CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: August 15, 2022

ITEM: Grace Creek Senior Apartments, 8710 Ashworth Road – Approve Site Plan to allow construction of a senior apartment building with 34 dwelling units – Tim Mauro, Curly Top, LLC dba CT Development – SP-005629-2022

Resolution: Approval of Site Plan

Background: Tim Mauro, with Curly Top, LLC dba CT Development, applicant and owner, requests approval of the Site Plan for the approximately 2.10-acre property located at 8710 Ashworth Road. The applicant proposes to construct a 3-story senior living apartment building with 34 dwelling units.

Staff Review & Comment:

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

- *History:* To facilitate the construction of the senior living apartment building, City Council approved a Comprehensive Plan Amendment as well as approved a rezoning request to adopt the Ashworth 88 PUD and assign Residential High Density (RH-18) zoning for the property on August 1, 2022.

- *Key Development Aspects:*
  1. *Buffers:* Per the PUD, a minimum 30' wide buffer may be required between this parcel and the parcel to the south at the time of development of the south parcel to mitigate activity and/or operations of uses implemented and negative elements typical of commercial development. This buffer will be the obligation of the south parcel. Also, per the PUD, no buffer shall be required between this parcel and the office parcel to the east.

  2. *Streetscape Plantings:* Per the PUD, a minimum 15' streetscape shall be required along Ashworth Road, along the private north/south street through the PUD development, and along any east/west private street that is installed through the site (if it is a defined roadway without parking). Streetscape vegetation along both sides of the private north/south street through the PUD development shall be installed at the time of construction of the street. Furthermore, no trees are to be planted in the public right-of-way, those trees are to be distributed within the 15' streetscape area along Ashworth Road to provide for the required streetscape plantings.

  3. *Ingress/Egress Easement:* The development of the parcel will trigger an ingress/egress easement to allow public access to the property to the south and to the property to the east. The executed easement must be provided to the City prior to City Council consideration of the Site Plan.

  4. *Building Design:* The proposed building is a three-story multi-family senior living apartment building which will be clad primarily with brick using a two-tone light and dark color scheme and utilizing an alternate installation pattern in some areas to providing visual interest. Secondary materials for the building will include Hardie fiber cement vertical board and batten siding in the light color tone and metal trim and soffits compatible in color with the brick and siding materials. Metal canopies are provided over all entry doors to highlight

the entry areas. 360-degree architectural design is used providing the same level of detail and material application on all sides of the structure. Ground mounted mechanical units and meter banks will be screened with landscaping to limit visual clutter.

5. *Enhanced Outdoor Living Space:* In lieu of outdoor living area for individual units, an enhanced outdoor living space near the southeast corner of the building has been provided.

6. *Parking Deferral:* Per City Code, a minimum of 63 parking stalls are required for the active senior apartments (treated the same as a non-age restricted market rate apartment development). The applicant is requesting that the installation of 11 parking spaces be deferred until such time that the parking stalls are needed. Staff supports the deferral of installation of such parking as it is believed that the minimum required per code may be more than is needed for this development. The applicant has demonstrated that the additional parking required to comply with city code minimums can be provided on-site should it be deemed necessary.

- *Traffic Impact Study Findings:* A traffic study for this development was completed in July 2022. Key findings summarized below:
  - The planned roadway geometry and traffic control on the public streets are expected to have adequate capacity to accommodate the proposed development. The July 2022 study gives more details on the geometry, along with recommended triggers for future improvements. For example, the site's planned west access on Ashworth Road is ultimately expected to be modified to a right-in/right-out.
  - Due to the future raised medians on the surrounding streets, a good internal street system will be critical to ensure that the proposed site as well as future neighboring developments have sufficient access. The site is planned to have internal connections so that it is setup for future development of neighboring properties.
  - Comments regarding internal circulation have been given to the applicant to incorporate into the plan.

- *Developer Responsibilities:* In conjunction with site development or platting of the lots, whichever occurs first, the developer will be responsible for construction and/or installation of all required public and private infrastructure improvements necessary to support development. The following items are known improvements and outlined in the PUD; additional improvements may be required in response to development proposals:
  - *Parkland Dedication:* The developer has indicated they will be proceeding with providing land and recreational improvements on-site to meet their parkland dedication requirements. This will be considered an alternate plan requiring approval by the Parks and Recreation Advisory Board, scheduled to occur on August 18th, 2022. This agreement will be presented for approval and acceptance to the City Council after approval by the Parks and Recreation Advisory Board.

- *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.

Planning and Zoning Commission Action:

Date:	August 8, 2022
Vote:	6-0 for approval, with Commissioner Drake absent
Recommendation:	Approval of Site Plan

Planning and Zoning Commission Discussion:

Commissioner Shaw asked if the site plan change from the individual private (balcony) spaces to the enhanced patio area was a design decision. Mr. Mauro noted they do not include balconies for seniors, partly because balcony access in handicapped accessible units would be required to accommodate wheelchairs. He noted that his projects typically have patios with grills and outdoors areas for the residents to congregate.

Commissioner Costa questioned whether it was considered to have the building positioned closer to Ashworth Road. Mr. Mauro stated it was not, due to the challenges in fitting the building on this site including access on the south end with the elevations. Commissioner Costa questioned whether going forward if buildings along Ashworth Road would locate parking between the building and Ashworth Road instead of putting the building along the street with parking interior. He voiced concern that hopefully this site layout won't set a precedent for other buildings along Ashworth Road. Development Coordinator Schemmel noted this was a triangle shaped lot and it was a little tight to move it closer to the front. Additionally, it was expressed that Ashworth Road will be a busy corridor and they are trying to be respectful of the senior residents by pushing the building away from the noise of Ashworth Road.

Commissioner Davis asked what would trigger the construction of the additional 11 parking spaces if needed. Ms. Schemmel responded that this would typically be implemented based on resident complaints, residents using other parking nearby or parking occurring on grass or other non-designated locations.

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

1. The applicant providing an executed copy of the Parkland Dedication Agreement to the City prior to issuance of any building permit.
2. ~~The applicant providing Iowa DNR General Permit No. 2 authorization and a complete Stormwater Pollution Prevention Plan (SWPPP) prior to City Council approval.~~ *provided*
3. ~~The applicant providing the executed ingress/egress access easement to the City prior to City Council consideration of the Site Plan.~~ *provided*
4. Prior to issuance of any building permits for above ground construction, appropriate emergency vehicle access and water service to the satisfaction of the City Fire Marshal shall be provided.
5. The City Council approving the deferral of the installation of 11 parking spaces until such time that the parking stalls are needed.

Lead Staff Member: Jenna Gilliam / Brian Portz

Approval Meeting Dates:

Planning and Zoning Commission	August 8, 2022
City Council	August 15, 2022

Staff Report Reviews:

Planning & Zoning Commission	☒ Development Coordinator (or) ☐ Director	☒ Legal Department
City Council	☒ Director ☐ Appropriations/Finance	☒ Legal Department ☑ 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	6/6/22
Recommendation	☒ Yes ☐ No ☐ Split

Location Map

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
NO. PZC-22-075

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, Tim Mauro, with Curly Top, LLC dba CT Development, applicant and property owner, requests approval of the Site Plan for the approximately 2.10-acre property located at 8710 Ashworth Road as depicted on the location map included in the staff report. The applicant requests approval to construct a senior apartment building with 34 dwelling units, and associated site improvements; and

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

NOW THEREFORE, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Site Plan (SP-005629-2022), 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 August 8, 2022.

Andrew Conlin, Vice Chair
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on August 8, 2022, by the following vote:

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

NAYS:

ABSTENTIONS:

ABSENT: Drake

ATTEST:

Recording Secretary

PROJECT:

GRACE CREEK SENIOR APARTMENTS

8710 ASHWORTH ROAD
SITE PLAN

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

CT DEVELOPMENT
3512 INGERSOLL AVENUE
DES MOINES, IA 50312

CITY CASE NUMBER: SP-005629-2022

PROJECT CONTACTS

OWNER/APPLICANT:
8710 ASHWORTH, LLC
1226 ILLINOIS STREET
DES MOINES, IA 50314
CONTACT: JEFF HARCLERODE
TEL: 515.289.0705

APPLICANT REPRESENTATIVE:
CURLY TOP, LLC dba CT DEVELOPMENT
3512 INGERSOLL AVENUE
DES MOINES, IA 50312
CONTACT: TIM MAURO
TEL: 515.554.9773

SURVEYOR:
ROSS LAND SURVEYING, INC.
PO BOX 336
JOHNSTON, IA 50131
CONTACT: GREGORY L. ROSS, PLS
TEL: 515.254.2567

ARCHITECT:
STUDIO MELEE
1312 LOCUST STREET, SUITE 100Z
DES MOINES, IA 50309
CONTACT: CHRIS WERNIMONT, AIA
TEL: 515.460.5431

CIVIL ENGINEER:
LARSON ENGINEERING, INC.
1001 OFFICE PARK ROAD, STE 120
WEST DES MOINES, IA 50265
CONTACT: MICHAEL A. MURPHY, P.E.
TEL: 515.225.4377

LANDSCAPE ARCHITECT:
JEFFREY L. BRUCE & CO.
300 4TH STREET
WEST DES MOINES, IA 50265
CONTACT: EMMA LORENZ
TEL: 816.842.8999

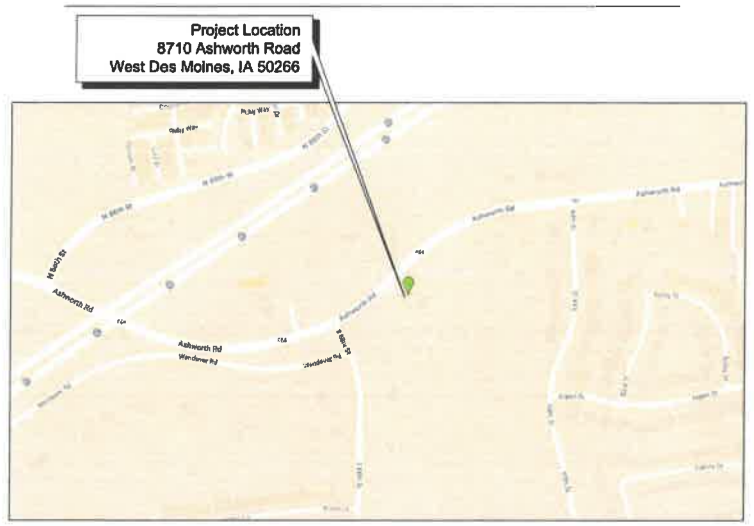
PARCEL LEGAL DESCRIPTIONS AND BENCHMARKS

LEGAL DESCRIPTION FROM WARRANTY DEED BK 2017 PG 5704:
THE WEST 543.33 FEET OF THE N1/2 OF THE NW1/4 IN SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT THE SOUTH 850 FEET THEREOF AND EXCEPT A PARCEL OF LAND DEEDED TO THE STATE OF IOWA, BEING DESCRIBED AS ALL THAT PART OF THE NW1/4 OF THE NW1/4 IN SAID SECTION 11 LYING NORTH AND WEST OF A LINE BEGINNING AT A POINT 50 FEET RADIALLY DISTANT SOUTHERLY FROM THE SIDE ROAD CONNECTION CENTERLINE ON THE WEST LINE OF SAID NW1/4 OF THE NW1/4; THENCE CONCENTRIC WITH OR PARALLEL TO THE CENTERLINE TO A POINT 50 FEET DISTANT RADIALLY DISTANT SOUTHERLY FROM THE CENTERLINE ON THE EAST LINE OF THE WEST 543.33 FEET OF SAID NW1/4 OF THE NW1/4; THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST 543.33 FEET OF SAID NW1/4 OF THE NW1/4 TO THE NORTH LINE OF SAID NW1/4 OF THE NW1/4, SUBJECT TO EASEMENTS FOR ROAD PURPOSES.

BM#1 WEST DES MOINES STD BM #32 1000 BLOCK OF 88TH STREET, 1250 + FEET EAST OF THE INTERSECTION OF ASHWORTH ROAD, 2 FEET NORTH OF THE FENCE LINE ON THE SOUTH SIDE OF 88TH STREET, 10 FEET WEST OF POWER POLE.
ELEVATION = 222.29 (WDM DATUM)

BM#2 WEST DES MOINES STD BM#120 SOUTHEAST CORNER OF ASHWORTH ROAD AND 78TH PLACE, 2 FEET WEST OF NORTH END OF SIDEWALK AT HOUSE #991, 13 FEET EAST OF BACK OF CURB, 19 FEET NORTH OF NORTH EDGE OF DRIVEWAY AT JUNCTION OF SIDEWALK.
ELEVATION = 241.79 (WDM DATUM)

VICINITY MAP



INDEX OF DRAWINGS

T	Civil Title Sheet
C1.0	Ex. Conditions & Demo Plan
C2.0	Paving Plan
C3.0	Grading Plan
C3.1	Erosion Control Plan
C4.0	Site Utility Plan
C5.0	Civil Details
C5.1	Civil Details
C5.2	Civil Details
L100	Landscape Plan
L200	Landscape Details

BUILDING/PARKING DATA

PROPOSED LOT 1
RESIDENTIAL (MULTI-FAMILY): 34 UNITS (1-2 BEDROOM)

PARKING CODE REQUIREMENT
RESIDENTIAL (MULTI-FAMILY): 1.75 SPACES/UNIT PLUS 1 VISITOR SPACE/10 UNITS

PARKING REQUIRED: 63 STALLS (3 ADA)
PARKING PROVIDED: 63 STALLS (3 ADA)

IMPERVIOUS/OPEN SPACE/PARKLAND DEDICATION

TOTAL SITE AREA = 2.10 AC (91,689 S.F.)

EXISTING IMPERVIOUS: 0 S.F. (0%)
PROPOSED IMPERVIOUS WITHIN SITE: 51,980 S.F. (43.7%)
BUILDING 13,958 S.F.
PARKING/DRIVES 32,620 S.F.
SIDEWALKS 5,402 S.F.

REQUIRED PARKLAND DEDICATION: 0.36 ACRES
PROVIDED PARKLAND DEDICATION: 0.20 ACRES*
*SEE PARKLAND DEDICATION CALCULATION WORKSHEET SHOWING PROPOSED IMPROVEMENTS TO COMPENSATE FOR DEFICIENT ACREAGE.

OPEN SPACE REQUIRED: 22,922 S.F. (25%)
OPEN SPACE PROVIDED: 45,111 S.F. (49.2%)

ZONING & COMPREHENSIVE PLAN

EXISTING:
ZONING: NONE
COMPREHENSIVE PLAN: OFFICE (OF)

PROPOSED:
ZONING: RH - RESIDENTIAL HIGH-DENSITY DISTRICT
COMPREHENSIVE PLAN: HIGH DENSITY RESIDENTIAL (HD)

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 REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. MURPHY, P.E.
PRINTED OR TYPED NAME

SIGNATURE & DATE

ENGINEER 17096
DISCIPLINE & REGISTRATION NO.

"C" DRAWINGS
PAGES OR SHEETS COVERED

LICENSED PROFESSIONAL ENGINEER
MICHAEL A. MURPHY
17096
IOWA

811
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www.call811.com
IOWA ONE CALL
1-800-292-8989

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GRACE CREEK
SENIOR APARTMENTS
8710 ASHWORTH ROAD
WEST DES MOINES, IOWA 50266

PRINT DATE:
04 AUGUST 2022

SHEET NAME:
CIVIL TITLE SHEET

T

SYMBOL LEGEND

REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION

KEY NOTES

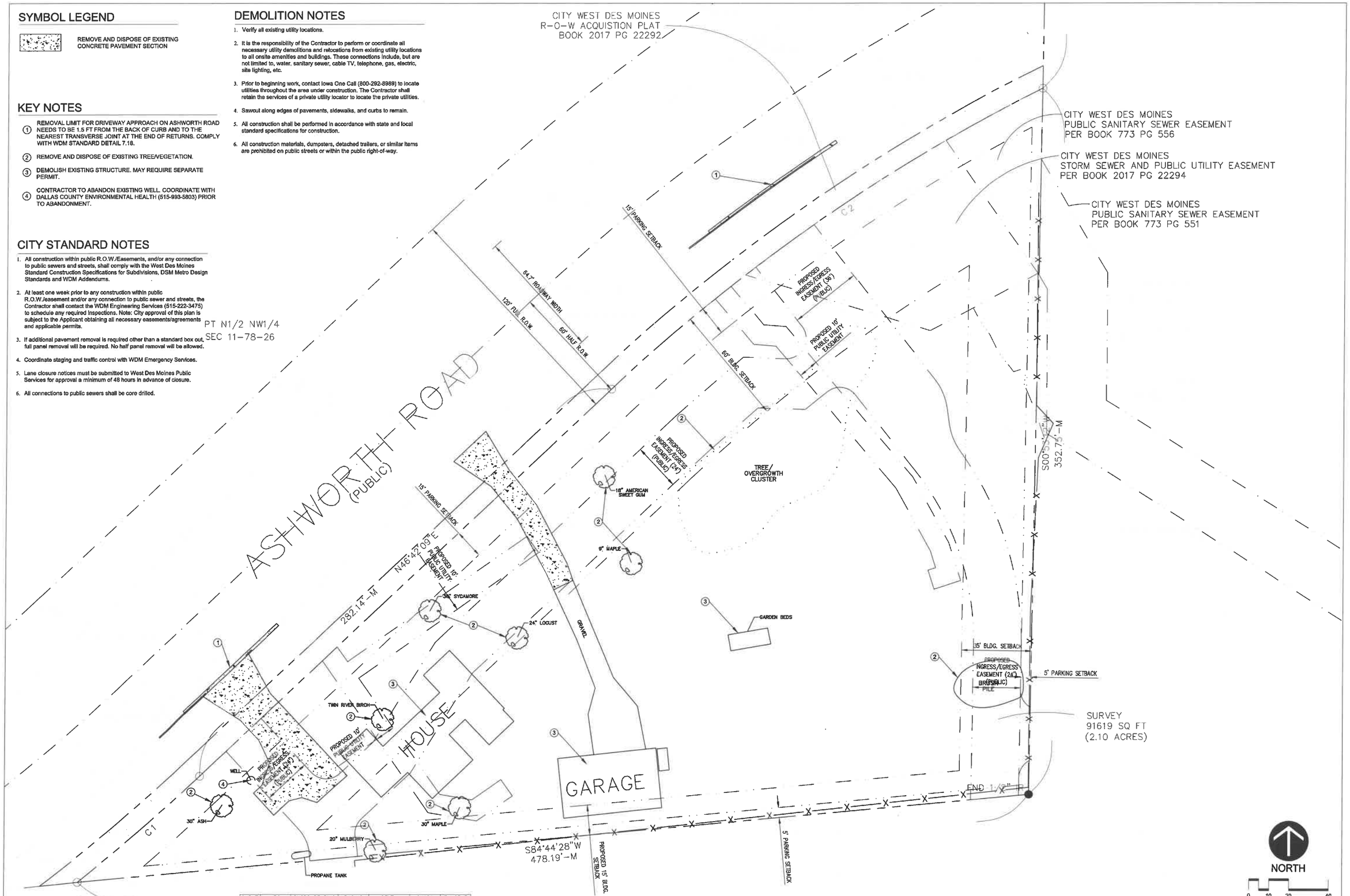
1. REMOVAL LIMIT FOR DRIVEWAY APPROACH ON ASHWORTH ROAD NEEDS TO BE 1.5 FT FROM THE BACK OF CURB AND TO THE NEAREST TRANSVERSE JOINT AT THE END OF RETURNS. COMPLY WITH WDM STANDARD DETAIL 7.18.
2. REMOVE AND DISPOSE OF EXISTING TREE/VEGETATION.
3. DEMOLISH EXISTING STRUCTURE. MAY REQUIRE SEPARATE PERMIT.
4. CONTRACTOR TO ABANDON EXISTING WELL. COORDINATE WITH DALLAS COUNTY ENVIRONMENTAL HEALTH (515-993-5803) PRIOR TO ABANDONMENT.

CITY STANDARD NOTES

1. All construction within public R.O.W./Easements, and/or any connection to public sewers and streets, shall comply with the West Des Moines Standard Construction Specifications for Subdivisions, DSM Metro Design Standards and WDM Addendums.
2. At least one week prior to any construction within public R.O.W./easement and/or any connection to public sewer and streets, the Contractor shall contact the WDM Engineering Services (515-222-3475) to schedule any required inspections. Note: City approval of this plan is subject to the Applicant obtaining all necessary easements/agreements and applicable permits.
3. 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.
4. Coordinate staging and traffic control with WDM Emergency Services.
5. Lane closure notices must be submitted to West Des Moines Public Services for approval a minimum of 48 hours in advance of closure.
6. All connections to public sewers shall be core drilled.

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Iowa One Call (800-292-8989) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.
6. All construction materials, dumpsters, detached trailers, or similar items are prohibited on public streets or within the public right-of-way.



CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	80.77'	N48°58'56"E	1015.00'	4°33'34"	80.75'	40.41'
C2	263.43'	N55°08'05"E	895.00'	16°51'51"	262.48'	132.88'

PRELIMINARY - NOT FOR CONSTRUCTION

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SENIOR APARTMENTS

PRINT DATE: 04 AUGUST 2022
SHEET NAME: EX. CONDITIONS & DEMO PLAN

C1.0

SYMBOL LEGEND

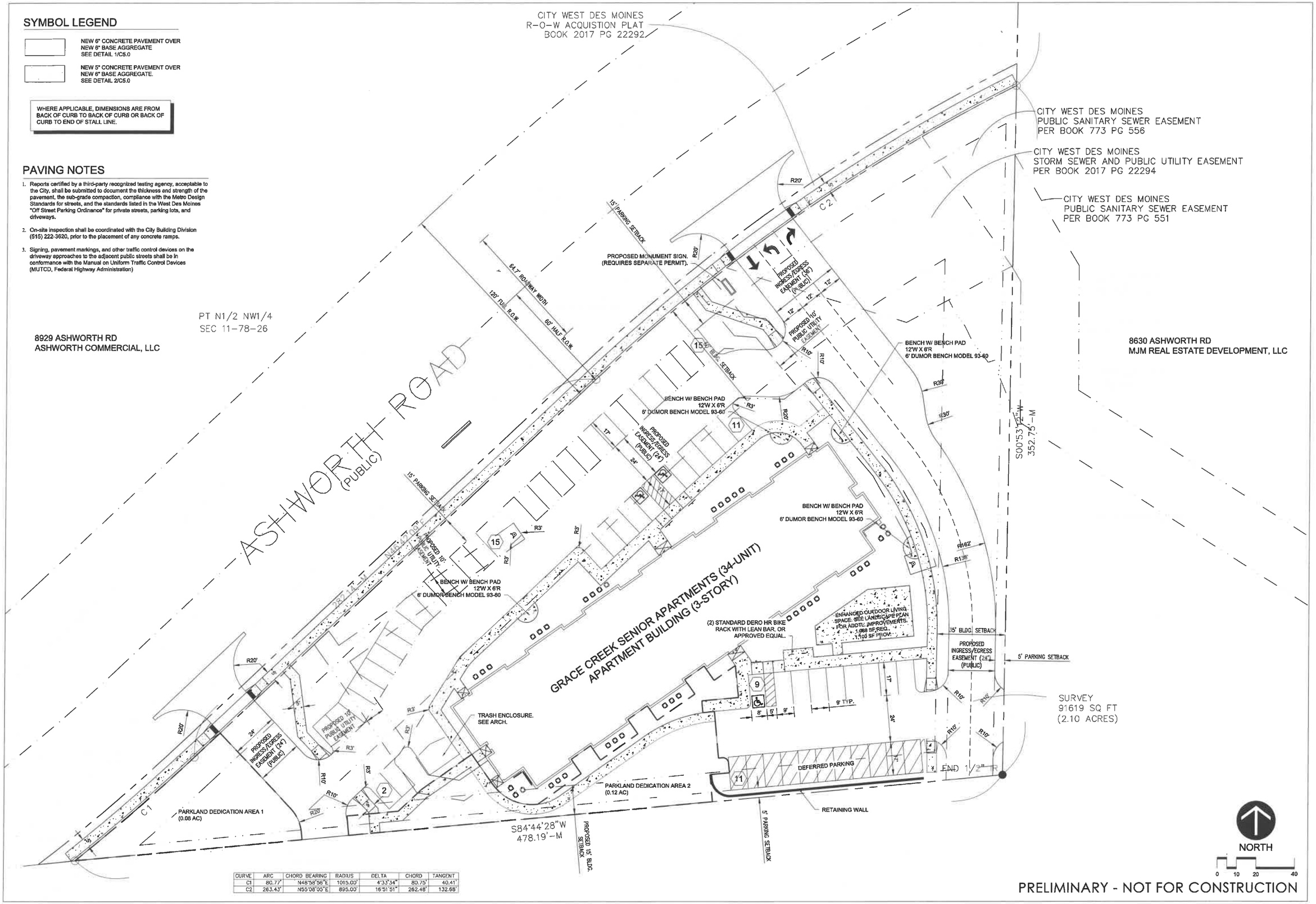
NEW 6" CONCRETE PAVEMENT OVER NEW 6" BASE AGGREGATE SEE DETAIL 1/C5.0

NEW 5" CONCRETE PAVEMENT OVER NEW 6" BASE AGGREGATE. SEE DETAIL 2/C5.0

WHERE APPLICABLE, DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB OR BACK OF CURB TO END OF STALL LINE.

PAVING NOTES

1. Reports 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.
2. On-site inspection shall be coordinated with the City Building Division (515) 222-3620, prior to the placement of any concrete ramps.
3. Signing, pavement markings, and other traffic control devices on the driveway approaches to the adjacent public streets shall be in conformance with the Manual on Uniform Traffic Control Devices (MUTCD, Federal Highway Administration)



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SENIOR APARTMENTS

PRINT DATE: 04 AUGUST 2022

SHEET NAME: PAVING PLAN

C2.0

SYMBOL LEGEND

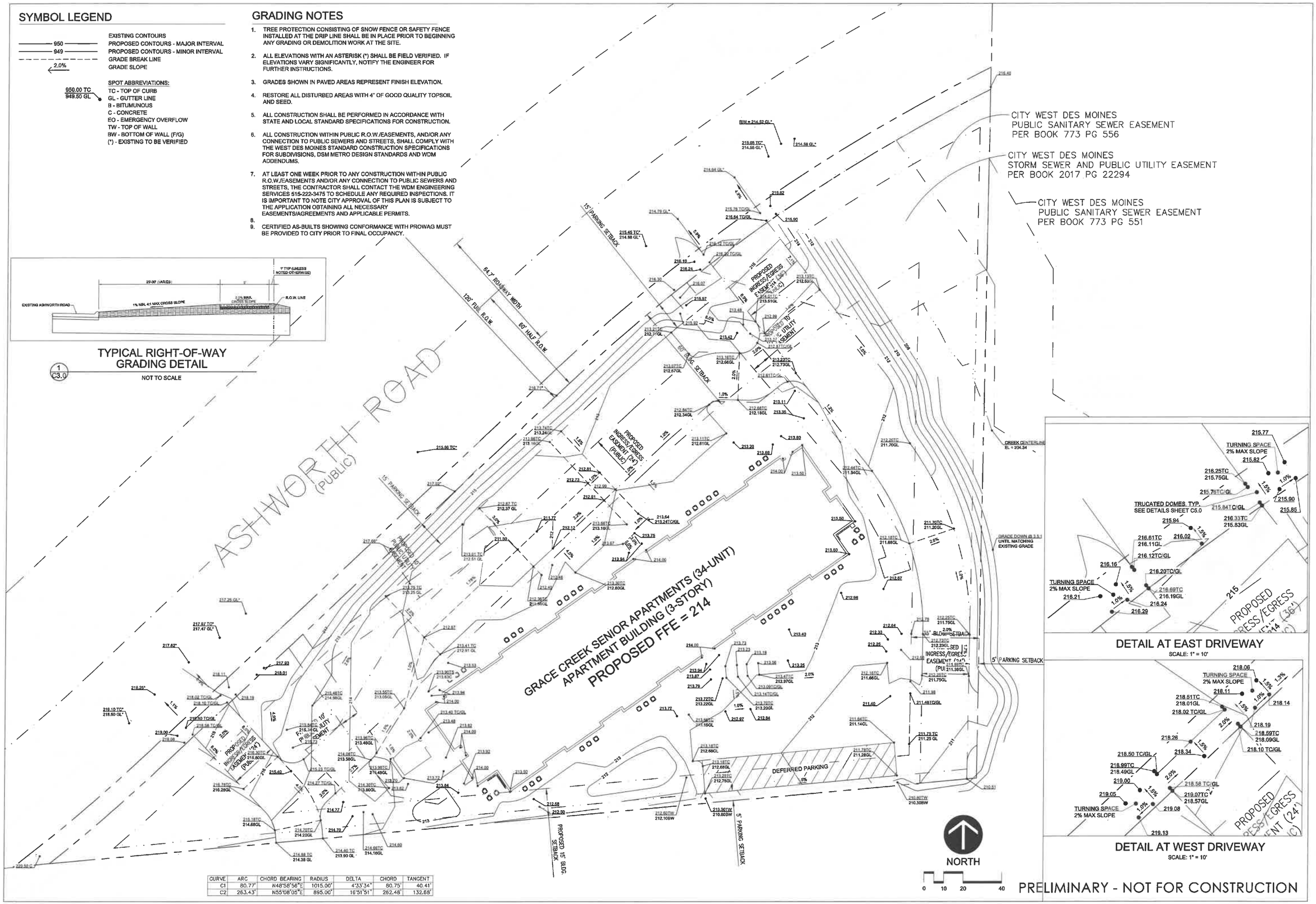
950 — EXISTING CONTOURS
949 — PROPOSED CONTOURS - MAJOR INTERVAL
PROPOSED CONTOURS - MINOR INTERVAL
GRADE BREAK LINE
2.0% — GRADE SLOPE

950.00 TC / 949.50 GL — SPOT ABBREVIATIONS:
TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMUNOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. TREE PROTECTION CONSISTING OF SNOW FENCE OR SAFETY FENCE INSTALLED AT THE DRIP LINE SHALL BE IN PLACE PRIOR TO BEGINNING ANY GRADING OR DEMOLITION WORK AT THE SITE.
2. ALL ELEVATIONS WITH AN ASTERISK (*) SHALL BE FIELD VERIFIED. IF ELEVATIONS VARY SIGNIFICANTLY, NOTIFY THE ENGINEER FOR FURTHER INSTRUCTIONS.
3. GRADES SHOWN IN PAVED AREAS REPRESENT FINISH ELEVATION.
4. RESTORE ALL DISTURBED AREAS WITH 4" OF GOOD QUALITY TOPSOIL AND SEED.
5. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. 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.
7. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES 515-222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICATION OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
8.
9. CERTIFIED AS-BUILTS SHOWING CONFORMANCE WITH PROWAG MUST BE PROVIDED TO CITY PRIOR TO FINAL OCCUPANCY.

1 C3.0 TYPICAL RIGHT-OF-WAY GRADING DETAIL
NOT TO SCALE



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DETAIL AT EAST DRIVEWAY
SCALE: 1" = 10'

DETAIL AT WEST DRIVEWAY
SCALE: 1" = 10'

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PRINT DATE: 04 AUGUST 2022
SHEET NAME: GRADING PLAN

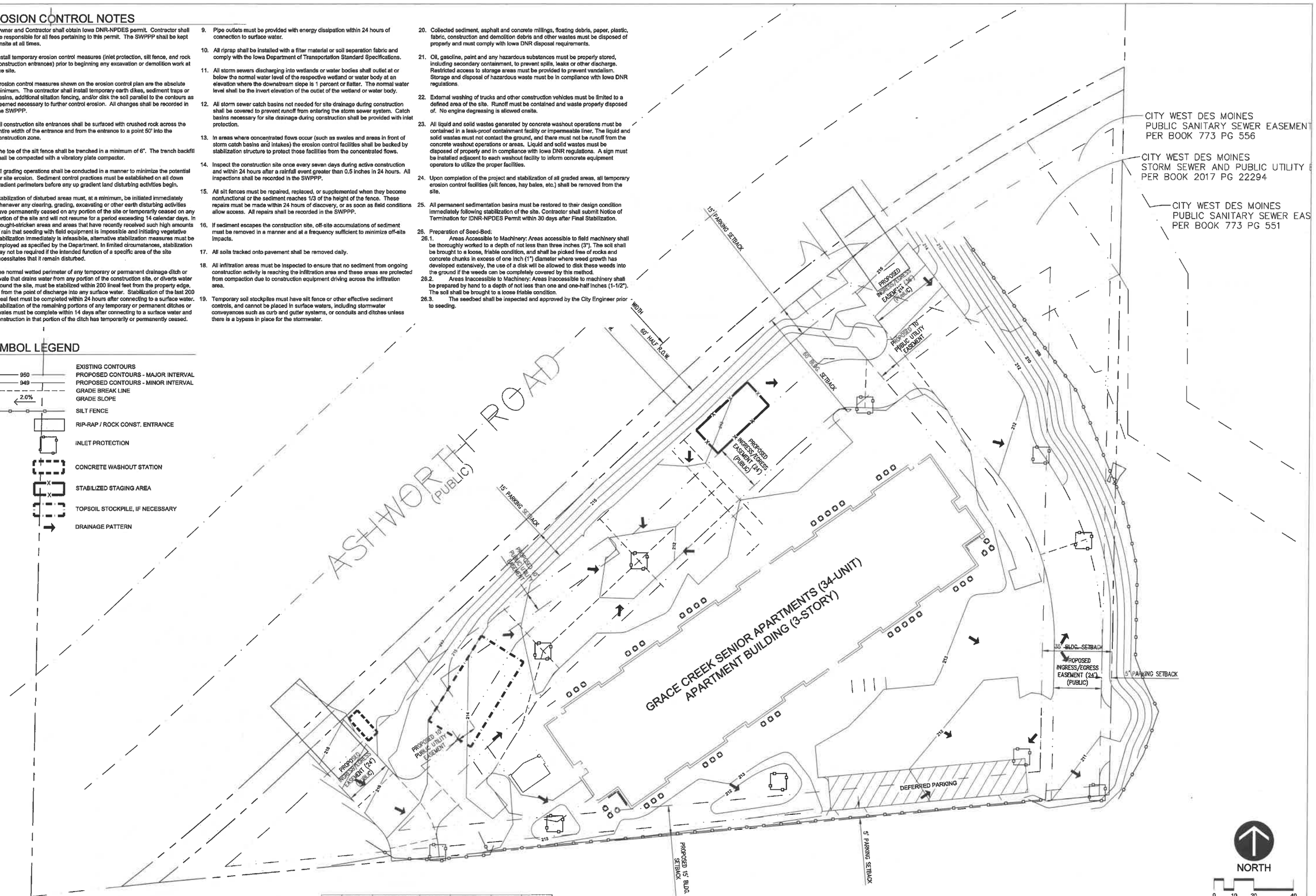
C3.0

EROSION CONTROL NOTES

1. Owner and Contractor shall obtain Iowa DNR-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional silitation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the site or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. In drought-stricken areas and areas that have recently received such high amounts of rain that seeding with field equipment is impossible and initiating vegetative stabilization immediately is infeasible, alternative stabilization measures must be employed as specified by the Department. In limited circumstances, stabilization may not be required if the intended function of a specific area of the site necessitates that it remain disturbed.
8. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
9. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
10. All riprap shall be installed with a filter material or soil separation fabric and comply with the Iowa Department of Transportation Standard Specifications.
11. All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
12. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
13. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
14. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
15. All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
16. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
17. All soils tracked onto pavement shall be removed daily.
18. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
19. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
20. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with Iowa DNR disposal requirements.
21. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with Iowa DNR regulations.
22. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
23. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with Iowa DNR regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
24. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
25. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site. Contractor shall submit Notice of Termination for IDNR-NPDES Permit within 30 days after Final Stabilization.
26. Preparation of Seed-Bed:
    - 26.1. Areas Accessible to Machinery: Areas accessible to field machinery shall be thoroughly worked to a depth of not less than three inches (3"). The soil shall be brought to a loose, friable condition, and shall be picked free of rocks and concrete chunks in excess of one inch (1") diameter where weed growth has developed extensively, the use of a disk will be allowed to disk these weeds into the ground if the weeds can be completely covered by this method.
    - 26.2. Areas Inaccessible to Machinery: Areas inaccessible to machinery shall be prepared by hand to a depth of not less than one and one-half inches (1-1/2"). The soil shall be brought to a loose friable condition.
    - 26.3. The seedbed shall be inspected and approved by the City Engineer prior to seeding.

SYMBOL LEGEND

- 950 — EXISTING CONTOURS
- 949 — PROPOSED CONTOURS - MAJOR INTERVAL
- PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION
- STABILIZED STAGING AREA
- TOPSOIL STOCKPILE, IF NECESSARY
- DRAINAGE PATTERN



CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	80.77'	N48°58'56"E	1015.00'	4°33'34"	80.75'	40.41'
C2	263.43'	N55°08'05"E	865.00'	16°51'51"	262.48'	132.68'

PRELIMINARY - NOT FOR CONSTRUCTION

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GRACE CREEK
SENIOR APARTMENTS
8710 ASHWORTH ROAD
WEST DES MOINES, IOWA 50266

PRINT DATE: 04 AUGUST 2022

SHEET NAME: EROSION CONTROL PLAN

C3.1

SYMBOL LEGEND

○	STORM MANHOLE	CTV	CABLE UNDERGROUND LINE
○	CATCH BASIN	OE	ELECTRIC OVERHEAD LINE
□	CURB INLET	UE	ELECTRIC UNDERGROUND LINE
	FLARED END	FO	FIBER OPTIC UNDERGROUND LINE
○	SANITARY MANHOLE	G	NATURAL GAS UNDERGROUND LINE
	HYDRANT	>	SANITARY SEWER PIPE
	GATE VALVE & BOX	>>	STORM SEWER PIPE
⊗	WATER SHUTOFF	T	TELEPHONE UNDERGROUND LINE
	LIGHT POLE	I	WATERMAIN PIPE
		DT	DRAINTILE PIPE

CITY OF WEST DES MOINES NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
2. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
3. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
4. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.

UTILITY NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL NECESSARY UTILITY CONNECTIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING, AS WELL AS TO ALL ONSITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, CABLE TV, TELEPHONE, GAS, ELECTRIC, SITE LIGHTING, ETC.
2. ALL SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. UTILITY CONNECTIONS (SANITARY SEWER, WATERMAIN, AND STORM SEWER) MAY REQUIRE A PERMIT FROM THE CITY.
3. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AT PROPOSED CONNECTIONS TO EXISTING UTILITIES PRIOR TO ANY DEMOLITION OR EXCAVATION.
4. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE MADE TO AVOID DAMAGE TO EXISTING UTILITIES.
5. STORM SEWER REQUIRES TESTING WHERE LOCATED WITHIN 10 FEET OF WATERLINES OR THE BUILDING, IN ACCORDANCE WITH IOWA PLUMBING CODE.
6. HDPE STORM SEWER PIPING AND FITTINGS MUST MEET MATERIALS AND INSTALLATION STANDARDS PER IOWA PLUMBING CODE, INCLUDING ASTM D3212 JOINT PRESSURE TEST AND ASTM C2321 INSTALLATION PRACTICES. THE CITY REQUIRES RCP PIPE WITHIN THE PUBLIC RIGHT-OF-WAY.
7. MAINTAIN A MINIMUM OF 5' OF COVER OVER ALL WATER LINES AND SANITARY SEWER LINES. INSTALL WATER LINES 18" ABOVE SANITARY SEWERS, WHERE THE SANITARY SEWER CROSSES OVER THE WATER LINE. INSTALL SEWER PIPING OF MATERIALS EQUAL TO WATERMAIN STANDARDS FOR 9 FEET ON BOTH SIDES AND MAINTAIN 18" OF SEPARATION.
8. SEE PROJECT SPECIFICATIONS FOR BEDDING REQUIREMENTS.
9. PRESSURE TEST AND DISINFECT ALL NEW WATERMAINS IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
10. SANITARY SEWER PIPING SHALL BE PVC, SDR-35 FOR DEPTHS LESS THAN 12', PVC SDR-26 FOR DEPTHS BETWEEN 12' AND 26', AND CLASS 52 D.I.P. FOR DEPTHS OF 26' OR MORE.
11. ALL PROPOSED UTILITIES SHOWN ARE PRIVATE UNLESS OTHERWISE NOTED.
12. ALL EXISTING SANITARY SEWERS ON SITE SHALL BECOME CITY OF WEST DES MOINES PUBLIC SEWERS UPON PROJECT COMPLETION. CONTRACTOR SHALL BE RESPONSIBLE FOR TELEVISING ALL EXISTING SANITARY SEWERS AND SHARING THE DATA WITH THE ENGINEER AND CITY OF WEST DES MOINES FOR THEIR RECORDS. CONTRACTOR SHALL ALSO PROVIDE AS-BUILTS OF THE EXISTING SANITARY SEWERS. ENTIRE EXISTING SANITARY SYSTEM SHALL BE JETTED/CLEANED TO REMOVE ANY EXISTING DEBRIS. SANITARY SEWERS MUST BE ACCEPTED BY CITY COUNCIL PRIOR TO ANY OCCUPANCY.
13. CONTRACTOR SHALL PROVIDE AS-BUILTS TO THE ENGINEER AND WDMWW INDICATING ACTUAL LOCATION, DEPTH, AND MATERIAL OF THE INSTALLED WATER LINES .

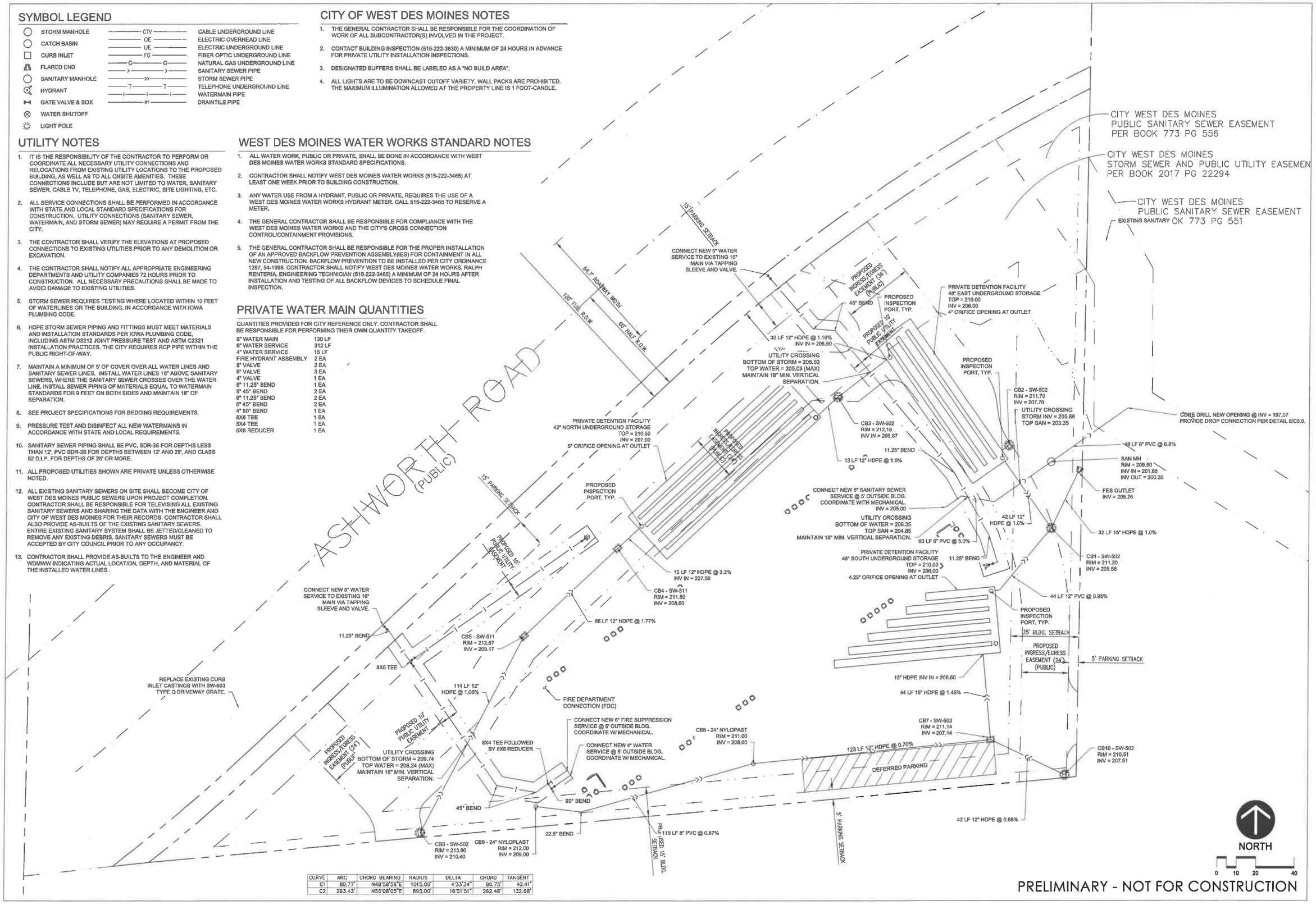
WEST DES MOINES WATER WORKS STANDARD NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE 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.

PRIVATE WATER MAIN QUANTITIES

QUANTITIES PROVIDED FOR CITY REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN QUANTITY TAKEOFF.

8" WATER MAIN	130 LF
6" WATER SERVICE	312 LF
4" WATER SERVICE	15 LF
FIRE HYDRANT ASSEMBLY	2 EA
8" VALVE	2 EA
6" VALVE	3 EA
4" VALVE	1 EA
8" 11.25° BEND	1 EA
8" 45° BEND	2 EA
8" 11.25° BEND	2 EA
6" 45° BEND	2 EA
4" 90° BEND	1 EA
8X6 TEE	1 EA
8X4 TEE	1 EA
8X6 REDUCER	1 EA



CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
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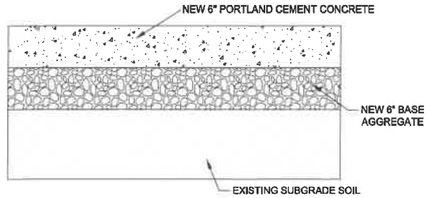
WEST DES MOINES, IOWA 50266

SENIOR APARTMENTS

PRINT DATE: 04 AUGUST 2022

SHEET NAME: SITE UTILITY PLAN

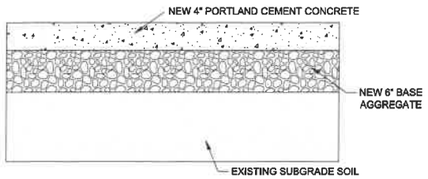
C4.0



CONCRETE PAVING CONSTRUCTION DETAIL

1 C5.0

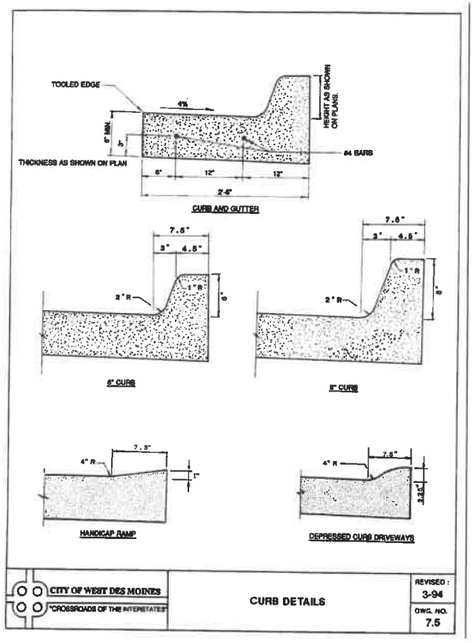
NOT TO SCALE



SIDEWALK CONSTRUCTION DETAIL

2 C5.0

NOT TO SCALE



CURB DETAIL

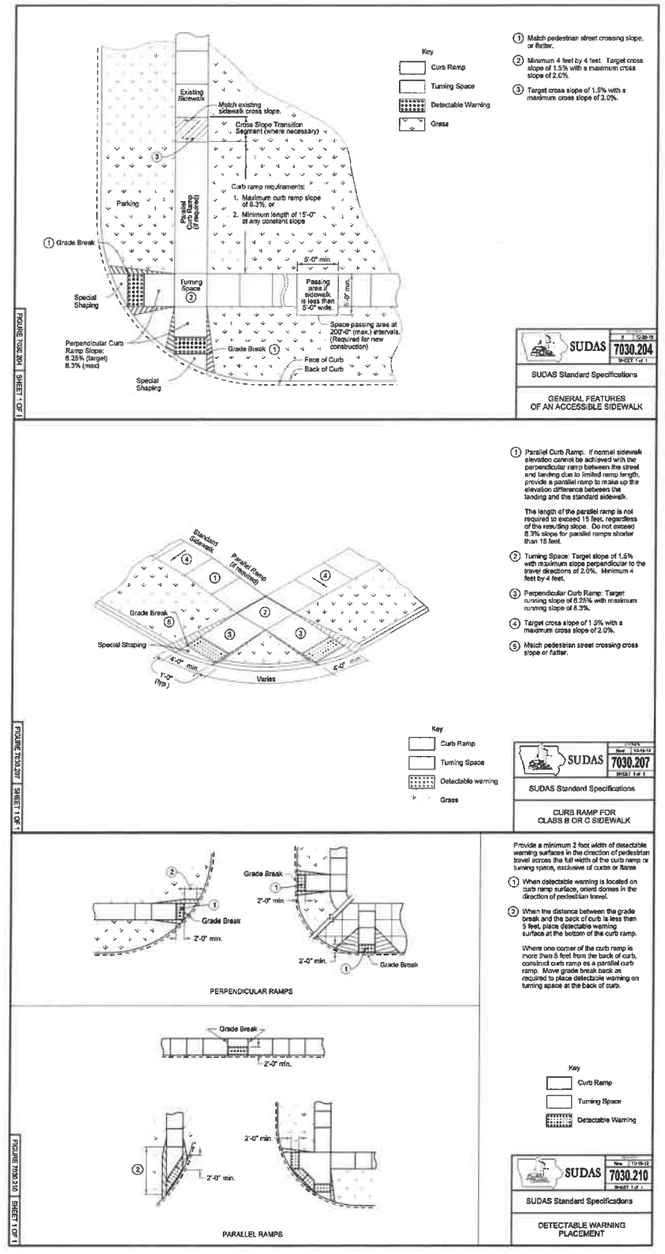
3 C5.0

NOT TO SCALE

NOT USED

4 C5.0

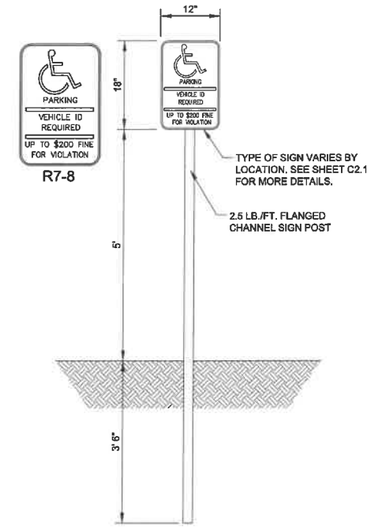
NOT TO SCALE



CURB RAMP DETAILS

5 C5.0

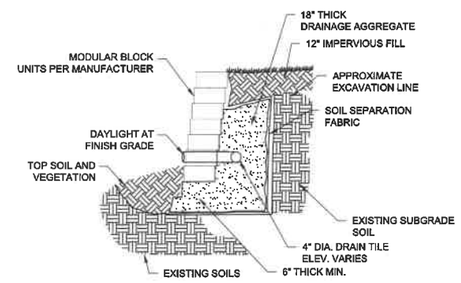
NOT TO SCALE



SIGN DETAIL

6 C5.0

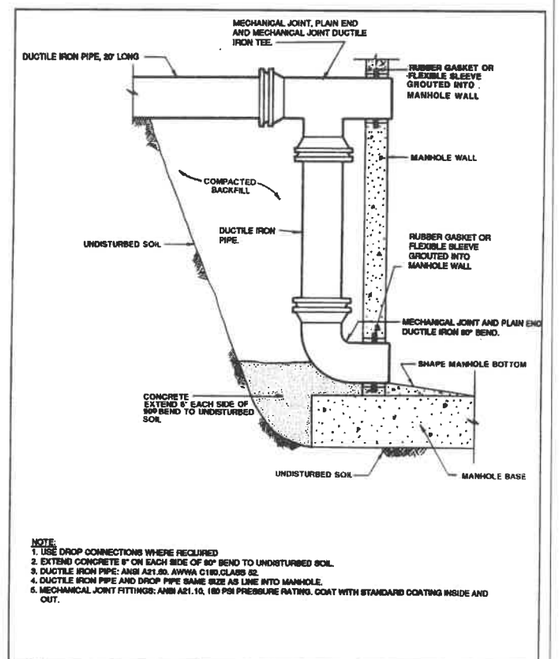
NOT TO SCALE



RETAINING WALL DETAIL (3.5' AND UNDER)

7 C5.0

NOT TO SCALE



SANITARY SEWER DROP CONNECTION DETAIL

8 C5.0

NOT TO SCALE

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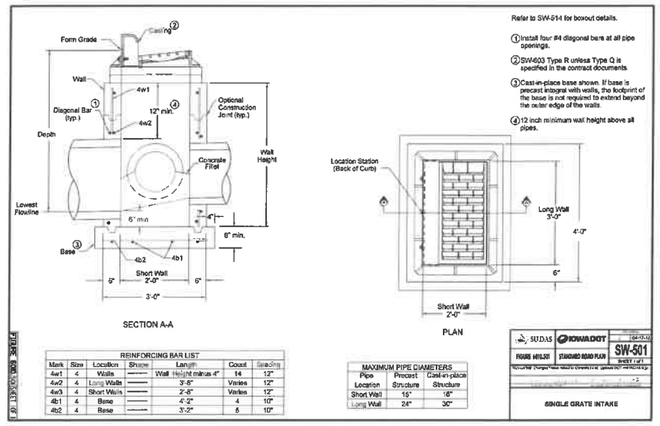
8710 ASHWORTH ROAD
WEST DES MOINES, IOWA 50266

PRINT DATE: 04 AUGUST 2022
SHEET NAME: CIVIL DETAILS

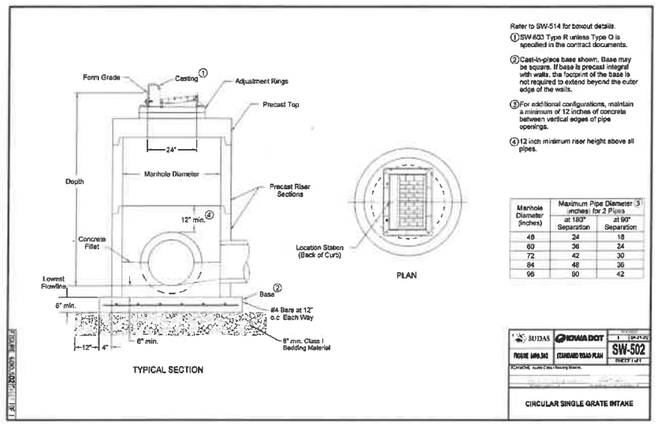
C5.0



SW-501 SINGLE GRATE INTAKE DETAIL

1 / C5.1

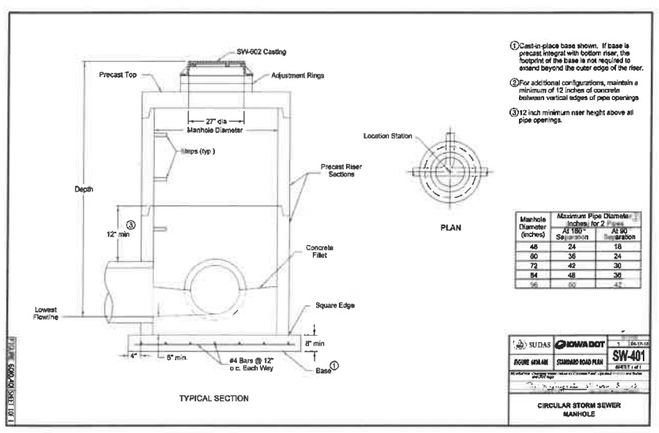
NOT TO SCALE



SW-502 CIRCULAR SINGLE GRATE INTAKE DETAIL

2 / C5.1

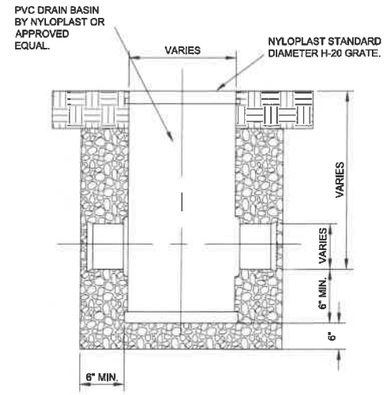
NOT TO SCALE



SW-401 CIRCULAR STORM SEWER MANHOLE DETAIL

3 / C5.1

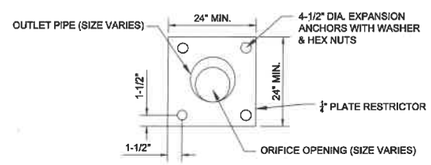
NOT TO SCALE



DRAIN BASIN DETAIL

4 / C5.1

NOT TO SCALE

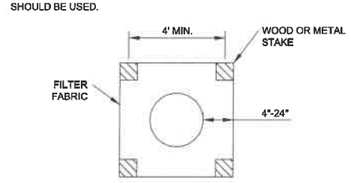


ORIFICE PLATE DETAIL

5 / C5.1

NOT TO SCALE

NOTE: FOR EXISTING CATCH BASINS IN PAVEMENT AREAS, SAND BAGS, AGGREGATE WRAPPED IN FILTER FABRIC, OR SEDIMENT TRAPS SHOULD BE USED.

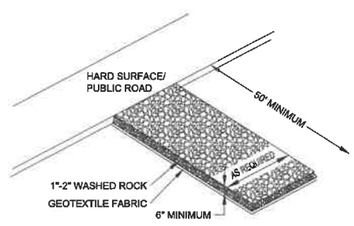


MAXIMUM DISTANCE BETWEEN POSTS IS 2'. BOTTOM OF FENCE IS BURIED IN TRENCH, SIMILAR TO NORMAL SILT FENCE INSTALLATION.

SILT FENCE INLET SEDIMENT FILTER

6 / C5.1

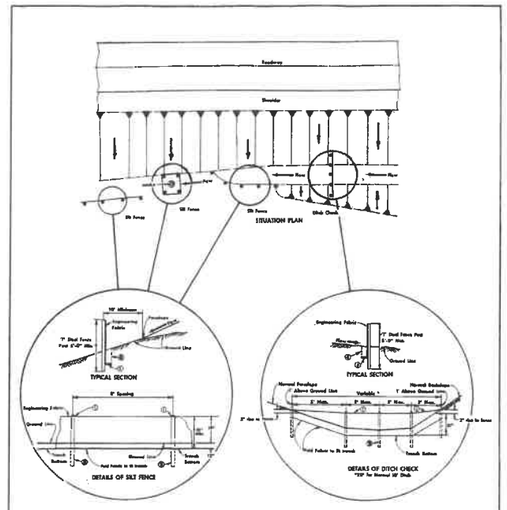
NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE

7 / C5.1

NOT TO SCALE



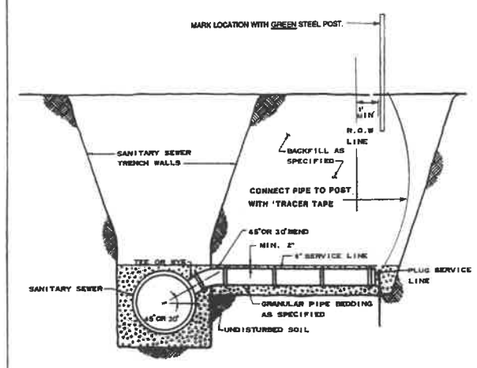
NOTES:
1. SECURE TOP OF ENGINEERING FABRIC TO STEEL POST, SEE DETAIL OF ATTACHMENT TO POST.
2. ENGINEERING FABRIC TO BE FOLDED ACCROSS THE BOTTOM OF THE TRENCH.
3. STEEL POST TO BE EMBEDED 28" BELOW TRENCH BOTTOM.
4. 12" DEEP x 4" WIDE MINIMUM TRENCH, BACKFILL TO BE COMPACTED.

CITY OF WEST DES MOINES "CROSSROADS OF THE INTERSTATES" | SILT FENCE DETAILS | REVISED: 3-94 | DWG. NO. 2.1

SILT FENCE DETAIL

8 / C5.1

NOT TO SCALE



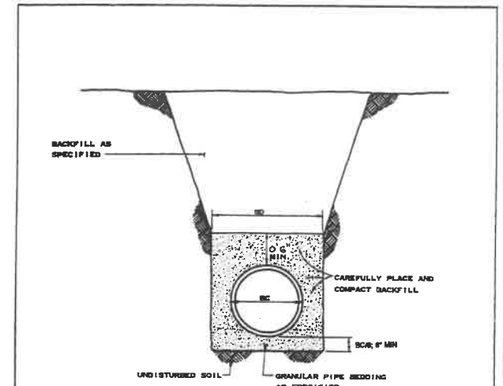
NOTES
1. USE FOR SERVICE CONNECTION WHEN SANITARY SEWER DEPTH IS 12.0' OR LESS OR WHEN REQUIRED TO SERVE ADJACENT PROPERTY.

CITY OF WEST DES MOINES "CROSSROADS OF THE INTERSTATES" | SANITARY SEWER SERVICE | REVISED: 3-94 | DWG. NO. 4.5

SANITARY SEWER SERVICE DETAIL

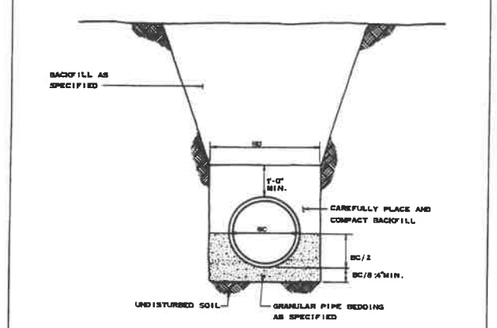
9 / C5.1

NOT TO SCALE



NOTES
1. BC IS OUTSIDE DIAMETER OF PIPE.
2. BD IS TRENCH WIDTH AT TOP OF PIPE.
3. MINIMUM BD = BC + 12", 2'-3" MIN.
4. FOR TRENCH DEPTHS EXCEEDING 20 FEET, PROVIDE PIPE BEDDING AS DIRECTED BY CITY.

CITY OF WEST DES MOINES "CROSSROADS OF THE INTERSTATES" | FLEXIBLE SEWER PIPE BEDDING | REVISED: 3-94 | DWG. NO. 4.1



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2. BD IS TRENCH WIDTH AT TOP OF PIPE.
3. MINIMUM BD = BC + 12", 2'-3" MIN.
4. FOR TRENCH DEPTHS EXCEEDING 20 FEET, PROVIDE PIPE BEDDING AS DIRECTED BY CITY.

