CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: February 19, 2019

ITEM: Grand Living at West Des Moines, 540 S. 51st Street – Approval of Site Plan to Construct a Five-Story, 180 Unit Senior Living Facility – Ryan Companies US, Inc. – SP-004128-2018

RESOLUTION: Approval of Site Plan.

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Ryan Companies US, Inc., with permission of the property owner, Hy-Vee Inc, is requesting approval of a site plan to construct a five-story, 180 unit senior living facility to include independent, assisted, and memory care units at 540 S. 51st Street (see Exhibit I - Attachments B – Location Map, Attachment C – Site Plan, and Attachment D – Elevations).

Plan and Zoning Commission Action:
Vote: 6-0 approval, Commissioner Drake absent
Date: February 11, 2019
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 (June 11, 2018)*
- Staff Review and Comments – *Parking, Setbacks, Architecture, Traffic, Sanitary Sewer*
- 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 five-story, 180 unit senior living facility, subject to the applicant meeting all City Code requirements and the following:

1. Provide final site plan drawings prior to obtaining a building permit;
2. Provide executed storm water facility management agreement, parkland dedication, sanitary sewer easement, and lot tie agreement, prior to obtaining a building permit.

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	June 11, 2018		
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
- Attachment E - Citizen Comments

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 11, 2019

Item: Grand Living at West Des Moines, 540 S. 51st Street – Approval of Site Plan to Construct a Five-Story, 180 Unit Senior Living Facility – Ryan Companies US, LLC – SP-004128-2018

Requested Action: Recommend Approval of Site Plan

Case Advisor: Kara V. Tragesser, AICP

Applicant's Request: The applicant, Ryan Companies US, Inc, with permission of the property owner, Hy-Vee Inc, is requesting approval of a site plan to construct a five-story, 180 unit senior living facility to include independent, assisted, and memory care units at 540 S. 51st Street (see Attachments B – Location Map, Attachment C –Site Plan, and Attachment D – Elevations).

History: The property is undeveloped and is a part of the Wistful Vista Planned Unit Development as planning Parcel C. The Wistful Vista PUD provides for Parcel C to allow Support Commercial uses and Professional Commerce Park uses. The assisted living use, which is the predominate use in the building, is classified as SIC 805 and is considered a Permitted Conditional Use at this location. The use was reviewed by the Board of Adjustment at their November 28, 2018, meeting and the Board of Adjustment approved the use by a 3-0 vote without conditions.

City Council Subcommittee: This project was presented to Development and Planning Subcommittee on June 11, 2018. The Subcommittee is supportive of the project so long as there was sufficient parking.

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

Parking: Parking for the building was calculated on a per-bed basis for the assisted living and memory care units and on a per-bedroom on the units for independent living. There are 37 independent living units of either efficiency or one or two bedroom units. The remainder of the units are either memory care or assisted living. Based upon the calculations, the city code requirement is for a minimum of 120 parking spaces. The site plan provides for 96 surface parking spaces and 50 underground parking spaces for a total of 146 parking spaces, which exceeds the city code requirement.

Setbacks: The proposed building is five stories tall or about 66 feet in height. The allowed height in the Support Commercial zoning district is 36 feet with a provision that for every additional 12 feet in height an additional 10 feet of setback is required. The minimum setback for this parcel is 50 feet from the front property line, 50 feet from the rear property line, and 50 feet from the side property line, unless the side property line shares a boundary with property which is zoned the same. With another 36 feet in height an additional 25 feet in setback is required (66 total feet – 36 allowed height = 30 feet/12 feet = 2.5 x 10 feet = 25 feet additional setback for each side) resulting in the setback required being 75 feet. There is no minimum setback required on the south property line as the adjoining property also is zoned Support Commercial until you account for the height of the building over 36 feet. Then, the additional height to setback ratio applies and a minimum setback of 25 feet is required along the south boundary. Review of the site plan indicates that all setbacks are met or exceeded.

Architecture: To address the mass of a five-story building, the design team worked with staff to develop a building design that breaks down the building mass and provides human scale elements along the pedestrian areas. To add visual interest, a variety of materials and colors were used to visually reduce the bulk of a large building. The architect has varied the façade by providing dimensional bump outs, balconies, and changing roof forms. After the Board of Adjustment meeting, staff received a citizen comment related to the height of the building (see Attachment E – Citizen Comment). Staff notes that regardless of the use and so long as the building meets the additional setback requirements, the proposed design, including the height of the building meets all code requirements.

Traffic: Staff has received comments from when the Permitted Conditional Use permit was reviewed by the Board of Adjustment (see Attachment E – Citizen Comments); the main concerns are with traffic generation and with delay at the Hawthorne Drive intersection with S. 50th Street and the intersection of S 51st and Mills Civic Pkwy. Several traffic studies of the area have been done over the years for the area. The most recent was an analysis done for the 2010 Comprehensive Plan. Using the land use designation of Support Commercial and using our base estimate of uses, that analysis was compared to the propose use of a mixed senior and assisted living facility. The results are depicted in the table below:

Table 1: Wistful Vista Plat 5 Lot 2 – trip generation

ITE	Land Use	Est. Quantity	Units	Average Weekday Trip Ends		
				Daily	AM peak hour	PM peak hour
2010 COMPREHENSIVE PLAN TRAFFIC ANALYSIS						
-	Support Commercial	4.3	acres	2,994	213	220
PROPOSED						
252	Senior Adult Housing - Attached	35	du	115	7	11
254	Assisted Living	103	du	268	20	27
620	Nursing Home	34	du	230	19	20
			Total	613	46	58
			Difference	-2,381	-167	-162

As shown the table, the planned set of land uses is expected to generate less traffic than previously estimate for the site. Staff notes that an analysis of the intersection of Hawthorne Drive and S. 50th Street was not included in the study area. Engineering Staff indicates that they are aware of the growing traffic demand at that intersection and are watching for when it will meet warrants for improvements such as traffic signals, turn lanes, etc. Engineering Staff is also monitoring the S 51st and Mills Civic Parkway intersection and will consider improvements when warranted.

Sanitary Sewer: Staff requested that the site demonstrate that sanitary sewer can be put in place to serve the water tower site in the future. The site plan indicates that that service can be made along the north side of the site. This alignment is under the MidAmerican Energy (MEC) high power lines and there is an easement with MEC which prohibits certain activity within the easement. The applicant has provided documentation that MEC is willing to allow the sanitary sewer within the easement and drafting of the appropriate documentation is underway. Not only permission to construct the easement is needed, but a separate sanitary sewer easement with the City is required to allow the sanitary sewer to be constructed. That easement has been drafted and the applicant has agreed in principal to grant the easement.

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 Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the site plan to construct a five-story, 180 unit senior living facility, subject to the applicant meeting all City Code requirements and the following:

1. Provide final site plan drawings prior to obtaining a building permit;
2. Provide executed storm water facility management agreement, parkland dedication, sanitary sewer easement, and lot tie agreement, prior to obtaining a building permit.

Owner:
Hy-Vee Inc.
5820 Westown Parkway
West Des Moines IA 50266
515-327-2147
Peter Hosch
phosch@hy-vee.com

Applicant:
Ryan Companies US, Inc
533 South 3rd Street, Suite 100
Minneapolis MN 55415
Jim Gooley
612-492-4229
Jim.gooley@ryancompanies.com

Applicant Representative:
Bishop Engineering
3501 104th Street
Des Moines IA 50322
Chuck Bishop
515-276-0467
cbishop@bishpengr.com

Attachments:

Attachment A - Plan and Zoning Commission Resolution
Exhibit A – Conditions of Approval
Attachment B - Location Map
Attachment C - Site Plan
Attachment D - Elevations
Attachment E - Citizen Comments

ATTACHMENT A

RESOLUTION NO. PZC-19-014

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE GRAND LIVING AT WEST DES MOINES SITE PLAN (SP-004128-2018) TO CONSTRUCT A FIVE-STORY, 180 UNIT SENIOR LIVING FACILITY AT 540 S. 51ST STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Ryan Companies US LLC, with permission from the property owner, Hy-Vee Inc, has requested approval for a Site Plan (SP-004128-2018) to construct a five-story, 180 unit senior living facility on that property located at 540 S 51st St; and

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; and

WHEREAS, on February 11, 2019, 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, February 11, 2019, or as amended orally at the Plan and Zoning Commission meeting, are adopted.

SECTION 2. The Site plan to construct a five-story, 180 unit senior living facility 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 11, 2019.

Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on February 11, 2019.

AYES: ANDERSEN, COSTA, CROWLEY, ERICKSON, HATFIELD, SOUTHWORTH
NAYS:
ABSTENTIONS:
ABSENT: DRAKE

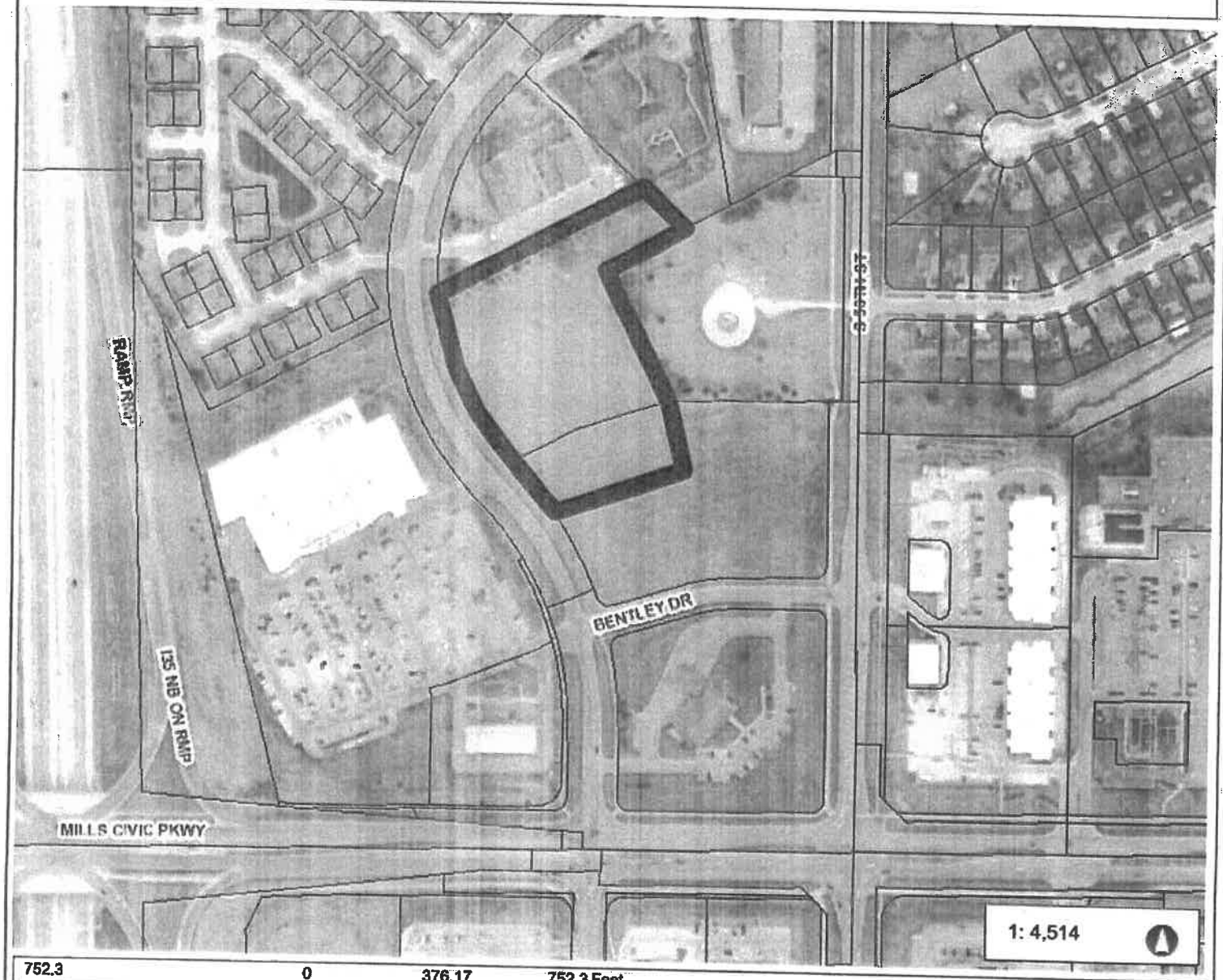
ATTEST:

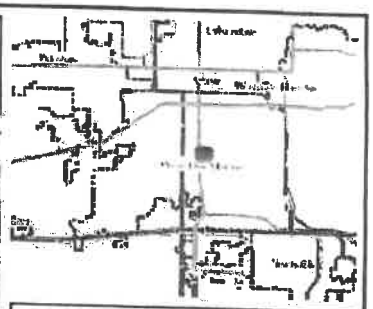
Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. Provide final site plan drawings prior to obtaining a building permit;
2. Provide executed storm water facility management agreement, parkland dedication, sanitary sewer easement, and lot tie agreement, prior to obtaining a building permit.

