

**CITY OF WEST DES MOINES  
STAFF REPORT COMMUNICATION**

**Meeting Date:** June 14, 2021

**ITEM:** Oaks on Grand, 5725, 5745 & 5785 Raccoon River Drive – Approve Full Site Plan to allow construction of an office building – JCG Equity, L.L.C. – SP-005028-2021

**RESOLUTION: Approval of Full Site Plan**

**Background:** Michael Wahlert with Bishop Engineering, on behalf of the applicant and property owner, JCG Equity, L.L.C., requests approval of a full Site Plan for the approximately 12-acre property located at 5725, 5745 & 5785 Raccoon River Drive (northwest corner of Grand Ave and Raccoon River Dr). On June 7, 2021 the City Council approved a preliminary plat to subdivide the 12-acre property into 2 lots for eventual development of three buildings. In conjunction with the Preliminary Plat, the City Council also approved a phased site plan to allow for the installation of private utilities and the footing and foundations for one building. With the exception of underground utilities crossing over Lot 2, all above ground physical improvements for the construction of one approximately 48,000 square foot two-story office building and associated site improvements will occur within the approximately 7.21-acre Lot 1. This building will utilize the 5745 Raccoon River Dr. address. A future second building is intended to be constructed within this Lot 1 at a future date.

**Staff Review & Comment:**

- **Financial Impact:** Pursuant to a development agreement with the owner and as part of an Urban Renewal area, the City will be installing a traffic signal at the new Raccoon River Drive and Grand Avenue intersection, extending paving from the east end of Booneville Road to the property's west property line, and extending Raccoon River Drive north to Booneville Road with the construction of a new north/south roadway connection between Booneville Road and Grand Avenue. In addition, while not connected with the development of the site, as part of the improvements in the area, the City will reconstruct the south access road of the Glen Oaks development.
- **Key Aspects:**
  - **Plat of Survey Condition of Approval:** The plat of survey previously approved by the City Council on May 18, 2020 for the transfer of ownership of this property to the applicant had a condition of approval that no development may occur on the site until the property is platted through the City's subdivision process. At the May 17, 2021 City Council meeting, the City Council modified this condition of approval to allow phased site plan approval to facilitate construction of footings and foundations and implementation of private utilities prior to completion of the subdivision process. As a means to ensure the subdivision process is completed, full site plan approval and allowance of above ground construction of the building will not be allowed until the associated final plat for the site has been approved by the City Council. A condition of approval related to this restriction on above ground construction has been included and the Full Site Plan will not be placed on the Council agenda until the approval of the Final Plat is ready for Council approval.
  - **Site Design:** As indicated above, the site will include two lots for office development. At this time, one office building is proposed on Lot 1 with two additional office buildings to be built in the future (a second building on Lot 1 (5725 Raccoon River Dr.) and a third building to be built on Lot 2 (5785 Raccoon River Dr.). The second building intended for Lot 1 will necessitate the submittal, review and approval of a Major Modification to Site Plan application prior to initiation of any construction. Likewise, a Site Plan application for the development of Lot 2 will need to be submitted, reviewed and approved prior to initiation of any improvements within the parcel. Staff is recommending conditions of approval stating such for confirmation of the required processes.

- **Building Design:** This first office building will be a two-story building with the exterior primarily clad in glass and metal rainscreen panel system. The building exterior will be accented with vertical wood cladding and steel columns. The building is oriented north to south on the site which allows for a two-story wall of glazing overlooking the existing pond to the west with an incorporated outdoor patio and amphitheater space. Roof mounted mechanical units will be screened with an integrated metal screen structure consistent with the metal cladding of the building.
- **Traffic Analysis Findings:** The site is expected to generate significantly less traffic than what was assumed for the original commercial land use. The public street system, with the planned geometry and traffic control, is able to support the proposed development. Full-build recommendations are subject to change as traffic patterns return to pre-pandemic levels, as the area develops (including the future MidAmerican RecPlex), as land uses are modified in the next comprehensive plan update, and as more information is known regarding the future uses in the proposed development. The intersection of Raccoon River Drive & Grand Avenue is currently stop-controlled, with Grand Avenue as the designated thru street. With the projected traffic volumes from the proposed development, the intersection is expected to meet signalization warrants of the Federal Highway Administration's *Manual on Uniform Traffic Control Devices (MUTCD)*.
- **Plat Validity:** Per City Code, the associated Final Plat must be presented to the City Council for approval within twelve (12) months of the approval of this Preliminary Plat if surety is being posted for Public Improvements; or, within eighteen (18) months if Public Improvements are being constructed prior to Final Plat consideration. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.
- **Vesting of Entitlement:** Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the site plan approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

**Outstanding Issues:** There are no outstanding issues.

**Plan and Zoning Commission Action:**

Date:

Vote:

Recommendation:

**Recommendation:** Approve the Site Plan request, subject to the applicant meeting all City Code requirements, and the following condition of approval:

1. Full site plan approval and allowance of above ground construction of a building shall not be allowed until the associated final plat for the site has been approved by the City Council.
2. The applicant acknowledging and agreeing that the appropriate Site Plan applications will need to be submitted by the applicant and reviewed and approved by the City prior to initiation of construction of a second building within Lot 1 and any site improvements within Lot 2.

**Lead Staff Member:** Brian Portz

**Approval Meeting Dates:**

Plan and Zoning Commission	June 14, 2021
City Council	

**Staff Report Reviews:**

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

**Publications (if applicable)**

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning
Date Reviewed	3/15/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

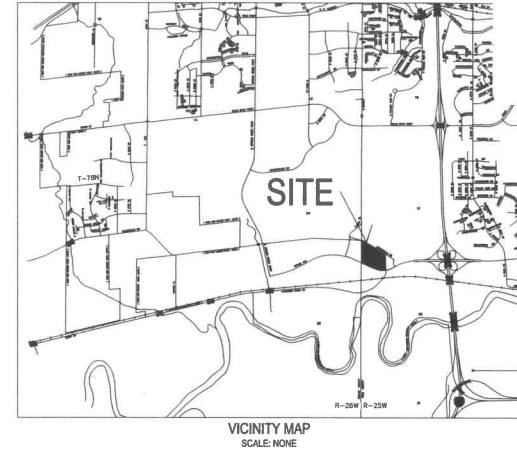
**Location Map**





Plans included are for illustrative purposes only.

Approve plans on file with the City.



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# THE OAKS ON GRAND CIVIL SITE PLAN/ PRELIMINARY PLAT

## SHEET INDEX:

- C0.1 COVER SHEET
- C0.2 SITE SURVEY
- C1.1 DEMO PLAN
- C2.1 LAYOUT PLAN
- C2.2 LOT LAYOUT
- C3.1 GRADING PLAN
- C3.2 GRADING PLAN
- C4.1 UTILITY PLAN
- C6.1 DETAILS SHEET
- C6.2 ADS DETAILS
- C7.1 EROSION CONTROL PLAN
- L1.00 TREE PROTECTION PLAN
- L5.00 OVERALL PLANTING PLAN
- L7.00 SITE DETAILS
- L7.01 SITE DETAILS

## GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
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.M.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 PRE-CONSTRUCTION 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 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.
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.

## 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 AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

## WETLAND NOTES:

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

## SURVEY NOTES:

1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 7-8-2020. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

## SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS  
DATUM = NAD 83, IOWA SOUTH  
BENCHMARK DATUM = CITY DATUM, ZONE 14RCS-8

POINT #000  
NORTHING = 7470484.49  
EASTING = 1848099.82  
ELEVATION = 62.24  
DESCRIPTION: SET 3/4" IRON PIPE W/ RPC

POINT #001  
NORTHING = 7470997.41  
EASTING = 1848092.38  
ELEVATION = 74.74  
DESCRIPTION: SET 3/4" IRON PIPE W/ RPC

POINT #002  
NORTHING = 7470551.97  
EASTING = 1848122.35  
ELEVATION = 72.90  
DESCRIPTION: SET 3/4" IRON PIPE W/ RPC

POINT #003  
NORTHING = 7470021.45  
EASTING = 1841038.50  
ELEVATION = 60.75  
DESCRIPTION: SET 3/4" IRON PIPE W/ RPC

POINT #004  
NORTHING = 7470091.82  
EASTING = 1848022.81  
ELEVATION = 60.58  
DESCRIPTION: SET 3/4" IRON PIPE W/ RPC

ON-SITE TBM:  
BURY BOLT ON HYDRANT LOCATED NEAR THE NW CORNER OF PROJECT SITE  
ELEVATION=63.09

## CITY OF WEST DES MOINES 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.
2. 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. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENT AGREEMENTS AND APPLICABLE PERMITS.

## 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 SDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE 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 PANEL(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.

## PAVEMENT SAWCUT NOTES:

1. CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN TO MICHAEL WAHLERT, BISHOP ENGINEERING (515-276-0487 OR MWAHLERT@BISHOPENGR.COM) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
2. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
3. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SDAS TYPE L-1' OR L-2' JOINTS AND HAVE STEEL, INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SDAS TYPE 'S' JOINTS.
4. TYPICAL LONGITUDINAL JOINTS SHALL BE PLACED IN THE CENTER OF ALL DRIVE AISLES AND AT THE END OF ALL PARKING STALLS.
5. ALL TRANSVERSE JOINTS SHALL BE SDAS TYPE 'C' OR TYPE 'D' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

## UTILITY NOTES:

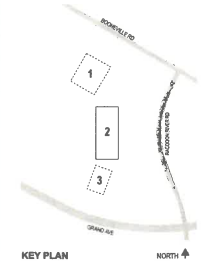
1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENZ AT 515-278-0487) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED 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. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
10. WATERMANS SHALL BE C-600. 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 THE CITY OF WEST DES MOINES.
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. THE CITY OF WEST DES MOINES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

## LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- FIO — 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 MANHOLE
- ⊖ FIBER OPTIC RISER
- ⊕ FIBER OPTIC FAULT
- ⊖ CABLE TV RISER
- ⊕ SIGN
- ⊖ BOLLARD
- ⊕ DENOTES NUMBER OF PARKING STALLS
- ⊖ PROPERTY CORNER - FOUND AS NOTED
- ⊕ PROPERTY CORNER - PLACED AS NOTED
- ⊖ SECTION CORNER - FOUND AS NOTED

## ABBREVIATIONS:

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



KEY PLAN

**SITE IMPROVEMENTS  
THE OAKS ON GRAND**

15745 RACCOON RIVER DR  
WEST DES MOINES, IA 50266

CONSTRUCTION SET

Substance No.: 0589

Date: 29 APRIL 2021

Revisions  
DATE DESCRIPTION



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: *Michael J. Wahler* DATE: 5-11-2021  
MICHAEL J. WAHLERT, P.E. 25342  
LICENSE RENEWAL DATE: DEC. 31, 2020  
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1, C1.1-C1.3, C7.1

COVER SHEET

C0.1

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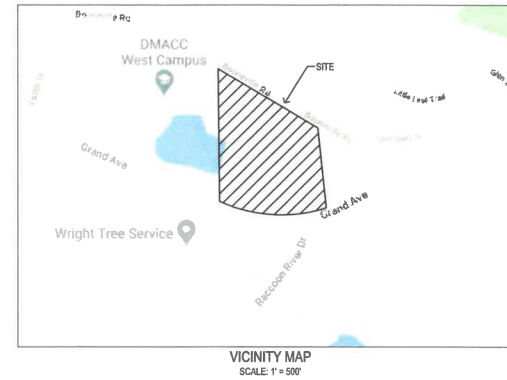
## UTILITY NOTES:

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 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.

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# THE OAKS ON GRAND SITE SURVEY



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### SITE CONTROL AND BENCHMARKS:

DATE: 03/03/2020

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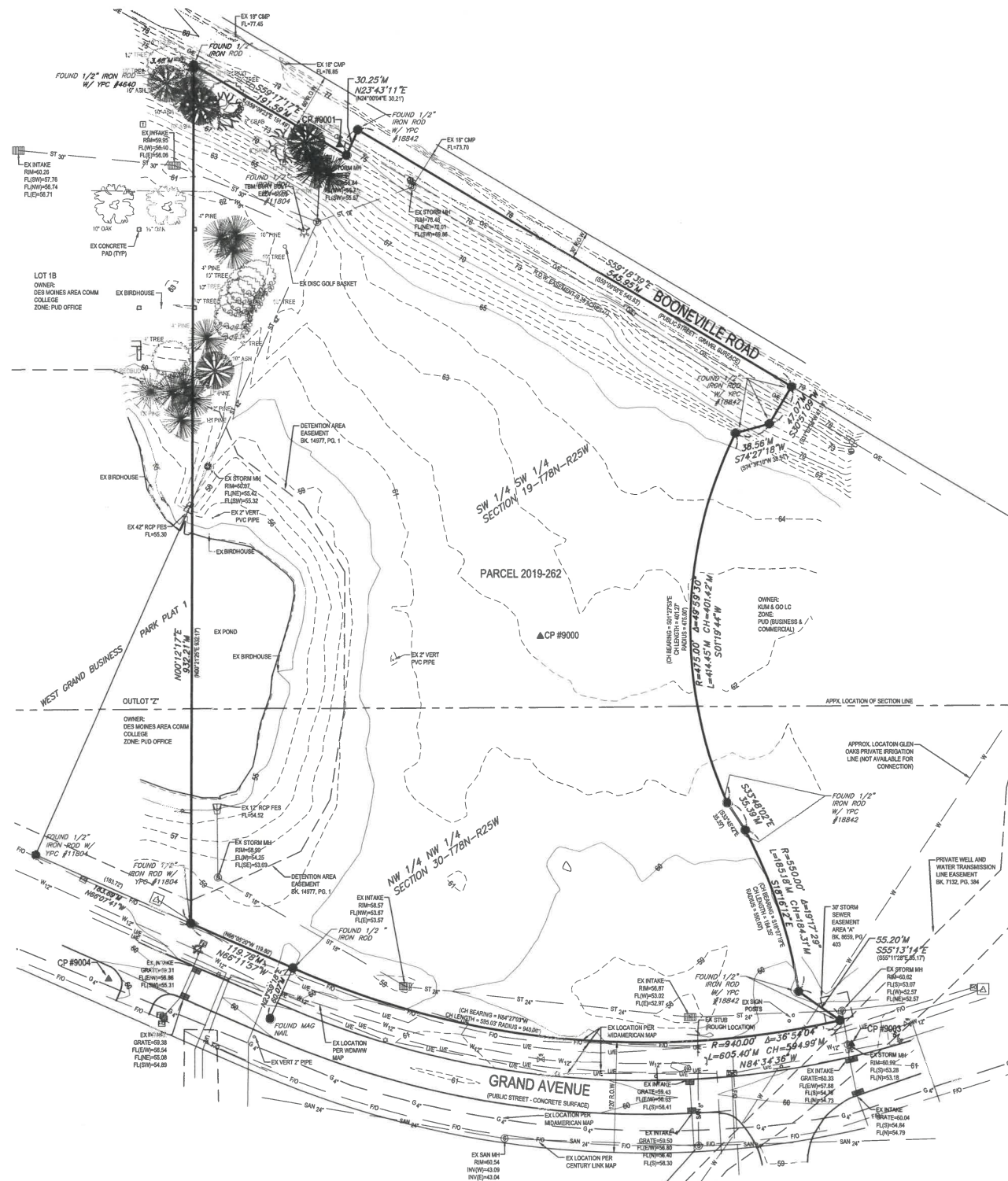
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### PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 17676, PAGE 800)  
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., AND OUTLOT "Y" IN WEST GRAND BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY IOWA IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT "Y" THENCE SOUTH 89°02'27" EAST, A DISTANCE OF 191.49 FEET ALONG THE NORTH LINE OF SAID OUTLOT "Y"; THENCE NORTH 24°00'04" EAST, A DISTANCE OF 30.21 FEET; THENCE SOUTH 59°09'58" EAST, A DISTANCE OF 545.83 FEET; THENCE SOUTH 51°02'50" WEST, A DISTANCE OF 41.18 FEET; THENCE SOUTH 74°37'10" WEST, A DISTANCE OF 38.51 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, A DELTA OF 49°58'44", AN ARC LENGTH OF 414.27 FEET, A CHORD WHICH BEARS SOUTH 01°27'50" WEST HAVING A CHORD LENGTH OF 401.27 FEET; THENCE SOUTH 32°49'42" EAST A DISTANCE OF 35.38 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A DELTA OF 19°17'45", AN ARC LENGTH OF 183.23 FEET, A CHORD WHICH BEARS SOUTH 18°07'19" EAST HAVING A CHORD LENGTH OF 184.35 FEET; THENCE SOUTH 55°11'28" EAST, A DISTANCE OF 55.17 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE AS PRESENTLY ESTABLISHED; THENCE ALONG SAID NORTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT ALONG SAID RIGHT AWAY HAVING A RADIUS OF 940.00 FEET, A DELTA OF 36°27'13" AN ARC LENGTH OF 665.45 FEET, A CHORD WHICH BEARS NORTH 84°27'00" WEST HAVING A CHORD LENGTH OF 585.03 FEET; THENCE, CONTINUING ALONG SAID NORTH RIGHT OF WAY, RIGHT NORTH 68°05'20" WEST, A DISTANCE OF 118.80 FEET TO THE SOUTHEAST CORNER OF OUTLOT "Z" IN SAID WEST GRAND BUSINESS PARK PLAT 1; THENCE NORTH 0°21'25" EAST, A DISTANCE OF 932.17 FEET, TO THE POINT OF BEGINNING, CONTAINING 11.83 ACRES, MORE OR LESS.

