2.** Major Modification to the Edgewater Site Plan (MaM-003163-2016) to allow the construction of a 98,000 square foot building addition and related site improvements is approved, subject to compliance with all the conditions in the staff report, dated October 31, 2016, 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 October 31, 2016.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on October 31, 2016, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

**Exhibit A**
**Conditions of Approval**

1. The applicant acknowledging and agreeing that building permits for any above ground construction will not be issued until such time that the applicant provides a Storm Water Management Facility Maintenance Agreement signed by all parties. The City Council acknowledges the agreement and authorizes the execution by the City of the agreement upon provision of an agreement signed by all necessary parties.