CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **February 21, 2017**

ITEM: Westfield Office Building, 1080 Jordan Creek Parkway – Site Plan for the Construction of a 182,036 sq. ft. Office Building – Dallas County Partners – SP-003238-2016

RESOLUTION: Approval of Site Plan.

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Dallas County Partners requests approval of a Site Plan for approximately 13.12 acres located at 1080 Jordan Creek Parkway. The applicant proposes to construct a 182,036 sq. ft. office building (see Attachment B – Location Map and Attachment C –Site Plan, and D – Building Elevations) consisting of two 80,000 sq. ft. office buildings with underground parking and a common building in between the office buildings.

Plan and Zoning Commission Action:
Vote: 5-0 approval, Commissioners Andersen absent, Commissioner Hatfield recused due to conflict of interest.
Date: February 13, 2017
Motion: Adopt a resolution recommending the City Council approve the site plan.

OUTSTANDING ISSUES: There are no outstanding issues.

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

- Applicant's Request
- History
- City Council Subcommittee – *Development and Planning (October 17, 2016)*
- Staff Review and Comments
    - *Plaza and Entry Areas:*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve a Site Plan for construction of a 182,036 sq. ft. office building at 1080 Jordan Creek Parkway, subject to the applicant meeting all City Code requirements and the following:

1. The main driveway opposite Woodland Avenue shall not be utilized until the traffic signals are fully functional and accepted by the City Council.
2. Prior to any occupancy the following items must be finalized:
    a. City Council acceptance of public improvements.
    b. Public street lights adjacent to Jordan Creek Parkway are paid in full.
    c. Storm Water Facility Maintenance Agreement and Easement is executed and returned to the City.
    d. Storm water facility as-builts and certification letter are submitted to the City.
    e. All public pedestrian ramps and driveway approaches as-built drawings are submitted to the City.
    f. Storm sewer easements documents are executed and submitted to the City.
3. Prior to any new building permit to allow full construction, final site plan drawings addressing remaining review comments are submitted to the City and approved.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

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

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	October 17, 2016		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution
  - Exhibit A – Conditions of Approval
- Attachment B - Location Map
- Attachment C - Site Plan
- Attachment D - 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: February 13, 2017

Item: Westfield Office Building, 1080 Jordan Creek Parkway – Site Plan for the Construction of a 182,036 sq. ft. Office Building – Dallas County Partners – SP-003238-2016

Requested Action: Approval of Site Plan.

Case Advisor: Kara Tragesser, AICP

Applicant's Request: Dallas County Partners requests approval of a Site Plan for approximately 13.12 acres located at 1080 Jordan Creek Parkway. The applicant proposes to construct a 182,036 sq. ft. office building (see Attachment B – Location Map and Attachment C –Site Plan, and D – Building Elevations) consisting of two 80,000 sq. ft. office buildings with underground parking and a common building in between the office buildings.

History: A preliminary plat was approved by the City on November 14, 2016, to replat an outlot and part of another lot into one lot for the construction of the office buildings noted above. On November 7, 2016, the Plan & Zoning Commission approved a grading plan for the lot to begin grading the site and excavating the underground parking. A final plat for the property was approved on December 12, 2016, which platted an outlot and part of the adjacent lot into one lot. Also, on December 12, 2016, the City Council approved a Phased Site Plan to allow for the construction of footings and foundations.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on October 17, 2016; the Subcommittee was supportive of the development.

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

Plaza and Entry Areas: The plaza and entry areas are not designed with this set of site plans. The plaza areas and entries will be submitted for review under future minor modification applications.

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

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

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

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

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

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either

the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

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

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

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve a Site Plan for construction of a 182,036 sq. ft. Office Building at 1080 Jordan Creek Parkway, subject to the applicant meeting all City Code requirements and the following:

1. The main driveway opposite Woodland Avenue cannot be utilized until the traffic signals are fully functional and accepted by the City Council.
2. Prior to any occupancy the following items will need to be finalized:
    a. City Council acceptance of public improvements
    b. Public street lights adjacent to Jordan Creek Parkway are paid in full.
    c. Storm Water Facility Maintenance Agreement and Easement is executed and returned to the City.
    d. Storm water facility as-builts and certification letter are submitted to the City.
    e. All public pedestrian ramps and driveway approaches as-built drawings are submitted to the City.
    f. Storm sewer easements documents are executed and submitted to the City.
3. Prior to any new building permit, final site plan drawings addressing remaining review comments are submitted to the City.

Owner/Applicant: Dallas County Partners
1225 Jordan Creek Parkway, Suite 200
West Des Moines IA 50266

Applicant Rep: Olsson Associates
7157 Vista Drive
West des Moines IA 50266
515-331-6517

ATTACHMENTS:

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

ATTACHMENT A

RESOLUTION NO. PZC-17-014

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A SITE PLAN (SP-003238-2016) FOR THE CONSTRUCTION OF A 182,036 SQ. FT. OFFICE BUILDING AT 1080 JORDAN CREEK PARKWAY

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Dallas County Partners, has requested approval for a Site Plan (SP-003238-2016) to construct a 182,036 sq. ft. office building at 1080 Jordan Creek Parkway;

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 February 13, 2017, this Commission held a duly-noticed public meeting to consider the application for a Site Plan;

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

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Site Plan to construct a 182, 036 sq. ft. office building 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 February 13, 2017.

Craig Erickson, Chairperson
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 February 13, 2017, by the following vote:

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

ATTEST:

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. The main driveway opposite Woodland Avenue cannot be utilized until the traffic signals are fully functional and accepted by the City Council.
2. Prior to any occupancy the following items will need to be finalized:
    a. City Council acceptance of public improvements
    b. Public street lights adjacent to Jordan Creek Parkway are paid in full.
    c. Storm Water Facility Maintenance Agreement and Easement is executed and returned to the City.
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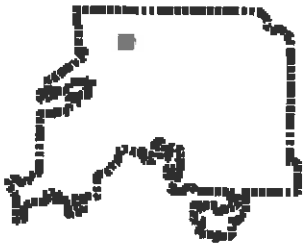
    e. All public pedestrian ramps and driveway approaches as-built drawings are submitted to the City.
    f. Storm sewer easements documents are executed and submitted to the City.
3. Prior to any new building permit, final site plan drawings addressing remaining review comments are submitted to the City.

1080 Jordan Creek Parkway Westfield Office Building



Legend

- Parcels
- Parks
- Greenways

425.9 0 212.95 425.9 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PARK
1150 JORDAN CREEK PARKWAY
CITY OF WEST DES MOINES, COUNTY OF DALLAS, STATE OF IOWA

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

OWNER INFORMATION:
DALLAS COUNTY PARTNERS
1225 JORDAN CREEK PARKWAY, SUITE 200
WEST DES MOINES, IOWA 50266
CONTACT: TOM RUPPRECHT
PH: (515)223.4500

PROJECT TEAM:

CIVIL ENGINEER:
OLSSON ASSOCIATES
7157 VISTA DRIVE
WEST DES MOINES, IA 50266
CONTACT: JEREMY SHEPHERD
PH:(515)331.6517

LANDSCAPE ARCHITECT:
OLSSON ASSOCIATES
7157 VISTA DRIVE
WEST DES MOINES, IA 50266
CONTACT: JOSEPH STOBERL
PH:(515)331.6517

SURVEYOR:
OLSSON ASSOCIATES
7157 VISTA DRIVE
WEST DES MOINES, IA 50266
CONTACT: JON PITTMANN
PH:(515)331.6517

ARCHITECT:
SVPA ARCHITECTS, INC.
1466 28TH STREET, SUITE 200
WEST DES MOINES, IA 50266
CONTACT: BOB ORMSBY
PH:(515)327.5890

UTILITIES:

WATER:
WEST DES MOINES WATER WORKS
CONTACT: WILLIAM MABUCE
PH: (515)222.3460

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

STORM SEWER:
CITY OF WEST DES MOINES
CONTACT: BRIAN HEMESATH
PH: (515)273.3620

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

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

ELECTRIC:
MIDAMERICAN ENERGY
CONTACT: AUSTIN KITCHEN
PH:(515)242.3935

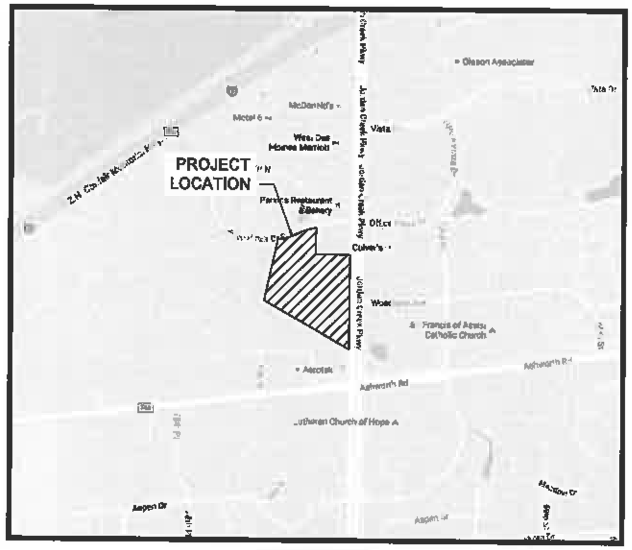
LEGAL DESCRIPTION:
LOT 1, COUNTRY CLUB OFFICE PLAZA WEST PLAT 6.

STANDARD NOTES (CITY OF WEST DES MOINES):

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
6. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.
7. A REPORT CERTIFIED BY A THIRD-PARTY RECOGNIZING TESTING AGENCY, ACCEPTABLE TO THE CITY, SHALL BE SUBMITTED TO DOCUMENT THE THICKNESS AND STRENGTH OF THE PAVEMENT, THE SUB-GRADE COMPACTION, COMPLIANCE WITH THE METRO DESIGN STANDARDS FOR STREETS, AND THE STANDARDS LISTED IN THE WEST DES MOINES "OFF STREET PARKING ORDINANCE" FOR PRIVATE STREETS, PARKING LOTS, AND DRIVEWAYS.

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
2. ALL WORK AND CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE *1993 DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL*, INCLUDING ALL *WEST DES MOINES ADDENDUMS*, AND THE *WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS*. IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
3. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY AND OWNER. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND GOVERNING AGENCY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THE PROJECT. THIS SHALL INCLUDE THE SAFETY OF HIS OWN PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, AND ENSURE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
5. THE CONTRACTOR SHALL CONTACT IOWA ONE-CALL AT #811 OR 800-292-8989 A MINIMUM OF 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) IN ADVANCE OF ANY EXCAVATION.
6. THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE AND HAVE BEEN SHOWN FROM AVAILABLE SURVEYS AND/OR RECORDS. THERE MAY BE ADDITIONAL UTILITIES PRESENT, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE, EXACT LOCATION/SIZE, ADEQUATELY PROTECT/SUPPORT, AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL INCLUDE, AT NO ADDITIONAL COST, ANY POTHOLING OR EXPLORATORY EXCAVATIONS NECESSARY TO LOCATE EXISTING UTILITIES. UTILITIES SHALL BE LOCATED SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING FACILITIES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE GOVERNING AGENCY AND/OR THE UTILITY OWNER.
7. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED IN THE PLANS, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR SPECIFICATIONS. DO NOT SCALE DRAWINGS - USE ONLY DIMENSIONS PROVIDED ON THESE PLANS.
9. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES, AND SHALL PROVIDE ALL WORK AND MATERIALS NECESSARY TO CONSTRUCT THE PROJECT IN ITS ENTIRETY.
10. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE THERETO AND SHALL PROVIDE TEMPORARY FENCING, BARRICADES, SUPPORTS, RESTRAINTS, AND /OR BRACING WHERE REQUIRED TO PROTECT EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED AND/OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
11. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMANENT EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES, AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AND LOCAL FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS/FIRE SUPPRESSION TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY AND SHALL PROPERLY PROTECT AND BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE. STORAGE, LOSS DUE TO THEFT, OR VANDALISM OF MATERIALS AND EQUIPMENT (SECURED OR UNSECURED) WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
15. TEMPORARY POWER, TELEPHONE, AND WATER FOR THE SITE IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED.
16. CONTRACTOR SHALL REFER TO OTHER DRAWINGS ISSUED BY ARCHITECT, STRUCTURAL, ELECTRICAL, AND MECHANICAL ENGINEERS. ENSURE COORDINATION OF EXACT LOCATION AND DIMENSIONS OF BUILDINGS, EXITS, RAMPS, UTILITY ENTRANCE LOCATIONS AND GRADES AROUND THE BUILDING. IMMEDIATELY NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES.
17. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE WORK. ALL TRAFFIC CONTROL DEVICES AND METHODS OF CONTROLLING TRAFFIC THROUGH CONSTRUCTION ZONES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD, AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS. ADDITIONAL WORK IN THE RIGHT-OF-WAY OR TRAFFIC CONTROL PERMITS MAY BE NECESSARY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
18. IF UNANTICIPATED HAZARDOUS MATERIALS OF ANY KIND ARE ENCOUNTERED IN THE WORK, THE CONTRACTOR SHALL IMMEDIATELLY CEASE ALL CONSTRUCTION OPERATIONS AND NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR FURTHER DIRECTION.
19. ALL DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION SHALL BE HAULED OFF SITE WAND DISPOSED OF PROPERLY AND LEGALLY.
20. DURING DEMOLITION OPERATIONS, THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES USING MEANS OF THEIR CHOICE.
21. THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND CONSTRUCTION STORMWATER PERMIT. THE CONTRACTOR(S) MUST ADHERE TO GOOD HOUSEKEEPING BEST MANAGEMENT PRACTICES AT ALL TIMES. GOOD HOUSEKEEPING BEST MANAGEMENT PRACTICES FOCUS ON KEEPING THE WORK SITE CLEAN AND ORDERLY WHILE HANDLING MATERIALS AND WASTE IN A MATER THAT ELIMINATES THE POTENTIAL FOR POLLUTANT RUNOFF.
22. IN ORDER TO ATTAIN FINAL CERTIFICATION OF OCCUPANCY APPROVAL, DOCUMENTATION WILL BE REQUIRED FROM THE GENERAL CONTRACTOR VIA THE GRADING CONTRACTOR/SOIL EROSION CONTROL CONTRACTOR/OR THE PROJECT CIVIL ENGINEER THAT THE PROJECT MEETS THE CURRENT TOPSOIL PERSERVATION REQUIREMENTS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES (DNR).
23. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC RIGHT R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES (515)222.3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.



SITE LOCATION MAP
NOT TO SCALE

LEGEND:
BOUNDARY LINE
PROPERTY/LOT LINE
EXISTING EDGE OF CONCRETE
EXISTING CONCRETE CURB AND GUTTER
EXISTING ROAD CENTER
EXISTING WATER PIPE
EXISTING FIBER OPTIC LINE
EXISTING OVERHEAD POWER
EXISTING UNDERGROUND POWER
EXISTING STORM SEWER
EXISTING GAS LINE
EXISTING SANITARY SEWER
LIMITS OF DISTURBANCE
PROPOSED BUILDING OUTLINE
PROPOSED ADA ROUTE
PROPOSED SETBACKS
PROPOSED CONCRETE CURB AND GUTTER
PROPOSED GRADE BREAK
PROPOSED UNDERGROUND POWER
PROPOSED WATER LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
EXISTING RAILROAD TRACKS
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
SAWCUT LINE
FOUND MONUMENT
SET MONUMENT
SITE BENCHMARK/CONTROL
DECIDUOUS TREE
ELECTRIC BOX
FIBER OPTIC VAULT
GAS MARKER
GRATE INLET
LIGHT POLE
POWER POLE
RAILROAD CROSSING SIGN
SANITARY MANHOLE
SIGN
STORM SEWER MANHOLE
TELEPHONE PEDESTAL
TRAFFIC SIGNAL MANHOLE
TRAFFIC SIGNAL WITH ARM
TRANSFORMER
WATER VALVE

REV		SHEET INDEX
	C0.0	COVER SHEET
	C2.1	SITE LAYOUT PLAN NORTH
	C2.2	SITE LAYOUT PLAN SOUTH
	C3.1	GRADING PLAN NORTH
	C3.2	GRADING PLAN SOUTH
	C3.3	GRADING PLAN - DETAILS
	C3.4	GRADING PLAN - DETAILS
	C3.5	GRADING PLAN - DETAILS
	C3.6	EROSION & SEDIMENT CONTROL PLAN
	C4.1	STORM SEWER PLAN
	C4.2	STORM SEWER PLAN
	C5.1	UTILITY PLAN NORTH
	C5.2	UTILITY PLAN SOUTH
	C6.1	CONSTRUCTION DETAILS
	C6.2	CONSTRUCTION DETAILS
	C6.3	CONSTRUCTION DETAILS
	L1.1	OVERALL LANDSCAPE PLAN
	L1.2	LANDSCAPE PLAN NORTH
	L1.3	LANDSCAPE PLAN SOUTH
	L1.4	LANDSCAPE NOTES AND DETAILS

SITE DATA		
PROPOSED USE		4 STORY OFFICE BUILDING
PROPOSED LOT SIZE		±13.12 ACRES ±571,529 SF
PROPOSED GROSS FLOOR AREA		BUILDING 1- 80,196 SF BUILDING 2- 80,196 SF COMMONS- 21,644 SF TOTAL-182,036 SF
BUILDING HEIGHT		±
REQUIRED PARKING		1 SPACE/200 SF UP TO 20,000 SF G.F.A.= 100 1 SPACE/225 SF OVER 20,000 SF G.F.A. = 721
	TOTAL	821 STALLS
	ADA (2%)	17 STALLS
PROPOSED PARKING	STANDARD (SURFACE)	782 STALLS
	STANDARD (UNDERGROUND)	80 STALLS
	ADA (SURFACE)	18 STALLS
	ADA (UNDERGROUND)	4 STALLS
	TOTAL	884 STALLS
BUILDING AREA		49,612 SF
PAVEMENT/PARKING/SIDEWALK AREA		354,029 SF
TOTAL IMPERVIOUS AREA		403,641 SF (70.6%)
TOTAL PERVIOUS AREA		167,888 SF (29.4%)
REQUIRED OPEN SPACE		(25% SITE AREA)= 142,882 SF (10% PAVING AREA)=35,402 SF TOTAL= 178,284 SF (31.2%)
OPEN SPACE PROVIDED		250,738 SF (43.9%)

COMPREHENSIVE / ZONING INFORMATION

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

LICENSED PROFESSIONAL ENGINEER JEREMY S. SHEPHERD 21186 IOWA

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

SIGNATURE: ____________
NAME: JEREMY S. SHEPHERD DATE
LICENSE NUMBER 21186
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL: C0.0-C6.3

BENCHMARKS:
CITY BENCHMARK #021
STANDARD BENCHMARK AT THE INTERSECTION OF JORDAN CREEK PARKWAY AND THE NORTH RAMP OF I-80, NORTHEAST CORNER OF INTERSECTION, 8.5 FEET WEST OF THE SOUTHEAST RIGHT-OF-WAY FENCE CORNER, 125 FEET EAST OF CENTERLINE OF JORDAN CREEK PARKWAY, IN PIPE/TUBE, APPROX. 1.5 FEET DEEP.
ELEVATION = 205.75

CITY BENCHMARK #120
STANDARD BENCHMARK AT SOUTHEAST CORNER OF ASHWORTH ROAD AND 79TH PLACE, 2 FEET WEST OF NORTH END OF SIDEWALK AT HOUS #8081, 13 FEET EAST OF BACK OF CURB, 19 FEET NORTH OF NORTH EDGE OF DRIVEWAY AT JUNCTION OF SIDEWALK.
ELEVATION = 241.79

FLOOD ZONE:
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN -
MAP NUMBER: 19023100080C
EFFECTIVE DATE: FEBRUARY 18, 2005

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

OLSSON® ASSOCIATES
7157 Vista Drive, West Des Moines, IA 50266
TEL 515.331.8517 FAX 515.331.8819 www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

