

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

Meeting Date: August 22, 2022

ITEM: Polo Club, 6201 EP True Parkway – Approve Major Modification to Site Plan to allow construction of new apartment building – Polo Club, LLC – MaM-005555-2022

Resolution: Approval of Major Modification to Site Plan

Background: Doug Mandernach with Civil Design Advantage, on behalf of the applicant, and property owner, Polo Club, LLC, requests approval of the Major Modification to Site Plan for the approximately 16.43-acre property located at 6201 EP True Parkway. The applicant proposes to remove existing garages and build a new 39,658 square foot, 3-story apartment building with 26 dwelling units and associated site improvements.

Staff Review & Comment:

- **Financial Impact:** No City funding of the project. Staff time for processing of development application and inspections during construction.
- **History:** The Polo Club Apartments Site Plan was approved in 1997. The original site plan included 9 buildings containing a total of 276 dwelling units with 16 detached garage buildings and a clubhouse.
- **Key Development Aspects:**
 1. **Building Design:** The design on the new apartment building will be the same as the adjacent buildings.
 2. **Parking Requirements:** A total of 615 parking spaces are required for the entire site with the new building addition. The existing parking provided on site is 642 spaces. With the removal of the garage buildings and the addition of the apartment building, the site will provide a total of 631 spaces.
- **Conditions of Approval:**
 1. **Parkland Dedication:** The applicant has been in discussions with Parks & Recreation regarding the improvements that will be constructed to fulfill their obligations. The applicant and the city are in agreement with the improvements to be implemented and the Parkland Dedication Agreement is being drafted. Staff is recommending a condition of approval requiring execution of the agreement prior to issuance of a building permit and completion of construction prior to issuance of occupancy permits.
 2. **Addressing:** The Polo Club complex utilizes a site address of 6201 EP True Parkway. Individual buildings within the complex are numbered. The building number, in combination with the floor and apartment number is used to make up the unit address for each dwelling (e.g, apartment 12 on the 3rd floor of building 9 would use a mail address of 6201 EP True Pkwy, #9312). The existing buildings are numbered sequentially as one circles the development. This building will be located east of building 1000 and between buildings 2000 and 3000. For wayfinding of tenants, visitors and more importantly, emergency response agencies, additional signage will need to be installed within the development. Staff is recommending a condition of approval requiring the applicant work with the Fire Marshal

in determining the design, number and location of necessary signage, with the signage installed prior to above ground construction.

- **Traffic Impact Study Findings:** The proposed building addition is expected to generate a slight increase to the amount of traffic generated by the site, but less traffic than what was estimated in earlier studies. The existing geometry of the surrounding roadways and more intersections are expected to have adequate capacity for the additional traffic. The existing driveway approaches on EP True Parkway and 60th Street are both wide enough to allow for 2 lanes of exiting vehicles. To improve operations for traffic exiting the driveways and to minimize potential confusion/conflicts, striping the outbound lanes as 2 lanes should be considered.
- **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 22, 2022

Vote:

Recommendation:

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. Prior to allowance of above ground construction, the applicant installing site directory boards and internal signage in a design, number and locations as determined necessary by the City's Fire Marshal to aid in wayfinding.
2. Applicant acknowledging and agreeing to execute the associated Parkland Dedication Agreement prior to issuance of the associated building permit. Furthermore, the applicant agrees that installation of identified improvements shall be completed and approved by the city's Parks and Recreation Department prior to issuance of a Final Occupancy Permit for any unit within this new building.

Lead Staff Member: Kate DeVine

Approval Meeting Dates:

Planning and Zoning Commission	August 22, 2022
City Council	

Staff Report Reviews:

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

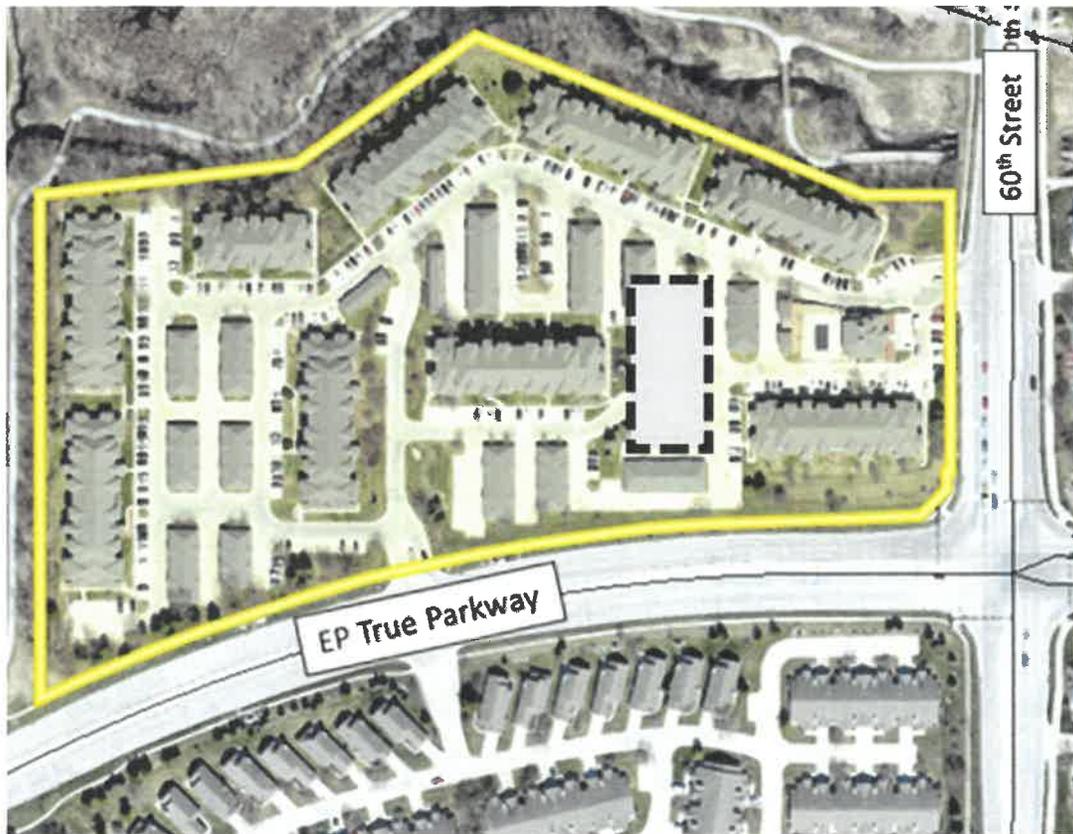
Publications (if applicable)

