CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 2, 2020

ITEM: Apex Dental, 725 S. 51st Street – Approval of Site Plan to construct a 10,551 sq. ft. Dental Office – Brad Richtsmeier – SP-004835-2020

Resolution: Approval of Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant and owner, Brad Richtsmeier with Apex Dental Properties LLC, is requesting approval of a site plan to construct a 12,390 sq. ft. dental office at 725 S. 51st Street (see Exhibit I - Attachment A – Location Map, Attachment B –Site Plan, and Attachment C – Elevations).

Plan and Zoning Commission Action:
Vote: 7-0 approval
Date: October 26, 2020
Motion: Adopt a resolution recommending the City Council approve the Site Plan.

The case planner requested a revised condition of approval to allow groundwork and utilities to be constructed while waiting on easements for the property. Condition #1 was revised at the meeting and is reflected in the Plan and Zoning Commission resolution and this City Council staff report.

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 & Planning*: *September 21, 2020*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations 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 approve the Site Plan for Apex Dental to be located at 725 S. 51st Street, subject to the applicant meeting all City Code requirements and the following:

1. ~~The property owner execute and return to the City easements for storm water detention and water main, prior to obtaining a building permit for above ground construction.~~ *Construction is limited to just groundwork and utilities until such time that the property owner executes and returns to the City easements for storm water detention and water main.*
2. The applicant providing final signed/sealed site plan drawings prior to obtaining building permit.

Lead Staff Member: Kara Tragesser, AICP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	*JDS*
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	NA
Date(s) Published	NA
Letter sent to surrounding property owners	NA

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	September 21, 2020		
Recommendation	Yes ☒	No ☐	Split ☐

Attachments:

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

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

** Plans included herein are for illustration purposes only. Final plans are on file with the Development Services Dept.

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: October 26, 2020

Item: Apex Dental, 725 S. 51st Street – Approval of Site Plan to Construct a 12,390 sq. ft. Dental Office – Brad Richtsmeier. – SP-004835-2020

Requested Action: Recommend Approval of Site Plan

Case Advisor: Kara V. Tragesser, AICP

Applicant's Request: The applicant and owner, Brad Richtsmeier with Apex Dental Properties LLC, is requesting approval of a site plan to construct a 12,390 sq. ft. dental office at 725 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 Wirtz Unit Development within planning Parcel C. Parcel C is zoned for Support Commercial uses. A dental office is an allowed use in this district.

City Council Subcommittee: This project was presented to Development and Planning Subcommittee on September 21, 2020. The Subcommittee is supportive of the project.

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.

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 12,390 sq. ft. dental office, subject to the applicant meeting all City Code requirements and the following:

1. The property owner execute and return to the City easements for storm water detention and water main, prior to obtaining a building permit for above ground construction.
2. The applicant providing final signed/sealed site plan drawings prior to obtaining building permit.

Owner: Apex Dental Properties LLC
Brad Richtsmeier
1903 EP True Parkway Suite 301
West Des Moines IA 50265
DrBrad@apexdentaliowa.com

Applicant: Same as Owner

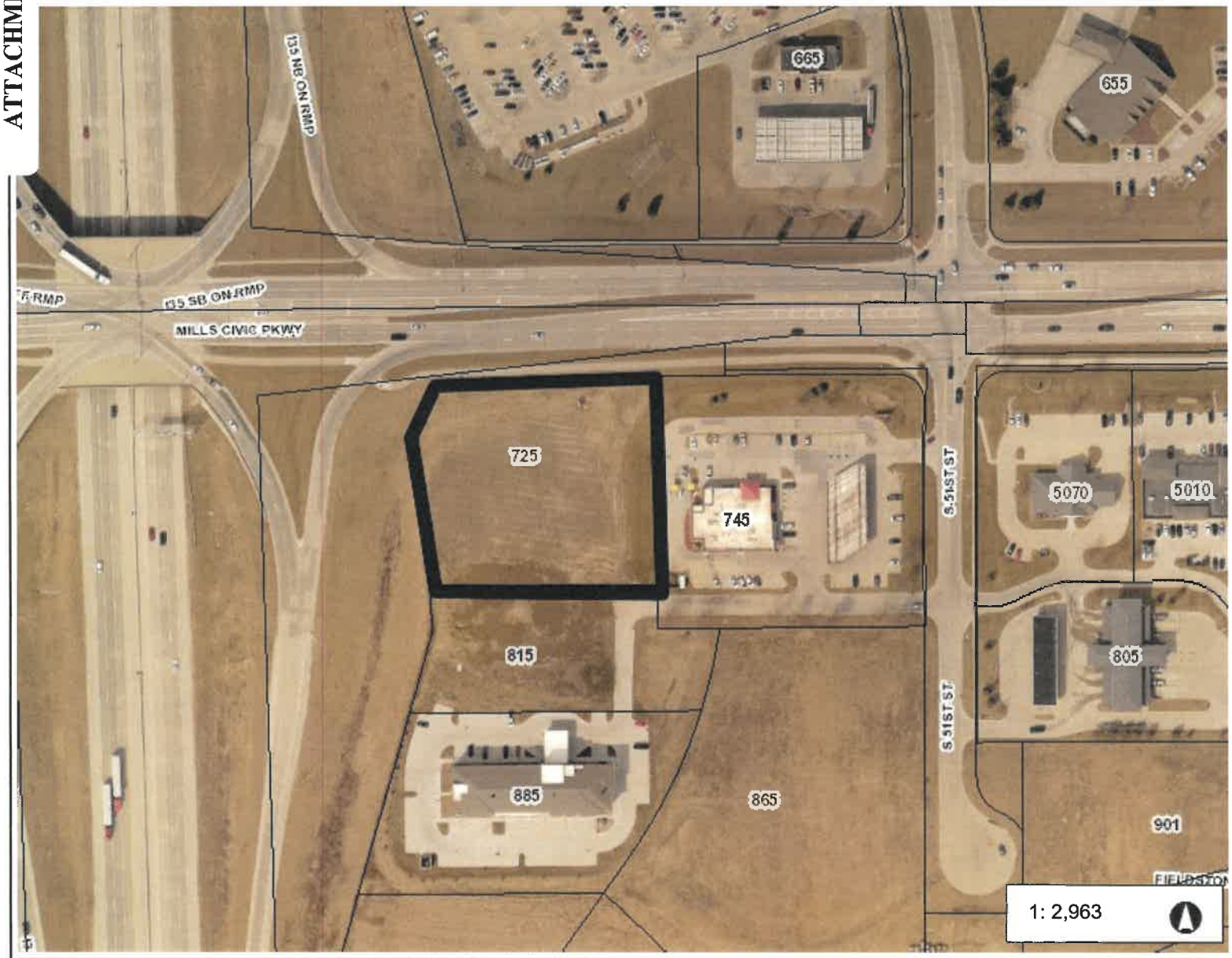
Applicant Representative: Keith Weggen
Civil Design Advantage
2405 SE Crossroads Drive
Grimes IA 50111
KeithW@cda-eng.com

Attachments:

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

ATTACHMENT A

Apex Dental 725 S. 51st Street



Legend

- Addresses
- Corporate Limits
- Parcels

493.8 0 246.91 493.8 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 A

ATTACHMENT B

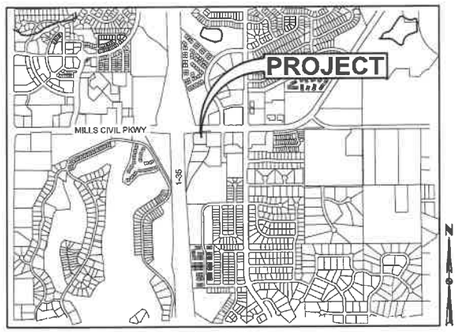
SITE PLAN FOR:

APEX DENTAL

WEST DES MOINES, IOWA

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

OWNER/APPLICANT

APEX DENTAL PROPERTIES LLC
1903 EP TRUE PARKWAY, SUITE 301
WEST DES MOINES, IOWA 50265
CONTACT: DR. BRAD RICHTSMEIER
EMAIL: DRBRAD@APEXDENTALIOWA.COM
PH: (515) 224-1618

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: KEITH WEGGEN
EMAIL: KEITHW@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

FAZIO ARCHITECTS
308-B CONGRESS AVE,
AUSTIN, TEXAS 78701
CONTACT: GREG HAYSLETT
EMAIL: GREGG@FAZIOARCHITECTS.COM
PH: (512) 494-9041

SUBMITTAL DATES

FIRST SUBMITTAL:	08/27/2020
SECOND SUBMITTAL:	10/09/2020
THIRD SUBMITTAL:	10/21/2020

LEGAL DESCRIPTION

LOT 1 WIRTZ COMMERCIAL PARK PLAT 5, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA. INCLUDING 1.82 ACRES (79,169 SF).

ZONING

EXISTING:	WIRTZ PROPERTY PUD – SUPPORT COMMERCIAL
PROPOSED:	WIRTZ PROPERTY PUD – SUPPORT COMMERCIAL

PROJECT SITE ADDRESS

725 S. 51ST STREET

COMPREHENSIVE PLAN AND USE

EXISTING:	UNDEVELOPED
PROPOSED:	DENTAL OFFICE

DEVELOPMENT SUMMARY

AREA:	1.82 ACRES (79,169 SF)
SETBACKS	
FRONT:	30 FEET FROM INTERSTATE 60 FEET FROM MILLS CIVIL PARKWAY
SIDE:	30 FEET
REAR:	30 FEET
OPEN SPACE	
REQUIRED:	19,793 SF (25.0%)
PROVIDED:	32,885 SF (42.0%)
IMPERVIOUS AREA	
DRIVEWAYS:	15,577 SF
PARKING:	12,469 SF
BUILDING:	13,292 SF
SIDEWALK:	3,024 SF
AREA:	992 SF
WALLS:	566 SF
FLUME:	364 SF
	46,284 SF (58.0%)
PARKING:	
REQUIRED (5/1,000 SF OF GFA)	
STANDARD:	64 SPACES
ACCESSIBLE:	3 SPACES
	67 SPACES
PROVIDED	
STANDARD:	72 SPACES
ACCESSIBLE:	3 SPACES
	75 SPACES

DATE OF SURVEY

DECEMBER 10, 2018

BENCHMARKS

- WEST DES MOINES STANDARD CITY BENCHMARK #16. 1500 BLOCK SOUTH 60TH STREET, 319 FEET SOUTH OF CENTERLINE OF PHEASANT RIDGE DRIVE, 8 FEET SOUTH OF SOUTHWEST PROPERTY CORNER OF 1520 SOUTH 60TH STREET, 4 FEET WEST OF POWER POLE. ELEVATION=179.76
- WEST DES MOINES STANDARD CITY BENCHMARK #145. NORTHEAST CORNER OF INTERSECTION OF SOUTH 60TH STREET AND MILLS CIVIC PARKWAY, 1.5 FEET SOUTH OF EAST/WEST SIDEWALK, 4.0 FEET EAST OF RAMP/SIDEWALK, DUE NORTH OF CRACK IN PAVEMENT OF WEST BOUND LANE OF MILLS CIVIC PARKWAY. ELEVATION=201.075

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SEPTEMBER, 2020
ANTICIPATED FINISH DATE = MAY, 2021

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1	GRADING PLAN
C3.2	GRADING ENLARGEMENTS
C3.3	EROSION & SEDIMENT CONTROL PLAN
C4.1	UTILITY PLAN
C5.1	DETAILS
L1.1	LANDSCAPE PLAN

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
Know what's below. Call before you dig.