2018

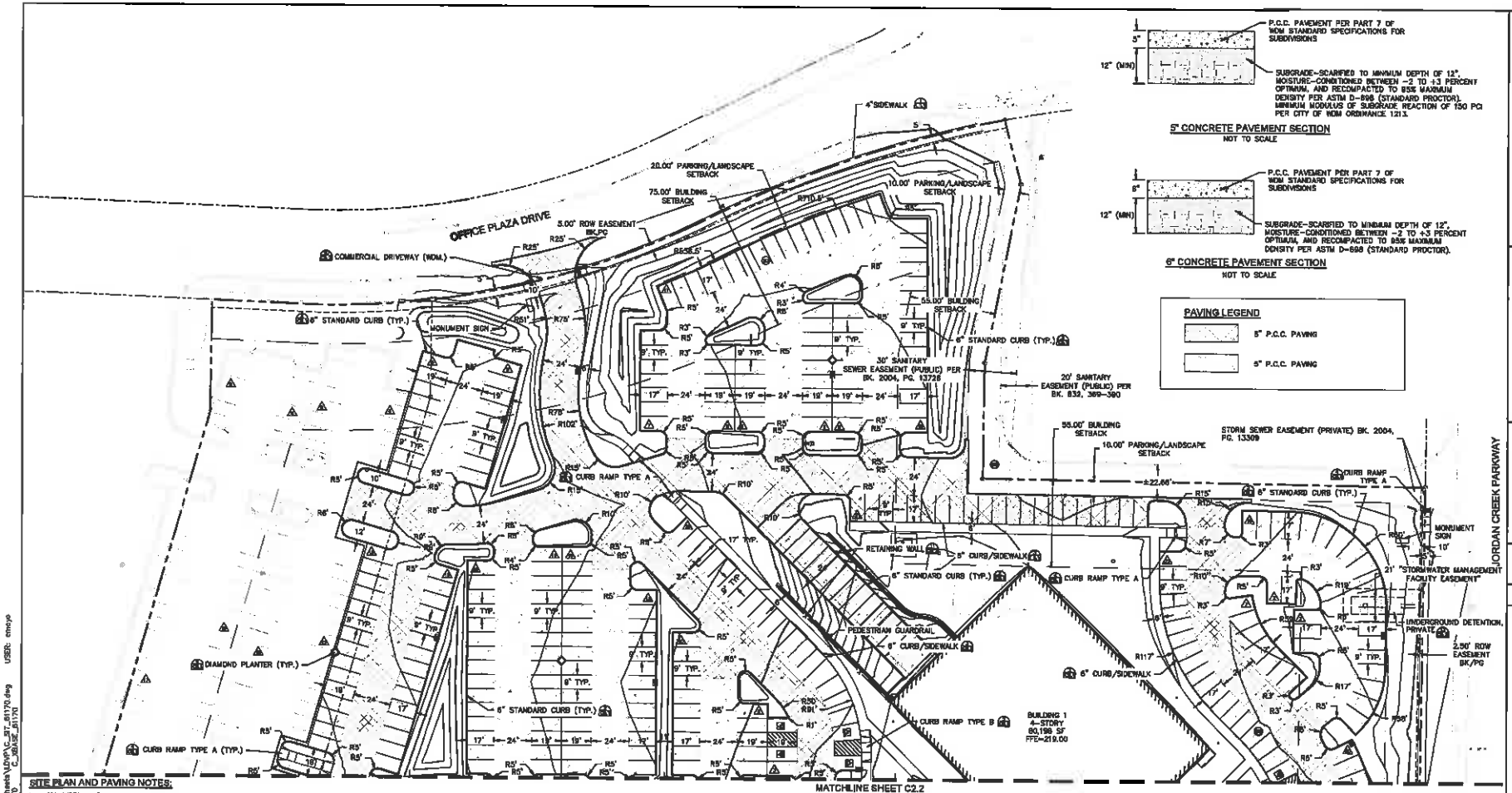
WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA
WEST DES MOINES, IA

COVER SHEET

SHEET C0.0

DWG: F:\2016\1001-1500\016-1170\40-Design\AutoCAD\Preliminary Plans\Sheets\LDP\C_CVR_61170.dwg USER: omaya
DATE: Feb 07, 2017 9:54am XREFS: C_TBLK_61170

ATTACHMENT C



5" CONCRETE PAVEMENT SECTION
NOT TO SCALE

6" CONCRETE PAVEMENT SECTION
NOT TO SCALE

PAVING LEGEND

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

SITE PLAN AND PAVING NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL WORK AND CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE 1993 DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL, INCLUDING ALL WEST DES MOINES ADDENDUMS AND THE WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS. IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. PAVEMENT CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE "METRO DESIGN STANDARDS" FOR STREETS, AND THE WEST DES MOINES "OFF STREET PARKING ORDINANCE" FOR PRIVATE STREETS, PARKING LOTS, AND DRIVEWAYS, AND SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I.
5. ALL PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE 4" WIDE YELLOW MARKING, CONFORMING TO AASHTO M248 READY-MIXED TRAFFIC PAINT
6. ALL PAVING WORK AND SUBGRADE PREPARATION/STABILIZATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY TEAM SERVICES, SEPTEMBER 21, 2016, PROJ. NO. 1-4834. IN CASE OF ANY CONFLICT WITH THESE PLANS, NOTIFY ENGINEER IMMEDIATELY.
7. UNLESS PROVIDED FOR IN THE PLANS, CONTRACTOR SHALL DEVELOP A CONCRETE PAVEMENT JOINTING PLAN USING THE PROPOSED SITE PLAN AND SITE CONDITIONS. JOINT LAYOUT SHALL BE IN ACCORDANCE WITH ACI 330R "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS," AND STANDARD CONSTRUCTION PRACTICES. JOINT DETAILS SHALL BE IN ACCORDANCE WITH WEST DES MOINES SPECIFICATIONS. CONTRACTOR SHALL PROVIDE A PAVEMENT JOINTING PLAN FOR OWNER APPROVAL.
8. ALL SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON PROJECT TO BE IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS AND ROUTES ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN". THE SITE MAY BE INSPECTED BY CITY PERSONNEL FOR COMPLIANCE WITH THE STANDARDS.
10. ADA ACCESSIBLE PARKING STALLS AND AISLES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION. ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00% (UNLESS RAMPS AND LANDINGS ARE PROVIDED PER ADA STANDARDS). CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (12:1). ACCESSIBLE MANEUVERING AREAS AT DOORS SHALL BE CONSTRUCTED WITH A MAXIMUM 2.00% IN ANY DIRECTION. CONTRACTOR SHALL FIELD VERIFY ADA GRADES AND FORM WORK PRIOR TO PLACING ANY CONCRETE. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY SHOWN ON THE PLANS.
11. CONTRACTOR TO COORDINATE ALL PAVEMENT TESTING.
12. PAVING CONTRACTOR TO PLACE TRAFFIC RATED CAPS ON ALL CLEAN-OUTS WITHIN PAVED AREAS.
13. ALL ACCESSIBLE STALLS TO BE PAINTED AND SIGNS INSTALLED.
14. MAINTAIN 2% MAXIMUM CROSS SLOPE ON SIDEWALKS UNLESS OTHERWISE NOTED. ALL SIDEWALKS TO BE 8" P.C.C. PAVEMENT UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL BOX OUT AND ADJUST UTILITY RIMS TO GRADE PER WEST DES MOINES SPECIFICATIONS.
16. CONTRACTOR TO CONTACT RICK KNOBRUES WITH THE WDM TRAFFIC DIVISION AT 515.222.3480 TO REMOVE TRAFFIC SIGN.

811 Know what's below. Call before you dig.
CALL 811 BEFORE YOU BEGIN DIGGING. IT'S FREE. IT'S THE LAW.

OLSSON ASSOCIATES
7757 Vista Drive, West Des Moines, IA 50266
TEL 515.331.8557
FAX 515.331.8518
www.olssonassociates.com

REV. NO.	DATE	REMARKS DESCRIPTION

REVISIONS

SITE LAYOUT PLAN NORTH

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

2016

drawn by: GEM
checked by: KDV
approved by: JES
CADD by: RM
project no.: 016-1170
drawing no.:
date: 01.26.2017

SHEET
C2.1

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DATE: Feb 07, 2017 8:56am XREFS: C_TBLK_161170 C_XBASE_161170 C_PLAN_161170

MATCHLINE SHEET C2.1

55.00' BUILDING SETBACK

6" STANDARD CURB (TYP.)

CURB RAMP TYPE A (TYP.)

CURB RAMP TYPE B

DIAMOND PLANTER (TYP.)

6" CURB/SIDEWALK

MIDDLE DETENTION FACILITY, PRIVATE

PLAZA AREA DESIGN BY OTHERS

STORMWATER MANAGEMENT FACILITY EASEMENT

COMMONS BUILDING
4-STORY
21,644 SF
FFE=219.00

CURB RAMP TYPE C

ADA PARKING (TYP.)

BUILDING 2
4-STORY
80,198 SF
FFE=219.00

PEDESTRIAN GUARDRAIL

3' ELECTRIC TRANSMISSION LINE EASEMENT (PRIVATE) REFERENCE CONDEMNATION G. 4, PG. 450

75.00' BUILDING SETBACK

10.00' PARKING/LANDSCAPE SETBACK

FUTURE GENERATOR ENCLOSURE

TRASH ENCLOSURE

100' R.O.W.

RETAINING WALL

UNION PACIFIC RAILROAD

MONUMENT SIGN

4" DOUBLE YELLOW STRIPE

4" WHITE STRIPE

2.50' ROW EASEMENT

SOUTH DETENTION FACILITY, PRIVATE

20.00' PARKING/LANDSCAPE SETBACK

COMMERCIAL DRIVEWAY (WIDE)

PROTECT EXISTING INTAKE STRUCTURE. REMOVE ENTIRE CONCRETE BOXOUT AND TIE DRIVEWAY RADIUS INTO NEW BOXOUT

JORDAN CREEK PARKWAY

PAVING LEGEND

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

N

0' 15' 30' 60'
SCALE IN FEET

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

CALL IN RE-STAKING NUMBER PRIOR TO BEGINNING GRADING OF EXCAVATION FOR THE MARKING OF UNDERGROUND UTILITIES.

OLSSON ASSOCIATES
7107 Mills Drive
West Des Moines, IA 50266
TEL 515.331.8017
FAX 515.331.8014
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

SITE LAYOUT PLAN SOUTH

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

2016

drawn by: CGB
checked by: KSP
approved by: JBB
OA/OO by: JBB
project no.: 016-1170
drawing no.:
date: 01.26.2017

SHEET
C2.2

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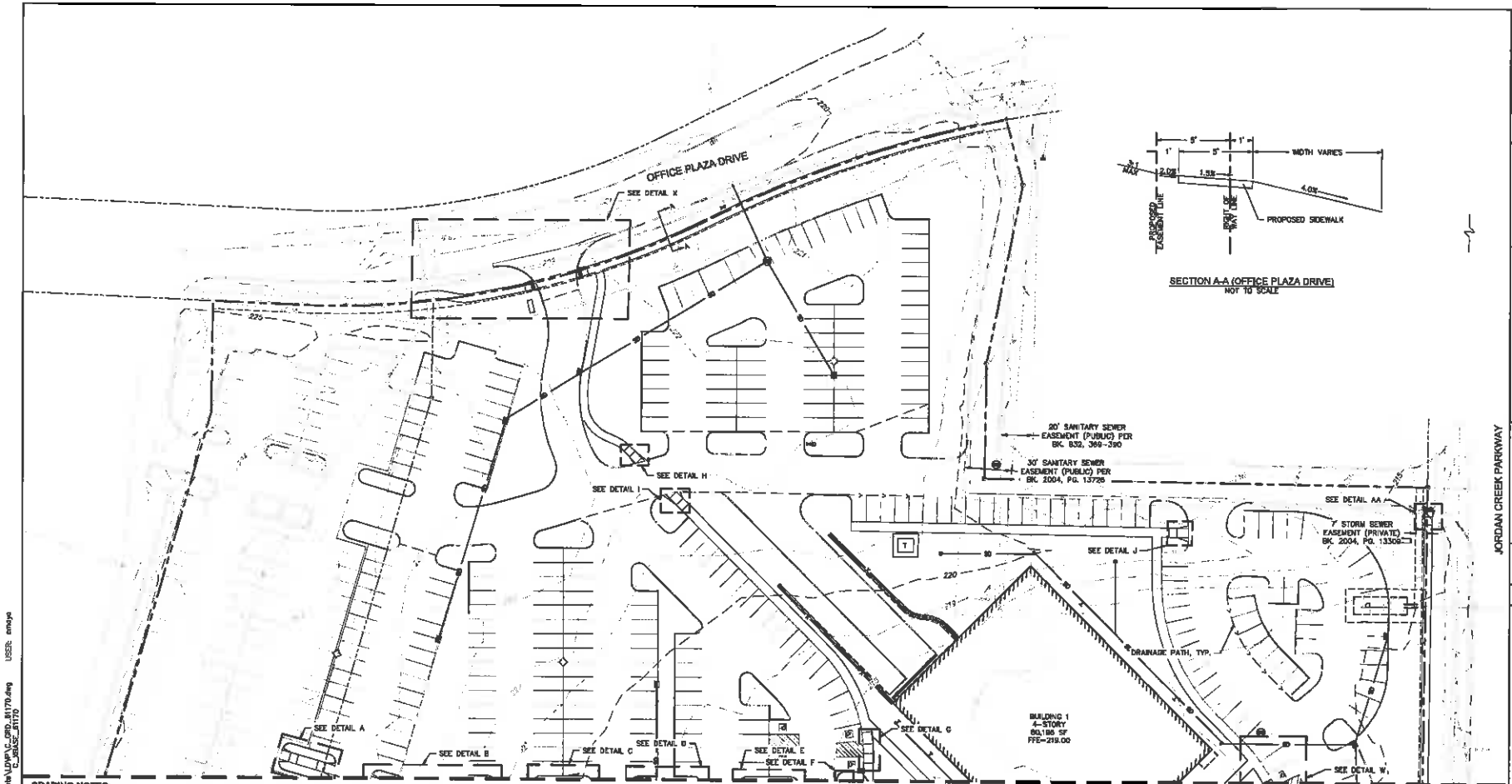

GRADING NOTES:

1. PRIOR TO ANY GRADING OPERATIONS, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADEQUATELY IN PLACE. REFER TO THE EROSION AND SEDIMENT CONTROL PLAN FOR REQUIREMENTS.
2. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR SUBGRADE ELEVATIONS.
3. ALL TOP OF CURB AND SIDEWALK ELEVATIONS SHALL BE 6" ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
4. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.
5. CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE. SLOPE SHALL BE A 2% MINIMUM.
6. UNLESS OTHERWISE IDENTIFIED IN THE CONTRACT DOCUMENTS, SITE AND BUILDING PAD PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY TEAM SERVICES, SEPTEMBER 21, 2016, PROJ. NO. 1-4034.
7. IN CASE OF ANY DISCREPANCIES REGARDING EARTHWORK BETWEEN THE GEOTECHNICAL REPORT AND THE SPECIFICATIONS SHOWN IN THESE PLANS, NOTIFY THE ENGINEER IMMEDIATELY.
8. ALL HERBACEOUS VEGETATION AND TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 5 INCHES AND REMOVED FROM SITE OR STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.
9. ALL EXISTING PAVEMENT, UTILITIES, BURIED DEBRIS, RUBBLE, AND/OR STRUCTURES/FOUNDATIONS ENCOUNTERED WITHIN AREAS OF DISTURBANCE SHALL BE COMPLETELY REMOVED PRIOR TO OR DURING EARTHWORK OPERATIONS. WASTED MATERIAL SHALL NOT BE BURIED ONSITE WITHOUT THE PRIOR APPROVAL OF THE OWNER.
10. THE UPPER 24" OF ALL UTILITY TRENCHES IN UNPAVED AREAS SHALL BE BACKFILLED WITH COMPACTED COHESIVE SOILS. SEE GEOTECHNICAL REPORT FOR COMPACTION AND MOISTURE RECOMMENDATIONS.
11. FINAL PAVEMENT SUBGRADES SHALL BE PROOFROLLED IMMEDIATELY PRIOR TO THE PLACEMENT OF THE PAVEMENT TO DETECT LOCALIZED AREAS OF INSTABILITY.
12. SUITABLE FILL MATERIALS SHALL BE PLACED IN THIN LIFTS OF 4 TO 8 INCHES LOOSE MEASUREMENT, UNLESS OTHERWISE ALLOWED IN THE GEOTECHNICAL REPORT.
13. IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATION TO DISCHARGE FROM DEWATERING ACTIVITIES.
14. THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS AND TRENCHES NEEDED FOR THE CONSTRUCTION OF THE PROJECT USING MEANS/METHODS OF HIS CHOICE. REFER TO THE GEOTECHNICAL REPORT FOR ANTICIPATED LEVELS OF GROUNDWATER AND DEWATERING.
15. ALL EXCAVATIONS AND TRENCHES SHALL BE SLOPED/SHORED/BRACED FOR PROTECTION OF PERSONNEL IN ACCORDANCE WITH OSHA REGULATIONS AND AT THE CONTRACTORS FULL DISCRETION BASED ON THE SITE CONDITIONS. OPEN EXCAVATIONS SHALL BE ADEQUATELY PROTECTED AND/OR FENCED AS NECESSARY AND FOR THE SAFETY OF THE PUBLIC.
16. ALL FLOOR SLABS SHALL BEAR ON CONTROLLED FILL.
17. CONTRACTOR WILL BE HELD RESPONSIBLE FOR SETTLEMENT DUE TO IMPROPER COMPACTION.
18. THE CONTRACTOR SHALL NOTIFY THE OWNER/ENGINEER IMMEDIATELY IF ANY GRADING WILL TAKE PLACE BEYOND THE LIMITS OF DISTURBANCE.
19. IF THERE ARE TREES ON SITE THAT DO NOT SHOW UP ON THE PLANS, THE CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE OR ENGINEER FOR REMOVAL OR RELOCATION, IF REQUIRED.
20. CONTRACTOR SHALL GRADE ALL LOW SPOTS TO DRAIN. THE CONTRACTOR SHALL INFORM THE APPROPRIATE GOVERNING AGENCY, OWNER AND/OR OWNING REPRESENTATIVE PRIOR TO BEGINNING OF PROOFROLLING.
21. ANY GEOTECHNICAL/TESTING REPORTS SOLICITED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE OWNER AND THE ENGINEER.
22. GRADING TOLERANCES: BUILDING PAD: −0.0' TO +0.1'; PAVED AREAS −0.0' TO +0.2'; ALL OTHER AREAS: −0.2' TO +0.2'.
23. SEE SITE LAYOUT PLAN FOR ADA ACCESSIBLE ROUTES AND PAVING REQUIREMENTS. ALL ADA ACCESSIBLE STALLS/ROUTES SHALL BE CONSTRUCTED PER ADA STANDARDS.
24. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
25. THE OWNER SHALL MAINTAIN DETENTION FACILITIES UPON COMPLETION OF THE PROJECT.

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

OLSSON ASSOCIATES
7232 Mills Drive, West Des Moines, IA 50266
TEL 515.331.0617 FAX 515.331.0618 www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

GRADING PLAN NORTH

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

2016

drawn by: CSM
standard by: SBR
approved by: JM
QACD by: JBB
project no.: 013-1170
drawing no.:
date: 01.26.2017

SHEET
C3.1

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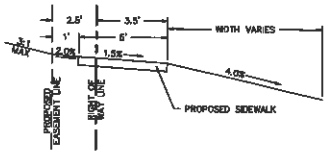
MATCHLINE SHEET C1.1

SEE DETAIL B
SEE DETAIL C
SEE DETAIL D
SEE DETAIL E
PRIVATE DETENTION FACILITY
100-YR POOL ELEV = 210.00
WET POND ELEV = 212.00
SEE DETAIL K
SEE DETAIL L
SEE DETAIL M
SEE DETAIL N
SEE DETAIL O
SEE DETAIL P
SEE DETAIL Q
SEE DETAIL R
SEE DETAIL S
CRITICAL OVERFLOW
SEE DETAIL W
COMMONS BUILDING
4-STORY
21,644 SF
FFE=219.00
SEE DETAIL V
BUILDING 2
4-STORY
80,198 SF
FFE=219.00
SEE DETAIL U
SEE DETAIL T
DRAINAGE PATH, TYP.
SEE DETAIL Y
PRIVATE DETENTION FACILITY
100-YR POOL ELEV = 213.00
CRITICAL OVERFLOW
JORDAN CREEK PARKWAY
SEE DETAIL Z



SECTION B-B (JORDAN CREEK PARKWAY)
NOT TO SCALE

N

0' 15' 30' 60'
SCALE IN FEET

811 Know what's below. Call before you dig.
CALL IT IN 48 HOURS PRIOR TO BEGINNING GRADING OR EXCAVATION FOR THE MARKING OF UNDERGROUND UTILITIES.