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

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	5/16/22
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

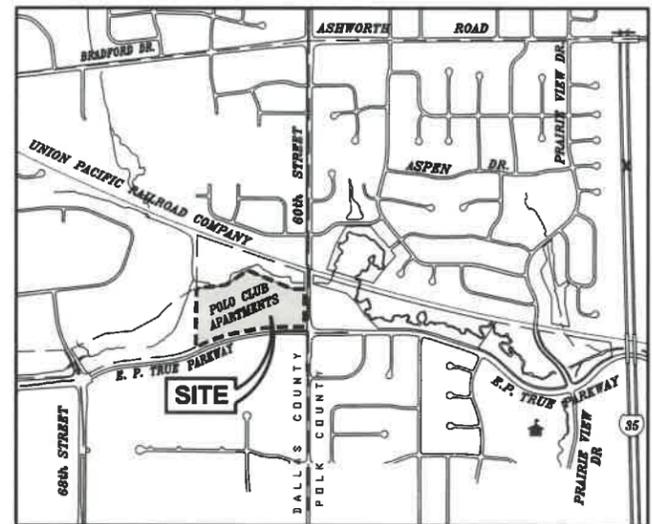
Location Map



SITE PLAN FOR: POLO CLUB APARTMENTS

WEST DES MOINES, IOWA

VICINITY MAP
NOT TO SCALE



WEST DES MOINES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1-C1.2	DETAILS
C2.1	TOPOGRAPHIC MAP AND DEMOLITION PLAN
C3.1-C3.2	DIMENSION PLAN
C3.3	TRAIL ACCESS PLAN
C4.1-C4.2	GRADING PLAN
C5.1	EROSION AND SEDIMENT CONTROL PLAN
C6.1	UTILITY PLAN
L1.1	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
FINISHED GRADE AT HYDRANT	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



PROPOSED BUILDING DATA

Level 1:	15,269 SF
Level 2:	14,988 SF
Level 3:	9,391 SF
TOTAL:	39,658 SF

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 08/01/2022
ANTICIPATED FINISH DATE = 03/01/2022

UTILITY WARNING

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

OWNER/APPLICANT

POLO CLUB LLC
6201 E.P. TRUE PARKWAY
WEST DES MOINES, IA 50266
PHONE: (515) 493-3164

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH. (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: CHARLIE MCGLATHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT

SIMONSON & ASSOCIATES ARCHITECTS LLC
1717 INGERSOLL AVENUE
SUITE 117
DES MOINES IA 50309
CONTACT: TODD WSKUD
PH: (515) 440-5626

DATE OF SURVEY

02/16/2022

PROJECT SITE ADDRESS

6201 EP TRUE PARKWAY
WEST DES MOINES, IA 50266

BENCHMARKS

WDM BENCHMARK #122:
NE CORNER OF ASHWORTH ROAD AND 63RD STREET, NW CORNER OF SIDEWALK JUNCTION, 1 FOOT WEST OF NORTH-SOUTH SIDEWALK, 1 FOOT NORTH OF EAST-WEST SIDEWALK/BIKE PATH, 11 FEET EAST OF BACK OF CURB.
ELEV = 220.62

WDM BENCHMARK #128:
NW CORNER OF E.P. TRUE PARKWAY AND PRAIRIE VIEW DRIVE, 61.5 FEET WEST OF THE TRAFFIC SIGNAL MANHOLE AND 8.5 FEET NORTH OF BACK OF WALK.
ELEV = 136.22

SUBMITTAL DATES

FIRST SUBMITTAL: 03/14/2022
SECOND SUBMITTAL: 05/05/2022
THIRD SUBMITTAL: 07/11/2022

LEGAL DESCRIPTION

LOTS 2 & 3, WRENWOOD PLACE, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

ZONING

WRENWOOD PUD AND RESIDENTIAL HIGH-DENSITY (RH-18)

COMPREHENSIVE LAND DESIGNATION

HIGH DENSITY RESIDENTIAL (HD)

EXISTING/ PROPOSED USE

EXISTING USE: APARTMENTS
PROPOSED USE: APARTMENTS

DEVELOPMENT SUMMARY

AREA:
16.434 ACRES (715,939 SF)

SETBACKS:

FRONT:	PARKING = 25'
	BUILDING = 25' (35' FOR 3+ STORIES)
SIDE:	PARKING = 30'
	BUILDING = 25' (35' FOR 3+ STORIES)

PARKING REQUIRED:

STUDIO OR EFFICIENCY=1.5 SPACES PER UNIT
1 OR 2- BEDROOM = 1.75 SPACES PER UNIT
+ 1 PER 10 UNITS

306 (2 BEDROOM X 1.75)=535.5	= 536 SPACES
28 (3 BEDROOM X 1.75)= 45.5	= 46
332/10=33.2	= 33 SPACES
TOTAL REQUIRED	= 615 SPACES

PROVIDED:

EXISTING:	GARAGES = 272 SPACES
	SURFACE = 378 SPACES
TOTAL EXISTING	= 642 SPACES

PROPOSED:

GARAGES = 210 SPACES	
SURFACE = 421 SPACES	
TOTAL PROPOSED	= 631 SPACES

OPEN SPACE CALCULATION

REQUIRED: 25% = 715,939*.25=178,984.75 SF

EXISTING:	261,614 SF (36.5%)
PROPOSED:	260,602 SF (36.4%)



CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2201.018

WEST DES MOINES NOTES

- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION
- 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.