Grand Living at West Des Moines





Legend

- Corporate Limits
- Parcels

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City of West Des Moines, Iowa

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

ATTACHMENT C

PRELIMINARY- NOT FOR CONSTRUCTION

1/25/2019 4:06:59 PM M:\LAND PROJECTS 2018\180375 GRAND LIVING WEST DES MOINES\DWG\C0 COVER.DWG

GRAND LIVING - WEST DES MOINES
SITE IMPROVEMENT PLAN

SHEET INDEX:

C0.1 COVER SHEET
C1.1 EX. COND. / DEMO PLAN
C2.1 LAYOUT PLAN
C3.1 GRADING PLAN
C4.1 UTILITY PLAN
C6.1 DETAILS SHEET
C7.1 EROSION CONTROL PLAN
(LANDSCAPE PLANS BY OTHERS)
L100 LANDSCAPE SITE PLAN
L200 LANDSCAPE LAYOUT PLAN
L400 LANDSCAPE PLANTING PLAN
L500 LANDSCAPE DETAILS

PROPERTY DESCRIPTION:
PER TITLE COMMITMENT #ORTE744945
PARCEL 2017-168 OF THE PLAT OF SURVEY OF LOT 2 IN WISTFUL VISTA PLAT 5, AN OFFICIAL PLAT RECORDED SEPTEMBER 26, 2017 IN BOOK 16680 AT PAGE 502 IN THE RECORDS OF THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA;
LOT 2 IN WISTFUL VISTA PLAT 6, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, AN OFFICIAL PLAT RECORDED IN BOOK 7506 PAGE 343 OF THE RECORDS OF THE POLK COUNTY, IOWA RECORDER EXCEPTING THEREFROM PARCEL "A" OF LOT 2, WISTFUL VISTA PLAT 6, AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 11009, PAGE 934, INSTRUMENT NO. 2005-00089404 OF THE RECORDS OF THE POLK COUNTY, IOWA RECORDED;
PARCEL "A" OF LOT 2, WISTFUL VISTA PLAT 6, AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 11009, PAGE 934, INSTRUMENT NO. 2005-00089404 OF THE RECORDS OF THE POLK COUNTY, IOWA RECORDED
TOGETHER WITH THE BENEFIT OF ACCESS DRIVE AS DEPICTED IN DECLARATION OF EASEMENT, COVENANTS AND RESTRICTIONS DATED OCTOBER 20, 2016, FILED OCTOBER 21, 2016 IN BOOK 16234 PAGE 596.

ADDRESS:
540 S. 51ST STREET
WEST DES MOINES, IA 50265

OWNER:
HY-VEE, INC.
CONTACT: PETER HOSCH
5820 WESTOWN PKWY
WEST DES MOINES, IA 50266
PH: (515)327-2147

PREPARED FOR:
RYAN COMPANIES US, INC.
CONTACT: JIM GOOLEY
533 SOUTH THIRD STREET, SUITE 100
MINNEAPOLIS, MN 55415
PH: (612)-492-4229

COMP. PLAN LAND USE DESIGNATION:
EXISTING = SUPPORT COMMERCIAL
PROPOSED = SUPPORT COMMERCIAL

ZONING / BULK REGULATIONS:
WISTFUL VISTA PUD, SUPPORT COMMERCIAL
PROPOSED BUILDING HEIGHT = 66'-0"
SETBACKS:
FRONT = 50' (ADD 10' FOR EACH STORY OVER 36' IN HEIGHT) = 75'
SIDE/REAR = 50' W/ SAME HEIGHT INCREASE,
0' ADJ. TO SC ZONING, W/ SAME HEIGHT INCREASE

PARKING REQUIREMENTS:
REQUIRED PARKING
MEMORY CARE (1 STALL/4 BEDS @ 34 BEDS) = 9 STALLS
MEMORY STAFF (1 STALL/2 EMPLOYEES @ 6 EMPLOYEES = 3 STALLS
INDEP. LIVING EFFICIENCY (1.5 STALL/UNIT @ 6 UNITS) = 9 STALLS
INDEP. LIVING 1-2 BEDROOMS (2STALL/UNIT @ 31 UNITS) = 62 STALLS
ASSISTED LIVING (1 STALL/4 BEDS @ 134 BEDS) = 34 STALLS
OFFICE SPACE (1 STALL/300 SF @ 690 SF) = 3 STALLS
TOTAL REQUIRED PARKING = 120 STALLS (INCL. 5 ADA)

PROPOSED PARKING:
SURFACE PARKING = 96 STALLS (INCL. 4 ADA)
UNDERGROUND PARKING = 50 (INCL. 2 ADA)
TOTAL PROPOSED PARKING = 146 STALLS (INCL. 6 ADA)

OPEN SPACE / IMPERVIOUS:
SITE AREA = 187,177 SF = 4.30 ACRES
REQUIRED OPEN SPACE = 65,512 SF (35.0%)

EXISTING IMPERVIOUS = 0 SF (0.0%)
EXISTING OPEN SPACE = 187,177 SF (100.0%)

PROPOSED IMPERVIOUS = 121,491 SF (64.9%)
PROPOSED OPEN SPACE = 65,686 SF (35.1%)

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

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

GENERAL NOTES:
1. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES (222-3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. ROW EXCAVATION PERMITS CAN BE OBTAINED AT THE PUBLIC SERVICE FACILITY (222-3480). IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
10. OVER EXCAVATION OF EXISTING SOILS FOR THE PROPOSED BUILDING AND PAVEMENT AREAS ON THIS PROJECT SHALL BE COMPLETED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT PREPARED BY TERRACON (OCT. 17, 2018, REPORT #08185150-01).
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:
1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT (TERRACON REPORT #08185150-01). APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PLANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.
6. ALL SIGNING, STRIPING AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS SHOULD CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FEDERAL HIGHWAY ADMINISTRATION.

UTILITY NOTES:
1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION FACILITIES & STORM SEWERS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION FACILITIES HAVE BEEN INSTALLED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
4. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
5. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
6. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
7. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
8. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
9. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
10. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
11. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY WEST DES MOINES WATER WORKS.
13. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
14. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. WEST DES MOINES WATER WORKS WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
16. THE OWNER IS RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR OF ALL PRIVATE SEWERS.
17. ALL WATER, SANITARY & STORM UTILITY CROSSINGS SHALL MEET DNR REQUIREMENTS FOR SEPARATION AND MATERIALS. REFERENCE DETAIL 8/C6.1.

UTILITY CONFLICT NOTES:
1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AND EXISTING UTILITY AND PROPOSED CONSTRUCTION
3. CONTRACTOR SHALL USE O-RING GASKET JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER MAIN WHERE STORM OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW WATER MAIN. O-RING GASKET JOINTS SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 10 FEET APART. IF N-12 PIPE IS USED FOR STORM SEWER, CONTRACTOR SHALL USE WATER-TIGHT N-12 PIPE, CENTERED ON THE CROSSING (REFERENCE DETAIL ON SHEET C6.1).

WETLAND NOTES:
1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

FLOOD HAZARD CERTIFICATION:
ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 19153C0315C, WITH AN EFFECTIVE DATE OF 02/18/2008, THIS SITE IS LOCATED IN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS CERTIFICATION IS BASED ON THE LATEST KNOWN MAP FOR THIS PARCEL.

WEST DES MOINES UTILITY NOTES:
1. ALL WATER MAIN, PUBLIC OR PRIVATE AND ASSOCIATED SERVICES SHALL BE INSTALLED ACCORDING TO WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST 1 WEEK PRIOR TO BUILDING CONSTRUCTION.
3. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
6. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE 2015 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTIONS (515-222-3630) A MIN. OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
7. 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 1297,54-1898. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, WILLIAM MABUCE, ENGINEERING TECHNICIAN (515-222-3510) A MIN OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
8. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THEN MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS ONE FOOTCANDLE.
9. CONTACT WEST DES MOINES WATER WORKS (222-3465) TO SCHEDULE PRESSURE AND FLOW TEST PRIOR TO DESIGNING THE FIRE SUPPRESSION SYSTEM.
10. PER CITY OF WEST DES MOINES SPECIFICATIONS NO MORE THAN 12 INCHES OF ADJUSTMENT RINGS MAY BE USED ON A SANITARY SEWER STRUCTURE, IF MORE THAN 12 INCHES OF ADJUSTING RINGS ARE REQUIRED A NEW BARREL SECTION WILL NEED TO BE INSTALLED.
11. ALL RETAINING WALLS OVER 4 FEET IN HEIGHT NEED TO BE CERTIFIED BY A STRUCTURAL ENGINEER.

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VICINITY MAP
NOT TO SCALE

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOWLINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

LEGEND:
—SAN— SANITARY SEWER
—ST— STORM SEWER
—W— WATER LINE
—G— GAS LINE
—UE— UNDERGROUND ELECTRIC
—OE— OVERHEAD ELECTRIC
—TELE— TELEPHONE LINE
—FO— FIBER OPTIC
—CATV— CABLE TV
STORM MANHOLE
CURB INTAKE
SURFACE INTAKE
FLARED END SECTION
SANITARY MANHOLE
CLEANOUT
FIRE HYDRANT
SPRINKLER
IRRIGATION CONTROL VALVE
WATER MANHOLE
WELL
WATER VALVE
WATER SHUT OFF
YARD HYDRANT
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC RISER
ELECTRIC VAULT
POWER POLE
TRANSFORMER POLE
LIGHT POLE
ELECTRIC JUNCTION BOX
ELECTRIC PANEL
TRANSFORMER
GROUND LIGHT
GUY WIRE
ELECTRIC HANDHOLE
GAS METER
GAS VALVE
AIR CONDITIONING UNIT
TELEPHONE RISER
TELEPHONE VAULT
TELEPHONE MANHOLE
TRAFFIC SIGNAL MANHOLE
FIBER OPTIC RISER
FIBER OPTIC FAULT
CABLE TV RISER
SIGN
DENOTES NUMBER OF PARKING STALLS
PROPERTY CORNER - FOUND AS NOTED
PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
SECTION CORNER - FOUND AS NOTED

BENCHMARKS:
CITY BENCHMARK #004
ELEVATION = 119.81
DESCRIPTION: SOUTH 35TH STREET AT THE NORTH ENTRANCE SOUTHWOODS PARK, 125.5' EAST OF THE EAST BACK OF CURB OF SOUTH 35TH STREET, 25.5' SOUTH OF ENTRANCE ROAD

CITY BENCHMARK #127
ELEVATION = 119.48
DESCRIPTION: SOUTHWEST CORNER OF EP TRUE AND S 41ST STREET. 4.5' SOUTH OF THE EAST-WEST BACK OF WALK AND 4.5' WEST OF THE NORTH-SOUTH BACK OF WALK

LICENSED PROFESSIONAL ENGINEER CHARLES J. BISHOP 11055 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.

SIGNED: ____________ DATE: ____________
CHARLES J. BISHOP, P.E. 11055

LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: ____________

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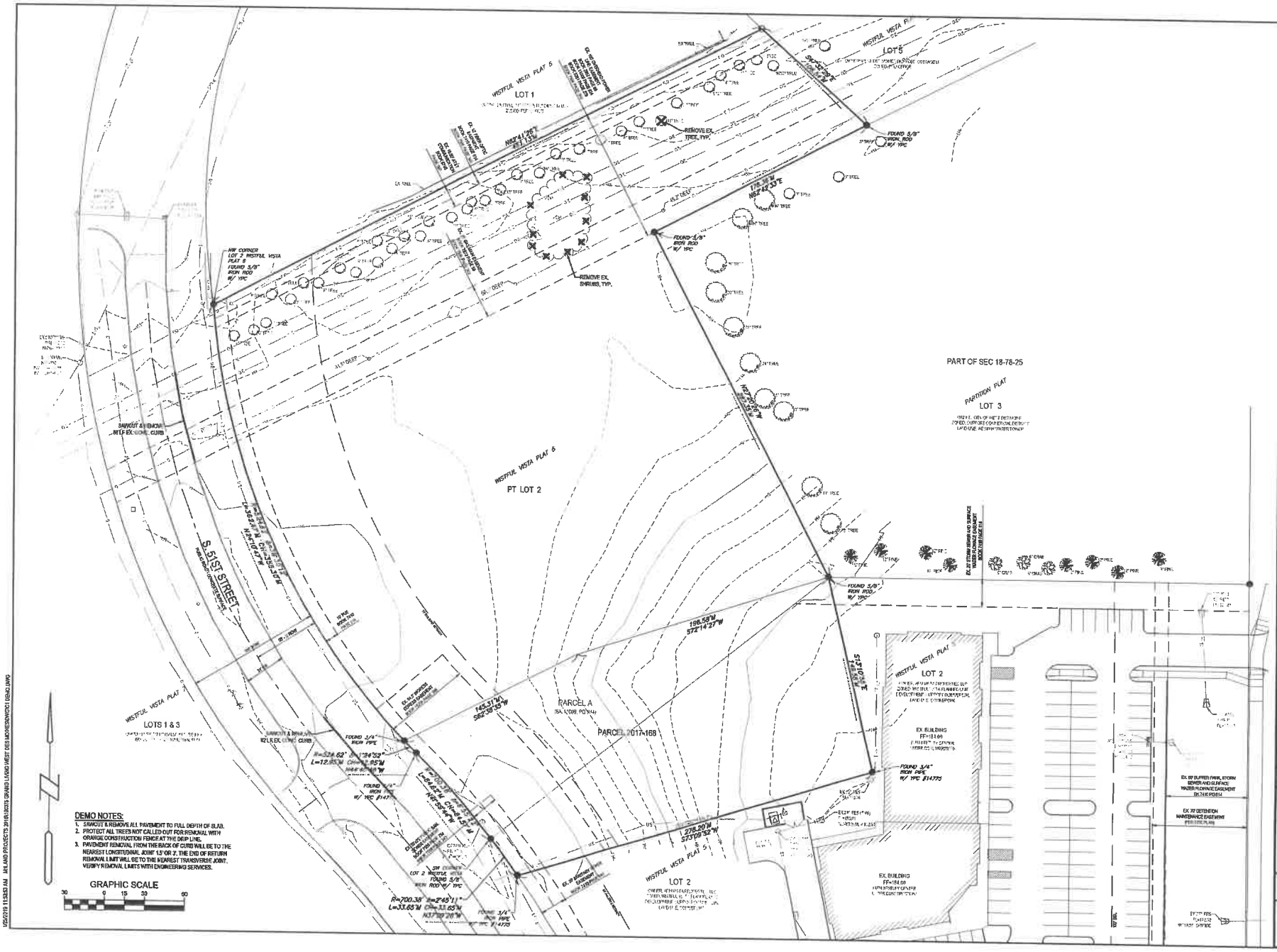
GRAND LIVING - WEST DES MOINES
SITE IMPROVEMENT PLAN

COVER SHEET

FIELD BOOK NUMBER: 140381
DRAWN BY: EWM
CHECKED BY: CJB
REVISION DATE: 11-08-18 CJ, 01-11-19 CJ, 01-25-19 CJ
PROJECT NUMBER: 1803
SHEET NUMBER: C0.