OLSSON ASSOCIATES
7332 Mills Drive
West Des Moines, IA 50266
TEL 515.331.8117
FAX 515.331.8215
www.olssonassociates.com

REV NO	DATE	REVISIONS DESCRIPTION

REVISIONS

GRADING PLAN SOUTH

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

2016

drawn by: DEW
checked by: KDW
approved by: JBB
CHECK by: JBB
project no. 015-1170
drawing no.
date 01.26.2017

SHEET
C3.2

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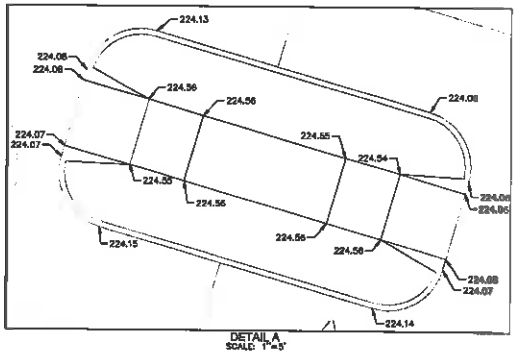

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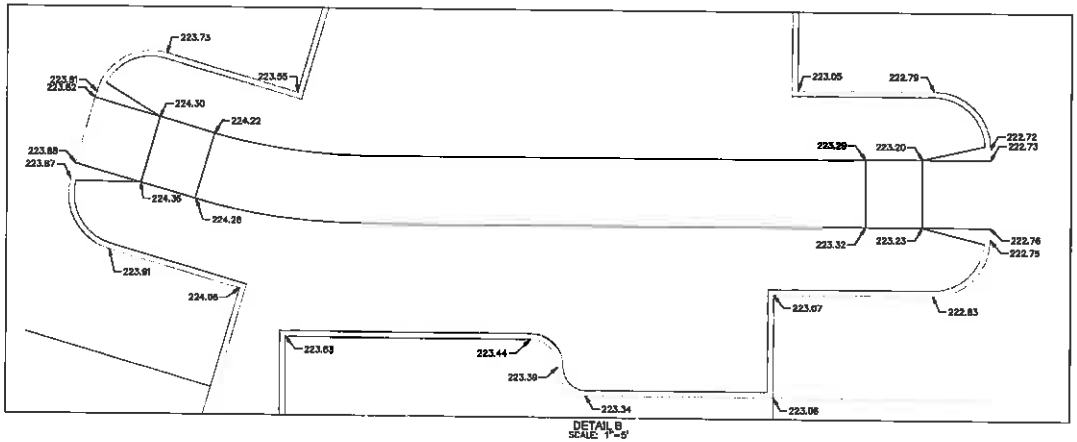

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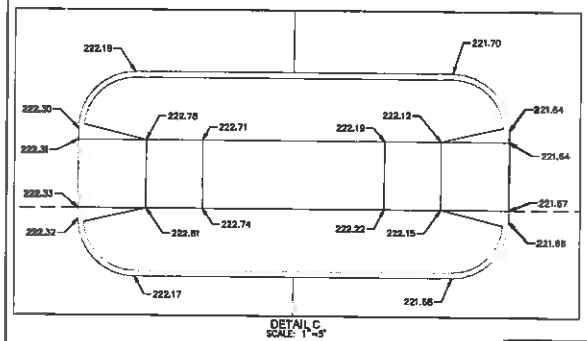

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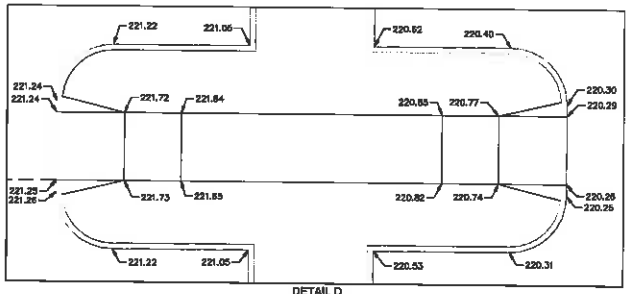

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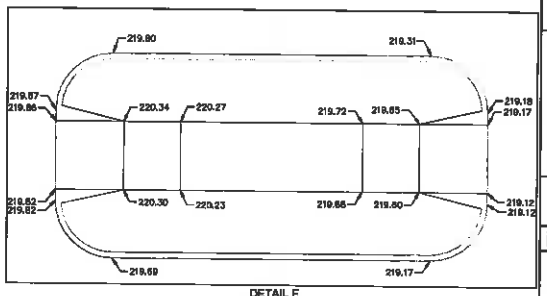

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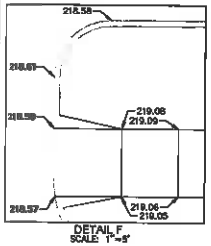

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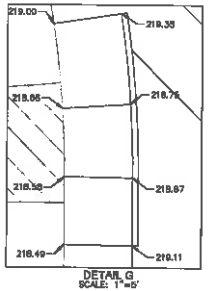

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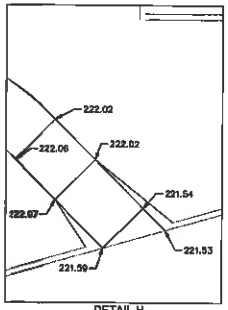

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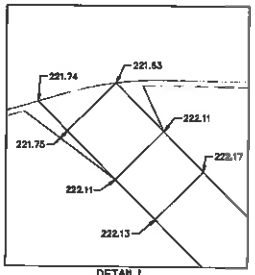

DETAIL I
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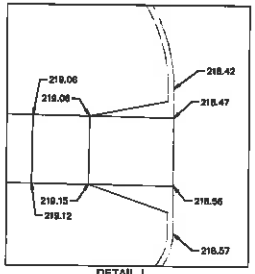

DETAIL J
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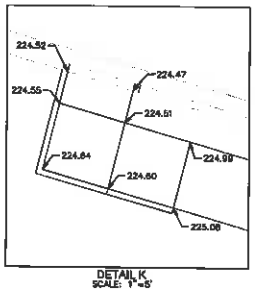

DETAIL K
SCALE: 1"=5'

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

CALL 811 SEVEN DAYS BEFORE YOU BEGIN DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND FACILITIES

OLSSON ASSOCIATES

2335 West Dale Drive
West Des Moines, IA 50266
TEL 515.251.6817
FAX 515.331.8518
www.olssonassociates.com

REV NO.	DATE	REVISION DESCRIPTION

REVISIONS

2016

GRADING PLAN - DETAILS

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

drawn by: DKB
checked by: CDK
approved by: JBS
CADD by: BB
project no.: 015-1378
drawing no.:
date: 01.26.2017

SHEET
C3.3

DWG: F:\2015\1001-1500\015-1370\45-Design\Autocad3D\Preliminary Plans\Sheets\L1\01\C_GRD_S1773.dwg USER: cmoyo
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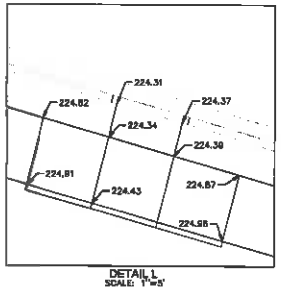
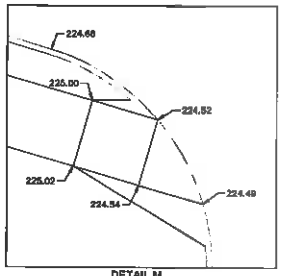


DETAIL L
SCALE: 1"=5'



DETAIL M
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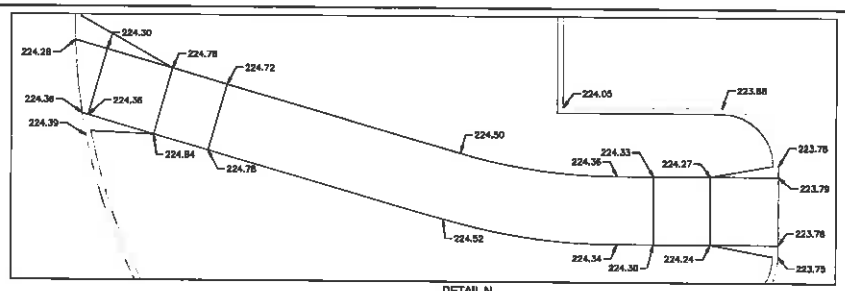

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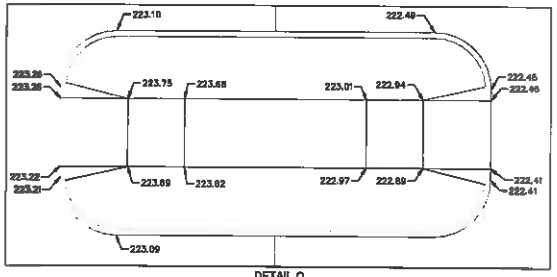

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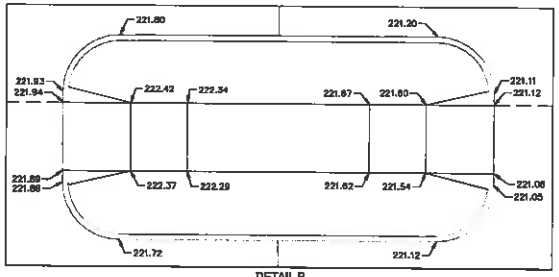

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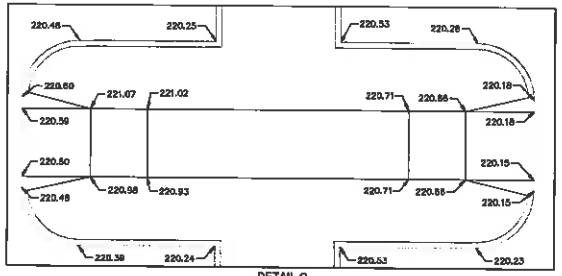

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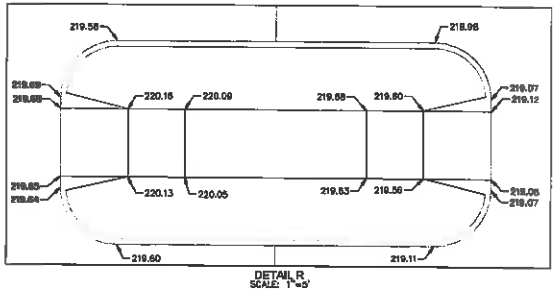

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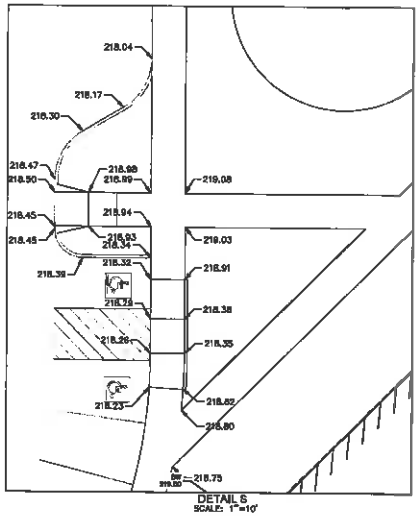

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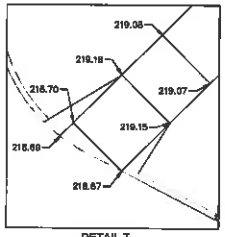

DETAIL T
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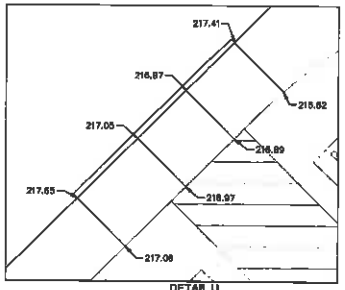

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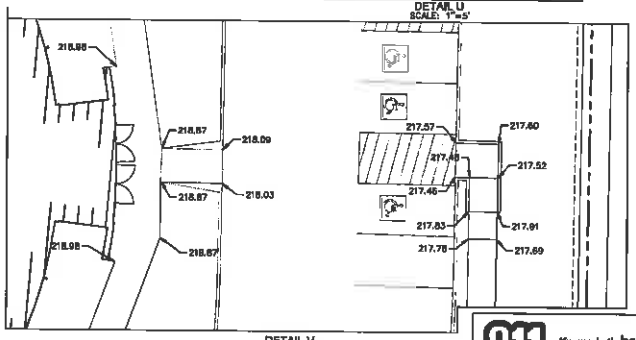

DETAIL V
SCALE: 1"=10'

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

CALL 811 48 WORKING HOURS PRIOR TO BEGINNING DRAWING OF EXCAVATION FOR THE MARKING OF UNDERGROUND FACILITIES.

OLSSON ASSOCIATES

7367 Vista Drive
West Des Moines, IA 50266

TEL 515.331.6027
FAX 515.331.6918
www.olssonassociates.com

REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

GRADING PLAN - DETAILS

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

2016

drawn by: CGM
designed by: SDR
approved by: JRG
CAD dir. by: JBS
project no.: 016-1170
drawing no.:
date: 01.20.2017

SHEET
C3.4

DWG: F:\2016\1001-1500\016-1170\AD-Design\AutoCAD\Preliminary Plans\Sheets\LDHP\C_GRD_B1170.dwg USER: cmego
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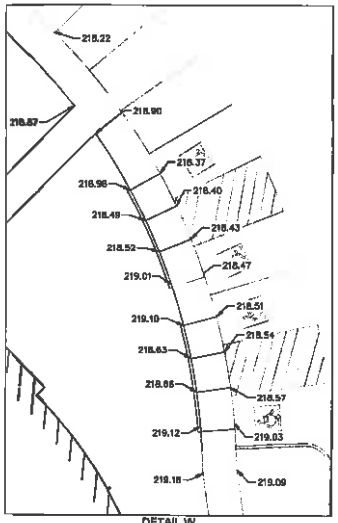

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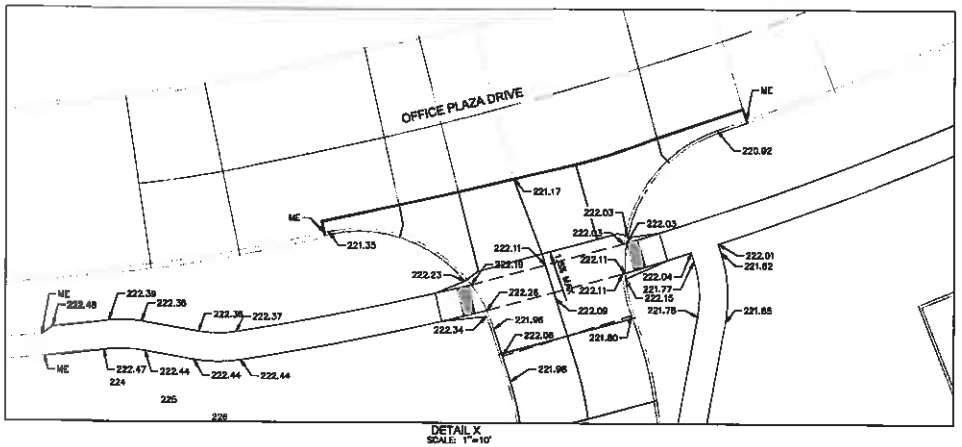

DETAIL X
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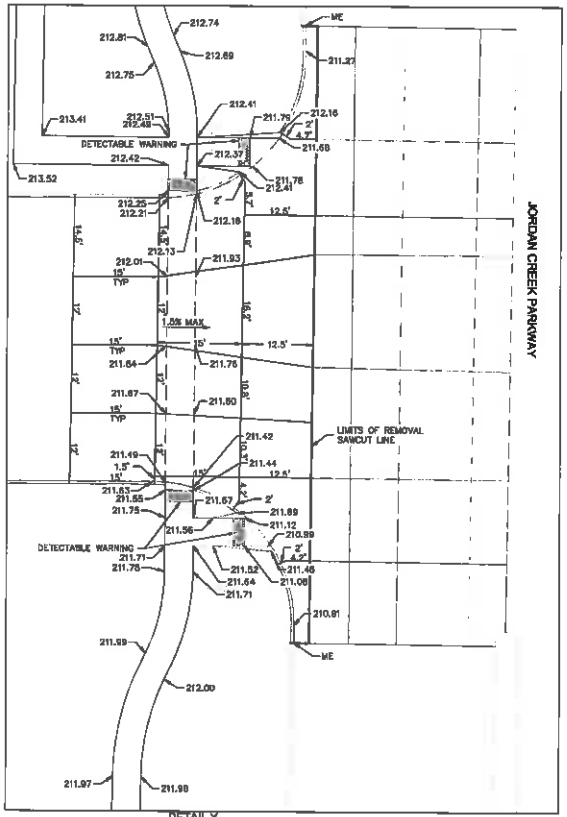

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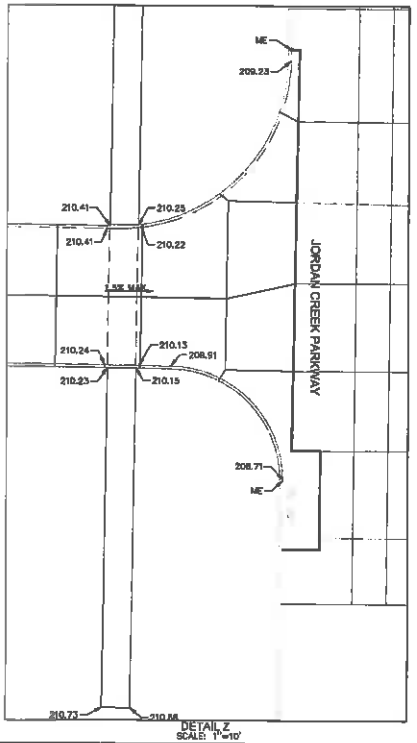

DETAIL Z
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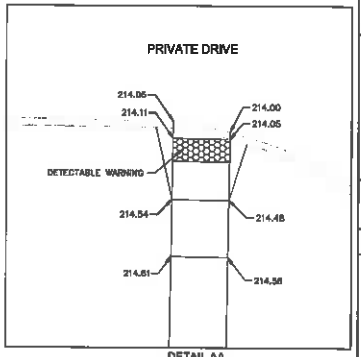

DETAIL AA
SCALE: 1"=5'

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

CALL IT IS SATISFYING HOURS PRIOR TO BEGINNING OPERATIONS OR EXCAVATIONS FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES.