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

THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

PRELIMINARY

NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE _____

CASE NUMBER 23810

LICENSE RENEWAL DATE IS DECEMBER 31, 2022

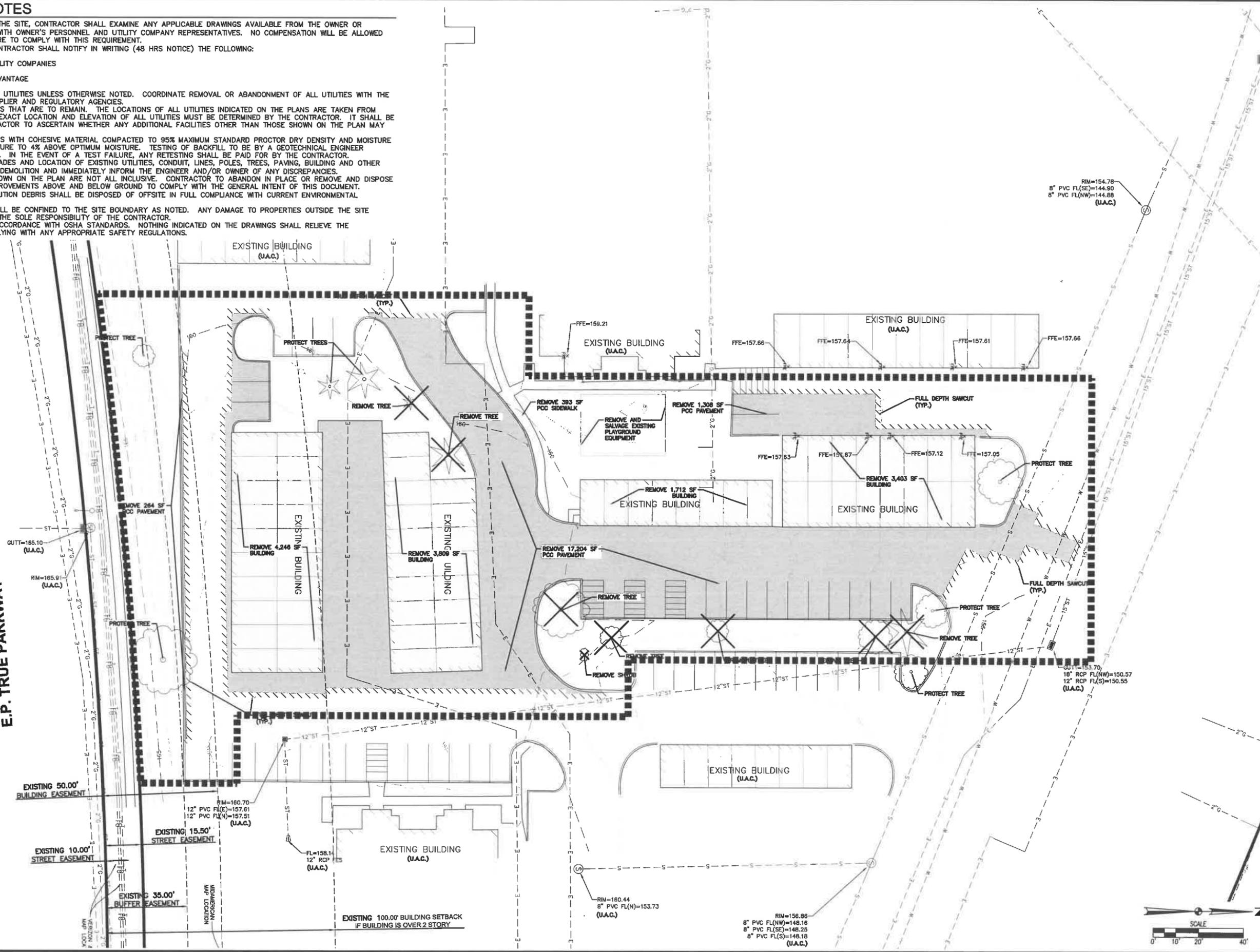
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS C0.1-C6.1

FILE: I:\2022\2201\2201.018\2201.018.dwg
 PLOT DATE: 7/11/2022
 PLOT TIME: 8:33 AM
 PLOT BY: DOUG MANDERNACH

DEMOLITION NOTES

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

E.P. TRUE PARKWAY



REVISIONS	DATE
THIRD SUBMITTAL	07-11-2022
SECOND SUBMITTAL	05-05-2022
FIRST SUBMITTAL	03-14-2022

4121 NW URBANDALE AVENUE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JUN PM: DAM



POLO CLUB APARTMENTS
TOPOGRAPHIC MAP AND DEMOLITION PLAN
 WEST DES MOINES, IOWA
 6201 EP TRUE PARKWAY

DATE: 03/09/2022
 SHEET NUMBER: **C2.1**
 2201.018

FILE: I:\WORK\2022\03\09\2022\03-09-2022\03-09-2022 8:35 AM
 COMMENT: DMS
 REVISION: 03-09-2022
 DRAWN BY: BOB HANSEN
 CHECKED BY: BOB HANSEN

