# CITY OF WEST DES MOINES
# STAFF REPORT COMMUNICATION

**Meeting Date:** May 16, 2022

**ITEM:** Valley Southwoods, 625 S. 35th Street – Approve Major Modification to Site Plan to allow approximately 42,000-sq. ft. of building additions – West Des Moines Community Schools – MaM-004976-2022

**Resolution: Approval of Major Modification to Site Plan**

**Background:** Brian Steffens with Shive-Hattery, on behalf of the applicant, and property owner, West Des Moines Community Schools, requests approval of a Major Modification to Site Plan for the approximately 80-acre property located at 625 S. 35th Street. The applicant proposes to construct approximately 47,214-square feet of building additions including a career education facility with outdoor use space, a mezzanine, an entry foyer, a culinary arts addition and conference rooms along with associated site improvements. It should be noted that the proposed building addition and outdoor use area is known in the academic community as a CTE (Career & Technical Education) facility.

**Staff Review & Comment:**

- *Financial Impact:* No City funding of the project. Staff time for processing of development application and inspections during construction will be needed.

- *Key Development Aspects:*
  - *Outdoor Use Area:* The proposed addition includes an approximately 4,880-square foot outdoor use area enclosed by a 10' concrete wall but with no roof structure. This outdoor area will be used by students to gain hands on experience with technical equipment, machinery and construction methods. See further discussion below in the 'Development & Planning Subcommittee' section.

  - *Sanitary Sewer:* As part of the project, a new private sanitary sewer line will be installed and connected to an existing manhole near the west corner of the building. To provide sufficient cover over the line, in combination with the depth of the manhole, the sewer line will need to be located on city property. Engineering staff have reviewed the plans and are comfortable with the proposal. Because the line is private and up to the school district to maintain, it is best for the city to grant an easement over the line. As part of the easement document, language will be included detailing that maintenance responsibilities lie with the school district and not the city. Upon city granting of the easement, the school district should take action to accept the easement due to the maintenance responsibility aspect. The easement document will include space for the school district to sign acknowledging their responsibility. Staff recommends a condition of approval that the school district provide back the School Board signed easement prior to issuance of an occupancy permit.

  - *Water:* The existing private water line which serves the property extends into the city's property and has been in place for several years. Because the line is private and up to the school district to maintain, it was always intended for the city to grant an easement over the line. West Des Moines Water Works has additionally requested rights to access the easement area in emergency situations, if necessary. This granting of this easement requires approval of the City Council. Additionally, the WDMWW will place acceptance of the easement on a future WDMWW Board meeting. The easement document will also

include space for the school district to sign acknowledging their responsibilities related to the water line. Staff recommends a condition of approval that the school district provide back the School Board signed easement prior to issuance of an occupancy permit.

- *Architecture.*
  - Building Design: The proposed modifications include a large addition on the south side of the building which includes the outdoor use space, a new entry canopy and vestibule addition at the main entry, and a small addition for the culinary arts at the rear courtyard on the north side of the building. The additions provide a new architectural design intent for the overall building than that of the existing traditional brick school building. The new additions are proposed to be constructed of concrete panels in a two-tone color pallet with various molded and revel patterns as shown on the enclosed proposed building elevations. Secondary cladding materials for the additions include translucent wall panels, aluminum curtail walls, metal screen walls, a metal entry canopy, and metal coping and trim details. Also included on the main (south addition) is the inclusion of five overhead doors (two on the west façade, two on the south façade into the outdoor use space, and one on the east elevation).

    Staff is not opposed to a more unique design element for the new building additions as desired by the applicant, however staff has suggested that some design elements should be compatible from the existing building design to the new to provide an element of continuity of design from the old to the new. This could include elements such as massing, materials, color, design details, etc. Staff feels there is still a disconnect between the two design intents.

    The applicant, on request from staff, has provided the following narrative on the design intent of the building to understand the difference in the proposed design from the existing building:

    *For several years, district leadership heard from their clients (the students), prospective families and other vested partners how the Valley Southwoods building gives off an austere institutional feeling. In order for this project to be a success for the client, any changes to the building need to address this concern and provide a solution that creates a positive learning environment.*

    *For decades, the educational system in the Midwest, pushed a college education over career and other technical education opportunities. These building additions focus on creating excitement for students that may not be interested the traditional education paths. To align the building with its purpose, the additions need to break away from the original building and become statements to spark an interest for the clients. Care was specifically taken to correlate all three additions to give it a holistic approach around the existing building. Making the exterior different from the original encourages students to explore the career and technical program education opportunities and highlights them as potential career options.*

    *The selected materials were chosen due to their performance attributes and construction lead-times. For example, the precast panels were selected to allow the manufacture of the panels while school is still in session; and their abuse-resistant construction will require less maintenance and repairs in the*

*highly active spaces. The colors compliment the building without trying to replicate the original building. Studies issued since the construction of the original building, emphasize the value and importance of natural light in the classroom. The translucent wall panel system was selected to provide natural light, while limiting glare to enhance the quality of learning environment in the technical lab spaces.*

The Owner has indicated they will change the green metal coping and metal roofing of the existing portions of the building to match the new addition once the materials have exceeded their useful life. The Owner also indicated they will change the glazing from the existing dark-tinted to compliment the glazing in the new addition once the windows need to be replaced.

Staff still would like to see better cohesiveness between the new and existing elements of the building. Staff understands that the roof and windows may be changed out at some point in the future to compliment this proposed new design intent however, when this may happen and the tracking to confirm this will happen at the time of those projects is difficult from the city standpoint. Therefore, staff still has a concern for the variation in design from the existing building. The applicant is unwilling to pursue further discussions on the building design with City staff. Therefore, staff is requesting input from the Plan and Zoning Commission on the concerns noted above and recommends a condition of approval that prior to issuance of any building permit the applicant continue to work with Staff, based upon direct input from the Plan and Zoning Commission, to find design solutions to achieve better cohesiveness between the addition and existing building.

- *Vinyl Graphics:* The applicant has noted that the owner is proposing to include vinyl window graphics at the entry areas of the building. Details on the graphics have not been provided to staff to determine is the graphics could be considered a design detail of the building architecture or if they would need to be considered signage for the building therefore, the graphics are not included in this Major Modification review and will require a separate review and approval at a future date should the owner decide to install any proposed vinyl graphics.

- *Development & Planning Subcommittee:*
  - *Outdoor Use Area.* At the Subcommittee meeting held on September 7, 2021, the applicant explained that the outdoor area is planned to teach students about the trades through hands-on work with machines and power equipment typical of the respective trade. Due to the open-air nature of this area, Staff raised concerns of noise impacts to the adjacent residential to the east. Staff also mentioned that regulating this type of noise might not be enforceable using the noise ordinance as it is geared towards amplified sound occurring for continued time periods. The Subcommittee was supportive of the outdoor learning environment and indicated a desire to deal with any issues that arise, if and when they do. In alignment with the Subcommittee's direction, staff recommends a condition of approval that provides any noise complaints received relating to the outdoor use area be mitigated through collaborative efforts between the City and School District. Mitigation might include, but is not limited to, restriction on the hours of operation and types of activities or equipment to be used within the outdoor use area.

- *Traffic Impact Study Findings:* A traffic analysis for the site was completed in February 2021. A summary of the key findings is below:

- The existing geometry and traffic control on the surrounding streets are expected to have adequate capacity to accommodate the school's planned enrollment. If enrollment changes in the future and additional traffic is generated by the site, modifications to the adjacent streets may become necessary to maintain adequate traffic progression and traffic safety.
- Other than a surge in traffic volumes before and after school, no impacts to the public streets were observed as a result of the school's transportation plan. The school should continue to monitor the drop-off/pick-up times and address safety and operational issues if they arise in the future.

- *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 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 with this item.

Plan and Zoning Commission Action:

| | |
|---|---|
| Date: | May 9, 2022 |
| Vote: | 6 yes, 0 no, 1 absent (Conlin) |
| Recommendation: | Approve with the conditions of approval as presented by city staff |

Plan and Zoning Commission Discussion:
The Commission discussed the proposed architecture and agreed that the applicant should continue working with city staff on design elements that result in a more cohesive appearance between the addition and the existing building, with a preference that the solution be found prior to review of the item by the City Council. Since the Commission's meeting, the applicant has presented a solution to staff that incorporates colorization intermittently throughout the exterior concrete paneling that matches the brick color on the existing building. Staff is supportive of the solution and recommends removal of Condition of Approval #5.

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

1. The School District agreeing to working collaboratively with the city to address any noise complaints received due to the use of the outdoor learning area.
2. The applicant acknowledging and agreeing that all maintenance and repair related to private utility lines serving the school shall be the responsibility of the School District. Additionally, all sanitary sewer and water easements located within city property shall be accepted by the School Board and be provided to the City prior to the issuance of any occupancy permit, including temporary occupancy.
3. The applicant providing School Board approved easements to the city prior to issuance of a building permit.
4. The applicant providing a letter certifying the site is in conformance with the approved storm water management plan and providing a detention as built prior to issuance of an occupancy permit, including temporary occupancy.

5. ~~Prior to issuance of any building permit, the applicant continues to work with Staff, based on direction from the Plan and Zoning Commission, to find design solutions to achieve better cohesiveness between the addition and existing building.~~

**Lead Staff Member:** **Bryce Johnson**

**Approval Meeting Dates:**

| | |
|---|---|
| Plan and Zoning Commission | May 9, 2022 |
| City Council: First Reading | May 16, 2022 |

**Staff Report Reviews:**

| | | |
|---|---|---|
| Plan & Zoning Commission | ☐ Development Coordinator (or)<br>☒ Director | ☒ Legal Department |
| City Council | ☒ Director<br>☐ Appropriations/Finance | ☒ Legal Department<br>☐ Agenda Acceptance |

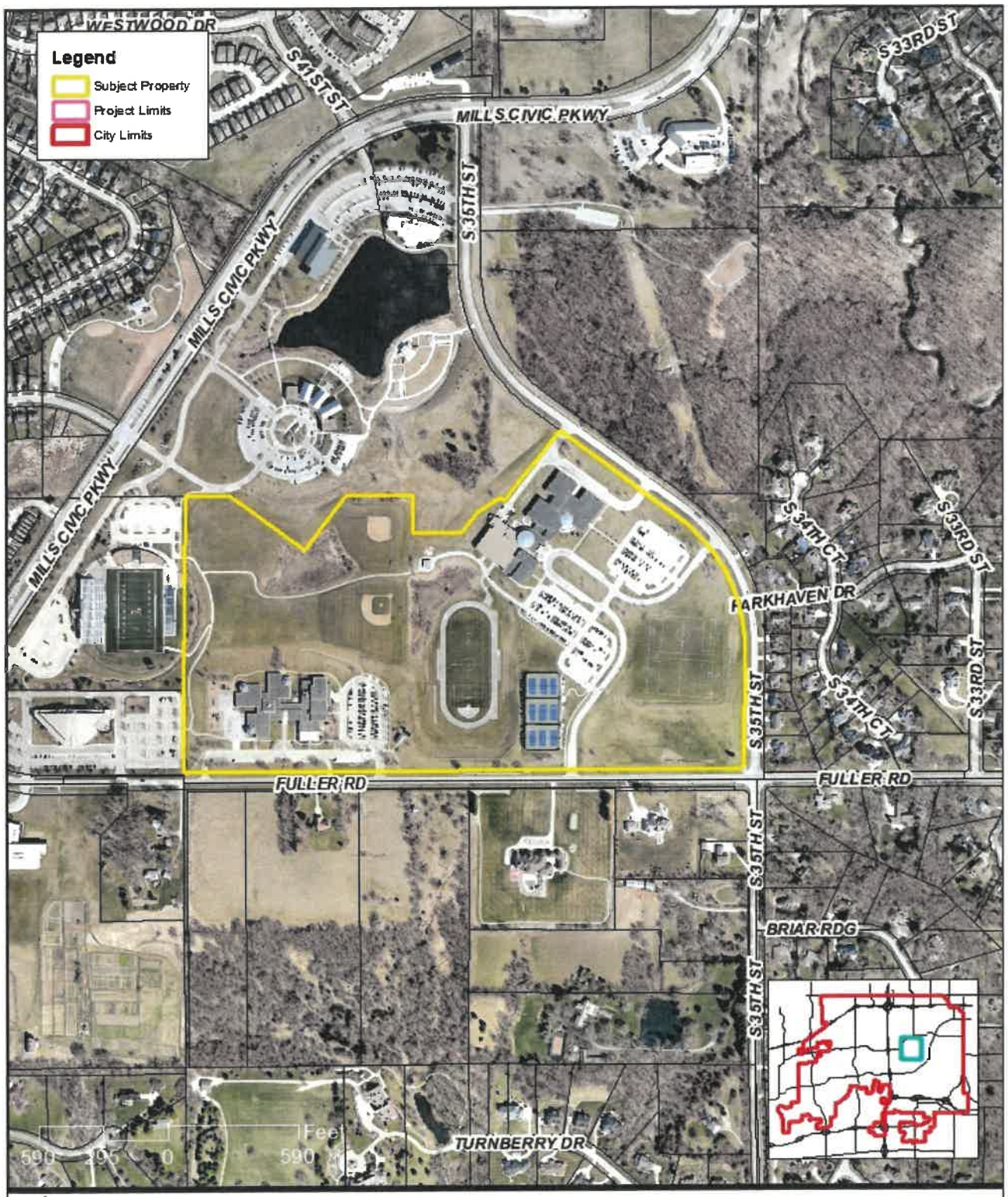
**Publications (if applicable)**

| | |
|---|---|
| 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 | 9/7/21 |
| Recommendation | ☒ Yes ☐ No ☐ Split |

## Location Map



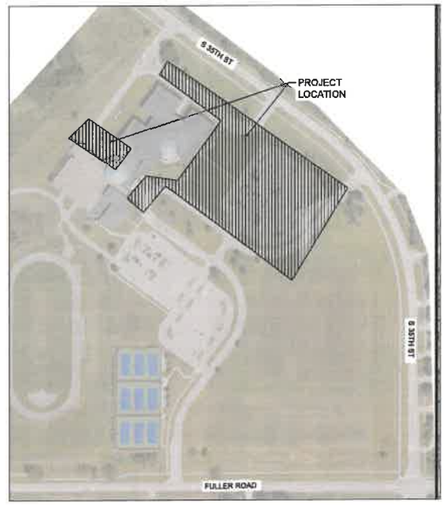

**Valley Southwoods MaM**
**Location Map**

The City of West Des Moines makes no claim as to the accuracy, completeness or correctness of the City of West Des Moines digital maps and associate data and assumes no responsibility for their positional or content accuracy

# VALLEY SOUTHWOODS CTE ADDITION

## WEST DES MOINES COMMUNITY SCHOOLS
## 625 S 35TH ST
## WEST DES MOINES, IOWA 50265

VICINITY MAP
NTS




PROJECT MAP
NTS

### Sheet List Table

| Sheet Number | Sheet Title |
|---|---|
| C000 | COVER SHEET |
| C001 | CONSTRUCTION NOTES |
| CD01 | DEMOLITION PLAN |
| C100 | OVERALL SITE PLAN |
| C101 | SITE PLAN |
| C102 | SITE PLAN ENLARGEMENTS |
| C103 | JOINTING PLAN |
| C200 | EROSION CONTROL SITE PLAN |
| C201 | GRADING PLAN |
| C202 | GRADING PLAN ENLARGEMENTS |
| C203 | GRADING PLAN ENLARGEMENTS |
| C204 | GRADING PLAN ENLARGEMENTS |
| C301 | UTILITY PLAN |
| C302 | UTILITY CROSSING PLAN |
| L100 | OVERALL LANDSCAPE PLAN |
| L101 | LANDSCAPE PLAN |
| L102 | LANDSCAPE ENLARGEMENT PLAN |
| L103 | LANDSCAPE ENLARGEMENT PLAN |
| L104 | LANDSCAPE DETAILS |
| C501 | CONSTRUCTION DETAILS |
| C502 | CONSTRUCTION DETAILS |

### OWNER:
WEST DES MOINES COMMUNITY SCHOOL DISTRICT
ATTN: KEVIN LONG
3550 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
(515) 633-5000

### APPLICANT:
WEST DES MOINES COMMUNITY SCHOOL DISTRICT
ATTN: KEVIN LONG
3550 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
(515) 633-5000

### ENGINEER
SHIVE-HATTERY, INC.
ATTN: KYLE LAWSON
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
(515) 223-8104

### ZONING:
EXISTING: RS-15 RESIDENTIAL
PROPOSED: RS-15 RESIDENTIAL
COMPREHENSIVE PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL (SF)

ELEMENTARY SCHOOLS ARE A PERMITTED (P) USE WITHIN THIS ZONING DISTRICT

THE IMPROVEMENTS SHALL CONFORM WITH THE RS-15 RESIDENTIAL STANDARDS

### SETBACKS:
FRONT: 50' (FROM THE ULTIMATE STREET RIGHT-OF-WAY)
REAR: 50'
SIDE: 25'
MAXIMUM BUILDING HEIGHT: 40'

### PAVEMENT THICKNESS:
DRIVE AISLES/PARKING AREAS: 7 INCH PCC
SIDEWALKS: 5 INCH PCC
PARKING AREAS: 6 INCH PCC

### SITE ADDRESS:
625 S 35TH ST
WEST DES MOINES, IA 50265

### LEGAL DESCRIPTION:
LOT 3 WEST DES MOINES CITY / SCHOOL CAMPUS REPLAT

TOTAL SITE AREA: 1,875,357 SF

### CITY BENCHMARK:
WDM #004 - SOUTH 35TH STREET AT THE NORTH ENTRANCE TO SOUTHWOODS PARK, 125.5 FEET ± EAST OF THE EAST BACK OF CURB OF SOUTH 35TH STREET, 29.5 FEET SOUTH OF ENTRANCE ROAD. - STANDARD BECHMARK
ELEVATION = 119.81 FEET (WDM DATUM) 893.82 FEET (NAVD88)

WDM #127 - SOUTHWEST CORNER OF E.P. TRUE AND S. 41ST STREET, 4.5 FEET SOUTH OF THE EAST-WEST BACK OF WALK AND 4.5 FEET WEST OF THE NORTH-SOUTH BACK OF WALK. - STANDARD BENCHMARK
ELEVATION = 118.46 FEET (WDM DATUM) 893.47 (NAVD88)

### SITE SUMMARY:
PROJECT USE / TYPE: BUILDING ADDITION AND ASSOCIATED SITE IMPROVEMENTS

EXISTING SITE: 3,134,926 SF (71.97 ACRES, PER PROPERTY LIMITS)
TOTAL PROJECT AREA: 212,467 SF (4.88 ACRES, PER CONSTRUCTION LIMITS)

EXISTING SITE IMPERVIOUS AREA: 947,262 SF (30.2%)
187,907 SF BUILDING
759,355 SF PAVING
EXISTING SITE PERVIOUS AREA: 2,187,664 SF (69.8%)

IMPERVIOUS AREA TO BE REMOVED: 124,603 SF
0 SF BUILDING
124,603 SF PAVING

IMPERVIOUS AREA TO BE ADDED: 140,507 SF
34,221 SF BUILDING
106,286 SF PAVING

PROPOSED SITE IMPERVIOUS AREA: 963,166 SF (30.7%)
222,128 SF BUILDING
741,038 SF PAVING
PROPOSED SITE PERVIOUS AREA: 2,171,760 SF (69.3%)

### BUILDING SUMMARY:
EXISTING BUILDING FOOTPRINT: 104,979 SF
EXISTING BUILDING TOTAL SF: 159,933 SF
LOWER LEVEL: 26,345 SF
FIRST FLOOR: 87,184 SF
SECOND FLOOR: 46,404 SF

ADDITION BUILDING FOOTPRINT: 35,554 SF
ADDITION BUILDING TOTAL SF: 42,334 SF
ENTRY VESTIBULE: 1,023 SF
CTE ADDITION: 31,029 SF
CTE ADDITION MEZZANINE: 6,367 SF
CULINARY ADDITION: 3,492 SF
SECOND FLOOR CONFERENCE ROOMS: 423 SF

TOTAL PROPOSED BUILDING FOOTPRINT: 140,523 SF
TOTAL PROPOSED BUILDING SF: 202,267 SF
LOWER LEVEL: 26,345 SF
FIRST FLOOR: 122,728 SF
SECOND FLOOR: 46,807 SF
MEZZANINE: 6,367 SF

BUILDING HEIGHT: 38'-10" FEET
2 STORIES

### PARKING SUMMARY:
REQUIRED PARKING:
1 SPACE PER EMPLOYEE = 95 SPACES
1 SPACE PER 5 SEATS IN GYMNASIUM AND AUDITORIUM = 247 SPACES
25 SPACE PICK UP/DROP OFF QUEUING LANE = 25 SPACES
TOTAL = 367, INCLUDING 8 ADA

EXISTING PARKING:
457 PARKING STALLS
25 SPACES IN PICK UP/DROP OFF QUEUING LANE
TOTAL = 482, INCLUDING 10 ADA

PARKING TO BE REMOVED:
160 PARKING STALLS, 0 ARE ADA

PARKING TO BE ADDED:
84 PARKING STALLS, 0 ARE ADA

TOTAL PARKING AFTER CONSTRUCTION:
381 PARKING STALLS
25 SPACES IN PICK UP/DROP OFF QUEUING LANE
406 TOTAL, INCLUDING 10 ADA

### LANDSCAPE SUMMARY:
EXISTING TREES TO BE REMOVED: 21 TREES (10 DECIDUOUS, 11 EVERGREEN)

REQUIRED OPEN SPACE OF ENTIRE SITE: 468,840 SF (25 %)
PROVIDED OPEN SPACE OF ENTIRE SITE: 1,375,960 SF (73 %)

R-1 OPEN SPACE LANDSCAPE REQUIREMENTS:
PROVIDE 2 TREES AND 3 SHRUB PER 3,000 SF OF REQUIRED OPEN SPACE.