OLSSON ASSOCIATES
7332 Yello Drive
West Des Moines, IA 50266
TEL 515.331.8517
FAX 515.331.8518
www.olssonassociates.com

REV NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

GRADING PLAN - DETAILS

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

2016

drawn by: DEH
checked by: KSR
approved by: JNG
CAD/GIS by: JBB
project no.: 016-1170
drawing no.:
date: 01.29.2017

SHEET
C3.5

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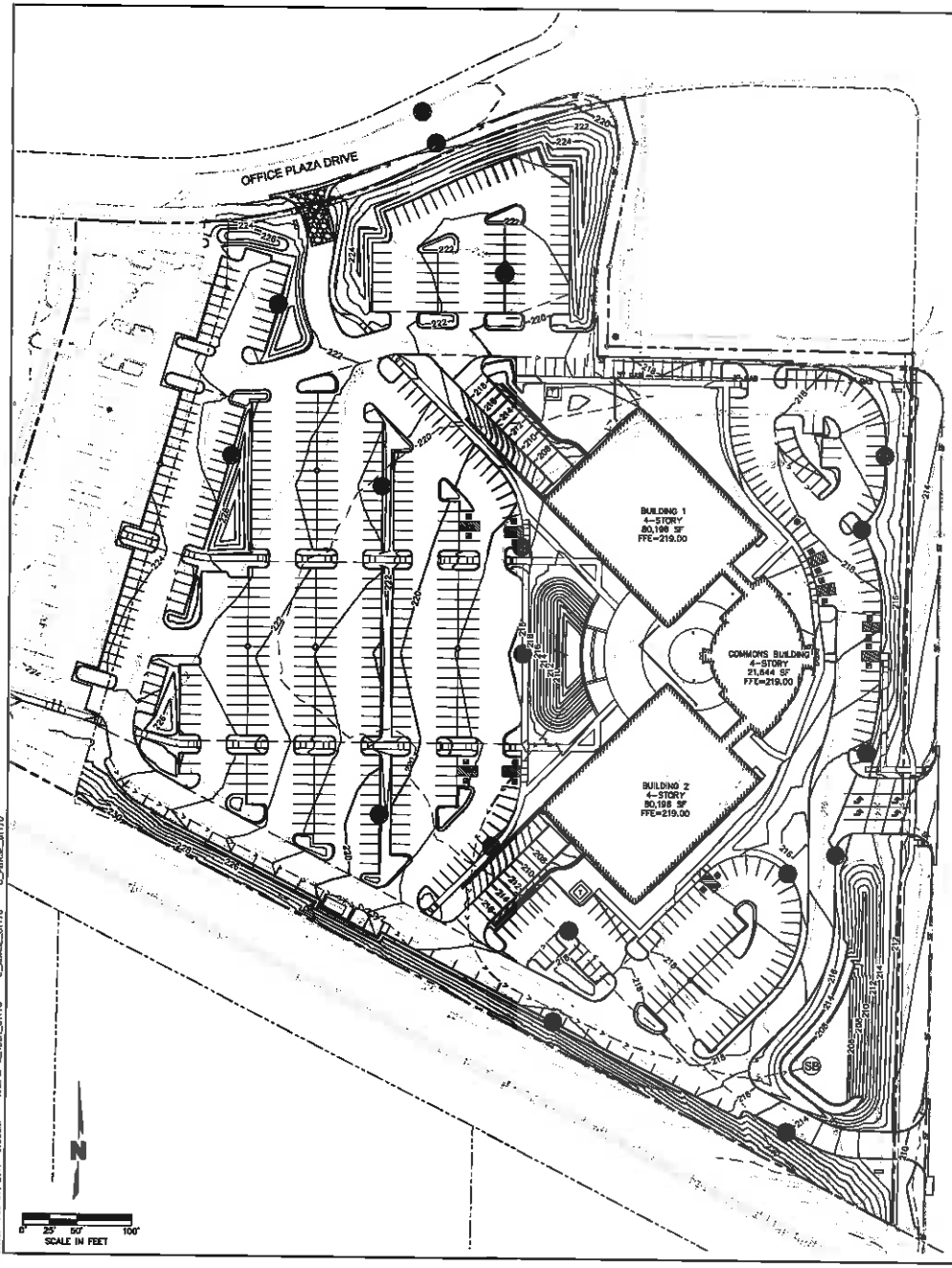

NOTES:

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

CONSTRUCTION & EROSION CONTROL SCHEDULE:

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

OWNER:
DALLAS COUNTY PARTNERS
1225 JORDAN CREEK PARKWAY, SUITE 200
WEST DES MOINES, IA 50266
PH: (515)223.4500

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

CONTRACTOR:
COMPANY: ICON CONSTRUCTION
RESPONSIBLE PERSON: KEITH COLGAN
ADDRESS: 1225 JORDAN CREEK PARKWAY
PHONE: 515.223.4516

LEGEND

990	PROPOSED MAJOR CONTOUR
991	PROPOSED MINOR CONTOUR
990	EXISTING MAJOR CONTOUR
991	EXISTING MINOR CONTOUR
	PROPOSED GRADE BREAK
SD	PROPOSED STORM SEWER
SD	EXISTING STORM SEWER
	INSTALL INLET PROTECTION
	WATTLE PER SUDAS DETAIL 9040.5
	SILT FENCE PER WEST DES MOINES STANDARD DRAWING 2.1
	STABILIZED CONSTRUCTION ENTRANCE PER SUDAS DETAIL 9040.20
	DRAINAGE ARROW
LOD	LIMITS OF DISTURBANCE
	CONCRETE WASHOUT AREA
	TEMPORARY DIVERSION DITCH
SB	SEDIMENT BASIN

SITE INFORMATION

TOTAL DISTURBED AREA	12.55 AC
TOTAL SITE AREA	13.12 AC
SOIL INFORMATION	GLACIAL TILL, LOESS
RECEIVING WATERS	JORDAN CREEK VIA UNNAMED TRIBUTARY
RUNOFF COEFFICIENT (PRIOR TO CONSTRUCTION)	0.XX (100 YEAR)
RUNOFF COEFFICIENT (AFTER CONSTRUCTION)	0.XX (100 YEAR)

811 Know what's below. Call before you dig.
CALL 811 BETWEEN 2 AND 4 WORKING DAYS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE LOCATION OF UNDERGROUND SEWER UTILITIES.

OLSSON ASSOCIATES
7157 Vista Drive
West Des Moines, IA 50266
TEL: 515.331.8517
FAX: 515.331.8816
www.olssonassociates.com

REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

EROSION CONTROL PLAN

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA
WEST DES MOINES, IA

2016

drawn by: CBM
checked by: RDP
approved by: JBB
DARD by: JBB
project no.: 016-0379
drawing no.:
date: 01.24.2017

SHEET
C3.6

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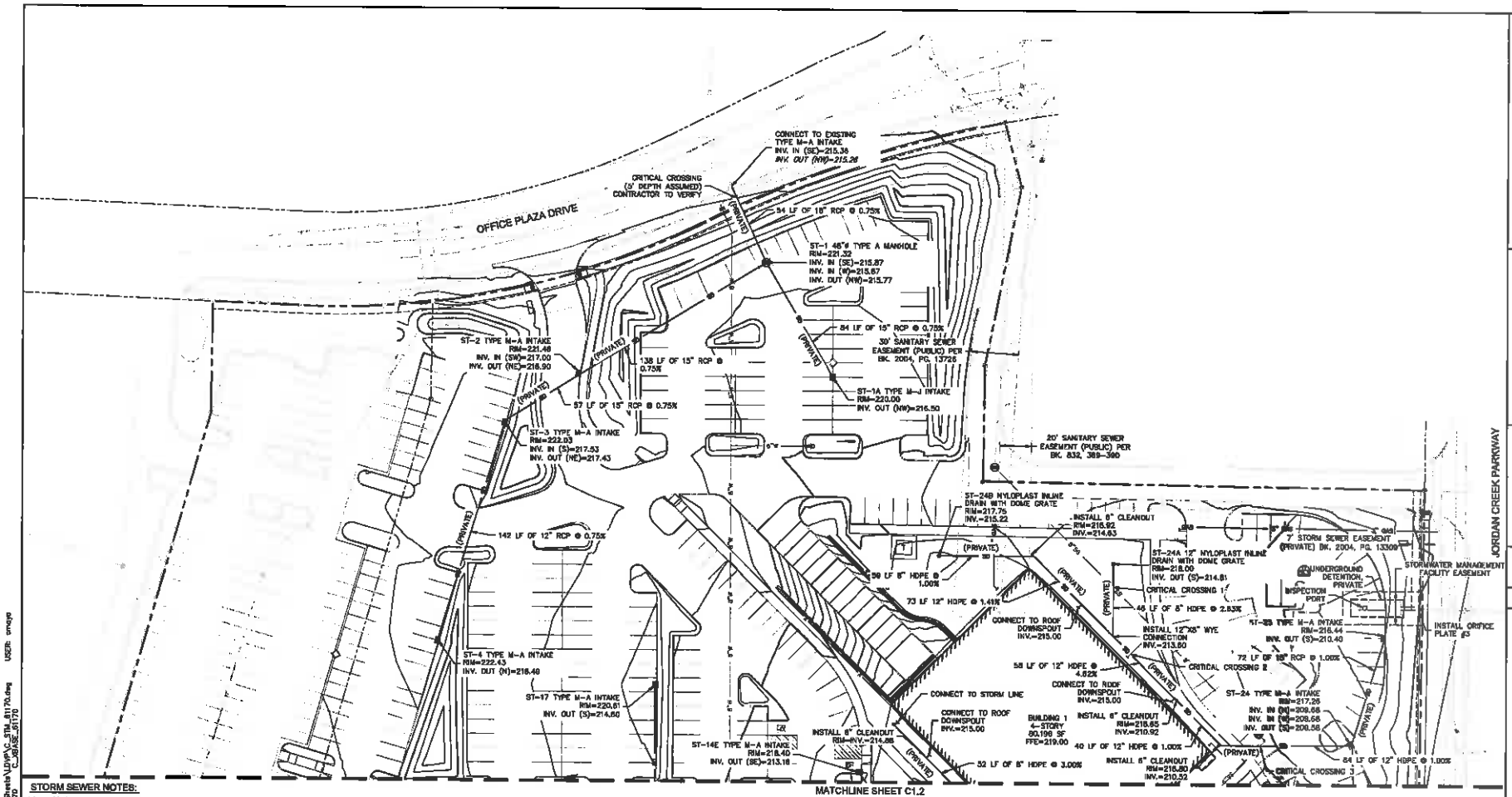
DATE: Feb 07, 2017 9:56am WSTS: C_TBUC_B1170 C_BASE_B1170 C_PAVE_B1170



STORM SEWER NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT PROPOSED POINTS OF CONNECTION AND CONFIRM EXACT LOCATIONS/SIZES/MATERIALS OF ALL UTILITY SERVICE LINE HOOKUPS TO THE BUILDING (PER MEP PLANS) PRIOR TO UTILITIES CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ONSITE MEETINGS WITH THE CITY, GOVERNING AGENCIES, AND UTILITY OWNERS PRIOR TO THE START OF ANY CONSTRUCTION OR INSTALLATION OF UTILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY SERVICE CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY/OWNER, AND TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS.
4. UTILITY TRENCHES AND STRUCTURE EXCAVATIONS ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
5. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE TRENCHING FOR ALL UTILITY SERVICE LINES.
6. CONTRACTOR TO SET AND ADJUST ALL PROPOSED UTILITY STRUCTURES, CLEANOUTS, VALVES, METER PITS, ETC. TO FINISH GRADE. EXISTING ITEMS AFFECTED BY THE WORK SHALL BE ADJUSTED AS REQUIRED TO MATCH FINISH GRADE.
7. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL CROSSINGS OF ALL PROPOSED AND EXISTING UTILITIES PRIOR TO INSTALLATION OF UTILITIES. CONTACT THE ENGINEER WITH ANY CONFLICTS.
8. ALL PIPE BEDDING, BACK FILL AND COMPACTION SHALL MEET WEST DES MOINES SPECIFICATIONS.
9. REFER TO MEP PLANS FOR EXTERIOR LIGHT ELECTRIC ROUTING.
10. ALL ONSITE WATER, STORM, AND SANITARY SEWER IMPROVEMENTS ARE PRIVATE UNLESS LABELED OTHERWISE.
11. ALL PIPE LENGTHS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
12. CONNECT 6" HDPE STORM SEWER (1% MINIMUM) TO ROOF DOWNSPOUTS AND STORM SEWER. REFER TO ARCHITECTURAL PLANS FOR FINAL DOWNSPOUT LOCATIONS.
13. CONTACT BUILDING INSPECTIONS (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION.
14. PRIVATE UTILITIES ARE TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS, THE 2012 INTERNATIONAL PLUMBING CODE AND THE 2012 UNIFORM PLUMBING CODE.
15. INLET DEPTH GREATER THAN 7; CAST-IN-PLACE OR PRECAST STRUCTURE IS REQUIRED. ALTERNATIVELY, A TYPE M-B INLET MAYBE USED WITH OWNER APPROVAL.
16. OWNER SHALL MAINTAIN ALL PRIVATE STORM SEWERS UPON COMPLETION OF CONSTRUCTION.

CRITICAL UTILITY CROSSINGS

1. 0.58' CLEAR (STORM OVER SANITARY)
2. 0.88' CLEAR (SANITARY OVER STORM)
3. 1.49' CLEAR (SANITARY OVER STORM)

N

0 15' 30' 60'
SCALE IN FEET

811 Know what's below. Call before you dig.
CALL 811 (IE-ENTHWIND HOURS PRIOR TO DIGGING, 48 HOURS OF EXCAVATION FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

OLSSON ASSOCIATES
7325 Vista Drive
West Des Moines, IA 50266
TEL 515.331.8917
FAX 515.331.8615
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

STORM SEWER PLAN NORTH

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

2016

drawn by: CSM
checked by: KDP
approved by: BRB
DAROC by: RBB
project no.: 016-1170
drawing no.:
date: 01.24.2017

SHEET
C4.1

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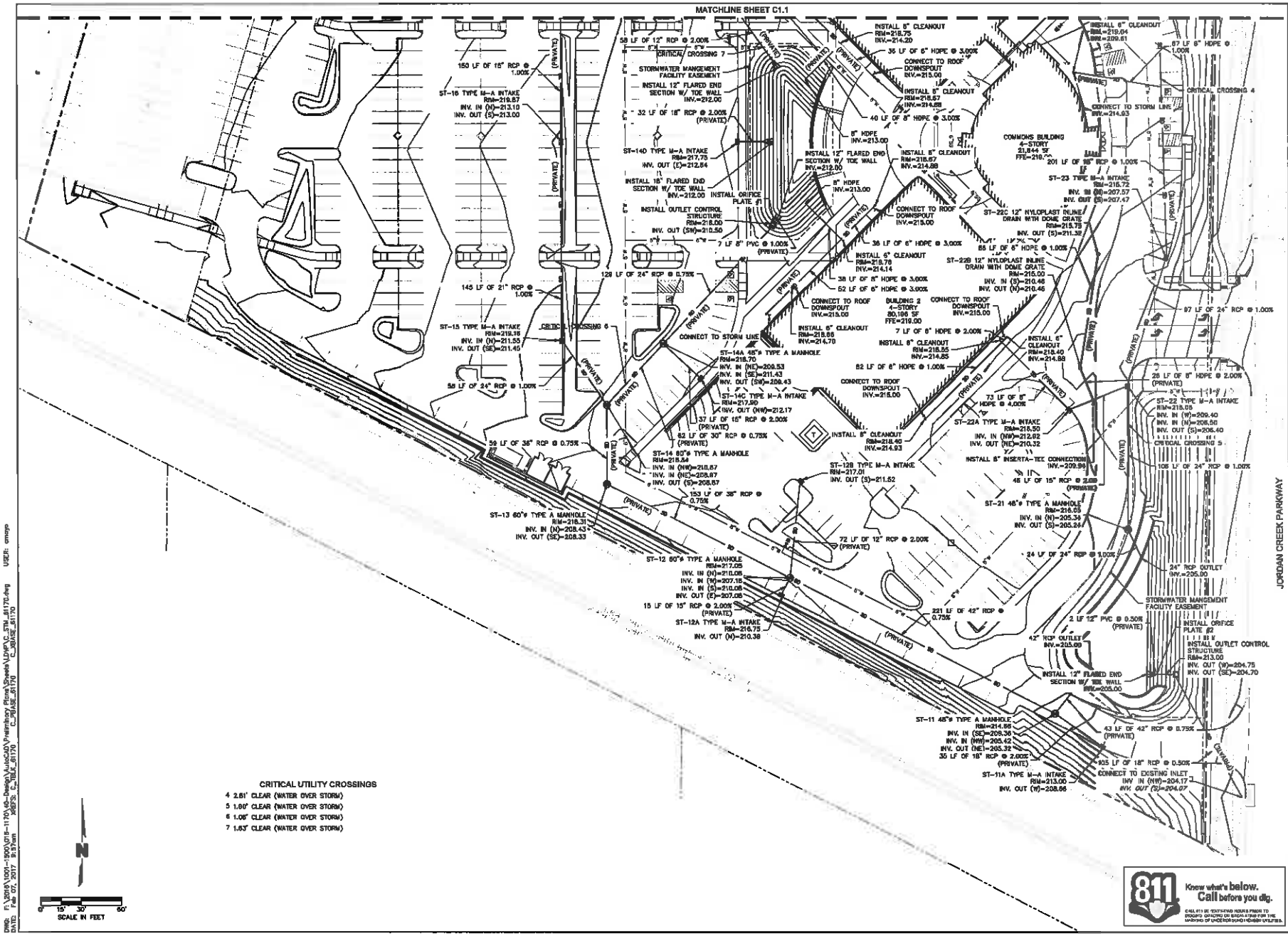
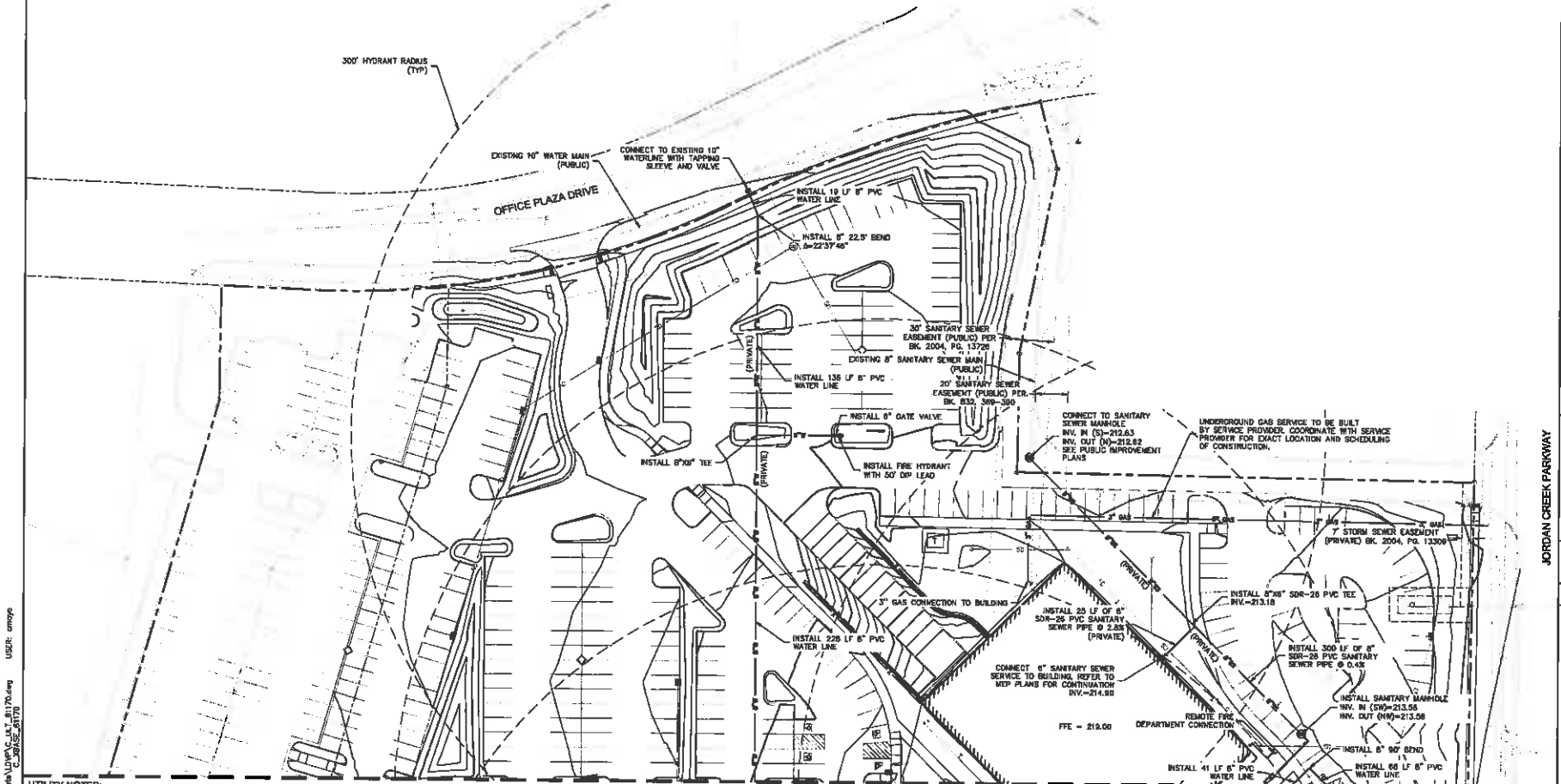
DATE: Feb 07, 2017 9:57am XREFS: C_TBLK_61170 C_BASE_61170