PRELIMINARY - NOT FOR CONSTRUCTION



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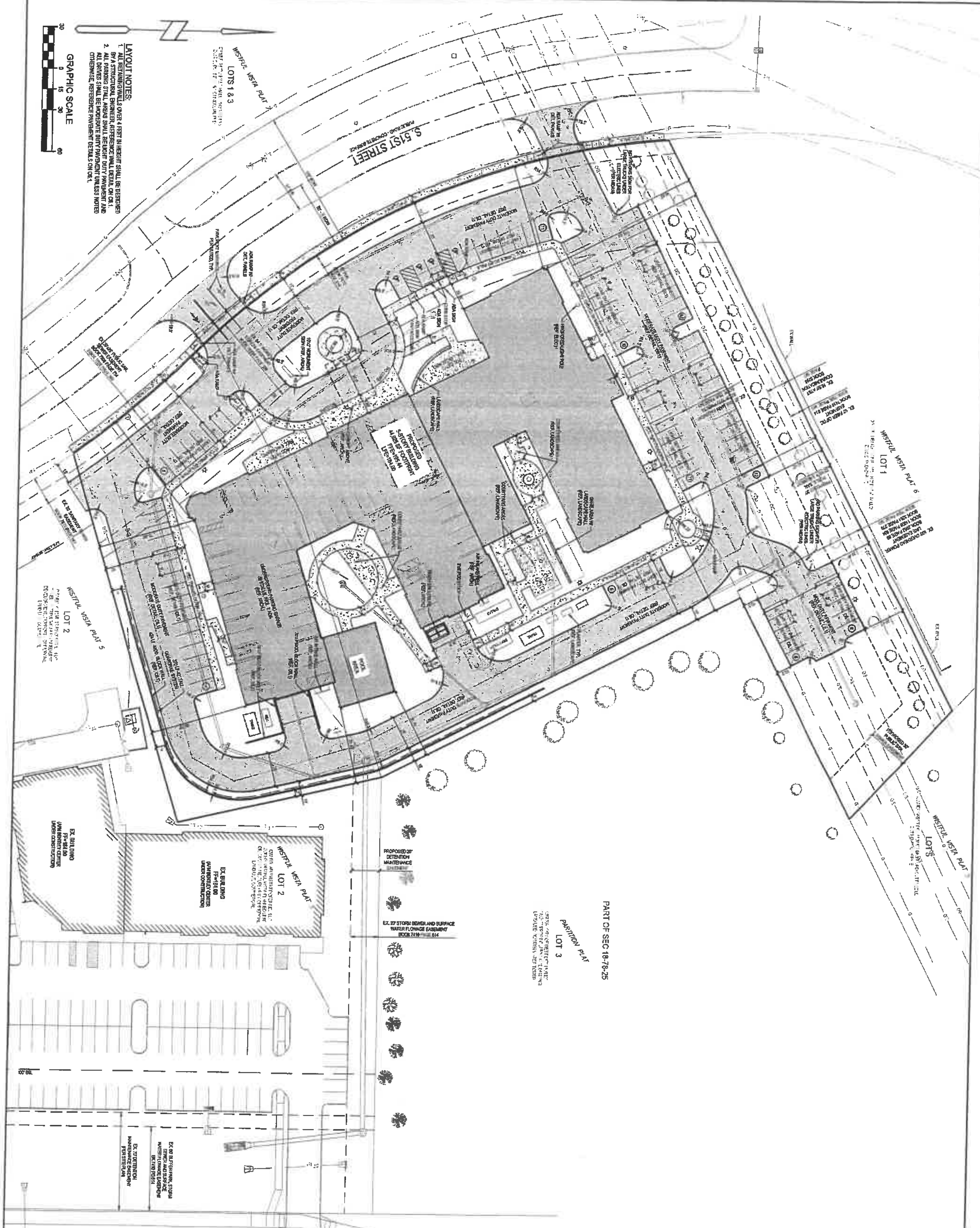
GRAND LIVING - WEST DES MOINES
SITE IMPROVEMENT PLAN
EX. CONDITIONS / DEMO PLAN

REFERENCE NUMBER: 140381
DRAWN BY: EWM
CHECKED BY: CJB
REVISION DATE:
11-09-18 CITY SUBMITTAL
01-11-19 CITY SUBMITTAL
01-25-19 CITY SUBMITTAL
PROJECT NUMBER: 180375
SHEET NUMBER: C1.1

PRELIMINARY- NOT FOR CONSTRUCTION

1/25/2019 11:54:04 AM M:\LAND PROJECTS 2018\180375 GRAND LIVING WEST DES MOINES\DWG\C2 LAYOUT.DWG



LAYOUT NOTES:

1. ALL RETAINING WALLS OVER 4 FEET IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER, REFERENCE WALL DETAIL ON C6.1.
2. ALL PARKING STALL AREAS SHALL BE LIGHT DUTY PAVEMENT AND ALL DRIVES SHALL BE MODERATE DUTY PAVEMENT UNLESS NOTED OTHERWISE, REFERENCE PAVEMENT DETAILS ON C6.1.

GRAPHIC SCALE

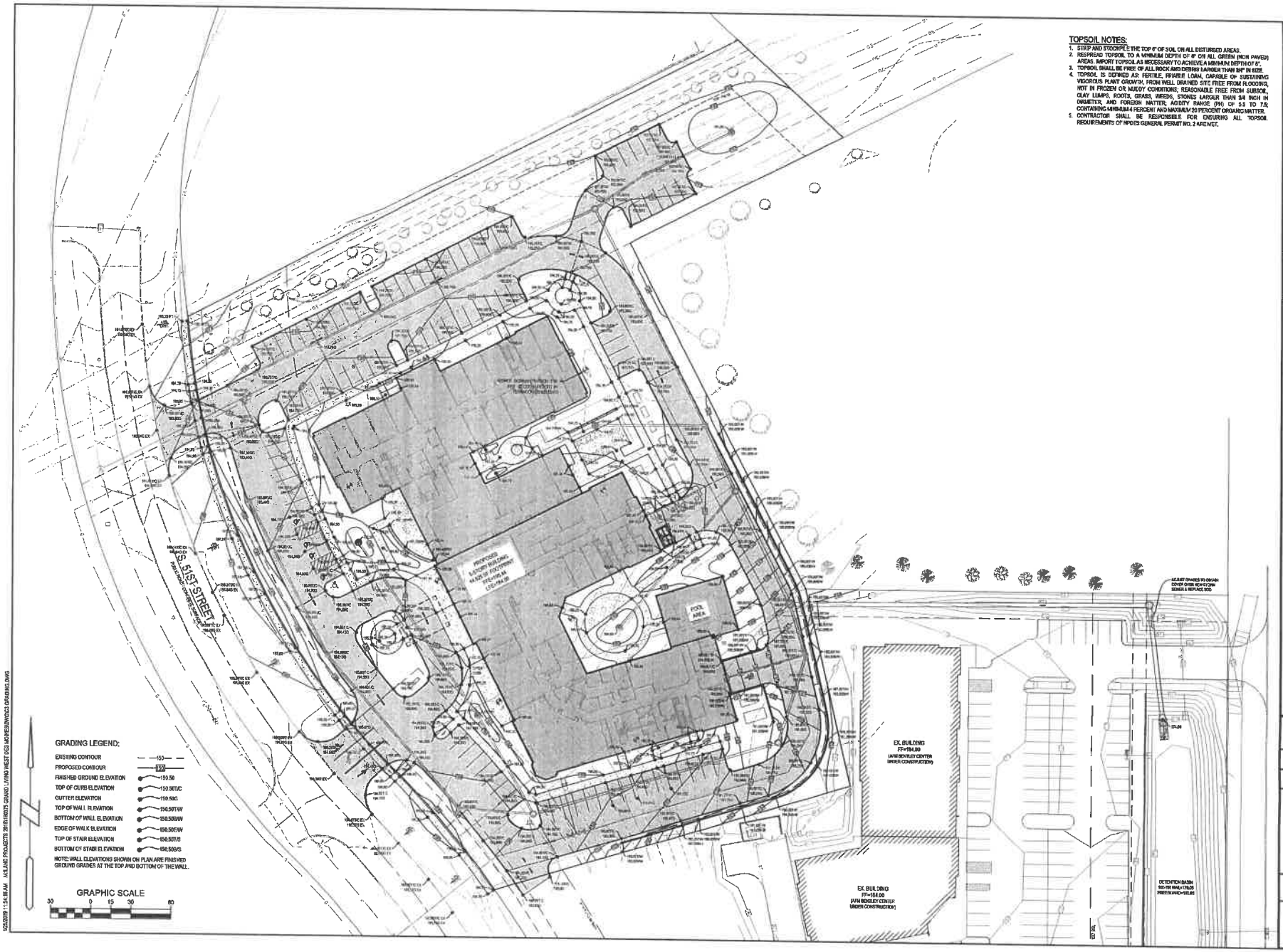
30 0 15 30 60

GRAND LIVING - WEST DES MOINES SITE IMPROVEMENT PLAN **LAYOUT PLAN**	**Bishop Engineering** "Planning Your Successful Development" 3501 104th Street Des Moines, Iowa 50322-3825 Phone: (515)276-0467 Fax: (515)276-0217 Civil Engineering & Land Surveying Established 1959

REFERENCE NUMBER: 140381
DRAWN BY: EWM
CHECKED BY: CJB
REVISION DATE: 11-08-18 CITY SUBMITTAL; 01-11-19 CITY SUBMITTAL; 01-25-19 CITY SUBMITTAL
PROJECT NUMBER: 180375
SHEET NUMBER: C2.1

PRELIMINARY - NOT FOR CONSTRUCTION

02/28/19 1:34:18 AM K:\LAND PROJECTS 2018\180375 GRAND LIVING WEST DES MOINES\DWG\C3 GRADING.DWG



TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 4" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 4".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

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GRAND LIVING - WEST DES MOINES
SITE IMPROVEMENT PLAN
GRADING PLAN

REFERENCE NUMBER: 140381

DRAWN BY: RWM

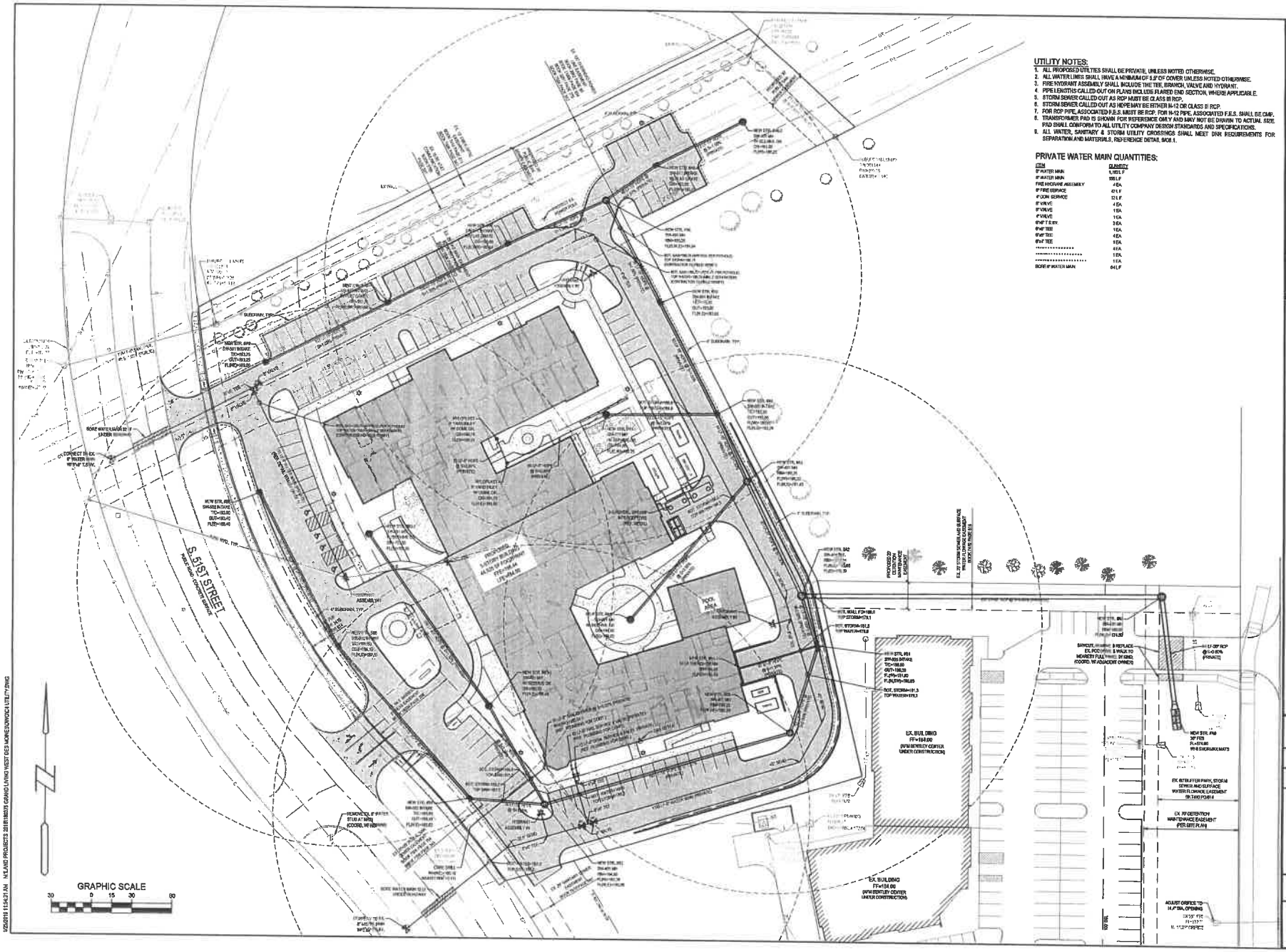
CHECKED BY: CJB

REVISION DATE:
11-06-18 CITY SUBMITTAL
01-11-19 CITY SUBMITTAL
01-25-19 CITY SUBMITTAL

PROJECT NUMBER: 180375

SHEET NUMBER: C3.1

PRELIMINARY - NOT FOR CONSTRUCTION



UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.0' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS HDPE MAY BE EITHER N-12 OR CLASS II RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
9. ALL WATER, SANITARY & STORM UTILITY CROSSINGS SHALL MEET DNR REQUIREMENTS FOR SEPARATION AND MATERIALS, REFERENCE DETAIL 9/08.1.