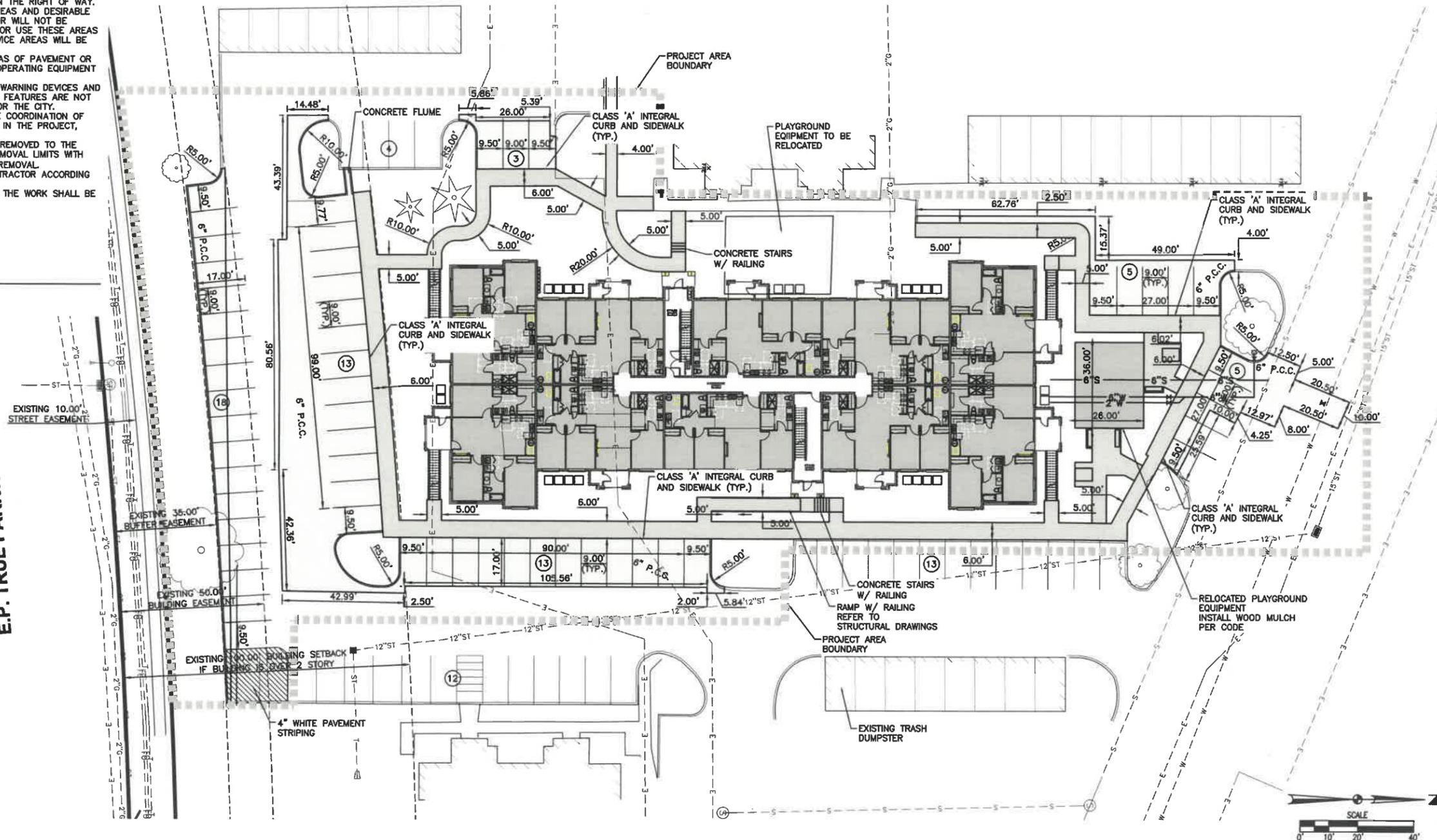
GENERAL NOTES

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

PAVEMENT THICKNESS

- | | |
|--------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. DRIVEWAYS | 6" P.C.C. |