MATCHLINE SHEET C1.1
JORDAN CREEK PARKWAY
COMMONS BUILDING
4-STORY
21,844 SF
FFE=210.00
BUILDING 2
4-STORY
80,196 SF
FFE=219.00
ST-16 TYPE M-A INTAKE
RIM=219.57
INV. IN (N)=213.10
INV. OUT (S)=213.00
150 LF OF 15" RCP @ 1.00%
ST-14D TYPE M-A INTAKE
RIM=217.75
INV. OUT (E)=212.64
ST-15 TYPE M-A INTAKE
RIM=219.16
INV. IN (N)=211.55
INV. OUT (SE)=211.45
145 LF OF 21" RCP @ 1.00%
58 LF OF 24" RCP @ 1.00%
59 LF OF 36" RCP @ 0.75%
ST-13 60"ø TYPE A MANHOLE
RIM=218.31
INV. IN (N)=208.43
INV. OUT (SE)=208.33
ST-12 60"ø TYPE A MANHOLE
RIM=217.05
INV. IN (N)=210.05
INV. IN (W)=207.15
INV. IN (S)=210.05
INV. OUT (E)=207.05
15 LF OF 15" RCP @ 2.00% (PRIVATE)
ST-12A TYPE M-A INTAKE
RIM=216.75
INV. OUT (N)=210.38
153 LF OF 36" RCP @ 0.75%
ST-14 60"ø TYPE A MANHOLE
RIM=218.54
INV. IN (NW)=210.57
INV. IN (NE)=208.67
INV. OUT (S)=208.57
ST-14A 48"ø TYPE A MANHOLE
RIM=218.70
INV. IN (NE)=209.53
INV. IN (SE)=211.43
INV. OUT (SW)=209.43
ST-14C TYPE M-A INTAKE
RIM=217.90
INV. OUT (NW)=212.17
37 LF OF 15" RCP @ 2.00% (PRIVATE)
62 LF OF 30" RCP @ 0.75% (PRIVATE)
128 LF OF 24" RCP @ 0.75%
58 LF OF 12" RCP @ 2.00%
CRITICAL CROSSING 7
CRITICAL CROSSING 6
CRITICAL CROSSING 4
CRITICAL CROSSING 5
STORMWATER MANGEMENT FACILITY EASEMENT
INSTALL 12" FLARED END SECTION W/ TOE WALL INV.=212.00
32 LF OF 18" RCP @ 2.00% (PRIVATE)
INSTALL 18" FLARED END SECTION W/ TOE WALL INV.=212.00
INSTALL ORIFICE PLATE #1
INSTALL OUTLET CONTROL STRUCTURE RIM=218.00
INV. OUT (SW)=212.50
7 LF 8" PVC @ 1.00% (PRIVATE)
CONNECT TO STORM LINE
CONNECT TO ROOF DOWNSPOUT INV.=215.00
INSTALL 8" CLEANOUT RIM=218.75 INV.=214.20
36 LF OF 6" HDPE @ 3.00%
40 LF OF 8" HDPE @ 3.00%
8" HDPE INV.=213.00
INSTALL 8" CLEANOUT RIM=218.67 INV.=214.88
INSTALL 6" CLEANOUT RIM=218.76 INV.=214.14
38 LF OF 8" HDPE @ 3.00%
52 LF OF 6" HDPE @ 3.00%
INSTALL 6" CLEANOUT RIM=218.66 INV.=214.70
7 LF OF 8" HDPE @ 2.00%
INSTALL 8" CLEANOUT RIM=218.55 INV.=214.85
82 LF OF 6" HDPE @ 1.00%
INSTALL 8" CLEANOUT RIM=218.40 INV.=214.93
INSTALL 6" CLEANOUT RIM=218.40 INV.=214.88
ST-22C 12" NYLOPLAST INLINE DRAIN WITH DOME GRATE RIM=215.78 INV. OUT (S)=211.38
85 LF OF 6" HDPE @ 1.00%
ST-22B 12" NYLOPLAST INLINE DRAIN WITH DOME GRATE RIM=215.00 INV. IN (S)=210.46 INV. OUT (N)=210.46
201 LF OF 18" RCP @ 1.00%
ST-23 TYPE M-A INTAKE RIM=215.72 INV. IN (W)=207.57 INV. OUT (S)=207.47
INSTALL 6" CLEANOUT RIM=219.04 INV.=209.61
87 LF 6" HDPE @ 1.00%
CONNECT TO STORM LINE INV.=214.93
97 LF OF 24" RCP @ 1.00%
26 LF OF 8" HDPE @ 2.00% (PRIVATE)
ST-22 TYPE M-A INTAKE RIM=218.05 INV. IN (W)=209.40 INV. IN (N)=208.50 INV. OUT (S)=208.40
73 LF OF 8" HDPE @ 4.00%
ST-22A TYPE M-A INTAKE RIM=218.50 INV. IN (NW)=212.62 INV. OUT (NE)=210.32
INSTALL 8" INSERTA-TEE CONNECTION INV.=209.96
108 LF OF 24" RCP @ 1.00%
48 LF OF 15" RCP @ 2.00% (PRIVATE)
ST-21 48"ø TYPE A MANHOLE RIM=216.05 INV. IN (N)=205.34 INV. OUT (S)=205.24
24 LF OF 24" RCP @ 1.00%
24" RCP OUTLET INV.=205.00
STORMWATER MANGEMENT FACILITY EASEMENT
INSTALL ORIFICE PLATE #2
INSTALL OUTLET CONTROL STRUCTURE RIM=213.00
INV. OUT (W)=204.75
INV. OUT (SE)=204.70
2 LF 12" PVC @ 0.50% (PRIVATE)
42" RCP OUTLET INV.=205.00
INSTALL 12" FLARED END SECTION W/ TOE WALL INV.=205.00
ST-128 TYPE M-A INTAKE RIM=217.01 INV. OUT (S)=211.52
72 LF OF 12" RCP @ 2.00% (PRIVATE)
221 LF OF 42" RCP @ 0.75%
43 LF OF 42" RCP @ 0.75% (PRIVATE)
ST-11 48"ø TYPE A MANHOLE RIM=214.66 INV. IN (SE)=209.36 INV. IN (NW)=205.42 INV. OUT (NE)=205.32
35 LF OF 18" RCP @ 2.00% (PRIVATE)
ST-11A TYPE M-A INTAKE RIM=213.00 INV. OUT (W)=208.66
105 LF OF 18" RCP @ 0.50%
CONNECT TO EXISTING INLET INV. IN (NW)=204.17 INV. OUT (S)=204.07
CRITICAL UTILITY CROSSINGS
4 2.81' CLEAR (WATER OVER STORM)
5 1.80' CLEAR (WATER OVER STORM)
6 1.05' CLEAR (WATER OVER STORM)
7 1.63' CLEAR (WATER OVER STORM)
N
0 15' 30' 60'
SCALE IN FEET
811 Know what's below. Call before you dig.
OLSSON ASSOCIATES
7037 Mills Drive
West Des Moines, IA 50266
TEL 515.331.8117
FAX 515.331.8510
www.olssonassociates.com
REV. NO. | DATE | REVISIONS DESCRIPTION
REVISIONS
STORM SEWER PLAN SOUTH
WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA
WEST DES MOINES, IA
2016
drawn by: CSM
checked by: FEF
approved by: MS
DAMO by: MS
project no.: 016-1170
drawing no.:
date: 05.26.2017
SHEET
C4.2
DWG: F:\2016\1001-1500\015-1170\05-Design\AutoCAD\Yearmap Plans\Sheets\LDVEY-C_STM_011710.dwg
DATE: Feb 07, 2017 BY: Brown
XREFS: C_BASE_011710 C_BASE_011710 C_BASE_011710
USER: cmorp



UTILITY NOTES:

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

MATCHLINE SHEET C1.2

REFER TO ARCHITECTURAL PLANS FOR FINAL DOWNSPOUT LOCATIONS.

23. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION
24. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3456) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
25. CONTACT BUILDING INSPECTIONS (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION.
26. PRIVATE UTILITIES ARE TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS, THE 2012 INTERNATIONAL PLUMBING CODE AND THE 2012 UNIFORM PLUMBING CODE.
27. OWNER SHALL MAINTAIN ALL PRIVATE SANITARY SEWERS UPON COMPLETION OF CONSTRUCTION.

ELECTRICAL SERVICE

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

TELEPHONE SERVICE

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

GAS SERVICE

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

WEST DES MOINES WATER WORKS STANDARD NOTES:

1. ALL WATER MAIN, PUBLIC OR PRIVATE AND ASSOCIATED SERVICES, SHALL BE INSTALLED IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT (515) 222-3465 AT LEAST ONE 48 HOURS PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE CITY OF WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION IS TO BE INSTALLED PER CITY ORDINANCE 1297,54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

N

0' 15' 30' 60'
SCALE IN FEET

811 Know what's below. Call before you dig.
CALL 811 AT LEAST 48 HOURS PRIOR TO DIG DATE FOR LOCATION OF EXISTING UTILITIES.

OLSSON ASSOCIATES
7167 Mills Drive, West Des Moines, IA 50266
TEL 515.237.2617 FAX 515.331.8616 www.olssonassociates.com

REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

UTILITY PLAN NORTH

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

2016

drawn by: CDM
checked by: KDR
approved by: JBS
CAD(E) by: JBS
project no.: 016-01170
drawing no.:
date: 01.26.2017

SHEET
C5.1

DWG: F:\2016\1001-1500\016-01170\02-Design\AutoCAD\Preliminary Plans\Sheets\LD\PVC_ULT_B1170.dwg USER: cmoys
DATE: Feb 07, 2017 8:36am XREFS: C_TBLK_B1170 C_RES_B1170 C_RES_B1170

MATCHLINE SHEET C1.1

INSTALL 8"x6" TEE
INSTALL 6" GATE VALVE
INSTALL FIRE HYDRANT WITH 6' DIP LEAD
INSTALL 145 LF 8" PVC WATER LINE
INSTALL 8" GATE VALVE
INSTALL 78 LF 8" PVC WATER LINE
CONNECT 8" FIRE PROTECTION SERVICE TO BUILDING. REFER TO MEP PLANS FOR CONTINUATION INSTALL 8" GATE VALVE MIN. 5' FROM BUILDING
CONNECT TO 4" WATER SERVICE TO THE BUILDING. REFER TO MEP PLANS FOR CONTINUATION. INSTALL 4" GATE VALVE MIN. 5' FROM BUILDING.
INSTALL 17 LF 8" PVC WATER LINE
CONNECT 8" FIRE PROTECTION SERVICE TO BUILDING. REFER TO MEP PLANS FOR CONTINUATION
INSTALL 54 LF 8" WATER LINE
INSTALL 53 LF 4" WATER LINE
INSTALL 54 LF 8" SDR-26 PVC SANITARY SEWER @ 0.4%
INSTALL 19 LF 4" WATER LINE
INSTALL 20 LF 8" WATER LINE
INSTALL 6" SANITARY SEWER CLEANOUT INV.=214.33
CONNECT 8" SANITARY SEWER SERVICE TO BUILDING. REFER TO MEP PLANS FOR CONTINUATION INV.=214.09
INSTALL 15 LF 4" PVC WATER LINE
INSTALL 138 LF 8" SDR-26 PVC SANITARY SEWER @ 0.4%
21 LF OF STEEL CASING PIPE
INSTALL 8" SANITARY SEWER CLEANOUT INV.=213.92
CONNECT 4" DOMESTIC WATER SERVICE TO BUILDING. REFER TO MEP PLANS FOR CONTINUATION.
INSTALL 17 LF 4" WATER LINE
INSTALL 18 LF 8" WATER LINE
INSTALL 5" SANITARY SEWER CLEANOUT INV.=214.11
CONNECT 4" DOMESTIC WATER SERVICE TO BUILDING. REFER TO MEP PLANS FOR CONTINUATION.
CONNECT 8" FIRE PROTECTION SERVICE TO BUILDING. REFER TO MEP PLANS FOR CONTINUATION.
21 LF OF STEEL CASING PIPE
INSTALL 6" SANITARY SEWER CLEANOUT INV.=214.64
CONNECT 3" GAS SERVICE TO BUILDING. REFER TO MEP PLANS FOR CONTINUATION
CONNECT 8" SANITARY SEWER SERVICE TO BUILDING. REFER TO MEP PLANS FOR CONTINUATION INV.=214.69
FFE = 219.00
INSTALL 77 LF 8" SDR-26 PVC SANITARY SEWER @ 0.4%
CONNECT 8" SANITARY SEWER SERVICE TO BUILDING. REFER TO MEP PLANS FOR CONTINUATION INV.=214.69
INSTALL 6" GATE VALVE
INSTALL FIRE HYDRANT WITH 8' DIP LEAD
CONNECT 4" SANITARY SEWER SERVICE TO BUILDING. REFER TO MEP PLANS FOR CONTINUATION
INSTALL 8" 45° BEND
INSTALL 242 LF 8" PVC WATER LINE
INSTALL 151 LF 8" PVC WATER LINE
INSTALL 8"x6" TEE
INSTALL FIRE HYDRANT WITH 76' DIP LEAD
INSTALL 6" GATE VALVE
INSTALL 173 LF 8" PVC WATER LINE
INSTALL 8" GATE VALVE
INSTALL 8" TEE
CONNECT TO EXISTING STUB/VALVE
INSTALL 6" 45° BEND
INSTALL 37 LF 8" PVC WATER LINE
INSTALL 12 LF 8" PVC WATER LINE
INSTALL 8" 22.5° AND 8" 45° BEND Δ=64°30'00"
INSTALL 130 LF 8" PVC WATER LINE
INSTALL FIRE HYDRANT WITH 11' DIP LEAD
INSTALL 8" GATE VALVE
INSTALL 250 LF 8" PVC WATER LINE
INSTALL 8"x6" TEE
INSTALL 257 LF 8" PVC WATER LINE
INSTALL 8" 22.5° AND 8" 45° BEND Δ=70°30'00"
(PRIVATE)
JORDAN CREEK PARKWAY

N

SCALE IN FEET 0' 15' 30' 60'

811 Know what's below. Call before you dig.
CALL 811 BETWEEN 48 AND 72 HOURS PRIOR TO BEGINNING OF WORK OR EXCAVATION FOR THE MARKING OF UNDERGROUND NEARBY UTILITIES.

OLSSON ASSOCIATES
2337 106th Circle
West Des Moines, IA 50266
TEL 515 331 6917
FAX 515 331 6919
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

UTILITY PLAN SOUTH

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

2016

drawn by: CBM
checked by: KBP
approved by: JBS
QA/QC by: JBS
project no.: 016-1170
drawing no.:
date: 01.26.2017

SHEET
C5.2

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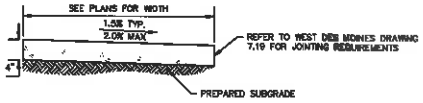
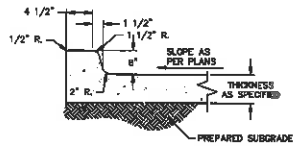
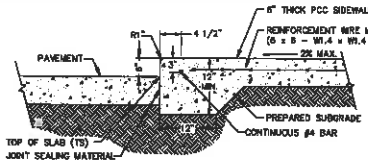


1 4" CONCRETE SIDEWALK
N.T.S.

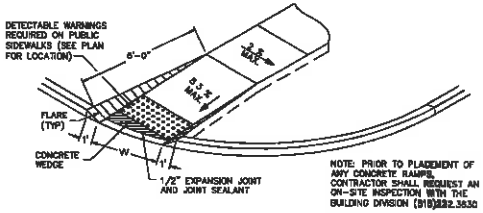


2 6" STANDARD CURB
N.T.S.



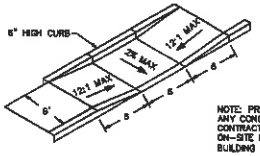
NOTES:
1. INSTALL CONTROL JOINTS AT SPACING EQUAL TO SIDEWALK WIDTH
2. INSTALL ½" EXPANSION JOINTS AT MAX 60' SPACING

3 6" CURB/SIDEWALK DETAIL
N.T.S.



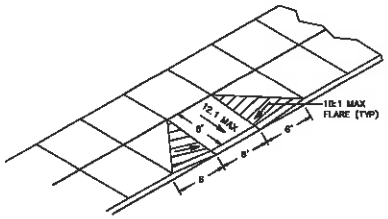
NOTE: PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS, CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION WITH THE BUILDING DIVISION (515)232.3630

4 CURB RAMP - TYPE A
N.T.S.



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

5 CURB RAMP - TYPE B
N.T.S.



6 CURB RAMP - TYPE C
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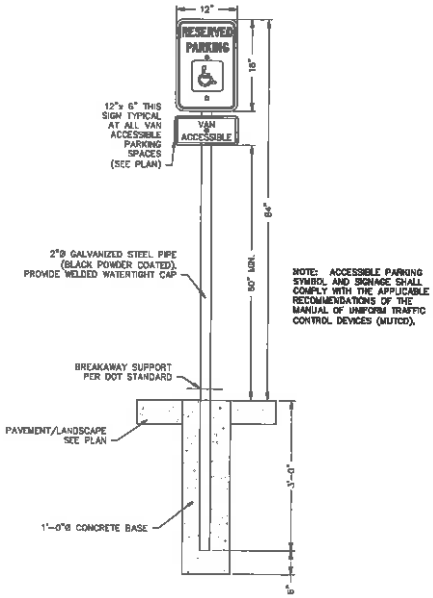
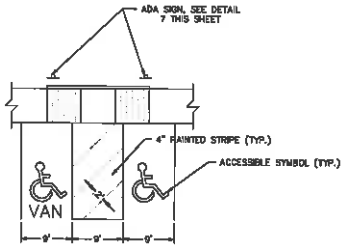
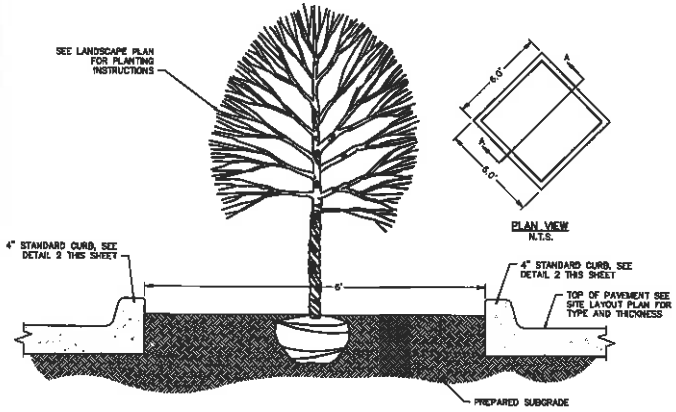


NOTE: ACCESSIBLE PARKING SYMBOL AND SIGNAGE SHALL COMPLY WITH THE APPLICABLE RECOMMENDATIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

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



8 ADA PARKING STALL DETAIL
N.T.S.



9 DIAMOND PLANTER - PARKING LOT
N.T.S.

811 Know what's below. Call before you dig.
CALL 811 AT LEAST TWO WORKING DAYS TO GIVE TIME FOR MARKING OF UNDERGROUND UTILITIES.