PRIVATE WATER MAIN QUANTITIES:

ITEM	QUANTITY
8" WATER MAIN	1,901 LF
6" WATER MAIN	188 LF
FIRE HYDRANT ASSEMBLY	4 EA
6" FIRE SERVICE	41 LF
1" DOM SERVICE	12 LF
8" VALVE	4 EA
6" VALVE	15 EA
4" VALVE	1 EA
6"x6" T SERV.	3 EA
8"x8" TEE	1 EA
8"x6" TEE	4 EA
6"x6" TEE	1 EA
**********	4 EA
**********	1 EA
**********	1 EA
BORE 8" WATER MAIN	84 LF

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GRAND LIVING - WEST DES MOINES
SITE IMPROVEMENT PLAN
UTILITY PLAN

REFERENCE NUMBER:	140381
DRAWN BY:	EWM
CHECKED BY:	CJB
REVISION DATE:	11-08-18 CITY SUBMITTAL 01-11-19 CITY SUBMITTAL 01-25-19 CITY SUBMITTAL
PROJECT NUMBER:	180375
SHEET NUMBER:	C4.1

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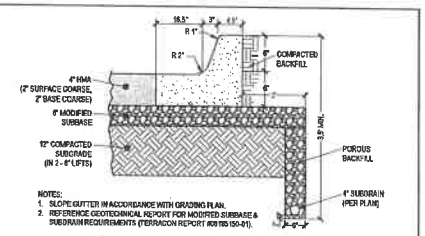
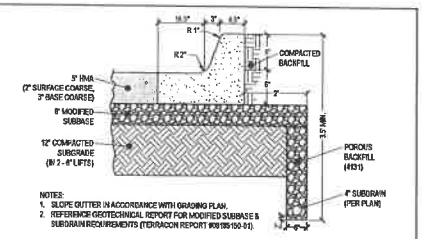
PRELIMINARY - NOT FOR CONSTRUCTION



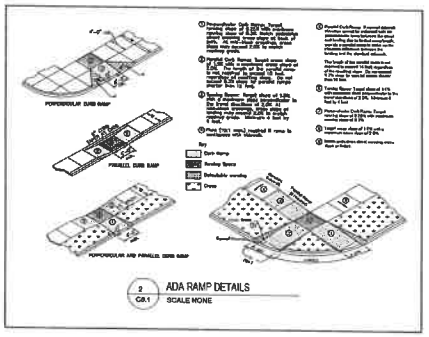
1A / C6.1 LIGHT DUTY HMA PAVEMENT SECTION
SCALE NONE

BID ALTERNATE: 5" PCC OVER 4" MODIFIED SUBBASE



1B / C6.1 MODERATE DUTY HMA PAVEMENT SECTION
SCALE NONE

BID ALTERNATE: 6" PCC OVER 4" MODIFIED SUBBASE



2 / C6.1 ADA RAMP DETAILS
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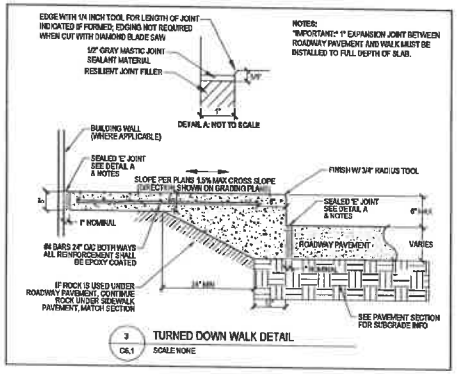
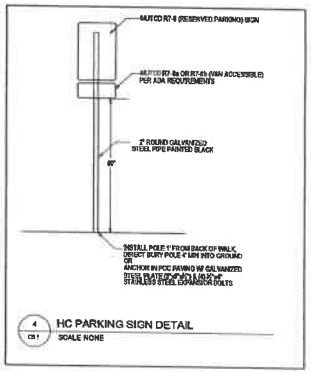


3 / C6.1 TURNED DOWN WALK DETAIL
SCALE NONE



4 / C6.1 HC PARKING SIGN DETAIL
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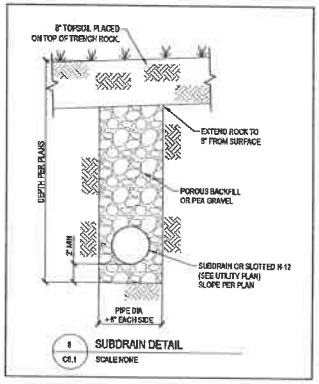

8 / C6.1 SUBDRAIN DETAIL
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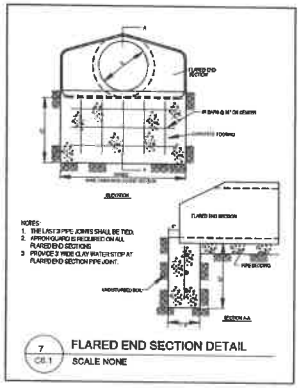

7 / C6.1 FLARED END SECTION DETAIL
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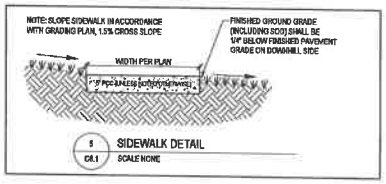
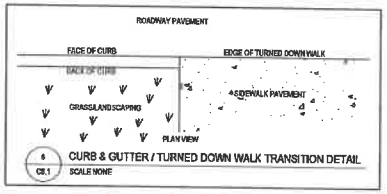


5 / C6.1 SIDEWALK DETAIL
SCALE NONE



6 / C6.1 CURB & GUTTER / TURNED DOWN WALK TRANSITION DETAIL
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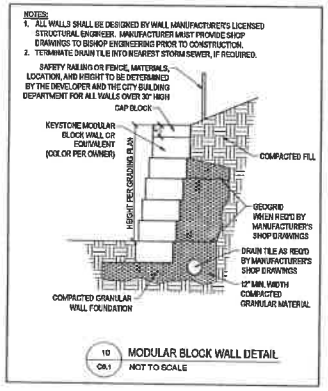
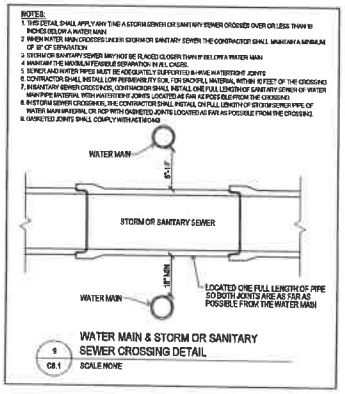


10 / C6.1 MODULAR BLOCK WALL DETAIL
NOT TO SCALE



9 / C6.1 WATER MAIN & STORM OR SANITARY SEWER CROSSING DETAIL
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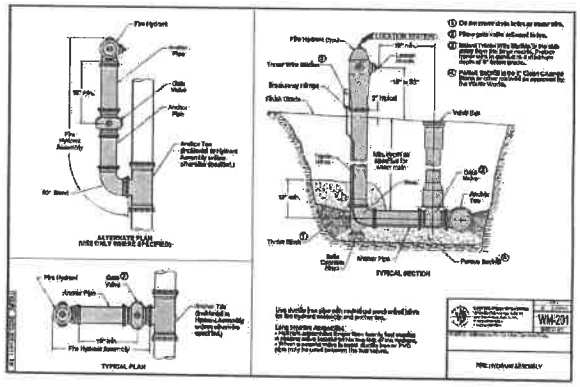

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GRAND LIVING - WEST DES MOINES
SITE IMPROVEMENT PLAN

DETAILS SHEET

REFERENCE NUMBER: 140381

DRAWN BY: EWM

CHECKED BY: CJB

REVISION DATE:
11-05-18 CITY SUBMITTAL
01-11-19 CITY SUBMITTAL
01-25-19 CITY SUBMITTAL

PROJECT NUMBER: 180375

SHEET NUMBER: C6.1

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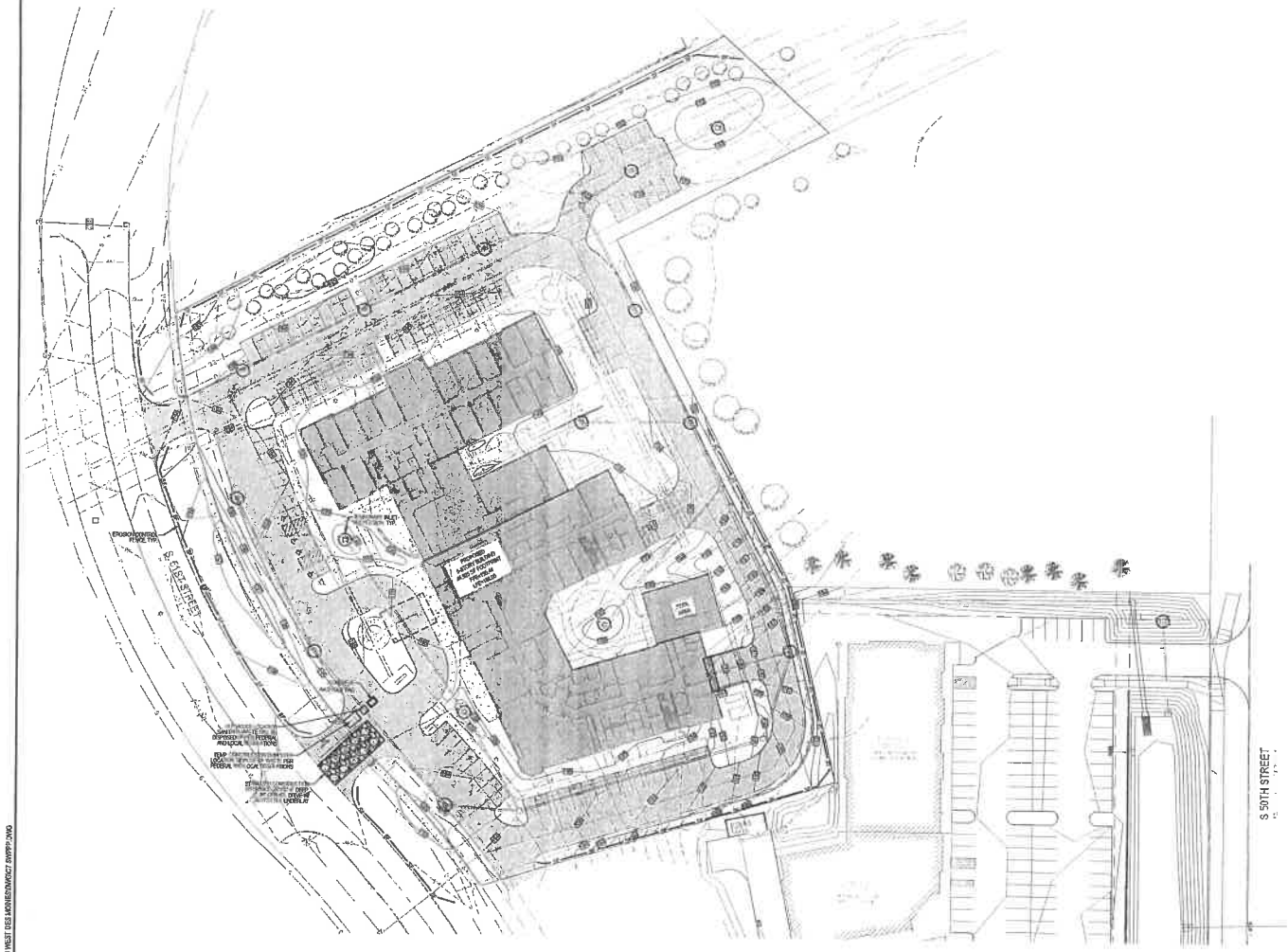
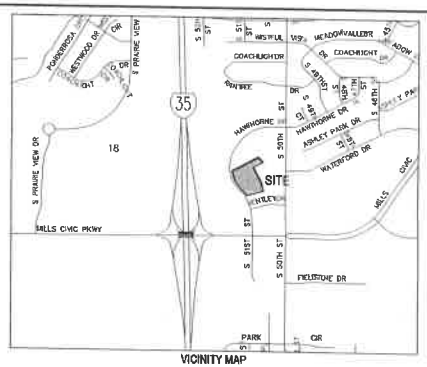
PRELIMINARY - NOT FOR CONSTRUCTION