CITY OF WEST DES MOINES "CROSSROADS OF THE INTERSTATES" | RIGID SEWER PIPE BEDDING | REVISED: 3-94 | DWG. NO. 4.2

SEWER BEDDING DETAILS

10 / C5.1

NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

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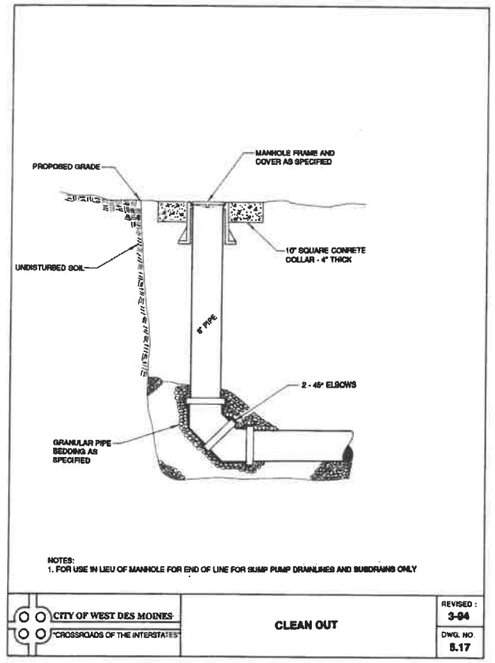
GRACE CREEK SENIOR APARTMENTS
8710 ASHWORTH ROAD
WEST DES MOINES, IOWA 50266

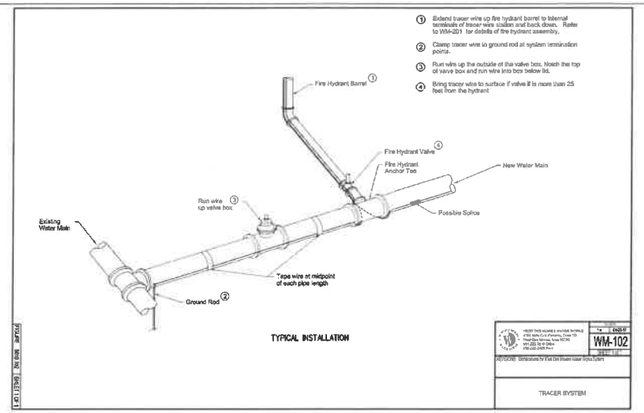
PRINT DATE: 04 AUGUST 2022
SHEET NAME: CIVIL DETAILS

C5.1



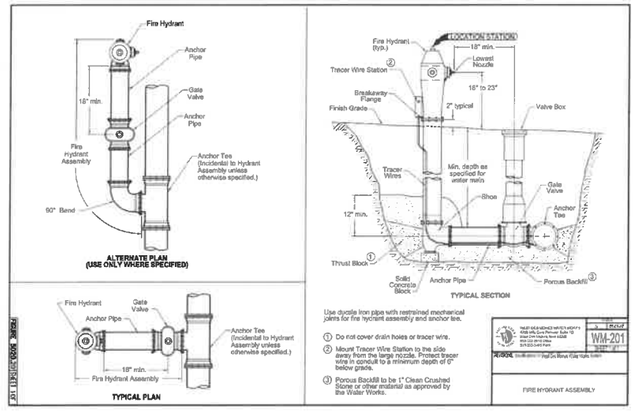
1 / C5.2 CLEANOUT DETAIL

NOT TO SCALE



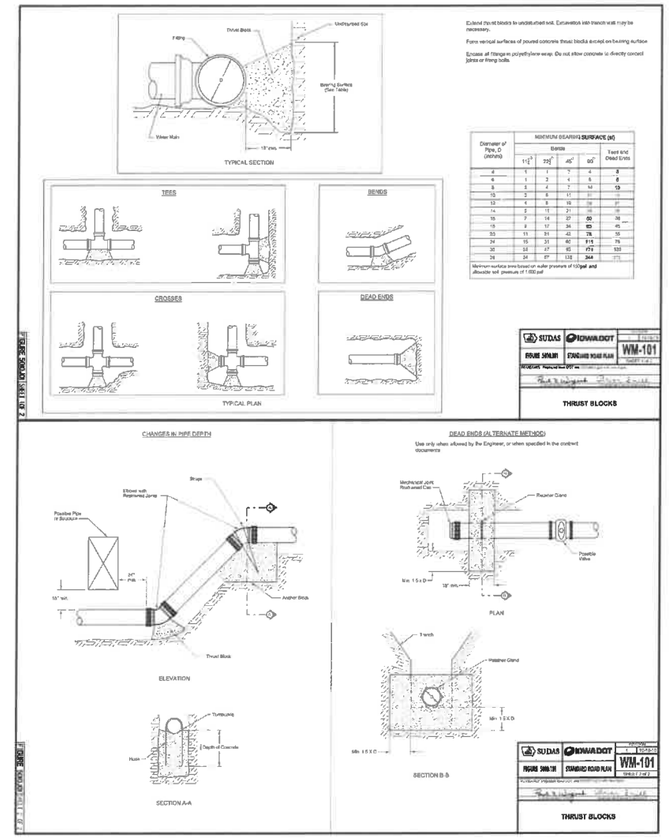
3 / C5.2 TRACER SYSTEM DETAIL

NOT TO SCALE



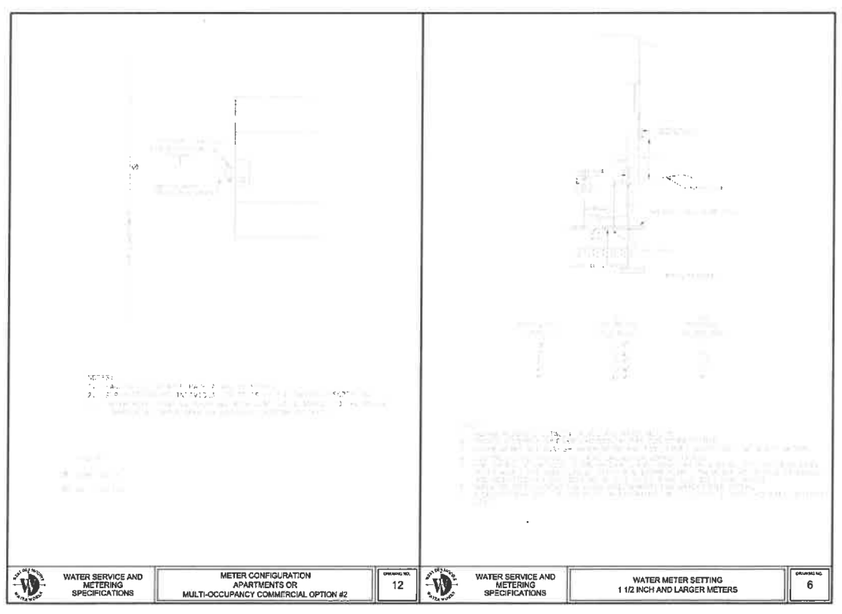
4 / C5.2 FIRE HYDRANT DETAIL

NOT TO SCALE



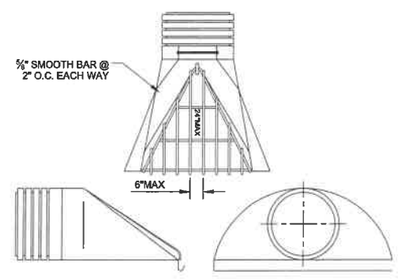
5 / C5.2 THRUST BLOCKING DETAIL

NOT TO SCALE



2 / C5.2 WATER METER DETAIL

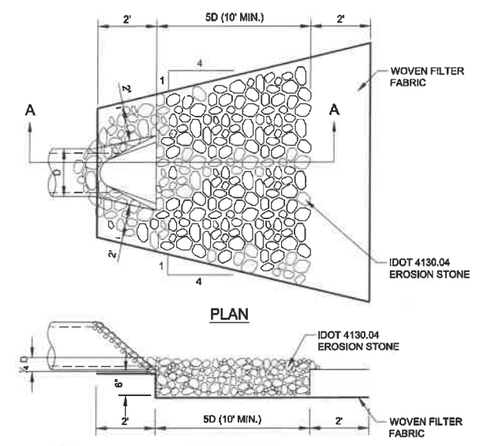
NOT TO SCALE



PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

6 / C5.2 FLARED END SECTION DETAIL

NOT TO SCALE



NOTE:
500X MIRAFI FABRIC OR EQUAL

7 / C5.2 RIP-RAP AT OUTLETS

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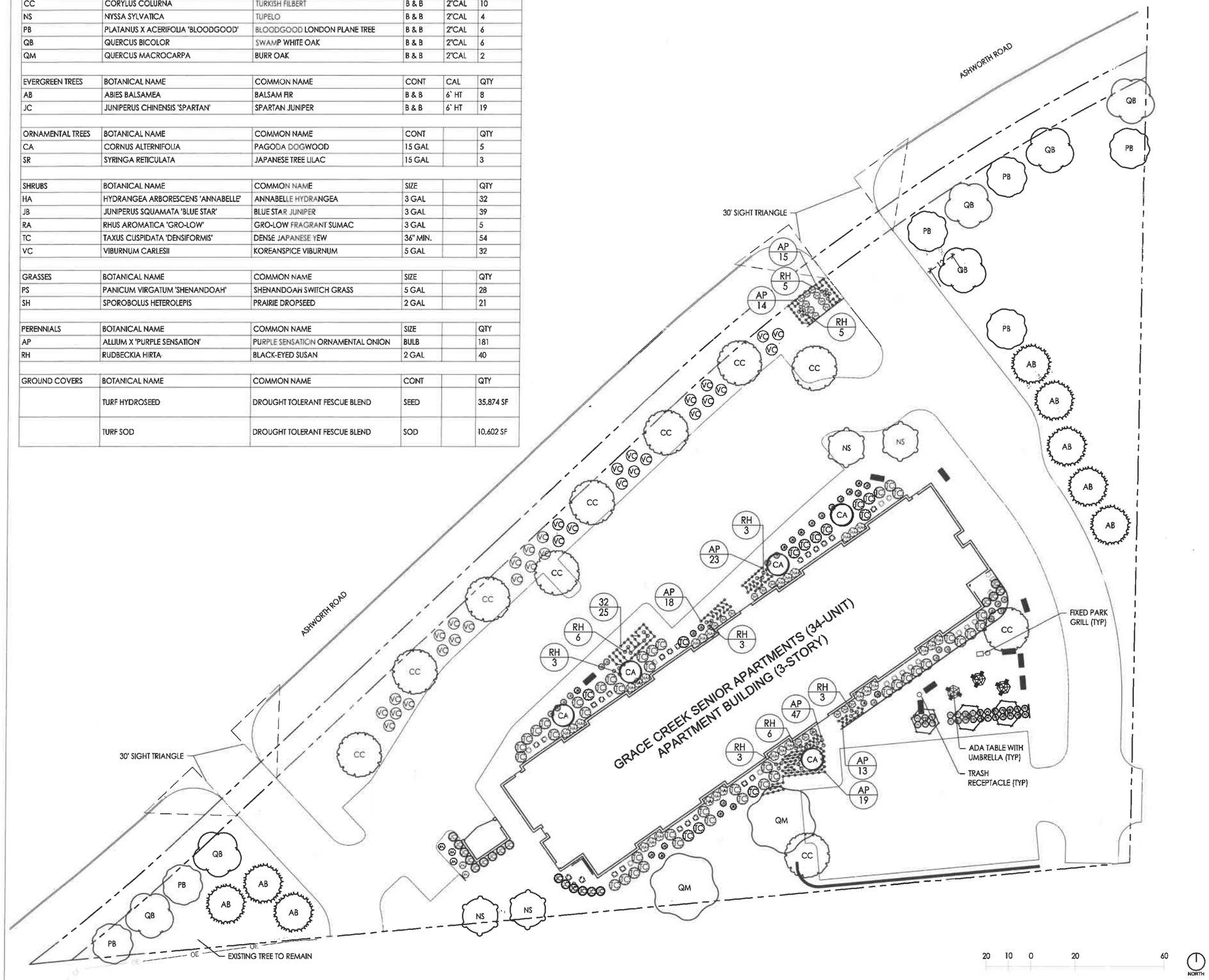
GRACE CREEK SENIOR APARTMENTS
8710 ASHWORTH ROAD
WEST DES MOINES, IOWA 50266

PRINT DATE: 04 AUGUST 2022
SHEET NAME: CIVIL DETAILS

C5.2

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
CC	CORYLUS COLURNA	TURKISH FILBERT	B & B	2"CAL	10
NS	NYSSA SYLVATICA	TUPELO	B & B	2"CAL	4
PB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	B & B	2"CAL	6
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2"CAL	6
QM	QUERCUS MACROCARPA	BURR OAK	B & B	2"CAL	2
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
AB	ABIES BALSAMEA	BALSAM FIR	B & B	6` HT	8
JC	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	B & B	6` HT	19
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	CONT		QTY
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	15 GAL		5
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	15 GAL		3
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE		QTY
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	3 GAL		32
JB	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	3 GAL		39
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL		5
TC	TAXUS CUSPIDATA 'DENSIFORMIS'	DENSE JAPANESE YEW	36" MIN.		54
VC	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	5 GAL		32
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE		QTY
PS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	5 GAL		28
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2 GAL		21
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE		QTY
AP	ALLIUM X 'PURPLE SENSATION'	PURPLE SENSATION ORNAMENTAL ONION	BULB		181
RH	RUDBECKIA HIRTA	BLACK-EYED SUSAN	2 GAL		40
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT		QTY
	TURF HYDROSEED	DROUGHT TOLERANT FESCUE BLEND	SEED		35,874 SF
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD		10,602 SF



LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS AND SECTIONS OF THE LOCAL JURISDICTION'S STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
2. LOCATIONS OF ALL PERENNIALS, GRASSES, AND INDIVIDUAL SHRUBS TO BE MARKED, STAKED, AND VERIFIED IN FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
3. CONTRACTOR SHALL COORDINATE DELIVERY SCHEDULE AND PLANT TREES UPON ARRIVAL PER IOWA SUDAS. ALL PLANTS OF THE SAME SPECIES SHALL BE OBTAINED FROM A SINGLE NURSERY SOURCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF PLANT MATERIALS AND IMPROVEMENTS SHOWN.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SEED AND RESTORE ALL DISTURBED AREAS BACK TO ORIGINAL OR FINISH GRADE ELEVATIONS, INCLUDING EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.
5. ALL EXISTING PLANTS SHOWN ON PLAN ARE IN APPROXIMATE LOCATIONS. ADJUST NEW PLANTING BED AND TREE LOCATIONS TO AVOID CONFLICT WITH EXISTING PLANTINGS. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT ON ANY NECESSARY ADJUSTMENTS.
6. THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT INJURY TO ALL PLANT MATERIAL DURING DIGGING, HANDLING, PLANTING AND MAINTENANCE OPERATIONS.
7. ALL TREE AND SHRUB LANDSCAPE BEDS SHALL HAVE WEED-PREVENTION FABRIC INSTALLED. WEED PREVENTION FABRIC SHALL COVER THE ENTIRE LANDSCAPE BED.
8. CANOPY TREES AND EVERGREEN TREES PLANTED IN A LAWN OR GRASS SETTING SHALL RECEIVE A MINIMUM OF 4" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH AROUND TREES SHALL BE EXTENDED OUT AS FAR AS THE HOLE DUG FOR PLANTING AND SHALL BE PLACED IN SUCH A WAY AS TO FORM A BOWL AT THE BASE OF THE TRUNK ALLOWING WATER TO COLLECT
MORE EFFECTIVELY.
9. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ANY TREES THAT HAVE BECOME TILTED WITHIN ONE YEAR FROM DATE OF INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF THE CONTRACT.
10. THE PROPOSED LANDSCAPING SHALL BE MAINTAINED UNTIL SUBSTANTIAL COMPLETION.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF PLANT MATERIALS AND IMPROVEMENTS SHOWN, ACTUAL QUANTITIES AND MEASUREMENTS ON DRAWINGS TAKE PRECEDENT OVER TABLE QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

LANDSCAPE AND SCREENING REQUIREMENTS

ZONING = RH - RESIDENTIAL HIGH-DENSITY DISTRICT

OFF STREET PARKING SCREENING REQUIREMENTS:
PARKING LOT IS 3' BELOW ROAD, MEETING 3' MINIMUM SCREENING REQUIREMENT FOR HEADLIGHTS

LANDSCAPE ISLANDS:
REQUIRED = 1 (1 TREE PER ISLAND x 2 ISLANDS)
PROVIDED = 1 (1 TREE PER ISLAND X 2 ISLANDS)

OPEN SPACE REQUIREMENTS
TOTAL SIZE OF PROJECT AREA = 98, 048 SQUARE FEET
TOTAL OPEN SPACE REQUIRED = 24, 512 SQUARE FEET (25% OF TOTAL PROJECT AREA)
TOTAL NUMBER OF TREES REQUIRED = 18 (2 / 3,000 SF OF REQ. OPEN SPACE)
TOTAL NUMBER OF EVERGREEN TREES REQUIRED = 7 (35% OF TOTAL REQ. TREES)
TOTAL NUMBER OF SHRUBS REQUIRED = 27 (3 / 3,000 SF OF REQ. OPEN SPACE)

TOTAL OPEN SPACE PROVIDED = 41,003 SQUARE FEET
TOTAL NUMBER OF TREES PROVIDED = 61
TOTAL NUMBER OF EVERGREEN TREES PROVIDED = 28
TOTAL NUMBER OF SHRUBS PROVIDED = 164

ASHWORTH 88 PUD ORDINANCE REQUIREMENTS
TOTAL LINEAL FEET OF STREETSCAPE = 660 FEET
TREES REQUIRED = 19 (1 TREE FOR EVERY 35 LINEAL FEET OF STREETSCAPE)
SHRUBS REQUIRED = 57 (3 SHRUBS FOR EVERY 35 LINEAL FEET OF STREETSCAPE)

TREES PROVIDED = 19
SHRUBS PROVIDED = 65*
*33 SHRUBS COUNTED AS PERENNIAL PLANTING SUBSTITUTE (25 SQUARE FEET OF PERENNIAL PLANTING SUBSTITUTED FOR 3 SHRUBS)

SCREENING REQUIREMENTS
GROUND MECHANICAL UNITS ON NW AND SE SIDES OF BUILDING - SCREENED WITH 3' HT. MINIMUM EVERGREEN SHRUBS
METERS AND MECHANICAL UNITS AT SW AND SE CORNERS OF BUILDING - SCREENED WITH 6' HT. MINIMUM EVERGREEN TREE
TRASH ENCLOSURE - SCREENED ON 2 SIDES WITH 6' HT. MINIMUM EVERGREEN TREE

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GRACE CREEK

SENIOR APARTMENTS

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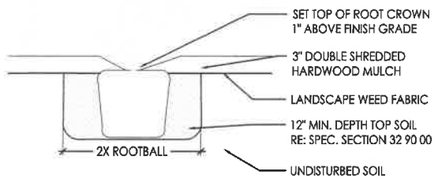
WEST DES MOINES, IOWA 50266

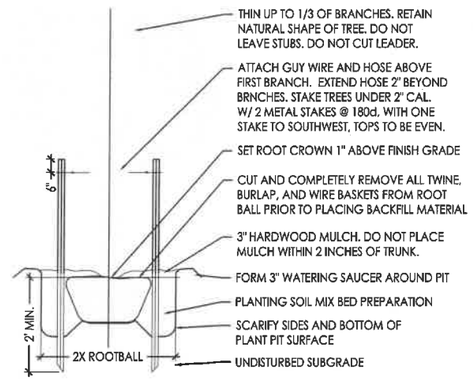
PRINT DATE: 4 AUGUST 2022

SHEET NAME: LANDSCAPE PLAN

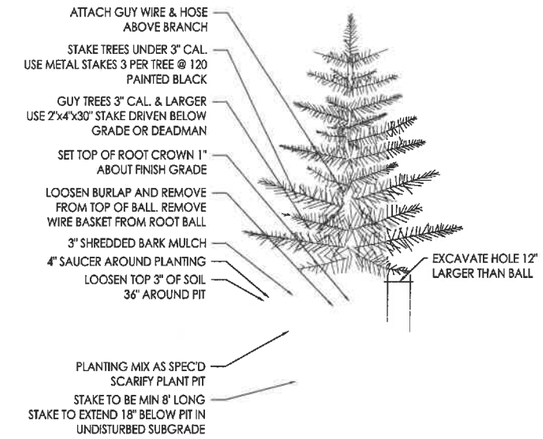
L100



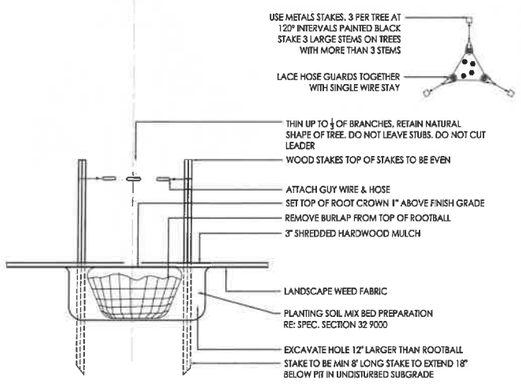
1 SHRUB PLANTING TYP.
N.T.S.



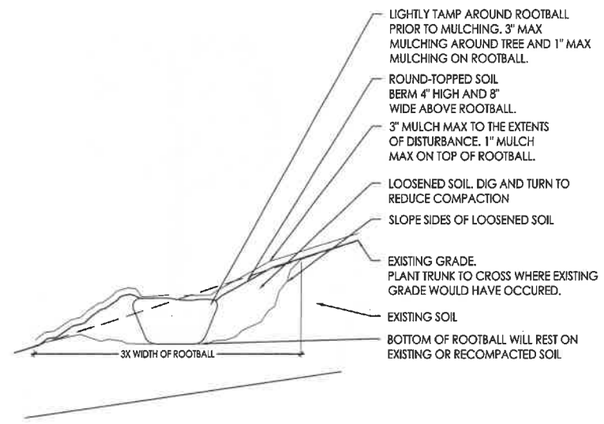
2 DECIDUOUS TREE PLANTING TYP.
N.T.S.



3 EVERGREEN TREE PLANTING TYP.
N.T.S.



4 MULTI-STEMMED TREE PLANTING TYP.
N.T.S.



5 TREE PLANTING ON SLOPE TYP.
N.T.S.

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GRACE CREEK
8710 ASHWORTH ROAD
WEST DES MOINES, IOWA 50266

SENIOR APARTMENTS

PRINT DATE: 4 AUGUST 2022

SHEET NAME: LANDSCAPE DETAILS

L200

1 BUILDING ELEVATION - NORTH (COLORED)
1/8" = 1'-0"

EXTERIOR ELEVATIONS - KEYED NOTES:

1A BRICK VENEER (LIGHT):
PROVIDE & INSTALL 8" MODULAR BRICK.
EXPANSION/CONSTRUCTION JOINTS AS INDICATED BY (CJ).
PATTERN/JOINT: RUNNING BOND, RAKED JOINT.
MFG: GLEN-GERY (OR APPROVED EQUAL).
COLOR: WHITE VELOUR

1B BRICK VENEER (DARK):
PROVIDE & INSTALL 8" MODULAR BRICK.
EXPANSION/CONSTRUCTION JOINTS AS INDICATED BY (CJ).
PATTERN/JOINT: RUNNING BOND, RAKED JOINT
MFG: GLEN-GARY (OR APPROVED EQUAL).
COLOR: CARBON BLACK VELOUR

2A FIBER CEMENT BOARD & BATTEN SIDING:
PROVIDE & INSTALL CONCEALED FASTENER FIBER CEMENT BOARD & BATTEN SIDING.
MFG: JAMES HARDIE (OR APPROVED EQUAL).
COLOR: PORCH WHITE.

2B FIBER CEMENT BOARD SOFFIT:
PROVIDE & INSTALL CEMENT BOARD SOFFIT &
ALL ASSOCIATED ACCESSORIES. SEE SPECIFICATION.
MFG: JAMES HARDIE (OR APPROVED EQUAL).
COLOR: PORCH WHITE.

3A FIBER CEMENT BOARD FASCIA:
PROVIDE & INSTALL 3/4" PRE-FINISHED FIBER CEMENT TRIM BOARD
FASCIA & ALL ASSOCIATED TRIMS AND ACCESSORIES. SEE SPECIFICATION.
MFG: JAMES HARDIE (OR APPROVED EQUAL).
COLOR: IRON GRAY.

3B METAL GUTTER & DOWNSPOUTS:
PROVIDE & INSTALL PRE-FINISHED METAL GUTTERS W/ DOWNSPOUTS AND ALL ASSOCIATED ACCESSORIES. COLOR: CHARCOAL GRAY & STONE WHITE. KYNAR FINISH. SEE ROOF PLANS AND SPECIFICATION. PROVIDE METAL DOWNSPOUT BOOTS AT ALL DOWNSPOUT DISCHARGE LOCATIONS AND ATTACH TO DRAINAGE TILE.
SEE SITE PLANS & SPECIFICATION.

4A ASPHALT SHINGLES:
PROVIDE & INSTALL ARCHITECTURAL ASPHALT SHINGLES OVER COMPOSITE ROOF FELT.
PROVIDE ICE/WATER SHIELD AS SPECIFIED.
MFG: OWENS-CORNING
COLOR: ONYX BLACK.
SEE ROOF PLANS AND SPECIFICATION.

4B CONTINUOUS RIDGE / AIR VENT:
SEE ROOF PLAN & SPECIFICATION

5A GAS METER BANK:
PROVIDE & INSTALL GAS METERS, PIPING AND ALL ASSOCIATED ACCESSORIES.
SEE MECHANICAL. COORDINATE WITH SERVICE PROVIDER.

5B HOSE BIB CONNECTION:
PROVIDE & INSTALL HOSE BIB CONNECTION. HEIGHT AS SHOWN ON ELEVATIONS.
SEE PLUMBING.

5C FIRE DEPARTMENT CONNECTION:
PROVIDE & INSTALL FIRE DEPARTMENT CONNECTION. COORDINATE FINAL LOCATION WITH LOCAL FIRE DEPARTMENT. SEE PLUMBING.

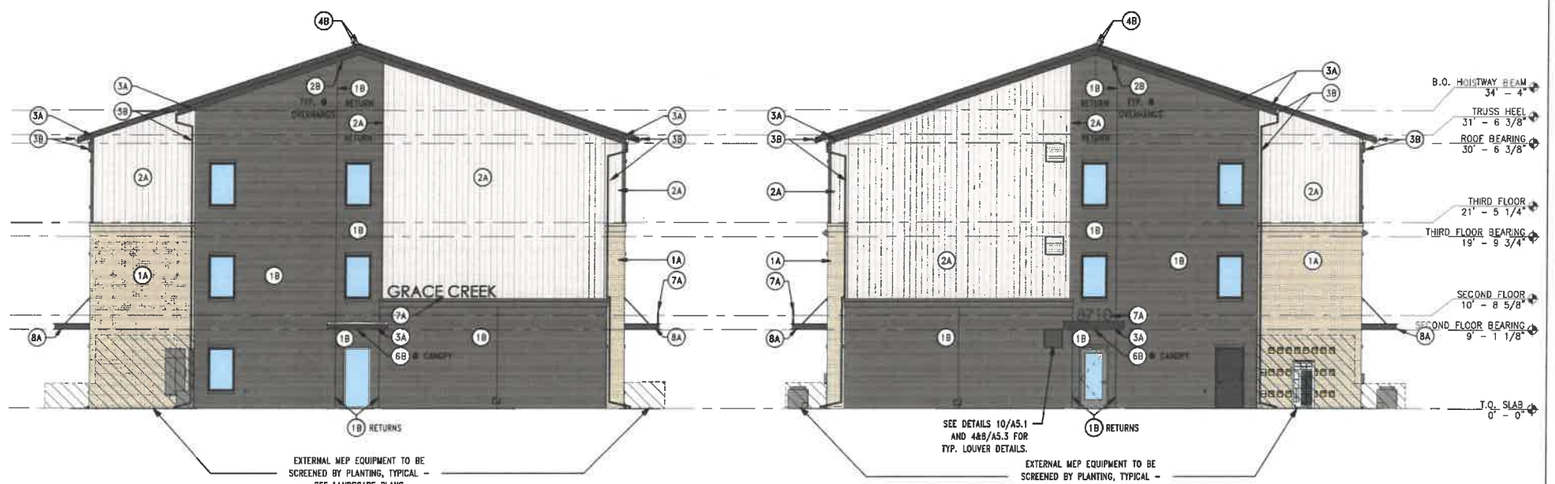
5D RAPID ACCESS ENTRY KEY BOX:
PROVIDE & INSTALL NEW RAPID ACCESS ENTRY KEYBOX (KNOX BOX). COORDINATE FINAL LOCATION WITH LOCAL FIRE DEPARTMENT.
COLOR: BLACK

6A ELECTRICAL METER BANK:
PROVIDE & INSTALL ELECTRICAL METERS, CONDUIT, WIRING AND ALL ASSOCIATED ACCESSORIES. SEE ELECTRICAL. COORDINATE WITH SERVICE PROVIDER.

6B LIGHT FIXTURE:
PROVIDE & INSTALL EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL.

7A BUILDING SIGNAGE:
PROVIDE & INSTALL EXTERIOR BUILDING SIGNAGE (16" TALL). SEE SPECIFICATION.
FINISH: BLACK

8A BUILDING CANOPY:
PROVIDE & INSTALL ALUMINUM EXTERIOR BUILDING CANOPY SYSTEM.
COLOR: MATTE BLACK. SEE SPECIFICATION, SECTIONS & DETAILS.



2 BUILDING ELEVATION - EAST (COLORED)
1/8" = 1'-0"

3 BUILDING ELEVATION - WEST (COLORED)
1/8" = 1'-0"

4 BUILDING ELEVATION - SOUTH (COLORED)
1/8" = 1'-0"

PERMIT ISSUANCE

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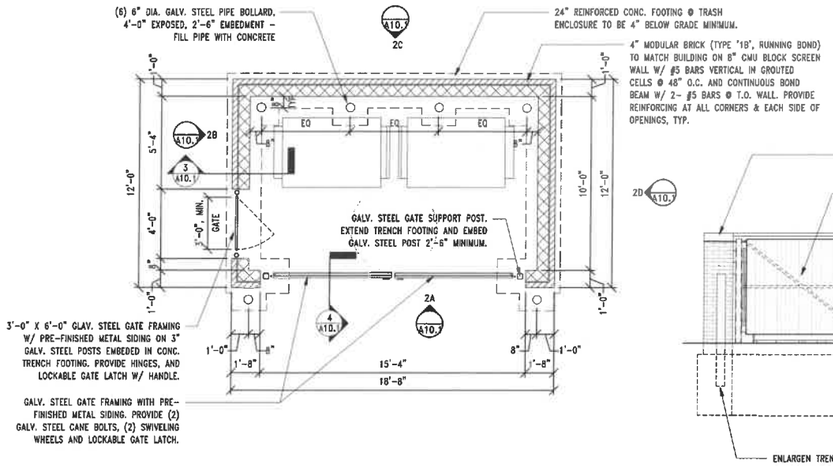
8710 ASHWORTH ROAD, WEST DES MOINES, IOWA 50266

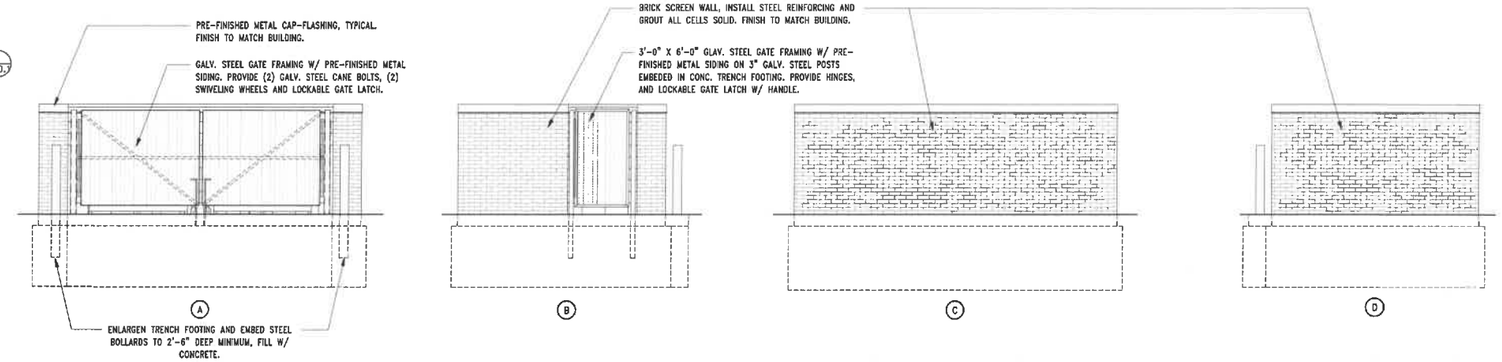
PRINT DATE:
MAY 16TH, 2022

SHEET NAME:
EXTERIOR COLORED ELEVATIONS

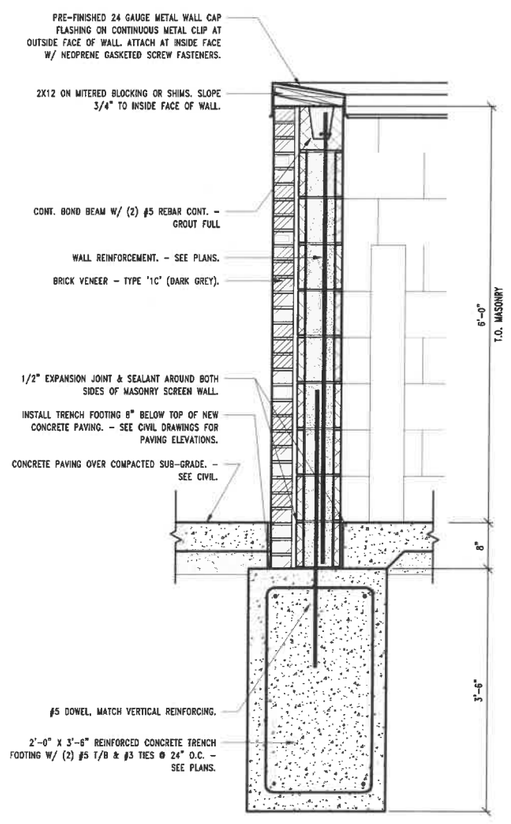
A2.2



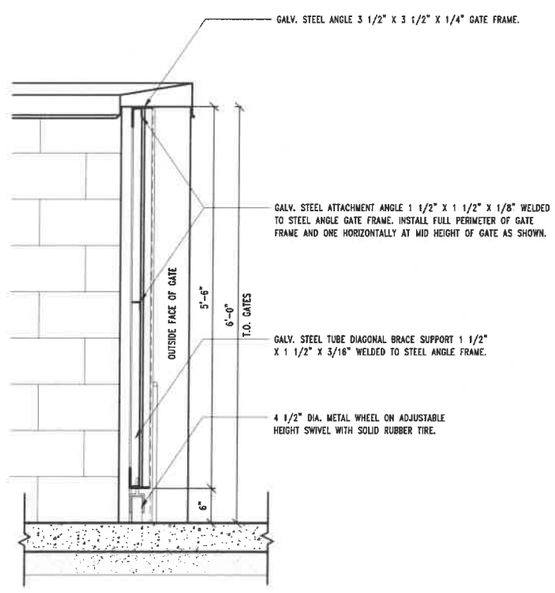
1 ENLARGED FLOOR PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



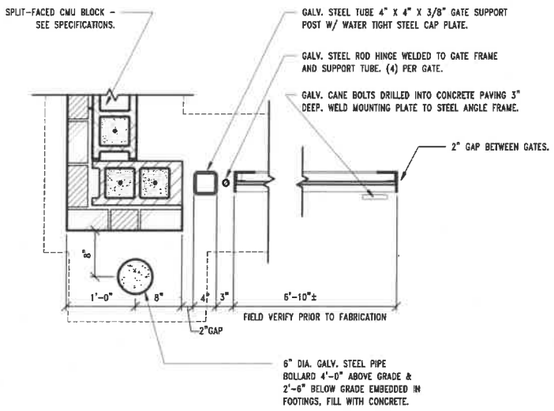
2 EXTERIOR ELEVATIONS - TRASH ENCLOSURE
1/4" - 1'-0"



3 WALL SECTION - THRU TRASH ENCLOSURE MASONRY WALL
1" = 1'-0"



4 WALL SECTION - THRU TRASH ENCLOSURE MAIN SWING GATE
1" = 1'-0"



5 PLAN DETAIL - TRASH ENCLOSURE GATE
1" = 1'-0"

PERMIT DOCUMENT SET

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GRACE CREEK
SENIOR APARTMENTS
8710 ASHWORTH ROAD, WEST DES MOINES, IOWA 50266

PRINT DATE:
MAY 16TH, 2022

SHEET NAME:
TRASH ENCLOSURE

A10.1

GRACI CMFK
8710

Prepared by: Jenna Gilliam, 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 SITE PLAN TO ALLOW CONSTRUCTION OF AN APARTMENT BUILDING WITH 34 DWELLING UNITS

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, Tim Mauro, with Curly Top, LLC dba CT Development, applicant and property owner, requests approval of the Grace Creek Senior Apartments Site Plan for that property located at 8710 Ashworth Road and legally described in attached Exhibit "B" for the purpose of constructing a senior apartment building with 34 dwelling units and associated 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 Site Plan complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code.

WHEREAS, on August 8, 2022, the Planning and Zoning Commission recommended to the City Council, by a 6-0 vote, approval of the Site Plan; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Site Plan.

WHEREAS, the City Council is accepting the ingress/egress access easement.

NOW, THEREFORE, The City Council does approve the Grace Creek Senior Apartments Site Plan (SP-005629-2022), 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 August 15, 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 August 15, 2022, by the following vote.

Exhibit A: Conditions of Approval

1. The applicant providing an executed copy of the Parkland Dedication Agreement to the City prior to issuance of any building permit.
2. ~~The applicant providing Iowa DNR General Permit No. 2 authorization and a complete Stormwater Pollution Prevention Plan (SWPPP) prior to City Council approval.~~ *provided*
3. ~~The applicant providing the executed ingress/egress access easement to the City prior to City Council consideration of the Site Plan.~~ *provided*
4. Prior to issuance of any building permits for above ground construction, appropriate emergency vehicle access and water service to the satisfaction of the City Fire Marshal shall be provided.
5. The City Council approving the deferral of the installation of 11 parking spaces until such time that the parking stalls are needed.

Exhibit B: Legal Description

THE WEST 543.33 FEET OF THE N1/2 OF THE NW1/4 IN SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT THE SOUTH 850 FEET THEREOF AND EXCEPT A PARCEL OF LAND DEEDED TO THE STATE OF IOWA, BEING DESCRIBED AS ALL THAT PART OF THE NW1/4 OF THE NW1/4 IN SAID SECTION 11 LYING NORTH AND WEST OF A LINE BEGINNING AT A POINT 50 FEET RADIALLY DISTANT SOUTHERLY FROM THE SIDE ROAD CONNECTION CENTERLINE ON THE WEST LINE OF SAID NW1/4 OF THE NW1/4; THENCE CONCENTRIC WITH OR PARALLEL TO THE CENTERLINE TO A POINT 50 FEET DISTANT RADIALLY DISTANT SOUTHERLY FROM THE CENTERLINE ON THE EAST LINE OF THE WEST 543.33 FEET OF SAID NW1/4 OF THE NW1/4; THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST 543.33 FEET OF SAID NW1/4 OF THE NW1/4 TO THE NORTH LINE OF SAID NW1/4 OF THE NW1/4, SUBJECT TO EASEMENTS FOR ROAD PURPOSES.