OLSSON ASSOCIATES
7757 WALNUT DRIVE
WEST DES MOINES, IA 50266
TEL 515.331.8617
FAX 515.331.8619
www.olssonassociates.com

REV NO	DATE	REVISIONS DESCRIPTION

REVISIONS

CONSTRUCTION DETAILS

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

2016

drawn by: GKM
checked by: RJW
approved by: JBB
QA/QC by: JBB
project no.: 016-1170
drawing no.:
date: 01.26.2017

SHEET
C6.1

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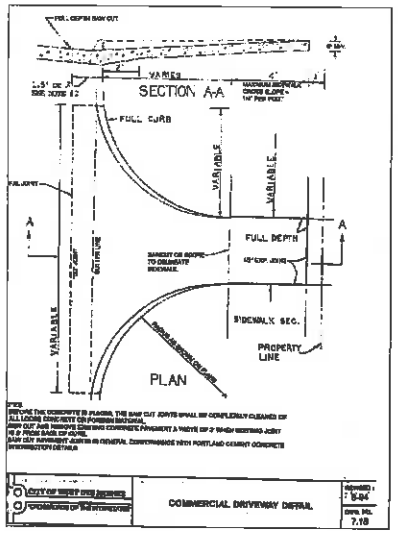
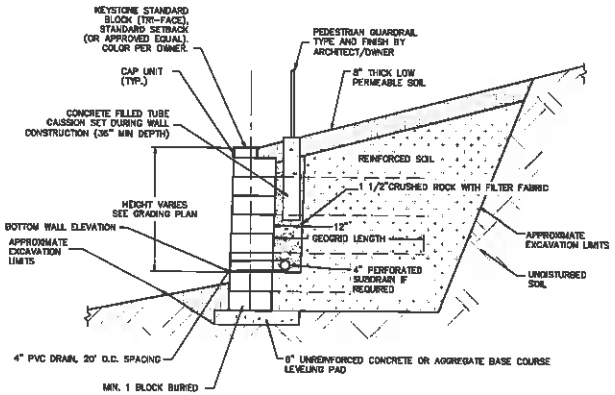


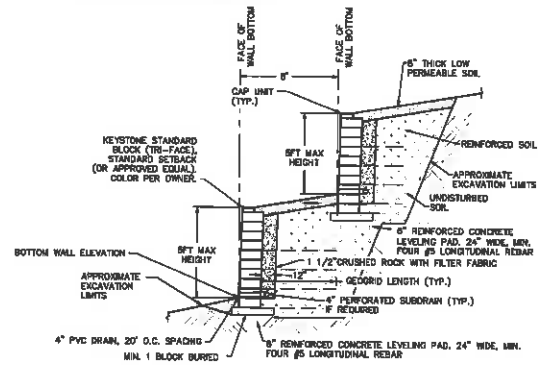
10 WEST DES MOINES ENTRANCE DETAIL
N.T.S.

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



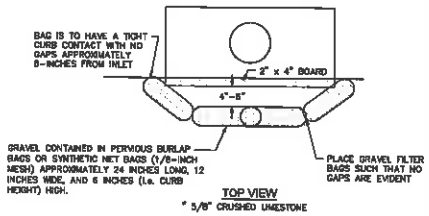
11 TYPICAL MODULAR BLOCK RETAINING WALL-TYPE A
N.T.S.

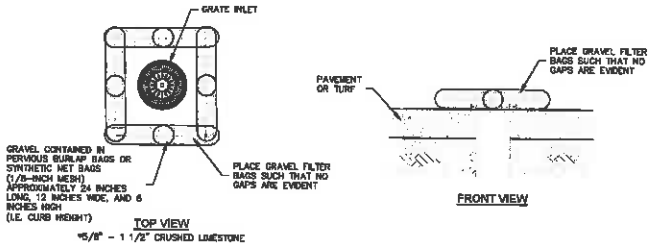
NOTES:
1. MODULAR BLOCK RETAINING WALL SHALL BE DESIGNED AND CONSTRUCTED PER THE MANUFACTURER'S RECOMMENDATIONS. FINAL WALL DESIGN SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER AND SEALED DRAWINGS SHALL BE SUBMITTED TO THE CITY FOR REVIEW.
2. TYPICAL WALL DESIGN IS SHOWN. ALL MATERIALS, DIMENSIONS,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



12 TYPICAL MODULAR BLOCK RETAINING WALL-TYPE B (DETENTION POND)
N.T.S.

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

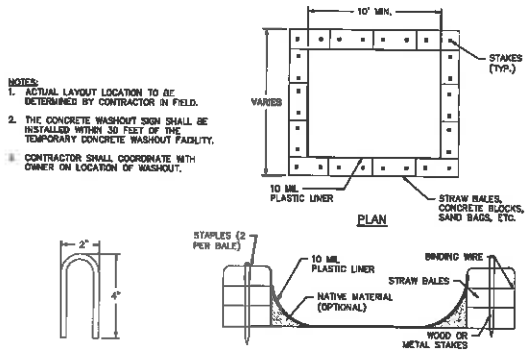




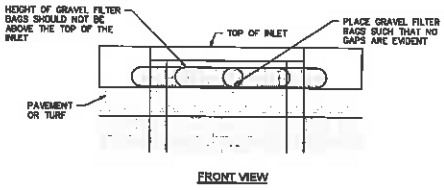
BAGS SHALL BE INSPECTED AND REPLACED AS NEEDED.

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

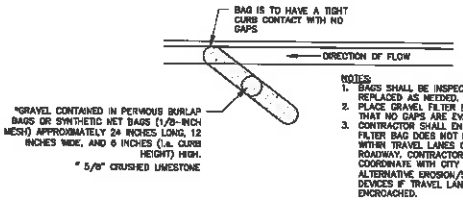
NOTES:
1. ACTUAL LAYOUT LOCATION TO BE DETERMINED BY CONTRACTOR IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. CONTRACTOR SHALL COORDINATE WITH OWNER ON LOCATION OF WASHOUT.



16 CONCRETE WASHOUT
N.T.S.



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



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

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

811 Know what's below. Call before you dig.
CALL AT LEAST TWO HOURS PRIOR TO BEGINNING GRADING OR EXCAVATION FOR THE MARKING OF UNDERGROUND UTILITIES.

OLSSON ASSOCIATES
7001 Vista Drive, West Des Moines, IA 50266
TEL: 515.331.8857 FAX: 515.331.8816 www.olssonassociates.com

REV NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

CONSTRUCTION DETAILS

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

2016

drawn by: CKM
checked by: EDT
approved by: JSR
DAMO by: RKS
project no. 016-1170
drawing no.
date: 01.30.2017

SHEET
C6.2

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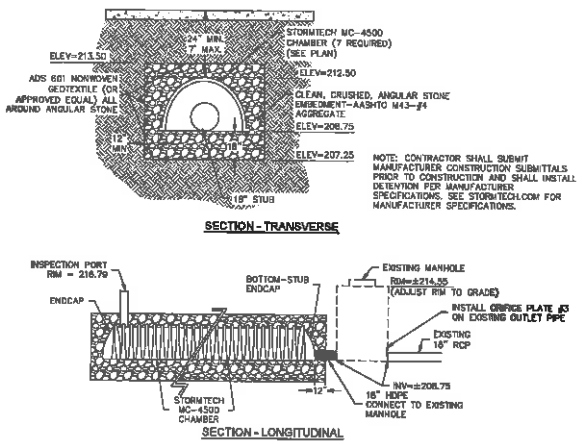
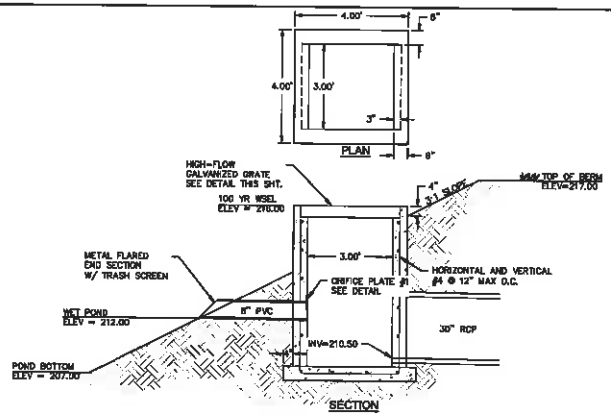
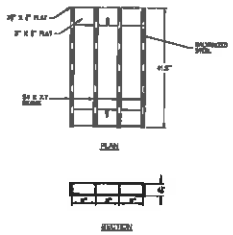


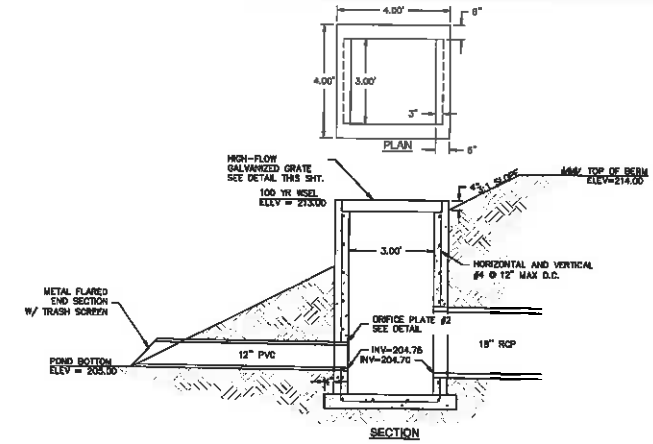
17 UNDERGROUND DETENTION
N.T.S.



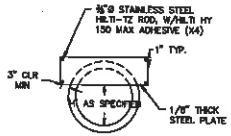
18 POND OUTLET STRUCTURE (MIDDLE)
N.T.S.



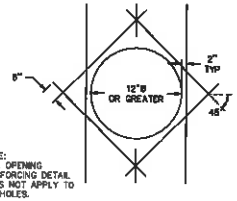
19 HIGH FLOW INLET GRATE
N.T.A.



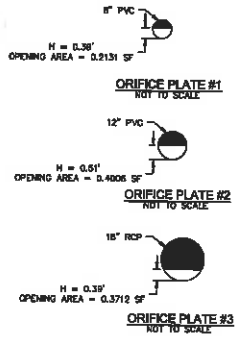
20 POND OUTLET STRUCTURE (SOUTH)
N.T.S.



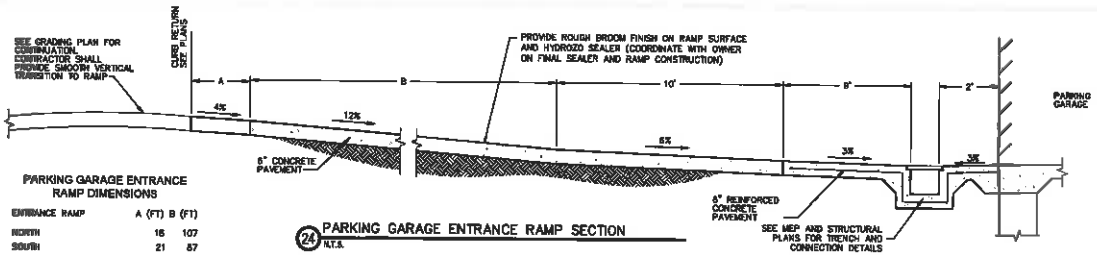
21 TYPICAL ORIFICE RESTRICTOR PLATE
N.T.S.



22 TYPICAL OPENING REINFORCING
N.T.A.



23 ORIFICE PLATES
N.T.S.



PARKING GARAGE ENTRANCE RAMP DIMENSIONS

ENTRANCE RAMP	A (FT)	B (FT)
NORTH	16	107
SOUTH	21	87

24 PARKING GARAGE ENTRANCE RAMP SECTION
N.T.S.

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

CALL 811 BE IDENTIFYING HOURS PRIOR TO DIGGING. STAKING OR EXCAVATION FOR THE MARKING OF UNDERGROUND MEMBER SYSTEMS.

OLSSON ASSOCIATES
7707 Vista Drive, West Des Moines, IA 50266
TEL 515.331.6317 FAX 515.331.6511 www.olssonassociates.com

REV NO.	DATE	REVISION/DESCRIPTION

REVISIONS

CONSTRUCTION DETAILS

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

2016

drawn by: CMM
checked by: KDW
approved by: JBB
CADD by: JBB
project no.: 016-1126
drawing no.:
date: 01.24.2017

SHEET
C6.3

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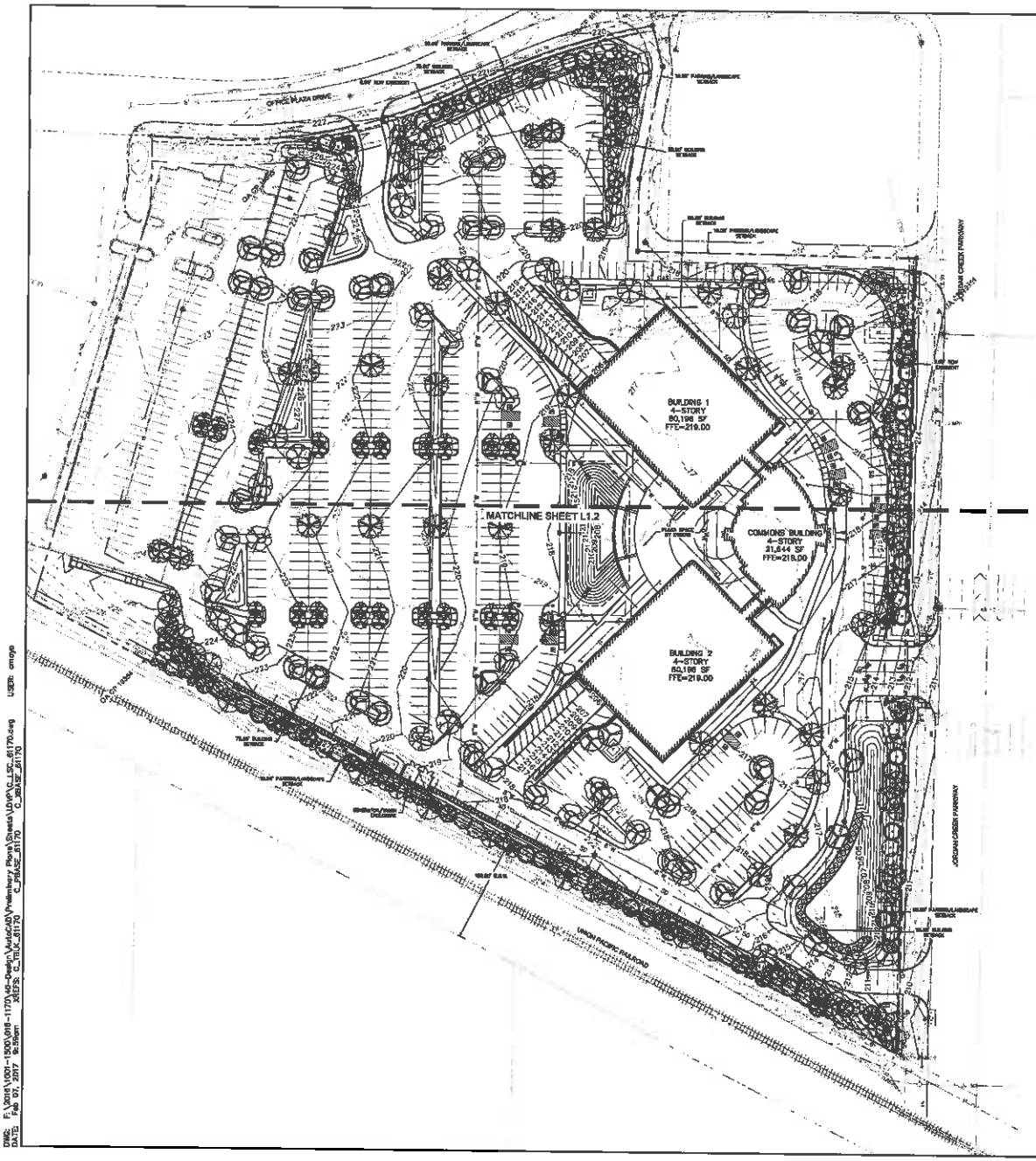

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	30	ACER X FREEMANII 'JEFFERED' / AUTUMN BLAZE MAPLE	B & B	2"CAL	
	33	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2"CAL	
	30	QUERCUS MACROCARPA / BURR OAK	B & B	2"CAL	
	37	QUERCUS RUBRA / RED OAK	B & B	2"CAL	
	31	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	2"CAL	

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	25	ABIES CONCOLOR / WHITE FIR	B & B		6' HT
	19	PICEA ABIES / NORWAY SPRUCE	B & B		6' HT
	22	PICEA PUNGENS 'GLAUCA' / COLORADO BLUE SPRUCE	B & B		6' HT
	22	PSEUDOTSUGA TAXIFOLIA / DOUGLAS FIR	B & B		6' HT

FLOWERING TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	[illegible]	ACER GINNALA / AMUR MAPLE	B & B	1.5"CAL	
	5	ACER TRUNCATUM 'WARREN RED' / PACIFIC SUNSET MAPLE	B & B	1.5"CAL	
	[illegible]	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B		6' HT
	5	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM	B & B	1.5"CAL	
	[illegible]	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	1.5"CAL	

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	WIDTH
	[illegible]	CORNUS SERICEA 'ISANTI' / ISANTI REDOSIER DOGWOOD	3' HT.		
	32	CORYLUS AMERICANA / AMERICAN HAZELNUT	3' HT.		
	[illegible]	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	2' HT.		
	45	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3' HT.		
	[illegible]	SAMBUCUS CANADENSIS / ELDERBERRY	3' HT.		
	32	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	3' HT.		
	[illegible]	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	2' HT.		
	28	VIBURNUM TRILOBUM / AMERICAN CRANBERRYBUSH	3' HT.		

ALL PERVIOUS AREAS TO RECEIVE SOD UNLESS OTHERWISE NOTED, TYP.
SEE SOD SPECS ON SHEET L1.4
SHREDDED HARDWOOD MULCH AROUND TREES AND SHRUBS, TYP. SEE DETAILS ON SHEET L1.4

STATE OF IOWA
JOSEPH E. RITGERS
Landscape Architect
No. 526
PROFESSIONAL LANDSCAPE ARCHITECT

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

SIGNATURE: IOWA REG. # 526

LICENSE RENEWAL DATE: JUNE 30, 2018

PAGES OR SHEETS COVERED BY THIS SEAL: L1.1 – L1.4

N

0' 25' 50' 100'
SCALE IN FEET

811 Know what's below. Call before you dig.
CALL 811 BEFORE YOU BEGIN DIGGING PLANS TO DESIGN, OR BEGIN OF EXCAVATION FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

OLSSON ASSOCIATES
7007 Sw Drive
West Des Moines, IA 50266
TEL 515.331.8814
FAX 515.331.8815
www.olssonassociates.com

REV NO.	DATE	REVISION DESCRIPTION

REVISIONS

OVERALL LANDSCAPE PLAN

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

2016

drawn by: CMM
checked by: RDR
approved by: JER
CADD by: JER
project no.: 016-0570
drawing no.:
date: 01-26-2017

SHEET
L1.1

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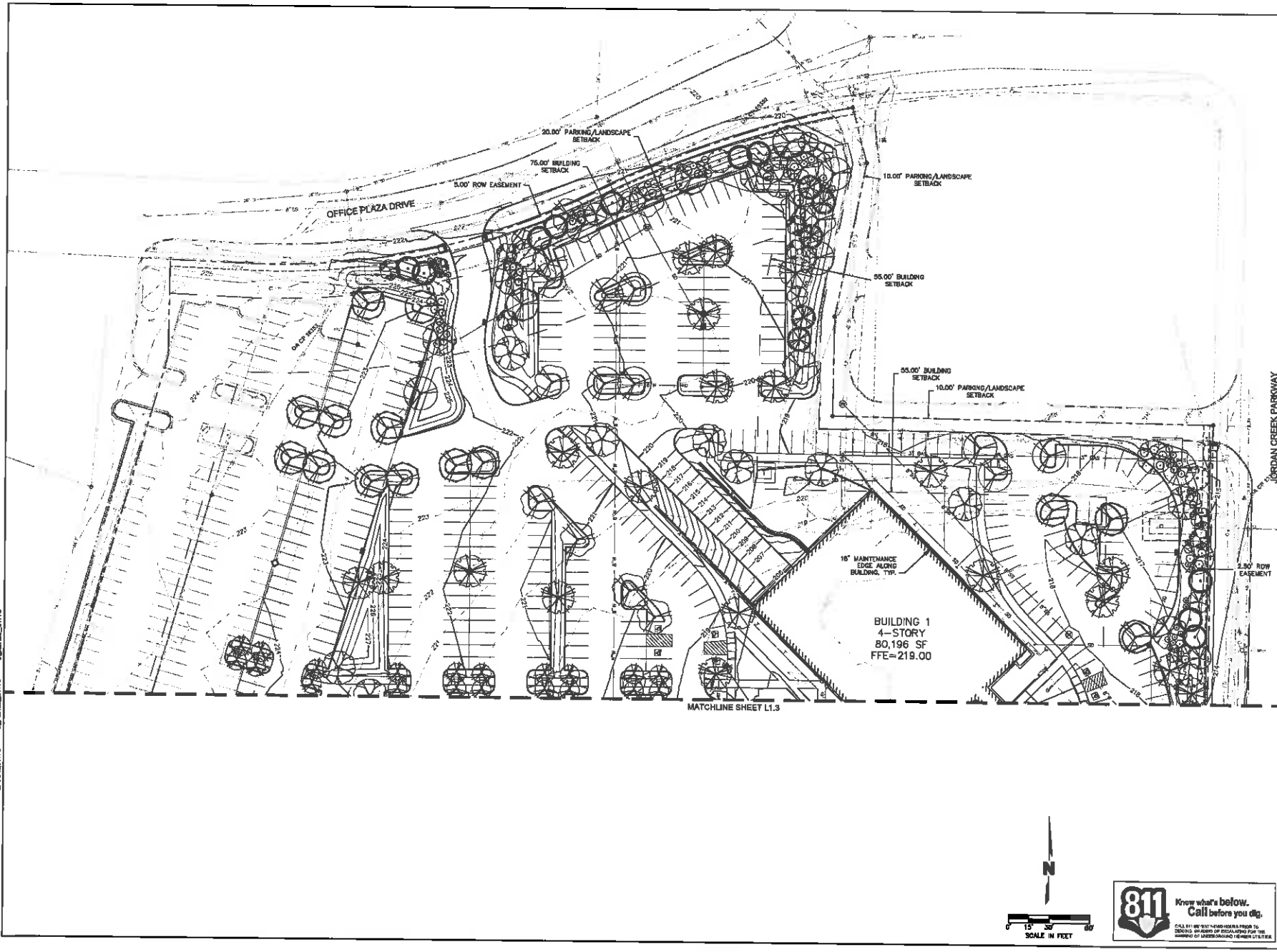

811 Know what's below. Call before you dig.

CALL 811 BEFORE YOU DIG - IT'S THE LAW!
DIGGING OR ANY OF EXCAVATING FOR THE PURPOSE OF UNDERGROUND HAZARDS OTHER THAN

OLSSON ASSOCIATES
7757 Vista Drive
West Des Moines, IA 50266
TEL 515.331.8617
FAX 515.331.8619
www.olssonassociates.com

REV NO	DATE	REVISION DESCRIPTION

REVISIONS

LANDSCAPE PLAN NORTH

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

2016

drawn by: CBM
checked by: KSK
approved by: RS
QA/QC by: JM
project no.: 016-1170
drawing no.:
date: 01.26.2017

SHEET
L1.2

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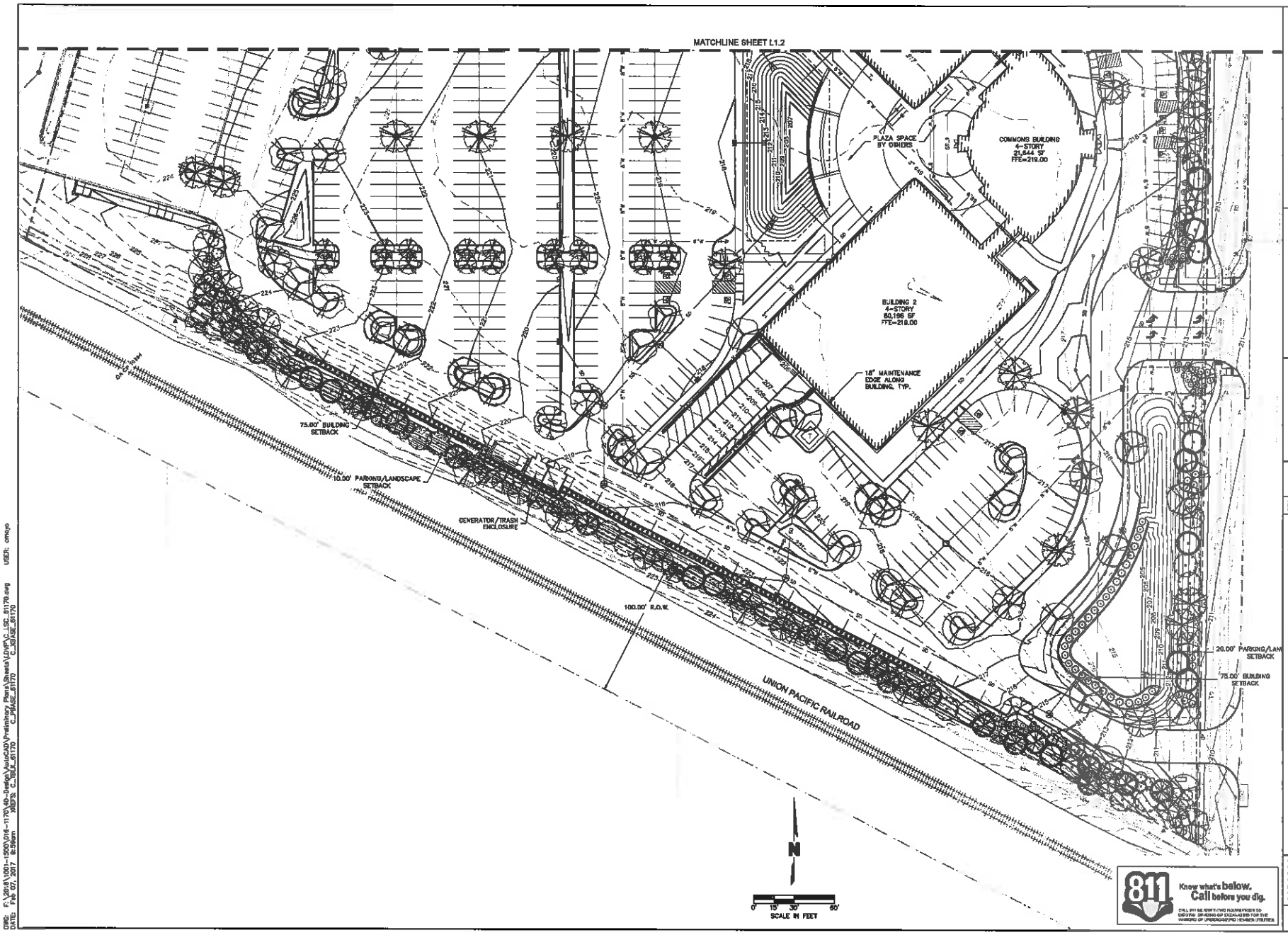


OLSSON ASSOCIATES

7157 Vista Drive
West Des Moines, IA 50266

TEL 515.331.7917
FAX 515.331.8816
www.olssonassociates.com

REV NO	DATE	REVISIONS DESCRIPTION

REVISIONS

LANDSCAPE PLAN SOUTH

WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

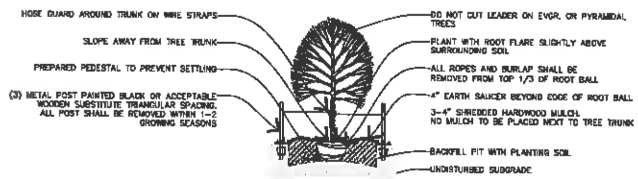
WEST DES MOINES, IA

2016

drawn by: CRM
checked by: RDR
approved by: JNB
CADD by: JNB
project no.: 013-1170
drawing no.:
date: 01.30.2017

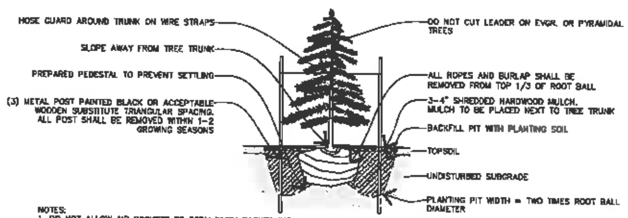
SHEET
L1.3

DWG: F:\2013\1001-1500\016-1170\40-Design\AutoCAD\Preliminary Plans\Sheets\LD\PV_LSC_01170.dwg USER: cmoyo
DATE: Feb 07, 2017 8:56am XREFS: C_TBLK_01170 C_PBASE_01170 C_XBASE_01170



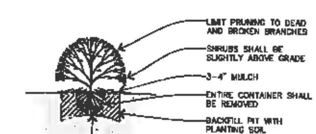
NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

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



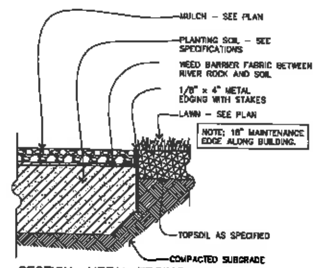
NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

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



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

(3) SECTION: SHRUB PLANTING
N.T.S.



(4) SECTION: METAL EDGING
N.T.S.

SOIL SPECIFICATIONS:

1. ORGANIC COMPOST: WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURE, FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS (TREATED SEWAGE SLUDGE); YARD TRIMMINGS AND LEAF RAKINGS; SOURCE-SEPARATED OR MIXED SOLID WASTE MEETING THE FOLLOWING CRITERIA:
   A. 100 PERCENT SHALL PASS THROUGH A 3/8 INCH SCREEN.
   B. PH OF 6.0 TO 8.5.
   C. MOISTURE CONTENT OF 30% TO 60% BY WEIGHT.
   D. NO SUBSTANCES TOXIC TO PLANTS.
   E. 1% OR LESS BY WEIGHT MANUFACTURED FOREIGN MATTER.
   F. NO OBJECTIONABLE ODOR.
   G. SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT DERIVED.
3. PLANTING SOIL: A UNIFORM MIX OF, FREE OF PLANT RESIDUE, STONES, STUMPS ROOTS OR SIMILAR OBJECTS LARGER THAN 1 INCH, MIXTURE OF TOPSOIL, ORGANIC COMPOST AND SAND CONSISTING OF THE FOLLOWING:
   A. 15% BY VOLUME ORGANIC COMPOST
   B. 15% BY VOLUME SAND
   C. 70% BY VOLUME TOPSOIL
4. TOPSOIL: SOIL CLASSIFICATION OF SANDY LOAM OR LOAMY SAND MEETING THE FOLLOWING CRITERIA:
   A. 50 TO 85 PERCENT BY WEIGHT SAND (2.0 TO 0.050MM) ACCORDING TO AASHTO T88.
   B. 5 TO 50 PERCENT BY WEIGHT SILT (0.050 TO 0.002MM) ACCORDING TO AASHTO T88.
   C. 2 TO 6 PERCENT BY WEIGHT CLAY (LESS THAN 0.002MM) ACCORDING TO AASHTO T88.
   D. 3 TO 10 PERCENT BY WEIGHT ORGANIC MATTER ACCORDING TO AASHTO T194.
   E. TEXTURAL ANALYSIS:
      I. MINIMUM 100% BY WEIGHT PASSING THE 2" SIEVE PER ASTM E11.
      II. MINIMUM 95% BY WEIGHT PASSING THE NO. 4 PER ASTM E11.
      III. MINIMUM 80% BY WEIGHT PASSING THE NO. 10 SIEVE PER ASTM E11.

SOD SPECIFICATION:

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

   TURFGRASS SPECIES: SOD OF GRASS AS FOLLOWS:
   KENTUCKY BLUEGRASS (POA PRATENSIS), A MINIMUM OF THREE CULTIVARS SELECTED FROM THE FOLLOWING LIST:
   A. BLACKSBURG KENTUCKY BLUEGRASS
   B. CHALLENGER KENTUCKY BLUEGRASS
   C. BARON KENTUCKY BLUEGRASS
   D. RUSTAR KENTUCKY BLUEGRASS
   E. CHERI KENTUCKY BLUEGRASS
   F. GLADE KENTUCKY BLUEGRASS
   G. MERIT KENTUCKY BLUEGRASS
   H. NAUSAU KENTUCKY BLUEGRASS
   I. MIDNIGHT KENTUCKY BLUEGRASS
   J. RAM I KENTUCKY BLUEGRASS
   K. LIBERTY KENTUCKY BLUEGRASS
   L. VICTA KENTUCKY BLUEGRASS
   M. RUGBY KENTUCKY BLUEGRASS
   N. ECLIPSE KENTUCKY BLUEGRASS
2. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
5. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITH 24 HOURS.
6. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 S.F.
7. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
8. FERTILIZER SHALL BE 25-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF IOWA DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
9. ALL SOD ON SLOPES GREATER THAN 3:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.
10. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
11. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE, OR STORE OPENING, WHICHEVER IS GREATER. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

LANDSCAPE CALCULATIONS:

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

TOTAL LOT AREA - 571,529 SF (13.12 AC)

25% OPEN SPACE REQUIRED: 3.28 AC OR 142,882 SF (571,529 SF (X) 25%)
10% PAVEMENT AREA OPEN SPACE REQUIRED: .58 AC OR 35,402 SF (354,029 SF (X) 10%)
TOTAL OPEN SPACE REQUIRED: 4.09 AC OR 178,284 SF (142,882 SF (+) 35,402 SF)
43.9% OPEN SPACE PROVIDED: 5.75 AC OR 250,739 SF

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

178,284 SF / 3,000 SF = 60 PLANT UNITS

2 TREES (X) 60 PLANT UNITS = 120 TREES REQUIRED
3 SHRUBS (X) 60 PLANT UNITS = 180 SHRUBS REQUIRED

120 TREES (X) 50% = 60 TREES TO BE EVERGREEN OR OVERSTORY

120 TREES (X) 35% = 42 TO BE EVERGREEN

PARKING LOT LANDSCAPE REQUIREMENT:

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

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

PROVIDED:
LANDSCAPE ISLANDS ON PLAN
48 SINGLE ROW PARKING (9'X17') = 48 TREES
31 DOUBLE ROW PARKING (9'X34') = 62 TREES

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

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

PROVIDED:
LANDSCAPE PODS ON PLAN
7 LANDSCAPE PODS = 7 TREES (PLANTED IN ADJACENT GREEN SPACE)

TOTAL PARKING LOT TREES REQUIRED = 117 TREES
TOTAL PARKING LOT TREES PROVIDED = 117 TREES

BUFFERYARD REQUIREMENTS:

REQUIREMENT:
A 20' BUFFER SHALL PROVIDE THE EQUIVALENT OF 0.66 OVERSTORY TREES OR UPRIGHT EVERGREEN TREES, ONE (1.32) UNDERSTORY TREES AND FOUR (4) SHRUBS PER 35 LINEAR FEET OF BUFFER PARK - 50% OF REQUIRED TREES TO BE EVERGREEN.
A 10' BUFFER SHALL PROVIDE THE EQUIVALENT OF 0.33 OVERSTORY TREES OR UPRIGHT EVERGREEN TREES, ONE (.66) UNDERSTORY TREES AND FOUR (2) SHRUBS PER 35 LINEAR FEET OF BUFFER PARK - 50% OF REQUIRED TREES TO BE EVERGREEN.

TOTAL 20' BUFFER PROVIDED (751 LF AT EAST AND 351 LF AT NORTH):
1,084 LF / 35 LF = 31 PLANT UNITS

OVERSTORY TREES = .66 TREE (X) 31 PLANT UNITS = 21 TREES
UNDERSTORY TREES = 1.32 TREES (X) 31 PLANT UNITS = 41 TREES
SHRUBS = 4 SHRUBS (X) 31 PLANT UNITS = 124 SHRUBS
21 TREES (X) 50% = 11 TREES TO BE EVERGREEN

10' BUFFER PROVIDED:
850 LF / 35 LF = 25 PLANT UNITS

OVERSTORY TREES = .33 TREES (X) 25 PLANT UNITS = 9 TREES
UNDERSTORY TREES = .66 TREE (X) 25 PLANT UNITS = 17 TREES
SHRUBS = 2 SHRUBS (X) 25 PLANT UNITS = 50 SHRUBS
9 TREES (X) 50% = 5 TREES TO BE EVERGREEN

REQUIRED PLANT TOTALS	
TOTAL OVERSTORY TREES	= 161
TOTAL EVERGREEN TREES	= 88
TOTAL ORNAMENTAL TREES	= 58
TOTAL SHRUBS	= 249
TOTAL SITE EVERGREENS REQUIRED	
249 TREES (X) 35% = 88 TREES	
TOTAL PROVIDED PLANTS	
TOTAL OVERSTORY TREES	= 161
TOTAL EVERGREEN TREES	= 88
TOTAL ORNAMENTAL TREES	= 58
TOTAL SHRUBS	= 249

PLANTING NOTES

1. PRIOR TO ANY EXCAVATION AT THE SITE, THE CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ARCHITECT, LANDSCAPE ARCHITECT, AND/OR CIVIL ENGINEER AND, CONSULT WITH ALL UTILITY COMPANY REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS.
2. FOR UNDERGROUND UTILITY LOCATES CALL IOWA ONE-CALL AT 1-800-292-8989, 48 HOUR NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND LOCATES NOT COVERED BY THE IOWA ONE-CALL SYSTEM. NO COMPENSATION FOR DAMAGES TO EXISTING UTILITIES WILL BE ALLOWED RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
3. ALL DAMAGE TO EXISTING SITE IMPROVEMENTS RESULTING FROM EXCAVATION, PLANTING, BACKFILLING, ETC. SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS. SURFACES OTHER THAN THE PLANTING AREA SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION EXISTING PRIOR TO THE PLANTING OPERATION.
4. FINISH GRADES IN ALL LANDSCAPE AREAS ARE TO BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY SEEDING, SODDING, OR PLANTING. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR REVIEW FIVE (5) DAYS PRIOR TO THE DESIRED DATE OF REVIEW. NO COMPENSATION FOR RE-SEEDING, RE-SODDING, OR RE-PLANTING OF AN AREA REQUIRING REMEDIAL GRADING SHALL BE ALLOWED RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST QUANTITIES, THE PLAN TO TAKE PRECEDENCE. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS.
6. ALL PLANT MATERIAL INSTALLED TO BE "NURSERY GROWN" MEETING THE FOLLOWING CRITERIA:
   A) PLANT MATERIAL GROWN BY ESTABLISHED COMMERCIAL NURSERIES AND SOLD TO LICENSED AND CERTIFIED NURSERIES AND/OR LANDSCAPE ARCHITECTS.
   B) GROWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATION.
7. THE LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO INSPECT AND APPROVE ALL PLANT MATERIAL AT THE NURSERY/PLACE OF GROWTH, PRIOR TO INSTALLATION. HOWEVER, PLANT MATERIAL WHICH HAS BECOME DAMAGED OR DISEASED OR WHICH IS UNACCEPTABLE TO THE LANDSCAPE ARCHITECT MAY BE REJECTED UPON DELIVERY TO THE SITE. WHEN TYPICAL, TREES WITHOUT A CENTRAL LEADER WILL NOT BE ACCEPTED.
8. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. PLANTING OF TREES AND SHRUBS AREAS SHALL BE COMMENCED DURING THE SPRING (MARCH 16-JUNE 15) OR FALL (SEPTEMBER 1-OCTOBER 15) PLANTING SEASON. ANY PLANTING OPERATION NOT PERFORMED DURING THESE PERIODS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND ARE PERFORMED AT THE CONTRACTOR'S RISK.
10. PLANT LABELS AND TAGS SHALL BE LEFT ON THE PLANT MATERIAL UNTIL AFTER THE INITIAL INSPECTION BY THE LANDSCAPE ARCHITECT.
11. TREE LOCATIONS MAY VARY AS DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD. THE ACTUAL LOCATION OF PLANT MATERIALS MAY VARY DUE TO FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE PITS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
12. ALL TREE/SHRUB PLANTING AREAS TO BE AMENDED WITH ORGANIC COMPOST. A 3" LAYER SHALL BE PLACED OVER TOP OF PLANTING AREA AND ROTOTILLED TO A DEPTH OF 9" BEFORE PLANTING. RAKE AREA SMOOTH.
13. GRANULAR PRE-EMERGENT WEED CONTROL SUCH AS DACTHAL, TREFLAN, OR APPROVED SIMILAR PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTION IN ALL BEDS. DO NOT APPLY WEED CONTROL IN TREE WELLS IN GRASS AREAS.
14. ALL TREES IN SAME PLANTING AREA TO BE PLACED AND PLANTED AT THE SAME TIME. IF BECAUSE OF DELIVERY SCHEDULE, ANY PLANTS REMAIN ON THE SITE FOR MORE THAN 8 HOURS, TO BE HEELED-IN ON SITE TO MAINTAIN THEIR HEALTH AND VITALITY. PLANTS SHALL BE OTHERWISE PROTECTED AND MAINTAINED, INCLUDING BUT NOT LIMITED TO WATER AND SHADE. WHILE ON-SITE, ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT THE TIME OF PLANTING BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
15. CONTRACTOR IS NOT ALLOWED TO STOCKPILE ANY MATERIALS UNDER THE DRIP LINE OF EXISTING TREES.
16. ALL TREES, SHRUB MASS PLANTINGS, AND ANNUAL AND ORNAMENTAL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD MULCH TO A DEPTH OF 3" - COLOR; RED.
17. THE CONTRACTOR SHALL PRESERVE AREAS OF EXISTING VEGETATION, INCLUDING GRASS, THAT OCCUR WITHIN THE CONTRACT LIMITS BUT ARE NOT NEEDED FOR CONSTRUCTION. REPAIR ALL OF THESE EXISTING AREAS TO THEIR ORIGINAL CONDITION WHICH ARE DISTURBED DURING CONSTRUCTION AT NO COST TO THE OWNER.
18. CONTRACTOR TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
19. ALL SOIL AND OTHER DEBRIS SPILLED OR TRACKED ONTO THE PUBLIC R.O.W. OR ADJACENT PROPERTIES SHALL BE CLEANED-UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
20. ALL DISTURBED AREAS OUTSIDE LIMITS OF DISTURBANCE TO RECEIVE SOD.
21. CONTRACTOR TO PROVIDE IRRIGATION FOR LAWN AND PLANTING AREAS. CONTRACTOR TO SUBMIT IRRIGATION PLAN FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT.
22. THE CONTRACTOR TO COMPLETELY GUARANTEE ALL WORK FOR THE PERIOD SPECIFIED BY THE WARRANTY CHART BELOW BASED ON FINAL ACCEPTANCE.
23. ALL LANDSCAPE AREAS AND SOD AREAS SHALL BE IRRIGATED WITH A HIGH-EFFICIENCY, AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD. OWNER REPRESENTATIVE TO PROVIDE PEER REVIEW OF IRRIGATION PLAN BY CONTRACTOR. CONTRACTOR TO PROVIDE AS-BUILT DRAWING OF IRRIGATION SYSTEM TO OWNER AFTER INSTALLATION.

WARRANTY CHART

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

811 Know what's below. Call before you dig.
CALL 811 48 (FORTY-TWO) HOURS PRIOR TO DIGGING, DRILLING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

OLSSON® ASSOCIATES
7157 Vista Drive
West Des Moines, IA 50266
TEL 515.331.8017
FAX 515.331.8018
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

2016

LANDSCAPE NOTES & DETAILS

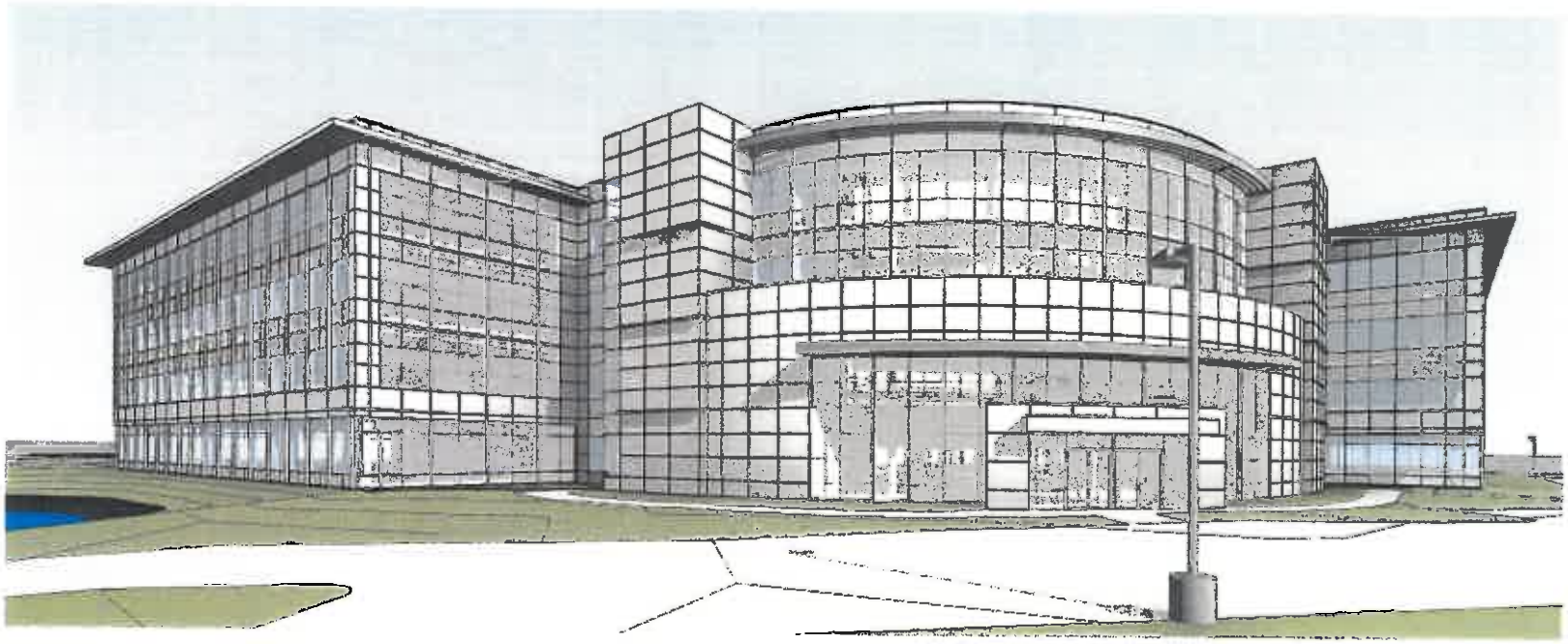
WESTFIELD OFFICE BUILDING
COUNTRY CLUB OFFICE PLAZA

WEST DES MOINES, IA

drawn by: GSM
checked by: KBP
approved by: JES
QA/QC by: JEB
project no.: 016-1170
drawing no.:
date: 01.26.2017

SHEET L1.4

DWG: F:\2016\1001-1500\016-1170\40-Design\AutoCAD\Preliminary Plans\Sheets\LDVP\C_LSC_61170.dwg USER: cmoyo
DATE: Feb 07, 2017 9:59am XREFS: C_TBLK_61170 C_PBASE_61170 C_XBASE_61170



1 JORDAN CREEK PARKWAY

SVPA Architects Inc.

WESTFIELD OFFICE BUILDING

No.	Description	Date

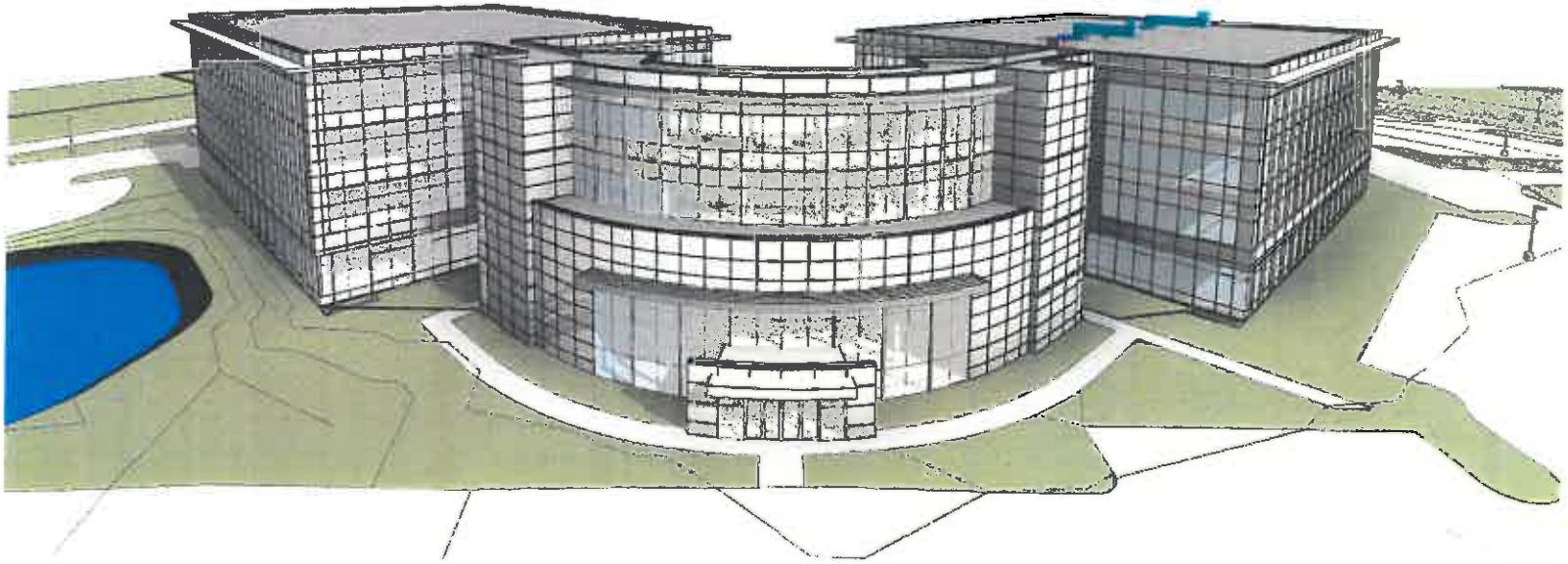
EAST

Project number	16048
Date	11.30.2016
Drawn by	Author
Checked by	Checker

A001

Scale

ATTACHMENT D



1 JORDAN CREEK PARKWAY - BIRD'S EYE

SVPA Architects Inc.

WESTFIELD OFFICE BUILDING

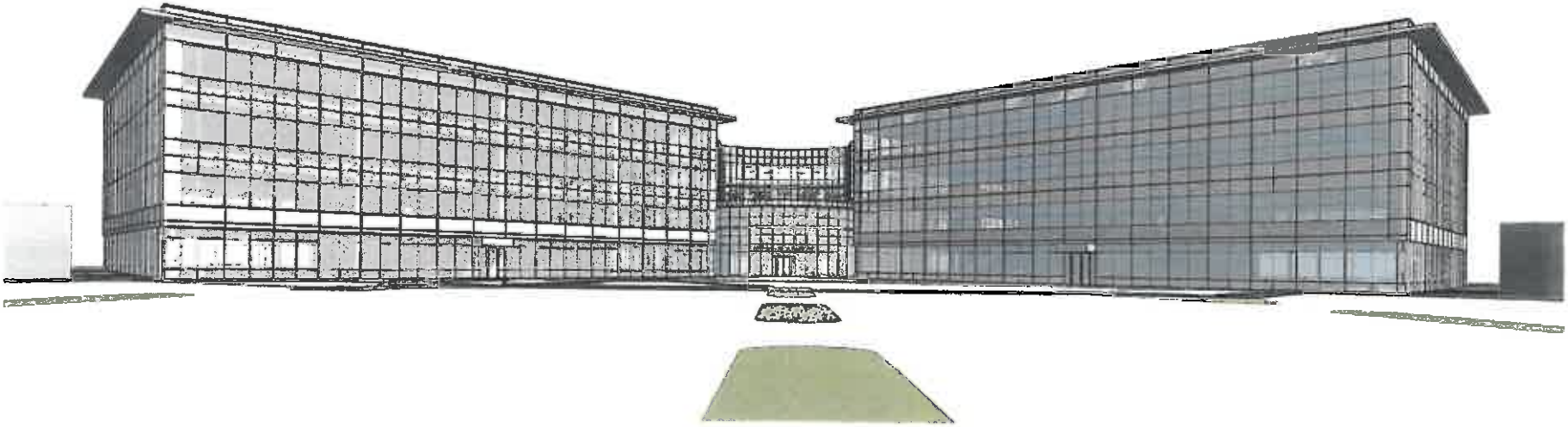
No.	Description	Date

EAST

Project number	16048
Date	11.30.2016
Drawn by	Author
Checked by	Checker

A002

Scale



1 PARKING LOT

SVPA Architects Inc.

WESTFIELD OFFICE BUILDING

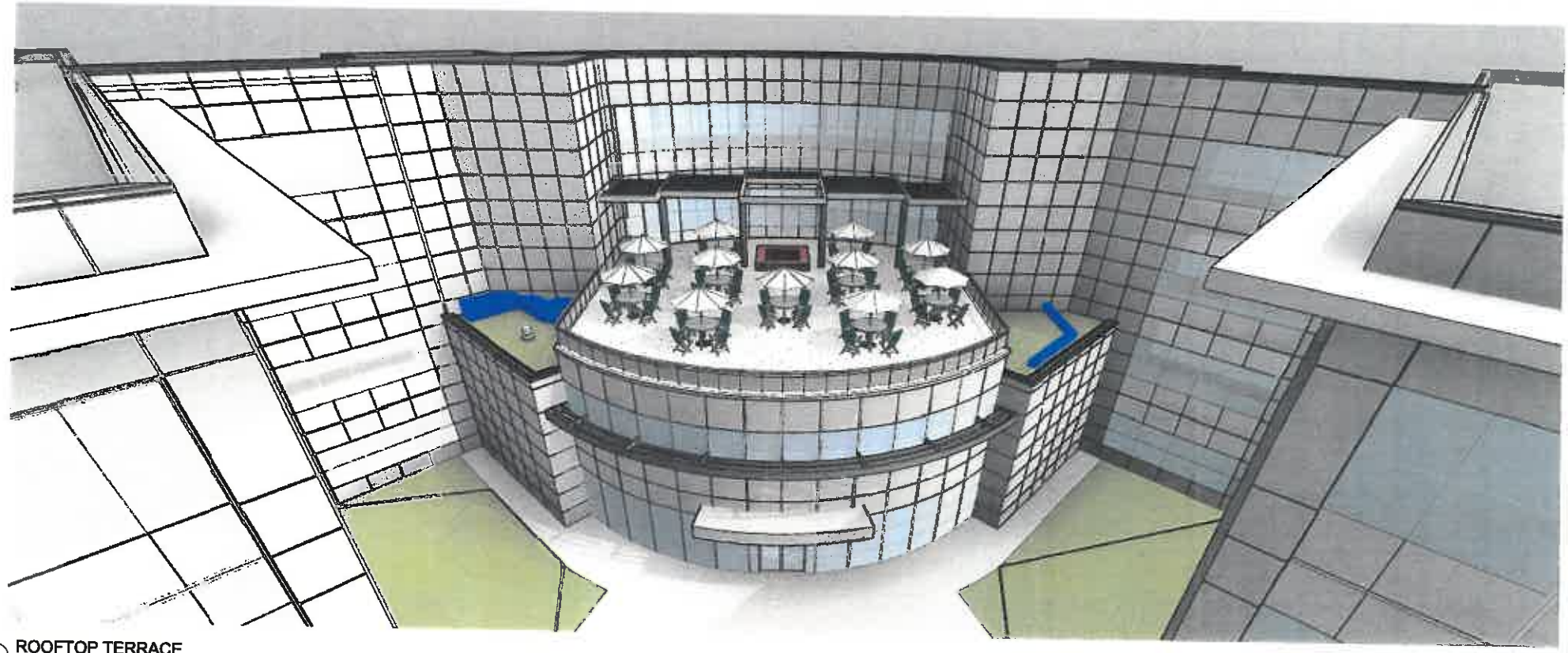
No.	Description	Date

SOUTHWEST

Project number	16048
Date	11.30.2016
Drawn by	Author
Checked by	Checker

A003

Scale



1 ROOFTOP TERRACE

SVPA Architects Inc.

WESTFIELD OFFICE BUILDING

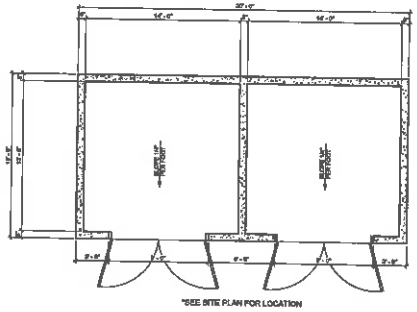
No.	Description	Date

SOUTHWEST

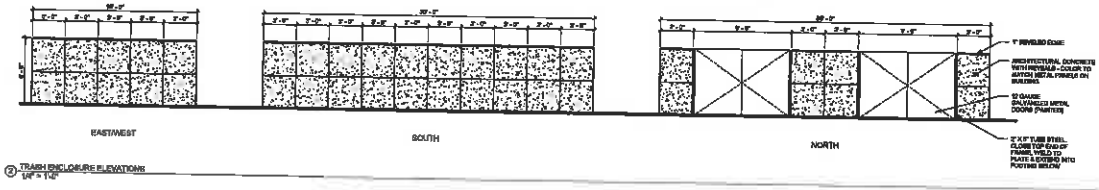
Project number	16048
Date	11.30.2016
Drawn by	Author
Checked by	Checker

A004

Scale

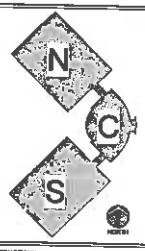


① TRASH ENCLOSURE
1/8" = 1'-0"



② TRASH ENCLOSURE ELEVATIONS
1/8" = 1'-0"

SVPA
Architects Inc.
1400 28th Street, Suite 200
West Des Moines, Iowa 50266
515.327.5900 Fax: 515.327.5901



CLIENT LOGO

PROJECT INFORMATION

WESTFIELD OFFICE BUILDING
1998 JORDAN CREEK PARKWAY
WEST DES MOINES, IA 50266

R&R REALTY
1225 JORDAN CREEK PARKWAY #200
WEST DES MOINES, IA 50266

DRAWING ISSUE INFORMATION
ISSUE FOR: CITY REVIEW
ISSUE DATE: 01.26.2017

MANAGEMENT INFORMATION
PROJECT NO: 16046
PRINCIPAL IN CHARGE: RO
PROJECT ARCHITECT: RP

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SHEET TITLE
TRASH ENCLOSURE DETAILS

SHEET NUMBER
A507

EXHIBIT II

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

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE SITE PLAN (SP-003238-2016) TO CONSTRUCT A 182,036 SQ. FT. OFFICE BUILDING AT 1080 JORDAN CREEK PARKWAY KNOWN AS THE WESTFIELD OFFICE BUILDING

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, Dallas County Partners requests full site plan approval to construct a 182,036 sq. ft. office building on property locally known as 1080 Jordan Creek Parkway and legally described as:

Legal Description of Property

Lot 1, Country Club Office Plaza West Plat 8, an official plat now in and forming a part of the City of West Des Moines, Dallas County, Iowa.

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

WHEREAS, on February 13, 2017, the Plan and Zoning Commission recommend to the City Council approval of the Site Plan; and

WHEREAS, on February 21, 2017, this City Council held a duly-noticed meeting to consider the application for a Site Plan;

WHEREAS, the City Council assigns the address of 1080 Jordan Creek Parkway to this site;

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

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

SECTION 2. The Site Plan (SP-003238-2016) to construct a 182,036 sq. ft. office building is approved, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on February 21, 2017

Rick R. Messerschmidt, Mayor Pro-tem

ATTEST:

_____

Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The main driveway opposite Woodland Avenue shall not be utilized until the traffic signals are fully functional and accepted by the City Council.

2. Prior to any occupancy the following items must be finalized:
    a. City Council acceptance of public improvements.
    b. Public street lights adjacent to Jordan Creek Parkway are paid in full.
    c. Storm Water Facility Maintenance Agreement and Easement is executed and returned to the City.
    d. Storm water facility as-builts and certification letter are submitted to the City.
    e. All public pedestrian ramps and driveway approaches as-built drawings are submitted to the City.
    f. Storm sewer easements documents are executed and submitted to the City.

3. Prior to any new building permit to allow full construction, final site plan drawings addressing remaining review comments are submitted to the City and approved.