PROJECT AREA = 585,482 SF
REQUIRED OPEN SPACE = 141,371 SF (25%)
PLANTS REQUIRED = 141,371 SF/3000 SF = 48 PLANT UNITS
REQUIRED: 96 TREES
144 SHRUBS

EXISTING TO REMAIN: 25 TREES (21 DECIDUOUS, 4 CONIFEROUS)
16 SHRUBS
PROVIDED: 112 TREES (69 DECIDUOUS, 43 CONIFEROUS)
333 SHRUBS
TOTAL: 137 TREES (90 DECIDUOUS, 47 CONIFEROUS)
CONIFEROUS = 35% OF PROJECT AREA TREES
349 SHRUBS

OPEN SPACE TREE TOTAL: 83 TREES (40 DECIDUOUS, 43 CONIFEROUS)
CONIFEROUS = 52% OF OPEN SPACE TREES

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY – APPROVED PLANS ON FILE WITH THE CITY

### LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT HOLLY C REID 00653 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.

HOLLY C. REID
Printed or typed name
May 5 2022 11:07 AM
Signature Date
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
'L' SHEETS
License Expires 06/30/2023

### CIVIL ENGINEER
LICENSED PROFESSIONAL ENGINEER KYLE A. LAWSON P26414 IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW 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.

May 5 2022 10:51 AM
Signature Date
Printed or typed name: KYLE A. LAWSON
License Number: 26414
My License Renewal Date is: DECEMBER 31, 2023
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
ALL SHEETS EXCEPT FOR 'L' SHEETS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Iowa | Illinois | Indiana


VALLEY SOUTHWOODS CTE ADDITION
WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

DRAWN: EDR
APPROVED: KAL
ISSUED FOR: BID DOCUMENTS
DATE: 2021-11-01
PROJECT NO: 420880
FIELD BOOK: --
CLIENT NO: --

COVER SHEET

C000

## GENERAL NOTES

1. THE LOCATIONS OF UTILITIES MAINS, STRUCTURES AND SERVICE CONNECTIONS ON THESE DRAWINGS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE VERIFICATION OF EXISTENCE OF, AND THE DETERMINATION OF THE EXACT LOCATION OF, UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR(S).
2. PRIOR TO CONSTRUCTION, UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
3. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL BY CALLING 811 OR 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL PRIVATE AND PUBLIC UTILITY LOCATES, AND SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
5. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
7. PROTECT EXISTING UTILITIES DURING CONSTRUCTION. ANY EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
9. SITE CLEAN-UP TO BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
10. PROTECT ALL OPEN EXCAVATIONS.
11. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
12. ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT IS TO BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION TO BE ALLOWED FOR THE COMPLETION OF THIS WORK.
13. WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY SHIVE-HATTERY, INC. AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF SHIVE-HATTERY, INC., WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
14. ALL SLOPES IN PAVEMENT TO BE UNIFORM TO AVOID PONDING.
15. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
16. CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE.
17. NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT OR OVERLAY AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY.
18. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
19. THE CONTRACTOR TO PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON THE PROJECT SITE AND ANY OFF SITE BORROW OR DISPOSAL AREAS USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF IOWA CODE, FEDERAL REGULATIONS, AND LOCAL ORDINANCES.
20. ALL AREAS DISTURBED BY CONSTRUCTION, NOT DESIGNATED AS PLANTED, TO BE SEEDED OR SODDED PER LANDSCAPE PLAN.
21. NOTIFY UTILITY COMPANIES WHO HAVE FACILITIES THAT ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
22. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
23. COORDINATE ANY GRADE ADJUSTMENTS WITH THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
24. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
25. SIGNING, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES ON ALL STREETS OPEN TO PUBLIC TRAVEL SHALL BE IN CONFORMANCE WITH THE FEDERAL HIGHWAY ADMINISTRATIONS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
26. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
27. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
28. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
29. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
30. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
31. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOTCANDLE.
32. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W. / EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWER AND STREETS, THE CONTRACTOR SHALL CONTACT BEN MCALISTER - WDM ENGINEERING SERVICES 515-222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
33. 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.
34. ALL JOINTING SHALL MEET IOWA DOT SPECIFICATIONS AND REQUIREMENTS. ALL LONGITUDINAL PAVEMENT JOINTS SHALL HAVE EITHER TYPE "BT", "KT", OR "L" JOINTS DEPENDING ON THE POURING SEQUENCE. ALL TRAVERSE JOINTS SHALL BE TYPE "C" WITH TYPE "DW" JOINTS USED BETWEEN POURS. MAXIMUM JOINT SPACING SHALL BE 12' ON ALL PAVEMENT AND SQUARE ON ALL SIDEWALKS WITH A MAXIMUM JOINT SPACING OF 10'. SEAL ALL PAVEMENT JOINTS. CONTRACTOR SHALL SUBMIT POURING SEQUENCE AND JOINTING PLANS FOR APPROVAL BY ENGINEER PRIOR TO BEGINNING PAVING OPERATIONS.
35. MATERIALS NOT SUITABLE FOR CONSTRUCTION, INCLUDING TRENCH BACKFILL AND SURFACE RESTORATION, AND EXCESS MATERIALS SHALL BE PROPERLY DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER.
36. ALL PEDESTRIAN SIDEWALK RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH SUDAS REQUIREMENTS AND SHALL MEET "AMERICANS WITH DISABILITIES ACT ACCESSIBILITIES GUIDELINES" (ADAAG) AND "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN PUBLIC RIGHT-OF-WAY" (PROWAG) GUIDELINES. ANY RAMP NOT IN COMPLIANCE WILL NOT BE ACCEPTED AND WILL REQUIRE RECONSTRUCTION.
37. CONTRACTOR TO COORDINATE CONSTRUCTION ACCESS, STAGING, AND PARKING AREAS WITH OWNER AND MINIMIZE IMPACTS TO OWNER'S OPERATIONS.
38. CONTRACTOR TO PROVIDE AND MAINTAIN PERIMETER SAFETY FENCING AROUND ALL AREAS WHEN UNDER CONSTRUCTION.
39. COORDINATE STAGING AND TRAFFIC CONTROL WITH WEST DES MOINES EMERGENCY SERVICES.
40. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC WORKS FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
41. ALL SIGNING, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREET SHOULD CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FEDERAL HIGHWAY ADMINISTRATION 2009 EDITION.
42. THE FOLLOWING INFORMATION HAS BEEN FORWARDED TO THE BUILDING ARCHITECT: "THE PROPOSED PROJECT EXCEEDS 3,000 SF AND WILL BE REQUIRED TO PROVIDE VESTIBULES FOR ENTRANCES AS REQUIRED BY THE STATE ADOPTED 2009 INTERNATIONAL ENERGY CONSERVATION CODE (SECTION 502.4.7)".
43. ALL ACCESSIBLE PARKING SPACES ARE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE CIRCULATION ROUTE TO THE MAIN ENTRANCE OF THE BUILDING.
44. THERE ARE AT LEAST TWO ACCESSIBLE MEANS OF EGRESS WITH A CONTINUOUS EXIT PATH AWAY FROM THE BUILDING FOR TENANTS THAT WILL REQUIRE TWO EXITS.
45. A REPORT CERTIFIED BY A THIRD-PARTY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE CITY, SHALL BE SUBMITTED TO DOCUMENT THE THICKNESS AND STRENGTH OF THE PAVEMENT, THE SUB-GRADE COMPACTION COMPLIANCE WITH THE METRO DESIGN STANDARDS FOR STREETS, AND THE STANDARDS LISTED IN THE WEST DES MOINES "OFF STREET PARKING ORDINANCE" FOR PRIVATE STREETS, PARKING LOTS, AND DRIVEWAYS.
46. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.
47. 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 WEST DES MOINES ENGINEERING SERVICES DEPARTMENT (222-3475) TO SCHEDULE INSPECTION.
48. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS.
49. PRIOR TO ANY GRADING OR SITE WORK TAKES PLACE, A COPY OF THE STORM WATER NPDES GENERAL PERMIT NO. 2, AUTHORIZED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES, SHALL BE SUBMITTED TO EITHER THE CHIEF BUILDING OFFICIAL (RVANGENDEREN@WDM-IA.COM) OR THE ASSIGNED PLANNING CASE ADVISOR (FACSIMILE TO 515-273-0602). IF AN AUTHORIZED NPDES PERMIT ALREADY PROVIDES COVERAGE FOR THIS DEVELOPMENT AREA, PRIOR TO ANY GRADING OR SITE WORK, A COPY OF THE APPLICABLE PERMIT AND A VICINITY MAP WHICH CONFIRMS THE COVERAGE INCLUDES THE PROPOSED PROJECT SHALL BE SUBMITTED TO EITHER THE CHIEF BUILDING INSPECTOR (RVANGENDEREN@WDM-IA.COM) OR THE ASSIGNED PLANNING CASE ADVISOR (FACSIMILE TO 515-273-0602).
50. THE PROJECT CIVIL ENGINEER OR DESIGN PROFESSIONAL SHALL PROVIDE AS-BUILT DOCUMENTATION THAT THE STORM WATER DRAINAGE SYSTEM HAS BEEN CONSTRUCTED AS DESIGNED. THE AS-BUILT SHALL BE FORWARDED TO THE CITY BEFORE ISSUANCE OF THE FINAL OCCUPANCY PERMIT, AND SHALL INCLUDE ELEVATIONS, DETENTION AND RETENTION POND CAPACITY, PIPING RESTRICTIONS, AND ANY PERTINENT ASPECTS OF THE STORM WATER SYSTEM.
51. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
52. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
53. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
54. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
55. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

## GRADING AND EROSION CONTROL NOTES

1. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
2. ALL EXCESS EXCAVATED SOIL AND GRANULAR MATERIAL SHALL BE PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
3. KEEP ADJACENT STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
4. DO NOT PLACE, SPREAD OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.
5. COMPACTED FILL SHALL BE LOW PLASTICITY (LL OF 45 OR LESS AND PI OF 23 OR LESS) COHESIVE AND COHESIONLESS SOILS, FREE OF RUBBLE AND ORGANICS.
6. PLACE SOIL FILL MATERIAL IN MAXIMUM 6" LOOSE LIFTS.
7. USE TYPE "A" COMPACTION ON SUBGRADE AND SUBBASE PER SUDAS SPECIFICATIONS.
8. SUBGRADE FOR BUILDING FOUNDATIONS, SLABS-ON-GRADE, PAVEMENTS AND OTHER CRITICAL BACKFILL AREAS SHALL BE SCARIFIED AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY FOR COHESIVE SOILS AND 98% FOR COHESIONLESS SOILS PER ASTM D698.
9. BACKFILL ADJACENT TO STRUCTURES NOT SUPPORTING OTHER STRUCTURES SHALL BE SCARIFIED AND RECOMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY FOR COHESIVE SOILS AND 93% FOR COHESIONLESS SOILS PER ASTM D698.
10. BACKFILL IN NON-CRITICAL AREAS SHALL BE SCARIFIED AND RECOMPACTED TO A MINIMUM OF 85% OF MAXIMUM DRY DENSITY FOR COHESIVE SOILS AND 89% FOR COHESIONLESS SOILS PER ASTM D698.
11. MAINTAIN OPTIMUM MOISTURE CONTENT OF FILL MATERIALS TO ATTAIN REQUIRED COMPACTION DENSITY. PLACE FILL MATERIAL WITHIN -1% TO +4% OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT.
12. PAVING SUBGRADE AND SUBBASE SHALL BE PROOF ROLLED, OBSERVED AND APPROVED BY OWNER PROVIDED AND OWNER PAID PROFESSIONAL. CONTRACTOR SHALL COORDINATE AND SCHEDULE REQUIRED PROOF ROLLING WITH OWNER'S REPRESENTATIVE.
13. PLACE ANY GRANULAR MATERIAL BENEATH PAVING COMPACTED ACCORDING TO SUDAS SPECIFICATIONS.
14. SCARIFY SUBGRADE TO MINIMUM DEPTH OF 4" WHERE TOPSOIL IS SCHEDULED OR WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
15. PAVEMENT SUBGRADE PREPARATION SHALL BE AT LEAST 1 FOOT DEEP AFTER FINE GRADING OR TRIMMING AND EXTEND 2 FEET BEYOND THE BACK OF CURB OR EDGE OF PAVING.
16. EXISTING TRENCH BACKFILL BELOW THE BUILDING ADDITION SHALL BE COMPLETELY OVER-EXCAVATED, MOISTURE CONDITIONED AND COMPACTED.
17. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
18. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
19. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
20. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
21. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
22. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SEEDED OR SODDED. THESE AREAS SHALL BE SEEDED OR SODDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
23. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
24. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
25. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, INLET PROTECTION, ETC.) TO PREVENT EROSION.
27. ALL STORM SEWER INTAKES THAT RECEIVE STORMWATER RUNOFF FROM DISTURBED AREAS SHALL BE PROVIDED WITH INLET PROTECTION. SEE DETAIL.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
29. OWNER SHALL ASSUME RESPONSIBILITY FOR ALL EROSION CONTROL UNTIL DELEGATED TO CONTRACTOR ONCE THE PROJECT CONSTRUCTION STARTS.
30. THE CONSTRUCTION SITE EXCEEDS AN ACRE OF DISTURBED GROUND. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND GENERAL PERMIT #2 WILL BE REQUIRED FOR CONSTRUCTION, AND PROVIDED BY THE ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROLS AS REQUIRED TO PREVENT THE RELEASE OF SEDIMENT INTO PUBLIC STORM SEWER, INCLUDING MEASURES BEYOND THOSE SHOWN IN THE CONSTRUCTION DOCUMENTS.

## UTILITY NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
2. ALL HDPE PIPE SHALL BE DUAL-WALLED UNLESS OTHERWISE SPECIFIED AS PERFORATED.
3. CONSTRUCTION NOT SPECIFICALLY DETAILED OR SPECIFIED WITHIN THE PLANS OR PROJECT SPECIFICATIONS SHALL CONFORM TO THE MOST RECENT EDITION OF THE DES MOINES METROPOLITAN STANDARDS WITH WEST DES MOINES ADDENDUM AND THE WEST DES MOINES CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
4. ALL CLEANOUTS AND WATER VALVES IN LAWN OR LANDSCAPE BEDS SHALL HAVE CONCRETE COLLARS.
5. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED TO FINAL FINISH GRADES.
6. ALL HDPE BENDS AND CONNECTIONS SHALL BE MANUFACTURED CONNECTIONS.
7. CONTRACTOR TO MODIFY EXISTING INVERTS TO ACCOMMODATE NEW PIPE CONNECTIONS.
8. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS, SPECIFICATIONS, PERMITS, AND FEES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED TO COMPLETE THE WORK IN THE CONSTRUCTION DOCUMENTS. ANY FEES OR COSTS ASSOCIATED WITH THOSE PERMITS SHALL BE PAID BY THE CONTRACTOR.
9. ALL EXISTING AND PROPOSED UTILITY CROSSINGS/CONFLICTS SHALL MEET OR EXCEED HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS OF THE IOWA DEPARTMENT OF PUBLIC HEALTH AND OTHER REGULATING AGENCIES.
10. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING. COORDINATE WITH THE OWNER REPRESENTATIVE.
11. WATER TO BE INSTALLED WITH A MINIMUM COVER OF 5.5 FEET DEEP OR LOWER TO ACCOMMODATE UTILITY CROSSINGS.
12. SANITARY PIPE LENGTHS SHOWN ARE CENTERLINE TO CENTERLINE OF STRUCTURES.
13. STORM PIPE LENGTHS SHOWN ARE INSIDE EDGE TO INSIDE EDGE OF STRUCTURES.
14. AS-BUILT DOCUMENTATION OF THE STORM WATER DETENTION SYSTEM AND AN EXECUTED STORM WATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT WILL BE REQUIRED AND FORWARDED TO THE CITY BEFORE ISSUANCE OF THE FINAL OCCUPANCY PERMIT AND SHALL INCLUDE ELEVATIONS, DETENTION BASIN CAPACITY, PIPING RESTRICTIONS, AND OTHER PERTINENT INFORMATION.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

## CONSTRUCTION STAGING NOTES

1. CONTRACTOR SHALL COORDINATE ALL STAGING AREAS WITH OWNER.
2. CONTRACTOR SHALL REPLACE ALL PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES AT THE END OF CONSTRUCTION. CONTRACTOR TO PROVIDE PHOTO DOCUMENTATION OF EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS NOT TO BE PAVED TO THEIR ORIGINAL CONDITION AT THE END OF CONSTRUCTION. ALL DISTURBED AREAS SHALL BE SCARIFIED, TILLED AND SEEDED. CONTRACTOR TO PROVIDE PHOTO DOCUMENTATION PRIOR TO BEGINNING WORK.
4. CONTRACTOR SHALL PROVIDE BARRICADES, FENCING OR OTHER DEVICES TO KEEP UNAUTHORIZED PERSONNEL AND STUDENTS OUT OF PROJECT SITE.
5. THE CONTRACTOR SHALL IDENTIFY AND COORDINATE ANY PHASING CONCERNS WITH THE OWNER AND THE ENGINEER PRIOR TO BEGINNING THE APPLICABLE PHASE OF CONSTRUCTION.

## Legend

| EXISTING | DESCRIPTION | PROPOSED |
|---|---|---|
| CP | CONTROL POINT/BENCHMARK | |
| | HANDICAPPED PARKING | |
| | SHRUB | |
| | DECIDUOUS TREE | |
| | CONIFEROUS TREE | |
| | EXISTING TREE LINE | |
| | TREE REMOVAL | |
| | PAVEMENT MARKING | |
| | LIGHT POST | |
| | UTILITY POLE | |
| | SINGLE POLE SIGN | |
| | BOLLARD | |
| | FLAGPOLE | |
| | FIRE HYDRANT | |
| | UTILITY END CAP | |
| | VALVE | |
| | CLEANOUT | |
| | CURB INTAKE | |
| | STORM INTAKE | |
| | FLARED END SECTION | |
| | MANHOLE | |
| | DRAINAGE MANHOLE | |
| | SANITARY MANHOLE | |
| | TRANSFORMER | |
| | VAULT BOX | |
| | CURB AND GUTTER (PCC) | |
| 910 | MAJOR CONTOUR | 910 |
| 909 | MINOR CONTOUR | 909 |
| | GAS MAIN | |
| | SANITARY SEWER | |
| | STORM SEWER | |
| | SUBDRAIN | |
| | FIBER OPTIC | FO |
| W | WATER MAIN | W |
| | UTILITY DEMO | |
| | SILT FENCE OR FILTER SOCK | |
| | CONSTRUCTION LIMITS | |
| | BUILDING | |
| | PCC PAVING | |
| | SIDEWALK PAVING | |
| | PCC PAVING DEMO | |
| | SIDEWALK PAVING DEMO | |

THE MOST RECENT EDITION OF THE IOWA STATEWIDE URBAN DESIGN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.