EROSION CONTROL PLAN





VICINITY MAP
NOT TO SCALE

EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOPSOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL IN COMPLIANCE WITH SUDAS SECTION 2010 ON ALL GREEN (NON-PAVED) AREAS.
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

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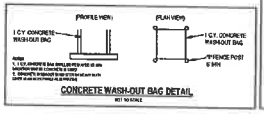
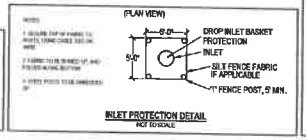
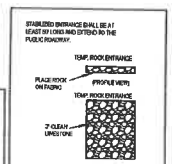
UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



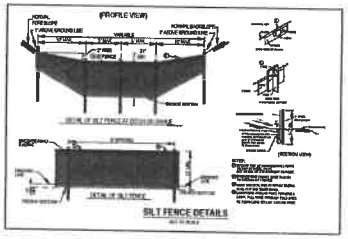
CONCRETE WASH-OUT BAG DETAIL
NOT TO SCALE



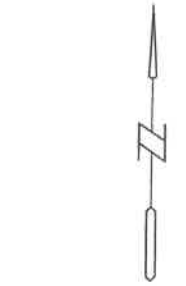
INLET PROTECTION DETAIL
NOT TO SCALE



SITE ENTRANCE DETAIL
NOT TO SCALE



SILT FENCE DETAILS
NOT TO SCALE



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GRAND LIVING - WEST DES MOINES
SITE IMPROVEMENT PLAN

EROSION CONTROL PLAN

REFERENCE NUMBER: 140381

DRAWN BY: KWM

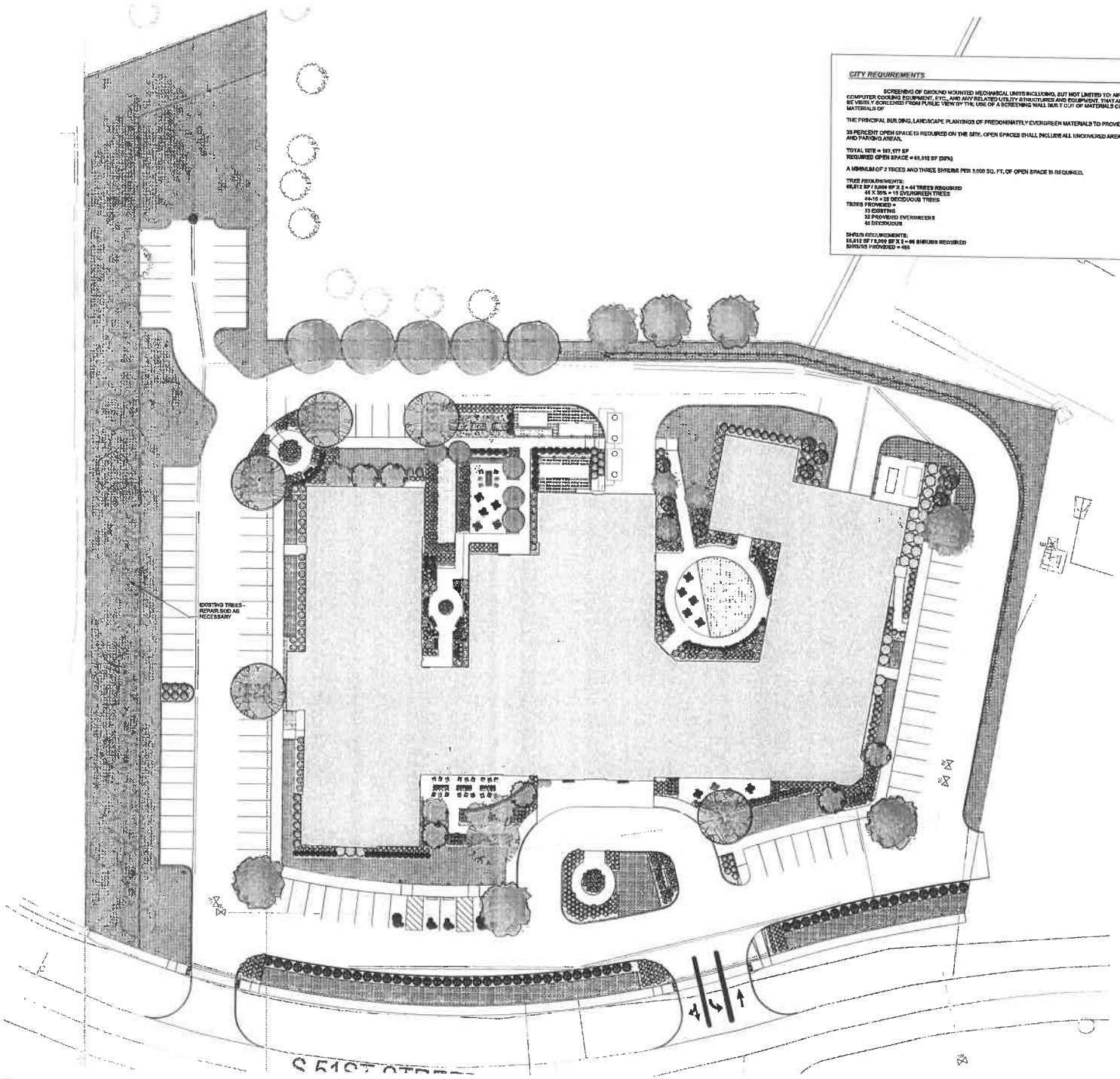
CHECKED BY: CJB

REVISION DATE:
11-08-18 CITY SUBMITTAL
01-11-19 CITY SUBMITTAL
01-25-19 CITY SUBMITTAL

PROJECT NUMBER: 180375

SHEET NUMBER: C7.1

1/25/2019 11:54:49 AM K:\LAND PROJECTS 2018\180375 GRAND LIVING WEST DES MOINES\PROJECT SWPPP.DWG



CITY REQUIREMENTS

SCREENING OF GROUND MOUNTED MECHANICAL UNITS INCLUDING, BUT NOT LIMITED TO: AIR CONDITIONING CONDENSERS, HEAT PUMPS, VENTILATION UNITS, COMPUTER COOLING EQUIPMENT, ETC., AND ANY RELATED UTILITY STRUCTURES AND EQUIPMENT, THAT ARE VISIBLE FROM ANY ADJACENT PUBLIC THOROUGHFARE SHALL BE VISIBLY SCREENED FROM PUBLIC VIEW BY THE USE OF A SCREENING WALL BUILT OUT OF MATERIALS COMPATIBLE AND CONSISTENT WITH THE ARCHITECTURE AND MATERIALS OF

THE PRINCIPAL BUILDING, LANDSCAPE PLANTINGS OF PREDOMINATELY EVERGREEN MATERIALS TO PROVIDE YEAR ROUND SCREENING, OR A COMBINATION OF THE ABOVE.

35 PERCENT OPEN SPACE IS REQUIRED ON THE SITE. OPEN SPACES SHALL INCLUDE ALL UNCOVERED AREAS SURROUNDING BUILDINGS EXCEPT STREETS, PRIVATE DRIVES, AND PARKING AREAS.

TOTAL SITE = 187,177 SF
REQUIRED OPEN SPACE = 65,512 SF (35%)

A MINIMUM OF 2 TREES AND THREE SHRUBS PER 3,000 SQ. FT. OF OPEN SPACE IS REQUIRED.

TREE REQUIREMENTS:
65,512 SF / 3,000 SF X 2 = 44 TREES REQUIRED
44 X 30% = 15 EVERGREEN TREES
44-15 = 29 DECIDUOUS TREES
TREES PROVIDED =
33 EXISTING
32 PROVIDED EVERGREENS
45 DECIDUOUS

SHRUB REQUIREMENTS:
65,512 SF / 3,000 SF X 3 = 66 SHRUBS REQUIRED
SHRUBS PROVIDED = 48

NOTES

- FOR SITE LAYOUT REFER TO L200
- FOR PLANTING PLAN REFER TO L400
- FOR PLANTING DETAILS REFER TO L500
- FOR DESIGN DETAIL INTENT REFER TO L501
- FOR GRADES AND EROSION CONTROL REFER TO CIVIL
- FOR UTILITIES REFER TO CIVIL
- FOR SITE LIGHTING REFER TO ELECTRICAL

0 20 40 FT

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CONSTRUCTION

PROJECT INFORMATION
GRAND LIVING -
WEST DES MOINES

LOCATION
540 S 51ST ST
WEST DES MOINES, IOWA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Landscape Architect under the laws of the State of Iowa.

JAKE CORYELL

REGISTRATION NO. DATE
LA00730

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DRAWN BY JJC
CHECKED BY JJC
JOB NO. 700-500
DATE 11/05/2018

ISSUE RECORD

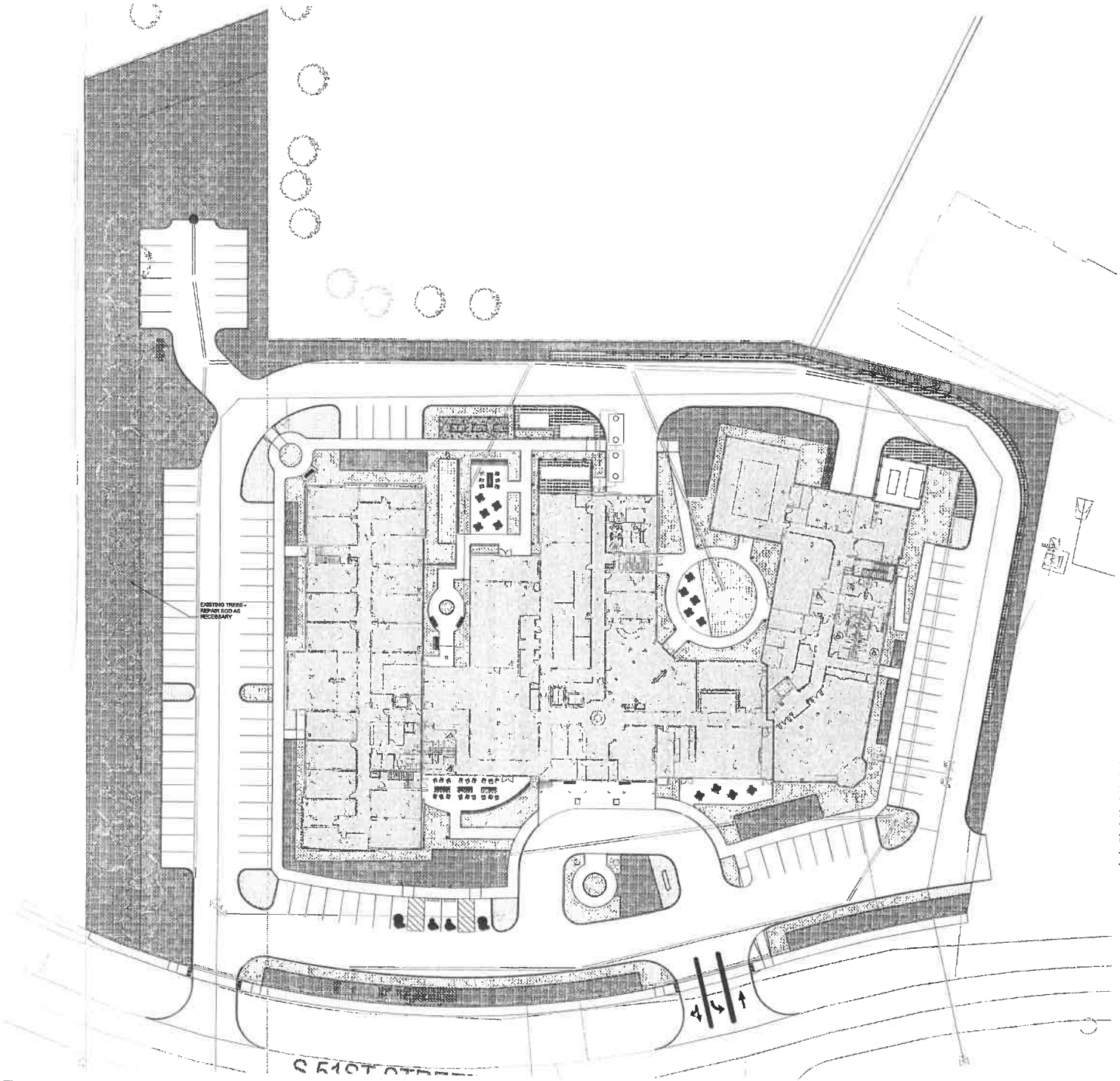
ISSUE #	DATE	DESCRIPTION
1	11/9/18	DRAFT SUBMITTAL
2	1/10/19	DRAFT SUBMITTAL
3	1/25/19	CITY SUBMITTAL

CITY SUBMITTAL

1/25/2019

LANDSCAPE
SITE PLAN

L100



LEGEND

- 4" SHREDDED HARDWOOD MULCH
- TRAP ROCK
- SOD
- STABILIZED DECOMPOSED AGGREGATE
- SYNTHETIC DECKING (AT GRADE)
- SYNTHETIC TURF (ADA COMPLIANT SURFACE)
- ORNAMENTAL FENCING / SCREENING
- PROPERTY LINE
- BOLLARD LIGHTING (QTY - 12)

KEY NOTES

1. SIDEWALK
2. CIP SEATWALL
3. MONUMENT SIGN
4. CUSTOM ARCHITECTURAL WALL WW/MEDIUM STONE TO MATCH BUILDING.
5. CUSTOM FIREPLACE FEATURE
6. LOUNGE FURNITURE
7. DINING FURNITURE
8. BENCHES
9. RAISED GARDEN BEDS

NOTES

- REFER TO GRADING PLAN FOR GRADES AND EROSION CONTROL.
- FOR UTILITIES REFER TO CIVIL.
- FOR SITE LIGHTING REFER TO ELECTRICAL.
- ALL EXISTING PLANTINGS SHALL BE PROTECTED FROM CONSTRUCTION WITH FENCING.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED, UNLESS OTHERWISE NOTED. LANDSCAPE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING PLANT MATERIAL UNTIL ESTABLISHED.
- ALL PLANTING AREAS SHALL RECEIVE 4" OF SHREDDED HARDWOOD MULCH.
- WALLS OVER 4' IN HT. SHALL BE CERTIFIED BY A STRUCTURAL ENGINEER.

0 20 40 FT

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PROJECT INFORMATION
GRAND LIVING -
WEST DES MOINES

LOCATION
540 S 51ST ST
WEST DES MOINES, IOWA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Landscape Architect under the laws of the State of Iowa.

JAKE CORYELL

REGISTRATION NO. DATE
LA00750

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DRAWN BY: JJC
CHECKED BY: JJC
JOB NO. 700-840
DATE: 11/06/2018

ISSUE RECORD

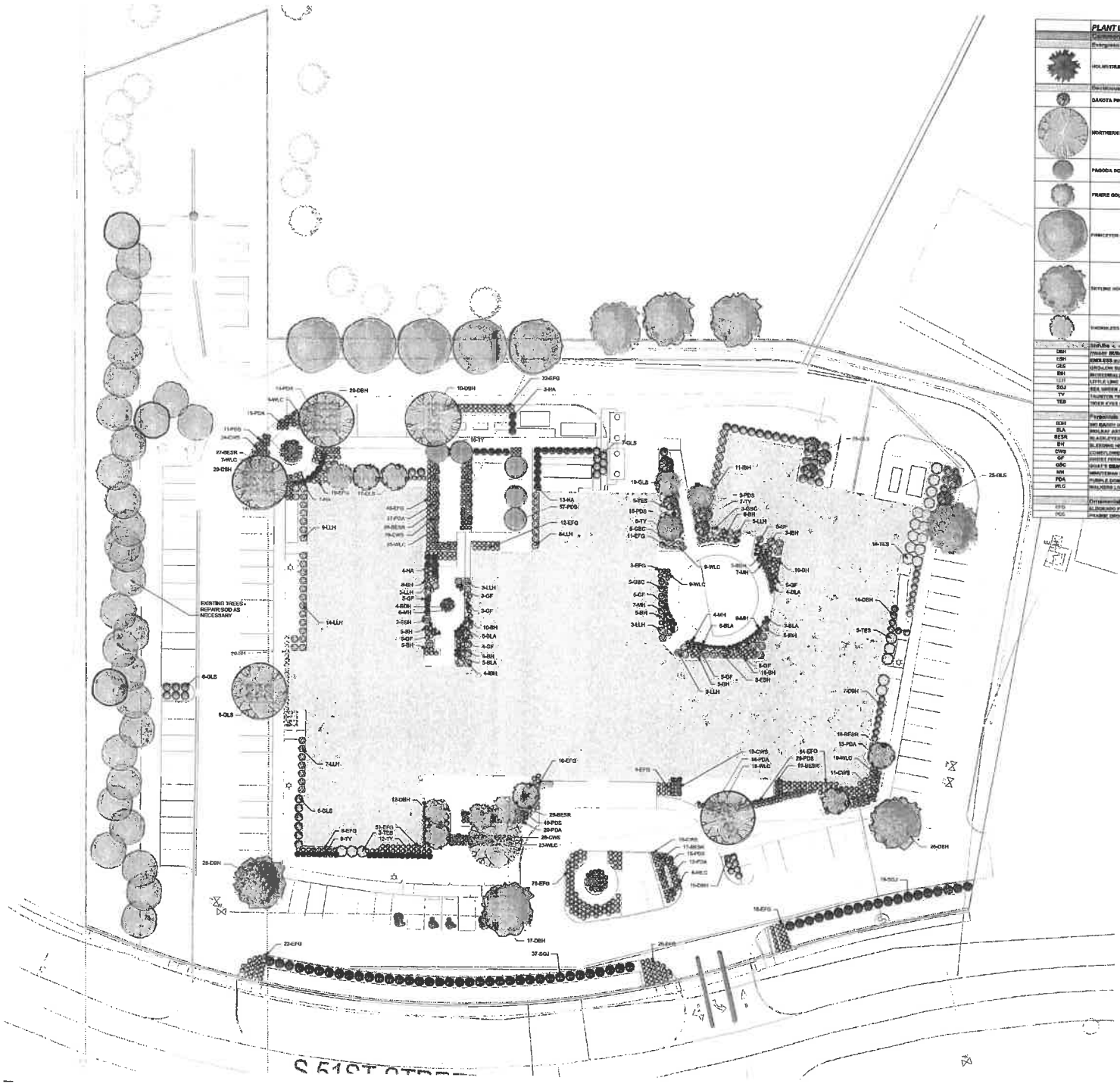
ISSUE #	DATE	DESCRIPTION
1	1/08/19	CITY SUBMITTAL
2	1/11/19	CITY SUBMITTAL
3	1/25/19	CITY SUBMITTAL

CITY SUBMITTAL

1/25/19

LANDSCAPE
LAYOUT PLAN

L200



	PLANT LIST			
	Common Name	Botanical Name	Qty	Size
	Evergreen Trees			
	HOLMSTRUP ARBORVITAE	Thuja occidentalis 'Holmstrup'	32	6' TALL MIN.
	Deciduous Trees			
	DAKOTA PINNACLE BIRCH	Betula platyphylla 'Fargo'	9	1.75" B&B
	NORTHERN RED OAK	Quercus rubra	6	2.5" B&B
	PAGODA DOGWOOD	Cornus alternifolia	3	6' B&B CLMP
	PRAIRE GOLD ASPEN	Populus tremuloides 'NEAst'	3	10 GAL
	PRINCETON ELM	Ulmus americana 'Princeton'	5	
	SETLING HONEYLOCUST	Gleditsia triacanthos inermis 'Skyline'	7	2.5" B&B
	THORNLESS HAWTHORN	Crataegus crus-galli var. inermis	10	2" B&B
	Shrubs			
DBH	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	157	5 GAL
EBH	ENDLESS SUMMER HYDRANGEA	Hydrangea macrophylla 'Bailmer'	5	5 GAL
GLS	GRACIOUS SUMMER	Rhus aromatica 'Grow Low'	102	5 GAL
BH	BOBBIEWALL HYDRANGEA	Hydrangea arborescens 'Abetwo'	23	5 GAL
LLH	LITTLE LIME HYDRANGEA	Hydrangea paniculata 'Jane'	55	5 GAL
SGJ	RED WHITE JUNIPER	Juniperus chinensis 'San Gomar'	56	5 GAL
TY	TAUNTON YEW	Taxus x media 'Tauntonii'	51	5 GAL
TES	TIGER EYES SUMAC	Rhus typhina 'Bailtiger'	27	5 GAL
			5	
	Perennials			
EMI	MY MAIDEN HOSTA	Hosta x 'Big Daddy'	9	1 GAL
ELA	ANGLAN ASTER	Aster novae-angliae 'Purple' Aster'	36	1 GAL
BESR	BLACKEYED SUSAN RUDBECKIA	Rudbeckia fulgida 'Goldstrum'	139	1 GAL
BH	BLEEDING HEART	Dicentra spectabilis	76	2 GAL
CWS	CONVOLVULUS WHITE SNOW	Convolvulus 'White Snow'	111	1 GAL
GF	GHOST FERN	Athyrium 'Ghost'	33	1 GAL
GSC	GIANT SMOKE CORNICIN	Aruncus dioicus	10	1 GAL
MH	MINTEBAN HOSTA	Hosta x 'Minuteman'	20	1 GAL
PDA	PURPLE DOME ASTER	Aster novae-angliae 'Purple Dome'	105	1 GAL
WLC	WALKERS LOW CATMINT	Nepeta x faassenii 'Walker's Low'	174	1 GAL
			6	
	Ornamental Grasses			
KFG	KLEIGROOD FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	409	1 GAL
PDG	PRAIRIE DROPSEED	Sporobolus heterolepis	199	1 GAL

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PROJECT INFORMATION

GRAND LIVING -
WEST DES MOINES

LOCATION

540 S 51ST ST
WEST DES MOINES, IOWA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Landscape Architect under the laws of the State of Iowa.

JAKE CORYELL

REGISTRATION NO. DATE

LARC/30

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DRAWN BY	CHECKED BY
JJC	JJC
JOB NO.	DATE
700-550	11/05/2019

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	12/6/19	CITY SUBMITTAL
2	1/11/19	CITY SUBMITTAL
3	1/25/19	CITY SUBMITTAL

CITY SUBMITTAL

1/25/19

LANDSCAPE
PLANTING PLAN

L400

GENERAL NOTES

GENERAL:
LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK

LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECTS LAYOUT.

LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.

LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS (UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES) ON PROPERTY WITH THE GENERAL CONTRACTOR PRIOR TO STAKING PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

EXISTING TREES TO REMAIN SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND/OR RUBBING BRANCHES BY OTHERS.

SITE:
UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS AS NEEDED PER STATE OF IOWA SPECS.

CONTRACTOR SHALL PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE.

ADD EROSION CONTROL MEASURES IF GRADES GREATER THAN 3:1 OR IF CONDITIONS WARRANT. REFER TO STATE OF IOWA REQUIREMENTS FOR EROSION CONTROL MEASURES.

CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES AND EXCESS SEDIMENT IN PROPOSED CATCH BASINS, FOR THE DURATION OF CONSTRUCTION TO INSURE THE MINIMIZATION OF EROSION.

WITHIN TWO WEEKS OF FINISHED SITE GRADING, DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD OR ROCK BASE.

LANDSCAPE CONTRACTOR WILL REMOVE EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.

ROUGH GRADING AND FINISHED GRADING TO BE DONE BY EARTHWORK CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.

SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.

LANDSCAPE CONTRACTOR SHALL VERIFY A 1% MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION. SUCH CONTRACTOR IS NOT TO ACCEPT SITE AS READY FOR LANDSCAPE INSTALLATION UNTIL GRADES ARE ESTABLISHED WITH TOPSOIL IN PLACE.

WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB OR CURB.

MAINTENANCE STRIPS, WHERE ILLUSTRATED, TO HAVE EDGER AND STONE MULCHES INDICATED ON DRAWINGS OR IN SPECS.

PLANTINGS:
NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 . UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

PLANT MATERIAL SHALL BE LOCATED AND STAKED FOR LANDSCAPE ARCHITECT TO APPROVE. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS. PLANTINGS SHALL BE PLANTED A MINIMUM OF 3' AWAY FOR HARDSCAPING AND BUILDINGS.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.

PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.

CONTRACTOR SHALL REMOVE WIRING, TWINE/ROPES AND BURLAP FROM THE TOP AND SIDES OF THE ROOT BALL OF BALLED AND BURLAPPED PLANTS.

CONTRACTOR SHALL REMOVE CONTAINERS AND CUT CIRCLING ROOTS IF PLANTS ARE CONTAINER GROWN.

PLANTING AREAS RECEIVING GROUNDCOVERS, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.

PLANTING AREAS RECEIVING SOD/SEED SHALL RECEIVE A MINIMUM OF 6" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOSE OR MANURE AND 10 PARTS SAND.

PLANTING AREAS RECEIVING SHRUBS/TREES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOSE OR MANURE AND 10 PARTS SAND.

UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

PLANTING AND SODDING IN THE FALL IS GENERALLY ACCEPTABLE TO NOVEMBER 1 OR EARLIER IF HEAVY FROST.

CONIFEROUS PLANTING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO OCTOBER 1, FALL DECIDUOUS PLANTING IS GENERALLY ACCEPTABLE FROM THE FIRST FROST UNTIL NOVEMBER 1. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION WITH APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL MIX PER THE MANUFACTURER'S INSTRUCTIONS.

TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.

WRAPPING MATERIAL SHALL BE CORRUGATED POLYETHYLENE PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.

ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24-HOUR PERIOD AFTER INSTALLATION. THEN ALL PLANTINGS SHALL BE WATERED A MINIMUM OF BI-WEEKLY, OR MORE IF NECESSARY, FOR THE FIRST 2 WEEKS THEN AS NECESSARY DURING THE FIRST GROWING SEASON.

EDGING SHALL BE STRAIGHT EDGED COMMERCIAL GRADE EDGING (REFER TO SPECS) AND TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS NOTED OTHERWISE.

ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

SHRUB MASSING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE.

TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH AND SHALL HAVE NO MULCH IN DIRECT CONTACT WITH THE TREE TRUNK.

ALL PARKING LOT ISLANDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.

SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.

THE APPLICANT IS REQUIRED TO MANAGE THE SEEDED PRAIRIE PER RECOMMENDATIONS OF THE LATEST IA/DOT SEEDING MANUAL OR QUALIFIED PRAIRIE MANAGEMENT PERSONNEL. THE APPLICANT IS ENCOURAGED TO HIRE A QUALIFIED COMPANY TO DO THIS DURING ESTABLISHMENT PERIOD. THE NATURAL RESOURCES DEPT. MUST BE PROVIDED A MANAGEMENT PLAN FOR THE FIRST 3 YEARS AFTER SEEDING BEFORE LANDSCAPING WARRANTY BEGINS.

IRRIGATION:
LANDSCAPE CONTRACTOR SHALL WATER PLANTINGS THROUGH PLANT ESTABLISHMENT PERIOD UNLESS AGREED UPON OTHERWISE.

ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH RAIN SENSORS, UNLESS OTHERWISE NOTED. LANDSCAPE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

LANDSCAPE CONTRACTOR SHALL VERIFY EXISTING IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION.

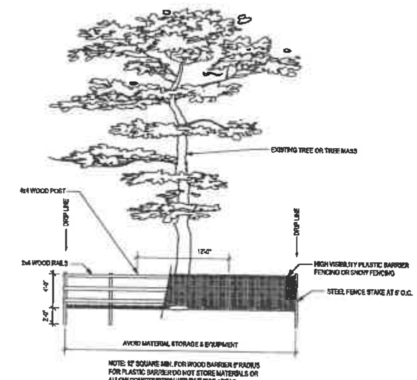
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION PLAN LAYOUT AND SPECS, AND THE EFFECTIVENESS OF THE NEWLY INSTALLED IRRIGATION SYSTEM.

ACCEPTANCE:
LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE DATE OF THE OWNER AND CITY ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

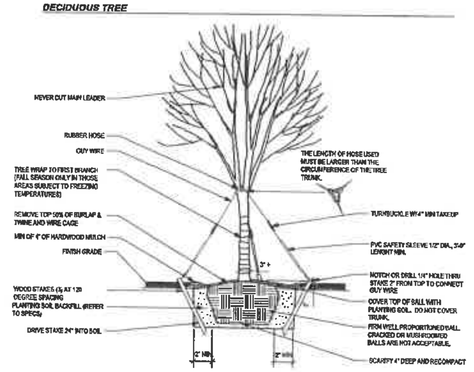
LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.

LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.



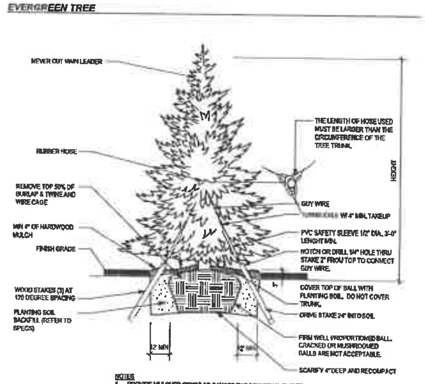
1 / L500 TREE PROTECTION DETAIL

DECIDUOUS TREE



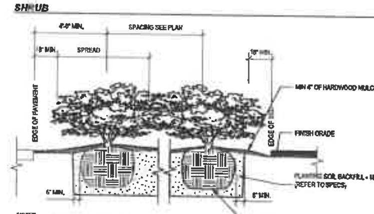
NOTES
1. PROVIDE MULCHED CIRCULAR SAUCER FOR INDIVIDUAL PLANTS.
2. PROVIDE FIRM WELL PROPORTIONED ROOTBALLS, CRACKED OR MUSHROOMED ROOTBALLS ARE NOT ACCEPTABLE.
3. THE 1ST ORDER LATERAL ROOTS ARE TO BE PARTIALLY EXPOSED PRIOR TO DIGGING. DIG PLANTS SO THAT BURLAP RESTS ON NO MORE THAN 1" OF SOIL ABOVE THE 1ST ORDER LATERAL ROOTS.
4. BALL DIAMETER TO COMPLY WITH MIN. GUIDELINES AS SET FORTH BY THE AMERICAN STANDARDS FOR NURSERY STOCK LATEST EDITION

EVERGREEN TREE



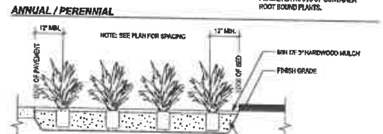
NOTES
1. PROVIDE MULCHED CIRCULAR SAUCER FOR INDIVIDUAL PLANTS.
2. PROVIDE FIRM WELL PROPORTIONED ROOTBALLS, CRACKED OR MUSHROOMED ROOTBALLS ARE NOT ACCEPTABLE.
3. THE 1ST ORDER LATERAL ROOTS ARE TO BE PARTIALLY EXPOSED PRIOR TO DIGGING. DIG PLANTS SO THAT BURLAP RESTS ON NO MORE THAN 1" OF SOIL ABOVE THE 1ST ORDER LATERAL ROOTS.
4. BALL DIAMETER TO COMPLY WITH MIN. GUIDELINES AS SET FORTH BY THE AMERICAN STANDARDS FOR NURSERY STOCK LATEST EDITION

SHRUB



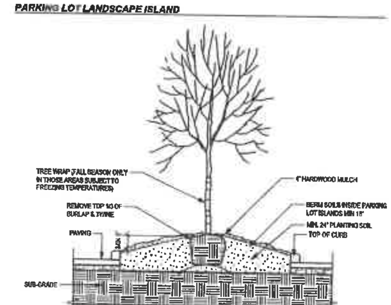
NOTES
1. PROVIDE MULCH BEDS AROUND GROUPINGS OF PLANTS
2. PROVIDE FIRM WELL PROPORTIONED ROOTBALLS, CRACKED OR MUSHROOMED ROOTBALLS ARE NOT ACCEPTABLE.
3. THE 1ST ORDER LATERAL ROOTS ARE TO BE PARTIALLY EXPOSED PRIOR TO DIGGING. DIG PLANTS SO THAT BURLAP RESTS ON NO MORE THAN 1" OF SOIL ABOVE THE 1ST ORDER LATERAL ROOTS.

ANNUAL / PERENNIAL



NOTES
1. PRIOR TO PLANTING PERENNIALS, THE BED IS TO BE SMOOTH WITHOUT DIPS OR RIDGES. AFTER PLANTING THE PERENNIALS, RAKE THE BED SURFACE SMOOTH PRIOR TO MULCHING.
2. PRIOR TO PLANTING GROUND COVERS, THE BED IS TO BE SMOOTH WITHOUT DIPS OR RIDGES. PLACE MULCH AND PLANT THE PEAT POT OR CELL PACK INTO THE SOIL THROUGH THE MULCH, HAND SMOOTH THE MULCH SURFACE.
3. VERTICALLY CUT THE PERIMETER ROOTS AROUND THE CIRCUMFERENCE WITH A KNIFE FOR ALL CONTAINER ROOT BOUND PLANTS PRIOR TO PLANTING.

PARKING LOT LANDSCAPE ISLAND



RYAN

RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
GRAND LIVING - WEST DES MOINES

LOCATION
540 S 51ST ST
WEST DES MOINES, IOWA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Landscape Architect under the laws of the State of Iowa.

JAKE CORYELL

REGISTRATION NO. DATE
LA00730

© 2018 RYAN A+E, INC.

DRAWN BY: JJC
CHECKED BY: JJC
JOB NO.: 700-560
DATE: 11/08/2018

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	CITY SUBMITTAL

CITY SUBMITTAL

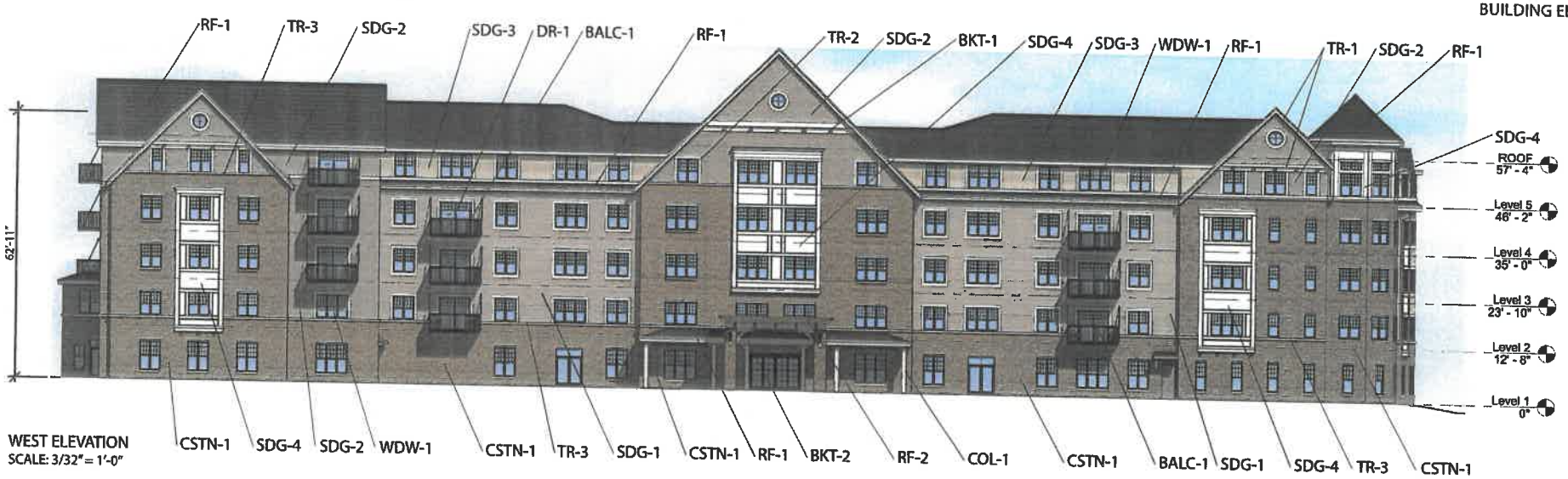
1/25/19

LANDSCAPE PLANTING DETAILS

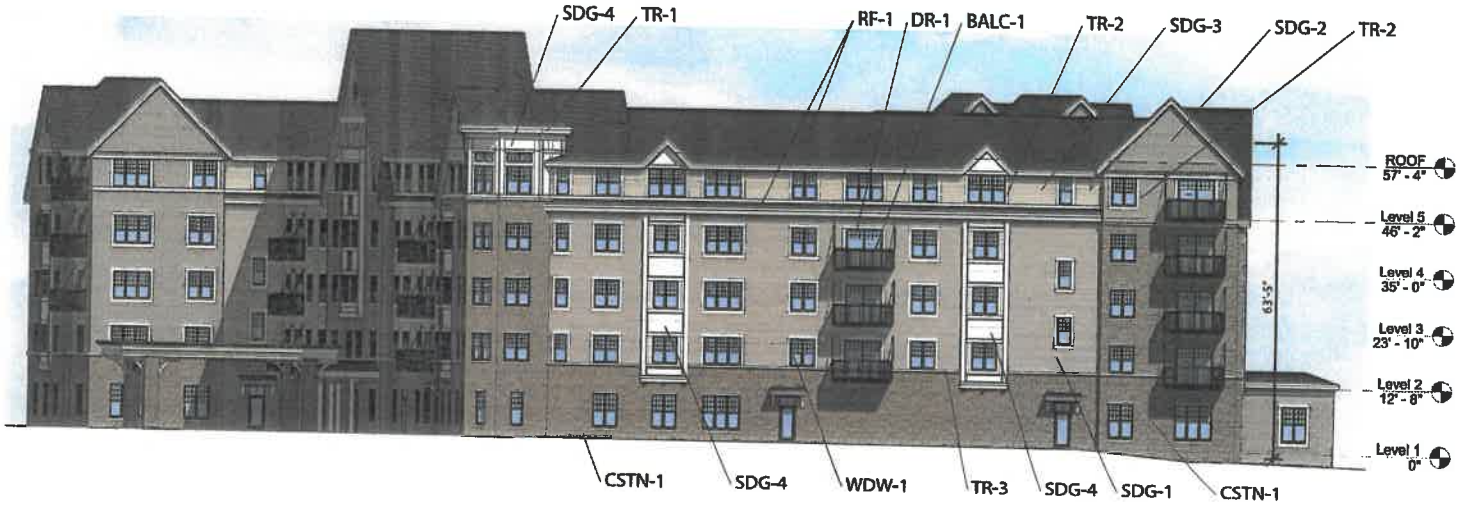
L500

GRAND LIVING AT WEST DES MOINES

BUILDING ELEVATIONS



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



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

RYAN

GRAND LIVING

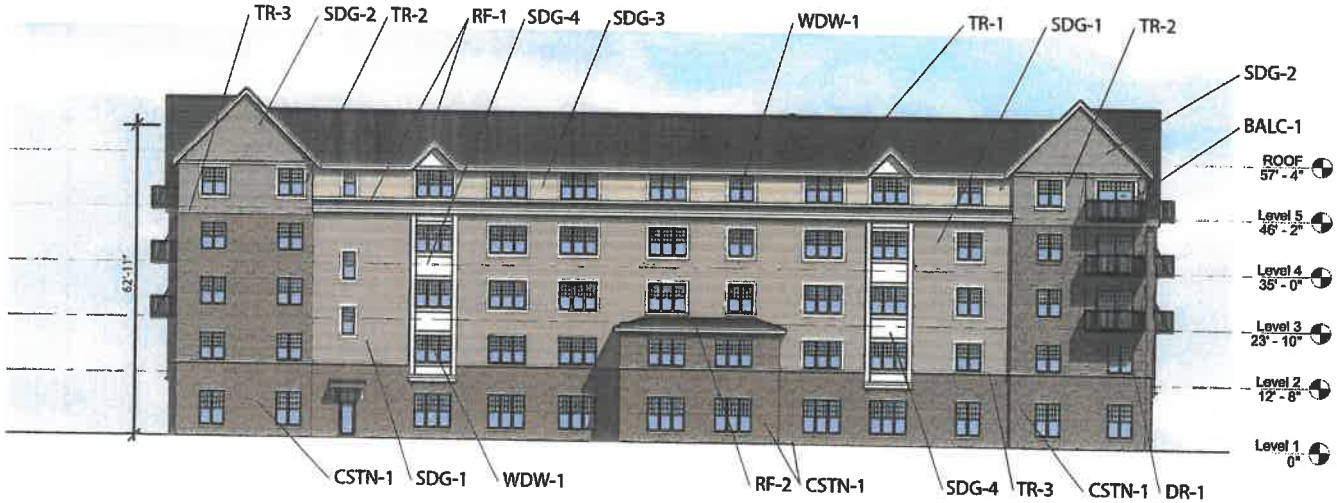
FEBRAURY 1,

ATTACHMENT D

GRAND LIVING AT WEST DES MOINES

BUILDING ELEVATIONS

EAST ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"