### ADDRESS:

NO ADDRESS AT TIME OF SURVEY

### OWNER:

WEST LAKES INVESTORS LLC  
6750 WESTOWN PKWY STE 220  
WEST DES MOINES, IA 50269

### PREPARED FOR:

GALLOWAY HOLDINGS

### ZONING:

INFORMATION OBTAINED FROM CITY OF WEST DES MOINES ZONING MAP

PLD (BUSINESS AND COMMERCIAL)

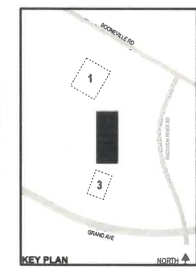
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF WEST DES MOINES AT 515-222-3475

### NOTES:

1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS WEB PAGE
2. PARENTHESIS ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

### LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — 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 MANHOLE
- ⊙ FIBER OPTIC FAULT
- ⊙ CABLE TV RISER
- ⊙ SIGN
- ⊙ BOLLARDS
- ⊙ DENOTES NUMBER OF PARKING STALLS
- ⊙ PROPERTY CORNER - FOUND AS NOTED
- ⊙ PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP OR IF 1/4" OR AS NOTED
- ⊙ SECTION CORNER - FOUND AS NOTED
- ⊙ SITE CONTROL POINT - MONUMENT AS NOTED



### ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DECEASED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- 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

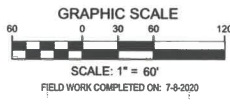
### UTILITY MAPS PROVIDED BY:

1. ELECTRIC (MIDAMERICAN / 515-252-6632)
2. WATER (WEST DES MOINES WATER WORKS / 515-222-3510)
3. FIBER OPTIC (MIDAMERICAN / 515-281-2313)
4. FIBER OPTIC (CENTURY LINK / 813-312-2744)
5. GAS (MIDAMERICAN / 515-252-6632)

### 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.

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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: **PRELIMINARY** DATE: \_\_\_\_\_  
LARRY D. HYLER, P.L.S. 14775  
LICENSE RENEWAL DATE: DEC. 31, 2020  
PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_

**BUILDING 2**  
**THE OAKS ON GRAND**  
15745 RACCOON RIVER DR  
WEST DES MOINES, IA 50266

Preliminary - Not for Construction  
100% CONSTRUCTION DOCUMENTS

Substance No.: 0589  
Date: 05 MARCH 2021  
Revisions: \_\_\_\_\_

SITE SURVEY

C0.2

1300 Walnut Street, Suite 201  
Des Moines, Iowa 50309  
Ph. 515 243 4407  
www.substancearchitecture.com

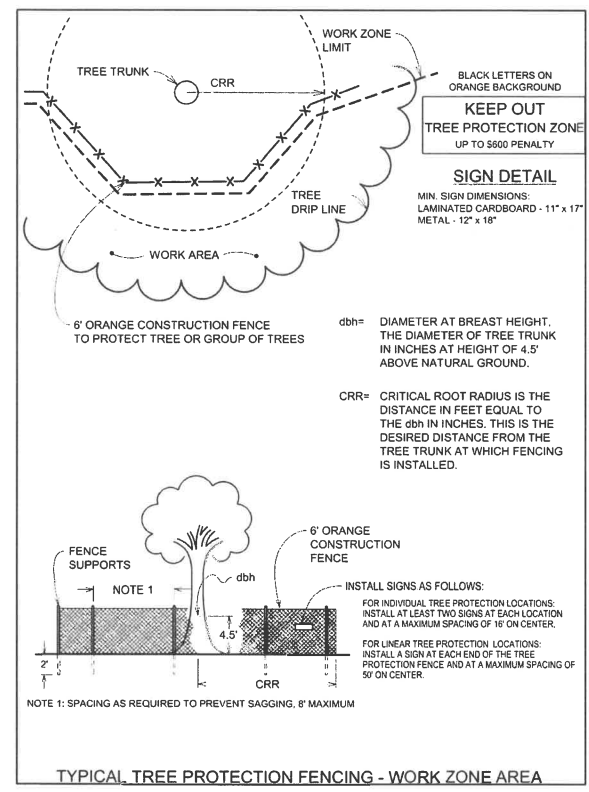
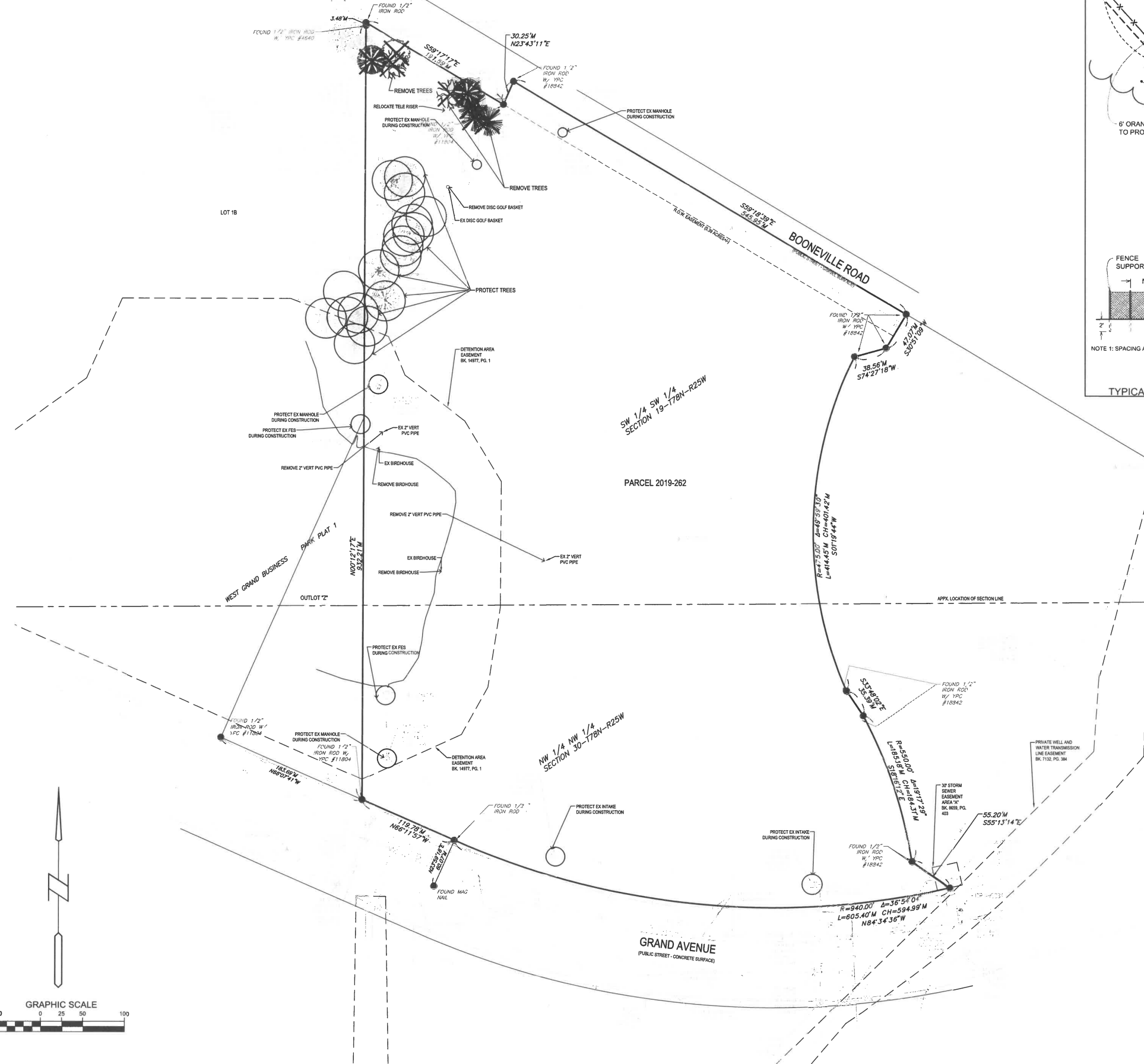
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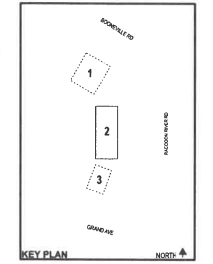
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MEDICAL/ELECTRICAL/PLUMBING ENGINEERS  
BAKER GROUP  
1600 SE Corporate Woods Drive  
Ankeny, IA 50021-1701  
Ph. 515 262 4000  
www.bakergroup.com

- DEMO NOTES:**
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
  2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
  3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.



TYPICAL TREE PROTECTION FENCING - WORK ZONE AREA



**SITE IMPROVEMENTS  
THE OAKS ON GRAND**

5745 RACCOON RIVER DR  
WEST DES MOINES, IA 50266

CONSTRUCTION SET

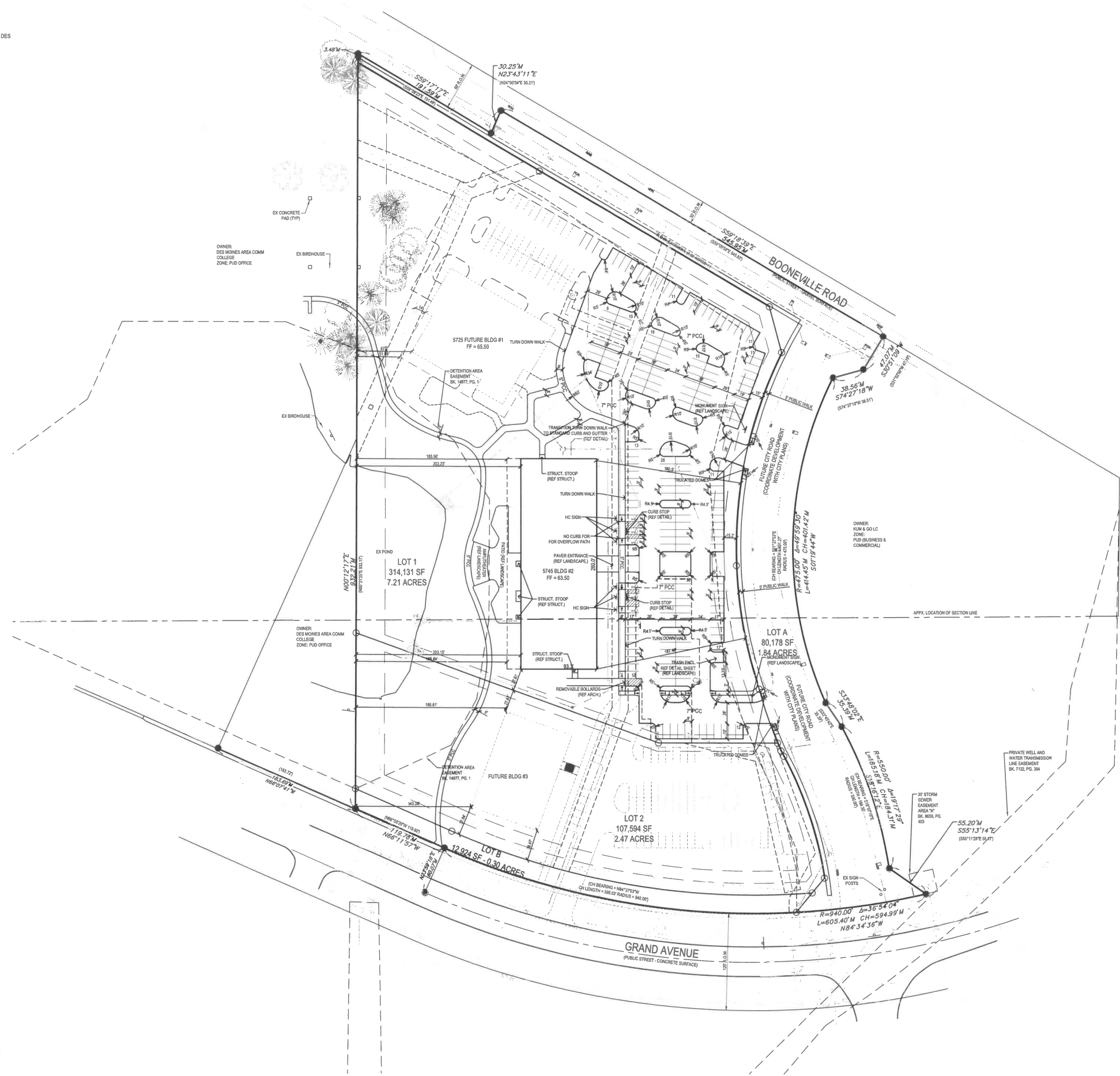
Substance No.: 0589

Date: 29 APRIL 2021

Revisions: 1500 - 1502 - 1503



**GENERAL NOTES:**  
 1. NEW CITY ROADWAY PER PLAN, COORDINATE CONSTRUCTION OF SITES ACCESS POINTS.  
 2. ALL PUBLIC SIDEWALKS TO BE 5' PCC UNLESS OTHERWISE NOTED. TO BE INSTALLED PER WEST DES MOINES CITY STANDARDS.



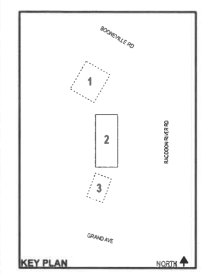
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 www.thebakergroup.com