E.P. TRUE PARKWAY

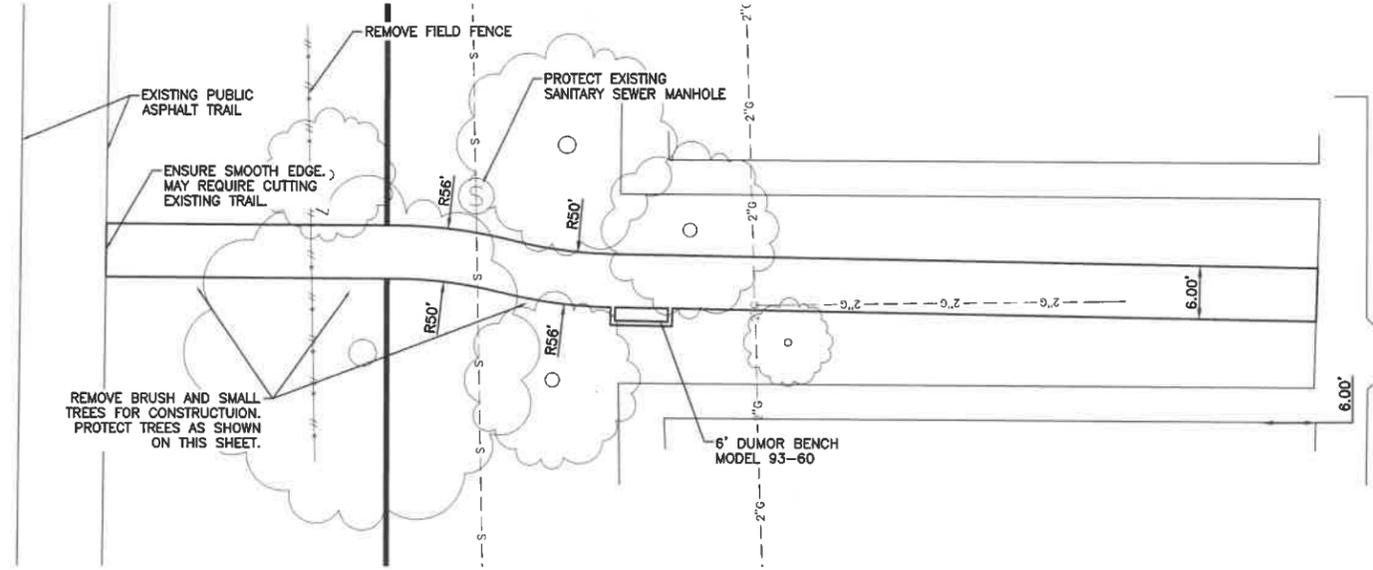


FILE: U:\PROJECTS\2021\03\21\210321\210321.dwg
 PLOT DATE: 7/10/2023 8:39 AM
 PLOTTED BY: JGDG WAREHOUSE

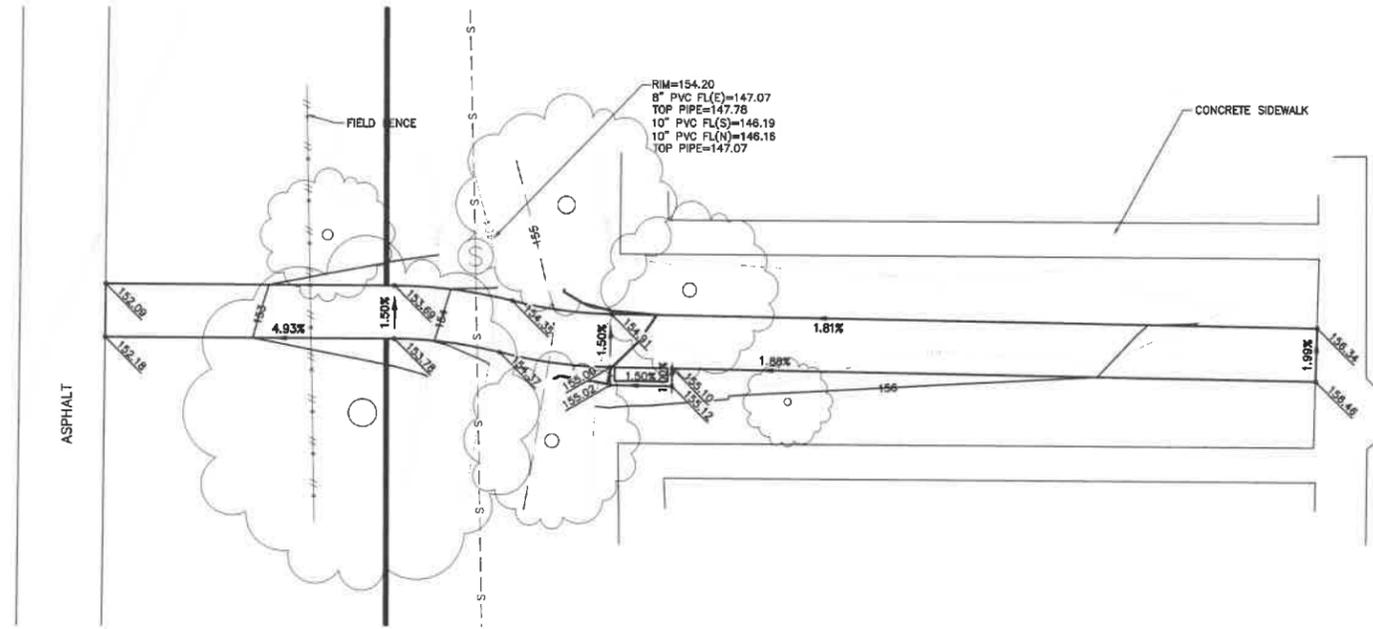
DATE		REVISIONS		DATE	
	03-09-2022			07-11-2022	
		THIRD SUBMITTAL		06-05-2022	
		SECOND SUBMITTAL		03-14-2022	
		FIRST SUBMITTAL			
4121 NW URBANDALE AVENUE URBANDALE, IOWA 50322			PM: DAM		
PHONE: (515) 369-4400 FAX: (515) 369-4410			ENGINEER: JJJ		
CIVIL DESIGN ADVANTAGE					
POLO CLUB APARTMENTS DIMENSION PLAN					
WEST DES MOINES, IOWA					
6201 EP TRUE PARKWAY					
DATE: 03/09/2022					
SHEET NUMBER: C3.2					
2201.018					