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Iowa | Illinois | Indiana


VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

DRAWN: KAL
APPROVED: KAL
ISSUED FOR: BID DOCUMENTS
DATE: 2021-11-01
PROJECT NO: 4202089
FIELD BOOK: --
CLIENT NO: --

CONSTRUCTION NOTES

C001

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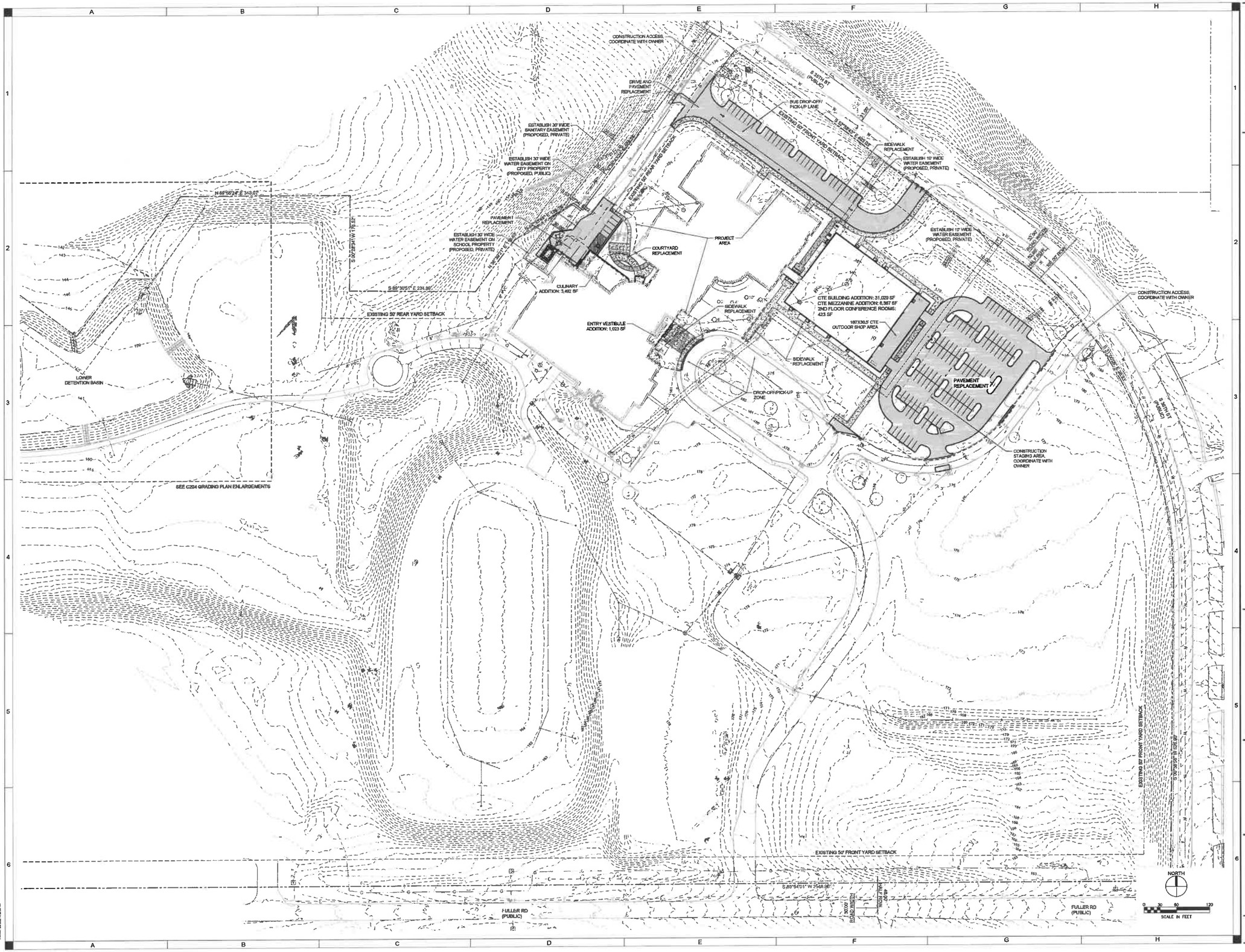
# VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

DRAWN: EDR
APPROVED: KAL
ISSUED FOR: BID DOCUMENTS
DATE: 2025-11-01
PROJECT NO: 420999
FIELD BOOK: --
CLIENT NO: --

## DEMOLITION PLAN

CD01

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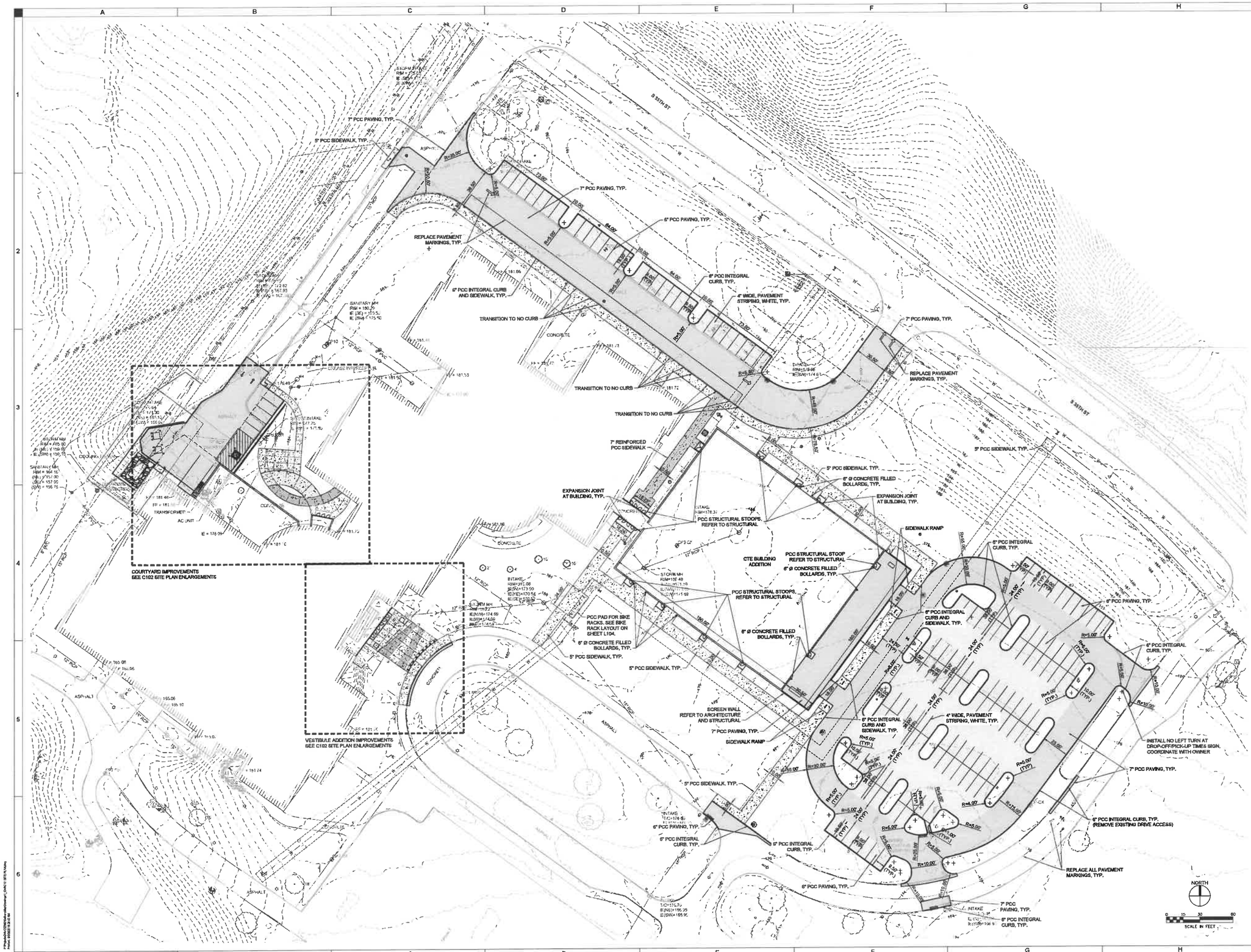
# VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

## OVERALL SITE PLAN

DRAWN: EDR
APPROVED: KAL
ISSUED FOR: BID DOCUMENTS
DATE: 2021-11-01
PROJECT NO: 420566
FIELD BOOK: --
CLIENT NO: --

C100

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# VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

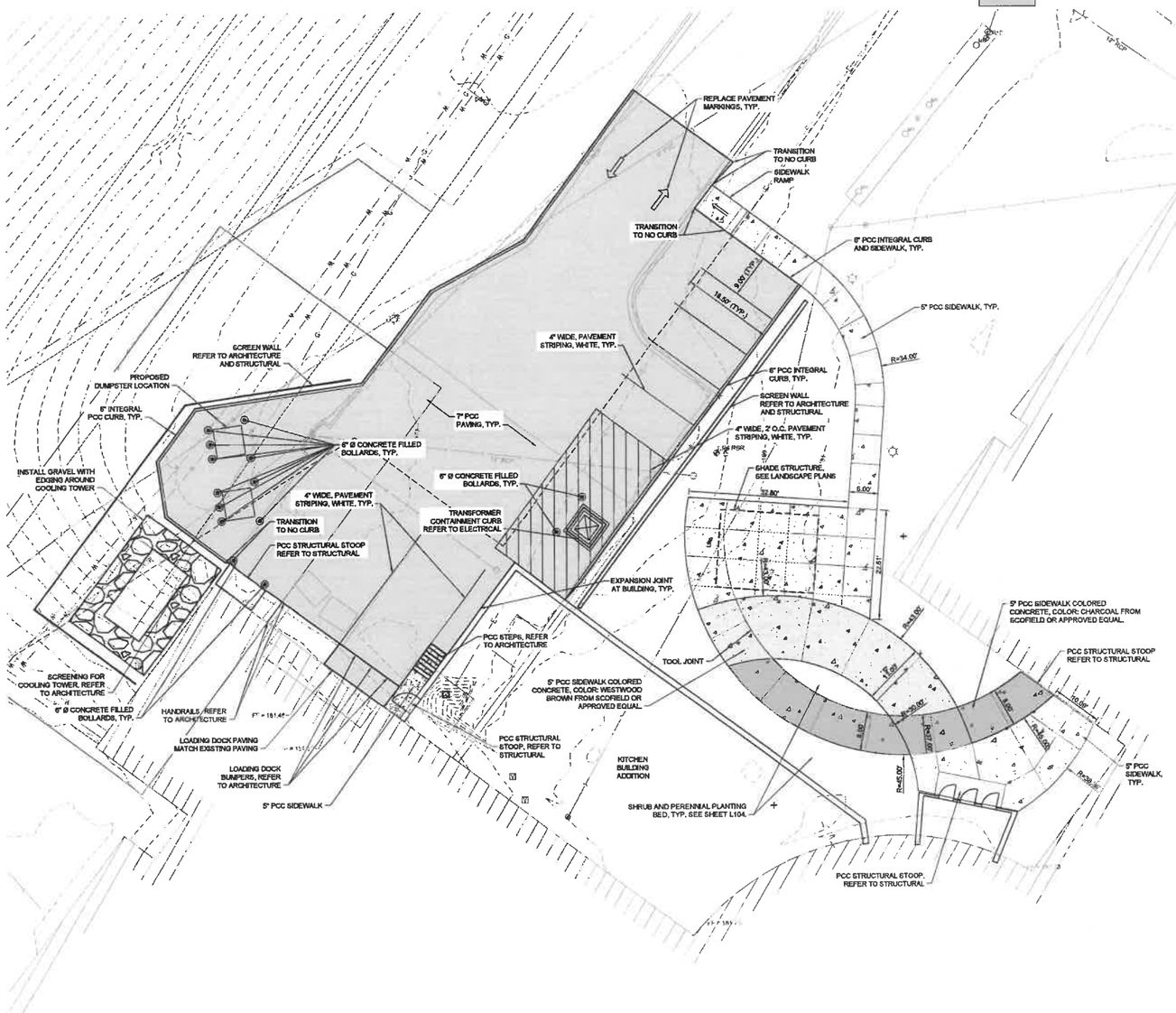
DRAWN: EDR
APPROVED: KAL
ISSUED FOR: BID DOCUMENTS
DATE: 2024-11-01
PROJECT NO: 420990
FIELD BOOK: --
CLIENT NO: --

## SITE PLAN

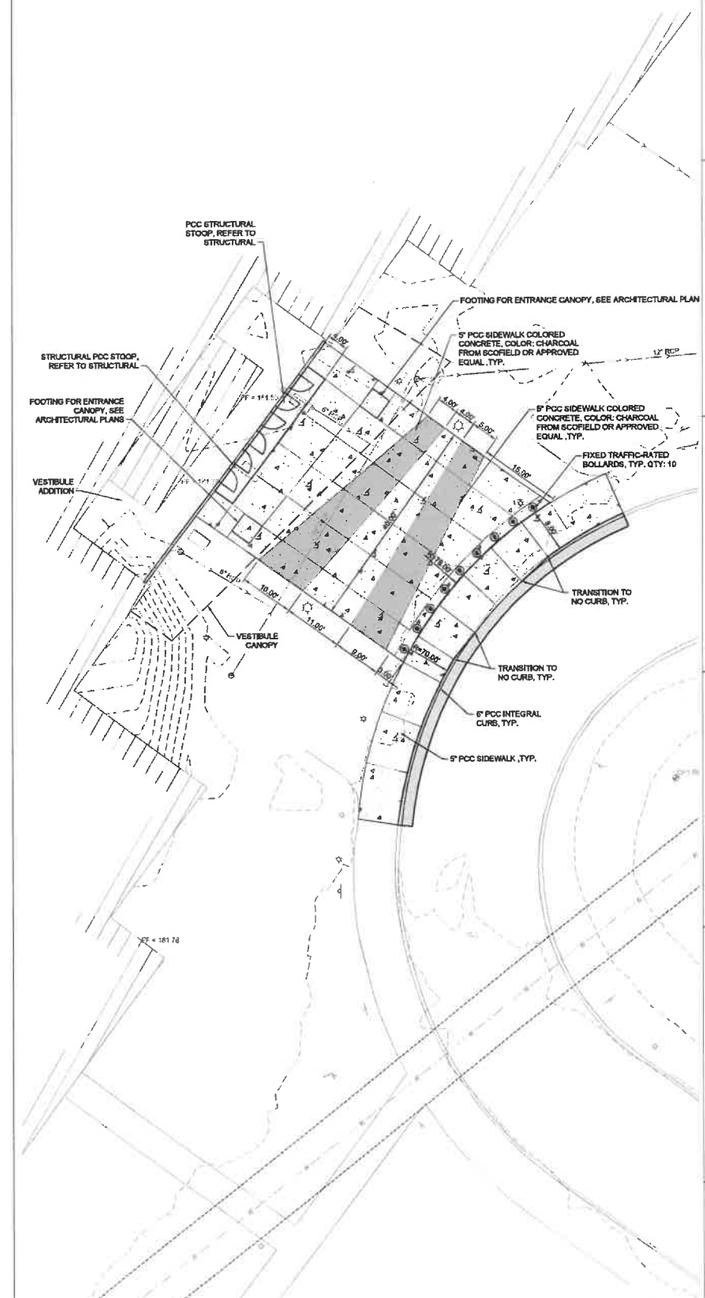
C101

## LEGEND:

- PCC SIDEWALK COLORED CONCRETE, COLOR: WESTWOOD BROWN FROM SCOFIELD OR APPROVED EQUAL
- PCC SIDEWALK COLORED CONCRETE, COLOR: CHARCOAL FROM SCOFIELD OR APPROVED EQUAL
- PCC SIDEWALK
- 7" PCC PAVING
- 6" PCC PAVING




A3 SITE PLAN ENLARGEMENT - COURTYARD
SCALE: 1" = 10'-0"




E3 SITE PLAN ENLARGEMENT - MAIN ENTRANCE
SCALE: 1" = 10'-0"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# VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

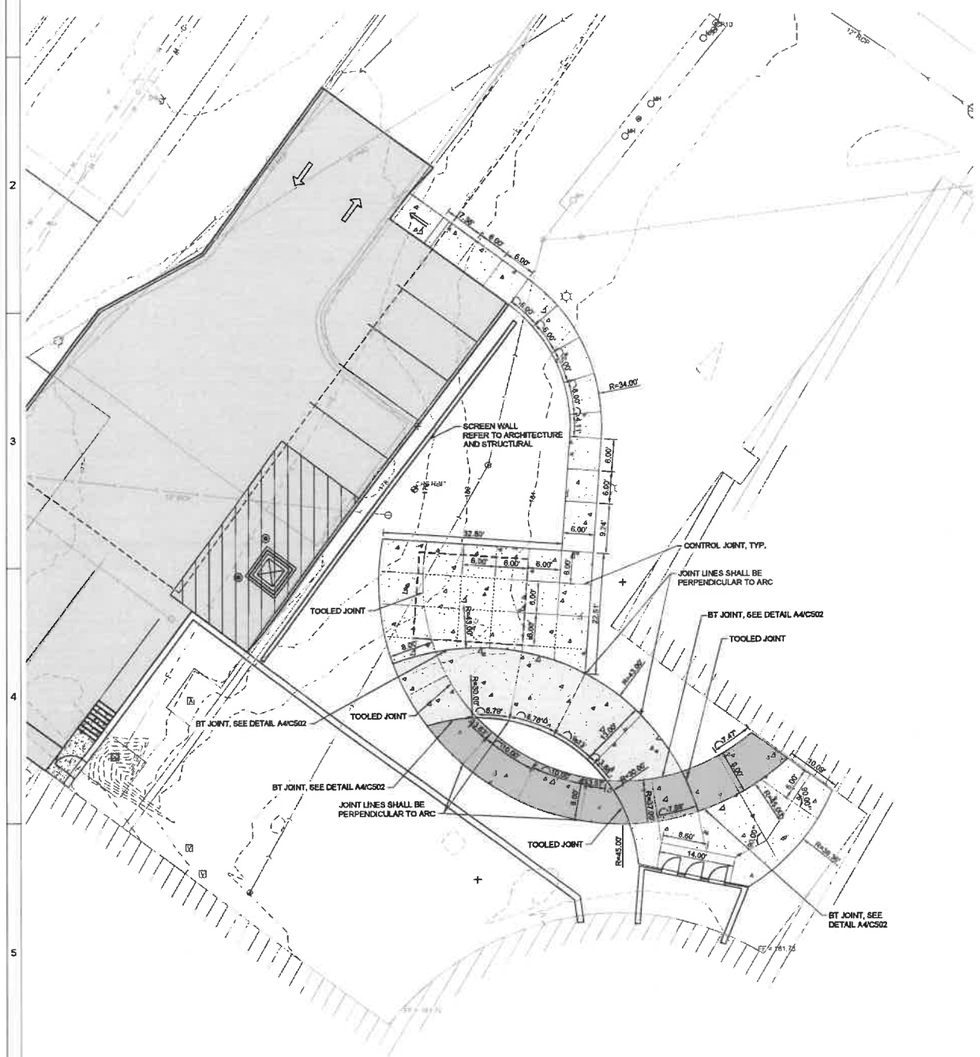
DRAWN: EDR
APPROVED: KAL
ISSUED FOR: BID DOCUMENTS
DATE: 2025-1-31
PROJECT NO: A250086
FIELD BOOK: --
CLIENT NO: --

SITE PLAN ENLARGEMENTS

C102

## LEGEND:

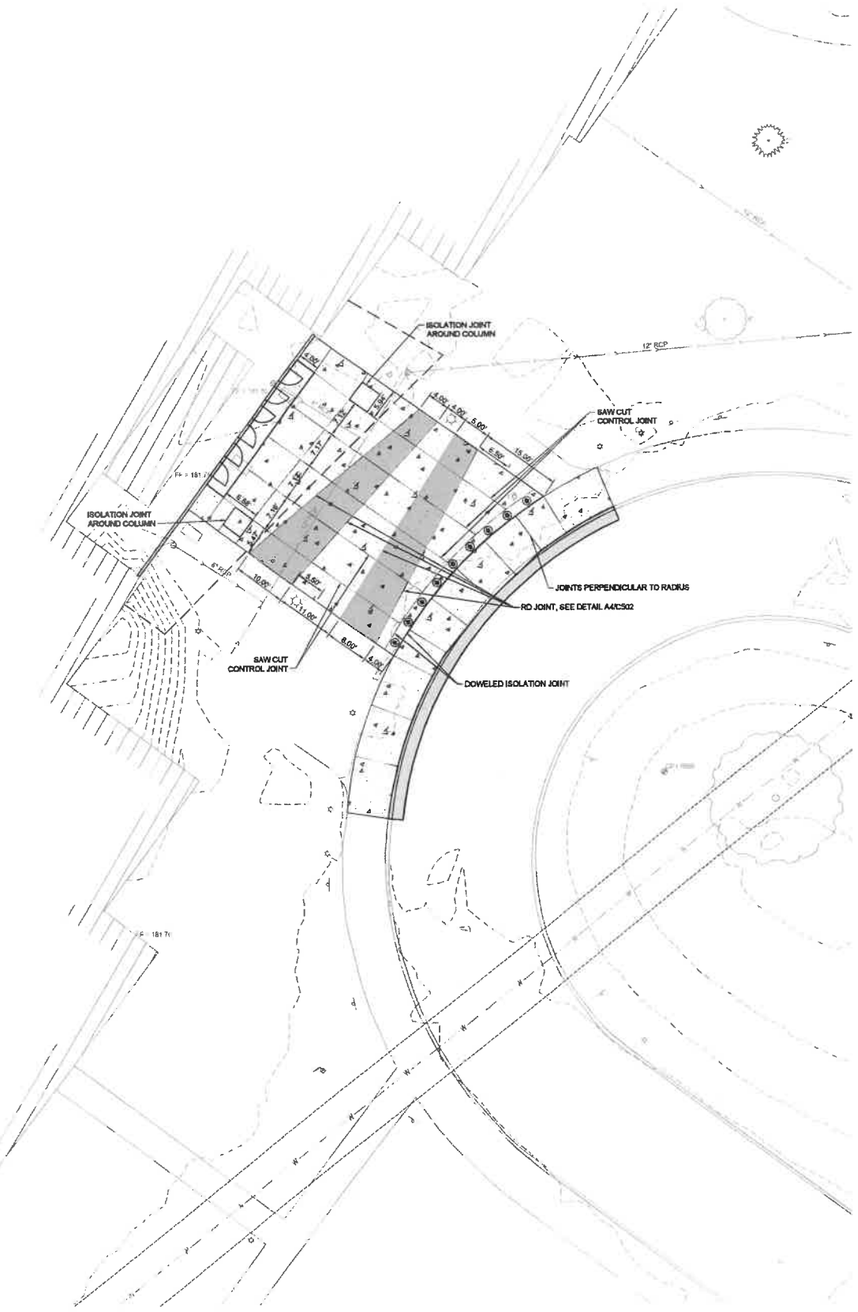
- PCC SIDEWALK COLORED CONCRETE, COLOR: WESTWOOD BROWN FROM SCOFIELD OR APPROVED EQUAL
- PCC SIDEWALK COLORED CONCRETE, COLOR: CHARCOAL FROM SCOFIELD OR APPROVED EQUAL
- PCC SIDEWALK




A3 JOINTING PLAN - COURTYARD
SCALE: 1" = 10'-0"

NORTH

0 5 10 20
SCALE IN FEET




E3 JOINTING PLAN - MAIN ENTRANCE
SCALE: 1" = 10'-0"

NORTH

0 5 10 20
SCALE IN FEET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# VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

DRAWN: EDR
APPROVED: KAL
ISSUED FOR: BID DOCUMENTS
DATE: 2024-11-01
PROJECT NO: 4220960
FIELD BOOK: --
CLIENT NO: --

JOINTING PLAN

C103

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# VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

DRAWN: EDR
APPROVED: KAL
ISSUED FOR: BID DOCUMENTS
DATE: 2026-1-01
PROJECT NO: A200206
FIELD BOOK: --
CLIENT NO: --

## EROSION CONTROL SITE PLAN

C200

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# VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

DRAWN: BAL
APPROVED: BAL
ISSUED FOR: BID DOCUMENTS
DATE: 2021-11-01
PROJECT NO: 020899
FIELD BOOK: --
CLIENT NO: --

## GRADING PLAN

C201

A3 GRADING PLAN ENLARGEMENT - COURTYARD
SCALE: 1" = 10'-0"

NORTH
0 5 10 20
SCALE IN FEET




E3 GRADING PLAN ENLARGEMENT - MAIN ENTRANCE
SCALE: 1" = 10'-0"

NORTH
0 5 10 20
SCALE IN FEET

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ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 1001 | West Des Moines, Iowa 50266
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Iowa | Illinois | Indiana

VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 50TH ST, WEST DES MOINES, IA 50265

DRAWN: ESR
APPROVED: KAL
ISSUED FOR: BID DOCUMENTS
DATE: 2021-11-01
PROJECT NO: 420880
FIELD BOOK: --
CLIENT NO: --

GRADING PLAN ENLARGEMENTS

C202

EXISTING TRENCH BACKFILL BELOW THE BUILDING ADDITION SHALL BE COMPLETELY OVER-EXCAVATED, MOISTURE CONDITIONED AND COMPACTED

OVEREXCAVATE 2' UNDER FLOOR SLAB REFER TO STRUCTURAL

LOW POINT/ SWALE

CTE BUILDING ADDITION FFE = 181.60

GRADING LIMITS, TYP.

GRADE BREAK/ HIGH POINT

MATCH EXISTING GRADES

FIRE HYDRANT

NORTH

SCALE IN FEET

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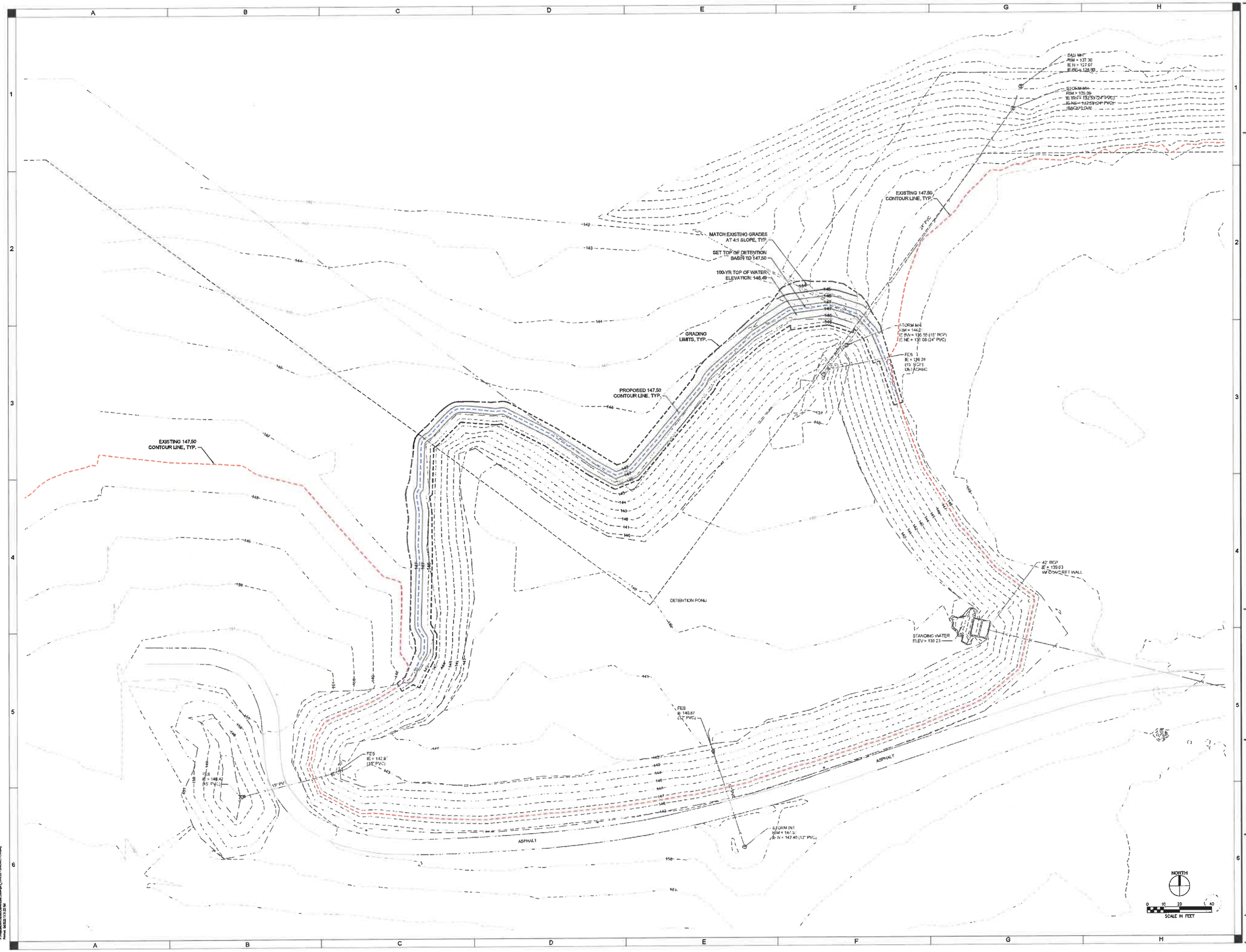
VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 50TH ST, WEST DES MOINES, IA 50265

DRAWN: KAL
APPROVED: KAL
ISSUED FOR: BID DOCUMENTS
DATE: 2025-11-01
PROJECT NO: 422599
FIELD BOOK: --
CLIENT NO: --

GRADING PLAN ENLARGEMENTS

C203

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# VALLEY SOUTHWOODS CTE ADDITION

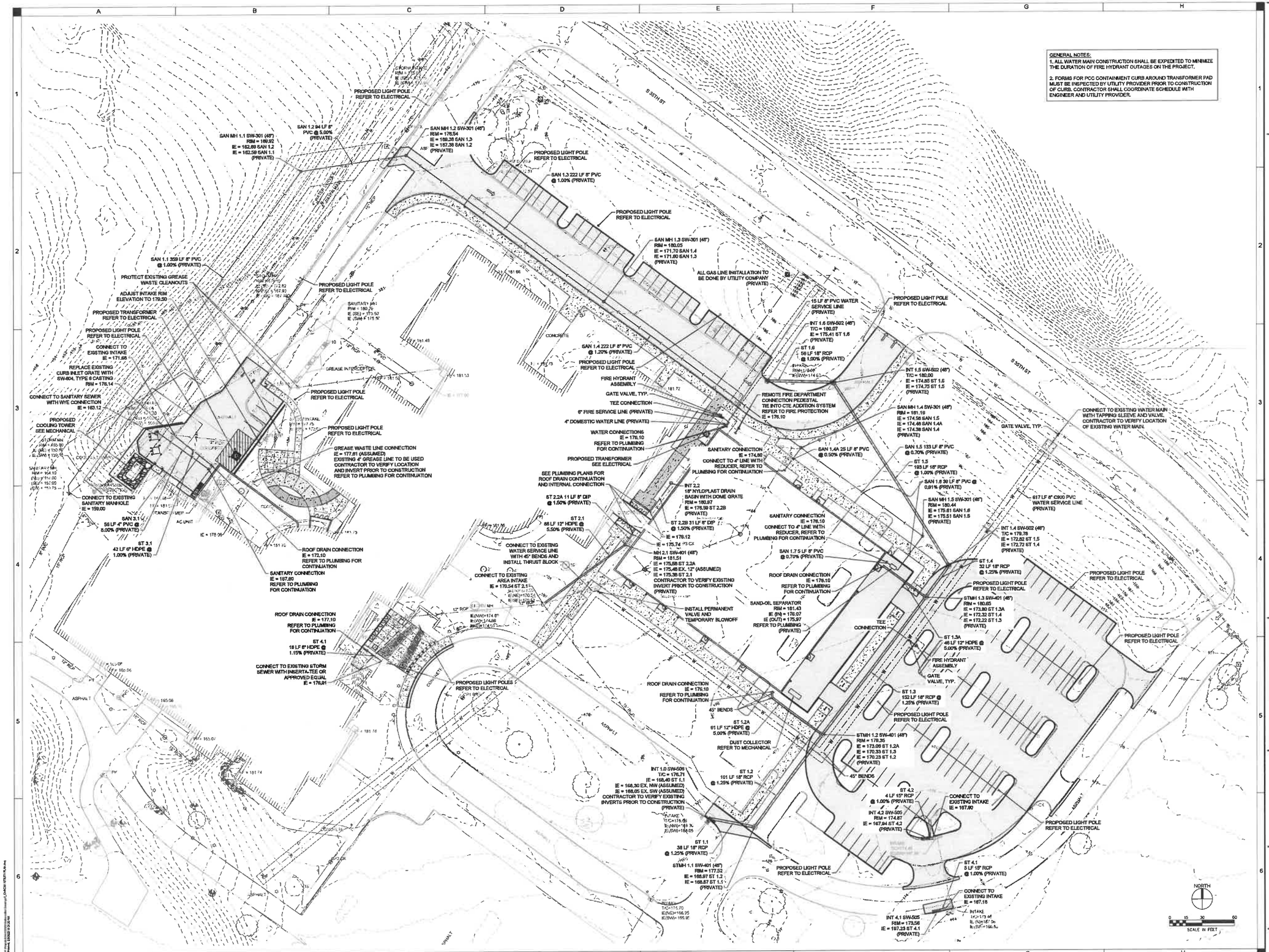
WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

DRAWN: KAL
APPROVED: KAL
ISSUED FOR: BID DOCUMENTS
DATE: 2021-11-01
PROJECT NO: 420990
FIELD BOOK: —
CLIENT NO: —

## GRADING PLAN ENLARGEMENTS

C204

GENERAL NOTES:
1. ALL WATER MAIN CONSTRUCTION SHALL BE EXPEDITED TO MINIMIZE THE DURATION OF FIRE HYDRANT OUTAGES ON THE PROJECT.
2. FORMS FOR PCC CONTAINMENT CURB AROUND TRANSFORMER PAD MUST BE INSPECTED BY UTILITY PROVIDER PRIOR TO CONSTRUCTION OF CURB. CONTRACTOR SHALL COORDINATE SCHEDULE WITH ENGINEER AND UTILITY PROVIDER.

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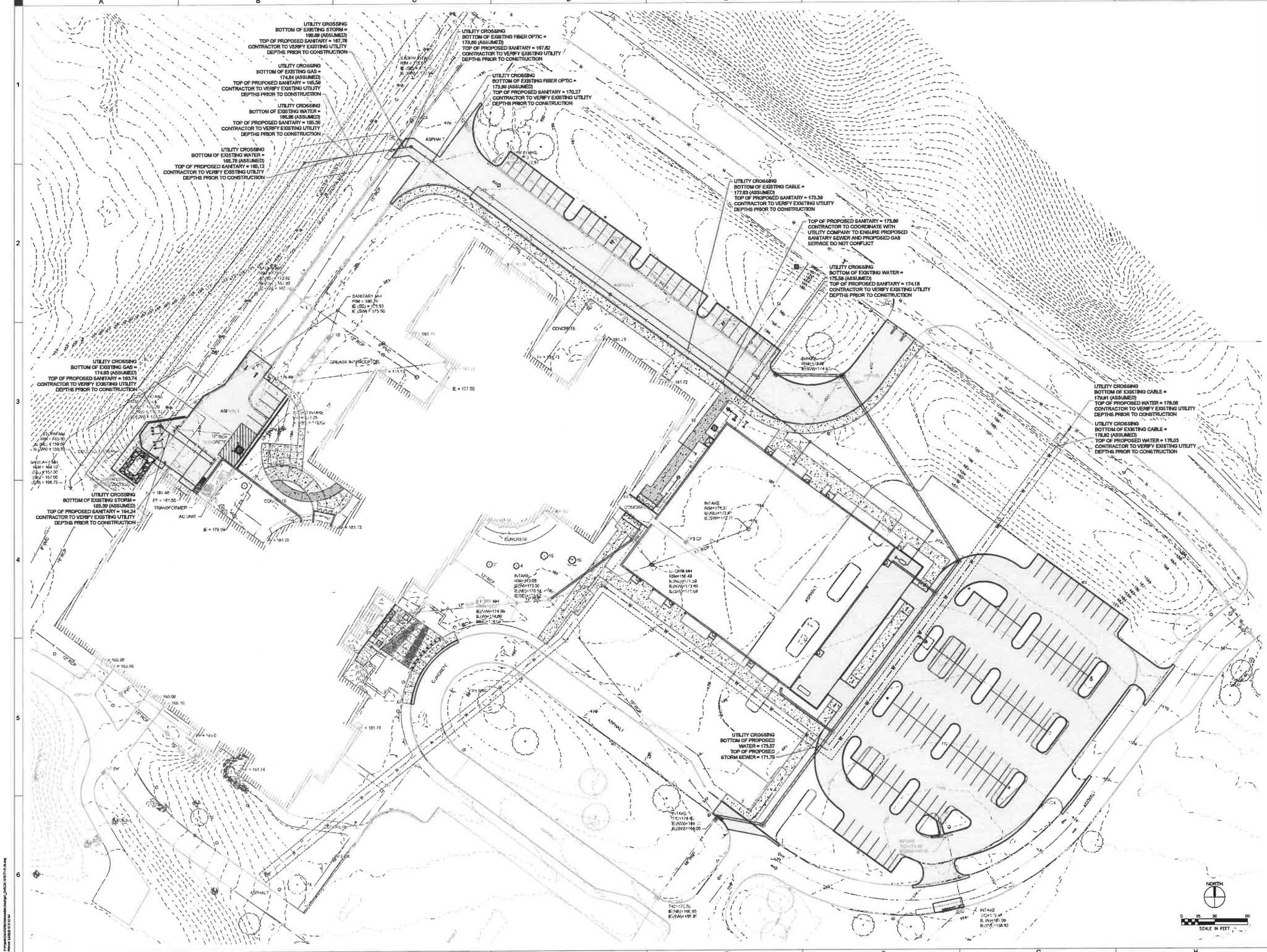
# VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

DRAWN: KAL
APPROVED: KAL
ISSUED FOR: BID DOCUMENTS
DATE: 2021-11-01
PROJECT NO: 420868
FIELD BOOK: --
CLIENT NO: --

## UTILITY PLAN

C301

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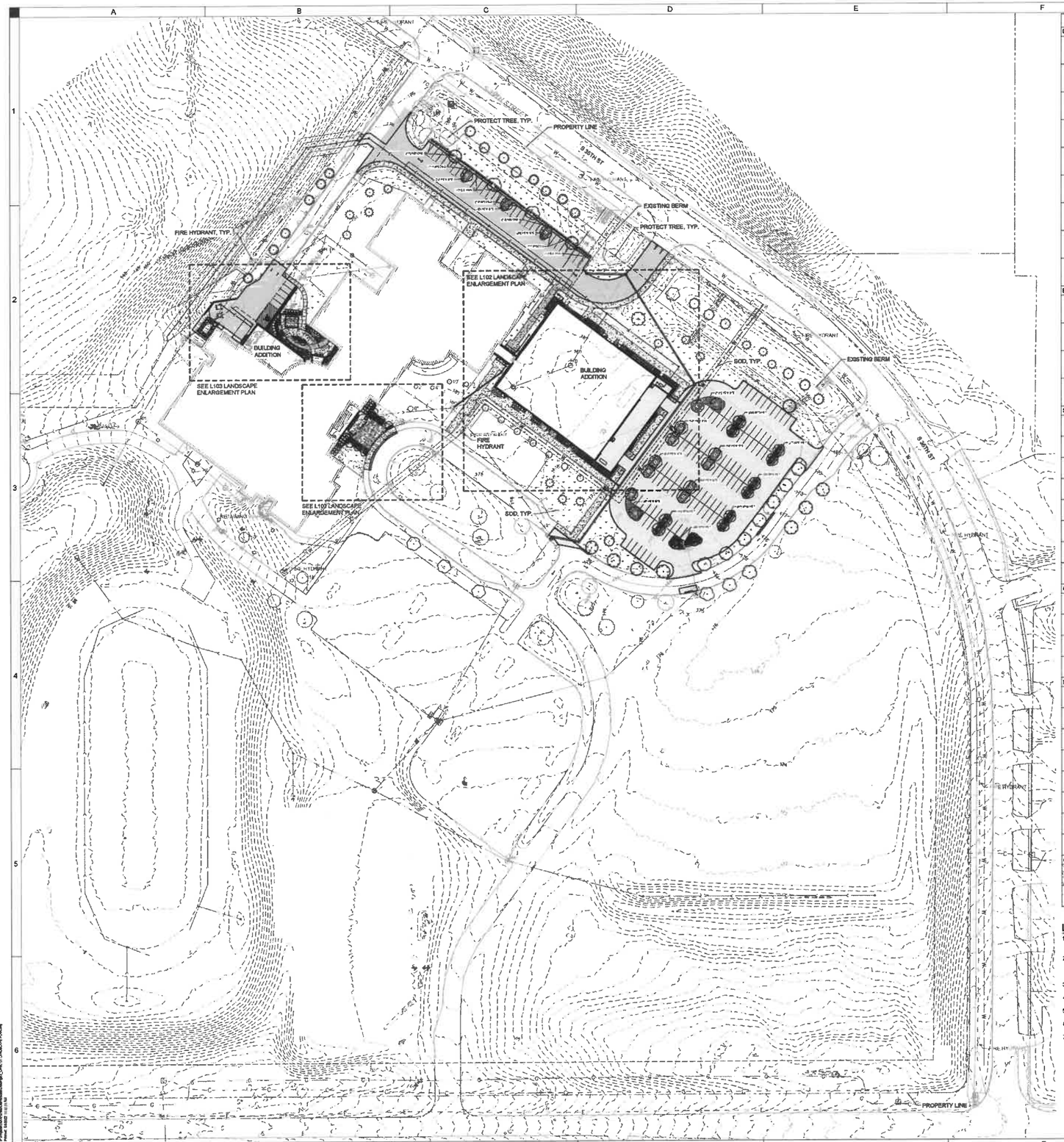
# VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

DRAWN: KAL
APPROVED: KAL
ISSUED FOR: BID DOCUMENTS
DATE: 2021-11-01
PROJECT NO: 420380
FIELD BOOK: --
CLIENT NO: --

## UTILITY CROSSING PLAN

C302




## PLANT SCHEDULE SITE

| DECIDUOUS TREES | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|
| | 4 | Acer platanoides 'Royal Red' | Royal Red Norway Maple | B & B | 2"Cal |
| | 9 | Betula platyphylla 'Fargo' TM | Dakota Pinnacle Asian White Birch | B & B | 1.5"Cal |
| | 9 | Ginkgo biloba 'Princeton Sentry' | 'Princeton Sentry' Maidenhair Tree | B & B | 2"Cal |
| | 11 | Gleditsia triacanthos 'Skyline' | Skyline Honey Locust | B & B | 2"Cal |
| | 5 | Gymnocladus dioica 'Espresso' | Kentucky Coffeetree | B & B | 2"Cal |
| | 15 | Liquidambar styraciflua 'Happdaze' | Happidaze Sweet Gum | B & B | 2"Cal |
| | 6 | Quercus bicolor | Swamp White Oak | B & B | 2"Cal |
| | 4 | Quercus rubra | Red Oak | B & B | 2"Cal |
| | 6 | Syringa reticulata 'Ivory Silk' Single Stem | Ivory Silk Japanese Tree Lilac Sngl Stem | B & B | 1.5"Cal |
| **EVERGREEN TREES** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **ROOT** | **SIZE** |
| | 14 | Abies concolor | White Fir | B & B | 6' HT. |
| | 11 | Picea abies | Norway Spruce | B & B | 6' HT. |
| | 10 | Picea glauca 'Densata' | Black Hills Spruce | B & B | 6' HT. |
| | 8 | Thuja occidentalis 'Emerald Green' | Emerald Green Arborvitae | B & B | 6' HT. |
| **SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **ROOT** | **SIZE** |
| | 53 | Ilex verticillata 'NCIV3' TM | Little Goblin Guy Winterberry Holly | 3 GAL | 2' Tall |
| | 86 | Ribes alpinum 'Green Mound' | Green Mound Alpine Currant | 3 GAL | 2' Tall |
| | 36 | Spiraea betulifolia 'Tor Gold' TM | Glow Girl Birchleaf Spirea | 3 GAL | 2' Tall |
| | 64 | Spiraea x 'Tracy' TM | Double Play Big Bang Spiraea | 3 GAL | 2' Tall |
| | 19 | Syringa pubescens patula 'Miss Kim' | Miss Kim Korean Lilac | 3 GAL | 2' Tall |
| | 26 | Taxus cuspidata 'Nana Aurescens' | Dwarf Golden Japanese Yew | 3 GAL | 2' Tall |
| | 4 | Taxus x media 'Hicksii' | Hicks Japanese Yew | 5 gal | |
| | 10 | Weigela florida 'Bokrasphvl' TM | Spilled Wine Weigela | 3 GAL | 2' Tall |
| **ORNAMENTAL GRASS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **ROOT** | **SIZE** |
| | 245 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1 gal | |
| | 17 | Panicum virgatum 'Northwind' | Northwind Switch Grass | 1 gal | |
| | 10 | Panicum virgatum 'Shenandoah' | Shenandoah Switch Grass | 1 gal | |
| | 309 | Sporobolus heterolepis | Prairie Dropseed | 1 gal | |
| **PERENNIALS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **ROOT** | **SIZE** |
| | 41 | Carex rosea | Golden Star Sedge | 1 gal | |
| | 76 | Hemerocallis 'Primal Scream' | Rainbow Rhythm 'Primal Scream' Daylily | 1 gal | |
| | 719 | Hemerocallis x 'Stella de Oro' | Stella de Oro Daylily | 1 gal | |
| | 17 | Hosta x 'Fire and Ice' | Fire and Ice Hosta | 1 gal | |
| | 10 | Hosta x 'Liberty' | Liberty Hosta | 1 gal | |
| | 17 | Iris sibirica 'Over In Gloryland' | Over in Gloryland Siberian Iris | Bulb | |
| | 25 | Liriope muscari 'Big Blue' | Big Blue Lilyturf | 1 gal | |
| | 57 | Salvia x 'Carradonna' | Sage | 1 gal | |
| **GROUND COVERS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| | 30 | Carex blende | Woodland Sedge | 6" pot | |
| | 77,255 sf | Sod Grass | Sod | SF | |

## LANDSCAPE NOTES:

1. ALL TREES SHALL BE PER THE RECOMMENDATIONS AND REQUIREMENTS OF THE CURRENT ANSI 'AMERICAN STANDARDS FOR NURSERY STOCK'.
2. PROTECT ALL EXISTING AND NEW STRUCTURES AND UTILITY SERVICES DURING INSTALLATION OF ALL PLANT MATERIAL. NOTIFY ENGINEER IMMEDIATELY UPON CONFLICT OF PLANTS, STRUCTURES, AND UTILITIES.
3. ALL PLANTING BEDS SHALL RECEIVE 3" DOUBLE SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE NOTED.
4. REPAIR ALL AREAS OF DISTURBANCE WITH SOD UNLESS NOTED OTHERWISE.
5. PLANTING BEDS SHALL BE TILLED TO A DEPTH OF 12" TO DECOMPACT SOILS.
6. ALL AREAS TO BE SEEDED SHALL RECEIVE TURF SEED WITH HYDROMULCH.
7. TREES MUST BE PLANTED 6' OFF VEHICULAR ROADS PER WEST DES MOINES CODE.

## LANDSCAPE SUMMARY:

EXISTING TREES TO BE REMOVED: 21 TREES (10 DECIDUOUS, 11 EVERGREEN)

REQUIRED OPEN SPACE OF ENTIRE SITE: 468,840 SF (25 %)
PROVIDED OPEN SPACE OF ENTIRE SITE: 1,375,960 SF (73 %)

R-1 OPEN SPACE LANDSCAPE REQUIREMENTS:
PROVIDE 2 TREES AND 3 SHRUB PER 3,000 SF OF REQUIRED OPEN SPACE.

PROJECT AREA = 565,482 SF
REQUIRED OPEN SPACE = 141,371 SF (25%)
PLANTS REQUIRED = 141,371 SF/3000 SF = 48 PLANT UNITS
REQUIRED: 96 TREES
144 SHRUBS

EXISTING TO REMAIN: 25 TREES (21 DECIDUOUS, 4 CONIFEROUS)
18 SHRUBS
PROVIDED: 112 TREES (69 DECIDUOUS, 43 CONIFEROUS)
333 SHRUBS
TOTAL: 137 TREES (60 DECIDUOUS, 47 CONIFEROUS)
CONIFEROUS = 35% OF PROJECT AREA TREES
349 SHRUBS

OPEN SPACE TREE TOTAL: 83 TREES (40 DECIDUOUS, 43 CONIFEROUS)
CONIFEROUS = 52% OF OPEN SPACE TREES

NORTH

0 30 60 120
SCALE IN FEET

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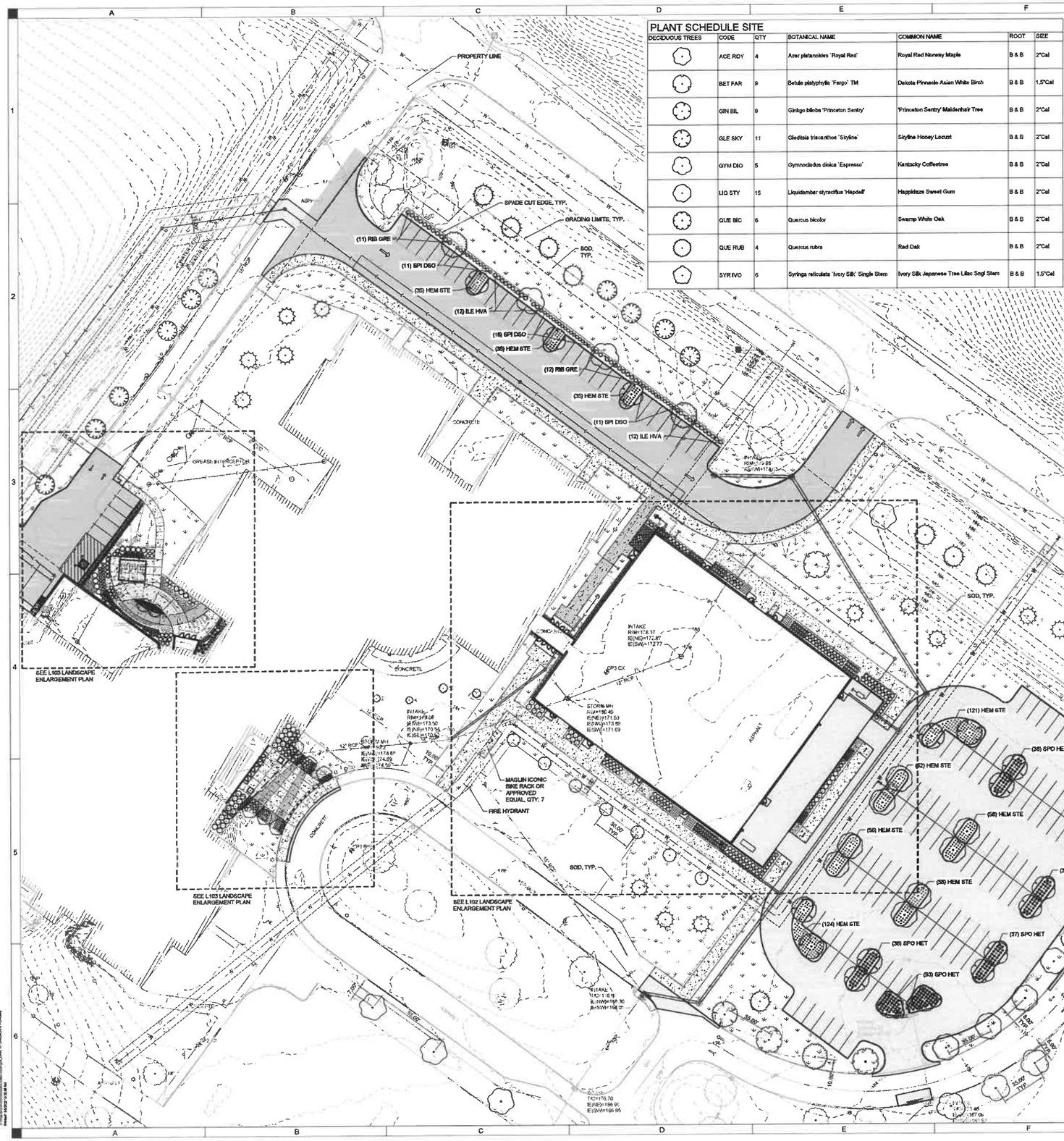
VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 56TH ST, WEST DES MOINES, IA 50266

DRAWN: EDR
APPROVED: HGR
ISSUED FOR: BID DOCUMENTS
DATE: 2024-11-21
PROJECT NO: 420369
FIELD BOOK: --
CLIENT NO: --

OVERALL LANDSCAPE PLAN

L100




## PLANT SCHEDULE SITE

| DECIDUOUS TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|---|
| | ACE ROY | 4 | Acer platanoides 'Royal Red' | Royal Red Norway Maple | B & B | 2"Cal |
| | BET FAR | 9 | Betula platyphylla 'Fargo' TM | Dakota Pinnacle Asian White Birch | B & B | 1.5"Cal |
| | GIN BIL | 9 | Ginkgo biloba 'Princeton Sentry' | 'Princeton Sentry' Maidenhair Tree | B & B | 2"Cal |
| | GLE SKY | 11 | Gleditsia triacanthos 'Skyline' | Skyline Honey Locust | B & B | 2"Cal |
| | GYM DIO | 5 | Gymnocladus dioica 'Espresso' | Kentucky Coffeetree | B & B | 2"Cal |
| | LIQ STY | 15 | Liquidambar styraciflua 'Happdale' | Happidaze Sweet Gum | B & B | 2"Cal |
| | QUE BIC | 6 | Quercus bicolor | Swamp White Oak | B & B | 2"Cal |
| | QUE RUB | 4 | Quercus rubra | Red Oak | B & B | 2"Cal |
| | SYR IVO | 6 | Syringa reticulata 'Ivory Silk' Single Stem | Ivory Silk Japanese Tree Lilac Sngl Stem | B & B | 1.5"Cal |

| EVERGREEN TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|---|
| | ABI CON | 14 | Abies concolor | White Fir | B & B | 6' HT. |
| | PIC ABI | 11 | Picea abies | Norway Spruce | B & B | 6' HT. |
| | PIC GLA | 10 | Picea glauca 'Densata' | Black Hills Spruce | B & B | 6' HT. |
| | THU E11 | 8 | Thuja occidentalis 'Emerald Green' | Emerald Green Arborvitae | B & B | 6' HT. |
| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
| | ILE HVA | 88 | Ilex verticillata 'NCIV3' TM | Little Goblin Guy Winterberry Holly | 3 GAL | 2' Tall |
| | RIB GRE | 86 | Ribes alpinum 'Green Mound' | Green Mound Alpine Currant | 3 GAL | 2' Tall |
| | SPI TOS | 36 | Spiraea betulifolia 'Tor Gold' TM | Glow Girl Birchleaf Spirea | 3 GAL | 2' Tall |
| | SPI DSO | 64 | Spiraea x 'Tracy' TM | Double Play Big Bang Spirea | 3 GAL | 2' Tall |
| | SYR KIM | 19 | Syringa pubescens patula 'Miss Kim' | Miss Kim Korean Lilac | 3 GAL | 2' Tall |
| | TAX NAG | 26 | Taxus cuspidata 'Nana Aurescens' | Dwarf Golden Japanese Yew | 3 GAL | 2' Tall |
| | TAX HIC | 4 | Taxus x media 'Hicksii' | Hicks Japanese Yew | 5 gal | |
| | WEI SPB | 10 | Weigela florida 'Bokraspiwi' TM | Spilled Wine Weigela | 3 GAL | 2' Tall |
| ORNAMENTAL GRASS | CODE | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
| | CAL KAR | 245 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1 gal | |
| | PAN NOR | 17 | Panicum virgatum 'Northwind' | Northwind Switch Grass | 1 gal | |
| | PAN SHD | 10 | Panicum virgatum 'Shenandoah' | Shenandoah Switch Grass | 1 gal | |
| | SPO HET | 309 | Sporobolus heterolepis | Prairie Dropseed | 1 gal | |
| PERENNIALS | CODE | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
| | CAR ROS | 41 | Carex rosea | Golden Star Sedge | 1 gal | |
| | HEM PRI | 78 | Hemerocallis 'Primal Scream' | Rainbow Rhythm 'Primal Scream' Daylily | 1 gal | |
| | HEM STE | 719 | Hemerocallis x 'Stella de Oro' | Stella de Oro Daylily | 1 gal | |
| | HOS FIC | 17 | Hosta x 'Fire and Ice' | Fire and Ice Hosta | 1 gal | |
| | HOS LIB | 10 | Hosta x 'Liberty' | Liberty Hosta | 1 gal | |
| | IRI SIB | 17 | Iris sibirica 'Over in Gloryland' | Over in Gloryland Siberian Iris | Bulb | |
| | LIR MUS | 25 | Liriope muscari 'Big Blue' | Big Blue Lilyturf | 1 gal | |
| | SAL CAS | 57 | Salvia x 'Carradonna' | Sage | 1 gal | |
| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | |
| | CAR BLA | 30 | Carex blanda | Woodland Sedge | 6" pot | |
| | SOD S10 | 77,255 sf | Sod Grass | Sod | SF | |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VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

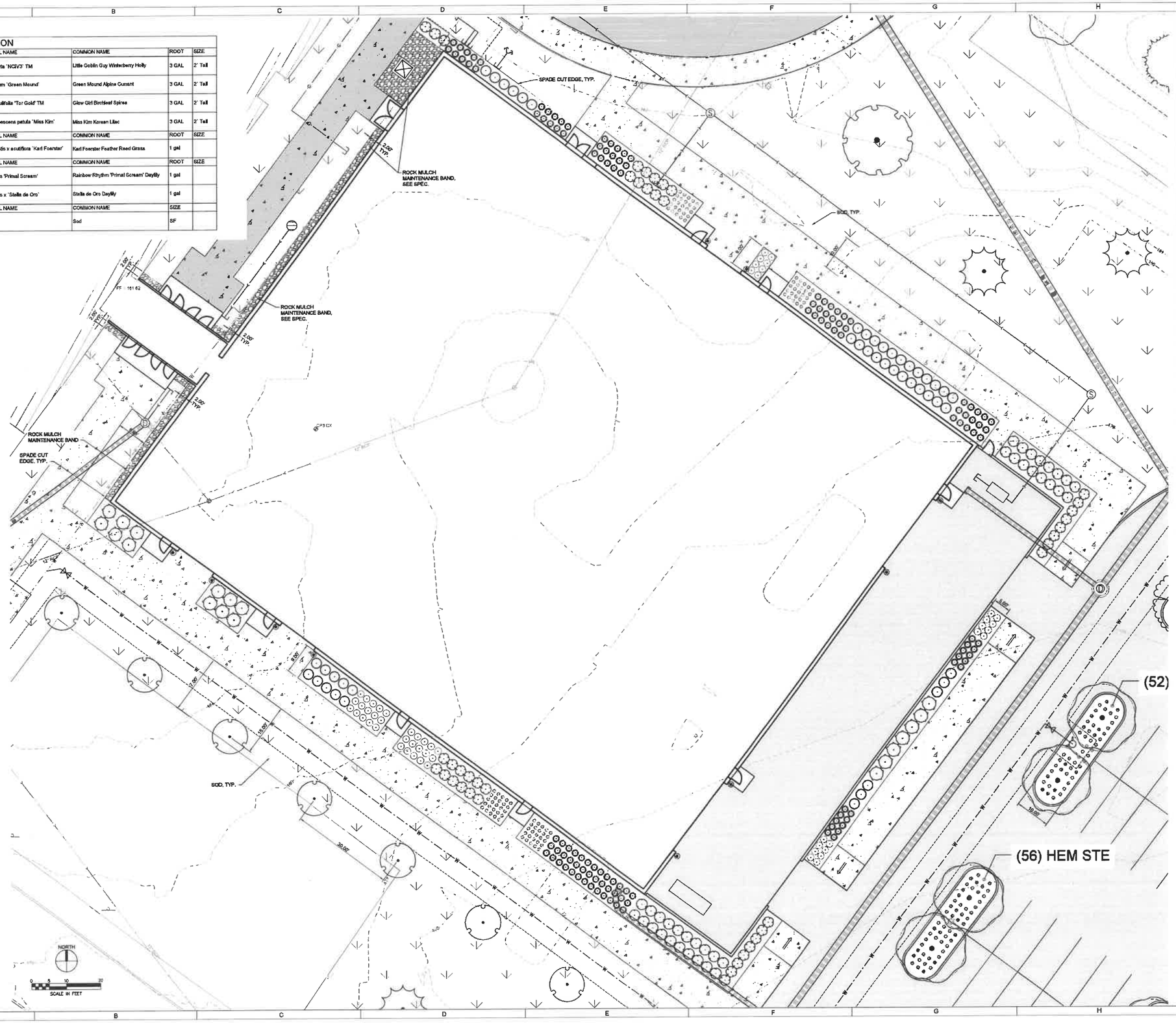
DRAWN: EDR
APPROVED: HCS
ISSUED FOR: BID DOCUMENTS
DATE: 2025-11-01
PROJECT NO: 420880
FIELD BOOK: –
CLIENT NO: –

LANDSCAPE PLAN

L101

## PLANT SCHEDULE ADDITION

| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|
| | 41 | Ilex verticillata 'NCIV3' TM | Little Goblin Guy Winterberry Holly | 3 GAL | 2' Tall |
| | 46 | Ribes alpinum 'Green Mound' | Green Mound Alpine Currant | 3 GAL | 2' Tall |
| | 36 | Spiraea betulifolia 'Tor Gold' TM | Glow Girl Birchleaf Spirea | 3 GAL | 2' Tall |
| | 19 | Syringa pubescens patula 'Miss Kim' | Miss Kim Korean Lilac | 3 GAL | 2' Tall |
| ORNAMENTAL GRASS | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
| | 127 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1 gal | |
| PERENNIALS | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
| | 54 | Hemerocallis 'Primal Scream' | Rainbow Rhythm 'Primal Scream' Daylily | 1 gal | |
| | 100 | Hemerocallis x 'Stella de Oro' | Stella de Oro Daylily | 1 gal | |
| GROUND COVERS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | |
| | 552 sf | Sod Grass | Sod | SF | |





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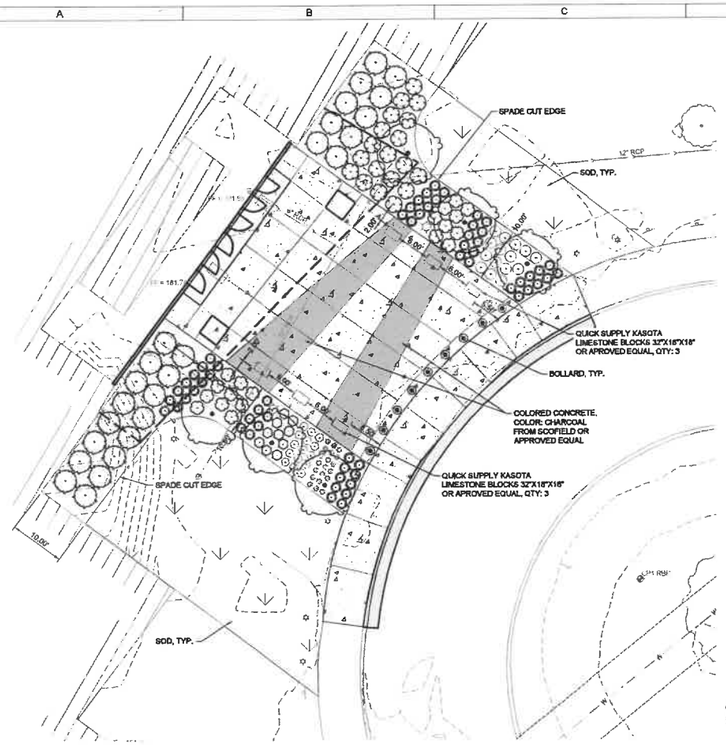
VALLEY SOUTHWOODS CTE ADDITION

WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

DRAWN: EBR
APPROVED: HCR
ISSUED FOR: BID DOCUMENTS
DATE: 2021-11-01
PROJECT NO: 420880
FIELD BOOK: --
CLIENT NO: --

LANDSCAPE ENLARGEMENT PLAN

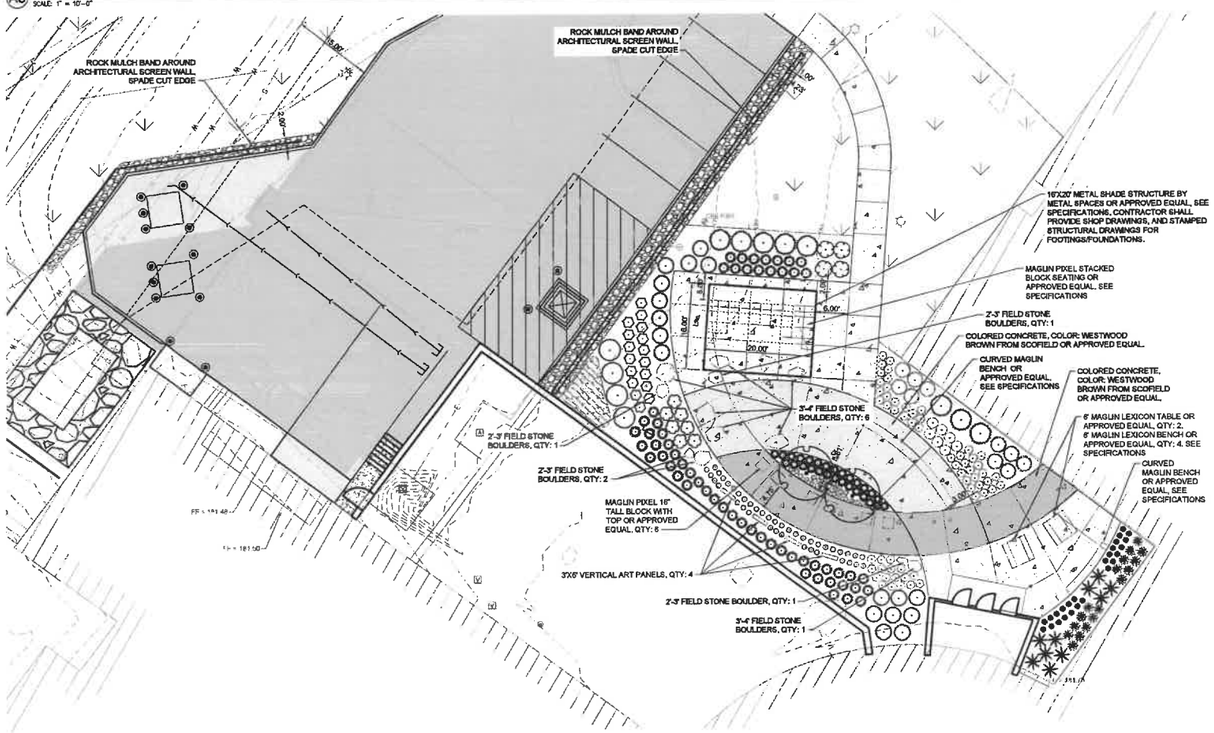
L102




A3 LANDSCAPE ENLARGEMENT PLAN - MAIN ENTRANCE
SCALE: 1" = 10'-0"

## PLANT SCHEDULE MAIN ENTRANCE

| DECIDUOUS TREES | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|
| | 6 | Syringa reticulata 'Ivory Silk' Single Stem | Ivory Silk Japanese Tree Lilac Sngl Stem | B & B | 1.5"Cal |
| **SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **ROOT** | **SIZE** |
| | 19 | Ilex verticillata 'NCIV3' TM | Little Goblin Guy Winterberry Holly | 3 GAL | 2' Tall |
| | 19 | Spiraea x 'Tracy' TM | Double Play Big Bang Spiraea | 3 GAL | 2' Tall |
| | 26 | Taxus cuspidata 'Nana Aurescens' | Dwarf Golden Japanese Yew | 3 GAL | 2' Tall |
| | 10 | Weigela florida 'Bokraspiva' TM | Spilled Wine Weigela | 3 GAL | 2' Tall |
| **ORNAMENTAL GRASS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **ROOT** | **SIZE** |
| | 60 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1 gal | |
| **PERENNIALS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **ROOT** | **SIZE** |
| | 15 | Hemerocallis 'Primal Scream' | Rainbow Rhythm 'Primal Scream' Daylily | 1 gal | |
| | 20 | Hemerocallis x 'Stella de Oro' | Stella de Oro Daylily | 1 gal | |
| | 15 | Salvia x 'Caradonna' | Sage | 1 gal | |
| **GROUND COVERS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| | * 2,272 sf | Sod Grass | Sod | SF | |




A5 LANDSCAPE ENLARGEMENT PLAN - COURTYARD
SCALE: 1" = 10'-0"

## PLANT SCHEDULE COURTYARD

| DECIDUOUS TREES | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|
| | 2 | Betula platyphylla 'Fargo' TM | Dakota Pinnacle Asian White Birch | B & B | 1.5"Cal |
| **EVERGREEN TREES** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **ROOT** | **SIZE** |
| | 8 | Thuja occidentalis 'Emerald Green' | Emerald Green Arborvitae | B & B | 6' HT. |
| **SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **ROOT** | **SIZE** |
| | 4 | Ilex verticillata 'NCIV3' TM | Little Goblin Guy Winterberry Holly | 3 GAL | 2' Tall |
| | 17 | Ribes alpinum 'Green Mound' | Green Mound Alpine Currant | 3 GAL | 2' Tall |
| | 7 | Spiraea x 'Tracy' TM | Double Play Big Bang Spiraea | 3 GAL | 2' Tall |
| | 4 | Taxus x media 'Hicksii' | Hicks Japanese Yew | 5 gal | |
| **ORNAMENTAL GRASS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **ROOT** | **SIZE** |
| | 58 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1 gal | |
| | 17 | Panicum virgatum 'Northwind' | Northwind Switch Grass | 1 gal | |
| | 10 | Panicum virgatum 'Shenandoah' | Shenandoah Switch Grass | 1 gal | |
| | 28 | Sporobolus heterolepis | Prairie Dropseed | 1 gal | |
| **PERENNIALS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **ROOT** | **SIZE** |
| | 41 | Carex rosea | Golden Star Sedge | 1 gal | |
| | 7 | Hemerocallis 'Primal Scream' | Rainbow Rhythm 'Primal Scream' Daylily | 1 gal | |
| | 25 | Hemerocallis x 'Stella de Oro' | Stella de Oro Daylily | 1 gal | |
| | 17 | Hosta x 'Fire and Ice' | Fire and Ice Hosta | 1 gal | |
| | 10 | Hosta x 'Liberty' | Liberty Hosta | 1 gal | |
| | 17 | Iris sibirica 'Over in Gloryland' | Over in Gloryland Siberian Iris | Bulb | |
| | 25 | Liriope muscari 'Big Blue' | Big Blue Lilyturf | 1 gal | |
| | 42 | Salvia x 'Caradonna' | Sage | 1 gal | |
| **GROUND COVERS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| | 30 | Carex blanda | Woodland Sedge | 6" pot | |
| | 2,455 sf | Sod Grass | Sod | SF | |

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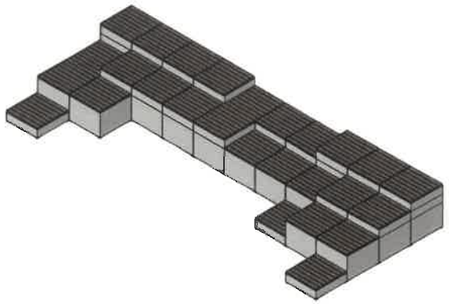
VALLEY SOUTHWOODS CTE ADDITION
WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

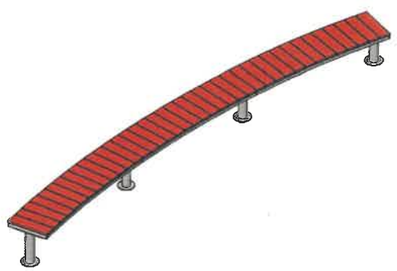
DRAWN: EGR
APPROVED: HCR
ISSUED FOR: BID DOCUMENTS
DATE: 2021-11-01
PROJECT NO: 452889
FIELD BOOK: --
CLIENT NO: --

LANDSCAPE ENLARGEMENT PLAN

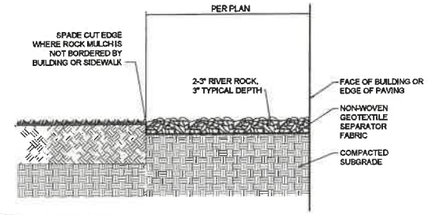
L103



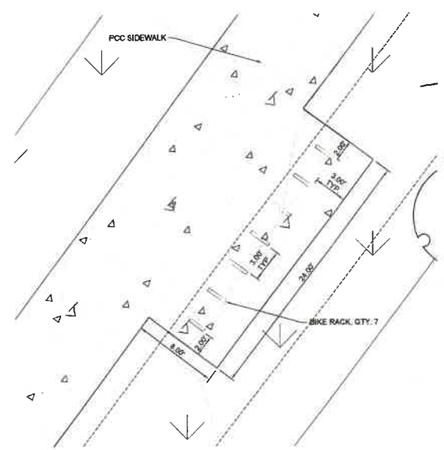
A1 MAGLIN OR APPROVED EQUAL STACKED CUBE SEATING - FOR REFERENCE ONLY
NTS



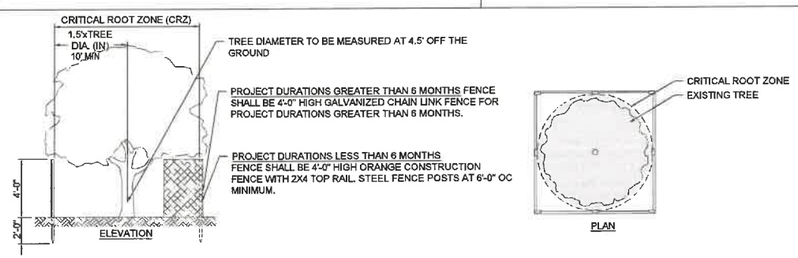
A3 MAGLIN OR APPROVED EQUAL CURVED BENCH - FOR REFERENCE ONLY
NTS




C1 RIVER ROCK AREA
NTS

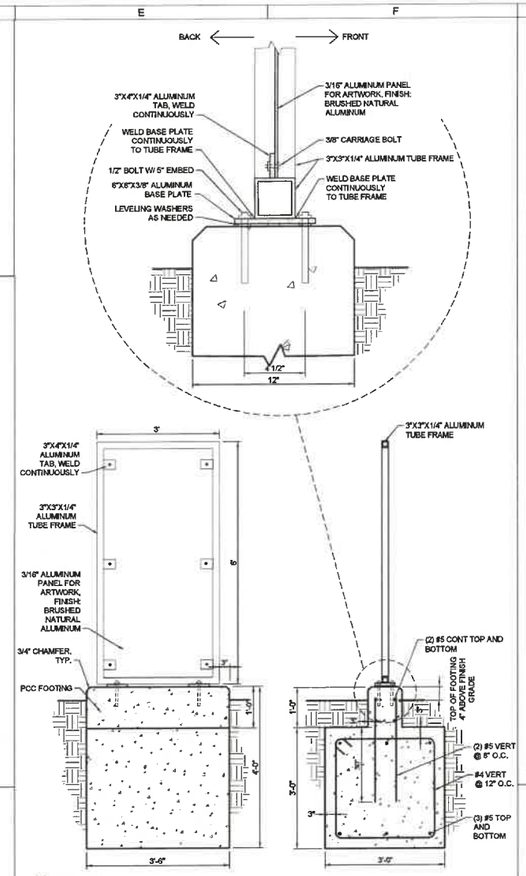



C3 BIKE RACK LAYOUT
NTS

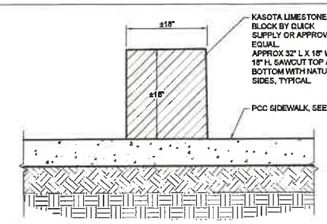



NOTES:
1. TYPICAL ALL TREES INSIDE WORK AREA
2. FENCE LOCATION TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACTIVITIES.
3. THE SOIL WITHIN THE CRZ SHALL NOT BE DISTURBED IN ANY MANNER DURING CONSTRUCTION. NO EQUIPMENT, MATERIALS, SUPPLIES, AND/OR/SALVAGE SHALL BE STORED OR PLACED WITHIN THE ZONE. NO VEHICULAR OR EQUIPMENT TRAFFIC SHALL BE PERMITTED WITHIN THE CRZ. NO FILLING OR CURING OF EXISTING SOILS SHALL BE PERMITTED WITHIN THE CRZ. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE SERVICES MUST APPROVE ANY DEVIATION FROM THE STANDARD.

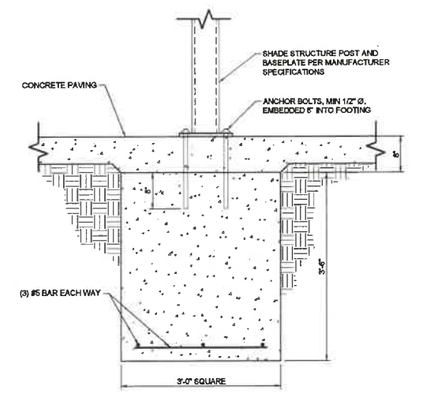
A5 TREE PROTECTION DETAIL
NTS




E4 ART PANEL
NTS

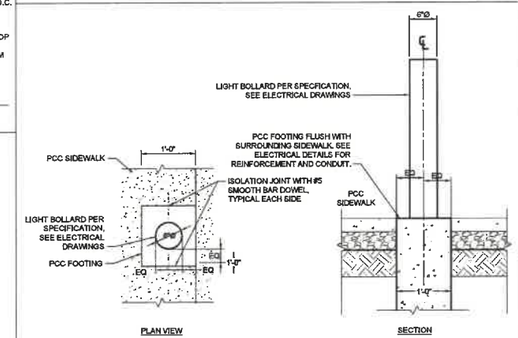



E5 LIMESTONE BENCH
NTS

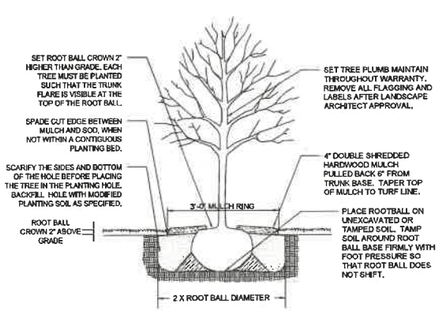



NOTE: ENGINEER ON RECORD TO CONFIRM FOUNDATION AND ANCHOR BOLT SIZES AFTER RECEIPT OF SHADE STRUCTURE SHOP DRAWINGS.

G3 SHADE STRUCTURE FOUNDATION
NTS

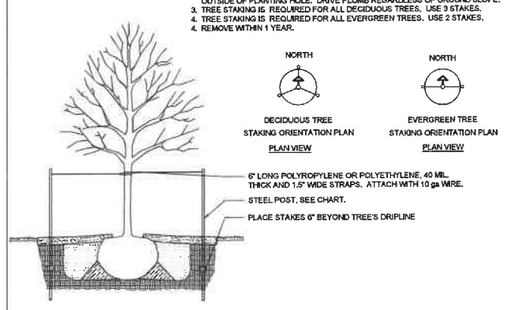



G6 LIGHTED BOLLARD - FRONT DROP-OFF
NTS

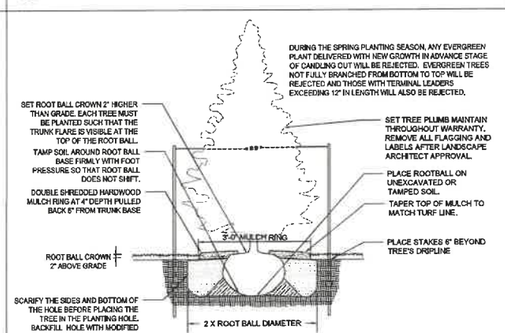



A6 DECIDUOUS TREE PLANTING
NTS

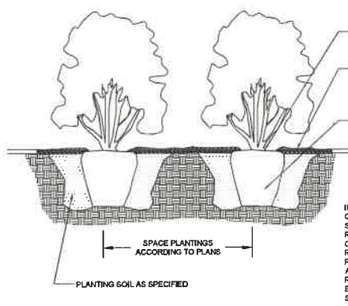
NOTES:
1. STEEL POSTS TO BE NOTCHED OR DRILLED TO RETAIN GUY WIRES. PLACE OUTSIDE OF PLANTING HOLE. DRIVE PLUMB REGARDLESS OF GROUND SLOPE.
3. TREE STAKING IS REQUIRED FOR ALL DECIDUOUS TREES. USE 3 STAKES.
4. TREE STAKING IS REQUIRED FOR ALL EVERGREEN TREES. USE 2 STAKES.
4. REMOVE WITHIN 1 YEAR.




C6 TREE STAKING DETAIL
NTS




E6 CONIFEROUS TREE PLANTING
NTS




FOR SHRUBS ONLY: SET ROOT FLARE 2" ABOVE GRADE.

3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH AS SPECIFIED.

DIG HOLE 2X ROOT BALL DIA. SCARIFY THE SIDES AND BOTTOM OF THE HOLE BEFORE PLACING THE PLANT IN THE PLANTING HOLE. BACKFILL WITH MODIFIED PLANTING SOIL AND ADD ANY SOIL AMENDMENTS OR FERTILIZERS AS SPECIFIED.

IF PLANT IS SHIPPED WITH A CONTAINER AROUND THE ROOTBALL, SLICE SIDES OF CONTAINER AND REMOVE COMPLETELY. USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL. THEN CUT OR PULL APART ANY CIRCLING ROOTS. REMOVE ALL ROPE, TWINE AND BURLAP FROM ROOT BALL OF B&B SHRUBS.

G6 PERENNIAL AND SHRUB PLANTING BED
NTS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VALLEY SOUTHWOODS CTE ADDITION
WEST DES MOINES COMMUNITY SCHOOLS
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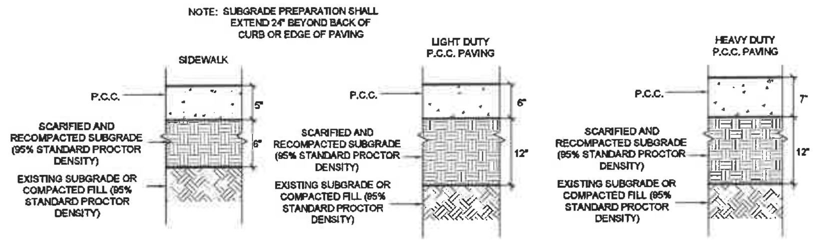
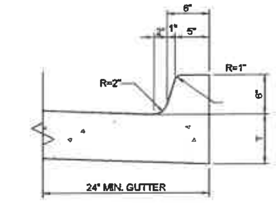
DRAWN: EGR
APPROVED: KCB
ISSUED FOR: BID DOCUMENTS
DATE: 2025-11-21
PROJECT NO: A22099
FIELD BOOK: --
CLIENT NO: --

LANDSCAPE DETAILS

L104



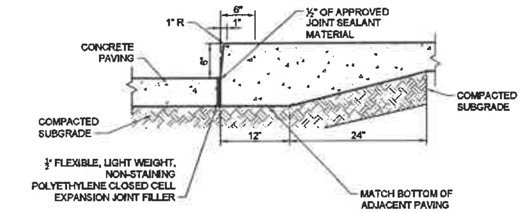

A1 PAVEMENT CROSS-SECTIONS
NTS



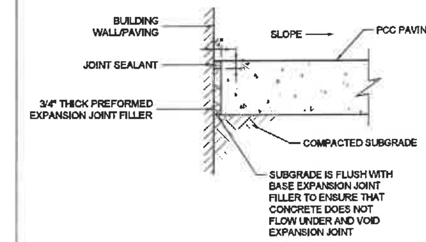

T = THICKNESS OF PAVEMENT

NOTE: CURB MAY BE POURED INTEGRALLY WITH PAVEMENT IN PLACE OF CURB AND GUTTER SECTION.

D1 PCC INTEGRAL CURB
NOT TO SCALE




E1 INTEGRAL PCC CURB AND SIDEWALK
NOT TO SCALE




NOTE:
ALL PREFORMED JOINT MATERIAL SHALL BE INSTALLED PERPENDICULAR TO THE PAVEMENT SURFACE AND CARE SHALL BE EXERCISED THROUGHOUT THE CONSTRUCTION OF THE PAVEMENT TO ENSURE THAT SUCH JOINT MATERIAL REMAINS IN PROPER POSITION UPON COMPLETION OF PAVING OPERATION.

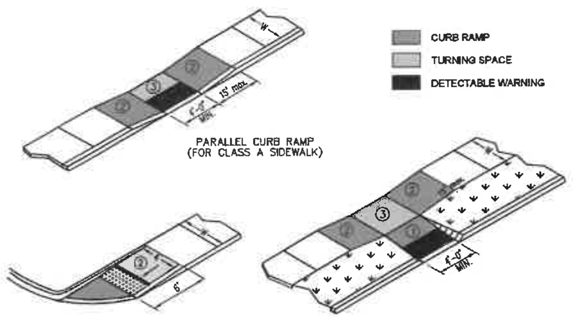
G1 ISOLATION JOINT
NOT TO SCALE

① PERPENDICULAR CURB RAMP: TARGET RUNNING SLOPE OF 6.25% WITH MAXIMUM RUNNING SLOPE OF 8.3%. MATCH PEDESTRIAN STREET CROSSING CROSS SLOPE AT BACK OF CURB. AT MID-BLOCK CROSSINGS, CROSS SLOPE MAY EXCEED 2.0% TO MATCH ROADWAY GRADE.