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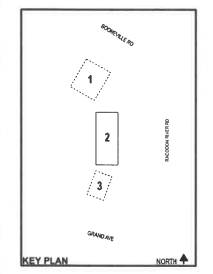
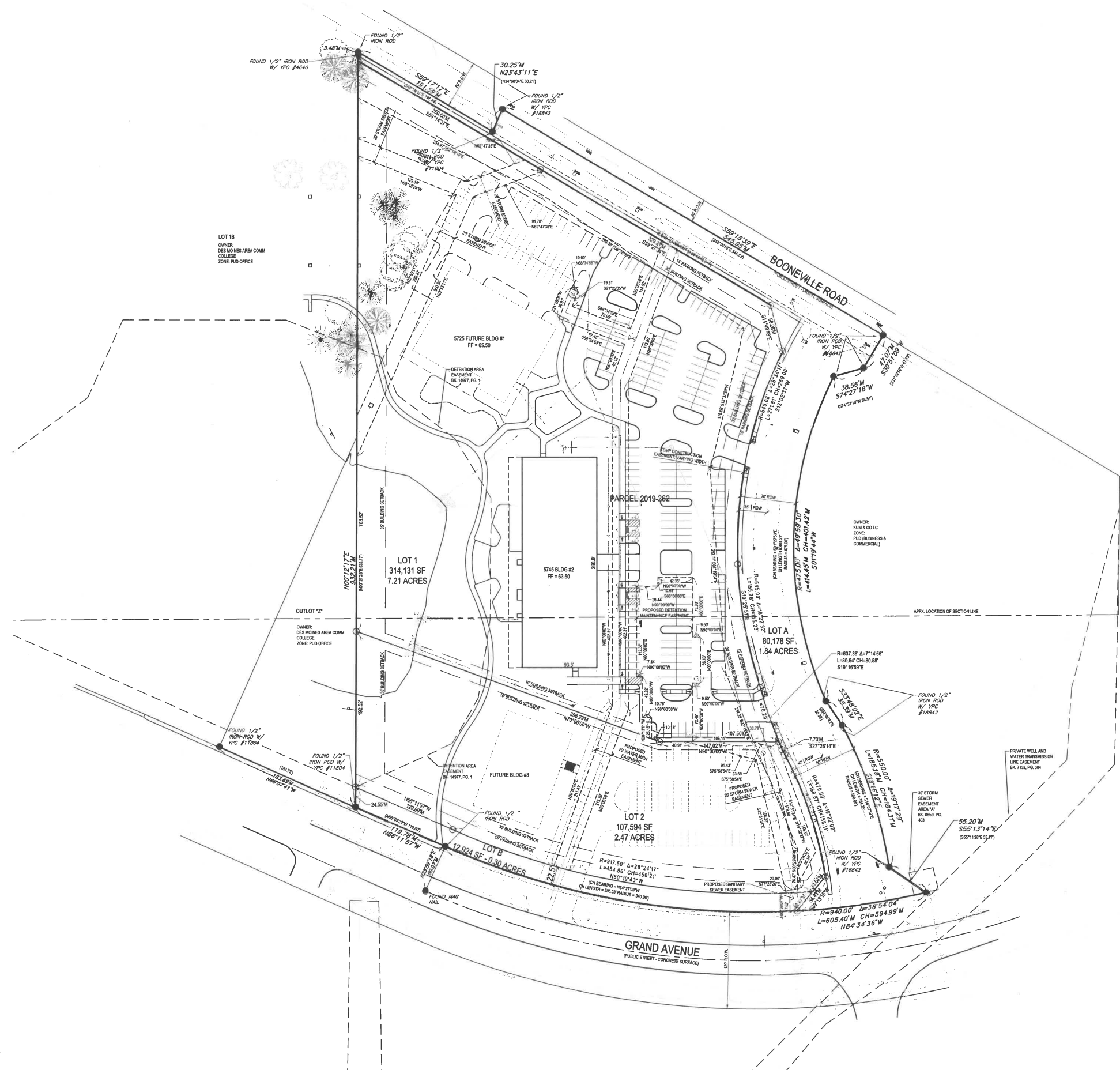
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2024, 2021  
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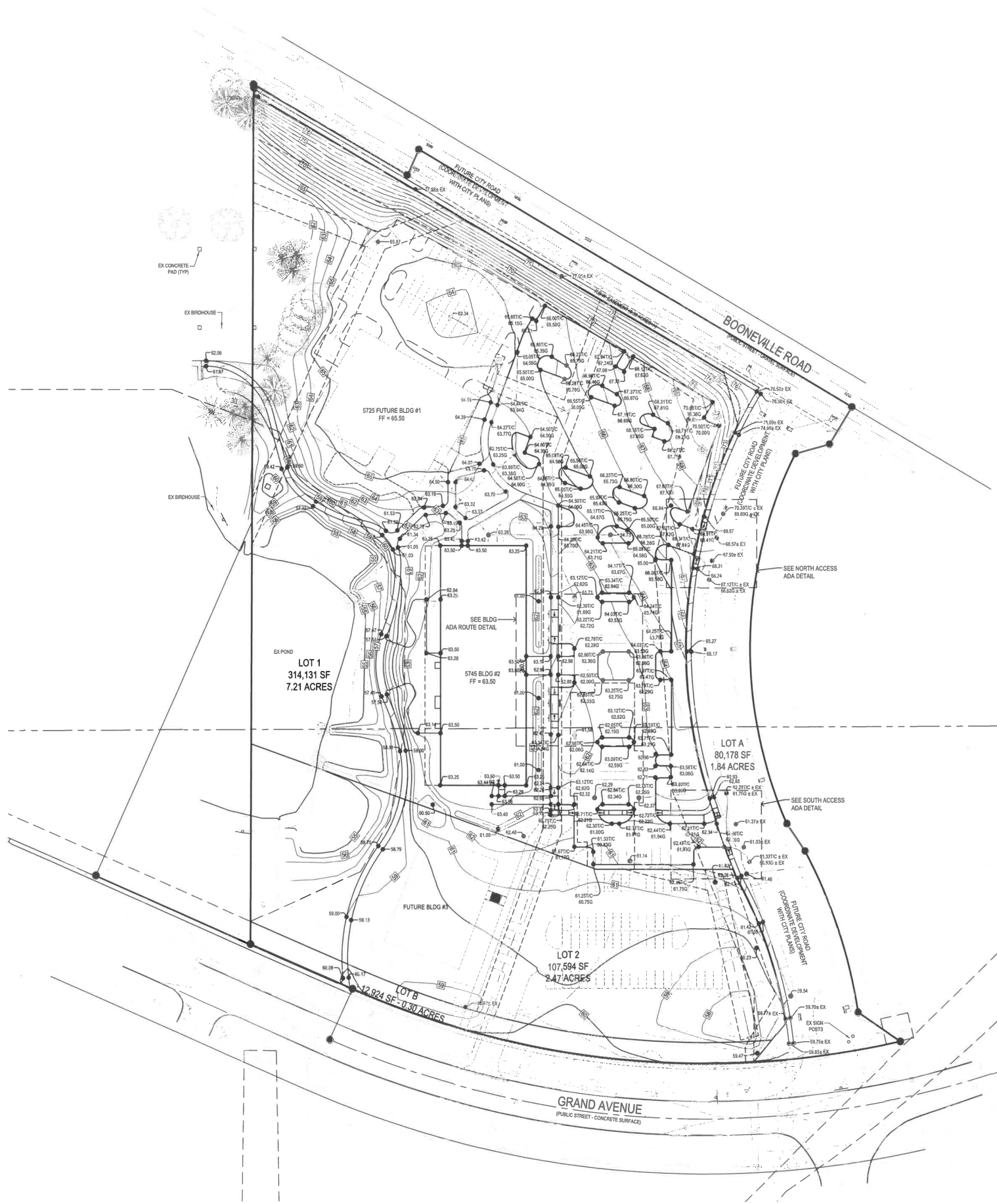
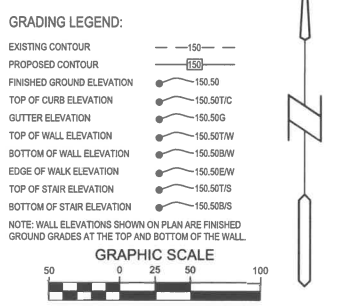
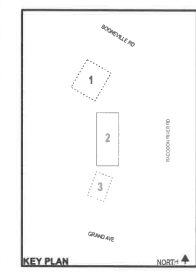
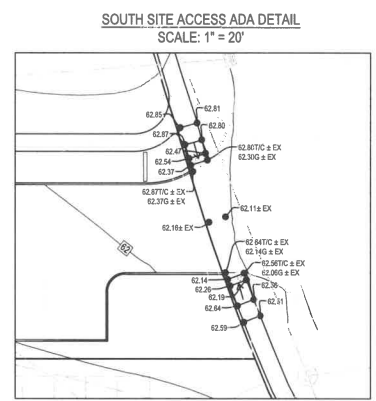
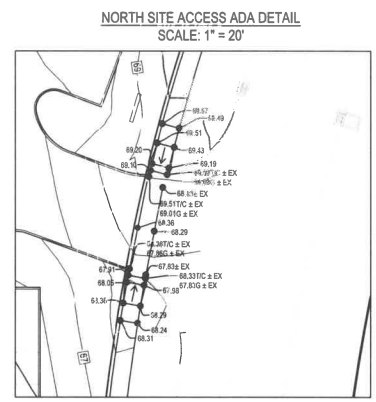
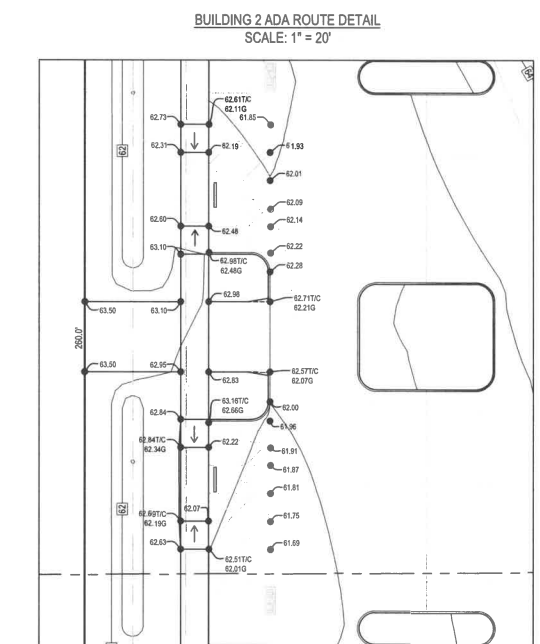
Date: 29 APRIL 2021  
Revisions: NONE



- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
  2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 8".
  3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
  4. TOPSOIL IS DEFINED AS: FERTILE, FRAGILE 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" 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.

- EARTHWORK NOTES:**
1. THE TOTAL AMOUNT IMPORT NEEDED: 24,896 CY (USING 1.25 FILL FACTOR)
  2. THE ABOVE QUANTITY IS USED FOR ESTIMATE PURPOSES ONLY. SITE CONDITIONS WILL DICTATE ACTUAL IMPORT NEEDED. VOLUME CALCULATIONS DO NOT TAKE INTO CONSIDERATION SPOILS GENERATED FROM PROPOSED STRUCTURES.

- GRADING PLAN NOTES:**
1. THE GRADING BEEN WITHIN THE ROW ON THE GRADING PLAN IS DERIVED FROM KIRKHAM MICHAEL ENGINEERING (CITY ROW DESIGN ENGINEER)
  2. THE GRADING WITHIN THE ROW IS FOR COORDINATION PURPOSES ONLY. ACTUAL FINISHED GRADE IS TO BE COORDINATED WITH CONSTRUCTION OF THE NEW RACCOON RIVER DRIVE.



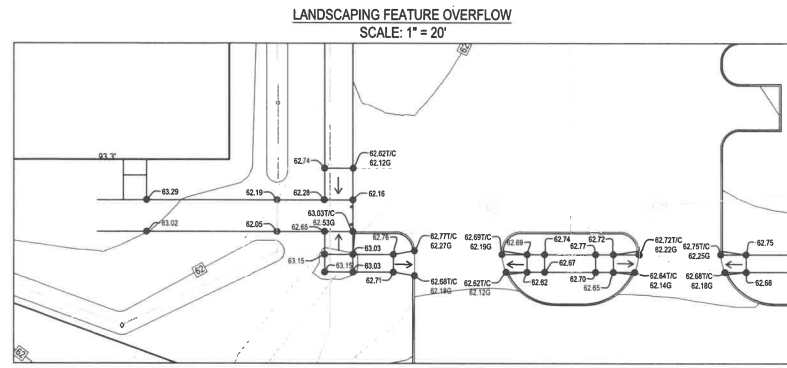
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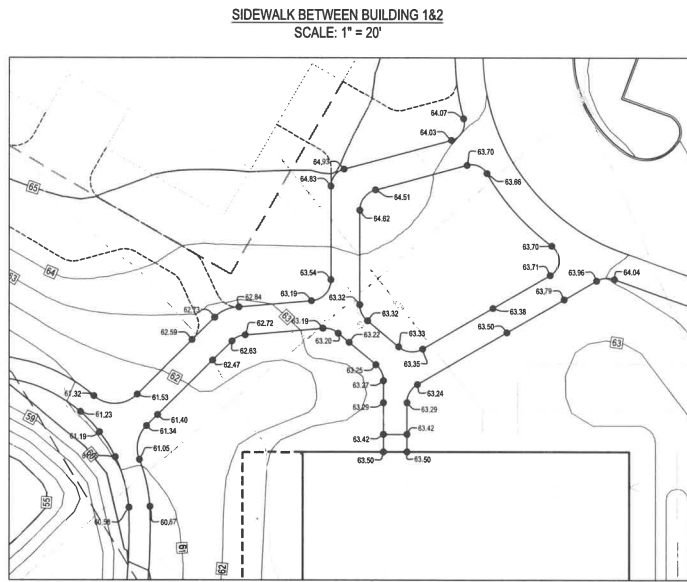
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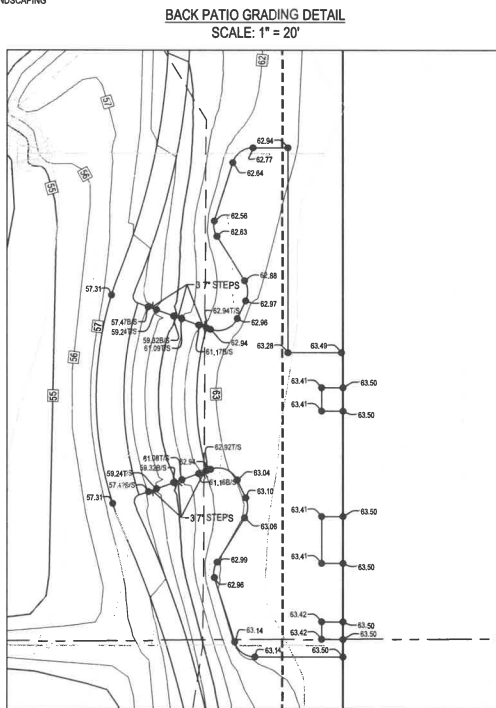
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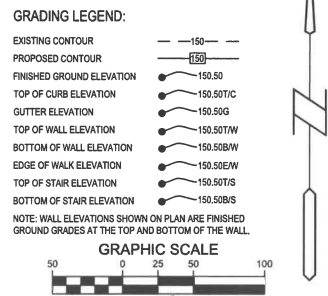
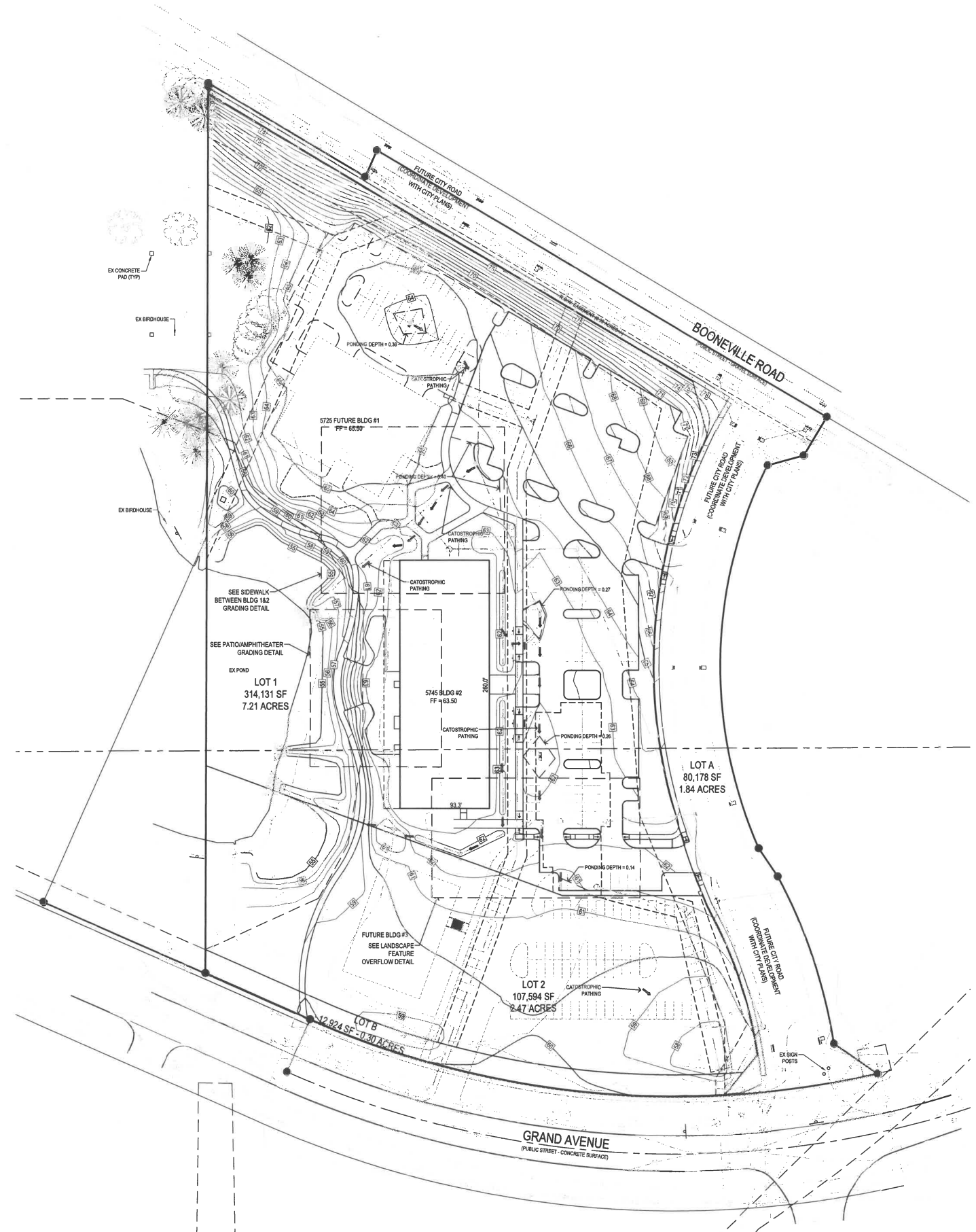
**SIDEWALK DESIGN NOTES:**  
1. INTERIOR SITE SIDEWALKS TO BE 5" PCC UNLESS OTHERWISE DEFINED IN ARCHITECTURAL AND/OR LANDSCAPING PLANS.



**SIDEWALK DESIGN NOTES:**  
1. INTERIOR SITE SIDEWALKS TO BE 5" PCC UNLESS OTHERWISE DEFINED IN ARCHITECTURAL AND/OR LANDSCAPING PLANS.



**PATIO/AMPHITHEATER AND SIDEWALK DESIGN NOTES:**  
1. REFERENCE ARCHITECTURAL AND/OR LANDSCAPE PLANS FOR ACTUAL DESIGN LAYOUT, GRADING, AND MATERIALS OF PATIO/AMPHITHEATER AREA. GRADES AND LAYOUT PRESENTED ON CIVIL PLANS ARE INTENDED TO BE GENERAL FOR MASS GRADING PURPOSES FOR THIS PATIO/AMPHITHEATER AREA.  
2. INTERIOR SITE SIDEWALKS TO BE 5" PCC UNLESS OTHERWISE DEFINED IN ARCHITECTURAL AND/OR LANDSCAPING PLANS.



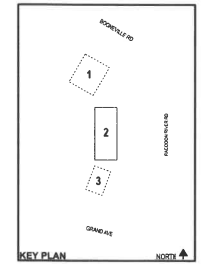
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**SITE IMPROVEMENTS**  
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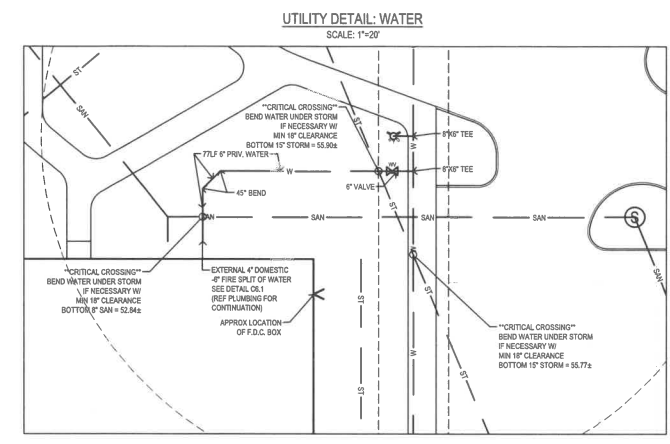
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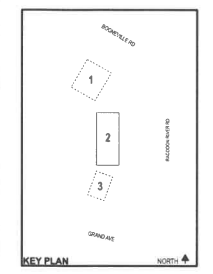
- UTILITY NOTES:**
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
  2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.0' OF COVER UNLESS NOTED OTHERWISE.
  3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH VALVE AND HYDRANT.
  4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
  5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
  6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III 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. STUB LOCATION COORDINATED W/ CITY STAFF & WDMHW. CUT OUT TEE AND REPLACE W/ STRAIGHT PIPE PER CITY OF WDM STANDARDS.
  10. ALL PROPOSED FEES TO HAVE TRASH GUARDS INSTALLED.
  11. COORDINATE PUBLIC STORM SEWER INLET PIPE W/ ROADWAY PLANS.
  12. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID.
  13. ALL HYDRANT LEADS IN THE RIGHT-OF-WAY TO BE DUCTILE IRON PIPE.

- UNDERGROUND DETENTION AS BUILT NOTES:**
- UNDERGROUND DETENTION AS-BUILT SURVEY WILL BE REQUIRED DURING THE COARSE OF CONSTRUCTION OF THE UNDERGROUND SYSTEM. DETENTION AS-BUILT SURVEY WILL BE COMPLETED BY BISHOP AND SCHEDULED COORDINATED BY THE CONTRACTOR.
1. CONTRACTOR TO NOTIFY BISHOP ENGINEERING TO SURVEY UNDERGROUND DETENTION AFTER THE EXCAVATION AND INSTALLATION OF THE PERIMETER LINER/FABRIC AND PRIOR TO THE STORMTECH CHAMBERS/ROCK INSTALLATION. NOTIFICATION OF SURVEY MUST BE REQUESTED A MINIMUM 10 BUSINESS DAYS PRIOR TO SURVEY DATE.
  2. DURING CONSTRUCTION, CONTRACTOR TO TAKE PICTURES OF STORMTECH CHAMBER INSTALLATION TO VERIFY NUMBER AND LOCATION OF STORMTECH CHAMBERS AND PROVIDE SAID PICTURES TO BISHOP ENGINEERING.
  3. CONTRACTOR TO NOTIFY BISHOP ENGINEERING TO SURVEY THE TOP OF ROCK AFTER INSTALLATION. BISHOP WILL ALSO SURVEY OUTLET STRUCTURE TO VERIFY ORIFICE SIZE & LOCATION ALONG WITH OUTFALL STRUCTURE. NOTIFICATION OF SURVEY MUST BE REQUESTED A MINIMUM 10 BUSINESS DAYS PRIOR TO SURVEY DATE.
  4. ONCE SYSTEM CAPACITY & OUTLET INSTALLATION HAS BEEN REVIEWED AND APPROVED BY BISHOP ENGINEERING PE, CONSTRUCTION OF STORMTECH DETENTION CAN BE COMPLETED.



**ESTIMATED WATER MAIN QUANTITIES**

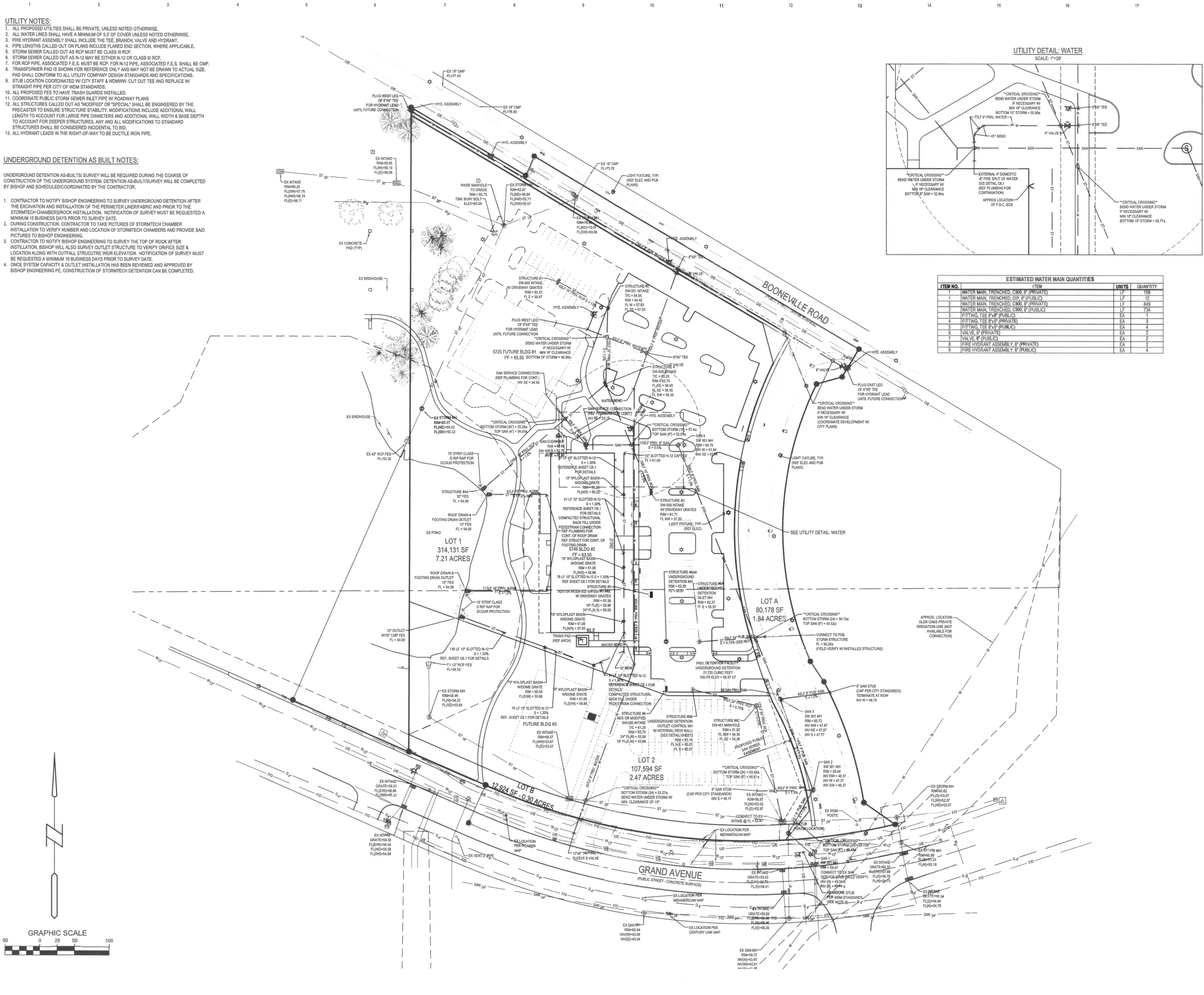
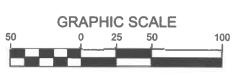
ITEM NO.	ITEM	UNITS	QUANTITY
1	WATER MAIN, TRENCHED, C900 8" (PRIVATE)	LF	159
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3	WATER MAIN, TRENCHED, C900 8" (PRIVATE)	LF	649
4	WATER MAIN, TRENCHED, C900 8" (PUBLIC)	LF	734
5	FITTING, TEE 8" (PUBLIC)	EA	1
6	FITTING, TEE 8" (PRIVATE)	EA	3
7	FITTING, TEE 6" (PUBLIC)	EA	4
8	VALVE, 6" (PRIVATE)	EA	2
9	VALVE, 8" (PUBLIC)	EA	2
10	FIRE HYDRANT ASSEMBLY, 6" (PRIVATE)	EA	2
11	FIRE HYDRANT ASSEMBLY, 8" (PUBLIC)	EA	4



**SITE IMPROVEMENTS  
THE OAKS ON GRAND**  
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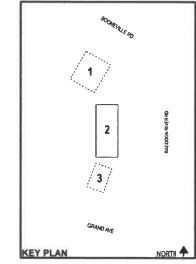
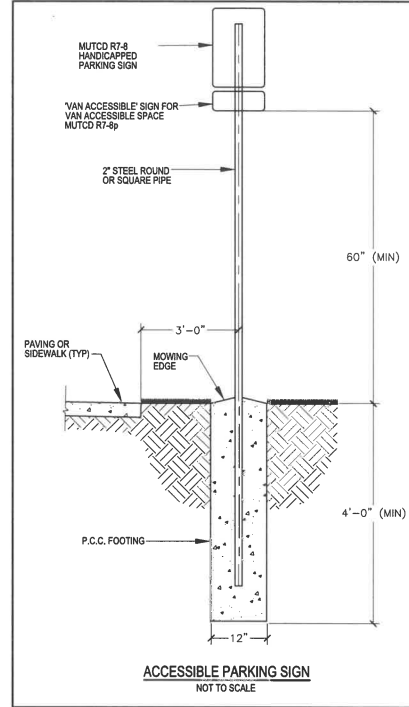
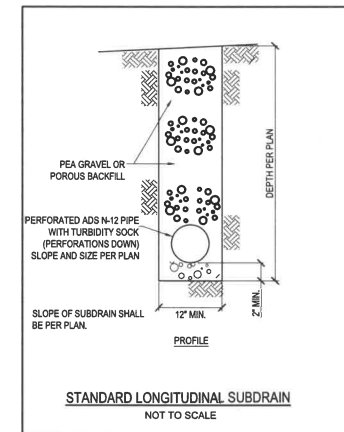
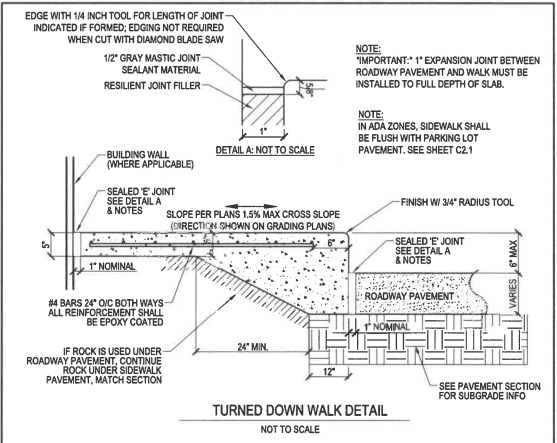
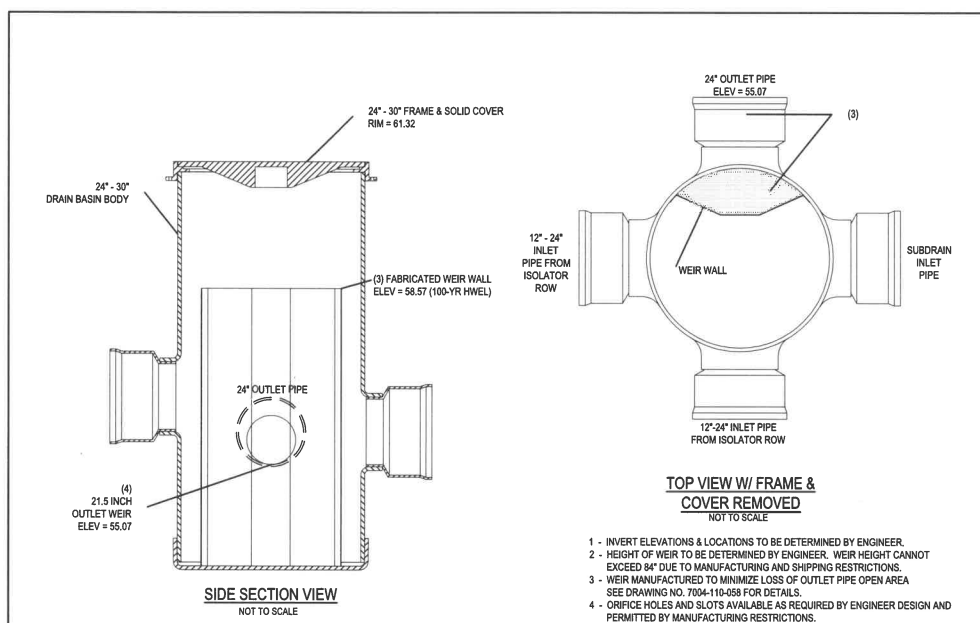
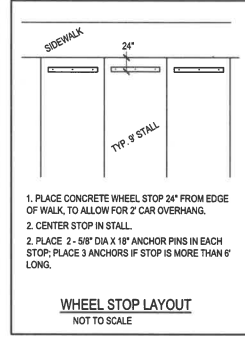
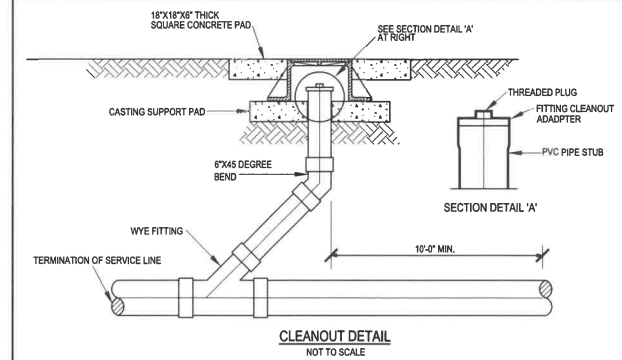
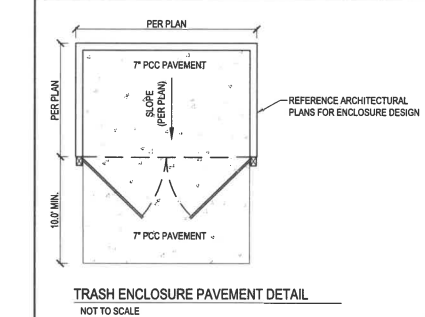
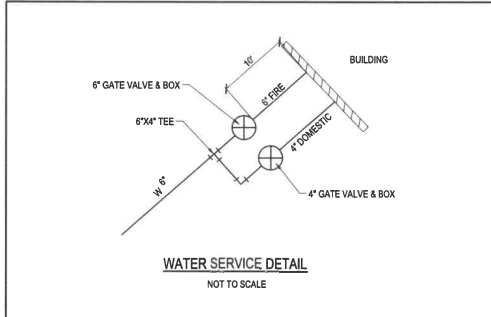
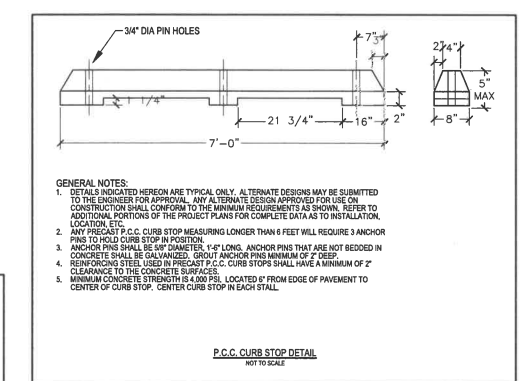
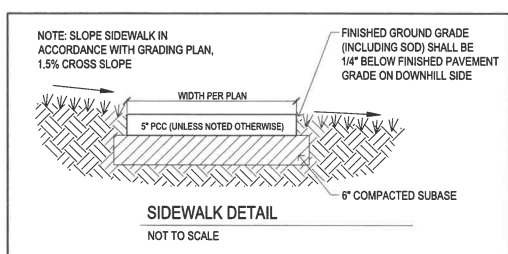
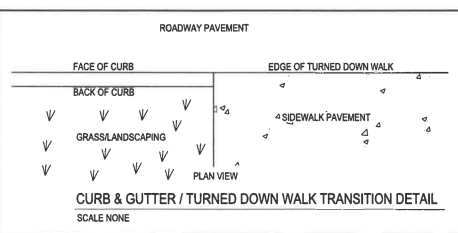
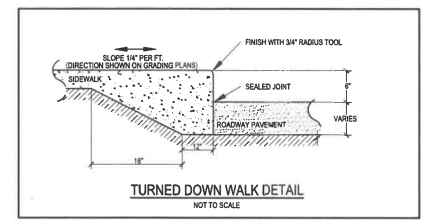
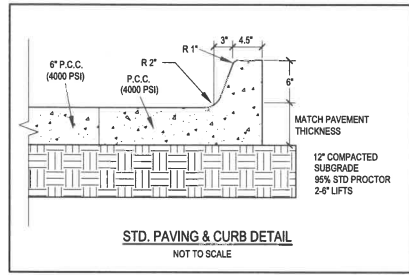
Substance No.: 0589  
Date: 29 APRIL 2021  
Revisions: (None)

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5/12/2021 5:22:16 AM I:\LAND PROJECTS 2018\180575 - OAKS ON GRAND\DWG\UTILITY.DWG  
All dimensions are shown in decimal feet unless otherwise noted.



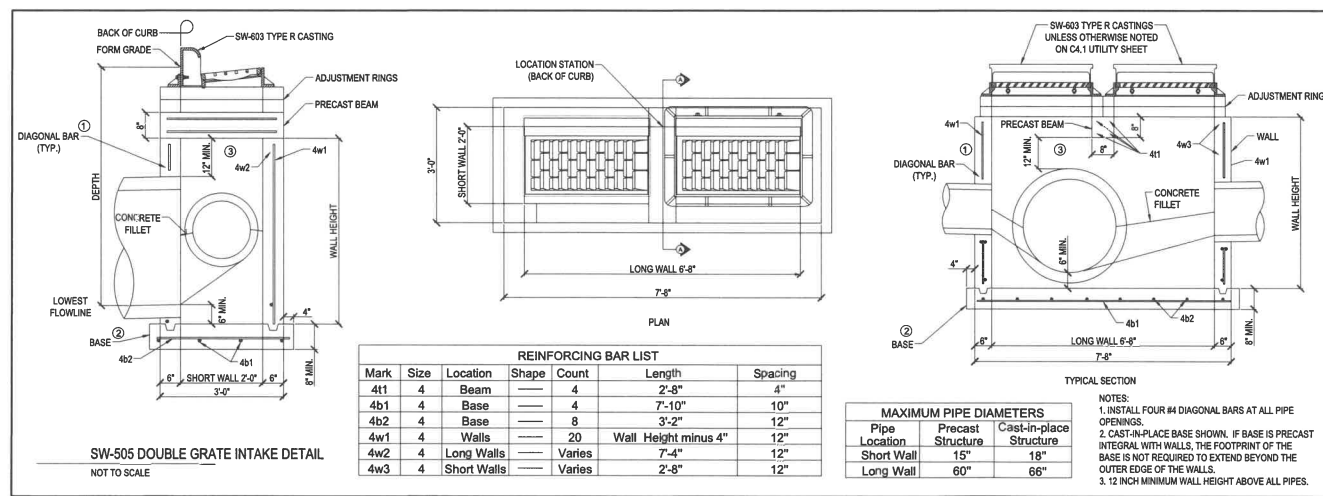
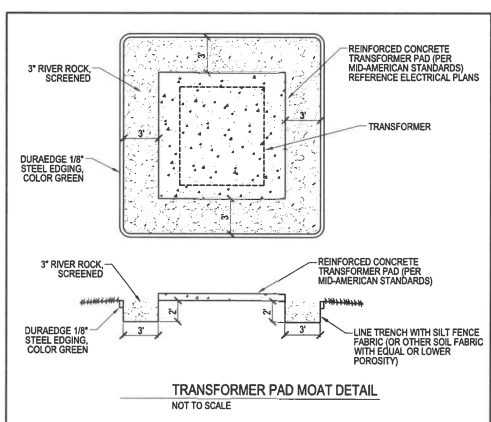


Copyright © Substance, LLC. MOUND PROJECTS 2018/18/2021. DRAWING ON GRAND/THICK OAKS IMPROVEMENTS BY JAM 4/27/2021 3:48:03 PM. BAA 30020500 The Oaks on Grand/Thick Oaks on Grand. SITE. 1818.04



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DRAWN BY	EGC	MATERIAL	3130 VERONA AVE SUFDORO, GA 30518 PHN (770) 933-3443 FAX (770) 933-2490 www.nyloplast-usa.com
DATE	10-28-21	PROJECT NO./NAME	TITLE
REVISED BY	CCA	DATE	01-11-12
DWG SIZE	A	SCALE	1:16 SHEET 1 OF 1
DWG NO.	7004-110-007	REV	F



Mark	Size	Location	Shape	Count	Length	Spacing
411	4	Beam	—	4	2'-8"	4"
4b1	4	Base	—	4	7'-10"	10"
4b2	4	Base	—	8	3'-2"	12"
4w1	4	Walls	—	20	Wall Height minus 4"	12"
4w2	4	Long Walls	—	Varies	7'-4"	12"
4w3	4	Short Walls	—	Varies	2'-8"	12"

MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	60"	66"

NOTES:  
 1. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.  
 2. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.  
 3. 1/2 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.

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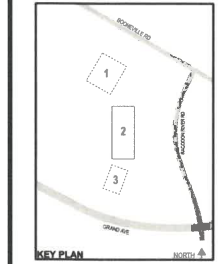
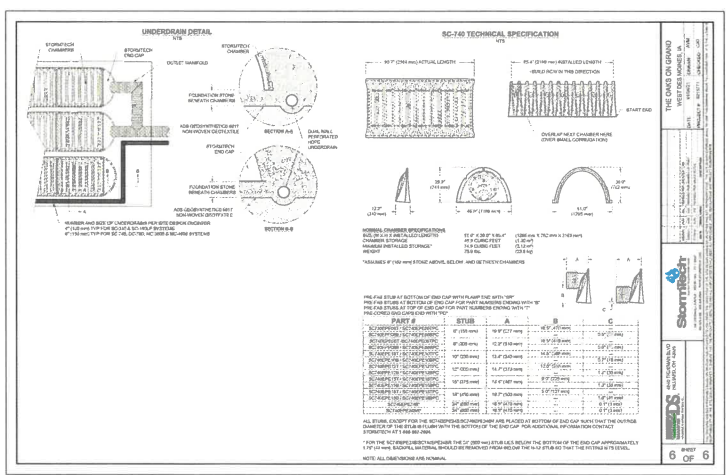
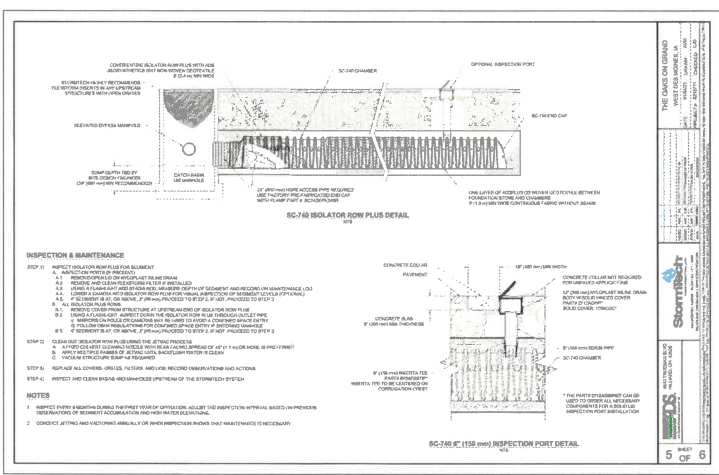
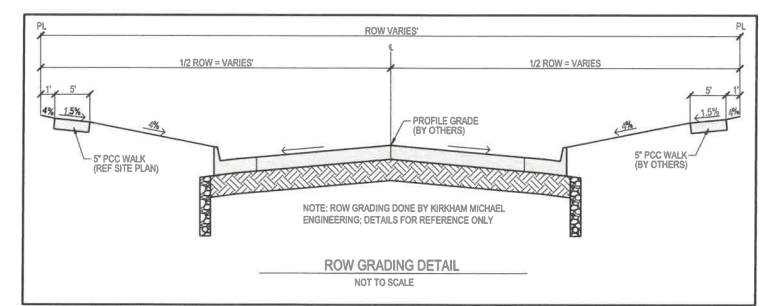
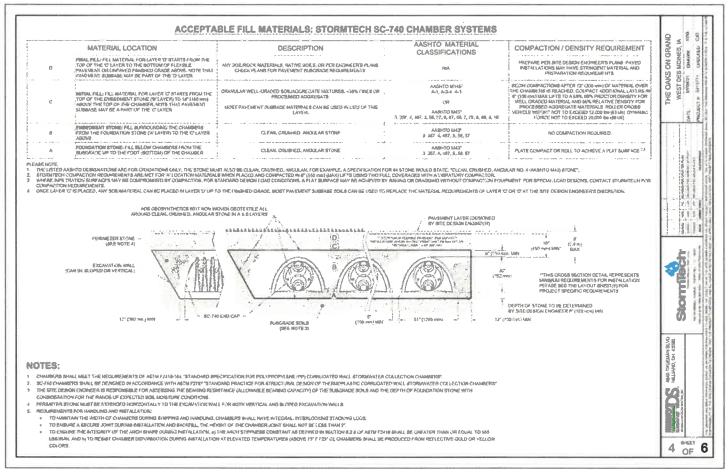
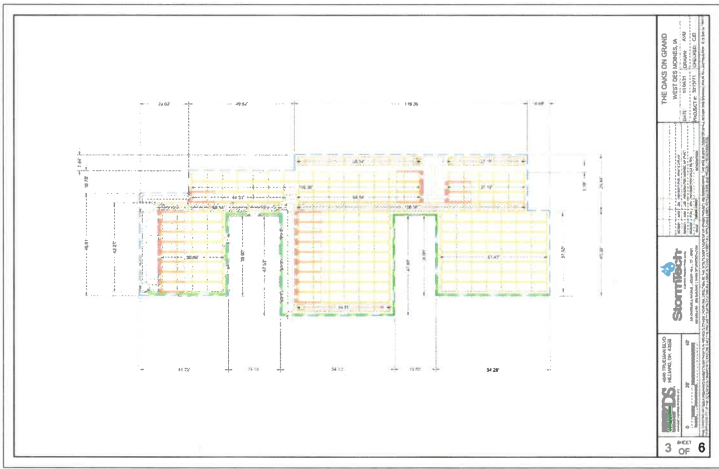
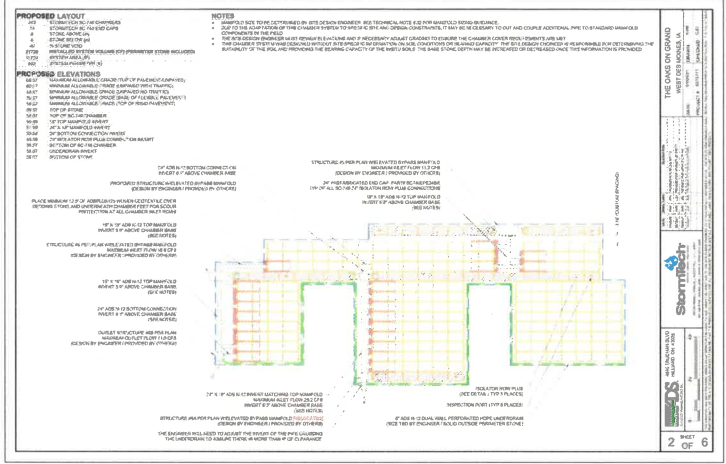
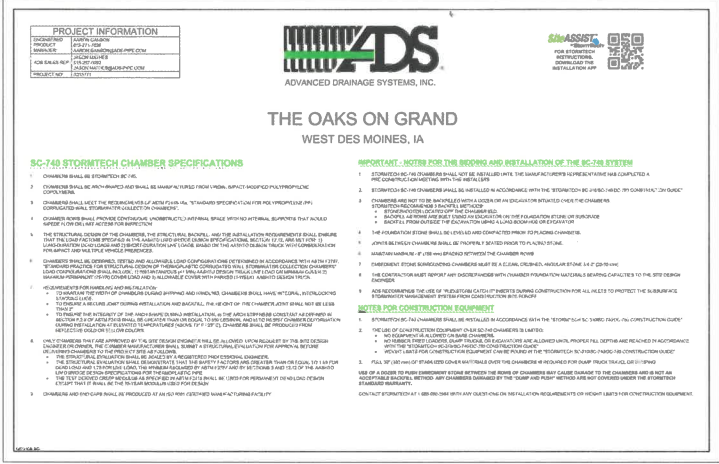
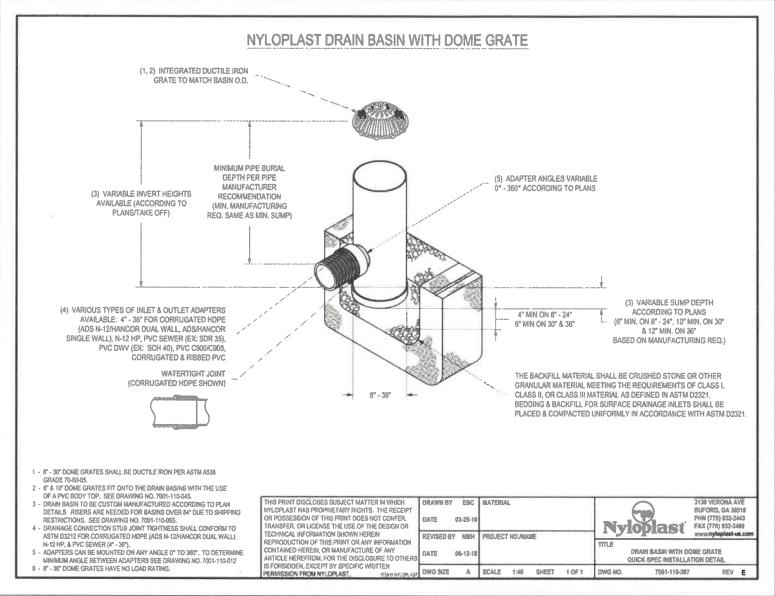
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**SITE IMPROVEMENTS  
 THE OAKS ON GRAND**  
 5745 RACCOON RIVER DR  
 WEST DES MOINES, IA 50266

CONSTRUCTION SET

Substance No.: 0589  
 Date: 29 APRIL 2021  
 Revisions:



**SITE IMPROVEMENTS  
THE OAKS ON GRAND**

5745 RACCOON RIVER DR  
WEST DES MOINES, IA 50266

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# EROSION CONTROL PLAN

## PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 1788, PAGE 500)  
 A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., AND OUTLOT "Y" IN WEST GRAND BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY IOWA IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT "Y" THENCE SOUTH 59°02'22" EAST, A DISTANCE OF 191.49 FEET ALONG THE NORTH LINE OF SAID OUTLOT "Y"; THENCE NORTH 24°00'00" EAST, A DISTANCE OF 30.21 FEET; THENCE SOUTH 59°09'58" EAST, A DISTANCE OF 545.83 FEET; THENCE SOUTH 31°02'50" WEST, A DISTANCE OF 47.19 FEET; THENCE SOUTH 74°37'10" WEST, A DISTANCE OF 38.51 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, A DELTA OF 49°58'14", AN ARC LENGTH OF 414.27 FEET, A CHORD WHICH BEARS SOUTH 01°27'33" WEST HAVING A CHORD LENGTH OF 401.27 FEET; THENCE SOUTH 30°45'42" EAST A DISTANCE OF 35.39 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A DELTA OF 15°17'45", AN ARC LENGTH OF 185.23 FEET, A CHORD WHICH BEARS SOUTH 19°07'19" EAST HAVING A CHORD LENGTH OF 184.35 FEET; THENCE SOUTH 55°11'28" EAST, A DISTANCE OF 55.17 FEET; TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE AS PRESENTLY ESTABLISHED; THENCE ALONG SAID NORTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT ALONG SAID RIGHT AWAY HAVING A RADIUS OF 540.00 FEET, A DELTA OF 30°54'15" AN ARC LENGTH OF 555.45 FEET, A CHORD WHICH BEARS NORTH 84°27'03" WEST HAVING A CHORD LENGTH OF 555.03 FEET; THENCE, CONTINUING ALONG SAID NORTH RIGHT OF WAY, RIGHT NORTH 80°00'00" WEST, A DISTANCE OF 119.80 FEET TO THE SOUTHEAST CORNER OF OUTLOT "Y" IN SAID WEST GRAND BUSINESS PARK PLAT 1; THENCE NORTH 0°21'25" EAST, A DISTANCE OF 832.17 FEET, TO THE POINT OF BEGINNING, CONTAINING 11.83 ACRES, MORE OR LESS.

**ADDRESS:**  
 5725 RACCOON RIVER DRIVE  
 WEST DES MOINES, IA

**OWNER:**  
 JCG EQUITY LLC  
 ATTN: JON GALLOWAY (515) 297-6200  
 POB 7020  
 URBANDALE, IOWA 50323

**SITE CONTROL AND BENCHMARKS:**  
 BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS  
 DATUM = NAD 83, IOWA SOUTH  
 BENCHMARK DATUM = CITY DATUM, ZONE IARCS-8

**POINT #9000**  
 NORTHING = 7470464.49  
 EASTING = 15480699.62  
 ELEVATION = 82.24  
 DESCRIPTION: SET 3/4" IRON PIPE W/ RPC

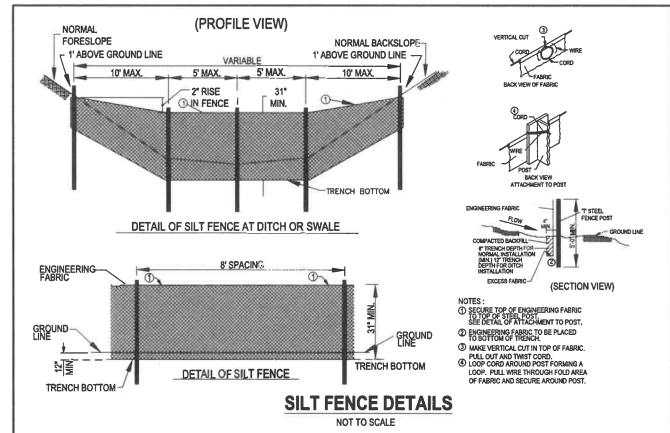
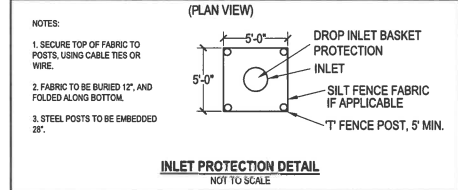
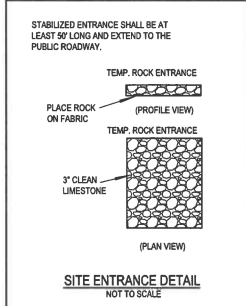
**POINT #9001**  
 NORTHING = 7470997.41  
 EASTING = 15480422.36  
 ELEVATION = 74.74  
 DESCRIPTION: SET 3/4" IRON PIPE W/ RPC

**POINT #9002**  
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 EASTING = 15481223.25  
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 DESCRIPTION: SET 3/4" IRON PIPE W/ RPC

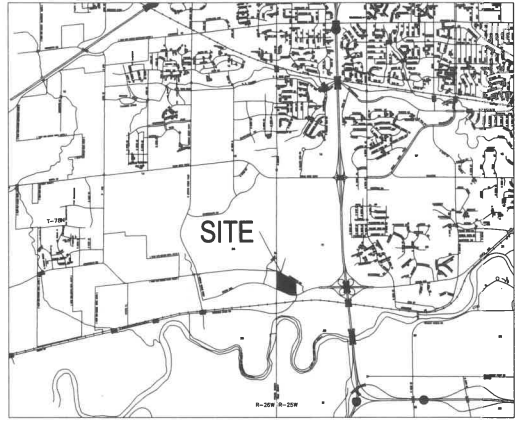
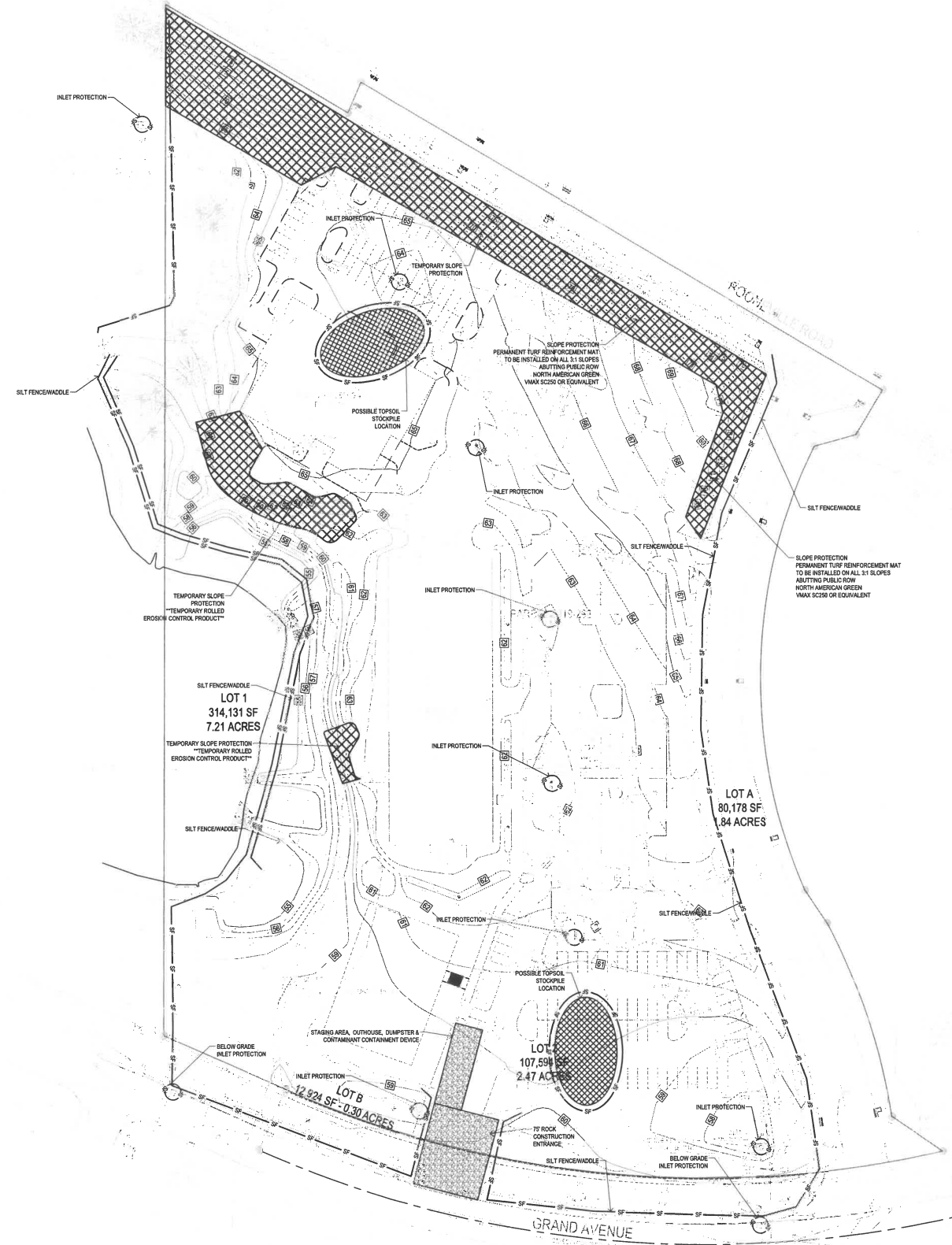
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 EASTING = 1541036.50  
 ELEVATION = 60.75  
 DESCRIPTION: SET 3/4" IRON PIPE W/ RPC

**POINT #9004**  
 NORTHING = 7470291.82  
 EASTING = 15480232.91  
 ELEVATION = 60.58  
 DESCRIPTION: SET 3/4" IRON PIPE W/ RPC

**ON-SITE TBM**  
 BURY BOLT ON HYDRANT LOCATED NEAR THE NW CORNER OF PROJECT SITE  
 ELEVATION=63.09



**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.



- EROSION CONTROL NOTES:**
- 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.
  - 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.
  - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
  - INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
  - INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
  - OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

- EROSION CONTROL REMOVAL NOTES:**
- AFTER FINAL STABILIZATION HAS OCCURRED, 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.

**LEGEND:**

- 12--- EXISTING CONTOUR
- 12--- PROPOSED CONTOUR
- SF SILT FENCE
- SAN SANITARY SEWER
- ST STORM SEWER
- W WATER LINE
- G GAS LINE
- UE UNDERGROUND ELECTRIC
- OE OVERHEAD ELECTRIC
- TELE TELEPHONE LINE
- FIO FIBER OPTIC
- CATV CABLE TV
- SM STORM MANHOLE
- CI CURB INTAKE
- SI SURFACE INTAKE
- FE FLARED END SECTION
- SM SANITARY MANHOLE
- CE CLEANOUT
- FD FIRE HYDRANT
- SP SPRINKLER
- ICV IRRIGATION CONTROL VALVE
- WM WATER MANHOLE
- W WELL
- WV WATER VALVE
- WS WATER SHUT OFF
- YH YARD HYDRANT
- EM ELECTRIC MANHOLE
- EMR ELECTRIC METER
- ER ELECTRIC RISER
- EV ELECTRIC VAULT
- PP POWER POLE
- TP TRANSFORMER POLE
- LP LIGHT POLE
- EJB ELECTRIC JUNCTION BOX
- EP ELECTRIC PANEL
- TR TRANSFORMER
- GL GROUND LIGHT
- GW GUY WIRE
- EH ELECTRIC HANDHOLE
- GM GAS METER
- GV GAS VALVE
- ACU AIR CONDITIONING UNIT
- TRR TELEPHONE RISER
- TRV TELEPHONE VAULT
- TMR TELEPHONE MANHOLE
- TSM TRAFFIC SIGNAL MANHOLE
- FOR FIBER OPTIC RISER
- FOF FIBER OPTIC FAULT
- CVR CABLE TV RISER
- SG SIGN

**GRAPHIC SCALE**  
 0 25 50 100

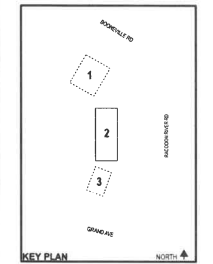
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 www.thebakergroup.com

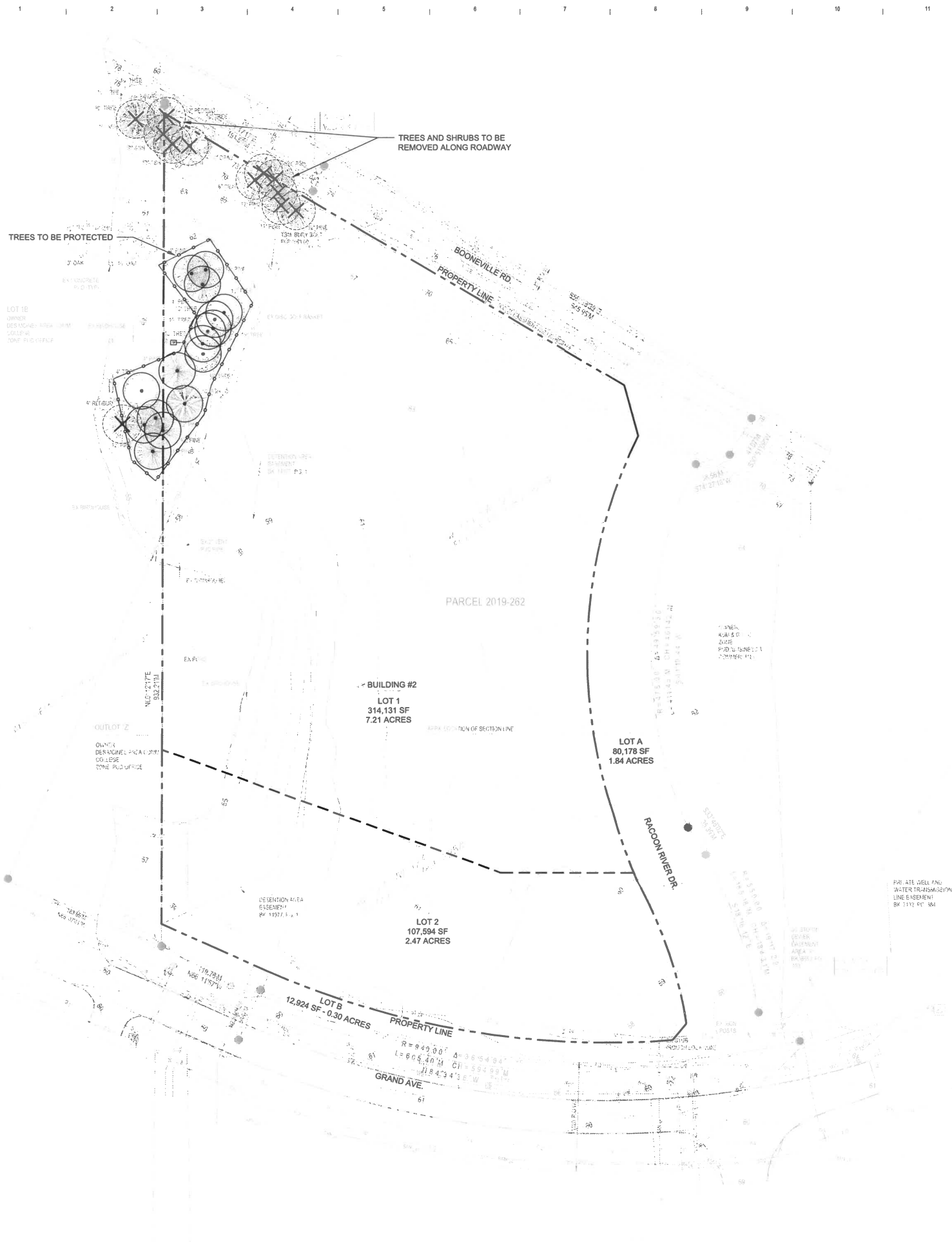


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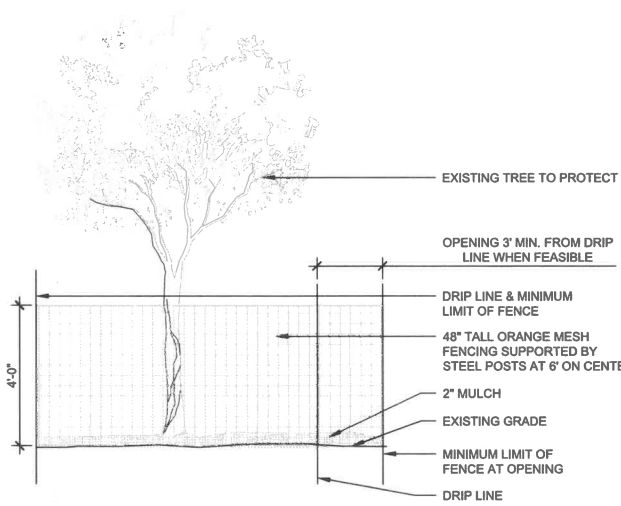
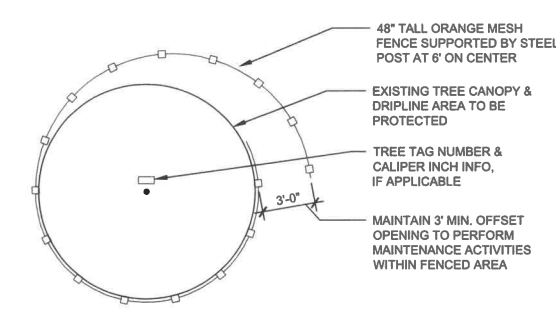
**LEGEND**

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCING, SEE DETAIL A1.1.00

**NOTES:**

1. ALL TREES SHOWN HERE THAT WILL REMAIN SHOULD BE PROTECTED FOR THE DURATION OF THE PROJECT'S CONSTRUCTION. AT THE DESIGN TEAM ARBORIST'S DIRECTION, THE CONTRACTOR SHALL PROVIDE PRE-CONSTRUCTION CARE TO THESE TREES AND PROVIDE CONTINUED CARE DURING CONSTRUCTION THROUGH FINAL COMPLETION.
2. REFER TO SITE DEMOLITION PLAN
3. COORDINATE TREE PROTECTION FENCING WITH CONSTRUCTION SITE PROTECTION SAFETY FENCING SO THAT TREES TO REMAIN AND ONGOING SITE CONSTRUCTION IS PROTECTED FROM BOTH INSIDE AND OUTSIDE OF THE LIMIT OF WORK.