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 1912.627
SP-004835-2020

GENERAL LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- WATER CURB STOP
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SERVICE
- WATERMAIN WITH SIZE — 8"W
- WATER SERVICE
- SAWCUT (FULL DEPTH)
- SILT FENCE
- USE AS CONSTRUCTED — (UAC)
- MINIMUM PROTECTION ELEVATION — MPE

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE — 8"S
- STORM SEWER W/ SIZE — 15"ST
- WATER MAIN W/ SIZE — 8"W

REFER TO GEOTECHNICAL EVALUATION REPORT PREPARED BY TEAM SERVICES, DATED AUGUST 31, 2020, FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WEST DES MOINES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

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

PROFESSIONAL LANDSCAPE ARCHITECT
KEITH D. HEGGEN
00442
IOWA

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

PRELIMINARY NOT FOR CONSTRUCTION

KEITH D. HEGGEN DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

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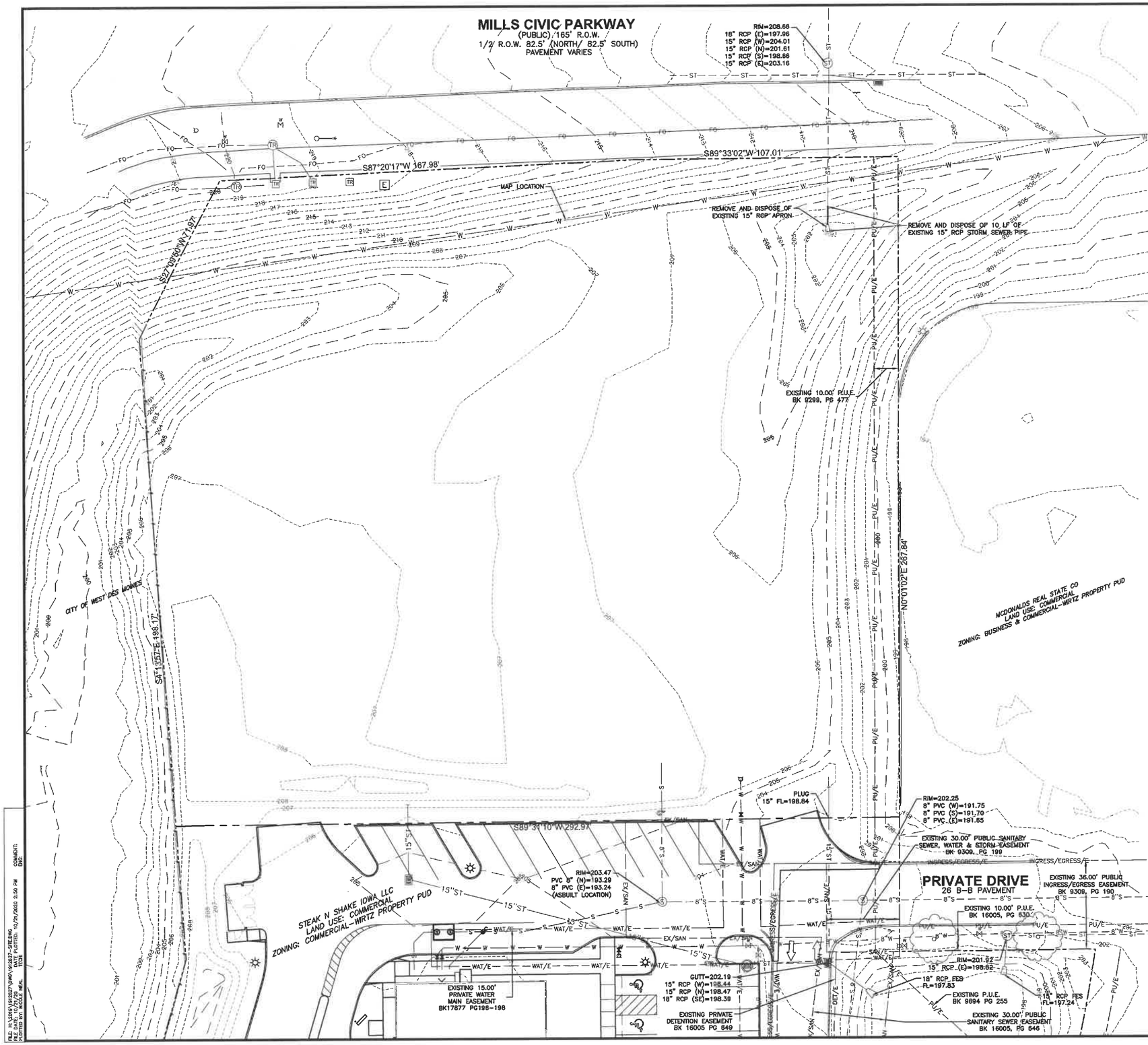

DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   A. CITY OF WEST DES MOINES
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
11. ALL PAVEMENT TO BE REMOVED SHALL BE SAW-CUT FULL DEPTH.

REVISIONS	DATE
THIRD SUBMITTAL:	10/21/2020
SECOND SUBMITTAL:	10/09/2020
FIRST SUBMITTAL:	09/11/2020

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

APEX DENTAL

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

WEST DES MOINES, IOWA

C1.1

1912.627

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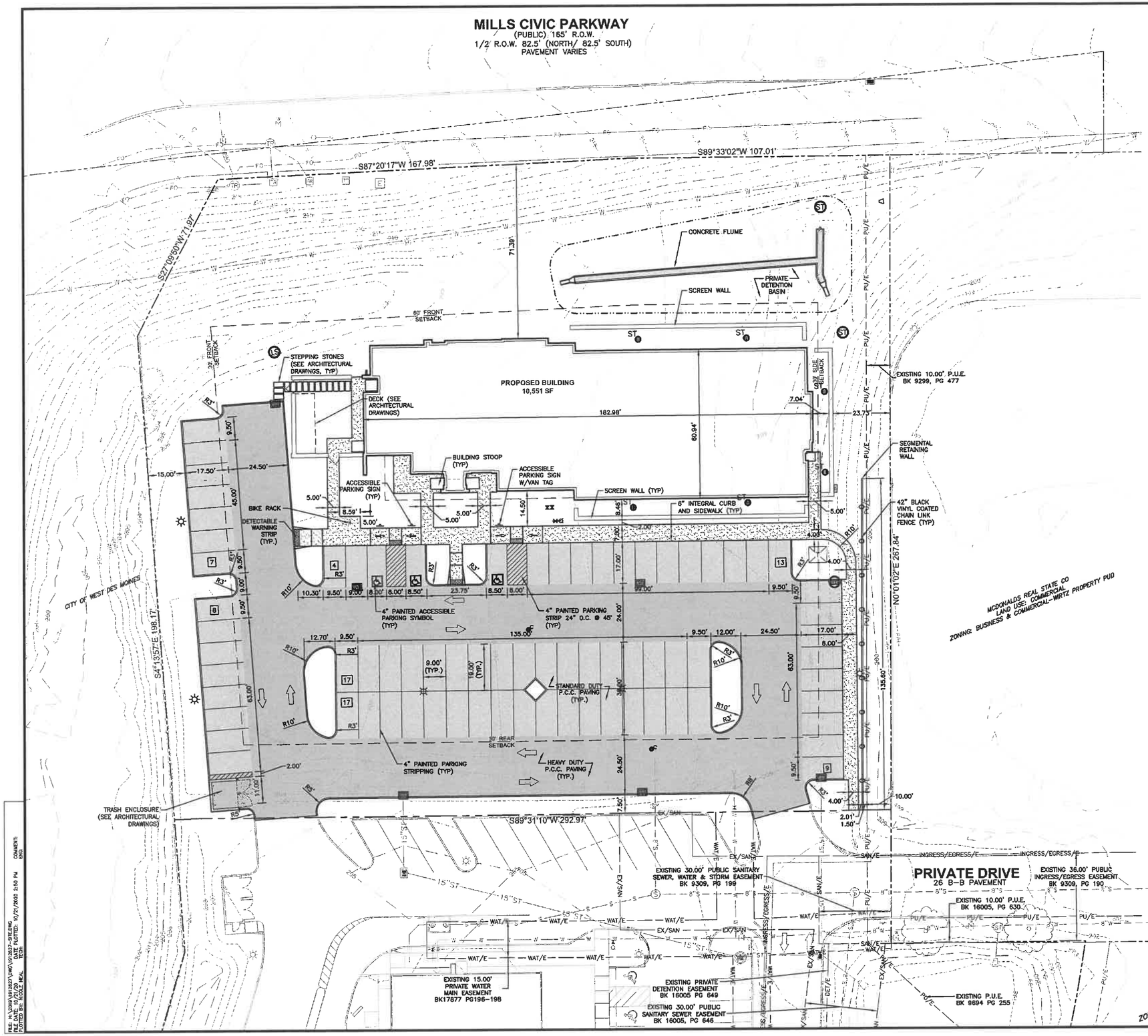
COMMENT: DGC



GENERAL NOTES

1. THE MOST RECENT EDITION OF THE DES MOINES METRO DESIGN STANDARDS AND ALL CITY OF WEST DES MOINES ADDENDUMS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. THE CONTRACTOR SHALL SATISFY ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
5. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
6. 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 WEST DES MOINES ENGINEERING SERVICES, (515)222-3475, TO SCHEDULE ANY REQUIRED INSPECTIONS.
7. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF WEST DES MOINES STANDARDS.
8. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
10. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
11. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
12. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
13. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
14. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
15. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT ARE DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
16. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
18. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF WEST DES MOINES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. ALL STAKING IS TO BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR SURVEYOR.