FILE: N:\2022\202203\20220303\20220303.dwg
 FILE DATE: 7/15/22
 PLOTTED BY: DOUG WANDERBACH

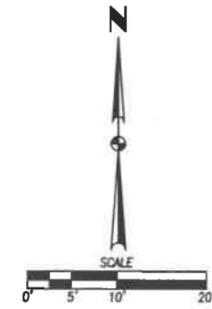
COMMENTS: 7/15/2022 8:33 AM
 TECH



DIMENSION PLAN



GRADING PLAN



REVISIONS	DATE
THIRD SUBMITTAL	07-11-2022
SECOND SUBMITTAL	05-05-2022
FIRST SUBMITTAL	03-14-2022

4121 NW URBANDALE AVENUE
 URBANDALE IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410



WEST DES MOINES, IOWA

**POLO CLUB APARTMENTS
 TRAIL ACCESS PLAN**

DATE: 03/09/2022
 SHEET NUMBER: **C3.3**
 2201.018

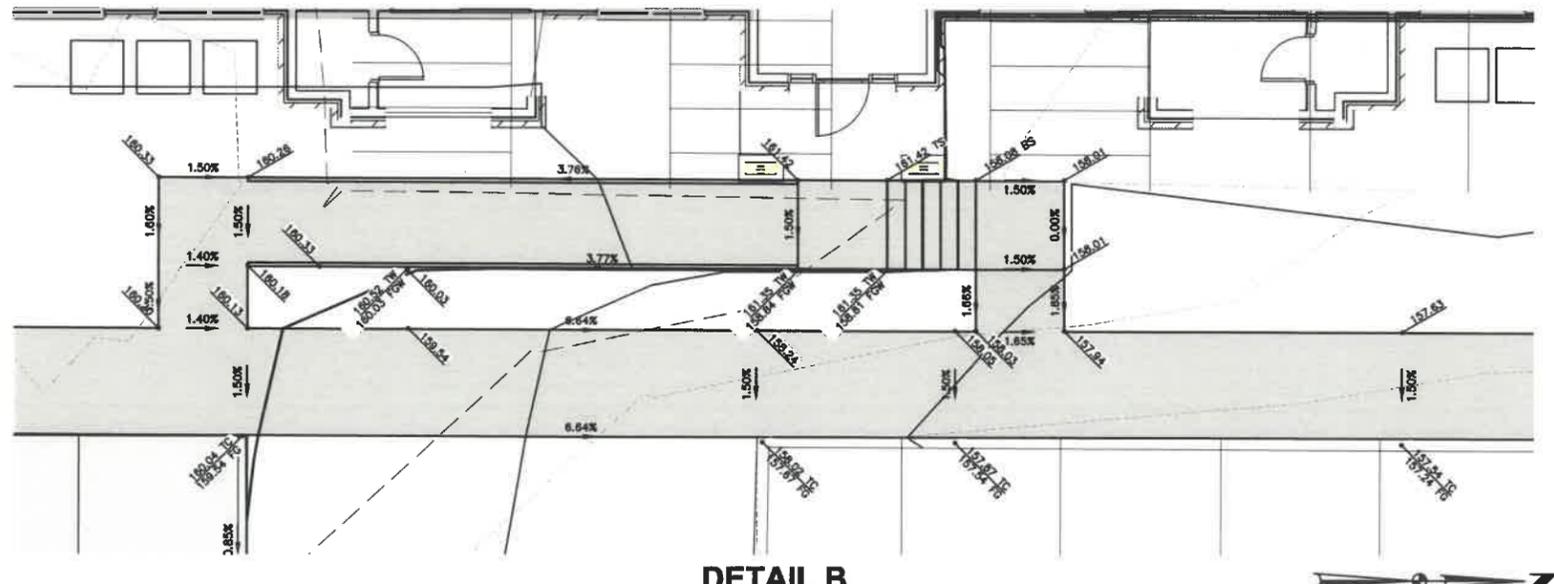
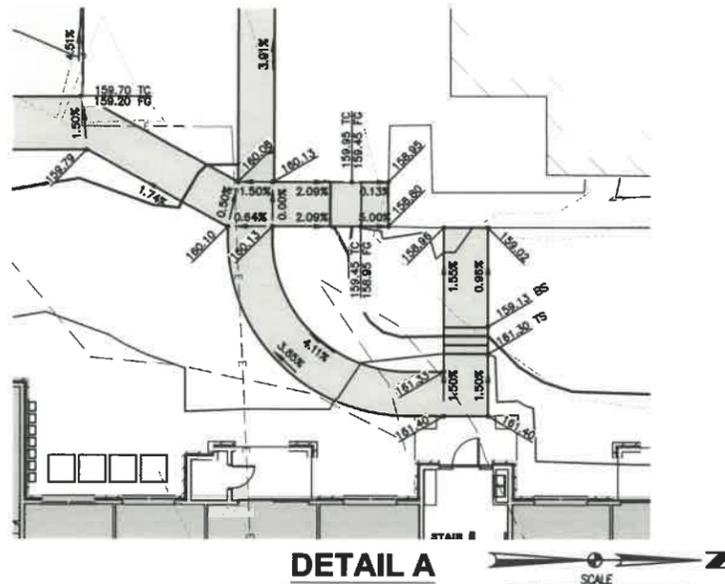
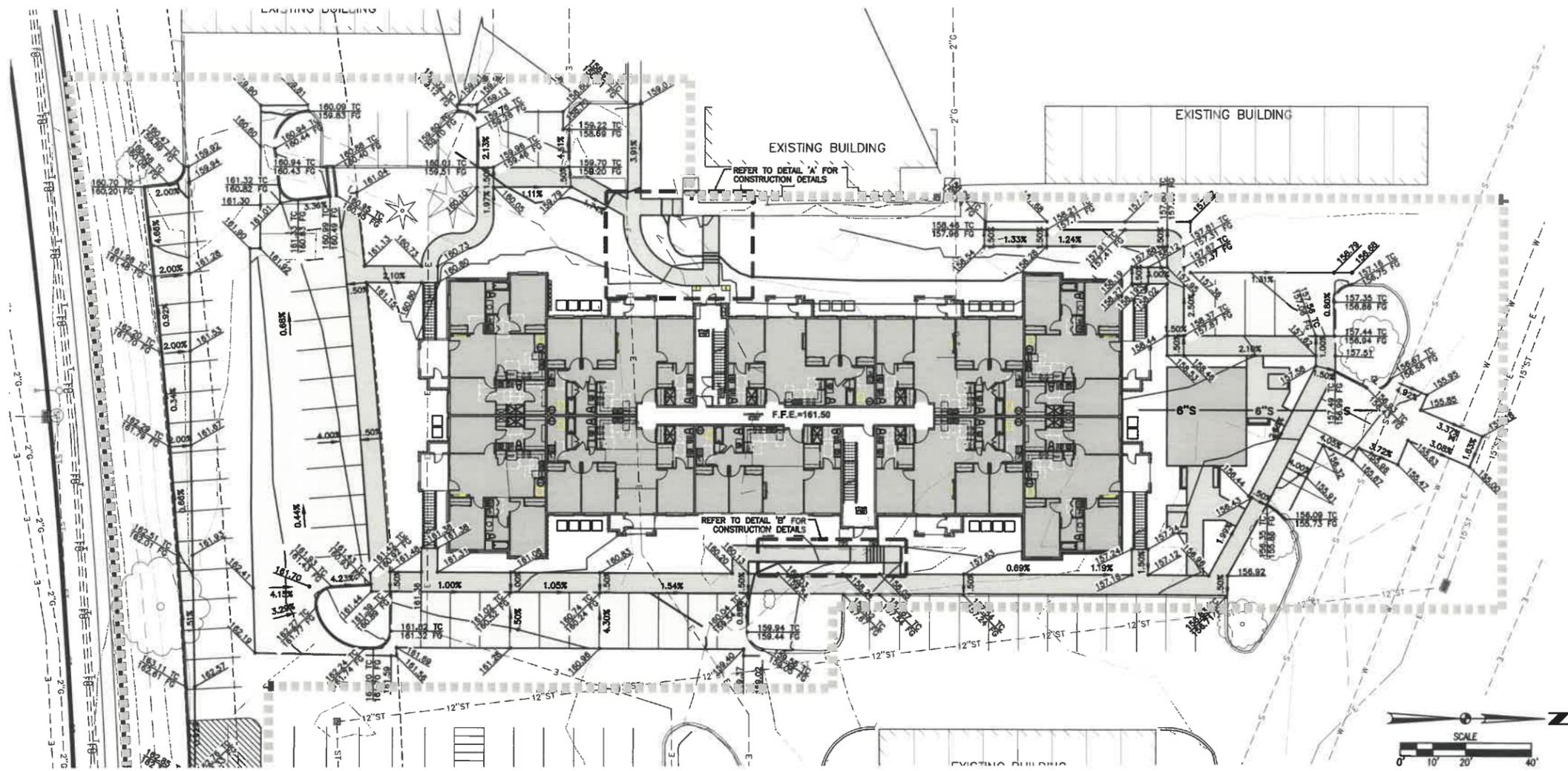


6201 EP TRUE PARKWAY
 PM: DAM

ENGINEER: JUN

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.