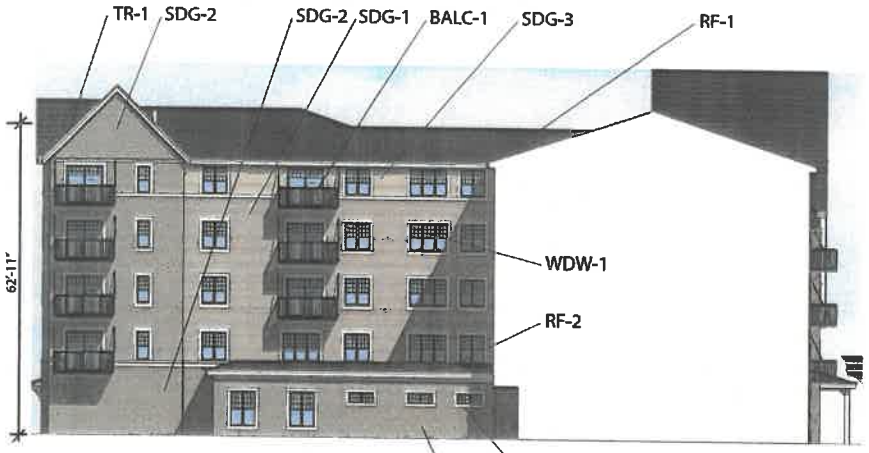
RYAN

GRAND LIVING.

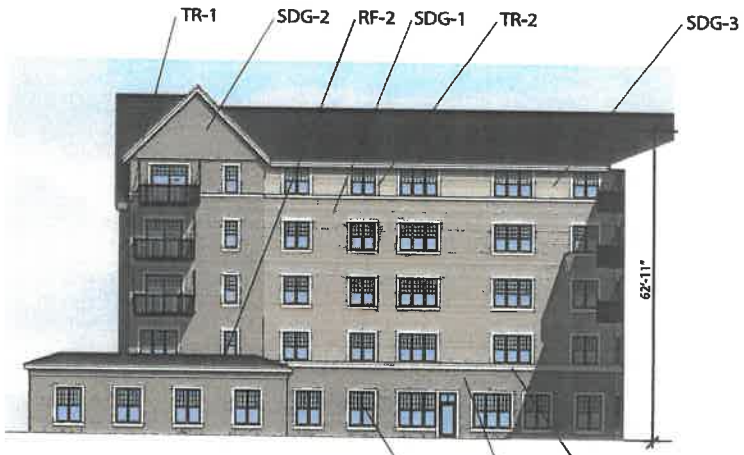
FEBRAURY 1, 2019

GRAND LIVING AT WEST DES MOINES

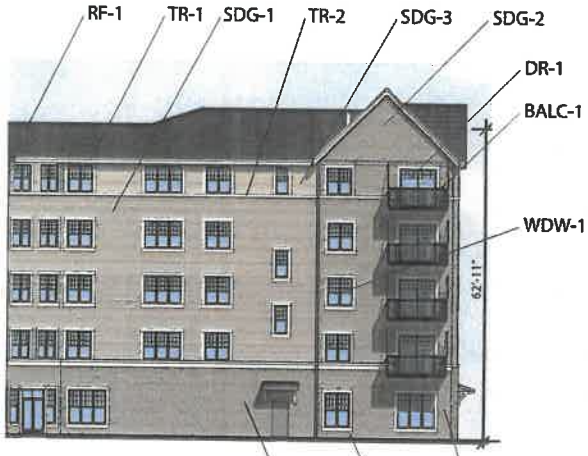
BUILDING ELEVATIONS



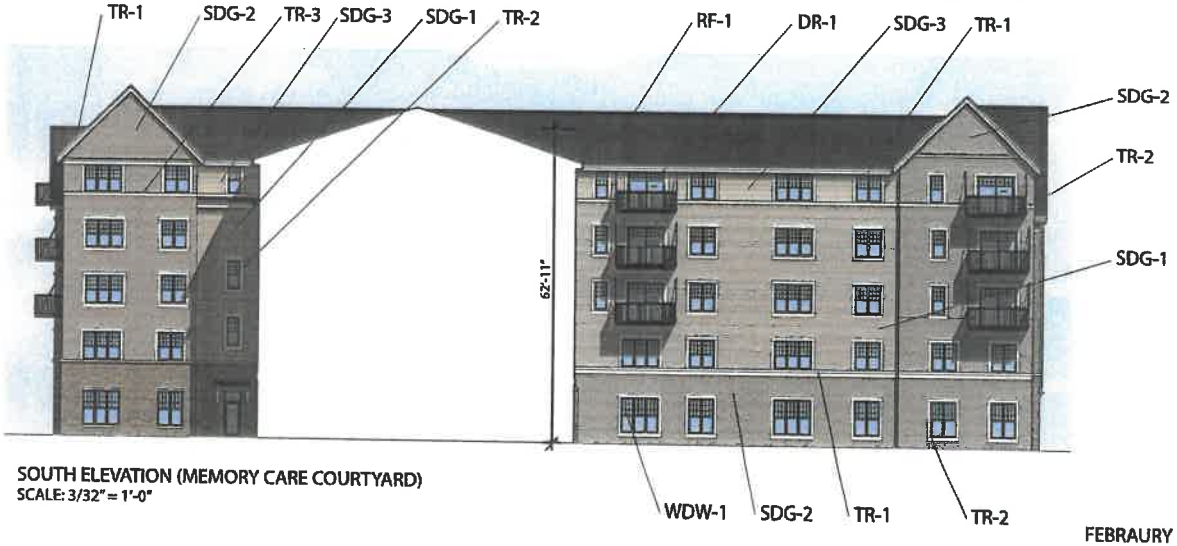
NORTH ELEVATION (MEMORY CARE COURTYARD)
SCALE: 3/32" = 1'-0"



NORTH ELEVATION (AMENITY COURTYARD)
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION (AMENITY COURTYARD)
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION (MEMORY CARE COURTYARD)
SCALE: 3/32" = 1'-0"

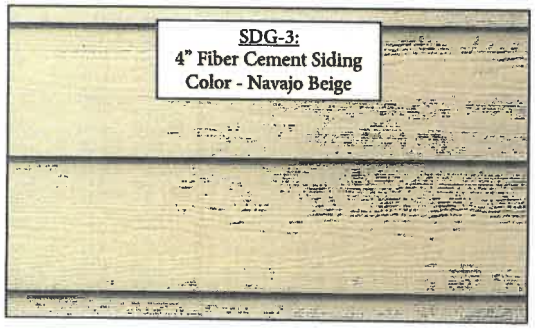
RYAN

GRAND LIVING

FEBRAURY 1, 2019

GRAND LIVING AT WEST DES MOINES

BUILDING ELEVATIONS



Additional Architectural Elements:

BALC-1: Prefabricated Aluminum Balcony, Color: Gloss Black/Gray

BKT-1: Composite Decorative Bracket Type 1, Color: SW 7014 Eider White

BKT-2: Composite Decorative Bracket Type 2, Color: SW 7014 Eider White

COL-1: Composite Column, Color: SW 7014 Eide White

DR-1: Residential Unit Doors, Color: Black. TR-3 trim surround.

SDG-4: Flat Panel, Composite, Color: White

RF-2: Flat roof, sloped membrane

TR-1: 12" (12"+4") Built-up Trim Board - White

TR-2: 8" Fiber Cement Trim, Color: SW 7104 Eider White

TR-3 Manufactured Stone Trim

WDW-1: Residential Unit Window, Color: Black. TR-3 trim surround.

RYAN GRAND LIVING.

FEBRAURY 1, 2019

ATTACHMENT E

Tragesser, Kara

From: David & Judy <judafarr2@gmail.com>
Sent: Sunday, November 4, 2018 4:28 PM
To: Tragesser, Kara
Subject: Public hearing

Kara,
Regarding the hearing on Ryan Companies request for a senior living community on South 51st Street, my husband and I have concerns about the increase in traffic along Hawthorne and South 51st Street.
Currently, the intersection of Bentley and South 51st Street is very concerning considering southbound traffic from Mills with an immediate entrance to Wells Fargo Bank to the east, followed by the entrance to HyVee to the west.
Our question is has a traffic forecast study been completed to determine the safety of both drivers and pedestrians should this community be added. Traffic is already a challenge, during late afternoons when the day care is dismissing, and after work hours. A consideration of turn lanes may alleviate some of the concerns.
Thank you.
Dave and Judy Farrington
Carriage Homes

6 Nov 18

To: Lynne Twedt, Development Services Director

I am writing to you in response to your letter, Notice of Public Hearing, regarding the Ryan Companies proposal of a senior living community at 540 S. 51st St.

I have no issue with the proposed project. However, the increased traffic at the corner of S. 50th St and Hawthorn will add to traffic issues at this corner. This intersection has needed traffic lights since Hy-Vee opened years ago. Trying to turn left onto S. 50th St. from Hawthorn can be very difficult and time consuming as it is. The additional traffic generated by this project will make the situation worse.

There are times this isn't an issue, but early mornings, until about 8:30-9AM, and again late afternoon from about 3:30-6 PM this is a serious issue.

Please install traffic lights at this intersection, whether or not this project moves forward. They are badly needed.

Thank you for your consideration. I apologize for the handwritten letter, but my iPad doesn't have a print capability, and I don't have a computer.

Sincerely Yours,

Irving H. Globstad

IRVING H. GLOBSTAD
495 S. 51st St, Unit 15
West Des Moines, Iowa 50265
515-223-5802
email: Papabus@icloud.com

Tragesser, Kara

From: David & Judy <judafarr2@gmail.com>
Sent: Saturday, December 8, 2018 10:00 AM
To: Tragesser, Kara
Subject: Re: Public hearing

Good morning, Kara.
I was disappointed in the City Planning meeting last week. The decision for this building had already been made. Seems that the City, Ryan Company and Hy-Vee Corporation had it all worked out. It is disturbing that the traffic study showed a drop in traffic with this additional building. Really?
The size of the proposed building is over-whelming. Five stories? My understanding is that is within the guidelines of the city but one look around the area shows that it will dominate the landscape. Ryan Company is trying to minimize the size by adding the 'windows' to the fifth story, by their own description.
My opinion is the building would be more acceptable if it were kept to a three story heighth. Is there any alternative for the residents who will be directly effected by this addition to our neighborhood?
Thank you for your time.

Judy Farrington
Carriage Homes

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-003748-2018) TO CONSTRUCT A FIVE-STORY, 180 UNIT SENIOR LIVING FACILITY AT 540 S. 51ST STREET

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, Ryan Companies US, Inc., with permission from Hy-Vee Inc. requests site plan approval to construct a five-story, 180 unit senior living facility at 540 S. 51st Street;

Legal Description of Property

PER TITLE COMMITMENT #ORTE744945
PARCEL 2017-168 OF THE PLAT OF SURVEY OF LOT 2 IN WISTFUL VISTA PLAT 5, AN OFFICIAL PLAT RECORDED SEPTEMBER 26, 2017 IN BOOK 16660 AT PAGE 502 IN THE RECORDS OF THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA;
LOT 2 IN WISTFUL VISTA PLAT 6, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, AN OFFICIAL PLAT RECORDED IN BOOK 7506 PAGE 343 OF THE RECORDS OF THE POLK COUNTY, IOWA RECORDER EXCEPTING THEREFROM PARCEL "A" OF LOT 2, WISTFUL VISTA PLAT 6, AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 11009, PAGE 934, INSTRUMENT NO. 2005-00089404 OF THE RECORDS OF THE POLK COUNTY, IOWA RECORDED;
PARCEL "A" OF LOT 2, WISTFUL VISTA PLAT 6, AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 11009, PAGE 934, INSTRUMENT NO. 2005-00089404 OF THE RECORDS OF THE POLK COUNTY, IOWA RECORDED
TOGETHER WITH THE BENEFIT OF ACCESS DRIVE AS DEPICTED IN DECLARATION OF EASEMENT, COVENANTS AND RESTRICTIONS DATED OCTOBER 20, 2016, FILED OCTOBER 21, 2016 IN BOOK 16234 PAGE 596.

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; and

WHEREAS, on February 11, 2019, the Plan and Zoning Commission recommended to the City Council approval of the Site Plan; and

WHEREAS, on February 19, 2019, this City Council held a duly-noticed meeting to consider the application for a Site Plan.

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-004128-2018) to construct a five-story, 180 unit, senior living facility 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 19, 2019.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. Provide final site plan drawings prior to obtaining a building permit;
2. Provide executed storm water facility management agreement, parkland dedication, sanitary sewer easement, and lot tie agreement, prior to obtaining a building permit.