WEST DES MOINES GENERAL NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
6. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOTCANDLE.
7. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE 1993 DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL AND ALL WDM ADDENDA.

PAVEMENT THICKNESS

1. SIDEWALK	4" P.C.C.
2. STANDARD DUTY PCC PAVEMENT	6" P.C.C.
3. HEAVY DUTY PCC PAVEMENT	7" P.C.C.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK/ PATH CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OCSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. 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 2009 EDITION).

REVISIONS	DATE
THIRD SUBMITTAL:	10/21/2020
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CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH: DSH

APEX DENTAL
DIMENSION PLAN
WEST DES MOINES, IOWA

C2.1

1912.627

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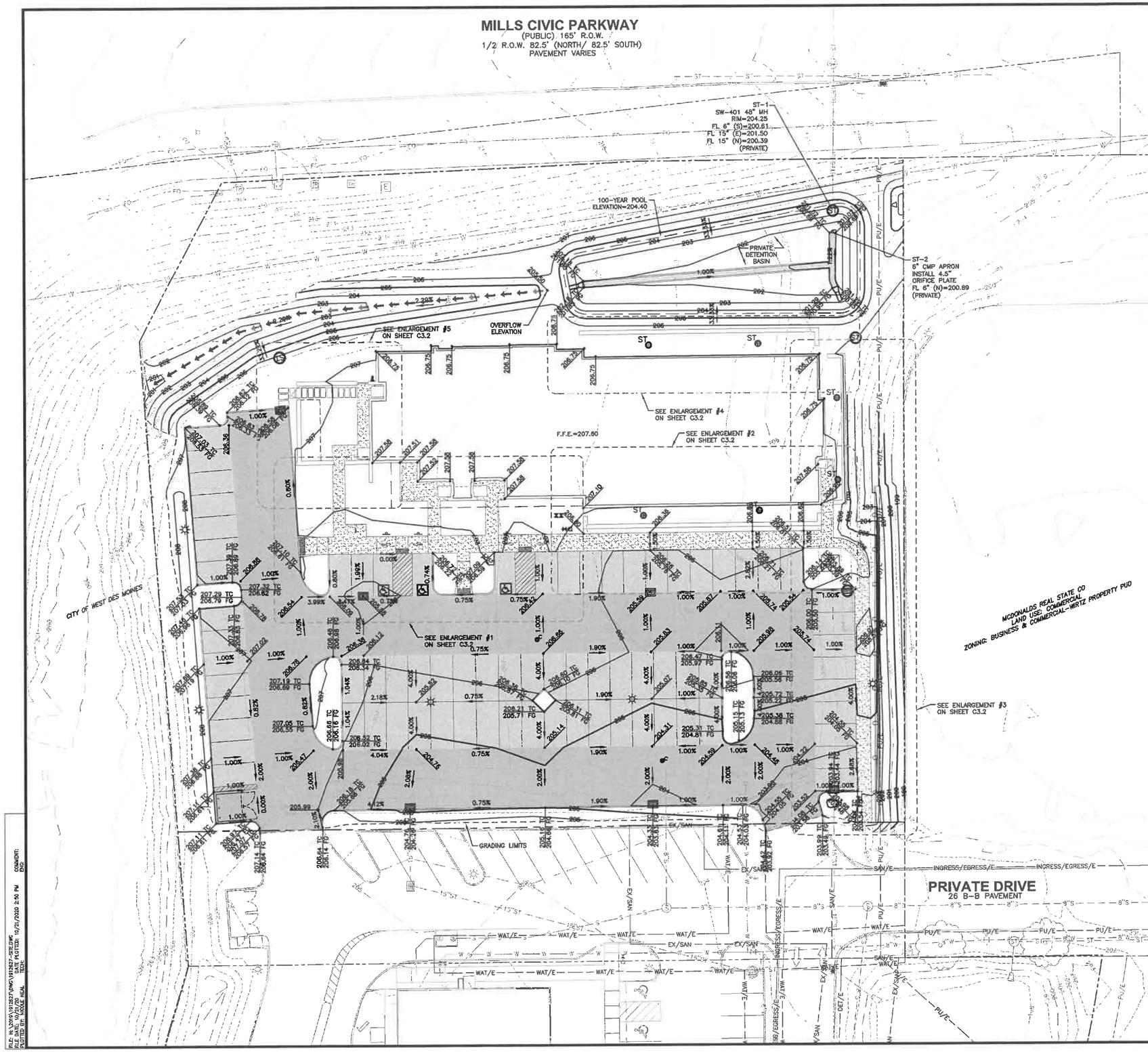

GRADING NOTES

1. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
2. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
3. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP-OF-CURB (TC) UNLESS OTHERWISE NOTED.
4. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
5. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2.00%.
6. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
7. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
9. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
10. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
11. SIDEWALKS:
    MAINTAIN A 5.0% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 1.5% TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
12. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWER AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.
13. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TOWARD ALL STORM SEWER STRUCTURES RECEIVING OVERLAND FLOW.
14. THE COMPLETION AND APPROVAL OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITES.

OVERXCAVATION NOTES

1. EXPANSIVE SOILS ARE PRESENT WITHIN THE BUILDING PAD AREA. BELOW THE BUILDING SLAB, EXISTING SOIL SHALL BE REMOVED TO AN ELEVATION 2' BELOW THE BUILDING SLAB AND REPLACED WITH ENGINEERED COMPACTED FILL, PER THE GEOTECHNICAL REPORT'S RECOMMENDATIONS (REFER TO GEOTECHNICAL EVALUATION REPORT PREPARED BY TEAM SERVICES).

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CIVIL DESIGN ADVANTAGE
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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH: DSH

APEX DENTAL
GRADING PLAN
WEST DES MOINES, IOWA

C3.1

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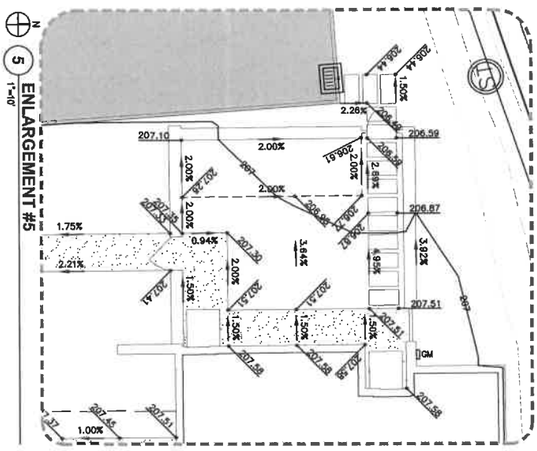

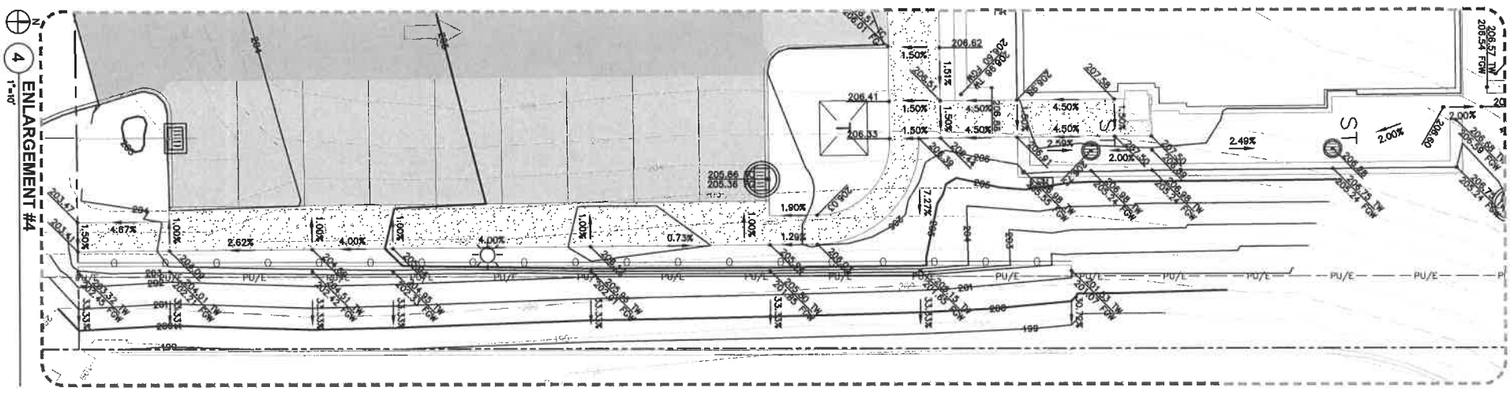

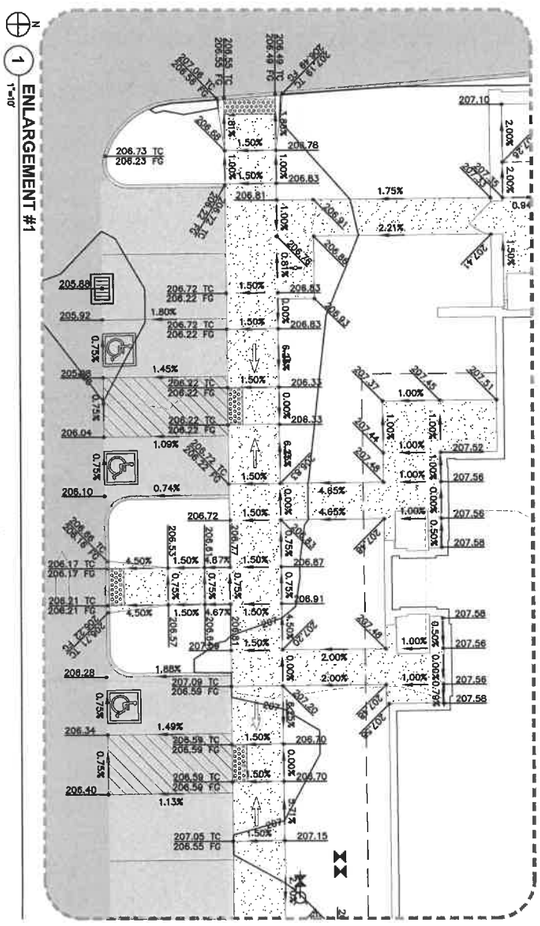

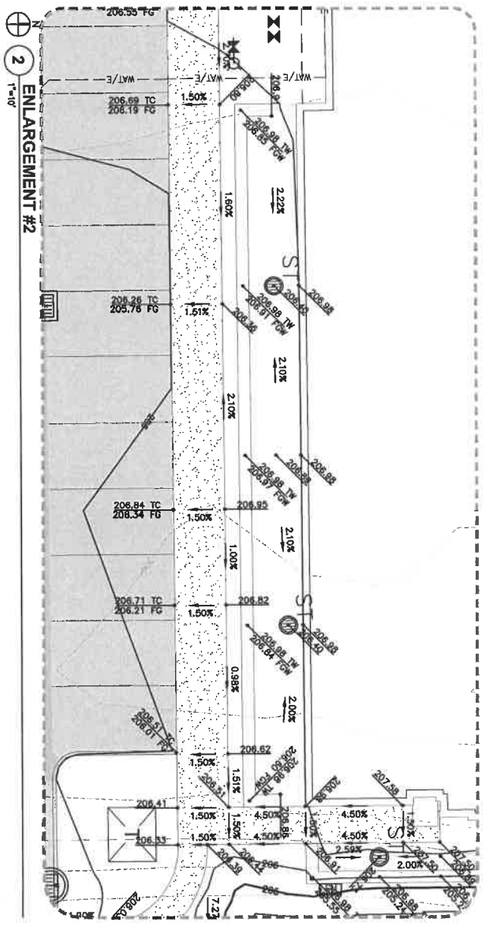

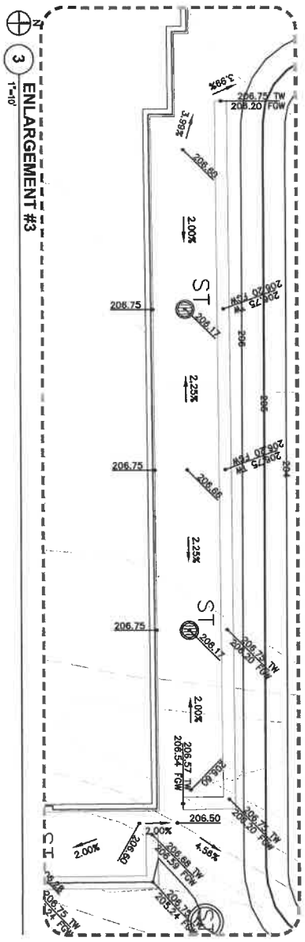

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APEX DENTAL

GRADING ENLARGEMENTS

WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: TECH: DSH

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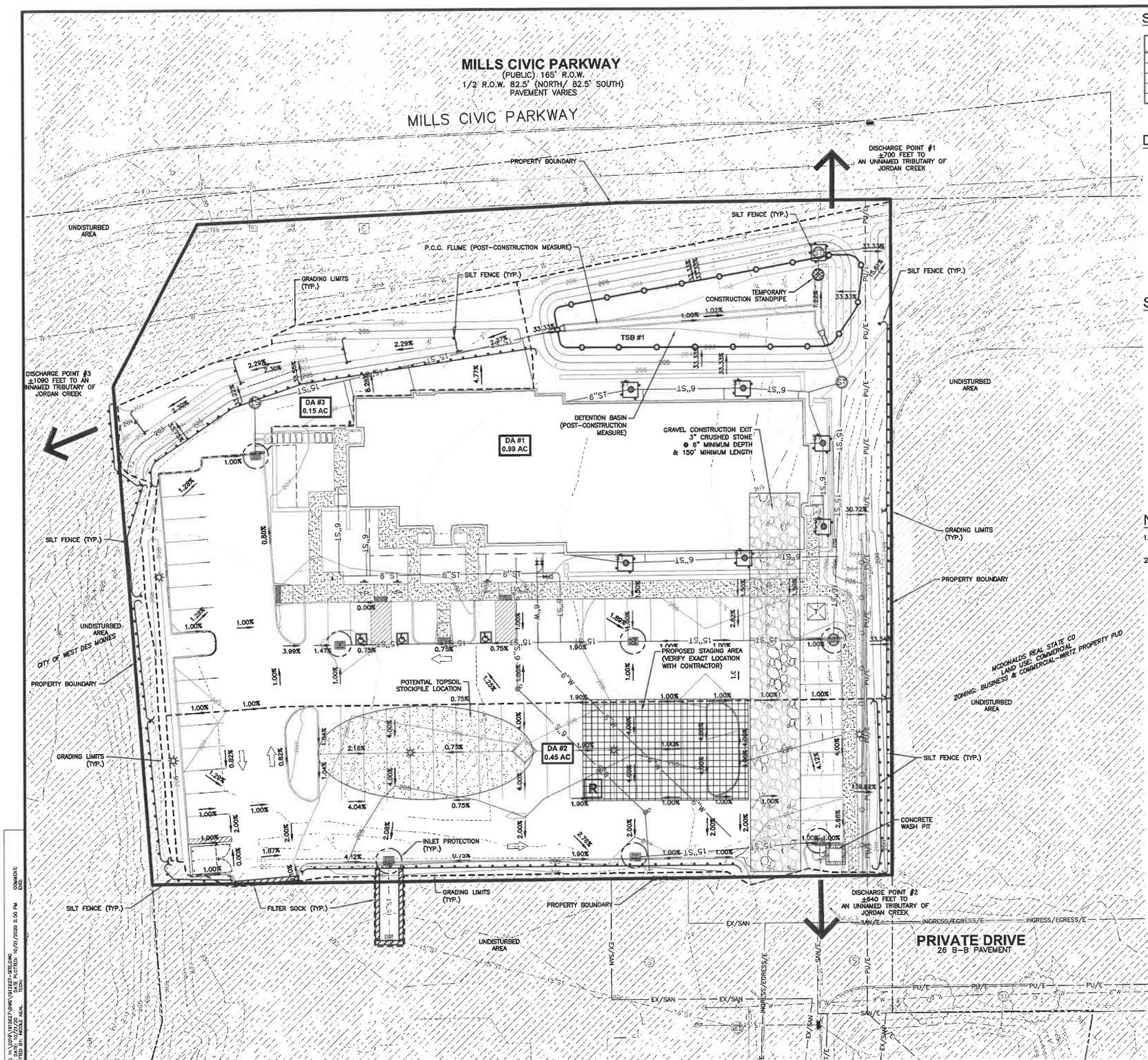


STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	769
2	SEEDING, FERTILIZING, AND MULCHING	AC	1.77
3	INLET PROTECTION DEVICES	EA	7
4	CONCRETE WASHOUT PIT	EA	1
5	6" PVC TEMPORARY STANDPIPE	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO JORDAN CREEK ±3000 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	1.22 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	4,381 CU FT
VOLUME PROVIDED IN SILT FENCE (382 LF @ 4.5 CU FT/LF OF FENCE)	1,719 CU FT
VOLUME PROVIDED IN TEMPORARY SEDIMENT BASIN	3,326 CU FT
TOTAL VOLUME PROVIDED	5,045 CU FT
DISCHARGE POINT #2 TO JORDAN CREEK ±3000 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	0.47 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	1,692 CU FT
VOLUME PROVIDED IN SILT FENCE (387 LF @ 4.5 CU FT/LF OF SOCK)	1,742 CU FT
TOTAL VOLUME PROVIDED	1,742 CU FT

SWPPP LEGEND

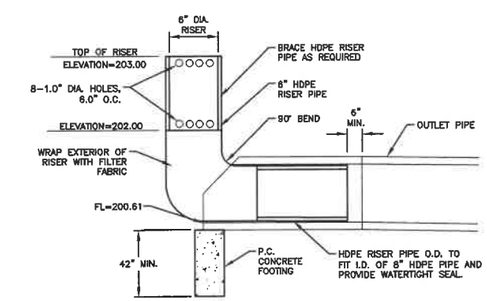
- DRAINAGE ARROW — X.XX %
- GRADING LIMITS
- FILTER SOCK
- INLET PROTECTION
- PORTABLE RESTROOM — R
- SILT FENCE
- TEMPORARY STANDPIPE
- CONCRETE WASHOUT PIT
- AREA TO BE SEEDED
- UNDISTURBED AREA
- GRAVEL ENTRANCE
- STAGING AREA
- TEMPORARY SEDIMENT BASIN — TSB #

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

TEMPORARY STAND PIPE DETAIL

NOT TO SCALE



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

APEX DENTAL
EROSION AND SEDIMENT CONTROL PLAN
WEST DES MOINES, IOWA

C3.3

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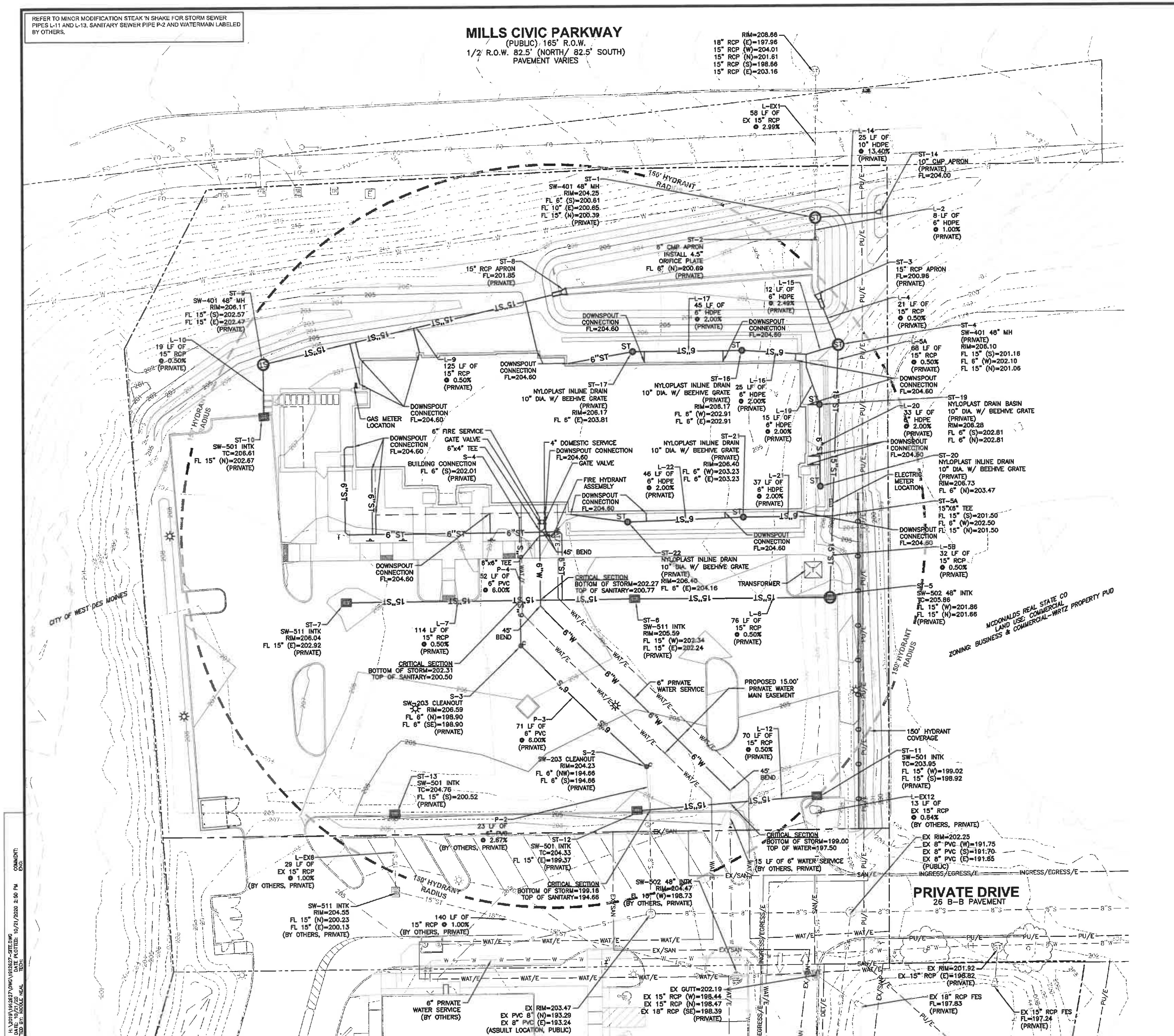

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UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE DES MOINES METRO DESIGN STANDARDS, THE WEST DES MOINES WATER WORKS CONSTRUCTION SPECIFICATIONS, AND ALL CITY OF WEST DES MOINES ADDENDUMS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
8. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN. SEWER PIPES OVER WATER PIPES NEED TO MEET IOWA DNR MATERIAL REQUIREMENTS.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATER MAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE WEST DES MOINES WATER WORKS CONSTRUCTION SPECIFICATIONS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. 15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. CONTRACTOR SHALL TEST AND INSPECT ALL PROPOSED STORM SEWER, WATERMAIN AND SANITARY SEWER. ALL TESTING SHALL BE COMPLETED MEETING CITY OF WEST DES MOINES STANDARDS AND THE WEST DES MOINES WATER WORKS CONSTRUCTION SPECIFICATIONS.
17. ALL PUBLIC AND PRIVATE STORM SEWER PIPES SHALL BE CLEANED AND TELEVISED.
18. ALL STORM SEWER APRONS SHALL HAVE FOOTINGS AND APRON GUARDS.
19. WHERE THE STORM SEWER CROSSES OVER WATER MAIN, LOCATE FULL LENGTH OF STORM SEWER REINFORCED CONCRETE PIPE (RCP) WITH GASKET JOINTS MEETING ASTM C 443 SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.
20. CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND NOTIFY THE ENGINEER OF ANY ISSUES/CONFLICTS.
21. ON THE GROUND ELECTRIC, TELEPHONE, AND OTHER UTILITY CABINETS SHALL BE SCREENED FROM PUBLIC VIEW THROUGH LANDSCAPING OR HARDSCAPING.
22. ROOF TOP MECHANICAL AND WALL MOUNTED METERS OR PIPE RUNS NEED TO BE SCREENED FROM PUBLIC THOROUGHFARES. SCREENING CAN BE ACCOMPLISHED THROUGH ARCHITECTURAL DESIGN, SCREEN WALLS, OR LANDSCAPING. ON THE GROUND, ELECTRIC, TELEPHONE, AND OTHER UTILITY CABINETS NEED TO BE SCREENED FROM PUBLIC VIEW AS WELL THROUGH LANDSCAPING OR HARDSCAPING.
23. THE EXACT FIRE DEPARTMENT CONNECTION LOCATION WILL BE DETERMINED BY THE FIRE MARSHALL AND WILL BE REQUIRED TO HAVE A 5-FOOT CLEARANCE AROUNT IT. A FIRE STROBE WILL BE REQUIRED 7-10-FEET ABOVE THE FIRE DEPARTMENT CONNECTION.
24. MECHANICAL EQUIPMENT (HVAC) WILL BE LOCATED INSIDE THE BUILDING.

WEST DES MOINES WATER WORKS NOTES

1. ALL WATER WORK SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY'S CROSS-CONNECTION CONTROL/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(S) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515)-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. BUILDING FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE DESIGNED PER WEST DES MOINES FIRE CODE.
8. WATER SHALL BE PROVIDED TO PROPERTY VIA PRIVATE WATER MAIN. OWNER SHALL ALLOW WEST DES MOINES WATER WORKS ACCESS TO THE METERS AND VALVES AS NEEDED FOR EMERGENCY MAINTENANCE AND SHUT OFF IN THE EVENT OF NON-PAYMENT.
9. CONTRACTOR SHALL COORDINATE WATER SHUTDOWN WITH WEST DES MOINES WATERWORKS. CONTRACTOR WILL NEED TO REDUCE PIPE PRESSURE TO SAFELY CONNECT.

PRIVATE WATER MAIN QUANTITIES

HYDRANT ASSEMBLY	1 EA
6" SERVICE	145 LF
6" VALVE	1 EA
4" SERVICE	7 LF
4" VALVE	1 EA
6" TEE	1 EA

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

APEX DENTAL
UTILITY PLAN

WEST DES MOINES, IOWA

C4.1

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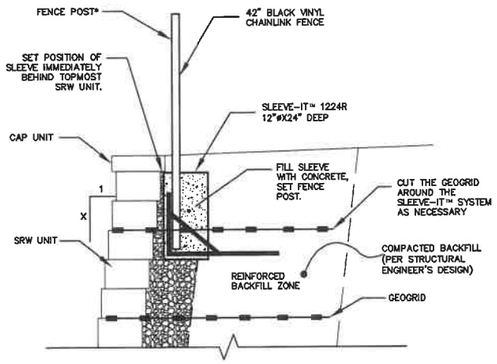
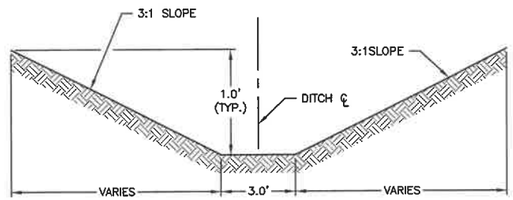


NOTE:
1. THIS DETAIL IS FOR REFERENCE PURPOSES ONLY. REFER TO ACTUAL DESIGN BY STRUCTURAL ENGINEER (BY CONTRACTOR) FOR DETAILED INFORMATION.
2. FENCING SYSTEMS APPROVED FOR USE WITH SLEEVE-IT™ 1224R ARE LIMITED TO THE FOLLOWING HEIGHTS:
   CHAIN LINK – UP TO 8-FT
   PRIVACY – UP TO 6-FT (WOODEN, PVC, METAL).
   POST SIZE 4"X4" MAX.

12 FENCE POST ADJACENT TO SEGMENTAL RETAINING WALL
NOT TO SCALE



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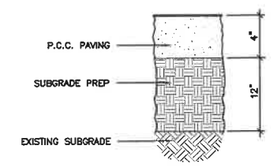
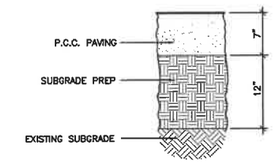


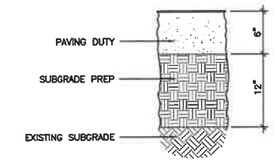
NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
2. SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 – 6" LIFTS.

6 PCC SIDEWALK
NOT TO SCALE



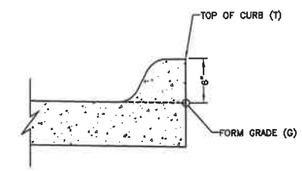
NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
2. SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 – 6" LIFTS.

5 HEAVY DUTY PCC PAVING
NOT TO SCALE

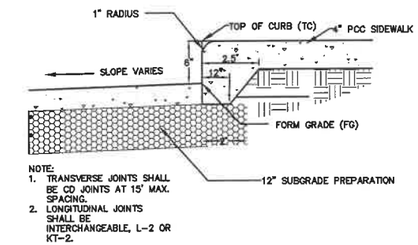


NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
2. SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 – 6" LIFTS.

4 STANDARD DUTY PCC PAVING
NOT TO SCALE

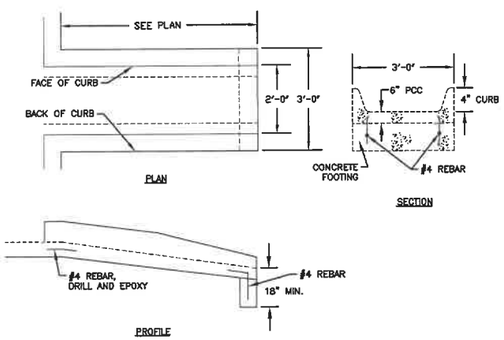


3 INTEGRAL 6" STANDARD CURB
NOT TO SCALE



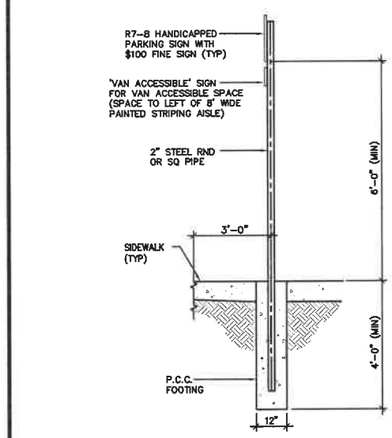
NOTE:
1. TRANSVERSE JOINTS SHALL BE CD JOINTS AT 15' MAX. SPACING.
2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-2 OR KT-2.

2 6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE

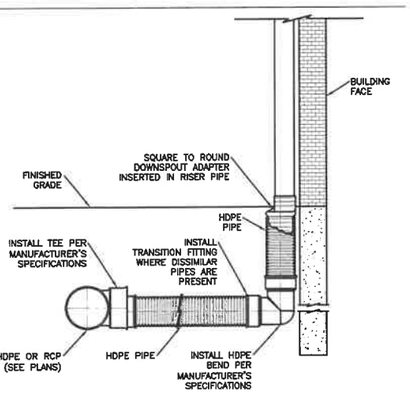


CONCRETE FLUME

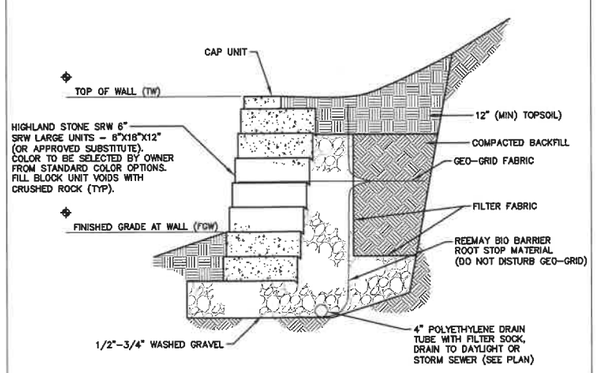
8 CONCRETE FLUME
NOT TO SCALE



11 ROOF DRAIN CONNECTION WITH TEE
NOT TO SCALE

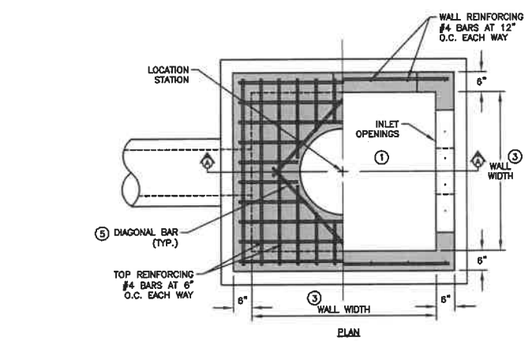


10 ROOF DRAIN CONNECTION WITH TEE
NOT TO SCALE



NOTE:
THIS DETAIL IS FOR GENERAL REFERENCE ONLY. CONTRACTOR TO SUBMIT FULL DESIGN DATA TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION AND ORDERING OF MATERIALS. WALL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IOWA AND CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DESIGN.

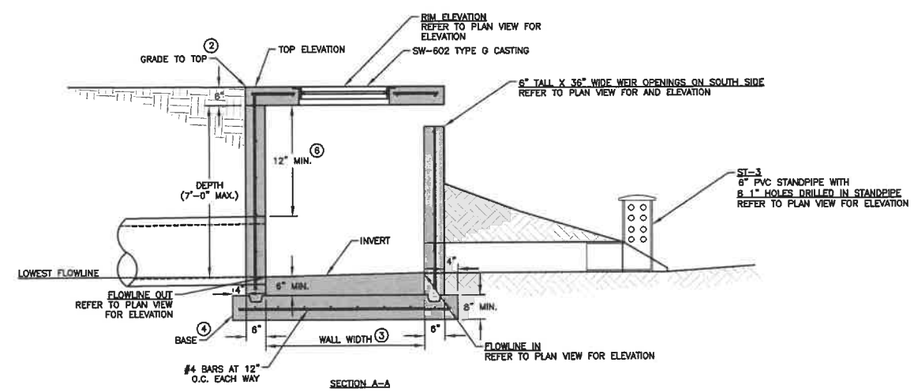
7 SEGMENTAL RETAINING WALL
NOT TO SCALE



1. STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

   ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

   CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
2. GRADE TO TOP ELEVATION ON CLOSED SIDES.
3. WALL WIDTHS ARE 3'X3'. WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
4. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
5. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
6. 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.



1 POND OUTLET - SW-513 INTAKE W/STANDPIPE
NOT TO SCALE

REVISIONS	DATE
THIRD SUBMITTAL:	10/21/2020
SECOND SUBMITTAL:	10/09/2020
FIRST SUBMITTAL:	09/11/2020

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

APEX DENTAL
DETAILS
WEST DES MOINES, IOWA

C5.1

1912.627

FILE: N:\2019\191262\DWG\191262P-SITE.DWG
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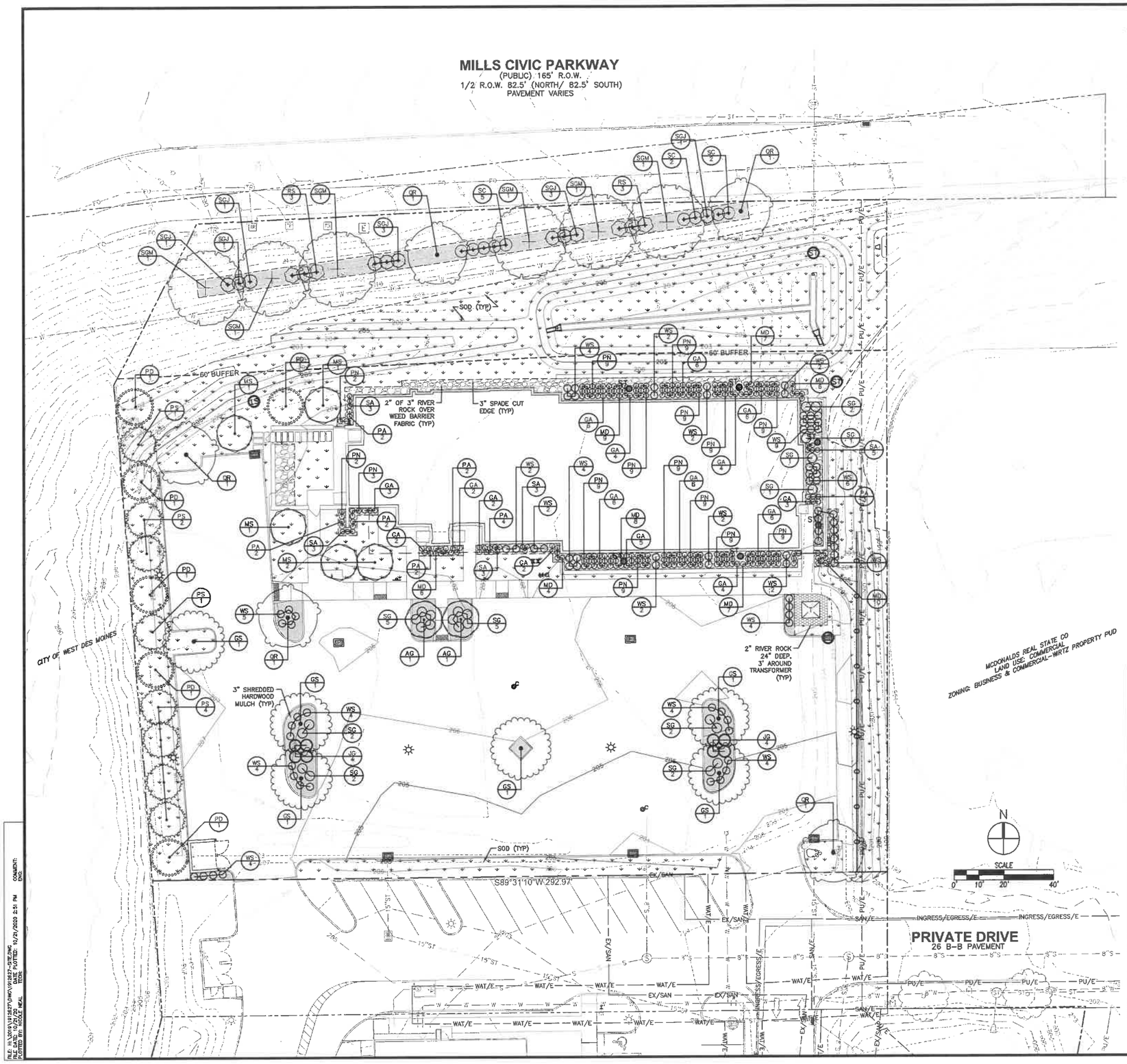
PLOTTED BY: NICOLE NEAL TOOL: EXC:



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER(PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED.
9. ALL EDGING SHALL BE 3" SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
14. NO OVERSTORY TREES SHALL BE PLANTED IN ANY CITY OF WEST DES MOINES PUBLIC UTILITY EASEMENT.

SCREENING

ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC AND NEIGHBORING PROPERTY WITH EITHER ARCHITECTURAL OR LANDSCAPE SOLUTIONS.

VIEWS OF OFF STREET PARKING AREAS FROM PUBLIC RIGHTS OF WAY SHALL BE SCREENED TO A HEIGHT OF AT LEAST THREE FEET

PROVIDED: 11 EVERGREEN TREES

MINIMUM PLANT SIZES

DECIDUOUS OVERSTORY TREES	=2" CAL
DECIDUOUS OVERSTORY TREES (CLUMP)	=1" CAL
EVERGREEN TREES	=6' HEIGHT
ORNAMENTAL TREES	=1.5" CAL
DECIDUOUS SHRUBS (5'+)	=36" HEIGHT
DECIDUOUS SHRUBS (3'-5')	=24" HEIGHT
DECIDUOUS SHRUBS (0-3')	=15" HEIGHT

PLANT SUBSTITUTIONS

- (2) ORNAMENTAL TREES = (1) OVERSTORY TREE OR EVERGREEN
- (10) SHRUBS = (1) UNDERSTORY TREE
- NO MORE THAN 50% OF THE REQUIRED PLANT TYPE MAY BE SUBSTITUTED.
- AT LEAST 35% OF TREES REQUIRED ON SITE (SUM OF OPEN SPACE, BUFFER AND PARKING LOT TREES) SHALL BE EVERGREEN.
  TOTAL TREES REQUIRED = 19
  EVERGREENS REQUIRED = 7 (35%)
  EVERGREENS PROVIDED = 13 (68%)

OPEN SPACE LANDSCAPE REQUIREMENTS

SITE AREA:	79,169 SF
OPEN SPACE REQUIRED:	19,793 SF (25.0%)
OPEN SPACE PROVIDED:	35,626 SF (45.0%)

PLANTINGS REQUIRED
2 TREES PER 3,000 SF OF REQUIRED OPEN SPACE: 14 TREES
3 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE: 20 SHRUBS
TREES PROVIDED = 14

PLANTINGS PROVIDED
TREES: 14 TREES
SHRUBS: 52 SHRUBS

PARKING LOT LANDSCAPE REQUIREMENTS

REQUIRED
PARKING LOT ISLANDS
1 PARKING LOT ISLAND PER 18 PARKING SPACES: 5 ISLANDS
PARKING LOT ISLAND TREES
1 TREE PER PARKING LOT ISLAND: 5 TREES

PROVIDED
PARKING LOT ISLANDS: 5 ISLANDS
PARKING LOT ISLAND TREES: 8 TREES

BUFFER LANDSCAPE REQUIREMENTS

LENGTH OF BUFFER: 275' (MILLS CIVIC PARKWAY)

REQUIRED PLANTINGS
1 OVERSTORY OR CONIFEROUS TREE PER 35 LF OF BUFFER: 8 TREES
3 SHRUBS PER 35 LF OF BUFFER: 24 SHRUBS

PROVIDED PLANTINGS
OVERSTORY TREES: 8 TREES
SHRUBS: 25 SHRUBS

PLANT SCHEDULE BUFFER

OVERSTORY TREES	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	QTY
QR	Red Oak	Quercus rubra	B&B, 2" CALIPER	2
SGM	Sienna Glen Maple	Acer x freemanii 'Sienna' TM	B&B, 2" CALIPER	6
SHRUBS	**COMMON NAME**	**BOTANICAL NAME**	**CONDITION AND SIZE**	**QTY**
RS	Regent Serviceberry	Amelanchier alnifolia 'Regent'	3 GAL	6
SC	Pink Summersweet	Clethra alnifolia 'Rosea'	3 GAL	9
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	3 GAL	10

PLANT SCHEDULE OPEN SPACE

EVERGREEN TREES	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	QTY
PD	Black Hills Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT	6
PS	Eastern White Pine	Pinus strobus	B&B, 6' HEIGHT	8
ORNAMENTAL TREES	**COMMON NAME**	**BOTANICAL NAME**	**CONDITION AND SIZE**	**QTY**
AG	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B&B, 1.5" CALIPER	2
MS	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER	5
OVERSTORY TREES	**COMMON NAME**	**BOTANICAL NAME**	**CONDITION AND SIZE**	**QTY**
GS	Shademaster Locust	Gleditsia triacanthos inermis 'Shademaster'	B&B, 2" CALIPER	6
QR	Red Oak	Quercus rubra	B&B, 2" CALIPER	3
SHRUBS	**COMMON NAME**	**BOTANICAL NAME**	**CONDITION AND SIZE**	**QTY**
JG	Gold Coast Juniper	Juniperus x pfitzeriana 'Gold Coast'	3 GAL	8
SG	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	3 GAL	23
WS	Spilled Wine Weigela	Weigela florida 'Bokraspiwi' TM	3 GAL	79
GRASSES	**COMMON NAME**	**BOTANICAL NAME**	**CONDITION AND SIZE**	**QTY**
MD	Dixieland Grass	Miscanthus sinensis 'Dixieland'	1 GAL	57
PN	Switch Grass	Panicum virgatum 'Northwind'	1 GAL	115
PERENNIALS	**COMMON NAME**	**BOTANICAL NAME**	**CONDITION AND SIZE**	**QTY**
GA	Arizona Sun Blanket Flower	Gaillardia x 'Arizona Sun'	1 GAL	67
PA	Blue Steel Russian Sage	Perovskia atriplicifolia 'Blue Steel'	1 GAL	17
SA	Autumn Joy Sedum	Sedum spectabile 'Autumn Joy'	1 GAL	17

REVISIONS	DATE
THIRD SUBMITTAL:	10/21/2020
SECOND SUBMITTAL:	10/09/2020
FIRST SUBMITTAL:	09/11/2020

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

APEX DENTAL
LANDSCAPE PLAN
WEST DES MOINES, IOWA

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1912.627

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FILE DATE: 10/21/20
PLOTTED BY: NICOLE NEAL
DATE PLOTTED: 10/21/2020 2:51 PM
TECH:
COMMENT:
ENG:

ATTACHMENT C

4 Material Breakdown - North
1/8" = 1'-0"

2 Material Breakdown - East
1/8" = 1'-0"

3 Material Breakdown - West
1/8" = 1'-0"

1 Material Breakdown - South
1/8" = 1'-0"

COLOR ELEVATIONS
SCALE: 1/8" = 1'-0"

FAZIO architects
512.494.0843 TEL 512.494.9041 FAX
308 B CONGRESS AVE, AUSTIN TX 78701
www.fazioarchitects.com

DAVID FAZIO 05115
10.08.2020

APEX Dental
752 South 51st Street
West Des Moines, Iowa 50265

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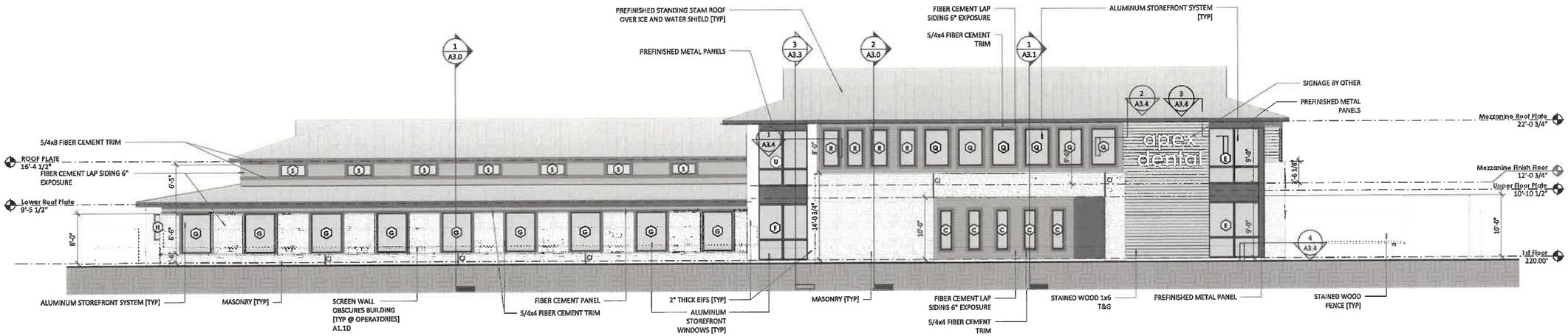
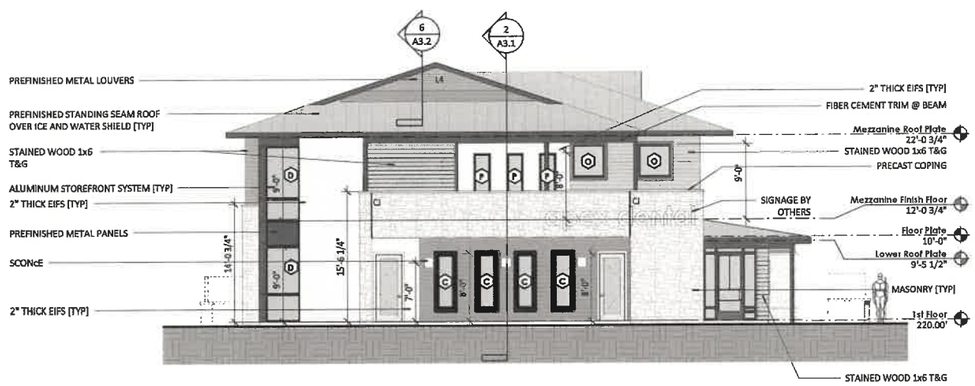
ISSUE	DATE
Site Submission	10.08.2020

REVISION	DATE

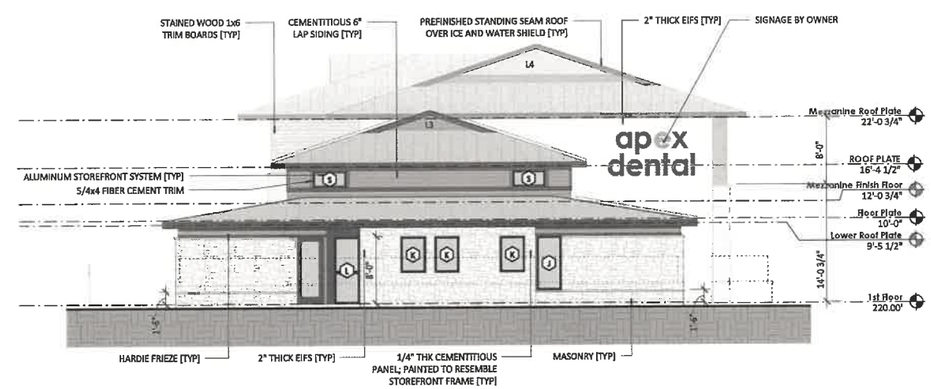
SHEET
A2.2



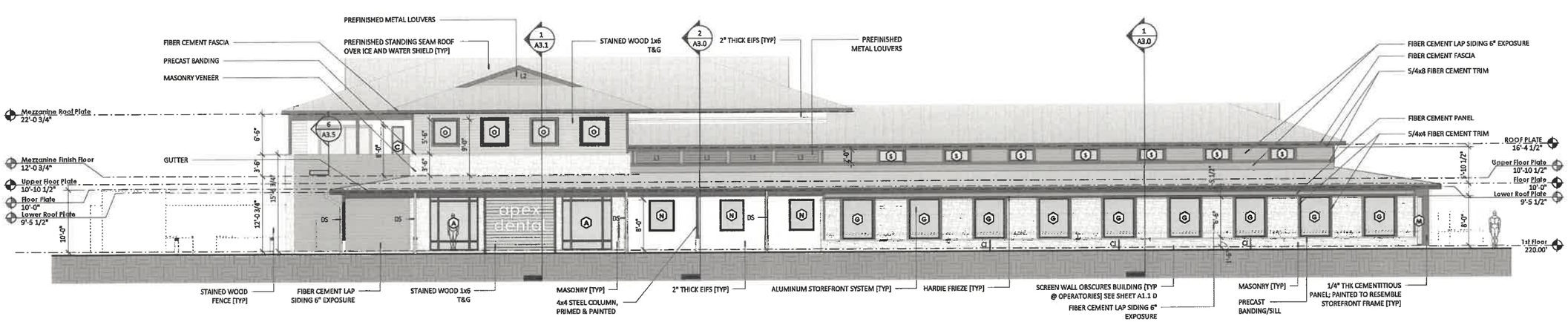
4 North
1/8" = 1'-0"



3 West
1/8" = 1'-0"



2 East
1/8" = 1'-0"



1 South
1/8" = 1'-0"

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

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REVISION	DATE

SHEET
A2.0

**All exterior materials shall be installed in a manner as to conceal fasteners and installation systems.

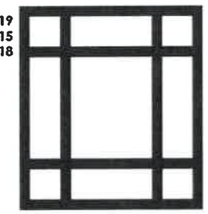
Stained Cedar Siding
Stained Cedar
Color to match Altura "Walnut"

R 238
G 239
B 234

EIFS
Dryvit
Outsulation LCMD | Sandblast
Sherwin-Williams
Extra White | SW 7006

Stained T&G Soffit
Stained Cedar
Color to match Altura "Dark Walnut"

R 19
G 15
B 18



Storefront System
Kawneer | Trifab 451UT
Anodized Black | AA-M10C21A44

R 84
G 80
B 74

Painted Siding
Sherwin-Williams
Urbane Bronze | SW 7048

Cast Stone Banding
Continental Cast Stone
1100 Whitestone

Stone Veneer
Rademann Stone & Landscape Co., Inc.
Fond du Lac | Dimensional

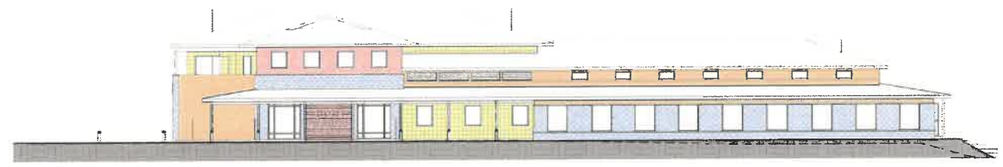
R 47
G 47
B 48

Painted Trim
Sherwin-Williams
Tricorn Black | SW 6258

1 **Material Breakdown - North**
1/16" = 1'-0"

2 **Material Breakdown - West**
1/16" = 1'-0"

3 **Material Breakdown - East**
1/16" = 1'-0"



4 **Material Breakdown - South**
1/16" = 1'-0"

MATERIAL	NORTH		EAST		SOUTH		WEST		TOTAL	
Masonry	1018 ft^2	[44.32%]	441 ft^2	[49.13%]	723 ft^2	[36.30%]	388 ft^2	[40.81%]	2571 ft^2	[41.87%]
Painted Siding	901 ft^2	[39.22%]	161 ft^2	[17.90%]	687 ft^2	[34.48%]	222 ft^2	[23.29%]	1970 ft^2	[32.09%]
Stained Wood	304 ft^2	[13.25%]	38 ft^2	[4.25%]	260 ft^2	[13.02%]	73 ft^2	[7.68%]	675 ft^2	[11.00%]
EIFS	74 ft^2	[3.21%]	258 ft^2	[28.72%]	323 ft^2	[16.21%]	268 ft^2	[28.21%]	923 ft^2	[15.04%]

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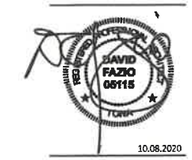

10.08.2020

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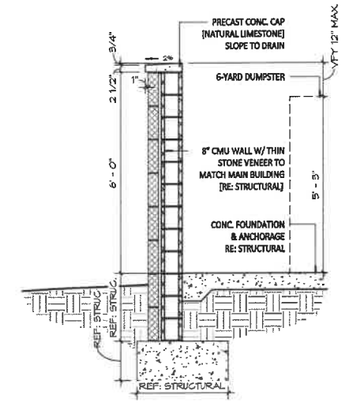
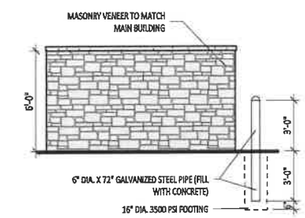
SHEET
A2.1

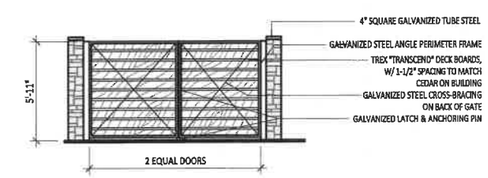
EXTERIOR MATERIALS
SCALE: 1/16" = 1'-0"



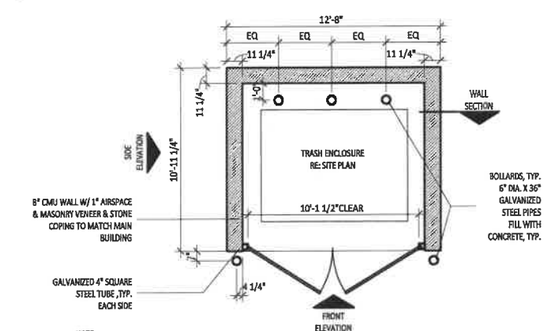
4 TRASH ENCLOSURE SECTION
1/2" = 1'-0"



3 TRASH ENCLOSURE - SIDE ELEVATION
1/4" = 1'-0"



2 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



NOTE:
1. VERIFY COMPLIANCE W/ CIVIL DRAWINGS AS WELL AS DEVELOPMENT, CITY, COUNTY, STATE & FEDERAL REGULATIONS PRIOR TO CONSTRUCTION. OBTAIN APPROVAL FROM WASTE MANAGEMENT COMPANY SERVING THE SITE PRIOR TO CONSTRUCTION.

2. FOR EACH GATE, PROVIDE:
- 36" X 1" DIA. GATE PIN
- 8" x 1-1/2" DIA. GATE PIN SLEEVES IN PAVEMENT

3. PROVIDE GATE-KEEPER LATCHES TO HOLD GATES WHILE DUMSTER IS SERVICED

4. MASONRY VENEER TO MATCH MAIN BUILDING

1 TRASH ENCLOSURE - PLAN
1/4" = 1'-0"

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10.08.2020

APEX Dental
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ISSUE	DATE
Site Submission	10.08.2020

REVISION	DATE

TRASH ENCLOSURE
SCALE: As Indicated

SHEET
A0.4

ATTACHMENT D

RESOLUTION NO. PZC-20-072

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE APEX DENTAL OFFICE AT 725 S. 50TH STRETT

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, Brad Richtsmeier, property owner and applicant, has requested approval for a Site Plan (SP-004835-2020) to construct a 12,390 sq. ft. dental office at 725 S. 51st Street; and

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

WHEREAS, on October 26, 2020, 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, October 26, 2020, or as amended orally at the Plan and Zoning Commission meeting, are adopted.

SECTION 2. The Site Plan (SP-004835-2020) to construct a 12,390 sq. ft. dental office is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the meeting and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on October 26, 2020.

Erica Andersen

Erica Andersen, Chair
Plan and Zoning Commission

ATTEST:

Michelle Riesenberg
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on October 26, 2020.

AYES: Andersen, Conlin, Costa, Crowley, Drake, Hatfield, Southworth
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Michelle Riesenberg
Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. The City Council approve the project to enable groundwork and utilities to commence immediately and that the property owner execute and return to the City easements for storm water detention and water main, prior to obtaining a building permit for above ground construction.
2. The applicant providing final signed/sealed site plan drawings prior to obtaining building permit

Prepared by: K. Tragesser, 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-004835-2020) FOR APEX DENTAL FOR THAT PROPERY LOCATED AT 725 S. 51ST STREET

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, Brad Richtsmeier, applicant and owner of property at 725 S. 51st Street requests approval of a site plan to construct of a 10,551 sq. ft. dental office on the property as legally described below

Legal Description of Property

LOT 1, WIRTZ COMMERCIAL PARK PLAT 5, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

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

WHEREAS, on, November 2, 2020, this City Council held a duly-noticed meeting to consider the request for approval of the Apex Dental Site Plan (SP-004835-2020).

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

SECTION 1. The findings, for approval, stated in the staff report, dated November 2, 2020, or as amended orally at the City Council meeting of November 2, 2020, are adopted.

SECTION 2. Site Plan (SP-004835-2020) to allow the construction of a 12,390 sq. ft. dental office is approved, subject to compliance with all the conditions in the staff report, dated November 2, 2020, 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 November 2, 2020.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on November 2, 2020, by the following vote:

ATTEST:

_____
Ryan Jacobson
City Clerk

Exhibit "A"
Conditions of Approval

1. Construction is limited to just groundwork and utilities until such time that the property owner executes and returns to the City easements for storm water detention and water main.
2. The applicant providing final signed/sealed site plan drawings prior to obtaining building permit.