② PARALLEL CURB RAMP: TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF THE RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.

③ TURNING SPACE: TARGET SLOPE OF 1.5%, WITH A MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0%. AT MID-BLOCK CROSSINGS, CROSS SLOPE OF LANDING MAY EXCEED 2.0% TO MATCH ROADWAY GRADE. MINIMUM 4 FEET BY 4 FEET.

④ FLARE (10:1 MAX) REQUIRED IF RAMP IS CONTIGUOUS WITH SIDEWALK.

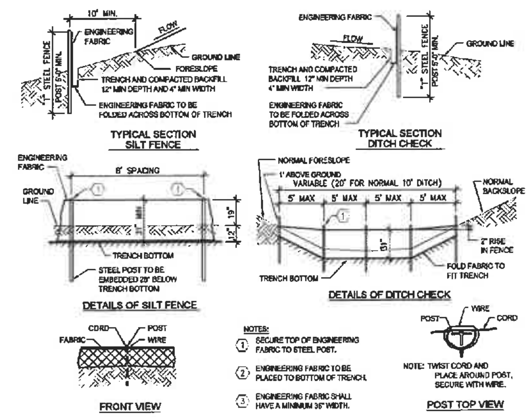



PARALLEL CURB RAMP (FOR CLASS A SIDEWALK)

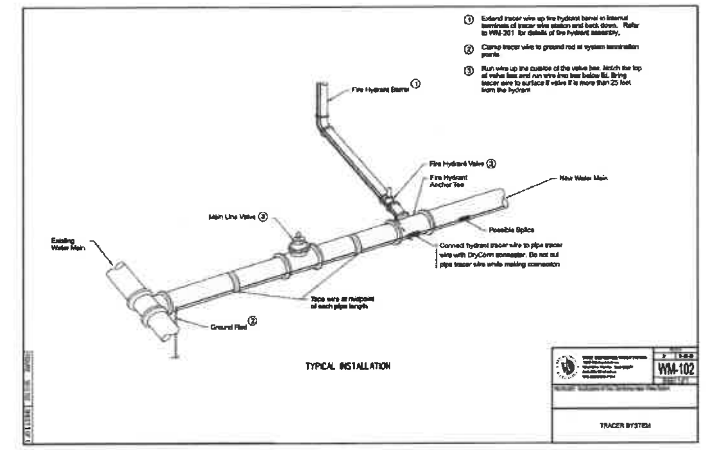
RAMP AT DRIVE ENTRANCE

PERPENDICULAR AND PARALLEL CURB RAMP (FOR CLASS B OR CLASS C SIDEWALK)

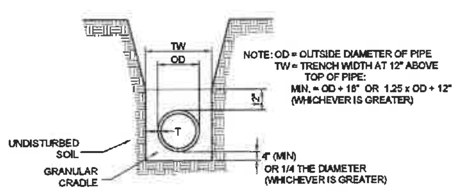
A3 SIDEWALK RAMPS
NOT TO SCALE




D3 SILT FENCE
NTS



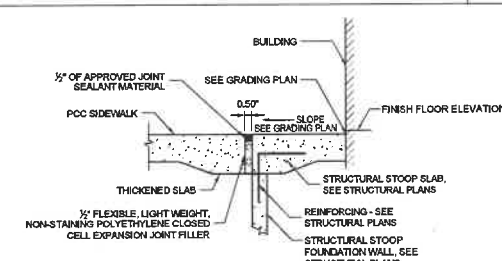

F3 TRACER SYSTEM
NOT TO SCALE



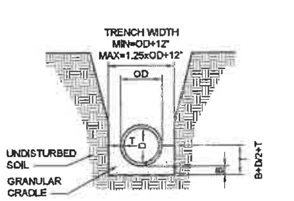

NOTE: OD = OUTSIDE DIAMETER OF PIPE
TW = TRENCH WIDTH AT 12" ABOVE TOP OF PIPE:
MIN. = OD + 18" OR 1.25 x OD + 12" (WHICHEVER IS GREATER)

SUBGRADE SHOULD BE EXCAVATED OR OVER EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

A4 FLEXIBLE PIPE BEDDING
NTS



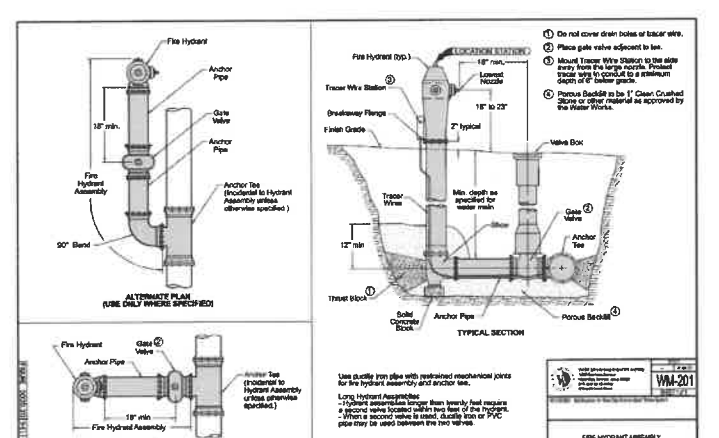

B4 PCC WALK @ STRUCTURAL STOOP
NOT TO SCALE




B = OD/8 OR 4" (WHICHEVER IS GREATER)

NOTE: SUBGRADE SHOULD BE EXCAVATED OR OVER EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

A6 RIGID PIPE EXCAVATION & BEDDING
NTS




B6 FIRE HYDRANT ASSEMBLY
NTS

Extend thrust blocks to undisturbed soil. Excavation into trench wall may be necessary.

Form vertical surfaces of poured concrete thrust blocks except on bearing surface.

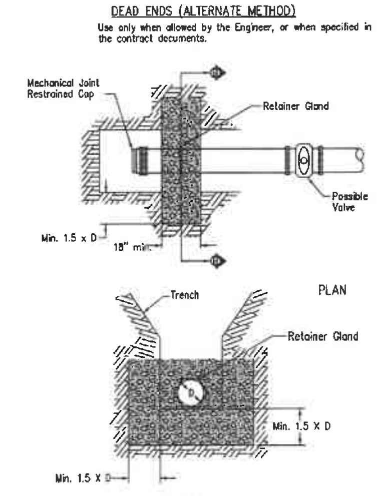
Encase all fittings in polyethylene wrap. Do not allow concrete to directly contact joints or fitting bolts.

| Diameter of Pipe, D (inches) | MINIMUM BEARING SURFACE (sf) | | | | |
|---|---|---|---|---|---|
| | Bends | | | | Tees and Dead Ends |
| | 11¼° | 22½° | 45° | 90° | |
| 4 | 1 | 1 | 2 | 4 | 3 |
| 6 | 1 | 2 | 4 | 8 | 6 |
| 8 | 2 | 4 | 7 | 14 | 10 |
| 10 | 3 | 6 | 11 | 21 | 15 |
| 12 | 4 | 8 | 16 | 29 | 21 |
| 14 | 5 | 11 | 21 | 39 | 28 |
| 16 | 7 | 14 | 27 | 50 | 36 |
| 18 | 9 | 17 | 34 | 63 | 45 |
| 20 | 11 | 21 | 42 | 78 | 55 |
| 24 | 15 | 31 | 60 | 111 | 78 |
| 30 | 24 | 47 | 92 | 171 | 120 |
| 36 | 34 | 67 | 132 | 244 | 173 |

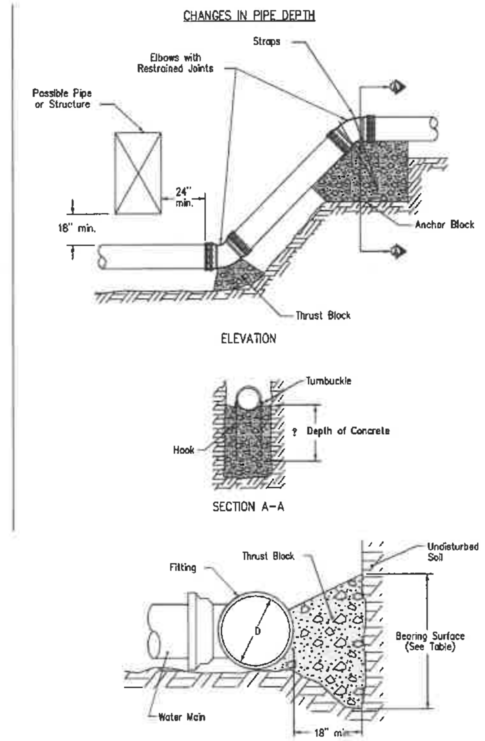
Minimum surface area based on water pressure of 150 psi and allowable soil pressure of 1,000 psf.

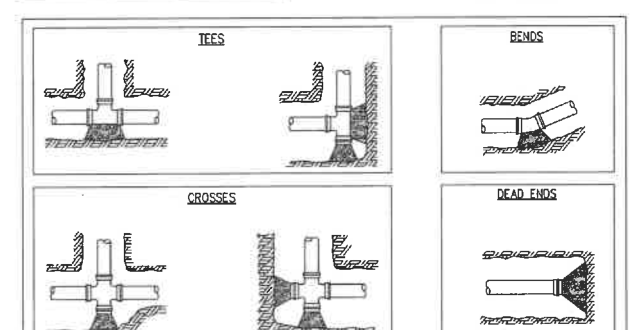
DEAD ENDS (ALTERNATE METHOD)

Use only when allowed by the Engineer, or when specified in the contract documents.




CHANGES IN PIPE DEPTH




TYPICAL PLAN

E6 THRUST BLOCKS
NTS

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VALLEY SOUTHWOODS CTE ADDITION
WEST DES MOINES COMMUNITY SCHOOLS
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DRAWN: KAL
APPROVED: KAL
ISSUED FOR: BID DOCUMENTS
DATE: 2021-11-01
PROJECT NO: 4202990
FIELD BOOK: –
CLIENT NO: –

CONSTRUCTION DETAILS

C501

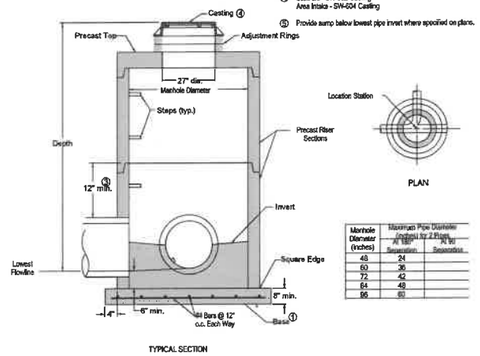
Cast-in-place base shown. If base is precast integral with bottom riser, the footprint of the base is not required to extend beyond the outer edge of the riser.

② For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.

③ 12 inch minimum riser height above all pipe openings, or less as required and approved by engineer.

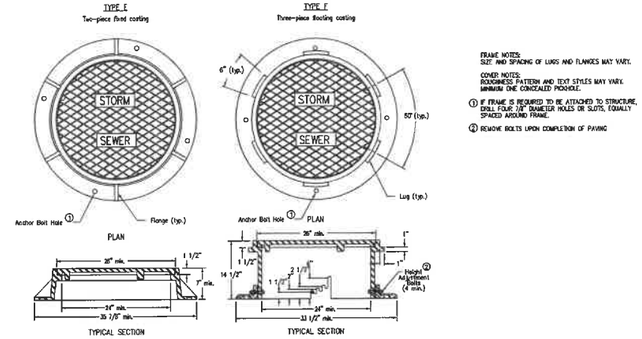
④ Solid Lid - SW-602 Casting
Area Inlets - SW-604 Casting

⑤ Provide sump below lowest pipe invert where specified on plans.




| Manhole Diameter (Inches) | Maximum Pipe Diameter Entering by 2 Rings At 90° Intersection | At 90° Separation |
|---|---|---|
| 48 | 24 | |
| 60 | 36 | |
| 72 | 42 | |
| 84 | 48 | |
| 96 | 60 | |

A2 CIRCULAR STORM SEWER MANHOLE, (SW-401)
NTS



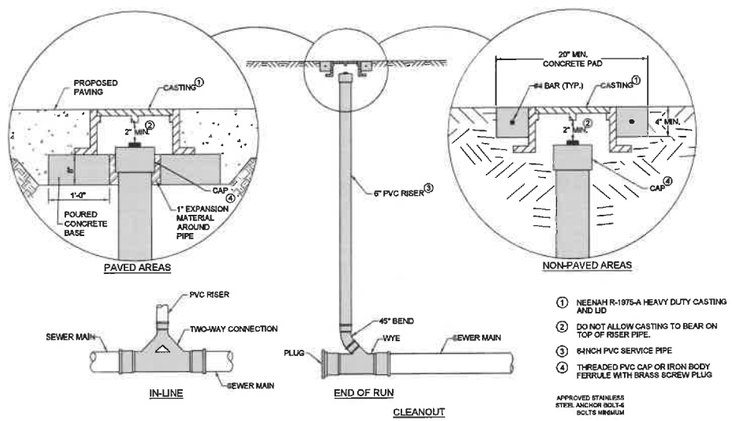

FRAME NOTES:
SIZE AND SPACING OF LUGS AND FLANGES MAY VARY.

COVER NOTES:
ROUGHNESS PATTERN AND TEXT STYLES MAY VARY.
MINIMUM ONE CONCEALED PICKHOLE.

① IF FRAME IS REQUIRED TO BE ATTACHED TO STRUCTURE, DRILL FOUR 7/8" DIAMETER HOLES OR SLOTS, EQUALLY SPACED AROUND FRAME.

② REMOVE BOLTS UPON COMPLETION OF PAVING

D2 CASTINGS FOR STORM SEWER MANHOLES (SW-602)
NTS




① NEENAH R-1975-A HEAVY DUTY CASTING AND LID

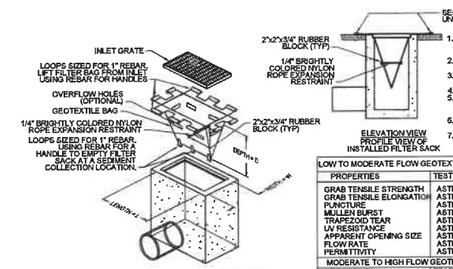
② DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE.

③ 6-INCH PVC SERVICE PIPE

④ THREADED PVC CAP OR IRON BODY FERRULE WITH BRASS SCREW PLUG

APPROVED STAINLESS STEEL ANCHOR BOLT-6 BOLTS MINIMUM

A4 SANITARY SEWER CLEANOUT
NOT TO SCALE




FILTER SACKS
(GRATED INLETS)

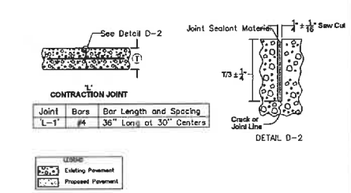



1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE WILL BE WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OILS SPILLS ARE A CONCERN.
4. INSPECT PER REGULARTORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

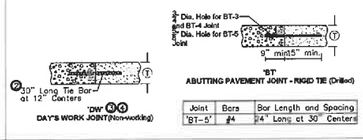
| LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE | | |
|---|---|---|
| PROPERTIES | TEST METHOD | UNITS |
| GRAB TENSILE STRENGTH | ASTM D-4632 | 300 LBS |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20% |
| PUNCTURE | ASTM D-4833 | 120 LBS |
| MULLEN BURST | ASTM D-3786 | 600 PSI |
| TRAPEZOID TEAR | ASTM D-4533 | 120 LBS |
| UV RESISTANCE | ASTM D-4355 | 60% |
| APPARENT OPENING SIZE | ASTM D-4751 | 40 US SIEVE |
| FLOW RATE | ASTM D-4491 | 40 GAL/MIN/SQ FT |
| PERMITTIVITY | ASTM D-4491 | 0.55 SEC -1 |

| MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE | | |
|---|---|---|
| PROPERTIES | TEST METHOD | UNITS |
| GRAB TENSILE STRENGTH | ASTM D-4632 | 265 LBS |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20% |
| PUNCTURE | ASTM D-4833 | 135 LBS |
| MULLEN BURST | ASTM D-3786 | 8420 PSI |
| TRAPEZOID TEAR | ASTM D-4533 | 45 LBS |
| UV RESISTANCE | ASTM D-4355 | 90% |
| APPARENT OPENING SIZE | ASTM D-4751 | 20 US SIEVE |
| FLOW RATE | ASTM D-4491 | 200 GAL/MIN/SQ FT |
| PERMITTIVITY | ASTM D-4491 | 1.5 SEC -1 |

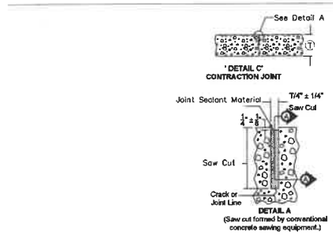
D4 FILTER SACKS
NOT TO SCALE




| 'RD' & 'DW' BAR SIZE TABLE | | |
|---|---|---|
| T | Dowel Diameter | Tie Bar Size |
| < 8" | 3/4" | #5 |




| Joint | Bars | Bar Length and Spacing |
|---|---|---|
| 'BT-5' | #4 | 24" Long at 30" Centers |



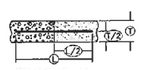

① See dowel assemblies for fabrication details.

② See Bar Size Table.

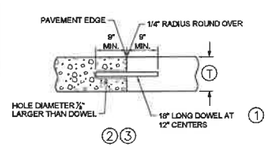
③ Locate 'DW' joint at a mid-panel location between future 'C' joints. Place no closer than 6 feet to a 'C' joint.

④ Place bars within the limits shown under dowel assemblies.

⑤ Edge with 1/8 inch tool for length of joint.




TIE BAR PLACEMENT
(Applies to all joints unless otherwise detailed.)




'RD' ABUTTING PAVEMENT JOINT

| BAR SIZE TABLE FOR 'RD' JOINTS | | |
|---|---|---|
| T | Dowel Diameter | Tie Bar Size |
| < 8" | 3/4" | #6 |
| ≥ 8" but < 10" | 1 1/4" | #10 |

JOINTING NOTES:

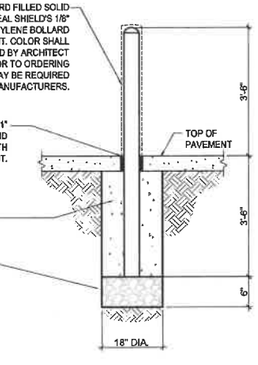
① SEE BAR SIZE TABLE.

② PLACE BARS WITHIN THE LIMITS SHOWN UNDER DOWEL ASSEMBLIES.

③ EDGE WITH 1/4 INCH TOOL FOR LENGTH OF JOINT INDICATED IF FORMED. EDGING NOT REQUIRED WHEN CUT WITH DIAMOND BLADE SAW. REMOVE HEADER BLOCK AND BOARD WHEN SECOND SLAB IS PLACED..

A6 JOINTING DETAILS
NOT TO SCALE

6" SCH 40 PRIMED STEEL PIPE BOLLARD FILLED SOLID WITH CONCRETE. PROVIDE WITH IDEAL SHIELD'S 1/8" THICK THERMOPLASTIC POLYETHYLENE BOLLARD COVER OR APPROVED EQUIVALENT. COLOR SHALL BE SELECTED AND APPROVED BY ARCHITECT DURING SUBMITTAL REVIEW, PRIOR TO ORDERING PRODUCT. PRODUCT SAMPLES MAY BE REQUIRED FOR ALTERNATE MANUFACTURERS.




G6 6" CONCRETE FILLED BOLLARD - STANDARD
NTS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VALLEY SOUTHWOODS CTE ADDITION

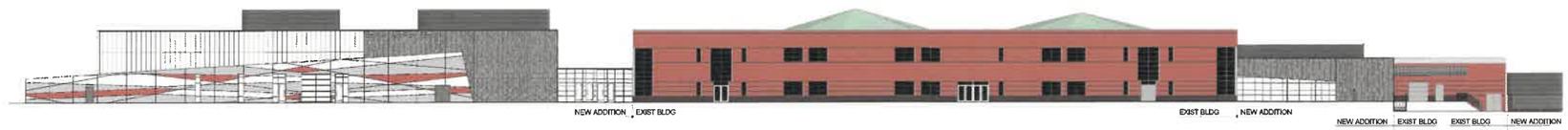
WEST DES MOINES COMMUNITY SCHOOLS
625 S 35TH ST, WEST DES MOINES, IA 50265

DRAWN: EAL
APPROVED: EAL
ISSUED FOR: BID DOCUMENTS
DATE: 2023-11-01
PROJECT NO: 402999
FIELD BOOK: --
CLIENT NO: --

CONSTRUCTION DETAILS

C502

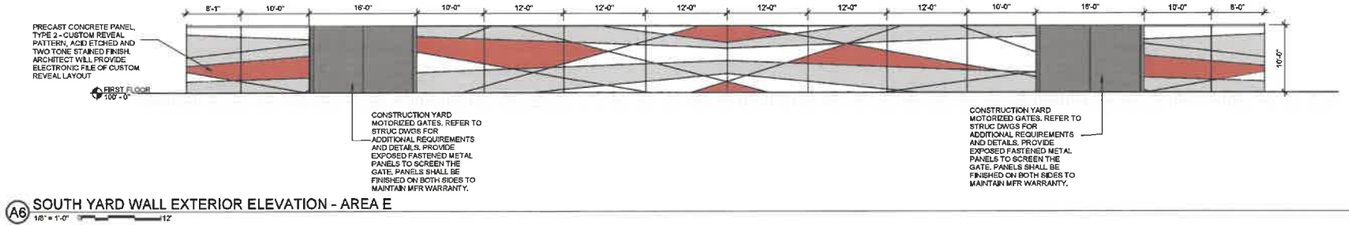
A1 OVERALL SOUTH ELEVATION
3/64" = 1'-0"



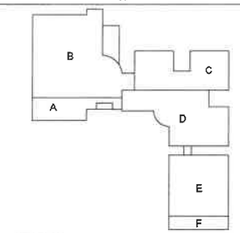

A2 OVERALL EAST ELEVATION
3/64" = 1'-0"

A3 OVERALL NORTH ELEVATION
3/64" = 1'-0"

A4 OVERALL WEST ELEVATION
3/64" = 1'-0"




A6 SOUTH YARD WALL EXTERIOR ELEVATION - AREA E
1/8" = 1'-0"




KEY PLAN

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952.937.9611 | www.rippeassociates.com

VALLEY SOUTHWOODS CTE ADDITION

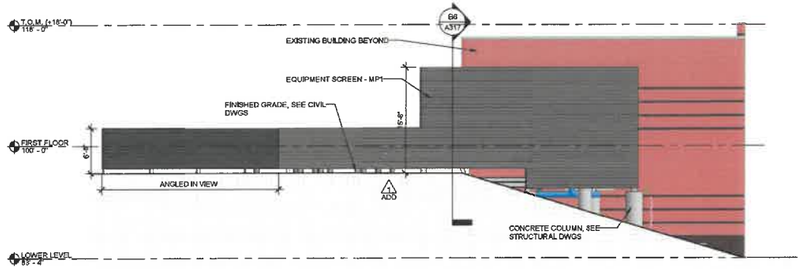
WEST DES MOINES COMMUNITY SCHOOLS
625 S. 35TH ST.
WEST DES MOINES, IA 50265

| | | |
|---|---|---|
| PR. 10 | 2022-04-06 | PR.810 |
| PR. 16 | 2022-05-10 | PR.816 |

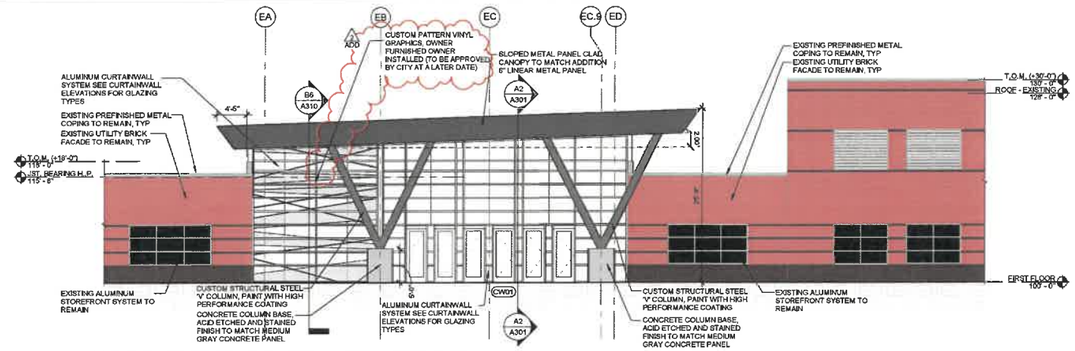
DRAWN: RCB, JJG
APPROVED: MJK
ISSUED FOR: BID DOCUMENTS
DATE: 2021-11-01
PROJECT NO: 4202200
FIELD BOOK:

EXTERIOR ELEVATIONS

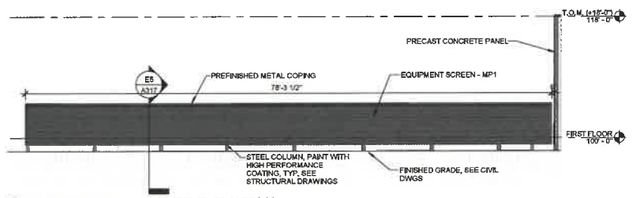
A200



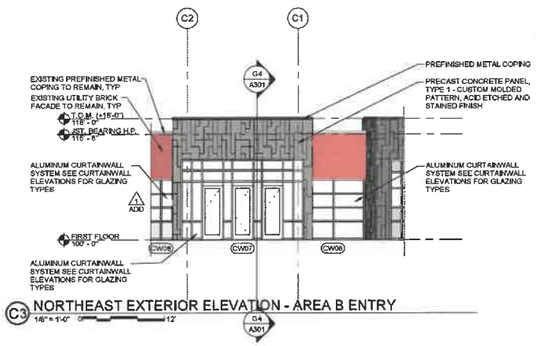

A2 SCREEN WALL - NORTH ELEVATION
1/8" = 1'-0"



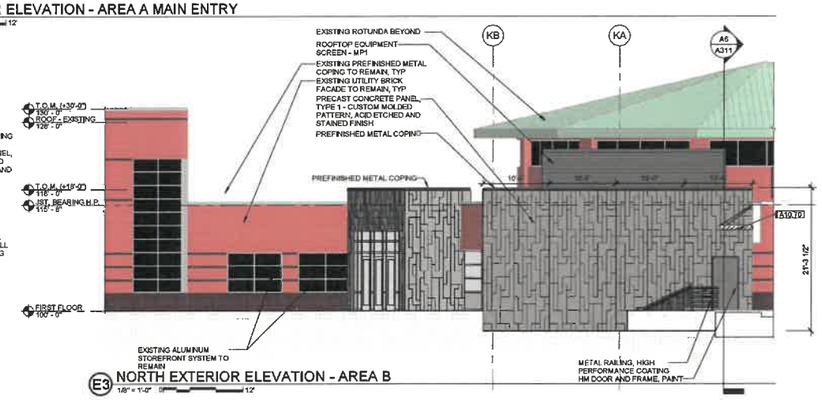

E2 SOUTH EXTERIOR ELEVATION - AREA A MAIN ENTRY
1/8" = 1'-0"



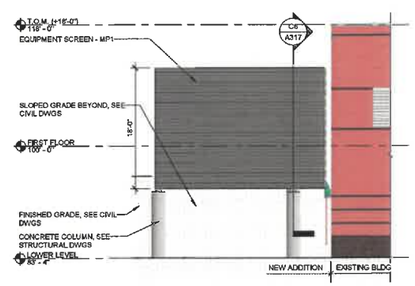

A3 SCREEN WALL - NORTH ELEVATION
1/8" = 1'-0"



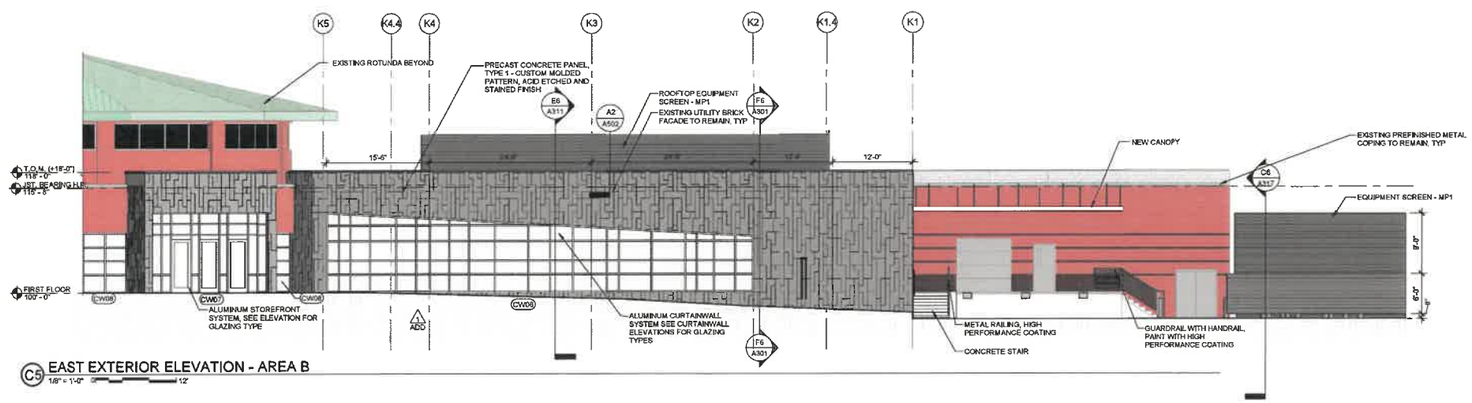

C3 NORTHEAST EXTERIOR ELEVATION - AREA B ENTRY
1/8" = 1'-0"



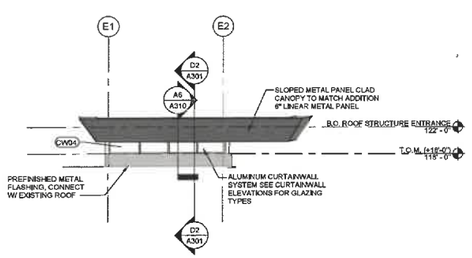

E3 NORTH EXTERIOR ELEVATION - AREA B
1/8" = 1'-0"



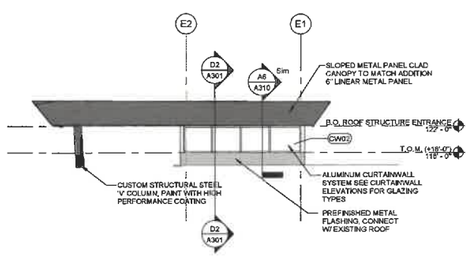

A5 SCREEN WALL - WEST ELEVATION
1/8" = 1'-0"



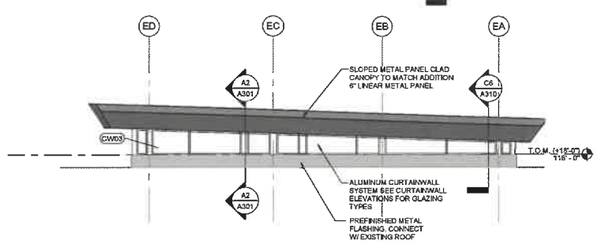

C5 EAST EXTERIOR ELEVATION - AREA B
1/8" = 1'-0"




B6 WEST EXTERIOR ELEVATION - CLERESTORY MAIN ENTRY
1/8" = 1'-0"




D6 EAST EXTERIOR ELEVATION - CLERESTORY MAIN ENTRY
1/8" = 1'-0"




F6 NORTH EXTERIOR ELEVATION - CLERESTORY MAIN ENTRY
1/8" = 1'-0"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Phone 952.912.2000 | www.rippeassociates.com


VALLEY SOUTHWOODS CTE ADDITION

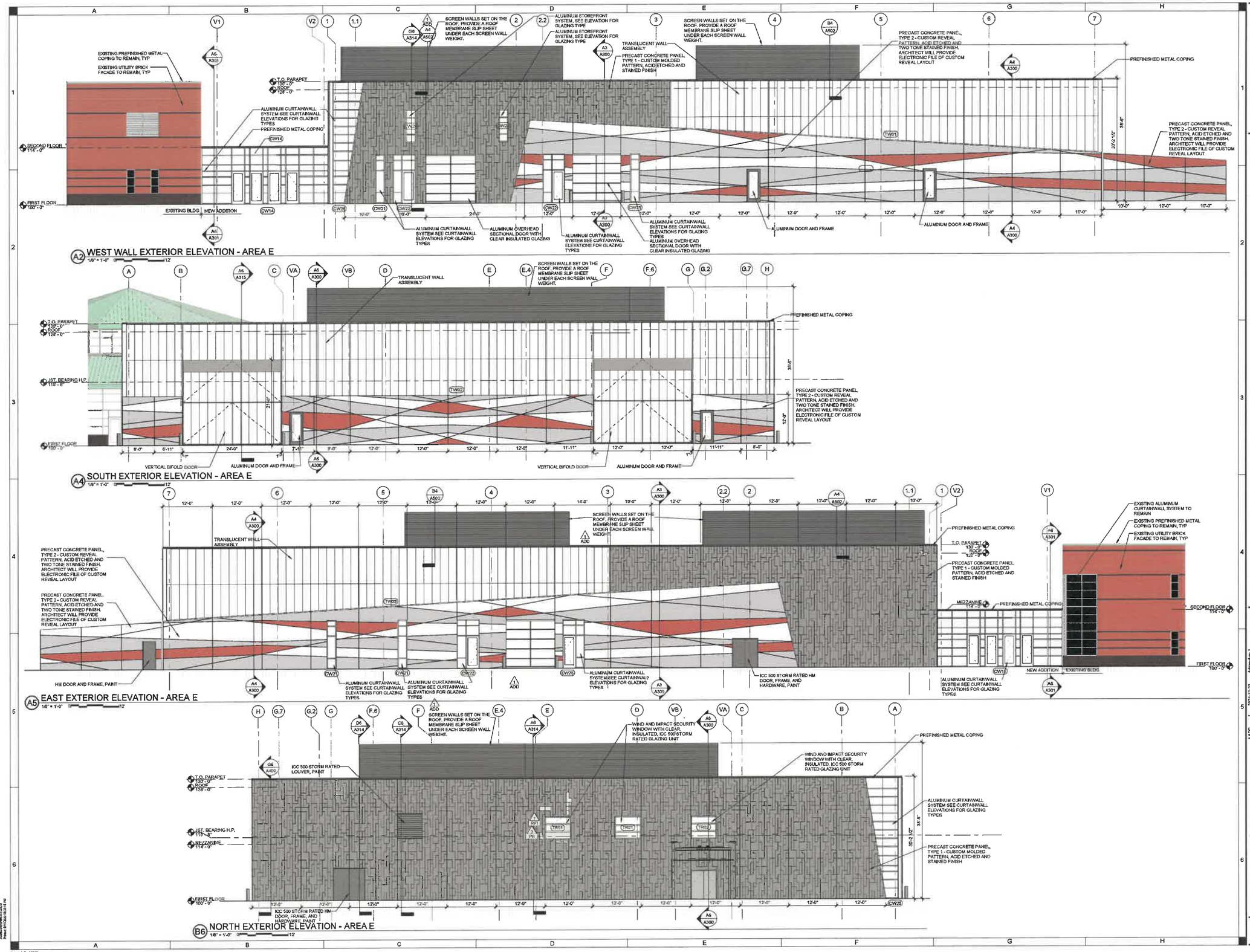
WEST DES MOINES COMMUNITY SCHOOLS
625 S. 35TH ST.
WEST DES MOINES, IA 50265

| ADD. | 1 | 2021-11-23 | Addendum 1 |
|---|---|---|---|
| ADD. | 2 | 2021-12-13 | Addendum 2 |

DRAWN: RCB, AJG
APPROVED: MJK
ISSUED FOR: BID DOCUMENTS
DATE: 2021-11-01
PROJECT NO: 4202980
FIELD BOOK:

EXTERIOR ELEVATIONS

A201


A2 WEST WALL EXTERIOR ELEVATION - AREA E
1/8" = 1'-0"
A4 SOUTH EXTERIOR ELEVATION - AREA E
1/8" = 1'-0"
A5 EAST EXTERIOR ELEVATION - AREA E
1/8" = 1'-0"
B6 NORTH EXTERIOR ELEVATION - AREA E
1/8" = 1'-0"
EXISTING PREFINISHED METAL COPING TO REMAIN, TYP
EXISTING UTILITY BRICK FACADE TO REMAIN, TYP
T.O. PARAPET 132' - 0"
ROOF 129' - 0"
SECOND FLOOR 114' - 0"
FIRST FLOOR 100' - 0"
EXISTING BLDG
NEW ADDITION
ALUMINUM CURTAINWALL SYSTEM SEE CURTAINWALL ELEVATIONS FOR GLAZING TYPES
PREFINISHED METAL COPING
SCREEN WALLS SET ON THE ROOF. PROVIDE A ROOF MEMBRANE SLIP SHEET UNDER EACH SCREEN WALL WEIGHT.
ALUMINUM STOREFRONT SYSTEM, SEE ELEVATION FOR GLAZING TYPE
TRANSLUCENT WALL ASSEMBLY
PRECAST CONCRETE PANEL, TYPE 1 - CUSTOM MOLDED PATTERN, ACID ETCHED AND STAINED FINISH
PRECAST CONCRETE PANEL, TYPE 2 - CUSTOM REVEAL PATTERN, ACID ETCHED AND TWO TONE STAINED FINISH. ARCHITECT WILL PROVIDE ELECTRONIC FILE OF CUSTOM REVEAL LAYOUT
ALUMINUM OVERHEAD SECTIONAL DOOR WITH CLEAR INSULATED GLAZING
ALUMINUM DOOR AND FRAME
VERTICAL BIFOLD DOOR
HM DOOR AND FRAME, PAINT
ICC 500 STORM RATED HM DOOR, FRAME, AND HARDWARE, PAINT
ICC 500 STORM RATED LOUVER, PAINT
WIND AND IMPACT SECURITY WINDOW WITH CLEAR, INSULATED, ICC 500 STORM RATED GLAZING UNIT
EXISTING ALUMINUM CURTAINWALL SYSTEM TO REMAIN
MEZZANINE 114' - 0"
1ST. BEARING H.P. 119' - 0"
ADD
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VALLEY SOUTHWOODS CTE ADDITION
WEST DES MOINES COMMUNITY SCHOOLS
625 S. 35TH ST.
WEST DES MOINES, IA 50265
ADD 1 2021-11-23 Addendum 1
BID 2 2022-02-11 BID SET
BID 3 2022-02-18 BID SET
BID 16 2022-06-10 BID SET
DRAWN: RCB, AJG
APPROVED: MJK
ISSUED FOR: BID DOCUMENTS
DATE: 2021-11-01
PROJECT NO: 202299
FIELD BOOK:
EXTERIOR ELEVATIONS
A202

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**A RESOLUTION OF THE PLAN AND ZONING COMMISSION**
**NO. PZC-22-047**

**WHEREAS,** pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, West Des Moines Community Schools, requests approval of the Major Modification to a Site Plan for the approximately 80-acre property located at 625 S. 35th Street to construct approximately 47,214-square feet of building additions and related site improvements

**WHEREAS,** the Major Modification to a Site Plan request complies with the findings stated in the applicable provisions of Title 9, the Comprehensive Plan and City Code.

**NOW THEREFORE,** the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Major Modification to Site Plan (MaM-004976-2022), 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 May 9, 2022.

Jennifer Drake, 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 May 9, 2022, by the following vote:

AYES: Costa, Crowley, Davis, Drake, Hatfield, Shaw

NAYS:

ABSTENTIONS:

ABSENT: Conlin

ATTEST: Michelle Riesenberg
Recording Secretary

Prepared by: Bryce Johnson, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

# RESOLUTION

## A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A MAJOR MODIFICATION TO ALLOW CONSTRUCTION OF BUILDING ADDTIONS AND RELATED SITE IMPROVEMENTS

**WHEREAS,** pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, and property owner, West Des Moines Community Schools, request approval of the Major Modification to Site Plan for the approximately 80-acre property located at 625 S. 35th Street and legally described in attached Exhibit 'B' for the purpose of the construction of approximately 47,214-square feet of building additions and related site improvements; and

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

**WHEREAS,** the Major Modification complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code.

**WHEREAS,** on May 9, 2022, the Plan and Zoning Commission recommended to the City Council, by a 6-0 vote, for approval of the Major Modification; and

**WHEREAS,** on this day the City Council held a duly noticed meeting to consider the application for the Major Modification.

**NOW, THEREFORE,** The City Council does approve the Valley Southwoods Building Addition Major Modification (MaM-004976-2022), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, 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 May 16, 2022.

_____
Russ Trimble, 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 May 16, 2022, by the following vote.

## Exhibit A: Conditions of Approval

1. The School District agreeing to working collaboratively with the city to address any noise complaints received due to the use of the outdoor learning area.
2. The applicant acknowledging and agreeing that all maintenance and repair related to private utility lines serving the school shall be the responsibility of the School District. Additionally, all sanitary sewer and water easements located within city property shall be accepted by the School Board and be provided to the City prior to the issuance of any occupancy permit, including temporary occupancy.
3. The applicant providing School Board approved easements to the city prior to issuance of a building permit.
4. The applicant providing a letter certifying the site is in conformance with the approved storm water management plan and providing a detention as built prior to issuance of an occupancy permit, including temporary occupancy.

## Exhibit B: Legal Description

LOT 3 WEST DES MOINES CITY/SCHOOL CAMPUS REPLAT IN THE
CITY OF WEST DES MOINES, POLK COUINTY, IOWA