NOTE : NO CONSTRUCTION STAGING, TRAFFIC OR OTHER ACTIVITIES WITHIN THIS AREA



**A TREES PROTECTION FENCE**  
SCALE: VARIES

**substancearchitecture**

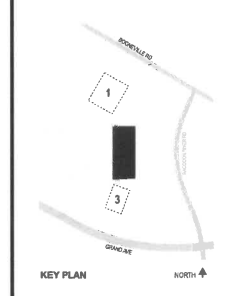
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Des Moines, Iowa 50309  
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BISHOP ENGINEERING COMPANY, INC.  
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HOERR SCHAUDT LANDSCAPE ARCHITECTS  
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www.hoerschaudt.com

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Des Moines, Iowa 50312  
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MECHANICAL, ELECTRICAL, PLUMBING ENGINEER  
BAKER GROUP  
1600 SE Corporate Woods Drive  
Ankeny, IA 50021-7501  
Ph. 515 262 4000  
www.bakergroup.com



**SITE IMPROVEMENTS  
THE OAKS ON GRAND  
5745 RACCOON RIVER DR  
WEST DES MOINES, IA 50266**

**CONSTRUCTION SET**

Substance No.: 0589

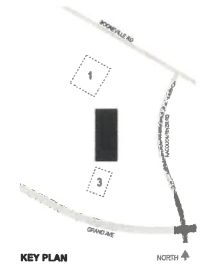
Date: 23 APRIL 2021

Revisions: DATE



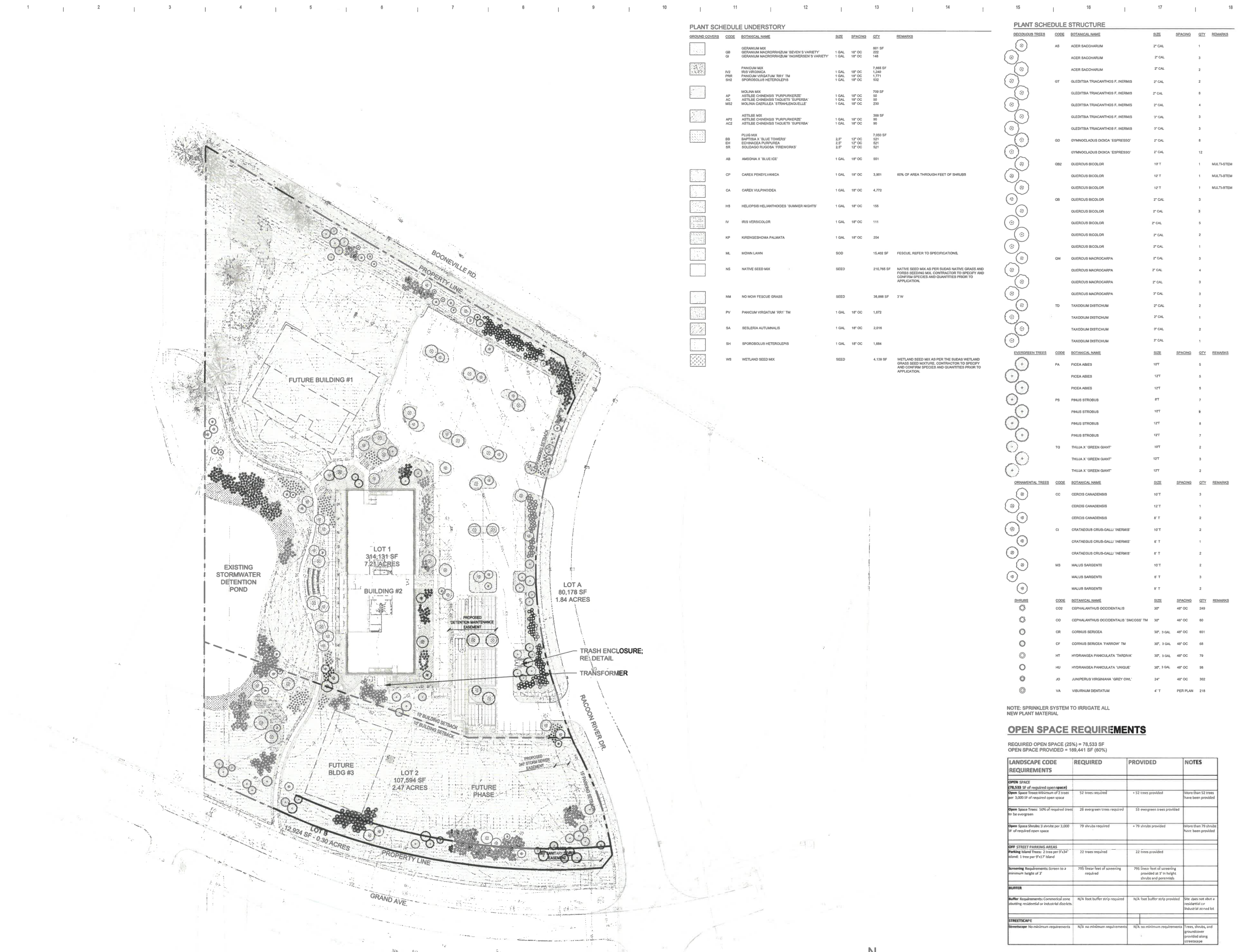
TREE PROTECTION PLAN

**L1.00**



**SITE IMPROVEMENTS  
THE OAKS ON GRAND**  
5745 RACCOON RIVER DR  
WEST DES MOINES, IA 50266  
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Substance No.: 0089  
Date: 23 APRIL 2021  
Revisions: DATE



**PLANT SCHEDULE UNDERSTORY**

GROUND COVER	CODE	BOTANICAL NAME	SIZE	SPACING	QTY	REMARKS
[Symbol]	OB	GERANIUM MIX GERANIUM MACRORRHIZUM 'SEVEN'S VARIETY'	1 GAL	18" OC	851 SF	
[Symbol]	P/2	PANICUM MIX Panicum virgatum 'RRT' TM	1 GAL	18" OC	7,068 SF	
[Symbol]	AP	MOLINA MIX ASTILBE CHINENSIS 'PURPURENZE'	1 GAL	18" OC	1,291	
[Symbol]	AC	ASTILBE CHINENSIS 'TADGETTI SUPERSA'	1 GAL	18" OC	1,771	
[Symbol]	MS2	MOLINA CAERULEA 'STRALENGELLE'	1 GAL	18" OC	521	
[Symbol]	AP2	ASTILBE MIX ASTILBE CHINENSIS 'PURPURENZE'	1 GAL	18" OC	389 SF	
[Symbol]	AC2	ASTILBE CHINENSIS 'TADGETTI SUPERSA'	1 GAL	18" OC	80	
[Symbol]	BB	PLUS MIX BAPTISIA X 'BLUE TOWER'	2.5"	12" OC	7,059 SF	
[Symbol]	BH	ECHINOGA PURPUREA	2.5"	12" OC	821	
[Symbol]	BE	SOLIDAGO RUGOSA 'FIREWORKS'	2.5"	12" OC	821	
[Symbol]	AB	ARSORIA X 'BLUE ICE'	1 GAL	18" OC	551	
[Symbol]	CA	CAREX PINOXYLANICA	1 GAL	18" OC	3,811	60% OF AREA THROUGH FEET OF SHRUBS
[Symbol]	CP	CAREX VULPINOIDEA	1 GAL	18" OC	4,772	
[Symbol]	HS	HELOPSIS HELIANTHODES 'SUMMER NIGHTS'	1 GAL	18" OC	155	
[Symbol]	IV	IRIS VERTICOLOR	1 GAL	18" OC	111	
[Symbol]	KP	KRENGESCHMA PALMATA	1 GAL	18" OC	254	
[Symbol]	ML	MOWM LAWN	500		15,402 SF	FESCUE REFER TO SPECIFICATIONS
[Symbol]	NS	NATIVE SEED MIX	SEED		216,795 SF	NATIVE SEED MIX AS PER DESIG. NATIVE GRASSES AND FORBS SEEDING MIX. CONTRACTOR TO SPECIFY AND CONTROL SPICES AND QUANTITIES PRIOR TO APPLICATION.
[Symbol]	NM	NO MOW FESCUE GRASS	SEED		38,888 SF	3"W
[Symbol]	PV	PANICUM VIRGATUM 'RRT' TM	1 GAL	18" OC	1,872	
[Symbol]	SA	SESLERIA AUTUMNALIS	1 GAL	18" OC	2,016	
[Symbol]	SH	SPOROBOLOUS HETEROLEPIS	1 GAL	18" OC	1,064	
[Symbol]	WS	WETLAND SEED MIX	SEED		4,128 SF	WETLAND SEED MIX AS PER THE SUBS WETLAND GRASS SEED MIXTURE. CONTRACTOR TO SPECIFY AND CONTROL SPICES AND QUANTITIES PRIOR TO APPLICATION.

**PLANT SCHEDULE STRUCTURE**

DECIDUOUS TREES	CODE	BOTANICAL NAME	SIZE	SPACING	QTY	REMARKS
[Symbol]	AS	ACER SACCHARUM	2" CAL		1	
[Symbol]		ACER SACCHARUM	2" CAL		3	
[Symbol]	GT	GLEDITSIA TRIACANTHOS F. NERMIS	2" CAL		2	
[Symbol]		GLEDITSIA TRIACANTHOS F. NERMIS	2" CAL		4	
[Symbol]		GLEDITSIA TRIACANTHOS F. NERMIS	2" CAL		8	
[Symbol]		GLEDITSIA TRIACANTHOS F. NERMIS	2" CAL		3	
[Symbol]		GLEDITSIA TRIACANTHOS F. NERMIS	2" CAL		3	
[Symbol]	GO	GYMNOCALADUS DIOICA 'ESPRESSO'	2" CAL		8	
[Symbol]		GYMNOCALADUS DIOICA 'ESPRESSO'	2" CAL		12	
[Symbol]	QBE	QUERCUS BICOLOR	10" T		1	MULTI-STEM
[Symbol]		QUERCUS BICOLOR	12" T		1	MULTI-STEM
[Symbol]		QUERCUS BICOLOR	12" T		1	MULTI-STEM
[Symbol]	OB	QUERCUS BICOLOR	2" CAL		3	
[Symbol]		QUERCUS BICOLOR	2" CAL		3	
[Symbol]		QUERCUS BICOLOR	2" CAL		5	
[Symbol]		QUERCUS BICOLOR	2" CAL		2	
[Symbol]		QUERCUS BICOLOR	2" CAL		1	
[Symbol]	OM	QUERCUS MACROCARPA	2" CAL		3	
[Symbol]		QUERCUS MACROCARPA	2" CAL		4	
[Symbol]		QUERCUS MACROCARPA	2" CAL		3	
[Symbol]		QUERCUS MACROCARPA	2" CAL		3	
[Symbol]	TD	TAXODIUM DISTICHUM	2" CAL		2	
[Symbol]		TAXODIUM DISTICHUM	2" CAL		1	
[Symbol]		TAXODIUM DISTICHUM	2" CAL		2	
[Symbol]		TAXODIUM DISTICHUM	2" CAL		1	

**EVERGREEN TREES**

CODE	BOTANICAL NAME	SIZE	SPACING	QTY	REMARKS
PA	PICEA ABIES	10" T		5	
	PICEA ABIES	12" T		5	
	PICEA ABIES	12" T		5	
PS	PRINUS STROBUS	8" T		7	
	PRINUS STROBUS	10" T		8	
	PRINUS STROBUS	12" T		8	
	PRINUS STROBUS	12" T		7	
TO	THUJA X 'GREEN GIANT'	10" T		2	
	THUJA X 'GREEN GIANT'	12" T		3	
	THUJA X 'GREEN GIANT'	12" T		2	

**ORNAMENTAL TREES**

CODE	BOTANICAL NAME	SIZE	SPACING	QTY	REMARKS
CC	CERDIS CANADENSIS	10" T		3	
	CERDIS CANADENSIS	12" T		1	
	CERDIS CANADENSIS	8" T		2	
CI	CRATAEGUS CRUS-GALLI 'NERMIS'	10" T		2	
	CRATAEGUS CRUS-GALLI 'NERMIS'	8" T		1	
	CRATAEGUS CRUS-GALLI 'NERMIS'	8" T		2	
MS	MALUS SARGENTI	10" T		2	
	MALUS SARGENTI	8" T		3	
	MALUS SARGENTI	8" T		2	

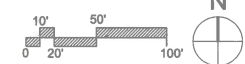
NOTE: SPRINKLER SYSTEM TO IRRIGATE ALL NEW PLANT MATERIAL.

**OPEN SPACE REQUIREMENTS**

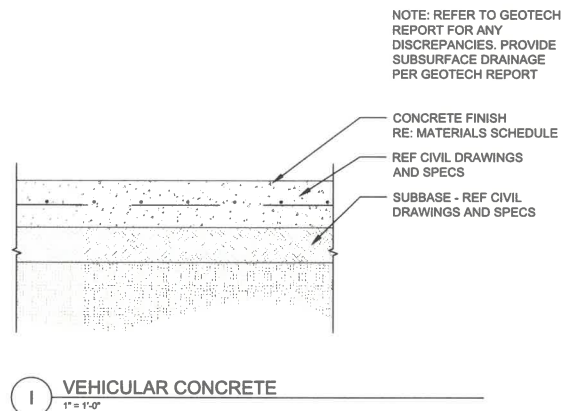
REQUIRED OPEN SPACE (25%) = 78,533 SF  
OPEN SPACE PROVIDED = 189,441 SF (80%)

LANDSCAPE CODE	REQUIREMENTS	REQUIRED	PROVIDED	NOTES
OPEN SPACE	PER PLAN			
Open Space Trees	Minimum of 2 trees per 3,000 SF of required open space	52 trees required	+ 52 trees provided	More than 52 trees have been provided
Open Space Trees	50% of required trees to be evergreen	26 evergreen trees required	53 evergreen trees provided	
Open Space Shrubs	3 shrubs per 3,000 SF of required open space	79 shrubs required	+ 79 shrubs provided	More than 79 shrubs have been provided
OFF STREET PARKING AREAS				
Parking Island Trees	2 trees per 5'x14' Island. 1 tree per 2'x17' Island	22 trees required	22 trees provided	
Screening Requirements	Screen to a minimum height of 7'	795 linear feet of screening required	795 linear feet of screening provided as 7' in height shrubs and perennials	
BUFFER				
Buffer Requirements	Commercial zone (excluding residential or industrial districts)	N/A foot buffer strip required	N/A foot buffer strip provided	Site does not abut a residential or industrial zoned lot
STREETSCAPE				
Streetscape	No minimum requirements	N/A no minimum requirements		Trees, shrubs, and groundcover provided along streetscape

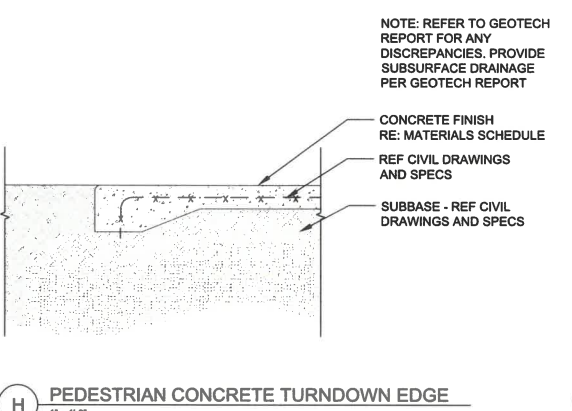
**OVERALL PLANTING PLAN**  
1" = 50'-0"



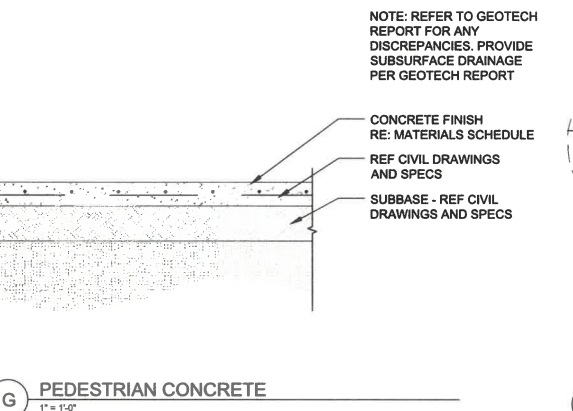




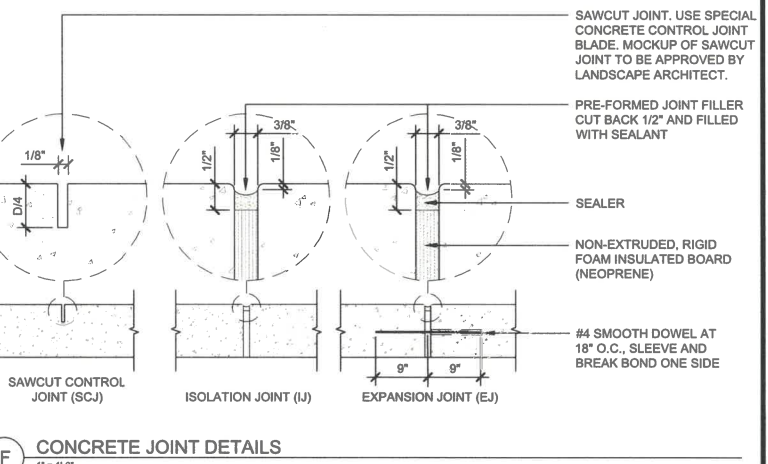
I VEHICULAR CONCRETE  
1" = 1'-0"



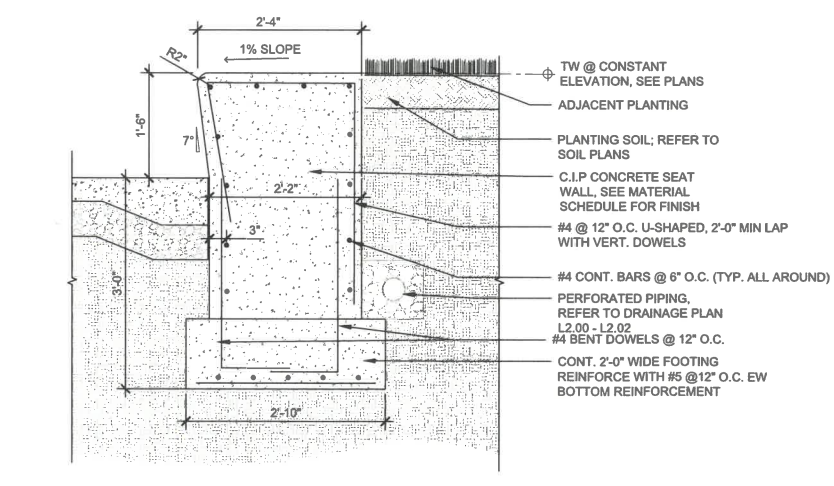
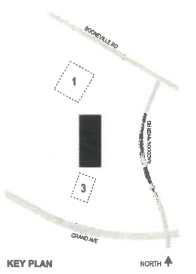
H PEDESTRIAN CONCRETE TURNDOWN EDGE  
1" = 1'-0"



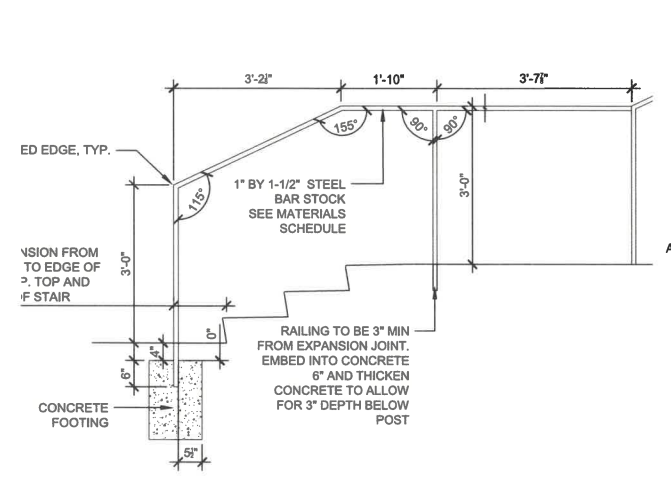
G PEDESTRIAN CONCRETE  
1" = 1'-0"



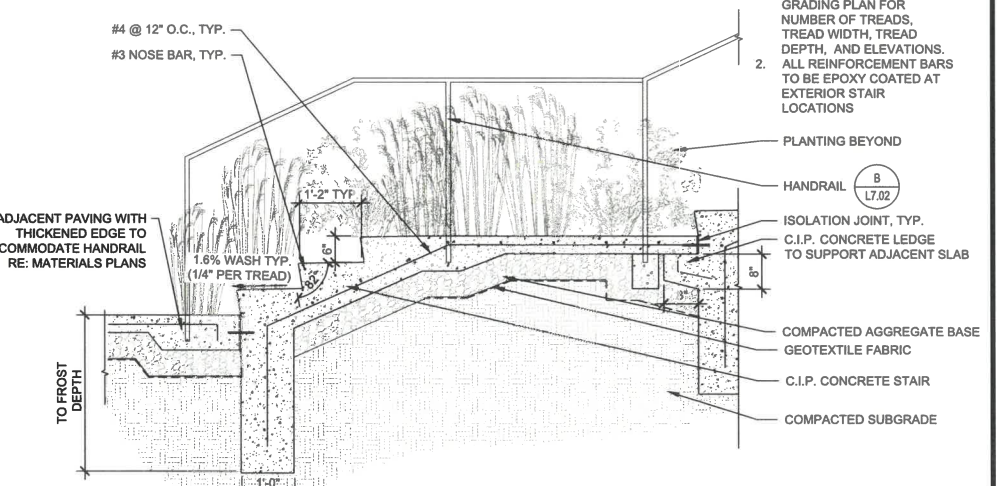
F CONCRETE JOINT DETAILS  
1" = 1'-0"



C SECTION - TERRACE SEATWALL  
1" = 1'-0"



B HANDRAIL DETAIL  
3/4" = 1'-0"



A SECTION - TYPICAL STAIR  
3/4" = 1'-0"

**SITE IMPROVEMENTS  
THE OAKS ON GRAND**  
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SITE DETAILS

L7.00



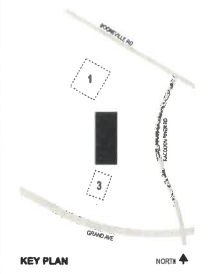
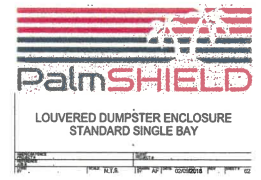
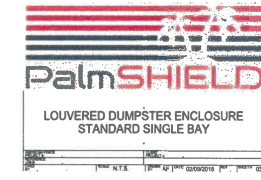
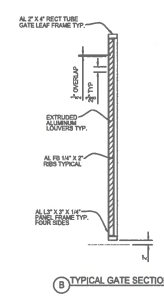
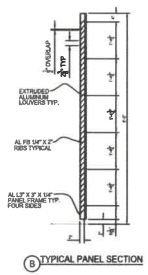
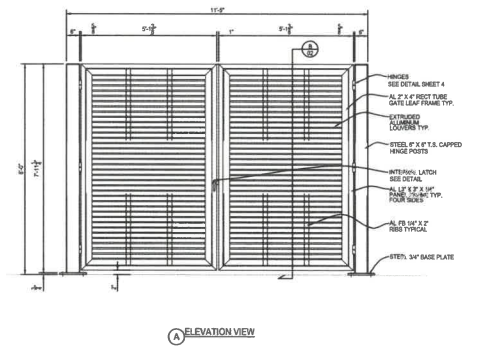
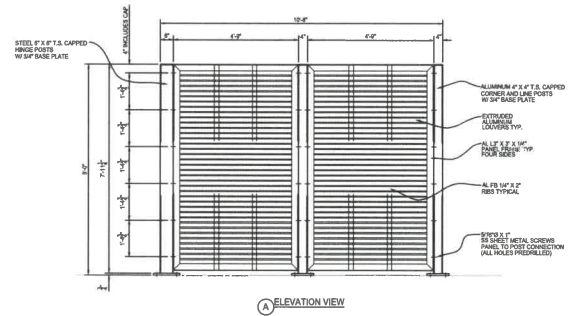
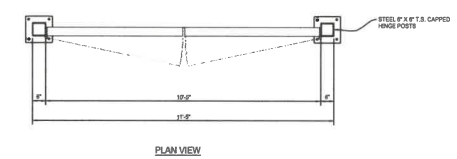
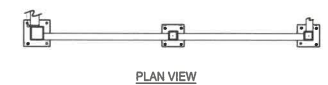
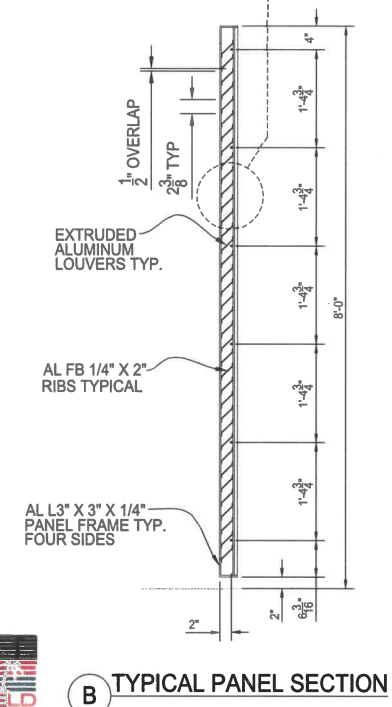
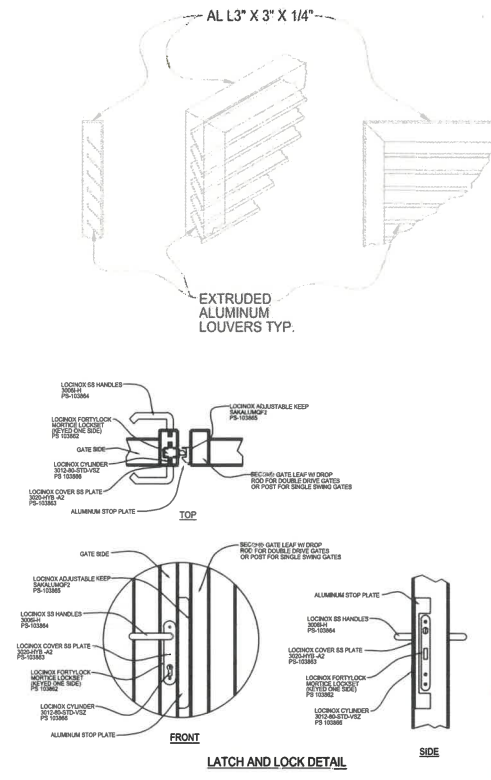
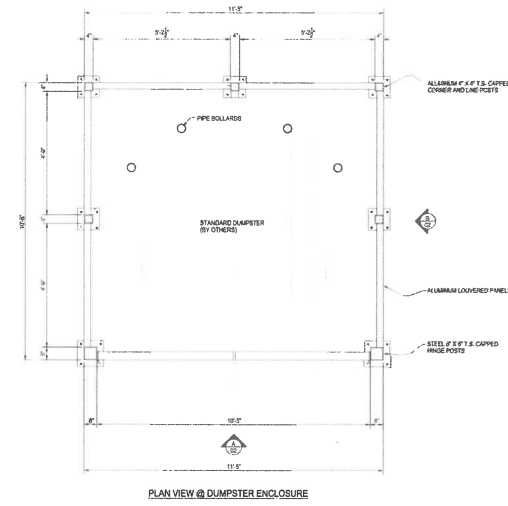
1350 Walnut Street, Suite 201  
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**A TRASH ENCLOSURE DETAILS**  
3/8" = 1'-0"

NOTE: TRASH ENCLOSURE TO BE LOUVERED METAL PANEL. COLOR TO BE RAL COLOR TO MATCH ARCHITECTURE (BLACK)

**SITE IMPROVEMENTS**  
**THE OAKS ON GRAND**

5745 RACCOON RIVER DR  
WEST DES MOINES, IA 50266

**CONSTRUCTION SET**

Substance No.: 0589  
Date: 23 APRIL 2021  
Revisions:



SITE DETAILS

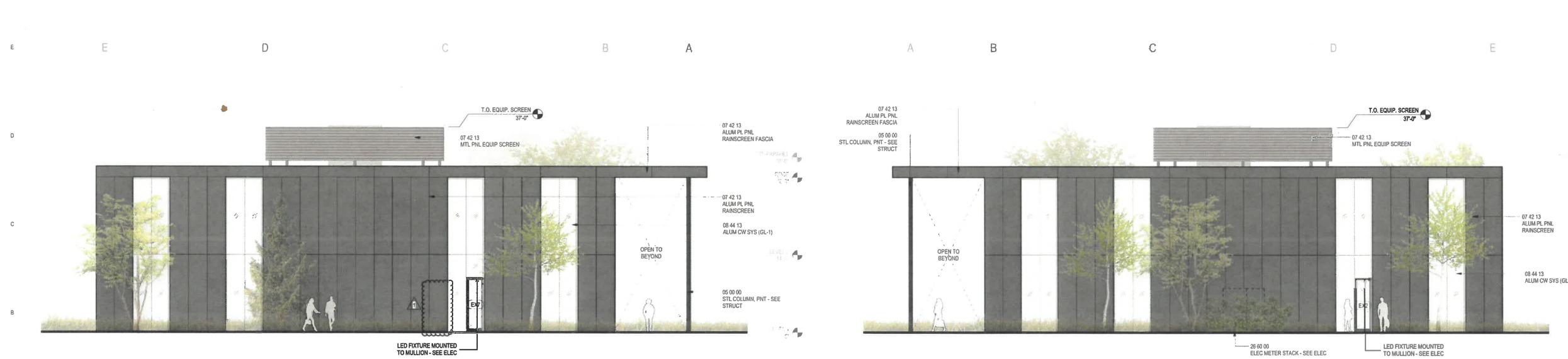
L7.01



01 EXTERIOR ELEVATION - EAST  
SCALE: 1/8" = 1'-0", REF: 01 / A1.01

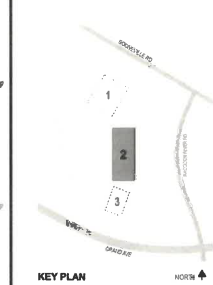


02 EXTERIOR ELEVATION - WEST  
SCALE: 1/8" = 1'-0", REF: 01 / A1.01



03 EXTERIOR ELEVATION - NORTH  
SCALE: 1/8" = 1'-0", REF: 01 / A1.01

04 EXTERIOR ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0", REF: 01 / A1.01



KEY PLAN

**BUILDING 2**  
**THE OAKS ON GRAND**  
5745 RACCOON RIVER DR  
WEST DES MOINES, IA 50266  
Preliminary - Not for Construction  
SITE PLAN APPLICATION

Substance No.: 0589  
Date: 26 MARCH 2021  
Revisions: MARK DESCRIPTION DATE

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION**  
**NO. PZC-21-50**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, applicant and property owner, JCG Equity, L.L.C., requests approval of the Full Site Plan for Oaks on Grand for that approximately 12-acre property located at 5725, 5745 & 5785 Raccoon River Drive for the purpose of accommodating construction of an approximately 48,000 square foot, two-story office building and associated site improvements within the approximately 7.21-acre Lot 1. This building will utilize the 5745 Raccoon River Dr. address; and

**WHEREAS**, the Site Plan complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the comprehensive plan and city code.

**NOW, THEREFORE**, the Plan and Zoning Commission of the City of West Des Moines recommends that City Council approve the Full Site Plan, (SP-005028-2021), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

**PASSED AND ADOPTED** on June 14, 2021.

\_\_\_\_\_  
Erica Andersen, Chair  
Plan and Zoning Commission

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 on June 14, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary