NO CHANGE FROM PREVIOUS READING

5(b)

CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: May 15, 2017

ITEM: Bridgewood Square, Northwest corner of Jordan Creek Parkway and Bridgewood Boulevard - Amend the development regulations for Parcel M within the Bridgewood PUD and approve a Preliminary Plat to subdivide the property into 3 lots for commercial development – Bridgewood Commercial, LLC – ZC-003402-2017

ORDINANCE: Approval of Second Reading, Waive Third and Adopt in Final Form

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Bridgewood Commercial, LLC has submitted an application for approval of an amendment to the Bridgewood PUD to modify the development regulations for Parcel M, which is located at the northwest corner of Jordan Creek Parkway and Bridgewood Boulevard. The specific request is to amend the PUD to allow for commercial development which includes offices, retail and restaurants within Parcel M. The PUD currently identifies Residential Single Family (RS-5) zoning for the property with allowance for a church or daycare with a Permitted Conditional Use permit. The applicant is proposing an underlying zoning change with the PUD Amendment to a Support Commercial (SC) classification, consistent with the Comprehensive Plan land use designation of Support Commercial, and also allow some Neighborhood Commercial uses.

Previous Council Action:
Vote: 3-1 for approval with Councilmember Trevillyan voting "No" and Councilmember Messerschmidt absent.
Date: May 1, 2017
Motion: Approval of the First Reading of the Ordinance.

At the May 1, 2017, City Council meeting, the City Council also voted to approve a preliminary plat subdividing the property into 3 commercial lots.

OUTSTANDING ISSUES: There are no outstanding issues.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve the second reading, waive the third reading and adopt the ordinance amending the Bridgewood PUD to redefine and detail the regulations, allowances, and limitations of Parcel M within the PUD, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Brian S. Portz, AICP BP

STAFF REVIEWS:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register	
Date(s) Published	March 31, 2017	
Letter sent to surrounding property owners		March 31, 2017

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	March 6, 2017		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:
Attachment A - Proposed PUD Ordinance
Exhibit A - Proposed Specific Plan Maps
Exhibit B - Architectural Precedent Images

ATTACHMENT A

Prepared by: B. Portz, Development Services, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265
Return To: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265

ORDINANCE #

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, AND ORDINANCE #1276, 1322, 1335, 1401, 1438, 1482, 1628, 1748, 1809, AND 1962, PERTAINING TO P.U.D. (PLANNED UNIT DEVELOPMENT) DISTRICT REGULATIONS AND GUIDELINES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

SECTION 1: AMENDMENT: Ordinances #1276, 1322, 1335, 1401, 1438, 1482, 1628, 1748, 1809, and 1962 pertaining to the **Bridgewood Planned Unit Development,** Section 05: *Land Use Criteria;* Subsection K: *Parcel M*; is hereby amended by deleting the entire existing text and replacing with the following bolded italicized text:

K. Parcel M: Unless provided otherwise in this Ordinance, all general use regulations, performance standards and provisions set forth in Title 9, Zoning, of the City Code for the Support Commercial (SC) District shall apply to any development within Parcel M. To the extent that the provisions of this Section conflict with or are more restrictive than similar provisions provided elsewhere in the West Des Moines Zoning Ordinance, the provisions of this Section shall control. The following land use design criteria, development standards, and landscaping regulations shall apply to all lots within Parcel M. Parcel M shall also be known as the Bridgewood Square Specific Plan.

1. ***Land Use:*** ***All land uses as set forth in Title 9, Zoning, of the City Code for the Neighborhood Commercial (NC) and Support Commercial (SC) Districts as permitted and permitted conditionally shall apply to Parcel M, except as designated below:***
   - ***a. All Permitted (P) uses within the Neighborhood Commercial (NC) and Support Commercial (SC) Districts shall be allowed, except those that have been prohibited by this ordinance.***
   - ***b. All Permitted Conditional (Pc) uses within the Neighborhood Commercial (NC) and Support Commercial (SC) Districts, except those that have been prohibited by this ordinance shall be allowed with the approval of the appropriate review body. In addition, the following uses may be permitted with a Permitted Conditional Use (Pc):***
     - ***SIC 87 Engineering, accounting, research, management and related services***
   - ***c. Prohibited Uses: the following permitted and permitted conditional uses otherwise allowed in the Neighborhood Commercial (NC) and/or Support Commercial (SC) Districts shall be prohibited:***
     - ***SIC 01 Agricultural production - crops***
     - ***SIC 0752 Animal specialty services***
     - ***SIC 0783 Ornamental shrub and tree services***
     - ***SIC 46 Pipelines***
     - ***SIC 49 Electric, gas and sanitary services***

SIC 526	*Retail nurseries and garden stores*
SIC 541	*Convenience stores*
SIC 55	*Automotive dealers and service stations*
SIC 5813	*Taproom/beer parlor in conjunction with a brewery of greater than 5,000 square feet and less than 10,000 square feet*
SIC 60	*Freestanding ATM*
SIC 701	*Hotels/Motels*
SIC 726	*Funeral service*
SIC 7211	*Power laundries, family and commercial*
SIC 7212	*Garment pressing and agents for laundries and dry cleaners*
SIC 7215	*Coin operated laundries and dry cleaning*
SIC 7299-02	*Massage therapy*
SIC 7299-03	*Dating and escort services*
SIC 7299-11	*Personal item care and storage services*
SIC 75	*Automotive repair, services, and parking*
SIC 79	*Amusement and recreation services – Event venue 5,000 sq. ft. or less*
SIC 7999	*Amusement and recreation services, not elsewhere classified (e.g., golf courses - miniature, driving ranges, circus companies and fairs)SIC 80 Health Services, except SIC 801, 802, 803, 804, and 805 shall be permitted*
SIC 807	*Medical and dental laboratories*
SIC 83	*Social Services*
SIC 869	*Membership organizations, not elsewhere classified – Organizations with food/drink services and conference facilities*
SIC 87	*Engineering, accounting, research, management and related services*
SIC 92	*Justice, public order, and safety*

2. ***Setbacks:*** ***Buildings shall be setback as follows. The setback shall be measured from the perimeter property line of Parcel M to the primary wall of the structure. Intermittent encroachment into the setback shall be allowed for bump outs, roof overhangs, and pedestrian elements as long as minimum Building Code and Fire Code requirements for building separations are provided.***
   a. ***South, East and West - minimum of thirty feet (30')***
   b. ***North - minimum of ten feet (10')***
   c. ***No setback (0') shall be required from an adjoining lot which is included within the overall boundaries of Parcel M, except that no structure should be located closer than fifteen feet (15') to the back-of-curb of any interior private drive, nor shall any building be so located so as to block visibility at vehicle drive intersections and driveways.***
   d. ***Unless physically connected, all buildings shall maintain a minimum separation of twenty-five (25) feet unless otherwise required to be larger per adopted Building and Fire Codes.***
   e. ***Detached accessory structures shall not be located in the front yard of a lot fronting a public street and shall be setback a minimum of thirty feet (30') from perimeter boundaries and fifteen feet (15') from interior boundaries.***

3. ***Building Height:*** ***Buildings within Parcel M shall not exceed 36' in height, as measured from the average finished grade to the top of the parapet wall.***

4. ***Parking:*** ***Parking for a planned commercial center (multi-tenant building) constructed within Parcel M shall be calculated according to subsection 9-15-7B, "Planned Commercial Center", of the city code. Any standalone buildings constructed within Parcel M shall meet the parking requirements of subsection 9-15-7 of the city code for the specific use.***

5. ***Parking Setbacks:***
   a. ***Off-street parking areas shall be setback from the perimeter boundaries of Parcel M as follows:***
      i. ***East, West and South – minimum thirty foot (30') setback.***
      ii. ***North – minimum ten foot (10') setback***
      iii. ***There shall be no minimum parking lot setback between internal lot boundaries except that parking areas should be setback a minimum of ten feet (10') from the back of curb of internal private drives or as otherwise necessary to accommodate the incorporation of***

landscape vegetation for visual screening and mitigation of paving expanses associated with off-street parking.

b. *Parking stall measurements and drive aisle widths shall conform to Chapter 15 of the City's Zoning Ordinance.*

c. *No portion of any parking lot or drive aisle associated with parking may be located within a required buffer or streetscape.*

d. *Care should be taken to ensure that parking does not block visibility at vehicle drive intersections and driveways.*

6. *<u>Vehicle Drive Thrus and Canopy Areas</u>: The intent of this development is not to encourage the use of automobiles; however, it is recognized that drive-ups are a key component to the functionality of certain types of businesses due to their convenience. If, through the design review process, including an updated traffic analysis, if necessary, it can be demonstrated that such uses do not cause traffic congestion, do not interfere with pedestrian movements and can be designed to minimize their presence, a maximum of two (2) businesses with drive-ups may be permitted within Parcel M. Drive-up facilities may be allowed in conjunction with, but are limited to the following types of businesses; bank, coffee shop, dry cleaner, pharmacies, and fast food restaurants. A maximum of one drive-thru fast-food restaurant shall be allowed within Parcel M. Walk-up or pedestrian ATMs with no vehicle access; and loading zones in which the patron exits their vehicle and loads the merchandise/materials themselves shall be allowed as needed.*

   a. *The incorporation of drive-up facilities may be limited by the type of use in association with the available vehicle trips allowed for Parcel M.*

   b. *In all instances, the presence of the drive-ups shall be minimized through one or a combination of the following methods:*

      i. *Integration of the drive-thru into the building architecture in order to eliminate the appearance as an added on canopy component.*

      ii. *Situating the drive-thru between two buildings in order to limit the number of views thereof.*

      iii. *Opaque visual screening to a minimum height of 6'. May be achieved through the use of earthen berming with vegetation, solid fencing, decorative walls, etc. Screening method shall provide for year round visual mitigation of the drive thru.*

   c. *Canopies, including gas pump stations and other drive thru canopies must be designed to incorporate the building's architecture through the use of similar building materials, roof design, and earth-tone colors so as to blend with environment rather than draw attention to the element. The application of brick or stone the entire height of canopy support columns is required. When possible, canopies should be designed as an extension of the building rather than an added on element. Gasoline canopies shall be situated along the side of the store or interior to the site so as to minimize the visible presence of the vehicle use element. Canopies shall not be located parallel with and adjacent to public streets; however, may be located adjacent to internal or private streets as long as measures such as earthen berming and landscaping are implemented to minimize the presence thereof.*

7. *<u>Buffers</u>: The provision of adequate buffering and landscaping shall be more thoroughly evaluated and approved as part of site plan approval. A master landscaping plan for all buffers shall be designed and approved concurrent with the preliminary plat for the site so as to create cohesiveness amongst the buffers. Landscape plans for each lot containing a buffer area shall include buffer landscaping consistent with the approved master landscaping plan. Buffering between districts or parcels and uses shall not be required as set forth in Title 9, Chapter 19 of the City Code.*

   a. *Buffers shall be provided along the perimeter boundaries of the Bridgewood Square development as follows:*

      i. *South, East & West – thirty feet (30') from perimeter of Parcel M.*

      ii. *North – no buffer required; however, landscaping as required for open space shall be implemented and visual mitigation of parking and service areas shall be achieved.*

      iii. *No buffers between internal parcels shall be required except to mitigate undesirable elements and views and break up large expanses of paving.*

   b. *Thirty Foot (30') Buffers:*

      i. *One (1) overstory tree, two (2) ornamental trees and six (6) shrubs shall be provided per thirty-five (35) lineal feet of required buffer.*

      ii. *Existing trees and shrubs may be counted toward the required tree and shrub plantings.*

c. *Vegetation Substitution:*
   i. *Two (2) ornamental trees, one (1) evergreen tree, or six (6) shrubs may be substituted for one required overstory tree; however, no more than twenty-five percent (25%) of the required number of overstory trees may be substituted.*
   ii. *A twenty-five (25) square foot mass planting of perennials or ornamental grasses may be substituted for three (3) shrubs.*
   iii. *Plantings shall be a mix of deciduous and evergreen to ensure year round color.*

d. *It is recognized that some views of businesses are desired; therefore, buffer vegetation along the south and east boundaries may be clustered to open up view windows to the businesses. The buffer along the west shall aim to block views of buildings and parking from the surrounding single family lots.*

8. *Landscaping: The landscaping requirements specified herein are intended to create an aesthetically pleasing development which enhances the appearance and character of the City of West Des Moines, while protecting the general health, safety and welfare of the citizens. Landscaping is required to address the following primary aspects or consequences of development:*
   - *Open space protection and enhancement*
   - *Mitigation of paving expanses associated with off-street parking*
   - *Visual screening of undesirable views, activities and/or site elements, and*
   - *Street side enhancement ('streetscapes')*

   The attached Specific Plan Map illustrates the general landscaping concept: this plan should be used as the guide for site plan development in respect to the general locations of plant material to be provided. Additional vegetation may be required in response to additional details of the use, buildings, parking, etc. to be implemented. Details regarding specific varieties, exact quantities, and the minimum size at time of planting shall be provided and approved as part of the site plan submittal and shall meet the general guidelines in respect to the minimum plant size traditionally applied to development within the City. In the event that alternatives to what is shown on the attached Specific Plan are desired, the minimum vegetation requirements specified within this ordinance will need to be provided and the original intent of the required vegetation met.

   a. *Open Space: The intent of open space is to allow for a balance between natural areas and the built environment and to provide for the overall beautification and "greening" of the City.*
      i. *A minimum of twenty percent (20%) open space shall be provided within each lot within parcel M.*
      ii. *Open space shall be considered all areas unencumbered by buildings or paved areas associated with parking, drive aisles, and loading zones. Plaza areas, water features and structures such as gazebos, arbors, pergolas, etc. that are associated with outdoor pedestrian use areas, as well as designated and enhanced pedestrian walkways through and between parcels may be counted towards fulfilling the minimum open space requirement.*
      iii. *Vegetation at a rate of two (2) trees and three (3) shrubs per 3,000 square feet of required open space shall be provided within the parcel.*
         1) *Ten percent (10%) of all required trees shall be a minimum of 3-3½ inch caliper. Forty percent (40%) of all required trees shall be a minimum of 2-2½ inch caliper. The balance of all required trees shall be 1½ inch caliper. The minimum height for evergreens shall be six (6) feet and may be counted as 2-2½ inch caliper.*
         2) *Vegetation substitution:*
            a) *One (1) evergreen tree or six (6) shrubs may be substituted for one (1) required tree; however, no more than twenty-five percent (25%) of the required number of trees may be substituted.*
            b) *A twenty-five (25) square foot mass planting of perennials or ornamental grasses may be substituted for three (3) shrubs.*
      iv. *Vegetation required as part of the open space may be placed into off-street parking areas or required buffers; however the open space vegetation is in addition to that which would be required of buffers or parking islands/pods and may not be counted towards fulfilling the minimum amount of vegetation required for these areas.*

   b. *Off-Street Parking Areas:*

i. *All off-street parking areas shall be landscaped at the perimeter of the lot to screen their visibility from street rights-of-way and adjoining property outside of the Bridgewood Square development.*

ii. *All off-street parking areas shall be aesthetically improved to reduce obtrusive characteristics that are inherent to their function. Multiple landscape islands combined with vegetation shall be incorporated to effectively eliminate a "sea of asphalt/concrete" and to provide shade thus decreasing heat reflection back into the environment. Landscape islands and/or pods shall be implemented in accordance with the following:*

1) *Islands or open areas shall be located at the terminus end of all parking rows. Terminal islands shall measure at least ten feet (10') in width and shall match, at a minimum, the stall length unless otherwise allowed per the discretion of the Director of Development Services.*

2) *If implemented, linear parking islands that run the length of the parking row shall measure a minimum of eight feet (8') in width and shall be heavily landscaped to provide a mass of 'green' within the parking lot. The incorporation of defined pedestrian pathways within linear islands is encouraged; however, should not be used as a rationale to not implement appropriate trees and shrubs.*

3) *Linear parking rows with greater than twelve (12) parking stalls shall incorporate a landscape island or pod every six (6) stalls. At a minimum, islands shall match the dimensions of one (1) parking stall and pods shall measure a minimum of six (6) feet from back-of-curb to back-of-curb. As an alternative to the implementation of pods within a linear row of parking, the terminal islands at each end of the row of parking may be increased in width by 5' for every two pods within the row which are eliminated. In no instance however, should there be greater than 18 parking stalls in a row uninterrupted by a landscape island or pod. The width of landscape islands within a linear row of parking need only match the minimum width of a parking stall.*

4) *For every 9'x17' landscape island and each landscape pod, one (1) tree shall be required within the parking area.*

c. *Visual Screening:*

i. *Mechanical Equipment:*

1) *Views from public streets and adjoining property of the negative aspects of development and land uses such as loading docks; heating, ventilation, or air conditioning (HVAC) units; meters, or similar electrical or mechanical appurtenances shall be adequately screened. Said screening shall be achieved through the use of architectural features or earth berming and landscaping consisting of predominately evergreen material.*

2) *All rooftop mechanical units shall be screened from views from public and private streets and adjoining properties by the use of an opaque screening material compatible with the architecture of the building. Whenever possible, raised parapets as an extension of the building façade shall be utilized to achieve screening. Architecturally designed screen walls, parapet walls, penthouse, or other opaque material shall be comprised of materials consistent with the associated primary structure. Screening measures and materials shall be identified and reviewed as part of the site plan review process.*

ii. *Trash Enclosures: Trash receptacles and dumpsters shall be screened on all sides by the use of a permanent enclosure. Whenever possible on Parcel #1 and Parcel #3, the enclosure should be designed as an attached extension to the primary structure rather than a free-standing structure and shall be located away from adjacent residential areas. On Parcel #2, the enclosure may be designed as a free-standing structure that is located directly adjacent to the building. Enclosures shall be constructed of materials consistent with or complementary to the primary structure. Additionally, the enclosure should be landscaped to minimize the visual presence and impact of the structure on surrounding properties, businesses, and public streets.*

iii. *Outdoor Storage: Unless otherwise allowed through the issuance of a Temporary Use Permit under the provisions of Title 9, Chapter 16, Temporary Use Permits of the City Code or the site plan review process, all outdoor display and storage shall be prohibited.*

9. *Pedestrian Elements: Parcel M, in alignment with Town Center Overlay District Guidelines, aims to encourage pedestrian movement and opportunities for pedestrian interaction through a series of interconnected sidewalks and gathering areas. The attached Specific Plan Map indicates the locations*

and type of anticipated plaza areas and pedestrian corridors. There are a total of three (3) anticipated plaza areas as shown on the Specific Plan. Details for each of these plaza areas shall be submitted, reviewed, and approved as part of the site plan for the parcel.

a. *Useable Open Space: All lots within Parcel M shall provide usable open space or activity spaces through the integration of plazas, green spaces, interconnected and enhanced pedestrian corridors and focal point elements.*
   i. *These areas shall encourage opportunities for interaction among pedestrians through the provision of seating opportunities (benches, chairs, tables, planter walls, etc.). Without compromising the design intent of the plazas, the developer is encouraged to maximize the number of furniture/seating opportunities throughout the development. Representations of the site amenities, including street furniture that will be provided throughout this development are included in the exhibit packet (attached or on file with the City Clerk). Although deviations from the illustrations are permissible, the street furniture is intended to serve as a unifying element throughout the development.*
   ii. *Open space plaza areas shall incorporate a variety of hardscape landscape materials (stone pavers, stamped concrete, field boulders, etc.) for visual interest and variety and shall implement landscape vegetation to soften, enhance, and delineate the areas. All plaza/pedestrian areas are required to incorporate 'green' through the incorporation of planter beds, containers, or raised planters.*
   iii. *Appropriate lighting should be incorporated into the plaza areas and along pedestrian pathways for safety reasons and to extend the usability of the area into the evening hours. Such lighting may be provided by either pole mounted fixtures or bollard style lighting. Primary pedestrian pathways (those 5' and greater in width) and plaza areas identified on the Specific Plan Map shall be lit to a minimum level of 0.50 foot candles.*
   iv. *Plaza areas associated with establishments which serve alcoholic beverages shall provide a definable boundary (change in material, unmovable signage, physical feature, etc.) between the private establishments in which alcohol consumption is allowed and the public area in which it is not. A physical barrier (fencing, railing, landscaping, etc.) shall prohibit access into the patio area from the public area; all access into the patio area shall be through the interior of the establishment. The barrier specifications shall be reviewed and approved as part of the alcohol permit application.*
   v. *Unless otherwise specified, the installation of these pedestrian elements shall be by the developer of Parcel M in conjunction with the development of a specific lot or adjoining building and shall be completed prior to occupancy.*

b. *Pedestrian Connections: The overall development shall integrate interconnected pedestrian walkways to allow and encourage pedestrian movement from one establishment to another within the Parcel M development, as well as to other surrounding developments.*
   i. *Pedestrian pathways internal to the development and across parking areas and drive aisles shall be constructed with contrasting color, paving material or pavement patterns to the adjoining paving in order to provide a definable and highly visible crosswalk. Simply striping pedestrian crosswalks shall not meet the intent of this section.*

10. *Lighting:*
   a. *Fixtures used within off-street parking areas shall be consistent with those illustrated in the exhibits packet (attached or on file with the City Clerk). Although deviations from the illustrations are permissible, the fixtures are intended to serve as a unifying element between parcels within the development.*
   b. *Said fixtures greater than 150 feet from the east property line of the Bridgewood residential lots shall not exceed twenty-eight feet (28') in height as measured from the ground to the top of the light structure.*
   c. *Said fixtures greater than 100 feet but less than 150 feet from the east property line of the Bridgewood residential lots shall not exceed twenty two feet (22') in height as measured from the ground to the top of the light structure.*

d. *Said fixtures less than 100 feet from the east property line of the Bridgewood residential lots shall not exceed sixteen feet (16') in height.*
e. *The footcandle level at the Bridgewood Square west property line shall be zero.*
f. *The footcandle level at all other property lines shall be less than one.*
g. *Said fixtures are to be downcast, cut-off variety to direct lighting to parking areas and pedestrian pathways and eliminate glare to neighboring properties. Bulbs shall not be exposed or extend down past the fixture. Care should be taken to ensure that adjoining single family homes are not looking up and into the bulbs of light fixtures.*
h. *No wall packs or floodlighting are allowed, except that sconces or decorative lighting shall be permitted (except on the west side of the buildings on Parcel #2). In addition to cut-off fixtures, particular attention shall be given to eliminate hot spots and light glare. To achieve this, additional measures may include, but are not limited to, lowering parking lot light levels after business hours, turning off lights not necessary for security purposes, and use of landscaping for light screening/blockage.*
i. *As a part of the review of each site plan, a photometric plan must be submitted. During the review, the applicant must demonstrate how lighting will not adversely affect adjoining properties.*
j. *Fixtures located 150 feet or less from the east property line of the existing Bridgewood residential lots (excluding Outlot Z, Bridgewood Plat 1) shall be turned off no later than 30 minutes after the closing of the last business, except those lights necessary for security purposes.*

11. *Architecture: The intent is to create building façades throughout this development that are varied and articulated to provide visual interest to pedestrians and to establish a unique identity for the development. The architectural design of any building within this development shall be acceptable to the City. The architecture shall attempt to express a creative presentation by careful attention to exterior building materials and details, use of fenestration, and change in building mass within the plan and roof design to lessen the plainness of appearance which can be characteristic of large commercial buildings. Building design, materials, and colors shall provide continuity amongst buildings to unite all structures within the development into one project concept. All sides to each building shall receive high quality materials, finishes, and details (360° architectural treatment). There are no "backs" to a building. Materials should be durable, economically maintained and of a quality that will maintain their appearance over a prolonged time.*

On file with the City Clerk are conceptual architectural elevations to be implemented illustrating the general architectural style and materials for each building. Once City approval is gained on a particular building design, any changes in design before or during construction must be reviewed and approved by the City's Development Services Department.

a. *All buildings within this development shall accommodate or incorporate the following in building design and materials:*
   i. *Corporate architecture shall be prohibited.*
   ii. *Buildings shall be organized to create a logical and identifiable relationship with the site and other buildings, open spaces, pedestrian circulation paths.*
   iii. *The use of building articulation and materials which break up the building mass into modules that respect a pedestrian scale and reflects proportions similar to other buildings within the development.*
   iv. *The building's design should meet context and site objectives such as providing gateways, creating visual and physical linkages and framing or terminating views.*
   v. *Variation in building height, mass and roof forms shall be provided to create interest while still maintaining an overall building continuity. Roofs should not be designed as attention-getting devices related to the reinforcement of signage or as an identifiable corporate image.*
   vi. *Entrances into buildings should be easily identified through the use of building design and detailing. Projected or recessed entryways, change in rooflines, addition of awnings or changes in building material are examples that can create this effect.*
   vii. *Shifts in building planes/facades and variation in exterior materials shall be incorporated to minimize long expanses of wall. Long blank walls shall be prohibited.*
   viii. *Ground floor tenant areas should provide the maximum possible glazing toward sidewalks to provide pedestrians with visual interest. Use of reflective glass or mirrored glass is discouraged.*

Efforts should be made to use clear glass on storefronts, windows and doors to promote the linkage of the interior and exterior of buildings.

ix. Natural materials such as brick and stone shall be used as the major elements of the facade, architectural precast concrete or metal acceptable to the City can be incorporated in the design. The use of EIFS or synthetic stucco and composite materials such as cement fiber shall be used in moderation and primarily used as an accent or trim material and not within six feet (6') of grade. Use of vinyl materials is prohibited.

x. Variation in materials, material modules, expressed joints, textures, colors and details should be used to break up the mass of the buildings. Materials should change with the change in building planes.

xi. Trim and structural elements such as posts or columns shall be sized to the scale of the building.

12. Signage: All proposed exterior signage requires a sign permit issued by the City of West Des Moines through normal sign review procedures. Unless otherwise prescribed herein, signage shall abide by the standards and regulations as set forth in Title 9, Chapter 18: Signs, for the Support Commercial (SC) District, as applicable to the allowed land uses specified for each respective lot.

a. All signs: Signs located within 300' of residential property will be limited to exterior lit signs or halo lighting and will be required to shut off at 11:00 PM or within one hour of close of the business if open after 11:00 PM.

b. Monument Signs:

i. A maximum of two (2) monument signs shall be allowed within Bridgewood Square. The signs may be located on the same frontage as long as sign separation requirements are met as outlined below.

ii. Monument signs can be a maximum of five feet (5') tall, 35 square feet in size and setback a minimum of ten feet (10') from the public street right-of-way line. A monument sign may be increased to seven feet (7') in height and 64 square feet in size if the sign is setback a minimum of twenty feet (20') from the public street right-of-way line.

iii. Monument signs shall be separated by a minimum of 150', except that a monument sign may be located a minimum of 125' from the existing "Bridgewood" subdivision identification sign at the corner of Jordan Creek Parkway and Bridgewood Boulevard.

iv. The copy area shall be comprised of individually attached and illuminated letters or routered sign face with push through letters to eliminated backlighting of the background areas.

v. Said signs shall be landscaped at the base of the structure and shall have a noticeable base and/or column element comprised of brick or stone. Ground signs throughout the Bridgewood Square development shall be a unifying element, consistent in design and materials. No additional mounding of soil or berming shall be allowed to elevate the sign except as required as part of a site plan for screening purposes.

c. Directional Signage: To help facilitate vehicular movement and provide direction to patrons to various public streets and private internal access drives, directional signage may be permitted within the Bridgewood Square development at the discretion of the Director of Development Services or their designee. The primary intent of directional signage is not to draw people off of the public streets but rather direct them through the streets and drives within the development. Sign locations are generally intended to be at interior locations within the development, thus letter size is intended to be only large enough for a vehicle in close proximity to read it and not such that it is legible from the exterior of the property and/or public streets. Directional signs shall not be larger than eight (8) square feet and a maximum of four feet (4') in height. Said signs may only be located on private property within the Bridgewood Square development; shall not be located within public utility easements and shall be located outside of both pedestrian and vehicle vision triangles at intersections. A sign permit shall be issued by the city prior to installation of any direction signs.

d. Wall Signage: The regulations and provisions set forth in title 9, chapter 18, "Signs", of the city code for the designated zoning classification for the respective parcel shall govern sign design and placement with the exception of the following: No lighted wall signage shall be allowed on any wall facing single family residential properties. Wall signage for a tenant in a multi-tenant building shall be located on the wall area of the tenant's location within the building.

i. *Parcel #2 shall be allowed one and one half (1½) square foot of wall signage per linear foot of tenant frontage which contains the building's primary public entrance and Parcels 1 and 3 shall be allowed one (1) square foot of wall signage per linear foot of tenant frontage which contains the buildings primary public entrance. The allowed signage may be divided into multiple signs as long as the total amount of sign area earned, based upon the formulas above, is not exceeded.*

ii. *All wall signage within the Bridgewood Square development shall incorporate aesthetic features compatible with the overall character of the development. All wall signs will be composed of either solid individual letters of anodized aluminum or galvanized metal or plastic attached to the building fascia, illuminated self-contained individual letters with translucent plastic faces set in anodized aluminum returns and trim or solid metal panels with routed letters illuminated by recessed cabinets. To the greatest extent possible, signs shall be contoured to minimize the excess unused area of a sign and to minimize the amount of glow. Logos may be incorporated into wall signage but not be larger than one and one-half (1½) times that size of the largest letter in the sign. A contoured panel sign may be allowed for logo signs but shall be designed so that only the logo is illuminated and background areas are covered with opaque vinyl or a routed face design. The sign administrator shall work with the applicant to accomplish a sign for the logo that allows for the tenants identity to be recognized but minimizes the background illumination and addresses the intent of this ordinance.*

13. *Vehicle Trip Allocation: As part of the 2015 amendment to the Area Development Plan for this site and consistent with the original traffic analysis completed by Snyder & Associates (February 12, 2007), the Bridgewood Plat 1 Lot 33 Traffic Impact Study (January 29, 2014) and the most recent traffic analysis completed by the City (December 20, 2016), the area included within the associated Bridgewood Square Specific Plan has been allocated 8,037 average daily trips, 538 AM peak hour trips, and 590 PM peak hour trips. As development proposals are approved, the number of vehicle trips generated by the proposed development (based upon the number of square feet of a proposed specific use, in conjunction with any parameters established in the Traffic Report) will be subtracted from the overall total trips allocated to the development. Approval of this proposed Specific Plan does not constitute a guarantee that the proposed plan can be implemented. Development of all lots and implementation of desired land uses, including specific high traffic generating tenants, will be limited by the available number of trips. Should anticipated traffic exceed the total trips allocated for the Bridgewood Square development prior to full build out, further development of lots may be limited or prohibited. Alternate uses to those planned within the Traffic Report and approved as part of Bridgewood Square Specific Plan Ordinance may be allowed, following completion of an amended traffic study analyzing the proposed alternative and appropriate city approval of an amendment to the respective specific plan ordinance and/or map, if necessary, if the existing uses and the proposed change(s) collectively do not exceed the numbers of trips above.*

14. *Street Improvements:*

a. *Traffic Study: A Traffic Study has been prepared for this development that outlines the ultimate traffic circulation requirements for the roadways in the vicinity of Parcel M. Prior to, or in conjunction with the development of any lot, or portion of a lot, the developer shall ensure that the development is constructed in accordance with the assumptions for, and the results of, the Traffic Study.*

   Increases in land use density and/or other changes to the Specific Plan Ordinance that would alter the original traffic analysis (i.e., change in internal street layout or access locations), will require an amended traffic study, to be completed by the city.

b. *Related Public Street Improvements: Street improvements identified in the Traffic Study that are necessary to mitigate impacts from traffic generated by the Parcel M development are listed below. (Refer to the Traffic Study for specific details pertaining to lane configuration or required geometric details):*

   i. *Jordan Creek Parkway (Public Street): This street is classified as a major arterial street. The developer is responsible to construct a right turn lane at the right-in/right out access off Jordan Creek Parkway. Developer shall construct a 125' southbound right turn lane into this access drive from Jordan Creek Parkway.*

c. ***Construction Phasing Of Internal Driveway Improvements:***
The developer will be required to have the improvements listed below complete prior to issuance of a any type of occupancy for each building.

i. ***The eastern north/south drive shall be constructed from the existing Jordan West development driveway to the right in only entrance from Bridgewood Boulevard.***

ii. ***The right in/right out driveway from Jordan Creek Parkway shall be constructed from Jordan Creek Parkway to the eastern north/south drive.***

iii. ***The full access driveway connection to Bridgewood Boulevard shall be constructed.***

SECTION 2: AMENDMENT: Ordinances #1276, 1322, 1335, 1401, 1438, 1482, 1628, 1748, 1809, and 1962 pertaining to the Bridgewood Planned Unit Development, Section 05: Land Use Criteria; Subsection K: Parcel M; is hereby amended by adding the map and illustrations attached as Exhibit A at the conclusion of the text language included in Section 1 of this amendment.

SECTION 3: VIOLATIONS AND PENALTIES. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in 1-4-1 of the City Code of the City of West Des Moines, Iowa.

SECTION 4: OTHER REMEDIES. In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

SECTION 5: SAVINGS CLAUSE. If any section, provision, sentence, clause, phrase or part of the Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

SECTION 6: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved this _____ day of _____, 2017.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2017.

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A

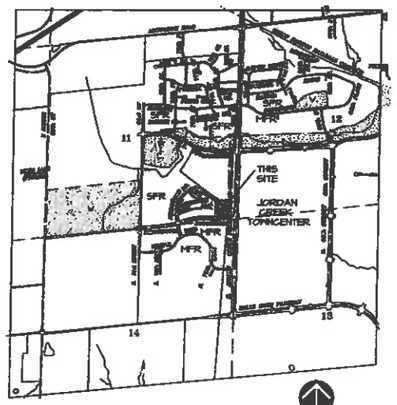
SPECIFIC PLAN

BRIDGEWOOD SQUARE

WEST DES MOINES, IOWA

LOT 33, BRIDGEWOOD PLAT 1

BRIDGEWOOD COMMERCIAL LLC., 9500 UNIVERSITY AVE, SUITE 2112 West Des Moines, IA 50266



VICINITY SKETCH

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	DIMENSION PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN
6	DETAILS

GENERAL LEGEND

PROPOSED

- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- DRAIN BASIN OR SEDIMENT RISER
- DRAIN BASIN WITH SOLID GRATE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- SCOUR STOP MAT
- TURF REINFORCEMENT MAT
- STORM SEWER WITH SIZE
- WATER SEWER WITH SIZE
- WATER SERVICE
- PROPOSED CONTOUR
- SILT FENCE
- ADDRESS
- RIPRAP

EXISTING

- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- CATV — UNDERGROUND TELEVISION
- USE — UNDERGROUND ELECTRIC
- G — UNDERGROUND GAS
- USFO — UNDERGROUND FIBER OPTIC
- UST — UNDERGROUND TELEPHONE
- OHW — OVERHEAD ELECTRIC
- SAN — SANITARY SEWER WITH SIZE
- ST — STORM SEWER WITH SIZE
- W — WATER MAIN WITH SIZE
- 826 — EXISTING CONTOUR
- TREELINE
- B.S.L. — BUILDING SETBACK LINE
- P.U.E. — PUBLIC UTILITY EASEMENT
- M.O.E. — MINIMUM OPENING ELEVATION

OWNER/DEVELOPER

BRIDGEWOOD COMMERCIAL LLC.,
9500 UNIVERSITY AVE, SUITE 2112
West Des Moines, IA 50266

COMPREHENSIVE PLAN

EXISTING: SUPPORT COMMERCIAL

ZONING

EXISTING: BRIDGEWOOD PUD - RESIDENTIAL SINGLE FAMILY (RS-3)
PROPOSED: BRIDGEWOOD SQUARE SPECIFIC PLAN (SUPPORT COMMERCIAL)

LEGAL DESCRIPTION

LOT 33, BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA
CONTAINING 7.79 ACRES.

AREAS

BUILDINGS =	40,076 SF	12%
PAVING =	170,043 SF	49%
OPEN SPACE =	131,923 SF	39%
TOTAL =	342,044 SF	100%
IMPERVIOUS =	241,663 SF	69%

PARKING REQUIREMENTS

RESTAURANT:
20,238 SF / 1000 = 20
20X15 = 300 SPACES
RETAIL:
15,840 SF / 1000 = 16
16X4 = 64

TOTAL REQUIRED = 364 SPACES

TOTAL PROPOSED = 417 SPACES

WATER QUANTITIES

1500 LF	8" WATER MAIN
80 LF	6" WATER MAIN
1 EA.	12"X8"X2" TAPPING TEE & VALVE
2 EA.	8" TEE
5 EA.	HYDRANT & VALVE
9 EA.	8" 22 1/2° ELBO
9 EA.	8" CROSS
2 EA.	8"X6" REDUCER
4 EA.	8" VALVE

WATER NOTES

1. CONTACT WEST DES MOINES WATER WORKS ONE WEEK BEFORE BEGINNING CONSTRUCTION.
2. BUILD TO WEST DES MOINES WATER WORKS SPECIFICATIONS.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
4. THE CONTRACTOR SHALL VERIFY THAT OFFSITE GRADING AND UTILITY EASEMENTS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. 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 1247, 34-1498. 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.

GENERAL NOTES:

1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF WEST DES MOINES PUBLIC WORKS
   b. WEST DES MOINES WATER WORKS
   c. BRIDGEWOOD COMMERCIAL LLC
   d. CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
   e. IOWA ONE-CALL
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
3. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
4. THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
5. THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
6. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
7. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
8. IF THERE IS A DISCREPANCY BETWEEN THE DETAILED PLANS AND QUANTITIES SUMMARY PLEASE CONTACT CIVIL ENGINEERING CONSULTANTS, INC.
9. ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
11. ALL SIGNING AND STRIPING SHALL CONFORM TO THE (MUTCD) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FEDERAL HIGHWAY ADMINISTRATION, 2009 EDITION)

NPDES/SWPPP

1. THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A NPDES PERMIT AND FOLLOW THE REQUIREMENTS OF THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

GRADING NOTES

1. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
2. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
3. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
4. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD.
5. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
6. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
7. STRIP BLACK DIRT AND RESPREAD. (4" MINIMUM)
8. ADDITIONAL SILT FENCING MAY BE REQUIRED BY THE CITY AFTER FIELD INSPECTION.

EROSION CONTROL NOTES

1. BEFORE ANY GRADING OR SITE WORK TAKES PLACE, THE BUILDING DIVISION SHALL BE ADVISED BY FACSIMILE OR E-MAIL THAT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT HAS BEEN OBTAINED FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR).
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING ACTIVITIES.
3. ALL AREAS WHICH ARE DISTURBED WILL BE SEEDED WITH EROSION CONTROL MIX OR SODDED.
4. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY THE CONTRACTOR WITHIN 24 HOURS. EARTH RAMPS SHALL NOT BE CONSTRUCTED IN THE STREET GUTTER.
5. CONTACT BRETT CARLSON FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND ANY EROSION CONTROL ISSUES.

BENCHMARK

CITY OF WEST DES MOINES NETWORK POINT #016
1300 Block of South 60th Street, 314 feet South of centerline of Pheasant Ridge Drive, 8 feet West of
Southeast property corner of 1320 South 60th Street, 4 feet West of power pole.

CITY OF WEST DES MOINES DATUM = 174.77
USGS DATUM = 458.78

CITY OF WEST DES MOINES NETWORK POINT #118
Northeast corner of Mercantile of South 60th Street and
Mills Civic Parkway, 18.5 feet Southeast of traffic signal
pole, 13 feet Southeast of face of sidewalk, 31 foot West
of fire hydrant.

CITY OF WEST DES MOINES DATUM = 201.97
USGS DATUM = 475.56

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

CERTIFICATION

STATE OF IOWA
EDWARD H. ARP
LANDSCAPE ARCHITECT
NO. 250
PROFESSIONAL LANDSCAPE ARCHITECT

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

BY:_____ DATE:_____
EDWARD H. ARP, IOWA REG. NO. 250
PAGES OR SHEETS COVERED BY THIS SEAL:
_____
SHEETS 1 THROUGH 10

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ecdac.com
CEC

REVISIONS		COMMENTS
1		
2		
3		
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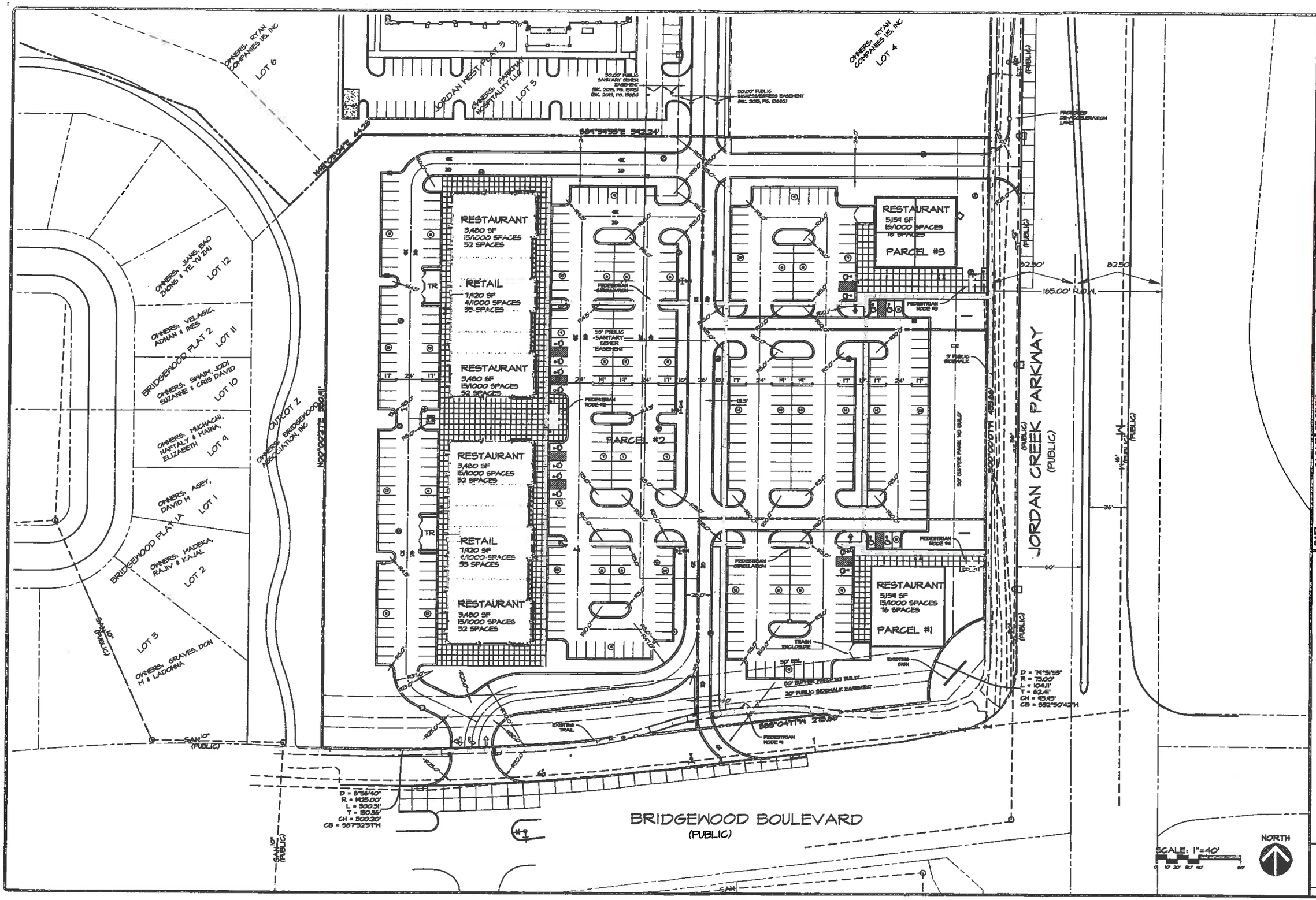
DATE: 04-04-11
DATE OF SURVEY:
DESIGNED BY: JAG
DRAWN BY: JAG

BRIDGEWOOD SQUARE
WEST DES MOINES, IOWA

COVER

SHEET 1 OF 7

A-1641



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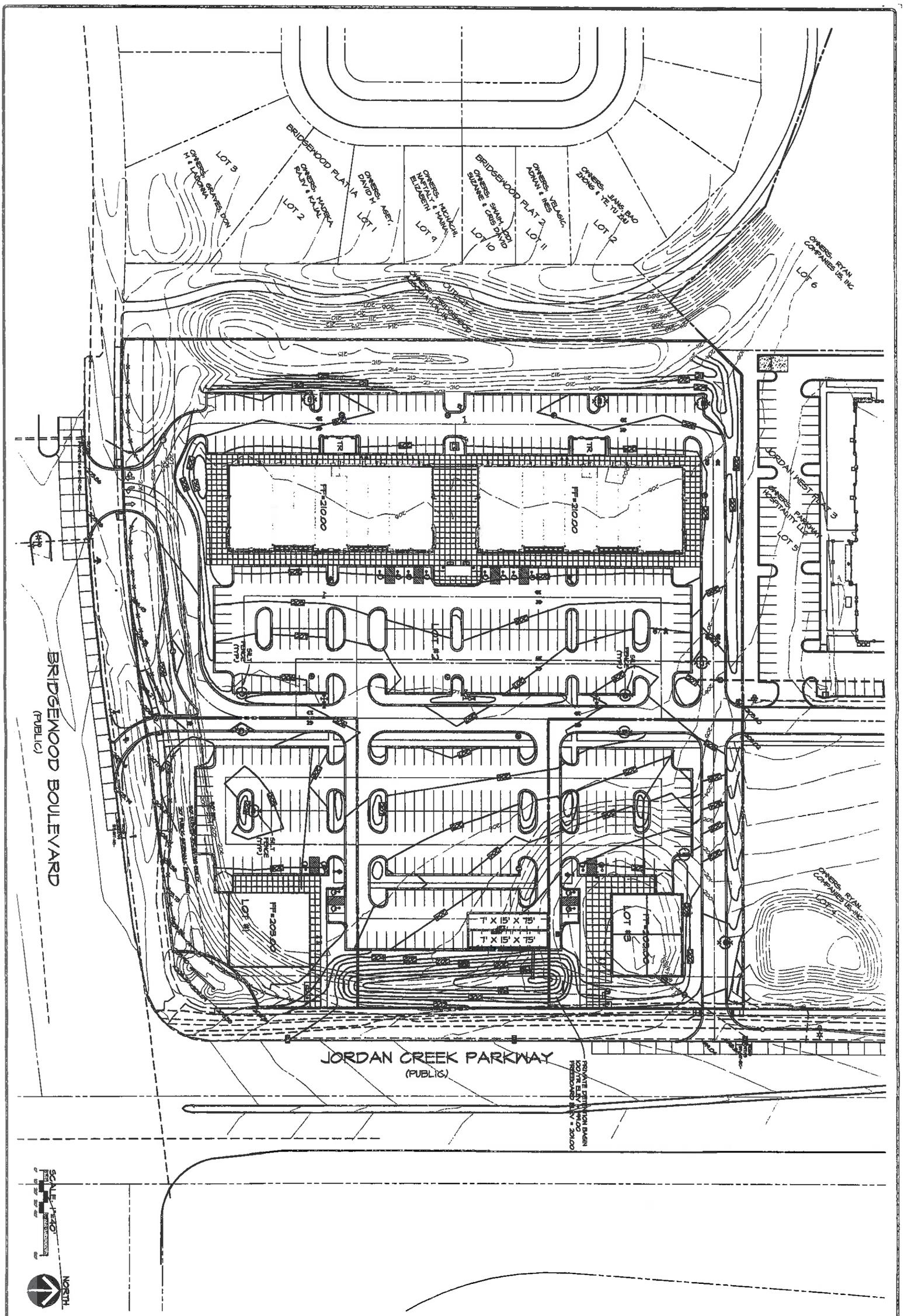
DRAWN BY:

BRIDGEWOOD SQUARE
WEST DES MOINES, IOWA

DIMENSION PLAN

SHEET 2 OF 7

A-1647



BRIDGEWOOD SQUARE WEST DES MOINES, IOWA	DATE: 04-04-17	REVISIONS	COMMENTS	CEC	Civil Engineering Consultants, Inc. 2400 86th Street . Unit 12 . Des Moines, Iowa 50322 515.276.4884 . Fax: 515.276.7084 . mail@cceiac.com
GRADING PLAN	DATE OF SURVEY:	1			
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SHEET 3 of 7

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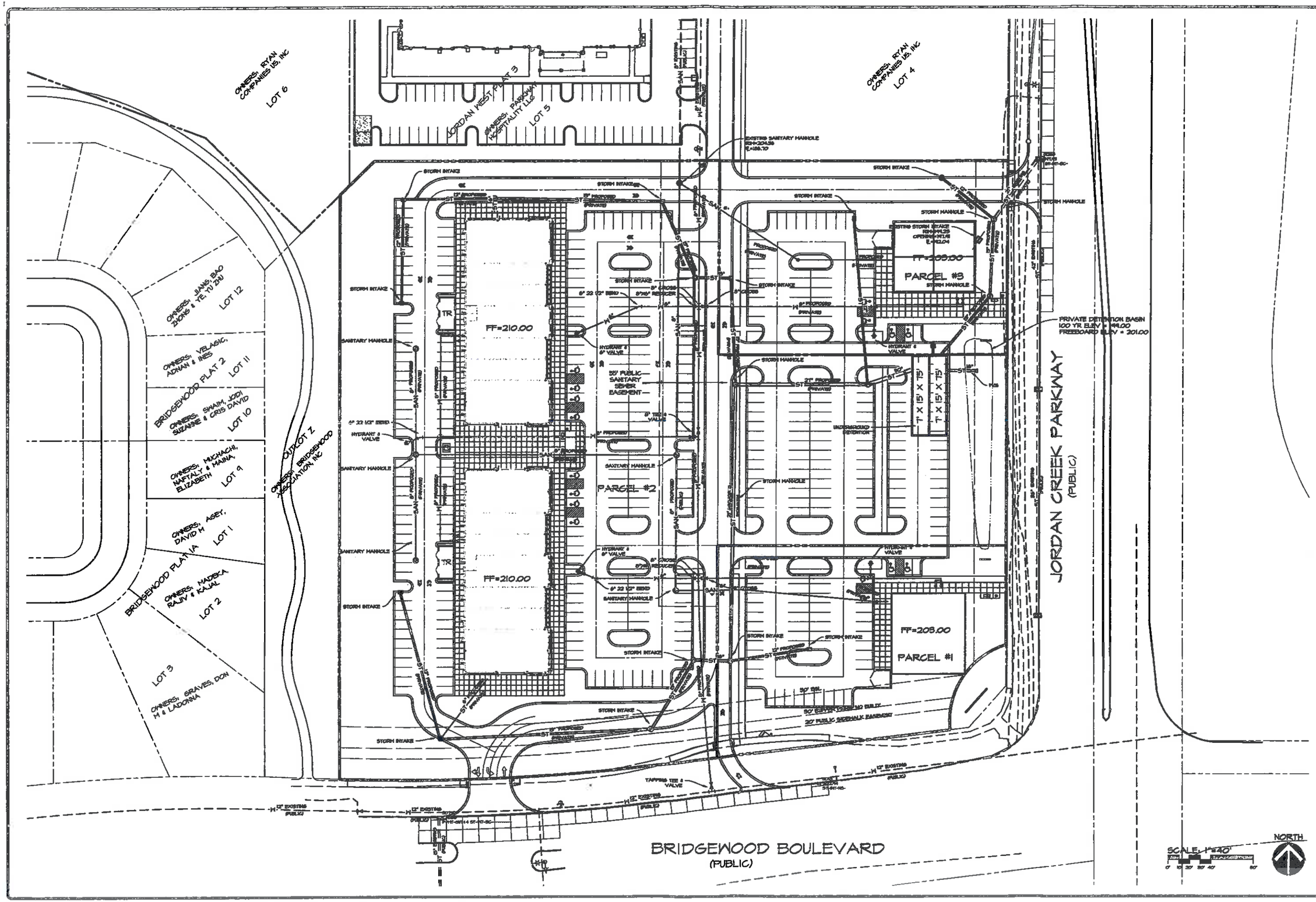

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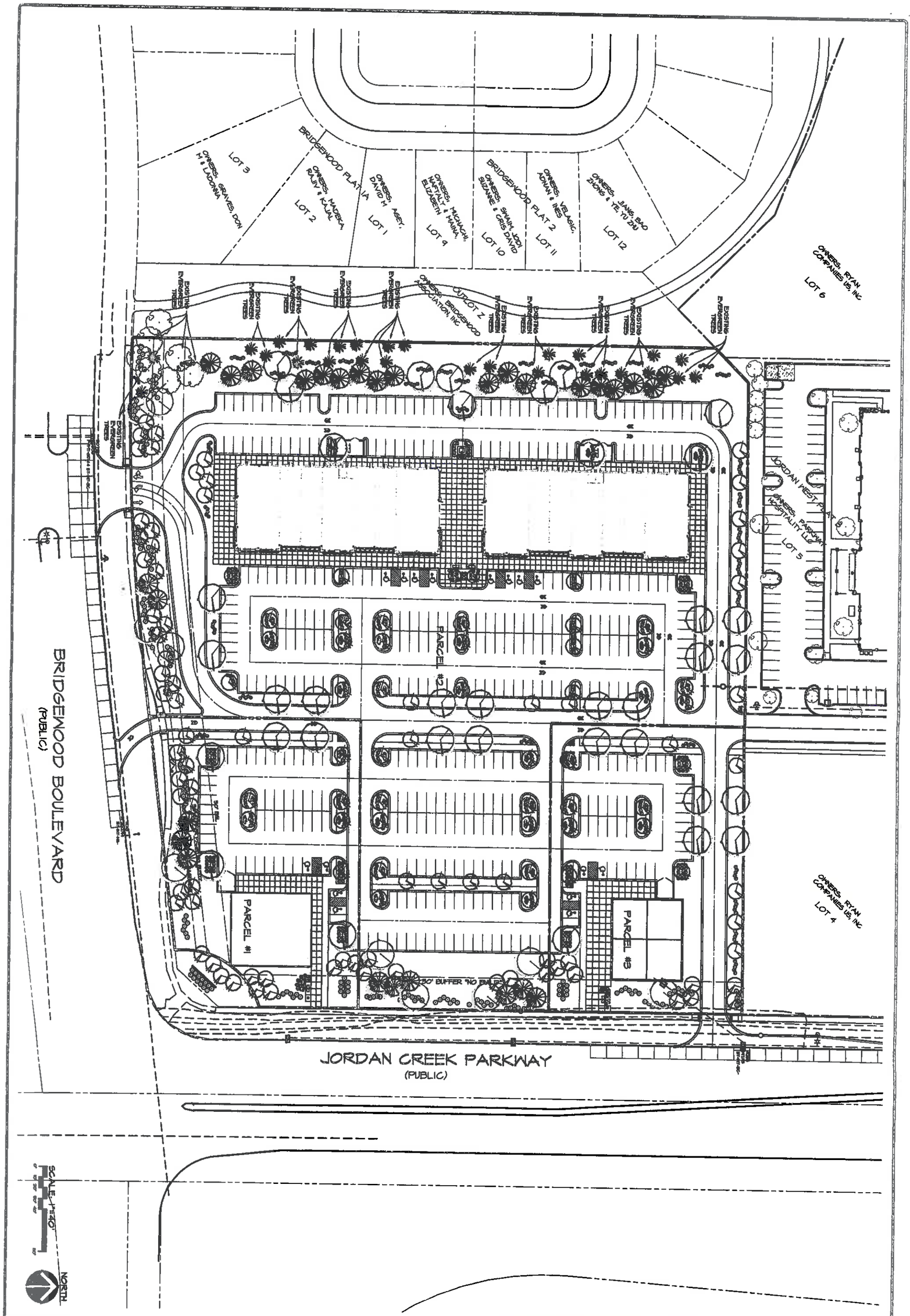
BRIDGEWOOD SQUARE

WEST DES MOINES, IOWA

UTILITY PLAN

SHEET 4 OF 7

A-5471



BRIDGEWOOD SQUARE WEST DES MOINES, IOWA LANDSCAPE PLAN	DATE: 04-04-17 DATE OF SURVEY: DESIGNED BY: JAG DRAWN BY: JAG	REVISIONS / COMMENTS 1 2 3 4 5 6	CEC Civil Engineering Consultants, Inc. 2400 86th Street . Unit 12 . Des Moines, Iowa 50322 515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

SHEET 1 OF 1

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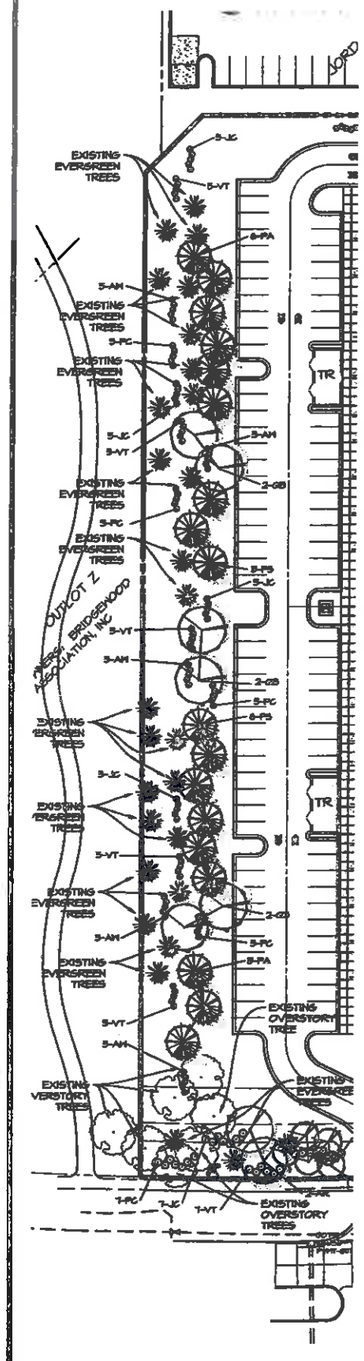


BUFFER DETAIL

LANDSCAPE REQUIREMENTS

30' BUFFER (JORDAN CREEK PARKWAY)
REQUIRED: 1 OVERSTORY TREE 2 ORNAMENTAL TREES
& 6 SHRUBS/55 LF
388 LF / 55 = 11
11 OVERSTORY TREES
22 UNDERSTORY TREES
66 SHRUBS

PROVIDED:
11 OVERSTORY TREES
22 UNDERSTORY TREES
66 SHRUBS

30' BUFFER (BRIDGEWOOD BOULEVARD)
REQUIRED: 1 OVERSTORY TREE 2 ORNAMENTAL TREES
& 6 SHRUBS/55 LF
520 LF / 55 = 15
15 OVERSTORY TREES
30 UNDERSTORY TREES
90 SHRUBS

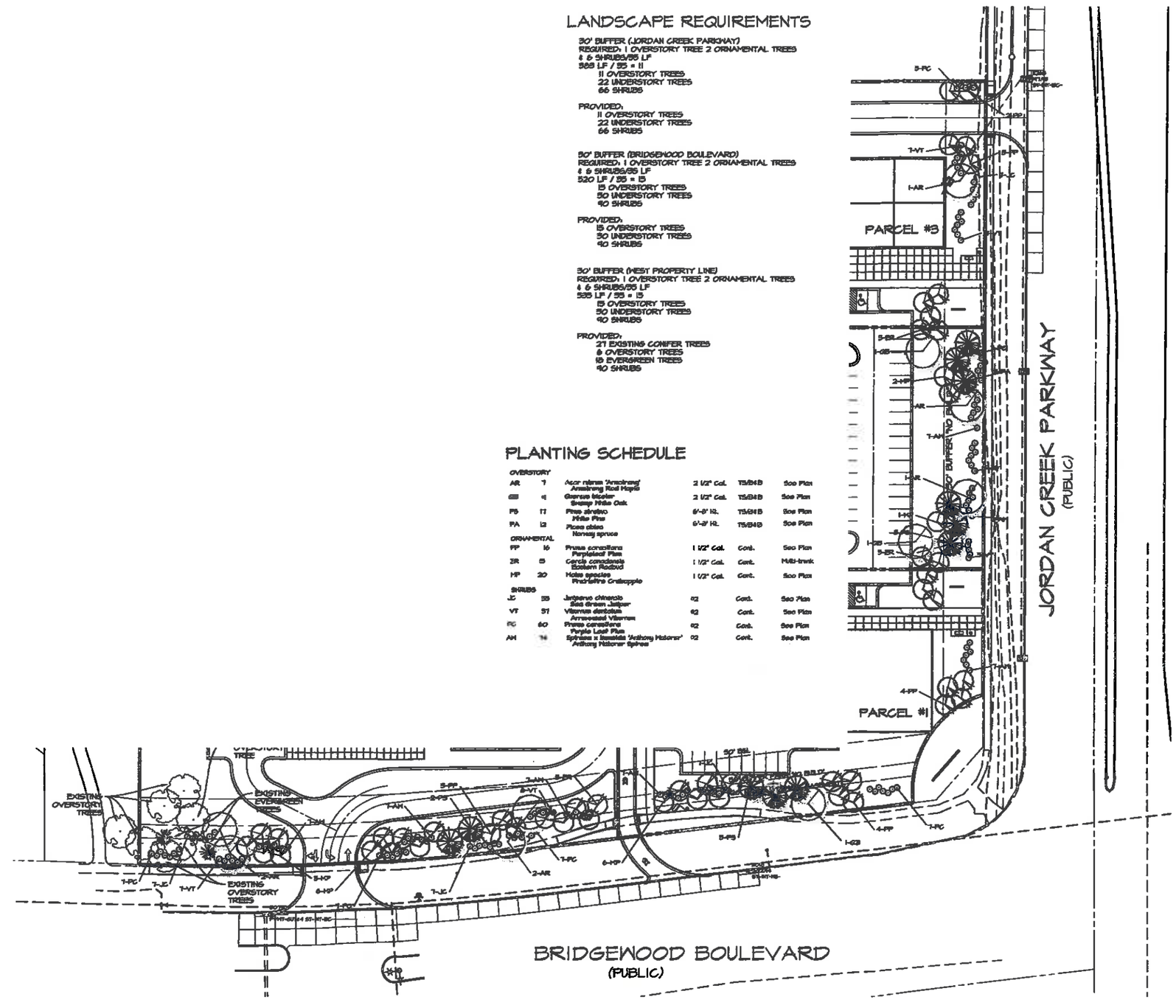
PROVIDED:
15 OVERSTORY TREES
30 UNDERSTORY TREES
90 SHRUBS

30' BUFFER (WEST PROPERTY LINE)
REQUIRED: 1 OVERSTORY TREE 2 ORNAMENTAL TREES
& 6 SHRUBS/55 LF
535 LF / 55 = 15
15 OVERSTORY TREES
30 UNDERSTORY TREES
90 SHRUBS

PROVIDED:
21 EXISTING CONIFER TREES
8 OVERSTORY TREES
15 EVERGREEN TREES
90 SHRUBS

PLANTING SCHEDULE

OVERSTORY					
AR	7	Acer rubrum 'Armstrong' Armstrong Red Maple	2 1/2" Cal.	B&B	See Plan
QB	4	Quercus bicolor Swamp White Oak	2 1/2" Cal.	B&B	See Plan
PS	17	Pinus strobus White Pine	6'-8' Ht.	B&B	See Plan
PA	12	Picea abies Norway spruce	6'-8' Ht.	B&B	See Plan
ORNAMENTAL					
PP	16	Prunus cerasifera Purpleleaf Plum	1 1/2" Cal.	Cont.	See Plan
CR	5	Cercis canadensis Eastern Redbud	1 1/2" Cal.	Cont.	Multi-trunk
HP	20	Malus species Prairiefire Crabapple	1 1/2" Cal.	Cont.	See Plan
SHRUBS					
JC	55	Juniperus chinensis Sea Green Juniper	#2	Cont.	See Plan
VT	51	Viburnum dentatum Arrowwood Viburnum	#2	Cont.	See Plan
PC	60	Prunus cerasifera Purple Leaf Plum	#2	Cont.	See Plan
AH	14	Spiraea x bumalda 'Anthony Waterer' Anthony Waterer Spirea	#2	Cont.	See Plan



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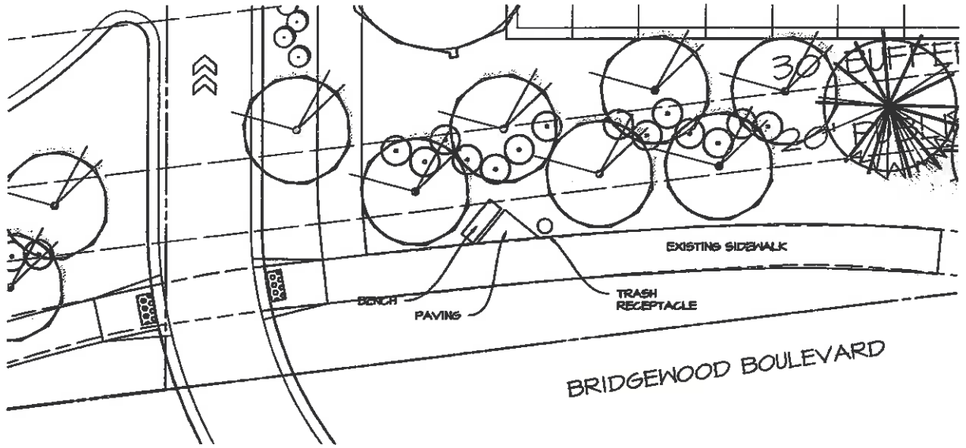
BRIDGEWOOD SQUARE
WEST DES MOINES, IOWA
BUFFER PLAN

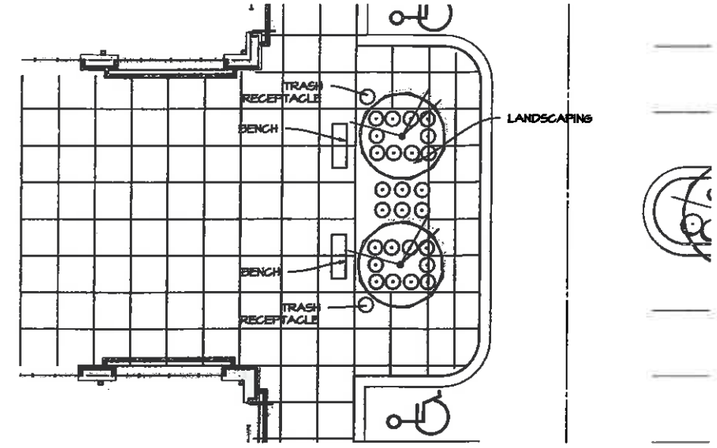
SHEET 6 OF 7

A-6971



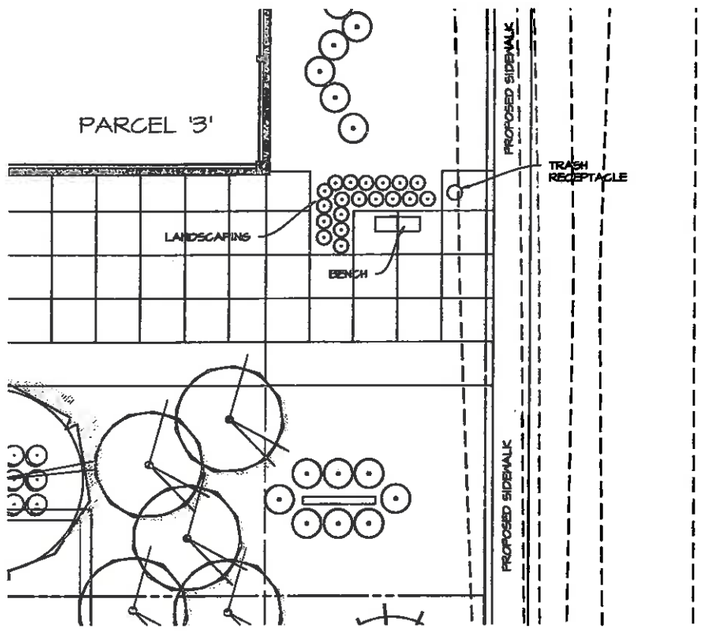
PEDESTRIAN NODE #1

SCALE 1"=10'



PEDESTRIAN NODE #2

SCALE 1"=10'



PEDESTRIAN NODE #3

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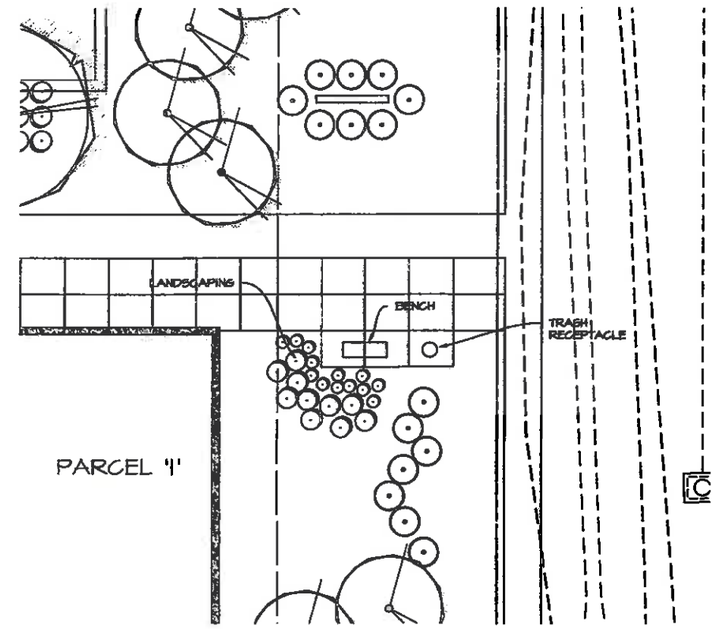

PEDESTRIAN NODE #4

SCALE 1"=10'

NORTH

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DESIGNED BY: JAG
DRAWN BY: JAG

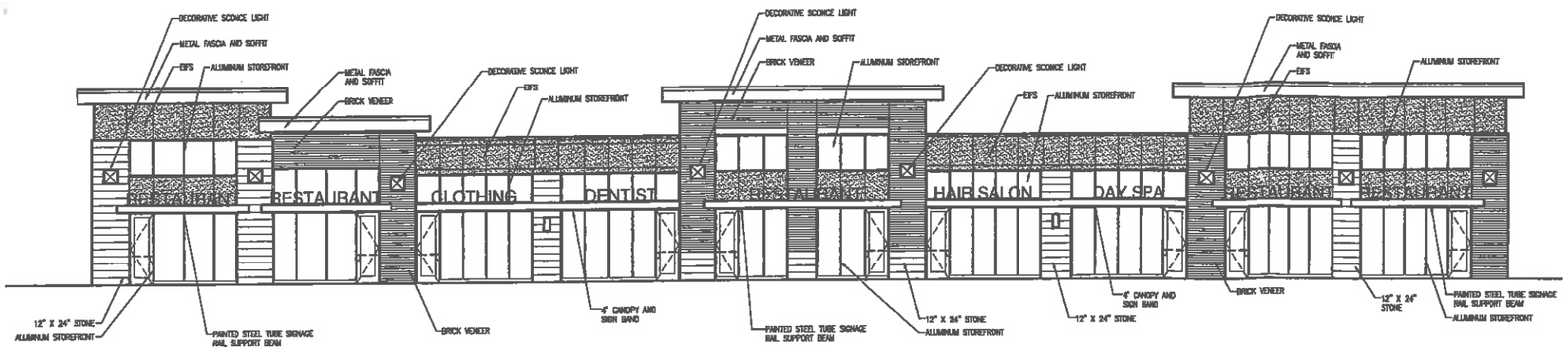
BRIDGEWOOD SQUARE
WEST DES MOINES, IOWA

DETAILS

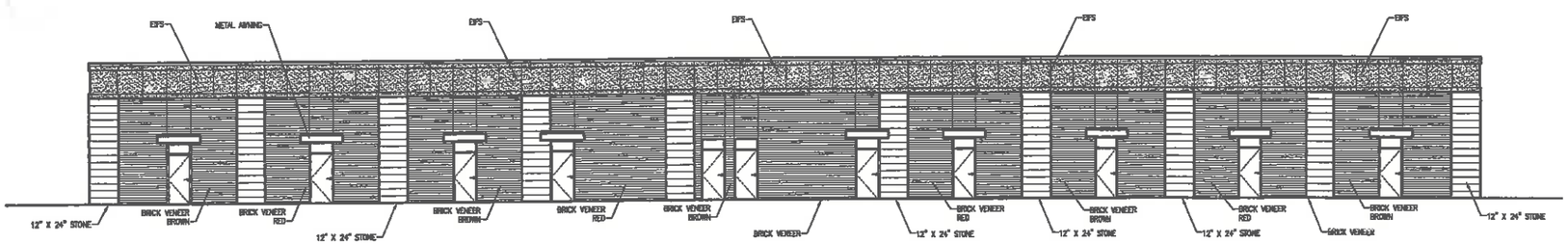
SHEET 7 OF 7

A-5471

EXHIBIT B



East Retail Elevation
Not to Scale



West Retail Elevation
Not to Scale

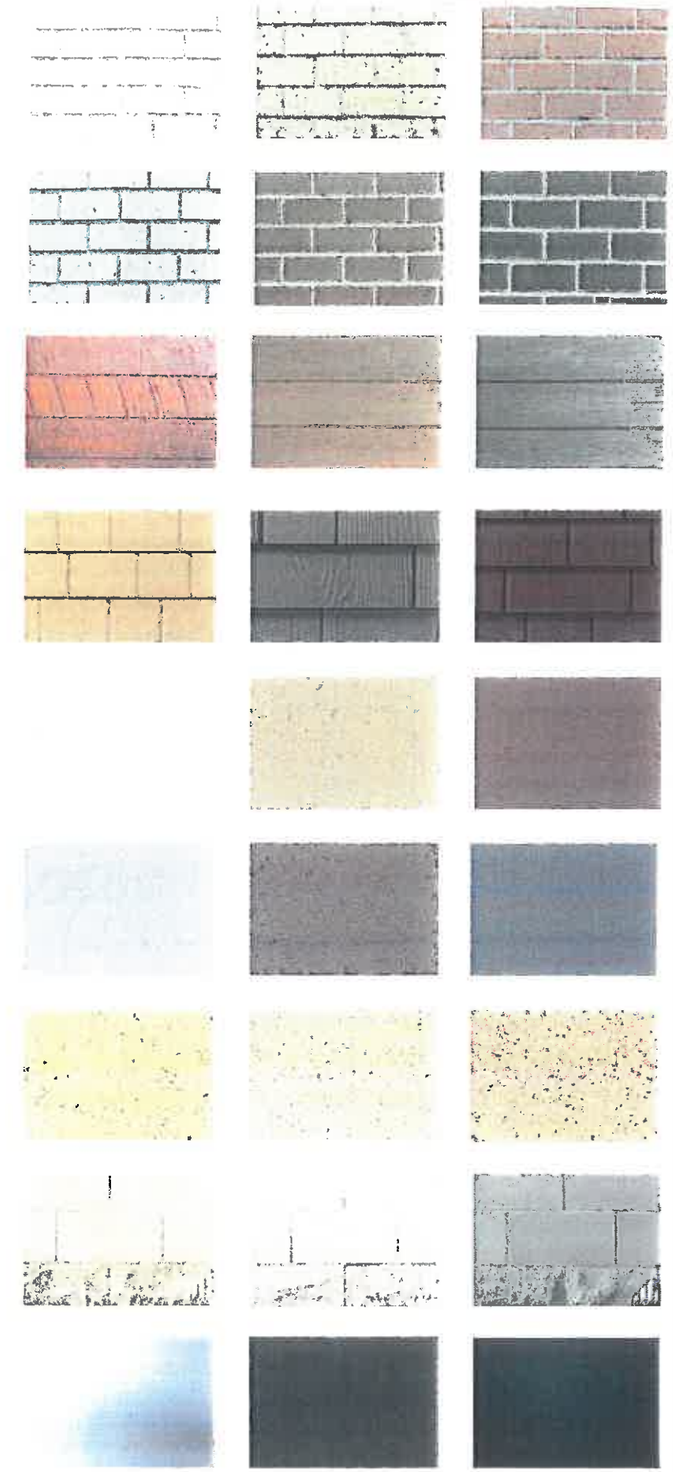
BRICK

CEMENT BOARD

EFIS

PRECAST STONE

METAL

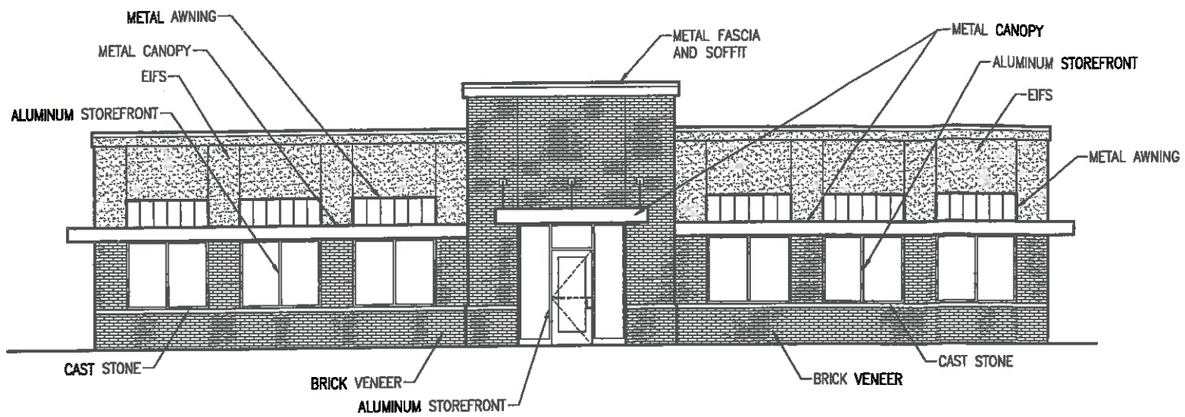


RECEIVED
CITY OF WDM
MAR 3 0 2017
DEVELOPMENT SERVICES

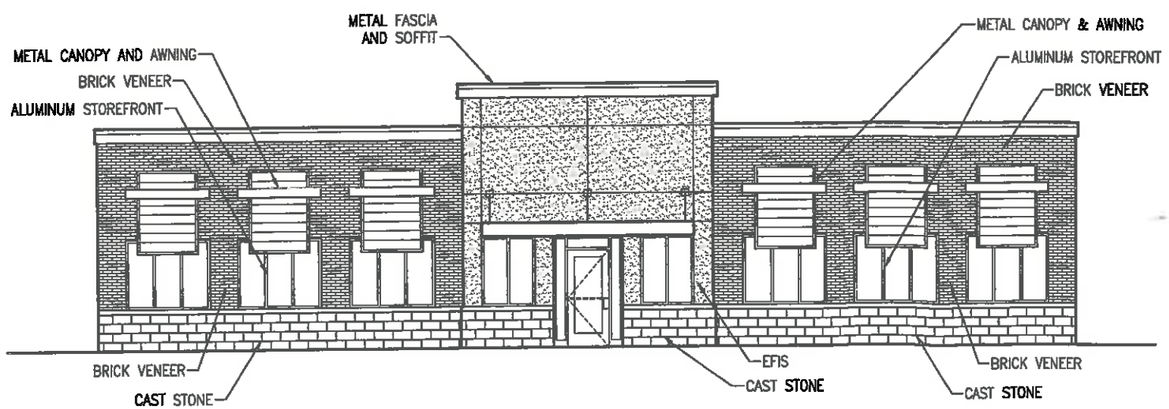
ONSITESOLUTIONS PLAN DESIGN BUILD

SIGNATURE COMMERCIAL REAL ESTATE

CEC Civil Engineering Consultants, Inc.



Restaurant Elevation 1
Not to Scale



Restaurant Elevation 2
Not to Scale

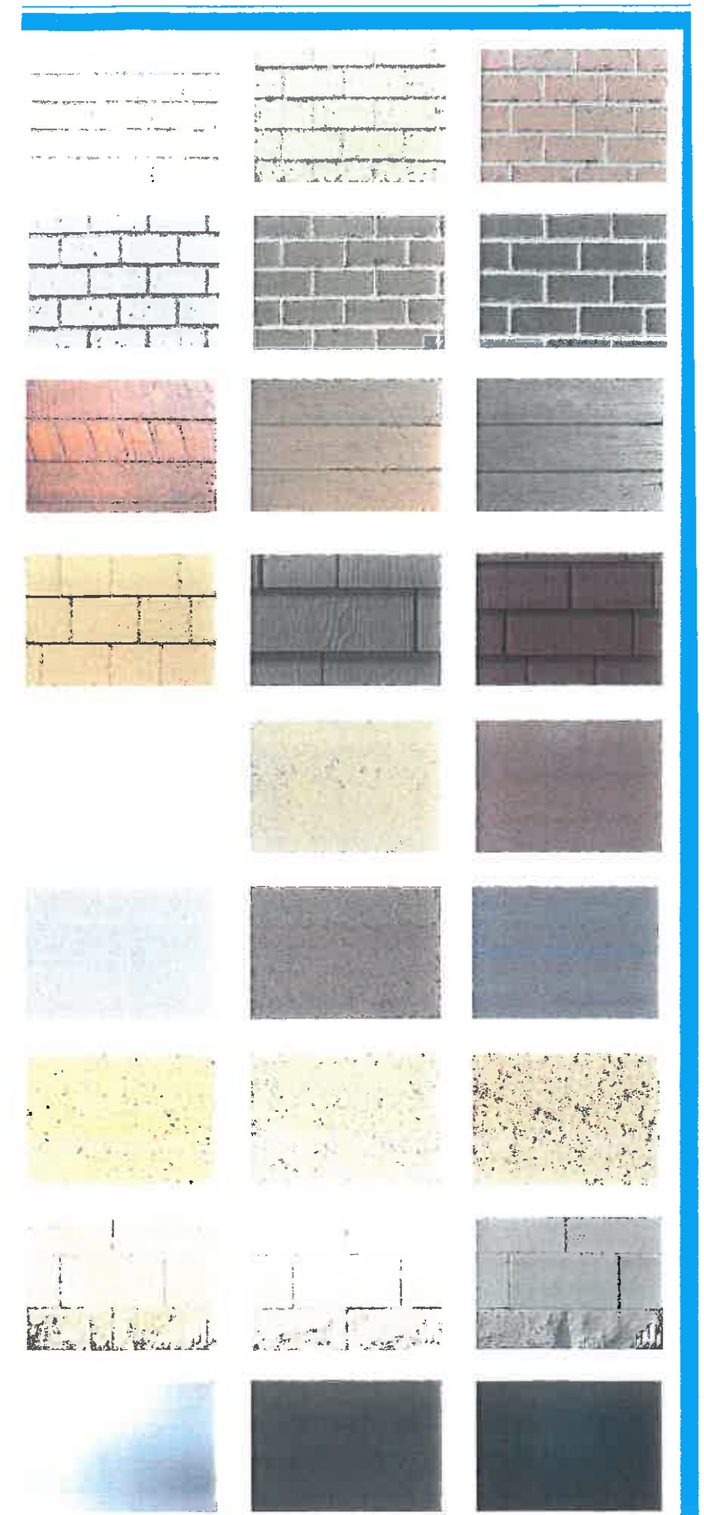
BRICK

CEMENT BOARD

EFIS

PRECAST STONE

METAL



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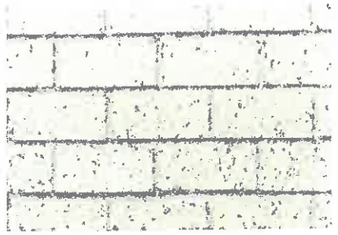
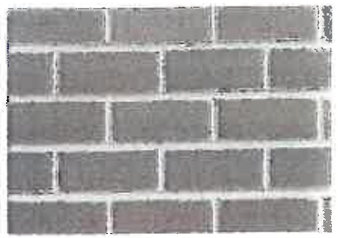
BRICK - Interstate Brick

Artic White


Tumbleweed

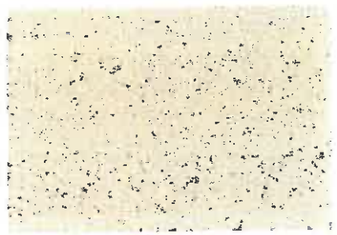
Golden Buff

Platinum


Bronzetone

Iron Stone

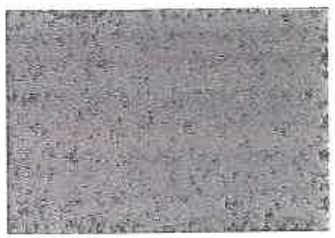
EFIS - Dryvit


Moonlight

Clover

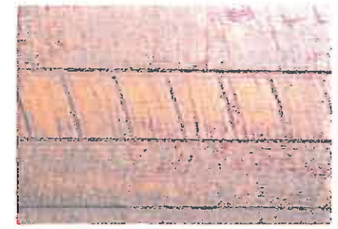
Mocha

Pewter

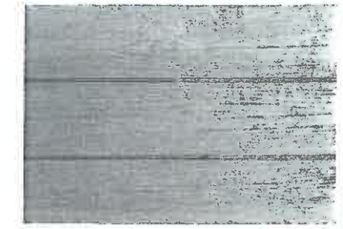

Swiss Mocha

Granite Gray

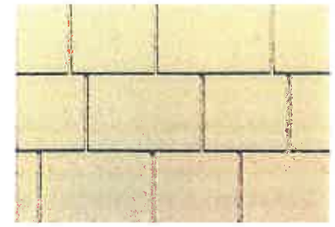
CEMENT BOARD - Nichiha Straight Board


Tabacco

Cedar


Bark

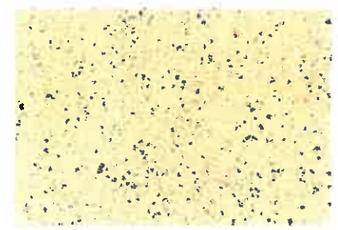
CEMENT BOARD - Nichiha Straight Board

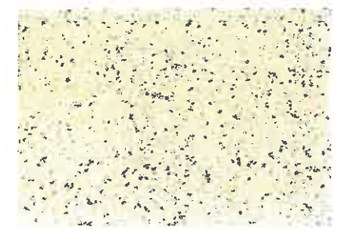

Autumn Tan

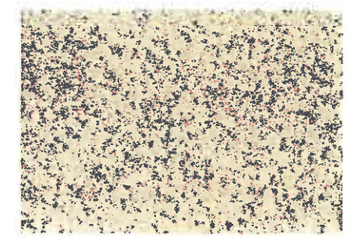
Timberbark

Country Lane Road

PRECAST STONE - Edward's Cast Stone


18008 - Buff

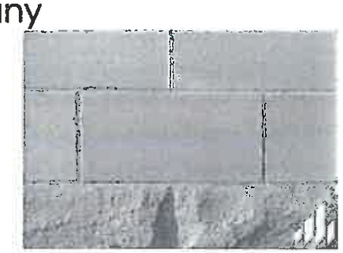

18031 - LT


18025 - Tan

PRECAST STONE - Renaissance Stone Company

Olive

Oak Ridge


Graphite

METAL

Silver

Dark Bronze

Black

Bridgewood Square

Materials Selection
03-02-2017

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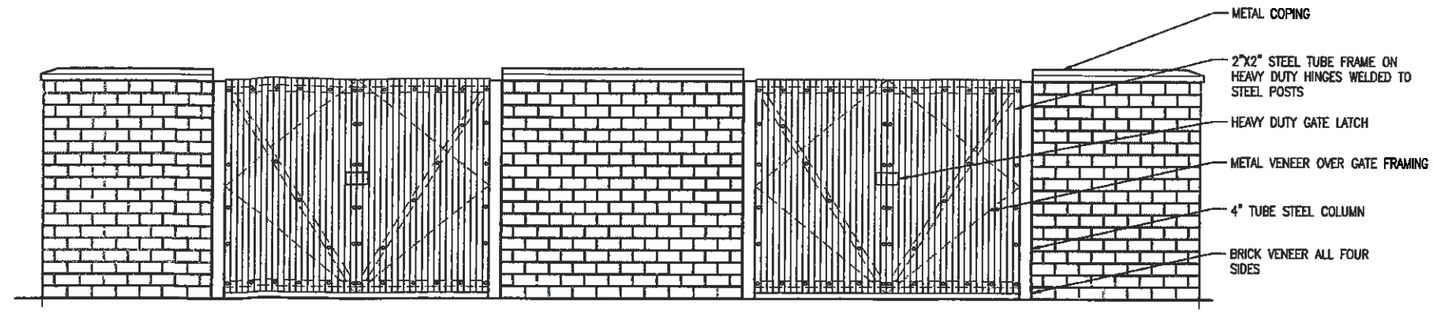
ACCENT COLORS

Burnt Orange

Light Blue

Sage Green

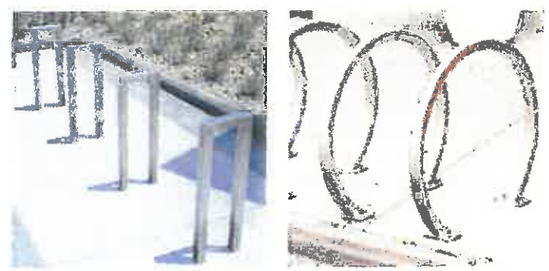
Red



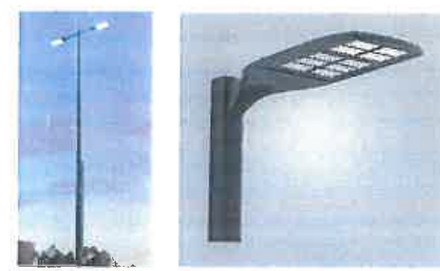
Trash Enclosure

Not to Scale

OUTDOOR TRASH RECEPTACLES

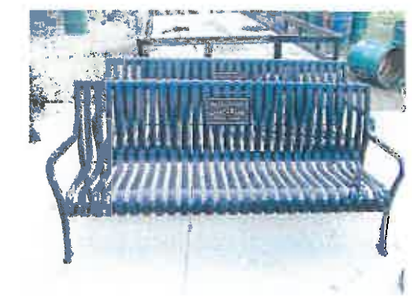


BIKE RACKS



LIGHT POLE

BOLLARD LIGHTS



SEATING

Bridgewood Square

Outdoor Amenities
03-15-2017

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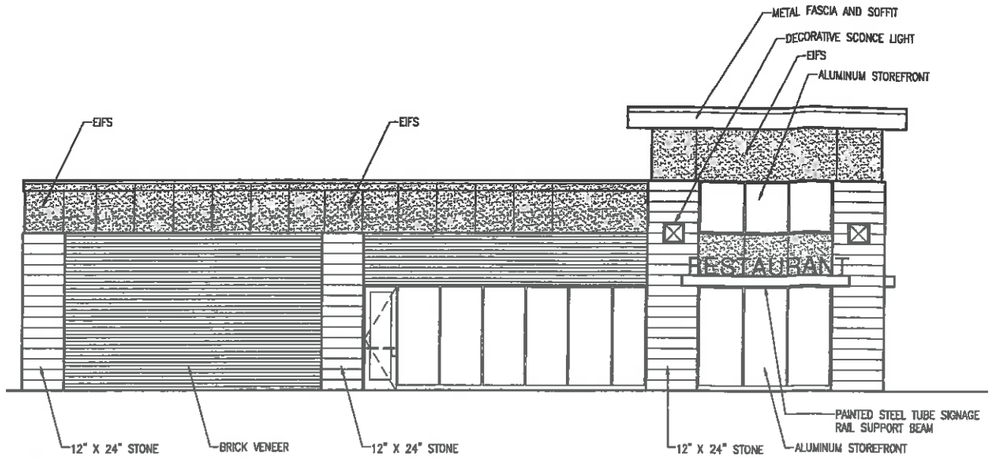
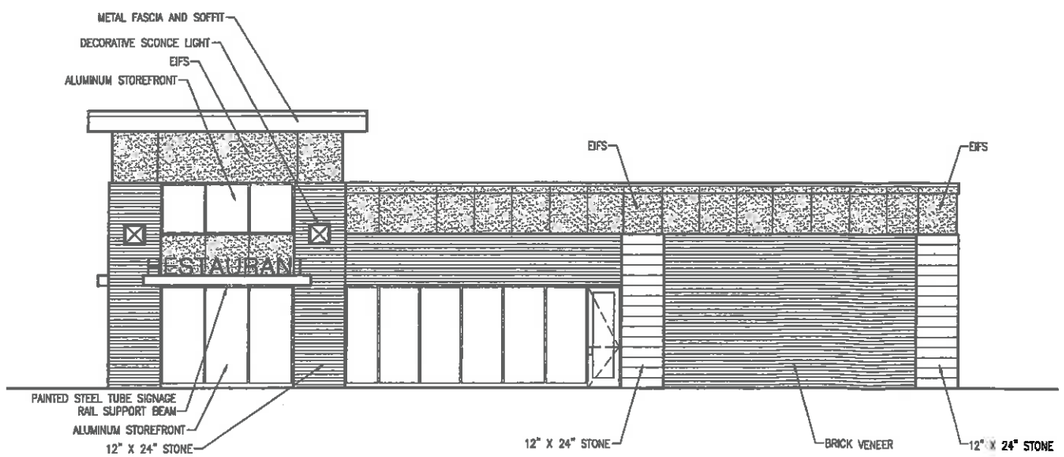


Left Retail Elevation
Not to Scale



Right Retail Elevation
Not to Scale

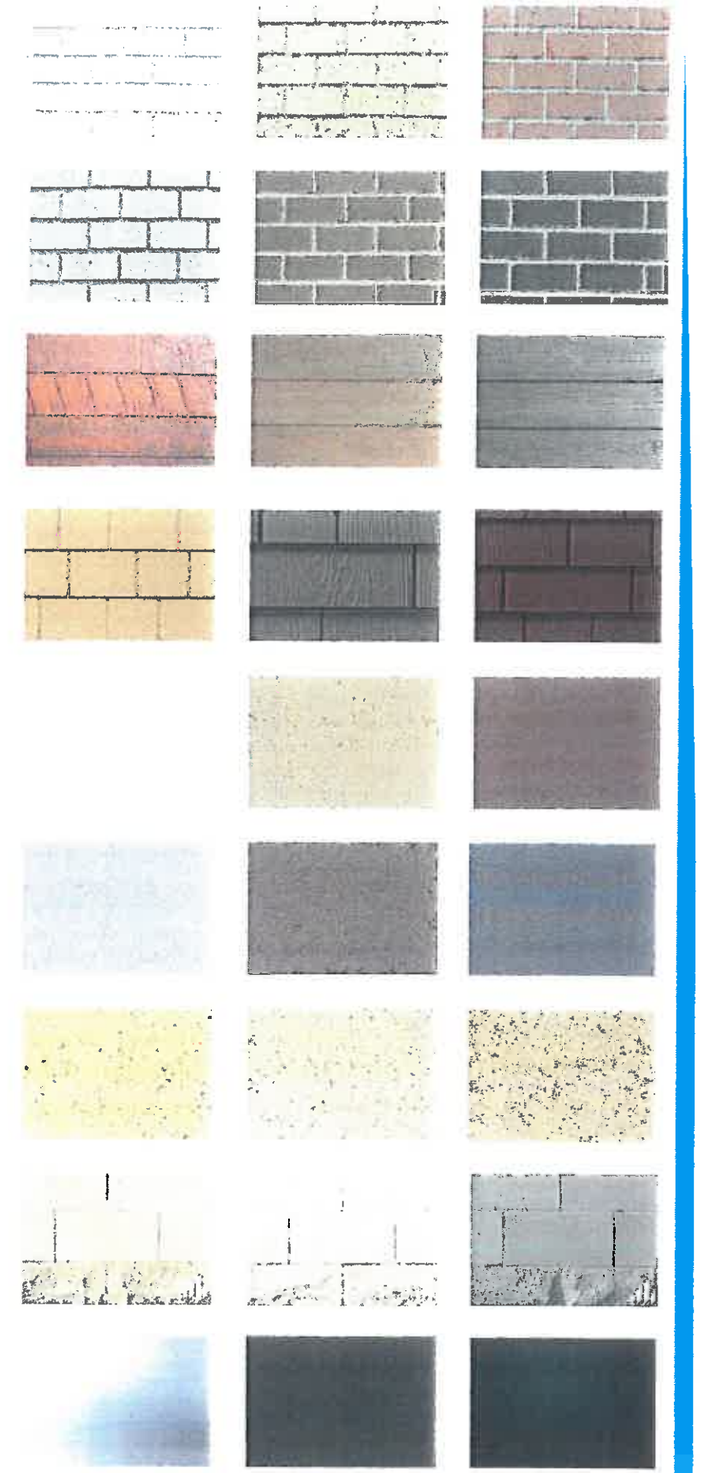
BRICK

CEMENT BOARD

EFIS

PRECAST STONE

METAL



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