FILE: H:\SMP\031016\031016_SMP\031016_SMP.dwg
 DATE: 7/10/22
 PLOTTED BY: GDS (UNASSIGNED)
 COMMENT: 12:38
 DATE PLOTTED: 7/10/2022 8:39 AM

REVISIONS	DATE
THIRD SUBMITTAL	07-11-2022
SECOND SUBMITTAL	05-05-2022
FIRST SUBMITTAL	03-14-2022

4121 NW URBANDALE AVENUE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410



WEST DES MOINES, IOWA

POLO CLUB APARTMENTS GRADING PLAN

6201 EP TRUE PARKWAY

DATE: 03/09/2022
 SHEET NUMBER: C4.1
 2201.018

ENGINEER: JLN
 PM: DAM

REVISIONS	DATE
THIRD SUBMITTAL	07-11-2022
SECOND SUBMITTAL	05-05-2022
FIRST SUBMITTAL	03-14-2022

4121 NW URBANDALE AVENUE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JUN PM: DAM



WEST DES MOINES, IOWA

**POLO CLUB APARTMENTS
 EROSION AND SEDIMENT CONTROL PLAN**

6201 EP TRUE PARKWAY
 DATE: 03/09/2022
 SHEET NUMBER: C5.1
 2201.018

STABILIZATION QUANTITIES

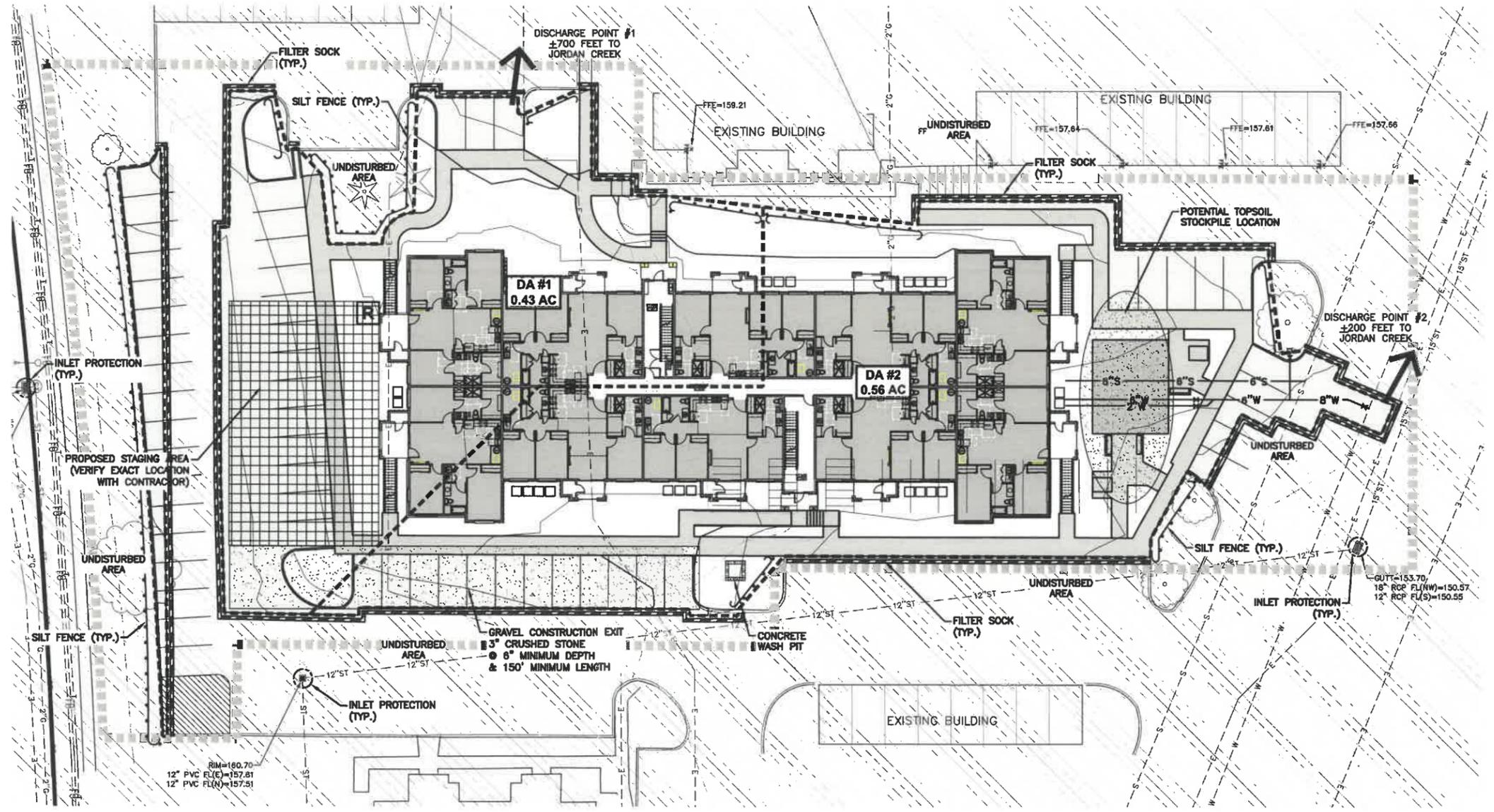
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	512
2	FILTER SOCK	LF	1,063
3	SEEDING, FERTILIZING, AND MULCHING	AC	0.99
4	INLET PROTECTION DEVICES	EA	3
5	CONCRETE WASHOUT PIT	EA	1

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

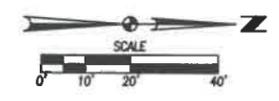
DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO JORDAN CREEK ±700 FT	DISCHARGE POINT #2 TO JORDAN CREEK ±200 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT*	TOTAL AREA DISTURBED TO DISCHARGE POINT*
0.43 ACRES	0.56 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)
1,548 CU FT	2,016 CU FT
VOLUME PROVIDED IN FILTER SOCK (523 LF @ 2.0 CU FT/LF OF SOCK)	VOLUME PROVIDED IN FILTER SOCK (540 LF @ 2.0 CU FT/LF OF SOCK)
1,046 CU FT	1,080 CU FT
VOLUME PROVIDED IN SILT FENCE (366 LF @ 7.5 CU FT/LF OF FENCE)	VOLUME PROVIDED IN SILT FENCE (146 LF @ 7.5 CU FT/LF OF FENCE)
2,745 CU FT	1,085 CU FT
TOTAL VOLUME PROVIDED	TOTAL VOLUME PROVIDED
3,791 CU FT	2,175 CU FT



SWPPP LEGEND

- DRAINAGE ARROW
- GRADING LIMITS
- FILTER SOCK
- SILT FENCE
- INLET PROTECTION
- PORTABLE RESTROOM
- CONCRETE WASHOUT PIT
- AREA TO BE SEEDED
- STRAW MAT
- UNDISTURBED AREA
- RIP-RAP
- GRAVEL ENTRANCE
- STAGING AREA
- TEMPORARY SEDIMENT BASIN



PLANS AND SPECIFICATIONS FOR THE POLO CLUB APARTMENTS, SITE IMPROVEMENTS, AND EROSION AND SEDIMENT CONTROL PLAN, PREPARED BY CDA, INC. FOR THE CLIENT, 7/15/2022 8:30 AM. DRAWN BY: JUN, CHECKED BY: DAM, DATE PLOTTED: 7/15/2022 8:30 AM. PLOTTED BY: CDA, IOWA.



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
- ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
- ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
- NO EXPOSED MASONRY MATERIAL CORES. MASONRY RETURNS AT WINDOW/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
- MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N. TYP.
- ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
- INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT. INSTALL BRICK EXPANSION JOINT AT ALL INSIDE CORNERS.
- CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
- WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR (1:40/2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
- WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
- ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
- IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	FULL BED BRICK, KING SIZE. GLEN GERY WINNETKA. MORTAR: MATCH EXISTING.
CS-1	CAST STONE, 2"x8". MATCH EXISTING.
PC-1	PAINTED ACCENT, 6"x6".
RF-1	ASPHALT ROOF SHINGLE, MATCH EXISTING.
RL-1	BRICK ROWLOCK, MATCH BRK-1.
SC-1	BRICK SOLDIER COURSE, MATCH BRK-1.
SD-1	VINYL LAP SIDING, MATCH EXISTING.
TR-1	VINYL TRIM, WHITE, 6" AT WINDOW PERIMETER AND BUILDING CORNERS, 10" AT ACCENT BANDS.

MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - METAL STAIRS & RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
 - METAL BALCONIES & RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
 - FASCIA & SOFFIT: METAL PRE-FINISHED TO MATCH ADJACENT ROOF COLOR.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PRE-FINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
 - MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

This drawing has been prepared by the Architect, or under the supervision of the Architect, and the details shown are intended to be used in accordance with the contract documents for this project only. Any reproduction, use, or disclosure of this drawing without the prior written consent of the Architect is strictly prohibited. © 2024 Simonson & Associates Architects, L.L.C.

POLO CLUB 26-UNIT APARTMENT
6201 EP TRUE PKWY
WEST DES MOINES, IA
POLK COUNTY

NOT FOR CONSTRUCTION

Rev.#	Issue / Revision	Date
1	ISSUED FOR PERMIT REVIEW/PERFECTING	02/14/2024

Proj. No. SAA Proj. Mgr.
21088 TKW

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
A-202



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
- ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
- ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
- NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOW/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
- MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N., TYP.
- ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
- INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT. INSTALL BRICK EXPANSION JOINT AT ALL INSIDE CORNERS.
- CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
- WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'; WHERE DOOR STOOP, 4" OUT FROM DOOR 1:40(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
- WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
- ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
- IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	FULL BED BRICK, KING SIZE, GLEN GERY WINNETKA, MORTAR: MATCH EXISTING.
CS-1	CAST STONE, 8"x8", MATCH EXISTING.
PC-1	PAINTED ACCENT, 8"x8".
RF-1	ASPHALT ROOF SHINGLE, MATCH EXISTING.
RL-1	BRICK ROWLOCK, MATCH BRK-1.
SC-1	BRICK SOLDIER COURSE, MATCH BRK-1.
SD-1	VINYL LAP SIDING, MATCH EXISTING.
TR-1	VINYL TRIM, WHITE, 6" AT WINDOW PERIMETER AND BUILDING CORNERS, 10" AT ACCENT BANDS.

MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - METAL STAIRS & RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
 - METAL BALCONIES & RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
 - FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
 - MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

simonson
simonson & associates architects llc
1717 ingersoll avenue suite 117 des moines ia 50309
p 515 440 6526 www.simonsonaia.com

POLO CLUB 26-UNIT APARTMENT
6201 EP TRUE PKWY
WEST DES MOINES, IA
POLK COUNTY

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
1	ISSUED FOR PERMIT REVIEW/REWORKING	09/14/2022

Proj. No. SAA
21088
Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
A-201

J:\2021\21088 Polo Club Apartments, West Des Moines, IA\2021\21088 POLO CLUB.rvt
 2022/09/14 8:42:08 AM

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION

NO. PZC-22-079

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant, and property owner, Polo Club, LLC, requests approval of the Major Modification to Site Plan for the approximately 16.43-acre property located at 6201 EP True Parkway as depicted on the location map included in the staff report. The applicant requests approval to construct a 39,658 square foot 3-story apartment building with 26 dwelling units, and associated site improvements; and

WHEREAS, the Major Modification 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 Major Modification to Site Plan (MaM-005555-2022), 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 22, 2022.

Jennifer Drake, 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 22, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary