

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

Meeting Date: October 24, 2022

ITEM: Village at Sugar Creek Apartments, S. 81st Street and realigned Booneville Road – Approve Site Plan to allow construction of six three-story apartment buildings with 237 dwelling units and a clubhouse –DB Booneville, L.L.C. – SP-005724-2022

Resolution: Approval of Site Plan

Background: Ed Arp with Civil Engineering Consultants, on behalf of the applicant and property owner, DB Booneville, L.L.C., requests approval of the Site Plan for the approximately 12.3-acre property generally located at S. 81st Street and new Booneville Road. The applicant proposes the construction of six three-story apartment buildings containing 237 dwelling plus a clubhouse with pool and sport courts and associated site improvements.

Staff Review & Comment:

- **Financial Impact:** At this time, there is no city assistance or funding for any portion of this development; however, it is recognized that in order to facilitate the development of this area, including adjacent areas outside this specific request, a network of new streets will need to be constructed to adequately serve the future traffic of the area. This will include the extension of Stagecoach Drive between S. Jordan Creek Parkway and S. 88th Street, S. 81st Street, S. 85th Street, and anticipated realignments of Booneville Road, along with typical local streets within development. Staff is exploring options to facilitate the construction of Stagecoach Drive only.

Additionally, the changes in land use within this area may create sanitary sewer capacity issues. The property owners/developers will be asked to contribute their proportional share of any capacity improvements. To what extent and at what dollar amount is still being determined. Staff will bring forward information and options to the City Council once more details are known.

- **History:** To facilitate the construction of “the Superblock” area City Council approved a Comprehensive Plan Amendment as well as approved a rezoning request to update/adopt The Village at Sugar Creek PUD and assigned Medium Density Residential (RM-10) zoning for the property on September 19, 2022. The preliminary plat was approved by the City Council on October 3, 2022 and the final plat is anticipated to be on the City Council agenda for November 7, 2022.
- **Key Development Aspects:**
 - **Booneville Road Realignment:** Booneville Road currently runs along the southern boundary of The Village at Sugar Creek development and the “Superblock Area” connecting S. Jordan Creek Parkway to S. 88th Street. As part of the planning for this development and in recognition of the topography challenges with improving Booneville Road in its current location, it was determined that shifting Booneville Road north made sense. The shift results in easier construction and provides the opportunity for development to access new Booneville Road on both sides of the roadway, thus helping to absorb the cost of reconstruction of Booneville Road as a paved public street. This realigned Booneville Road will run somewhat diagonally extending from its current tie-in at S. 88th Street to S. Jordan Creek Parkway opposite where Eldorado Point aligns on the east side of S. Jordan Creek Parkway. Existing Booneville Road is subsequently anticipated to be vacated as a public right of way.

- Easements & Agreements: As part of the site plan process the applicant has provided, and the City Council will be accepting the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for the development.
- Building Design: The proposed site plan includes six, three-story, multi-family apartment buildings which will be clad primarily with centurion stone, plank siding and panel siding and utilizing an alternate installation pattern in some areas to provide visual interest. Variation in materials, materials modules, expressed joints, textures, colors and details are being used to break up the mass of the buildings. 360-degree architectural design is used providing the same level of detail and material application on all sides of the structures. Ground mounted mechanical units and meter banks will be screened with landscaping to limit visual clutter.
- Traffic Impact Study Findings: A traffic study for this development was completed in September 2022. Key findings are summarized below:
 - The proposed site is estimated to generate slightly more traffic than what was previously assumed in the June 2022 Village at Sugar Creek CPA Traffic Reanalysis.
 - Previous traffic analyses assumed that one of the site accesses would be lined up with S. 81st Street, with a planned westbound left-turn lane on realigned Booneville Road. With this access no longer planned, a westbound left-turn lane is no longer needed at the intersection. The east leg must still be 3-lanes wide in order to have lane continuity for the east/west through lanes, but realigned Booneville Road can then taper down to a 2-lane section as it continues east of South 81st Street.
 - The site's west access on realigned Booneville Road is shown approximately lined up with the conceptual access location assumed for the retail development in the June 2022 analysis. The future driveway on the north side of the street will need to line up with this access.
 - Driveway approaches with one lane entering and one lane exiting are expected to have adequate capacity under full-build traffic levels.
- 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:
 - Street Extensions:
 - S. 81st Street
 - Realigned Booneville Road
 - Future Traffic Signals: The cost of future traffic signals, when warranted, at the internal drive connections to S. 81st Street and realigned Booneville Road, and S. 88th Street and realigned Booneville Road shall be the responsibility of the developer pursuant to the assessment policy of the city.
- Conditions of Approval:
 - Sanitary Sewer Capacity: The existing sanitary sewer that serves this site and the larger "superblock" area was originally sized based on a large amount of low-density residential development within the area. In response to the relocation of Des Moines University (DMU) to the property immediately to the south, there is a desire and need to change the previously planned land uses. As part of the adopted land use changes in the area, Staff requested the Applicant provide calculations showing sufficient capacity was available in the existing

sanitary sewer infrastructure. The analysis identified multiple segments of sanitary sewer with insufficient capacity under the existing Comprehensive Plan density and proposed land uses. Proposed improvements can be deferred until development and density thresholds are met.

City staff is in process of finalizing the details for cost sharing by individual property owners within the superblock area based on the anticipated increase in waste generation as a result of their request to change from previous land uses. Staff believes that each property has entitlement to capacity based on the pre-Des Moines University adopted land uses and that the participation in costs to upsize should tie to the increase in waste based on their requested land use change(s). Contributions to sewer capacity issues are intended to be calculated and applied with the Site Plan when specific development details are known. With the details of the contribution still being finalized, staff is recommending a condition of approval that the developer acknowledge their responsibility for sanitary sewer capacity improvements and that their determined cost share shall be paid prior to the issuance of any occupancy permits for any dwelling in the development.

- *Final Plat:* The Final Plat for the development that will create a lot for the proposed Site Plan is pending approval. It is tentatively scheduled to be on the same Council agenda for approval as this Site Plan. A legal lot of record will need to be created to allow approval of the Site Plan. Staff is recommending a condition of approval that the Final Plat for the development be approved and recorded prior to the Site Plan approval.
- *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: October 24, 2022

Vote:

Recommendation:

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

1. Applicant/developer acknowledging that sanitary sewer capacity improvements will be necessary, and that the applicant/developer will be responsible for their proportionate share for the costs of said improvements. The determined cost share shall be paid prior to the issuance of any occupancy permits for any dwelling in the development.
2. Execution of the Storm Water Management Facility Maintenance Easement and Agreement prior to proceeding to City Council and provision of as built drawings and certifications of the installed storm water detention facilities prior to issuance of any final occupancy permits.
3. The Final Plat for the development must be approved by the City Council and recorded prior to approval of this Preliminary Plat.

Lead Staff Member: Kate DeVine

Approval Meeting Dates:

Planning and Zoning Commission	October 24, 2022
City Council	

Staff Report Reviews:

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

Publications (if applicable)

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

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	9/6/22
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST EDITION OF CITY OF WEST DES MOINES STANDARD SPECIFICATIONS...
2. CONTRACTOR IS RESPONSIBLE FOR SETTING UP PRECONSTRUCTION MEETINGS WITH CITY OF WEST DES MOINES ENGINEERING DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION...
3. CONTRACTOR SHALL NOTIFY CITY OF WEST DES MOINES STANDARD SPECIFICATIONS. ALL TESTING IS TO BE PERFORMED BY CITY OF WEST DES MOINES...
4. CONTRACTOR IS TO PROVIDE SUFFICIENT PUBLIC CONSTRUCTION MATERIALS TO CITY OF WEST DES MOINES ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION...
5. LOCATION OF EXISTING FACILITIES AND APPEARANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION...
6. CONTRACTOR SHALL PROTECT EXISTING UTILITIES PRIOR TO CONSTRUCTION...
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE...
8. ANY CHANGES TO CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY CITY OF WEST DES MOINES ENGINEERING DEPARTMENT...
9. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY CITY OF WEST DES MOINES ENGINEERING DEPARTMENT...
10. CONTRACTOR SHALL NOTIFY CITY OF WEST DES MOINES ENGINEERING DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON HOLIDAY OR HOLIDAY...
11. ALL CONSTRUCTION STAKES SHALL BE PROVIDED UNDER DIRECT SUPERVISION OF LICENSED ENGINEER OR LAND SURVEYOR...
12. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS...
13. CONTRACTOR SHALL PROTECT EXISTING UTILITIES PRIOR TO CONSTRUCTION...
14. CONTRACTOR SHALL PROTECT EXISTING UTILITIES PRIOR TO CONSTRUCTION...
15. CONTRACTOR SHALL PROTECT EXISTING UTILITIES PRIOR TO CONSTRUCTION...
16. ALL TEMPORARY TRAFFIC CONTROLS MUST BE IN CONFORMANCE WITH MANUAL ON LAMOR TRAFFIC CONTROL...
17. CONTRACTOR SHALL PROTECT AND BACKFILL AROUND UNDERGROUND UTILITIES...
18. CONTRACTOR SHALL PROTECT EXISTING UTILITIES PRIOR TO CONSTRUCTION...
19. CONTRACTOR SHALL PROTECT EXISTING UTILITIES PRIOR TO CONSTRUCTION...
20. ALL PILES ARE TO BE LOCATED IN SIDE YARDS OR REAR YARDS ONLY.

SANITARY NOTES

- 1. CASTING TYPES ARE FROM WEST DES MOINES STANDARD SPEC. FOR SUBDIVISIONS...
2. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES...
3. ALL MANHOLES AND MANHOLE CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SIDEWALKS...
4. ALL SANITARY MANHOLES SHALL BE PRESSURE TESTED.

STORM NOTES

- 1. PAVING REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET...
2. STORM SERVICES INSTALLED INTO STORM STRUCTURES MUST BE CORE DRILLED, KEEP SERVICE AS HIGH ABOVE STRUCTURE FLOOR AS POSSIBLE TO AVOID DAMAGE...
3. STORM SEWER CAN BE RCP PER SUD.5.8. OR HDPE PER ENGINEER SPECIFICATIONS.

WATER NOTES

- 1. CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES...
2. CONTRACTOR SHALL PROTECT EXISTING UTILITIES PRIOR TO CONSTRUCTION...
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20. CONTRACTOR SHALL PROTECT EXISTING UTILITIES PRIOR TO CONSTRUCTION...

NPDES/SWPPP

- 1. OWNER AND/OR CONTRACTOR ARE REQUIRED TO INSTALL EXISTING NPDES PERMIT AND FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

GRADING NOTES

- 1. ONE WEEK PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY:
a. CITY OF WEST DES MOINES DEPARTMENT OF PUBLIC WORKS
b. CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 562-276-4664
c. IOWA ONE-CALL
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS, CODES, AND POLICIES...
3. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES...
4. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE...
5. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK...
6. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK...
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SEEDING NOTES

- 1. PORTLAND CEMENT SHALL BE APPLIED TO AREA TO BE SEED OR SOODED AT RATE OF 650 LBS/ACRE...
2. AREA TO BE SEED OR SOODED SHALL BE SMOOTH, AND ALL MOUND AND GULLIES FILLED TO PREVENT DISPERSED CROSS SECTION...
3. SEEDING SHALL BE PERFORMED TO A DEPTH OF 1/2 INCHES...
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PLANTING NOTES

- 1. ALL SITE SPECIFIC SEEDING AND LANDSCAPING SHALL MEET REQUIREMENTS OF STATE/IDEA URBAN DESIGN AND SPECIFICATIONS (SUD.5.5)...
2. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60)...
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INITIAL PLANTING...
4. CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION...
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND WEST DES MOINES COMMUNITY DEVELOPMENT DEPARTMENT...
6. ALL TREE SPECIES SHALL BE NURSERY GROWN AT LEAST 18 MONTHS BEFORE HANDLING...
7. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES...
8. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK...
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PAVING NOTES

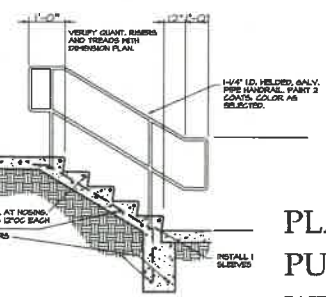
- 1. ALL DRIVEWAY/APPROACH PAVING WITHIN RIGHT-OF-WAY, AND AS NOTED ON DRAWING C14, SHALL BE 18-INCH NON-REINFORCED P.C.C.
2. SIDEWALKS WITHIN RIGHT-OF-WAY SHALL BE 6-INCH NON-REINFORCED P.C.C.
3. ALL OTHER SIDEWALKS & RAMP SHALL BE 4-INCH NON-REINFORCED P.C.C. UNLESS ASSOCIATED WITH A CURB. SEE DETAIL, THIS DRAWING.
4. ALL PAVING SHALL BE 6-INCH NON-REINFORCED P.C.C. SEE C14 WITH 6-INCH INTEGRAL CURB & GUTTER UNLESS OTHERWISE SPECIFIED PER GEOTECHNICAL REPORT.

WEST DES MOINES WATER WORKS STANDARD NOTES

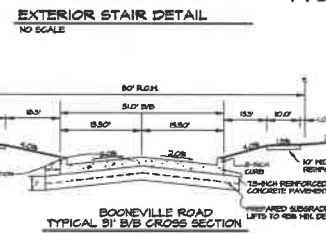
- 1. ALL WATER WORK PAVING OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED ON PROJECT.
4. CONTACT BUILDING INSPECTION (502-222-2630) MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH WEST DES MOINES WATER WORKS AND CITY'S CROSS CONNECTION CONTROL/CONTAMINATION PREVENTION.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAMINANT IN ALL NEW CONSTRUCTION...
7. WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (502-222-2460) MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO PROVIDE FOR TAPPING EXPENSES, IF ANY.

STANDARD CITY OF WEST DES MOINES NOTES

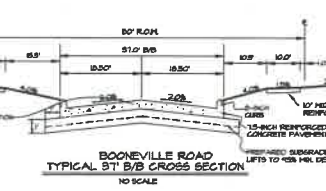
- 1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN PROJECT.
2. CONTACT BUILDING INSPECTION (502-222-2630), A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
3. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. HALL PAGES ARE PROHIBITED. MAXIMUM ILLUMINATION ALLOWED AT PROPERTY LINE IS ONE FOOT-CANDLE. ALL LIGHTING FIXTURES ARE TO BE MOUNTED AT 20' OR LESS ABOVE FINISHED GRADE.
4. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE ELEVATED FROM STREET LEVEL WITH ARCHITECTURAL QUALITY MATERIALS AS SHOWN ON THE CITY APPROVED EXTERIOR ELEVATIONS AS A PART OF THE SITE PLAN REVIEW.
5. ALL SIDEWALKS SHALL BE LESS THAN 5.0%... THERE ARE NO RAMPS REQUIRING RAILINGS.
6. NO CONSTRUCTION PAVING WITHIN R.O.W.
7. ALL CONSTRUCTION WITHIN PUBLIC ROW/RIGHTS, AND/OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, ZONING DESIGN STANDARDS, AND NEW ADDITION.
8. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROW/RIGHTS AND/OR ANY CONNECTION TO PUBLIC STREETS, THE CONTRACTOR SHALL CONTACT THE NEW ENGINEERING SERVICES (222-2478) 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.
9. EXISTING PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES ON DRIVEWAY APPROACHES TO ALL PUBLIC STREETS SHALL BE IN CONFORMANCE WITH MUTCD.
10. ACCESS ROADS DURING CONSTRUCTION SHALL MEET REQUIREMENTS OF WEST DES MOINES FIRE CODE. ALL ROADS SHALL BE MINIMUM 20' WIDE, BE ABLE TO SUPPORT WEIGHT OF HEAVY TRUCKS, AND BE ABLE TO SUPPORT WEIGHT OF ALL PORTIONS OF ALL BUILDINGS UNDER CONSTRUCTION. ALL MATERIALS SHALL BE ACCEPTED AND OPERATIONAL BY WEST DES MOINES WATER WORKS PRIOR TO CONSTRUCTION BEING PLACED ON SITE.
11. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE WEST DES MOINES DESIGN STANDARDS MANUAL WITH WEST DES MOINES ADDENDA.
12. COORDINATE STAKES AND TRAFFIC CONTROL WITH NEW EMERGENCY SERVICES.



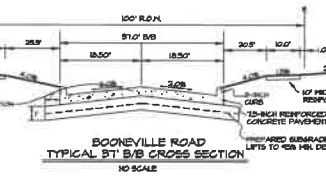
ADA PARKING SIGNAGE SCALE: NO SCALE



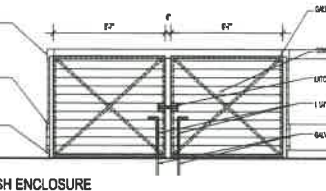
EXTERIOR STAIR DETAIL NO SCALE



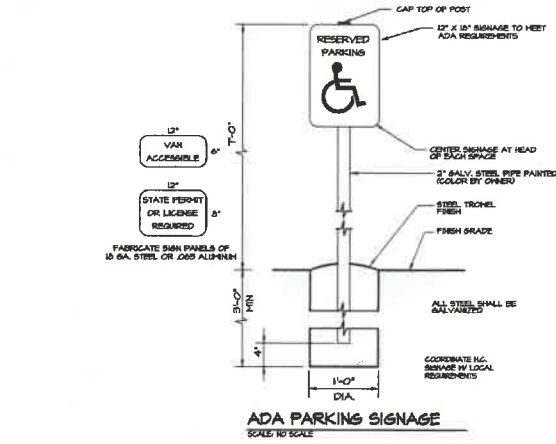
BOONEVILLE ROAD TYPICAL B/B CROSS SECTION NO SCALE



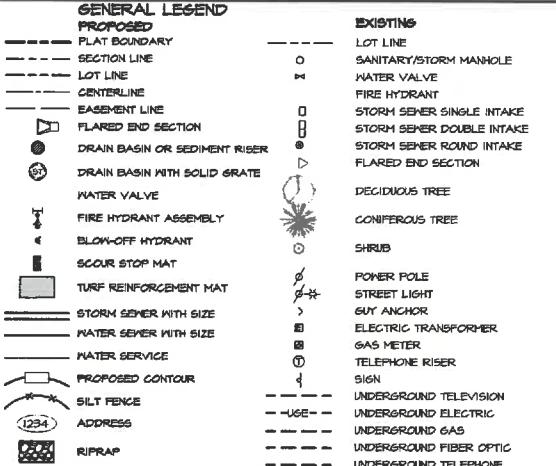
BOONEVILLE ROAD TYPICAL B/B CROSS SECTION NO SCALE



TRASH ENCLOSURE SCALE: 1/4" = 1'-0"



VIGNITY MAP SCALE: 1" = 500'



APPLICANT + OWNER:
BO BOONEVILLE LLC
2648 SE BLOOMINGDALE DR. STE 200
PARSONS, IOWA 50248
ATTN: DANIEL FLETCHER
562-276-4664
EMAIL: DANIEL@BOBOHOLDINGSLLC.COM

PROPERTY ADDRESS:
BOONEVILLE ROAD
WEST DES MOINES, IOWA 50266

SITE PLAN PREPARED BY:
CIVIL ENGINEERING CONSULTANTS, INC.
2400 84th STREET #12
DES MOINES, IA 50322
562-276-4664

CITY PROJECT NUMBER:
SF-005734-2022

COMPREHENSIVE PLAN LAND USE
VILLAGE AT SUGAR CREEK PUD, WITH UNDERLYING ZONING OF RESIDENTIAL MEDIUM DENSITY (RM-40).

ZONING
VILLAGE AT SUGAR CREEK PUD, WITH UNDERLYING ZONING OF RESIDENTIAL MEDIUM DENSITY (RM-40).

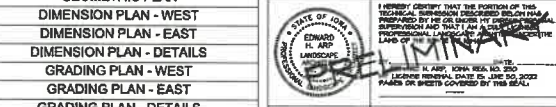
SITE AREAS (UNDER THIS DEVELOPMENT)
BUILDING: 64,908 SF
IMPERVIOUS AREA: 250,001 SF

IMPERVIOUS AREA
TOTAL IMPERVIOUS SURFACE = 250,001 SF

BUILDING
BUILDING TYPE: A1, 10,967 x 10,967 x 10,967 FT.
BUILDING TYPE: B, 10,967 x 10,967 x 10,967 FT.

LEGAL DESCRIPTION
LOT 12, S1/4 SEC 10, T17N, R20E, S20W, PLAT 1, APPROX LOT 7 AREA = 335,600 S.F.

PARKING
RESERVED: 12 SPACES FOR STUDIO APT, 424 5/8" SPACING SPACES
RESERVED: 12 SPACES FOR 2 BEDROOM APT, 171 1/2" x 204" TO PARKING SPACES



INTEGRAL CURB AND SIDEWALK SCALE: NO SCALE

Civil Drawings List Table with columns for Drawing Number, Drawing Title, and Certification. Includes drawings for Geometric Plan, Dimension Plan, Grading Plan, Utility Plan, Paving Plan, and Photometric Analysis.

Project information block including logos for ENCOMPASS DEVELOPMENT, DURANTEM MEP CONSULTING, LONG engineering, and CEC Civil Engineering Consultants, Inc. Project name: Village at Sugar Creek Apartments. Project number: 2022002 / A2171. Issue date: October 3, 2022. Sheet number: C1.

PROJECT NAME
Village at Sugar Creek Apartments
West Des Moines, IA 50266

DRAWING TITLE
GEOMETRIC PLAN

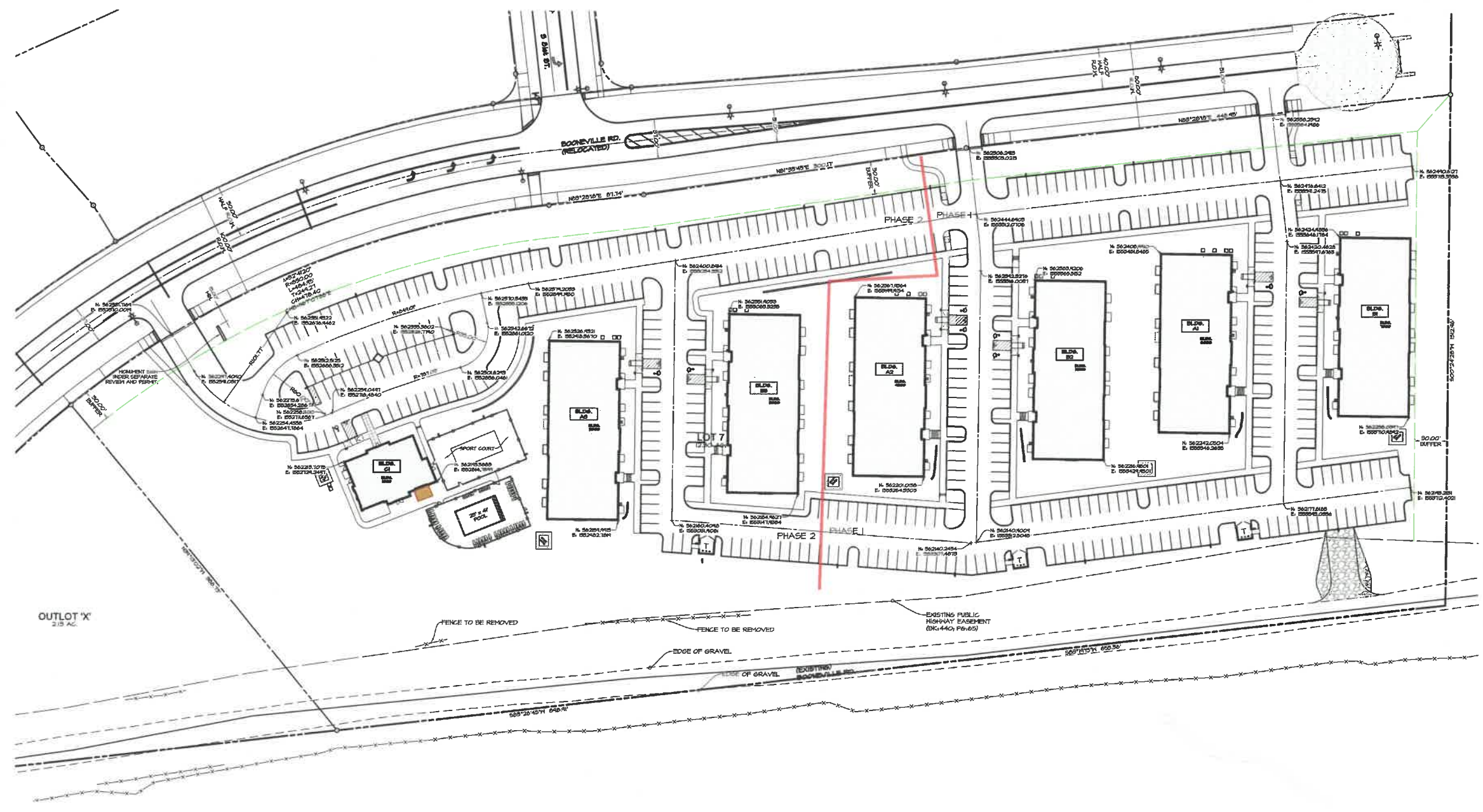
PROJECT NUMBER
2022002 / A2171

ISSUE DATE - OCTOBER 3, 2022

REVISIONS

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SHEET
C2

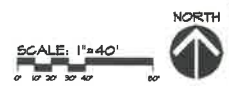


OUTLOT 'X'
2.15 AC.

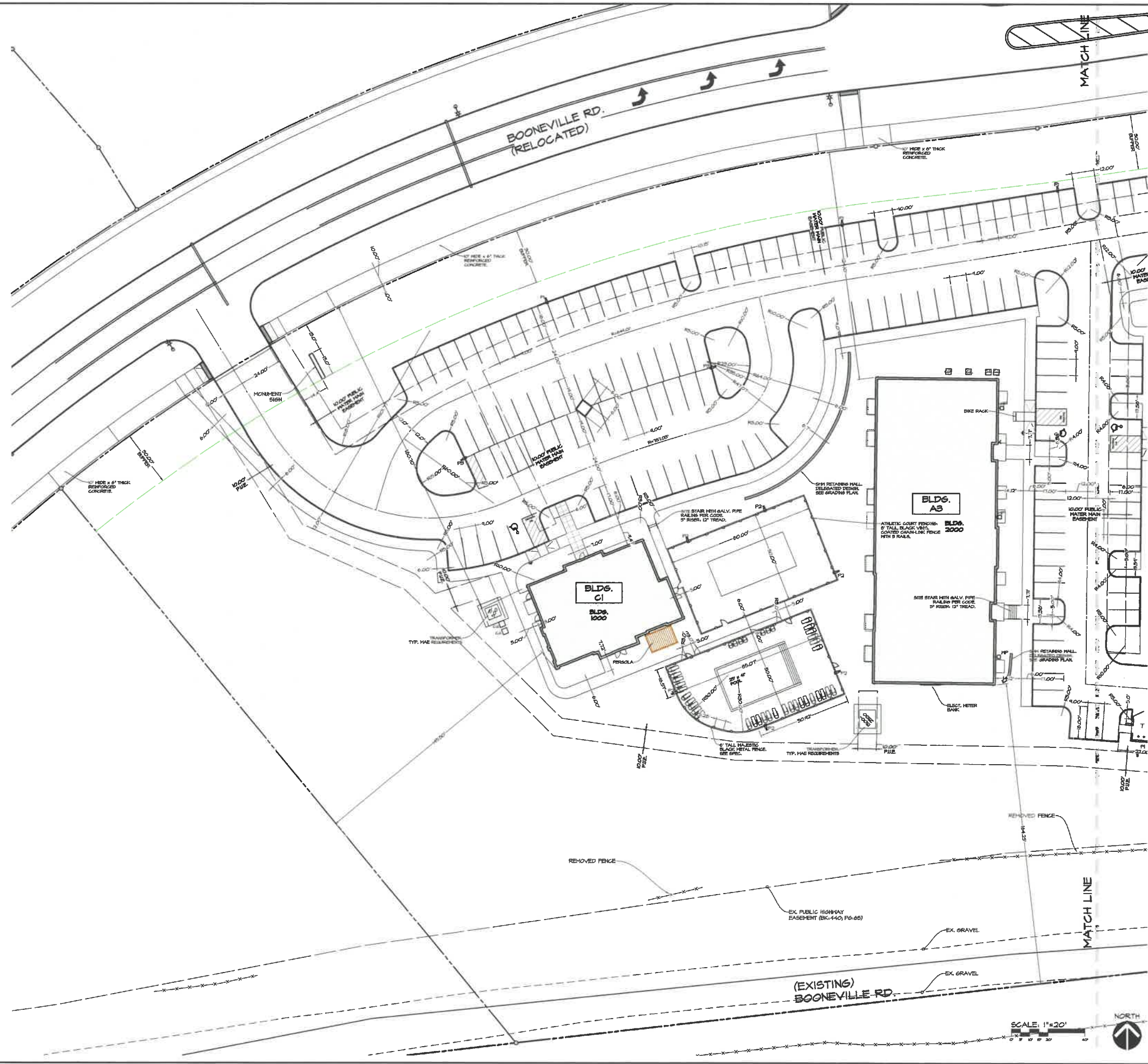
FENCE TO BE REMOVED

EDGE OF GRAVEL

EXISTING PUBLIC HIGHWAY EASEMENT (DK:440, Pg:65)



Q:\4\PLANS\1106\A2171 Sugar Creek Apartments\1106\A2171 DIMENSION.dwg, 10/20/2022 9:15:01 AM, Sunday, 1:1



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2565 SE ENCOMPASS DRIVE,
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DURANTEM
NEP CONSULTING

LONG
engineering

CEC
Civil Engineering Consultants, Inc.
3409 9th Street, Unit 11 - Des Moines, Iowa 50317
515.278.0000 - info@cecinc.com

PROJECT NAME
Village at Sugar Creek Apartments

West Des Moines, IA 50266

DRAWING TITLE
DIMENSION PLAN - WEST

PROJECT NUMBER
2022002 / A2171

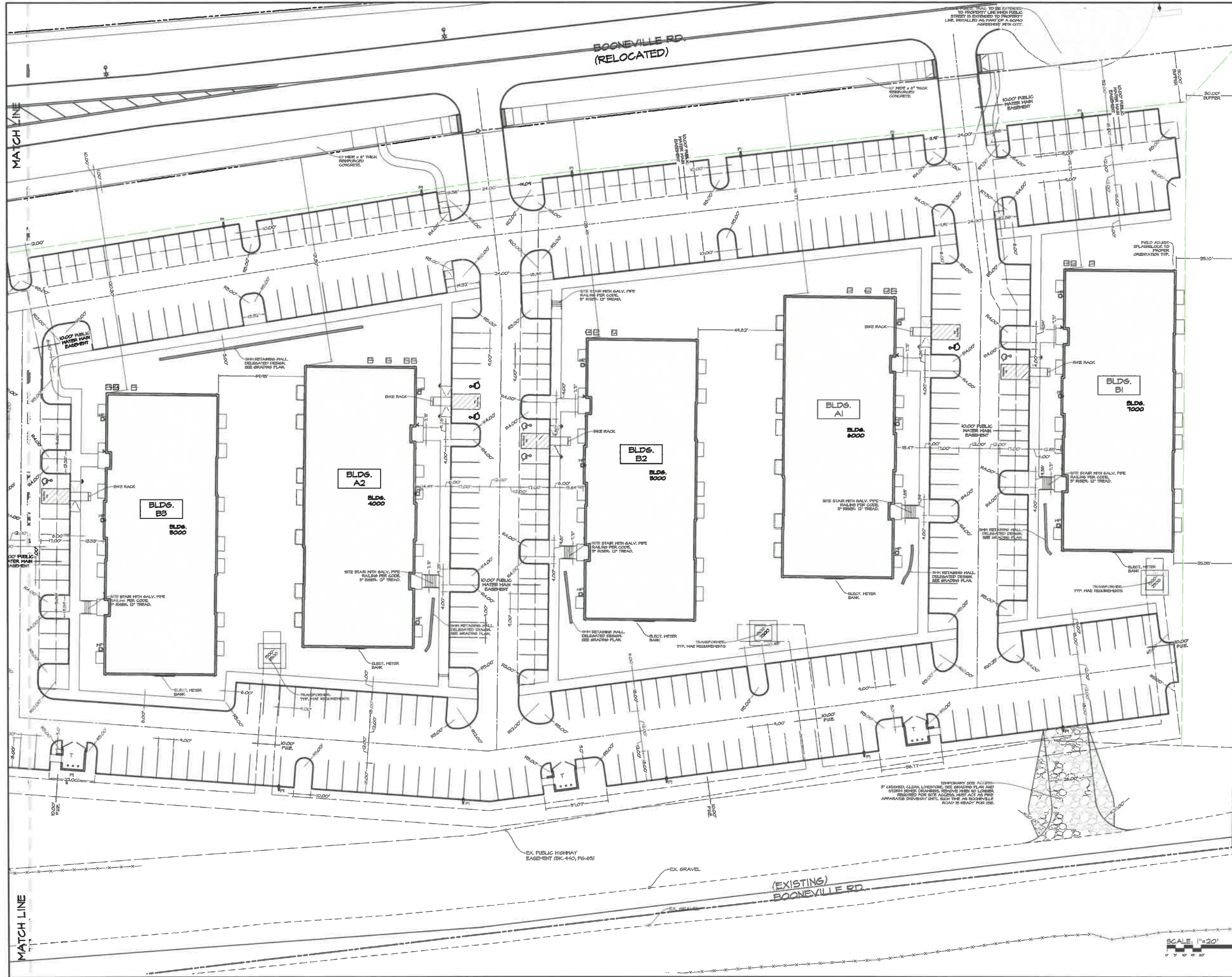
ISSUE DATE - OCTOBER 3, 2022

REVISIONS

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SHEET
C3

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HEP CONSULTING

LONG
engineering

CEC
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1400 9th Street, Unit 111, Des Moines, Iowa 50319
515-281-8881 • www.cecinc.com

PROJECT NAME
Village at Sugar Creek Apartments

PROJECT NUMBER
2022002 / A2171

ISSUE DATE - OCTOBER 3, 2022

REVISIONS

MARK	DATE	TYPE

DRAWING TITLE
DIMENSION PLAN - EAST

SHEET
C4

West Des Moines, IA 50266



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engineering

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515.281.8844 | info@cecinc.com

PROJECT NAME
Village at Sugar Creek Apartments
West Des Moines, IA 50266

DRAWING TITLE
GRADING PLAN - WEST

PROJECT NUMBER
2022002 / A2171

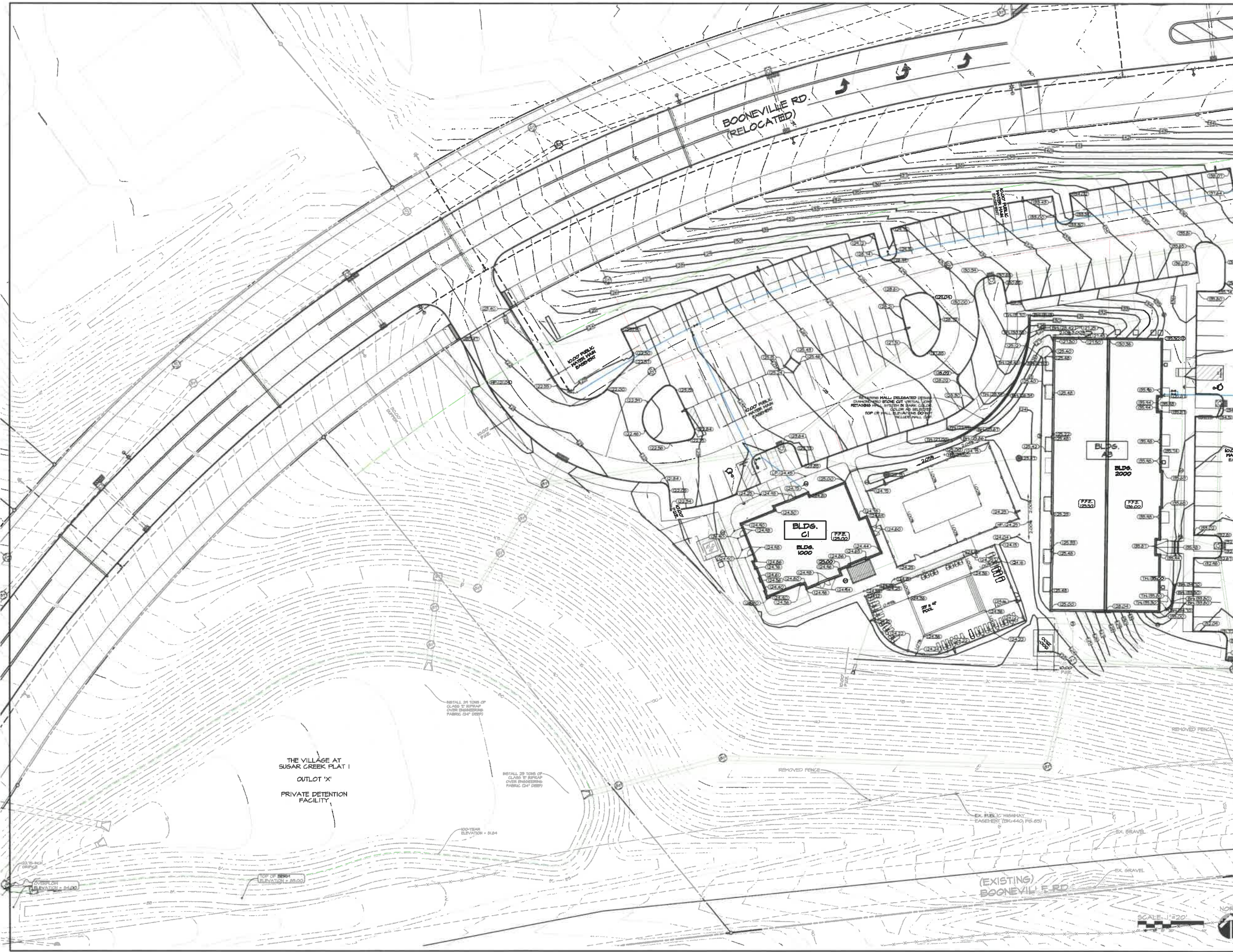
ISSUE DATE - OCTOBER 3, 2022

REVISIONS

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SHEET
C6

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PROJECT NAME
Village at Sugar Creek Apartments
West Des Moines, IA 50266

DRAWING TITLE
GRADING PLAN - EAST

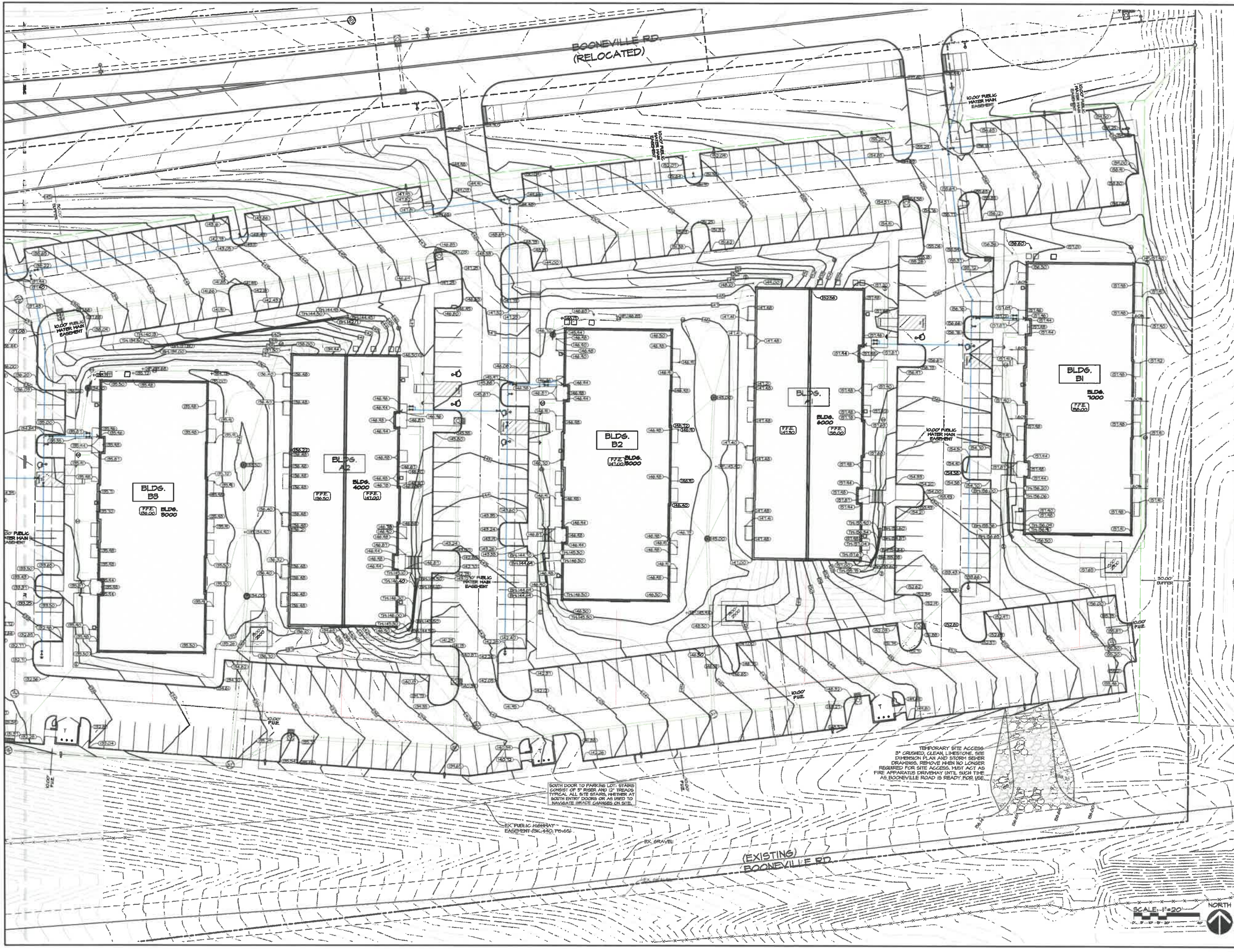
PROJECT NUMBER
2022002 / A2171

ISSUE DATE - OCTOBER 3, 2022

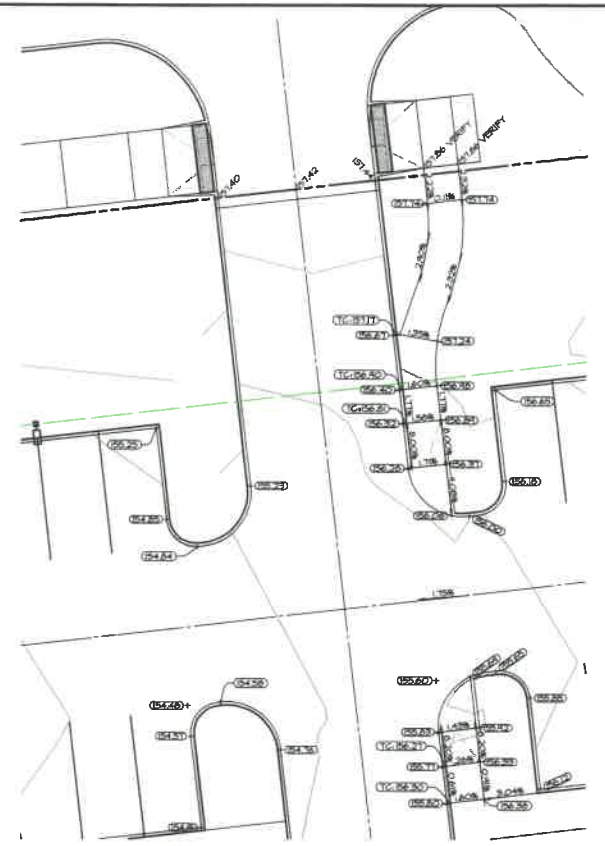
REVISIONS

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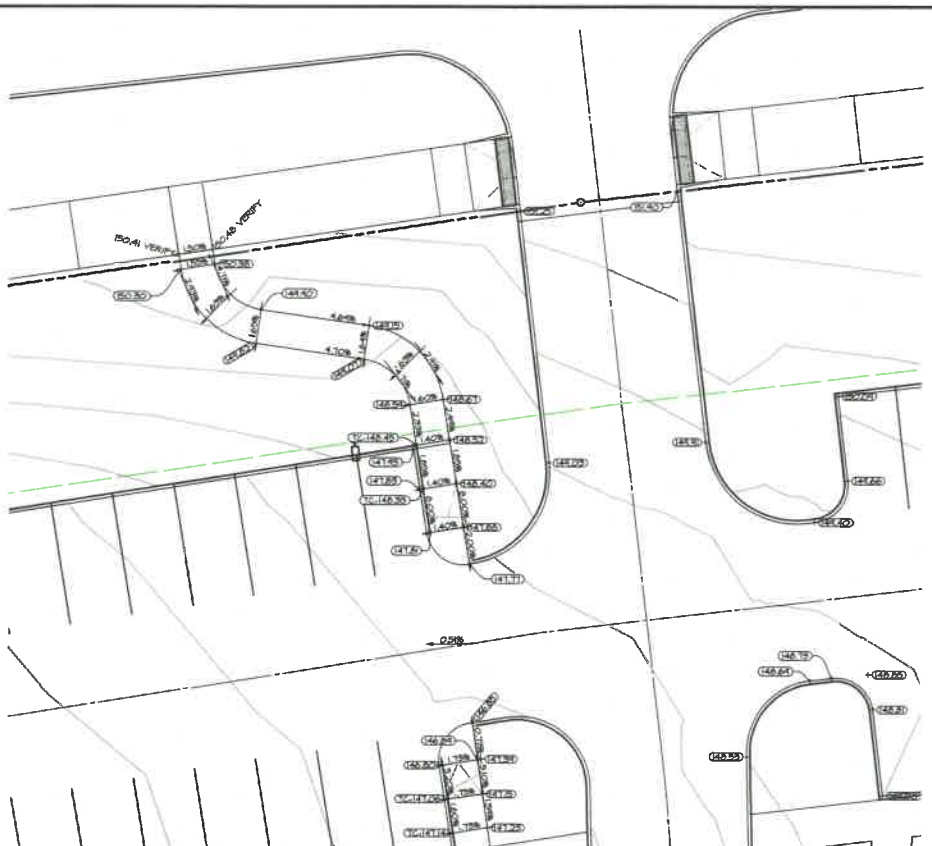
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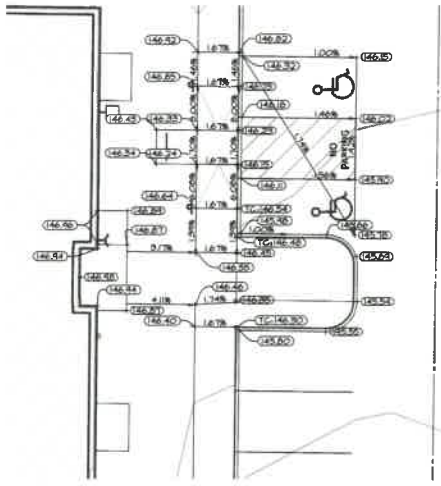


3 EAST DRIVEWAY
SCALE: 1"=10'

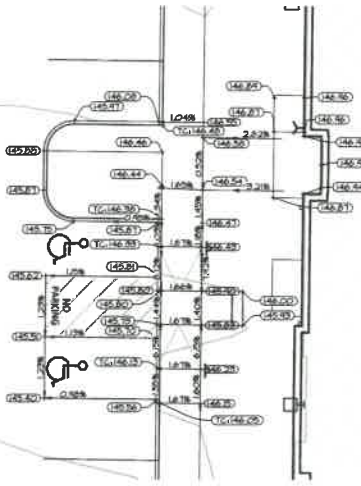


2 CENTER DRIVEWAY
SCALE: 1"=10'

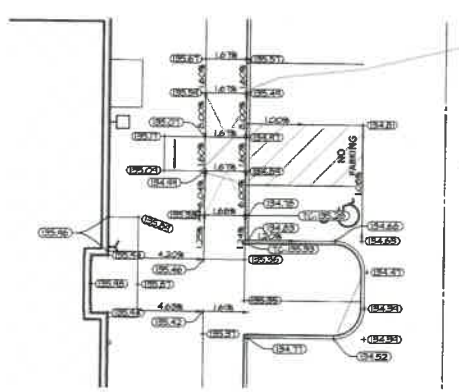
1 NOT USED
SCALE: 1"=10'



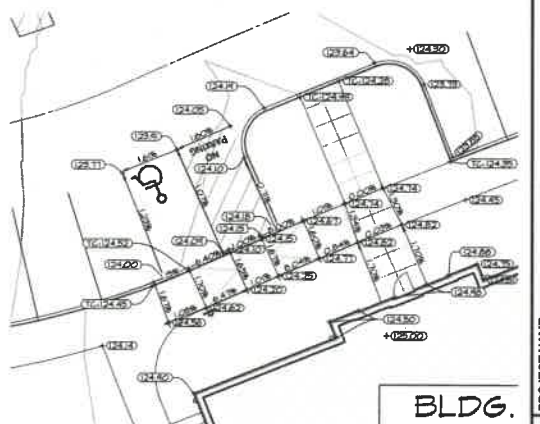
6 ADA STALLS: BLDGS A2 & B2
SCALE: 1"=10'



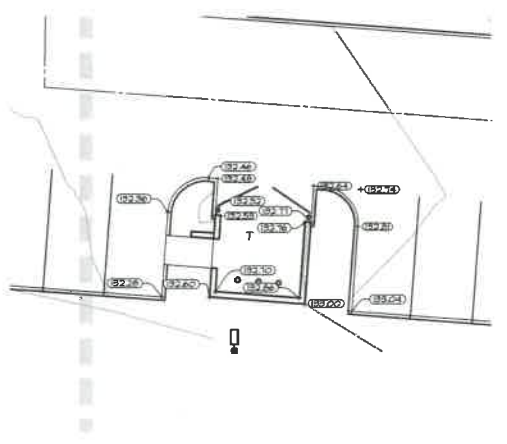
5 ADA STALLS: BLDGS A3 & B3
SCALE: 1"=10'



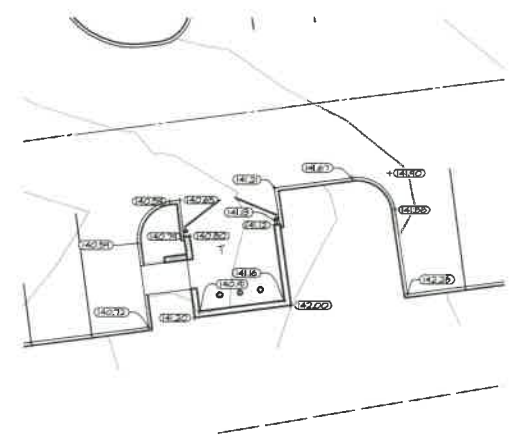
4 ADA STALLS: BLDG C1
SCALE: 1"=10'



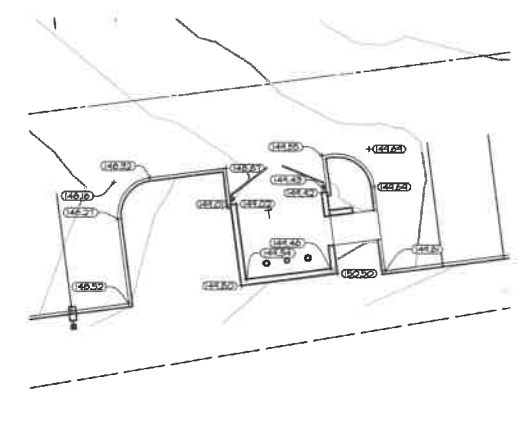
7 ADA STALLS: BLDGS A1 & B1
SCALE: 1"=10'



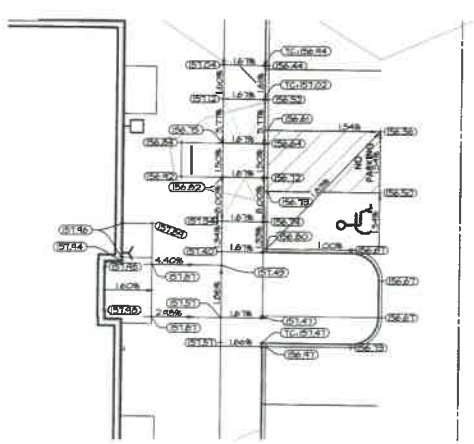
10 WEST TRASH ENCLOSURE
SCALE: 1"=10'



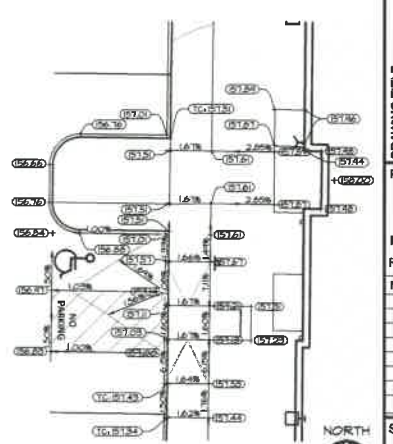
9 CENTER TRASH ENCLOSURE
SCALE: 1"=10'



8 EAST TRASH ENCLOSURE
SCALE: 1"=10'



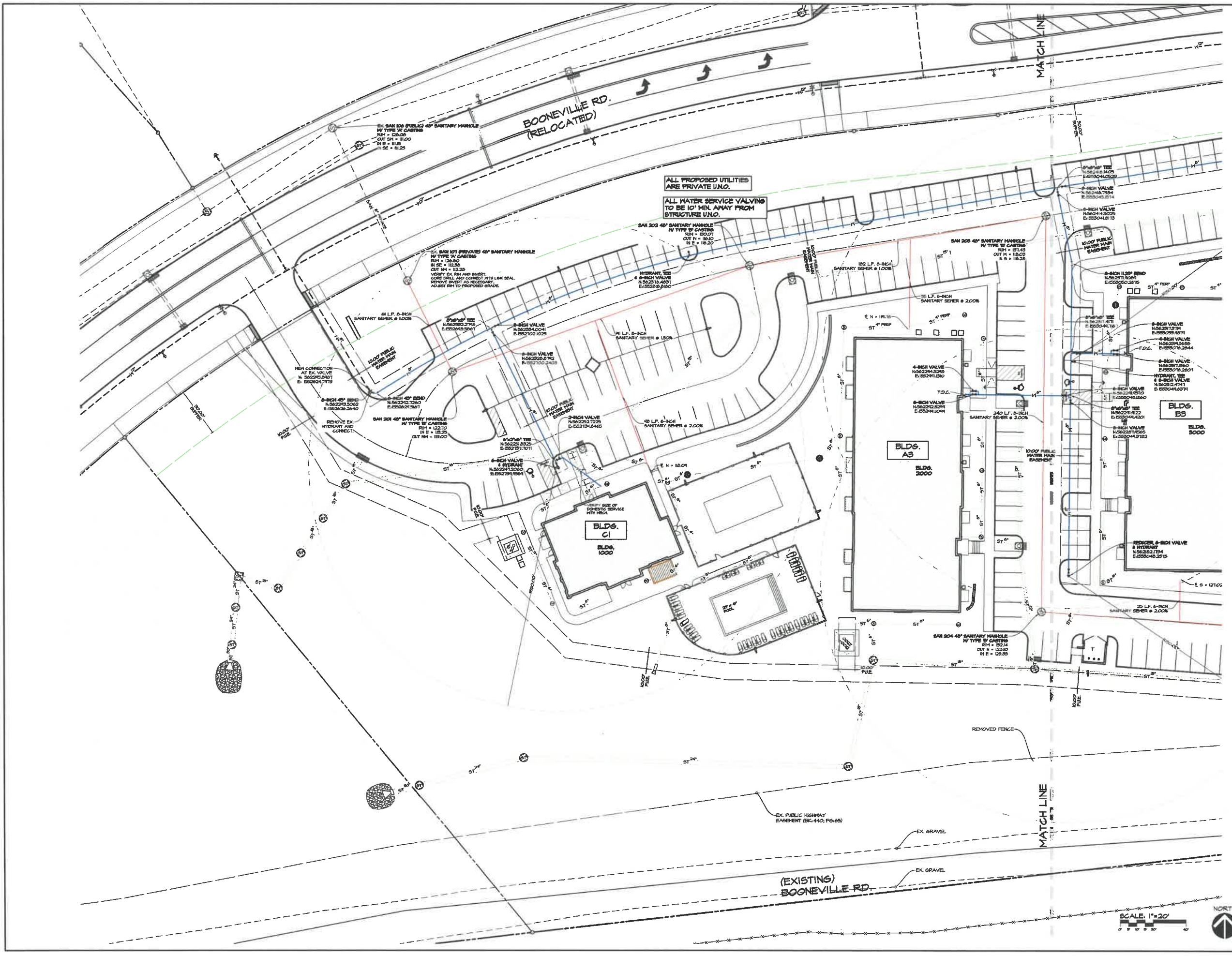
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SCALE: 1"=10'



4 ADA STALLS: BLDG C1
SCALE: 1"=10'

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ENCOMPASS
DEVELOPMENT
2555 SE ENCOMPASS DRIVE,
SUITE 200
WALUKEE, IOWA 50263
(515) 850-6000

DURANTEM
MEP CONSULTING

LONG
engineering

CEC
Civil Engineering Consultants, Inc.
2400 84th Street, Unit 11 - Des Moines, Iowa 50317
515.274.2634

PROJECT NAME
Village at Sugar Creek Apartments
West Des Moines, IA 50266

DRAWING TITLE
**UTILITY PLAN - WEST -
SANITARY + WATER**

PROJECT NUMBER
2022002 / A2171

ISSUE DATE - OCTOBER 3, 2022

REVISIONS

MARK	DATE	TYPE

SHEET
C9

PROJECT NAME
Village at Sugar Creek Apartments

West Des Moines, IA 50266

DRAWING TITLE
**UTILITY PLAN - EAST -
SANITARY + WATER**

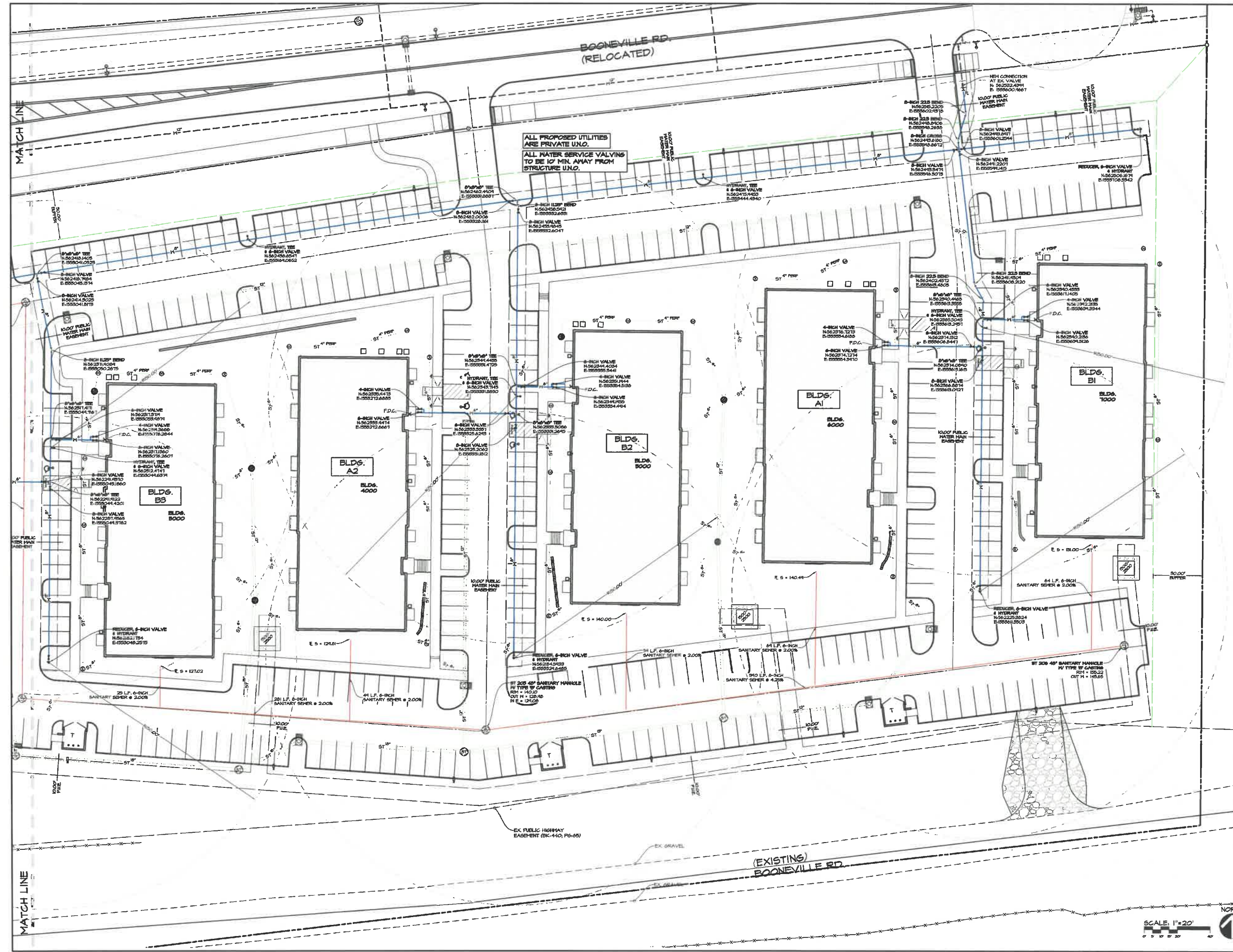
PROJECT NUMBER
2022002 / A2171

ISSUE DATE - OCTOBER 3, 2022

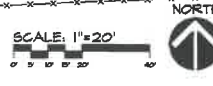
REVISIONS

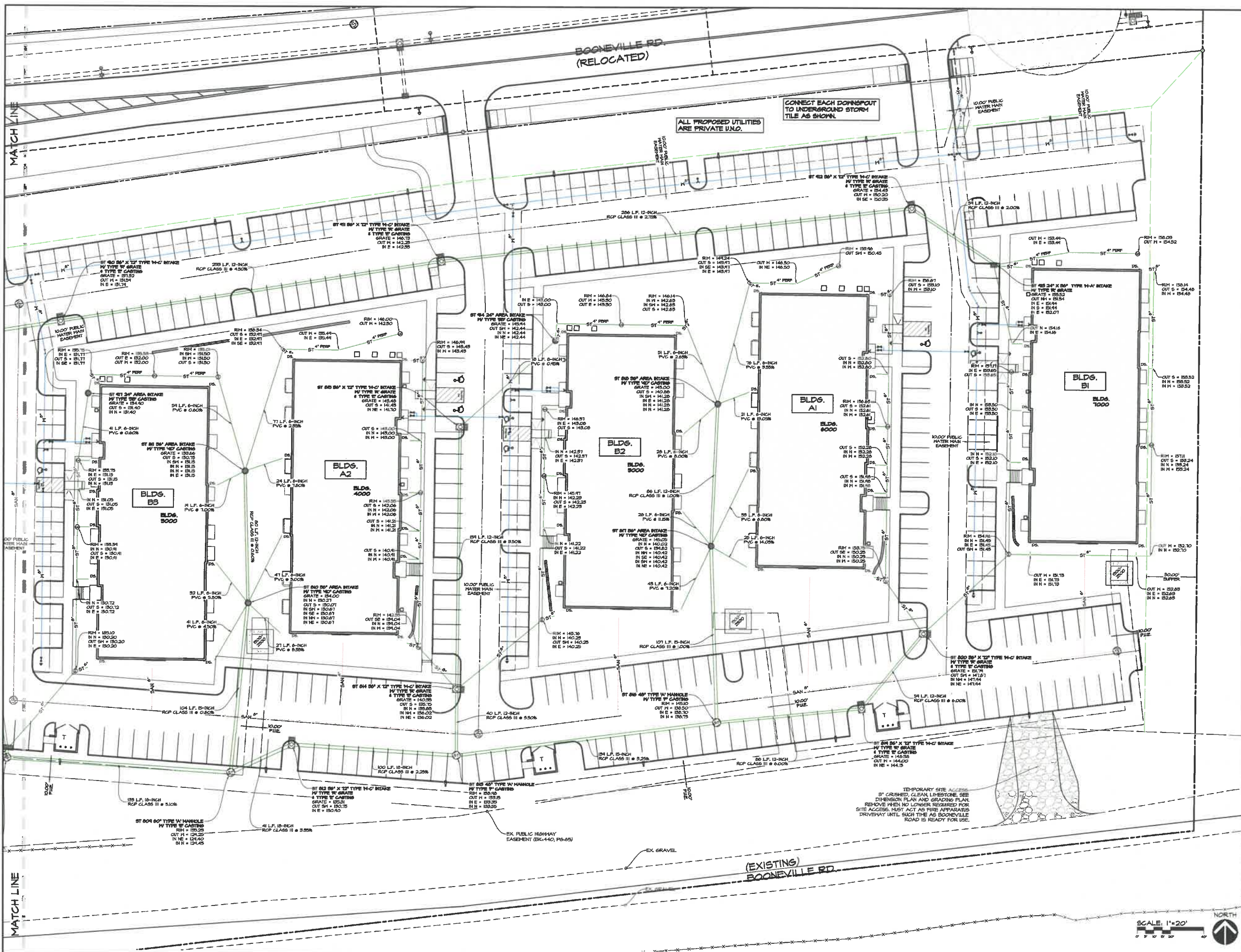
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C10

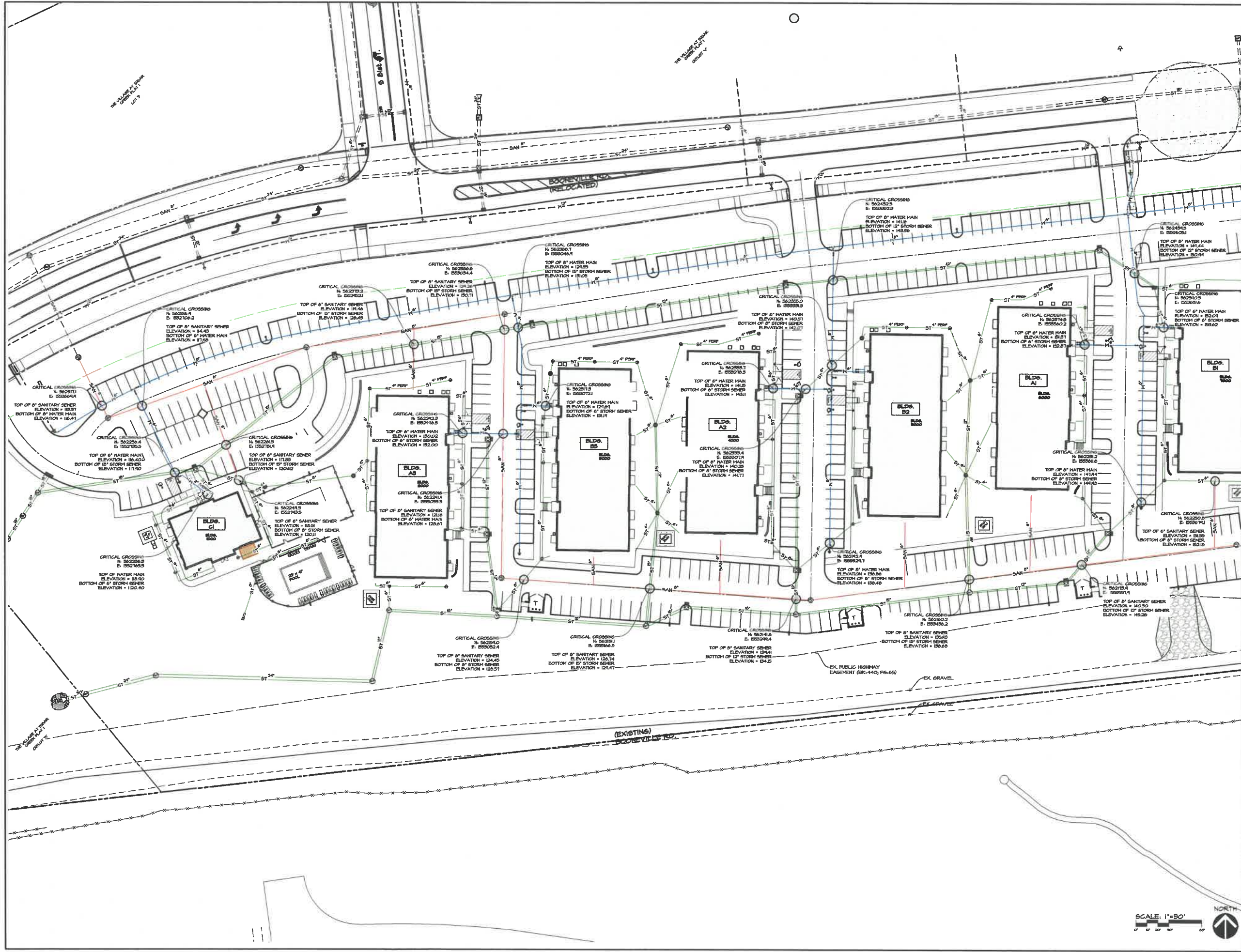


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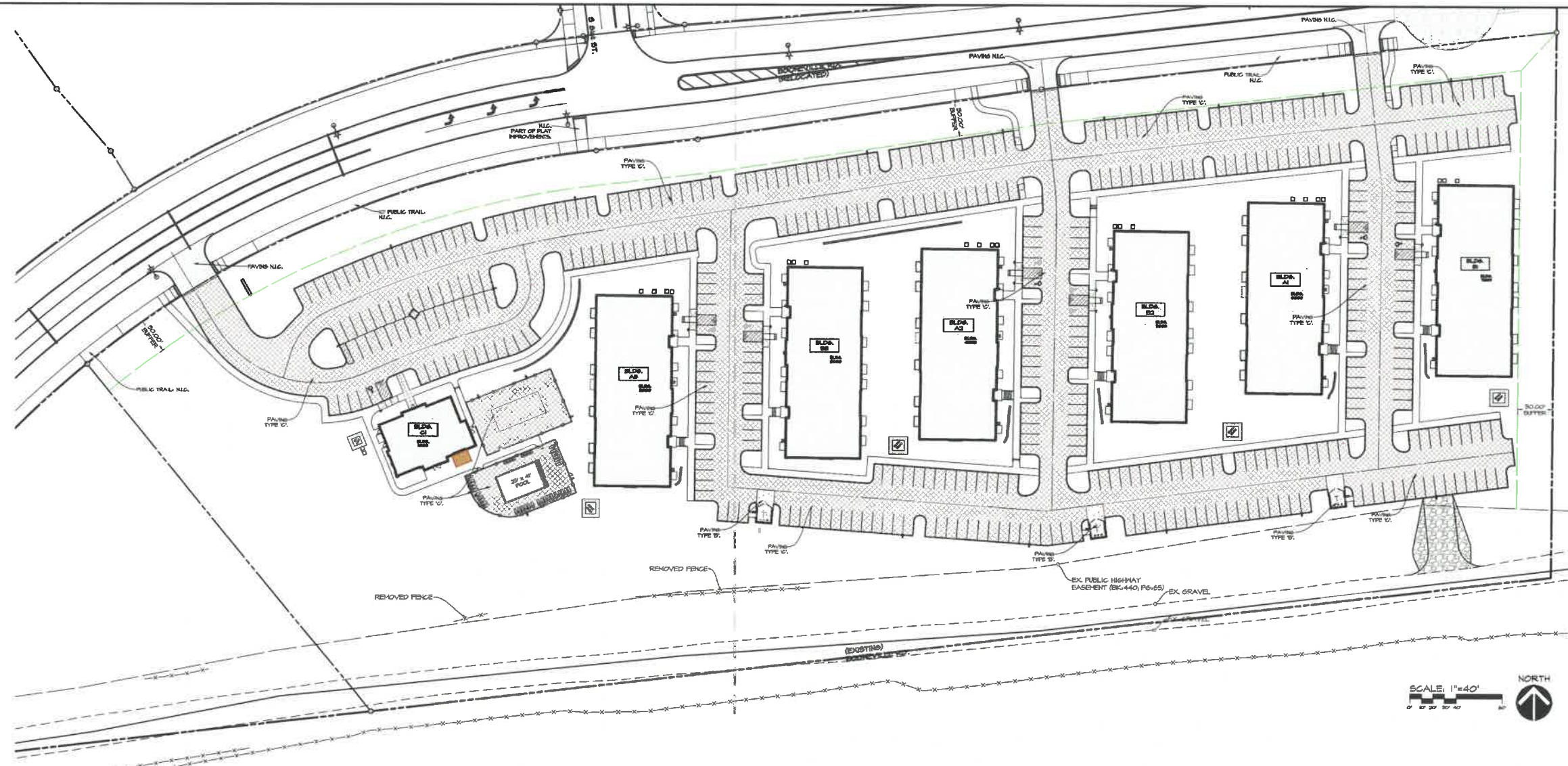


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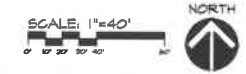


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PAVING TYPES:
 PAVING TYPE BV, 8" 50# NON-REINFORCED P.C.C. OVER 12" PREPARED SUBGRADE PER SOILS REPORT, 10% S.T. VEREY.
 PAVING TYPE CV, 4" 50# NON-REINFORCED P.C.C. OVER 12" PREPARED SUBGRADE PER SOILS REPORT, 10% S.T. VEREY.
 TRAIL AND APPROACH PAVING N.C.
 STRUCTURAL STREETS SEE STRUCTURAL DRAWINGS.
 PATIOS SEE ARCHITECTURAL DRAWINGS.
 ALL OTHER PAVING (SIDEWALKS, 4" 50# NON-REINFORCED P.C.C. OVER SUBGRADE PER SOILS REPORT.



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LONG
 engineering

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 3199 9th Street, Suite 111 - Des Moines, Iowa 50322
 515.274.0434 - info@cecinc.com

PROJECT NAME
Village at Sugar Creek Apartments

PROJECT NUMBER
2022002 / A2171

ISSUE DATE - OCTOBER 3, 2022

REVISIONS

MARK	DATE	TYPE
1		
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DRAWING TITLE
PAVING PLAN

SHEET
C14

West Des Moines, IA 50266

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515.281.4654 | info@cecinc.com

PROJECT NAME
Village at Sugar Creek Apartments
West Des Moines, IA 50266

DRAWING TITLE
LANDSCAPING PLAN - EAST

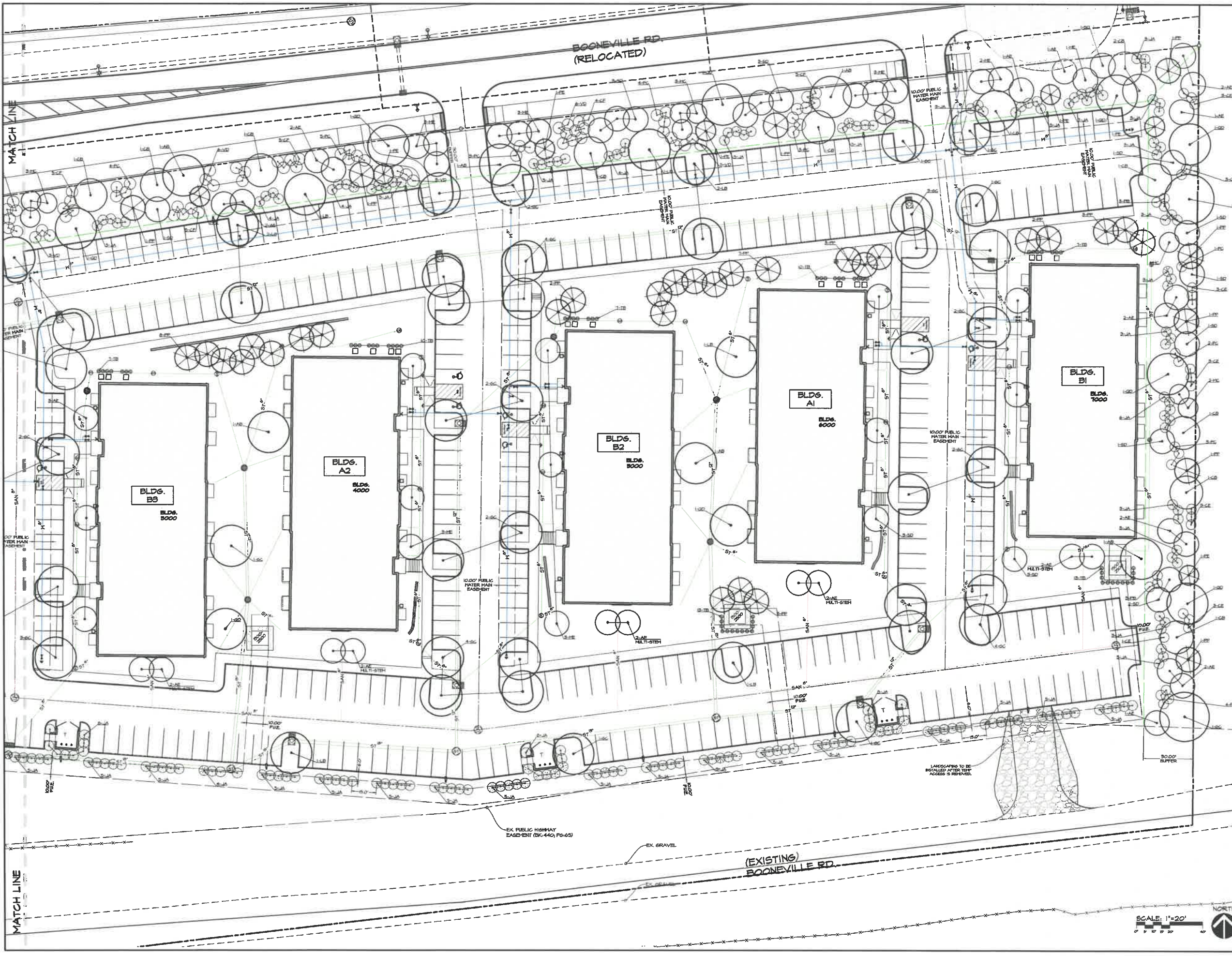
PROJECT NUMBER
2022002 / A2171

ISSUE DATE - OCTOBER 3, 2022

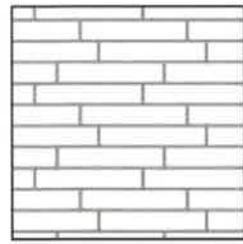
REVISIONS

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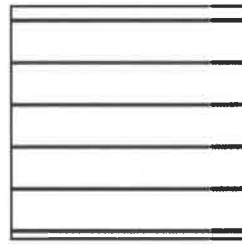
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C16



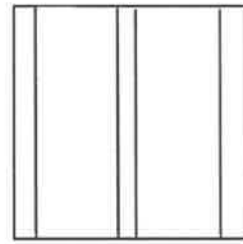
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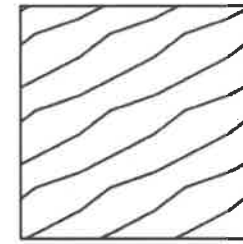
EM001
Centurion Stone
Natural Stone Veneer
FDL Country



EM002
JamesHardie
Plank Siding
Rich Espresso



EM004
JamesHardie
Panel Siding
Cobble Stone



EM005
James Hardie
Aspyre
Stained Wood Finish



EM006
Westbury
Alum Railing
Black



EM007
Prefinished
Metal Downspout
White



EM008
JamesHardie
Trim
White



EM009
Asphalt Roof

Door/window @ Siding – 3.5"
Smooth Hardie TrimAccent Area @ Siding – 3.5"
Smooth Hardie Trim
Door/window @ Stone Head – 4" Stone Header
Door/window @ Stone Sill – 4" Tapered Stone Sill
Accent Hor. Trim @ Decks – 1.25" Smooth Hardie Trim



EM010
Sliding Window
White



EM011
Flat Metal Canopy
Black



EM012
Flat Metal Canopy
White



EM013
Sliding Patio Door
White



EM014
Alum Entry
White



EM015
Storefront
Clear Anodized

SEAL AND SIGNATURE:

DS DD

PROJECT NO:
DATE ISSUED: 9/7/22 REVISIONS:

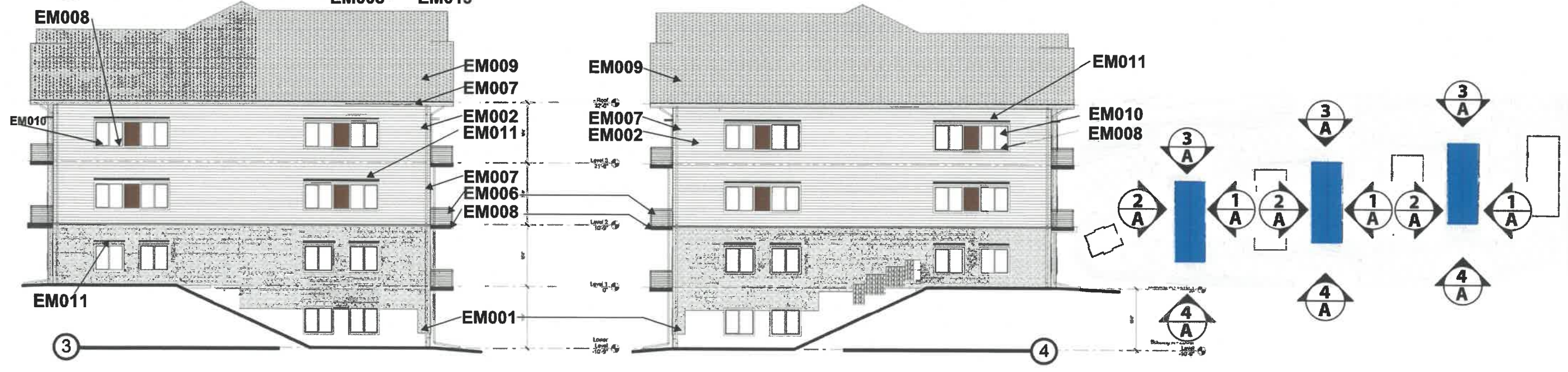
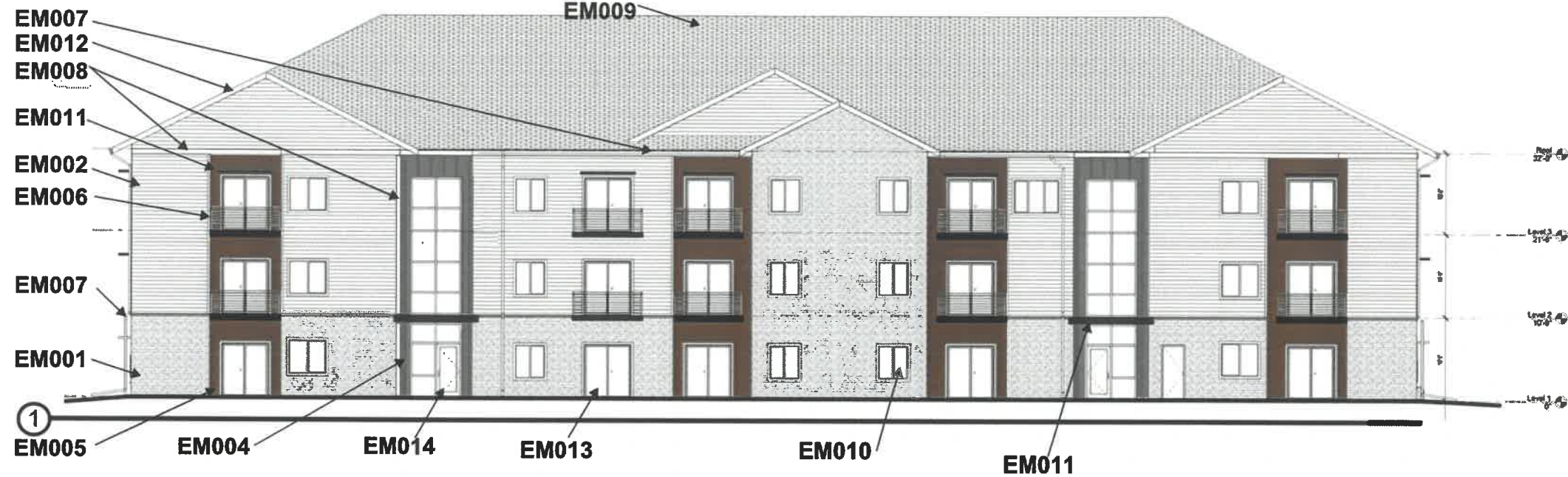
NO	BY	DATE	DESCRIPTION

PROJECT TITLE:

VILLAGE AT SUGAR
CREEK MARKET

SHEET TITLE:

A1



ENCOMPASS
 DEVELOPMENT
 2565 SE ENCOMPASS DRIVE,
 SUITE 200
 Waukee, IOWA 50263
 (515) 850-5000

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 Civil Engineering Consultants, Inc.
 2409 96th Street, Iowa City, IA 52242
 515.271.0251 • www.cecinc.com

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 MEP CONSULTING
 515-707-8392

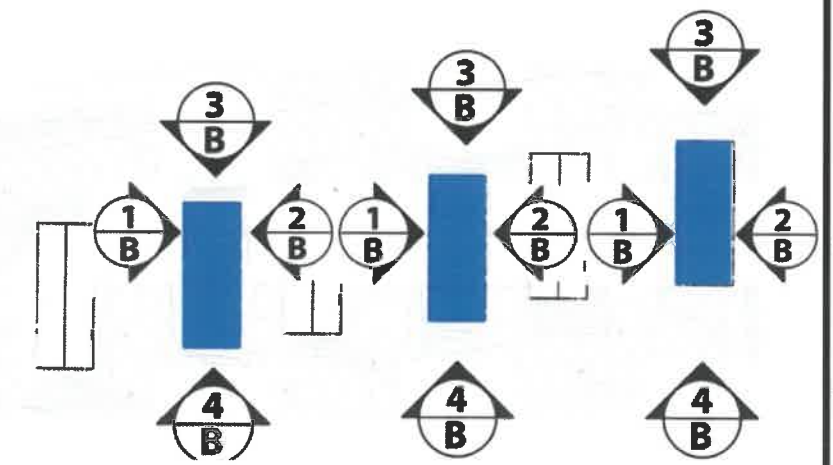
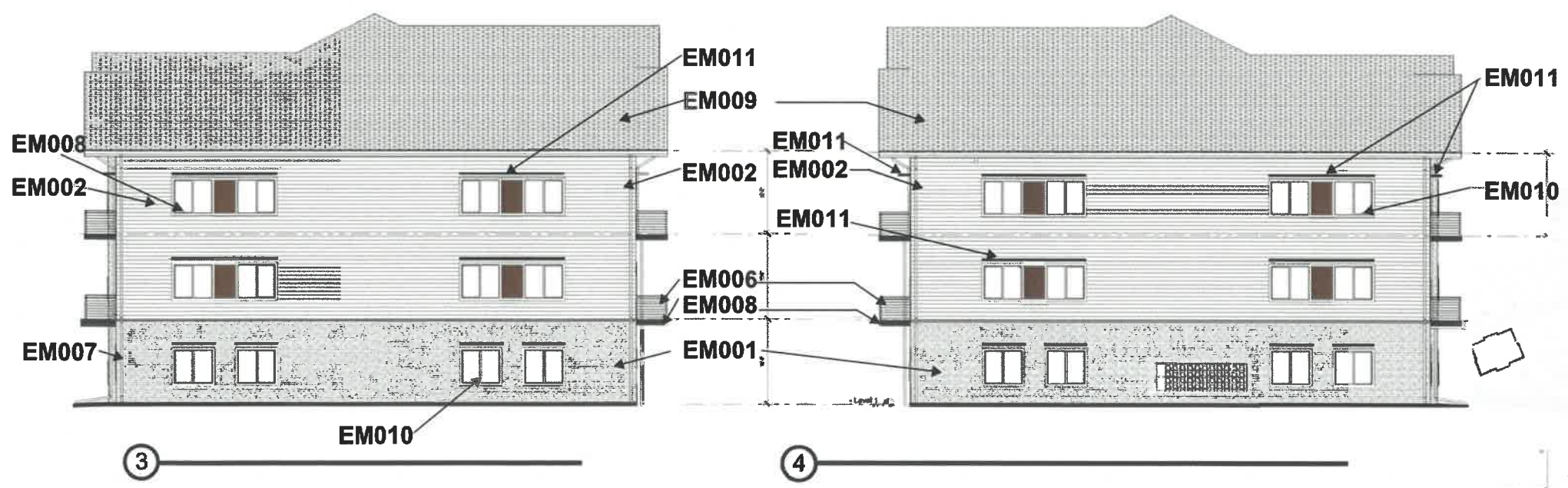
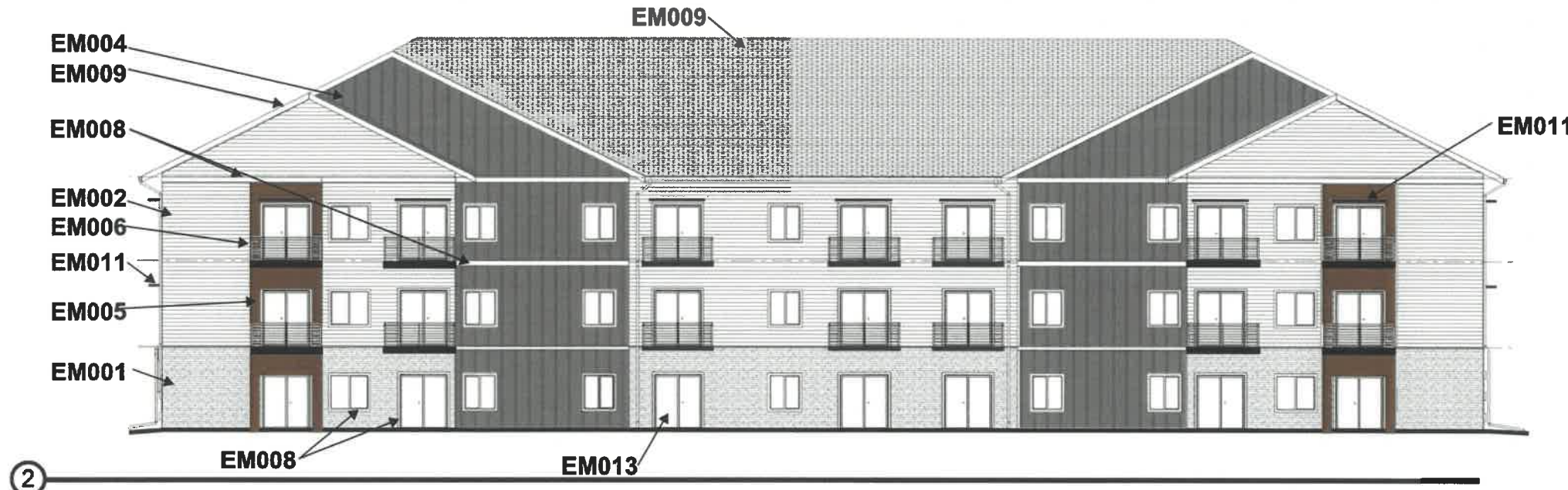
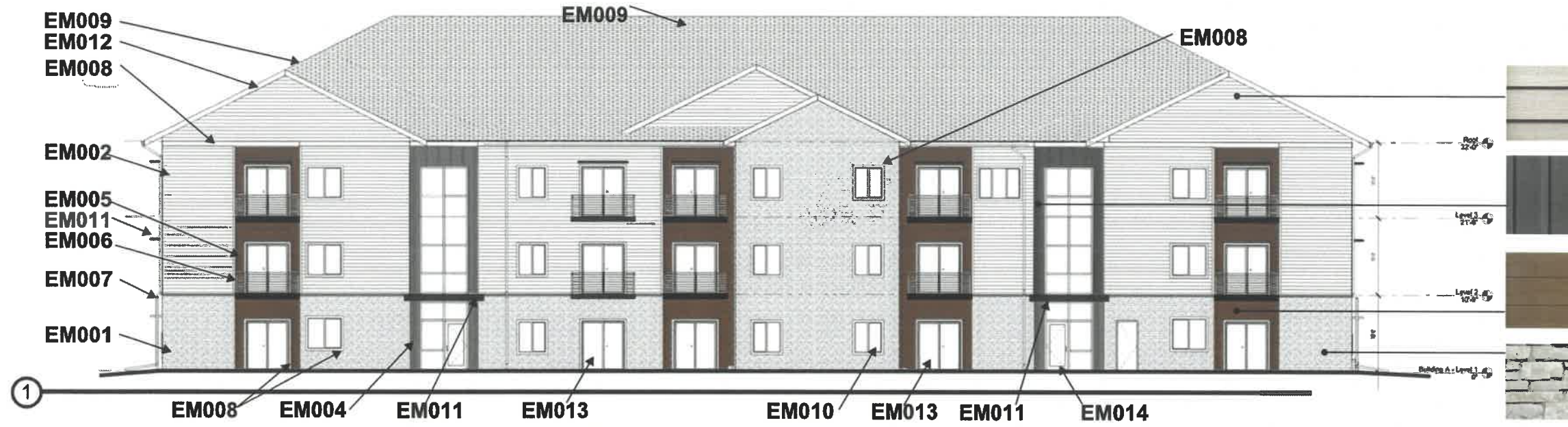
LONG
 engineering
 515-669-4339

GREINER
 CONSTRUCTION
 400 Locust Street, Suite 140
 Des Moines IA 50309

**VILLAGE AT SUGAR CREEK
 APARTMENTS**

BUILDING A

A



ENCOMPASS
 DEVELOPMENT
 2565 SE ENCOMPASS DRIVE,
 SUITE 200
 WALKEE, IOWA 50263
 (515) 850-5000

CEC
 Civil Engineering Consultants, Inc.
 2400 9th Street, 1st Floor, Des Moines, Iowa 50319
 515.276.0854 • info@cecinc.com

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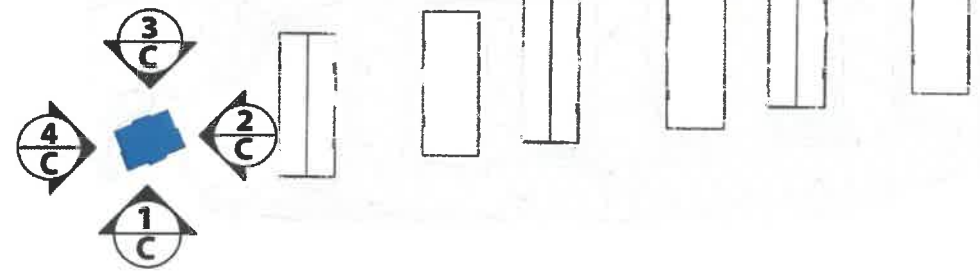
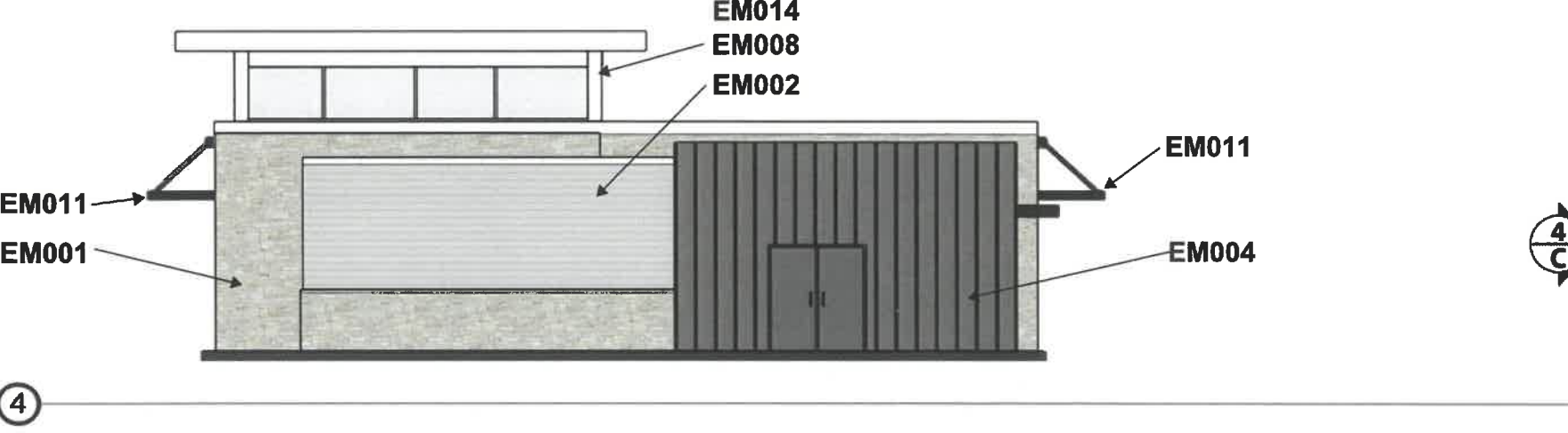
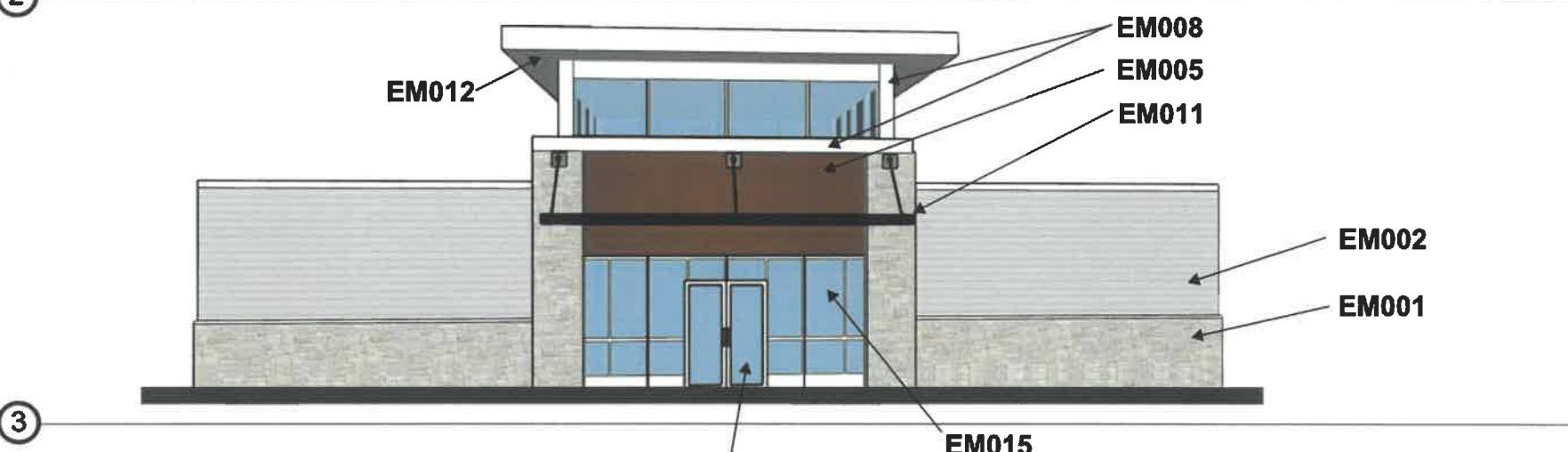
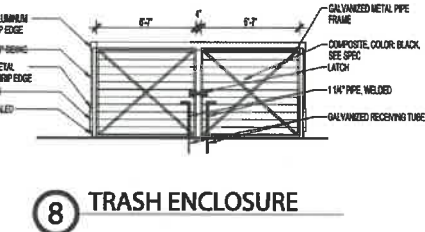
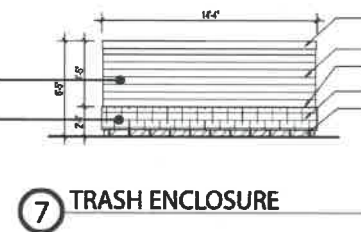
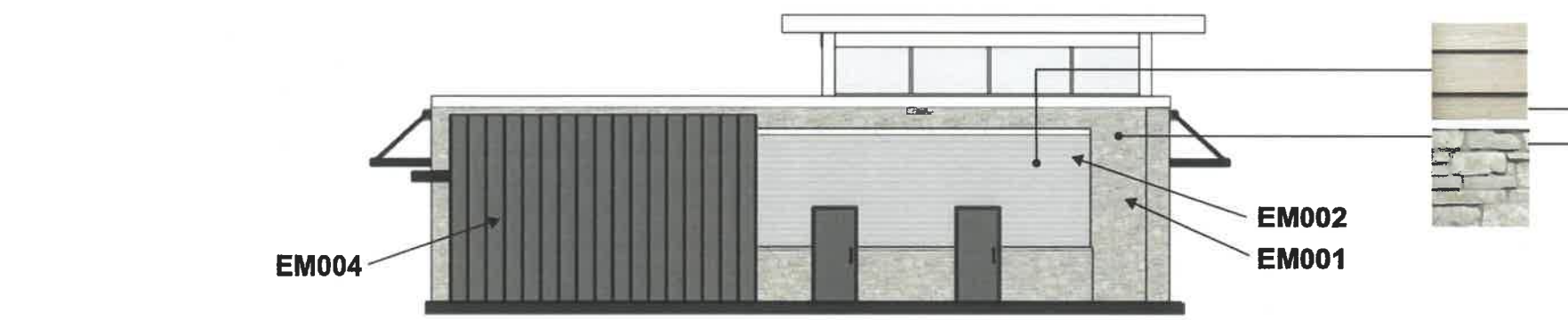
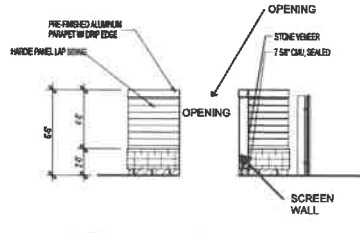
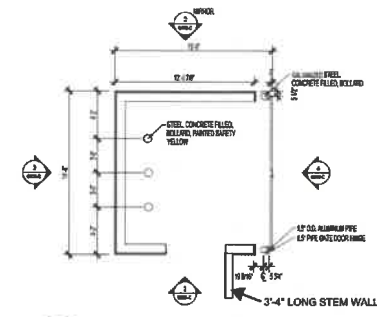
LONG
 engineering
 515-669-4339

GREINER
 CONSTRUCTION
 400 Locust Street, Suite 140
 Des Moines IA 50309

**VILLAGE AT SUGAR CREEK
 APARTMENTS**

BUILDING B

B



ENCOMPASS
LEVEL OF SERVICE
2565 SE ENCOMPASS DRIVE,
SUITE 200
WALKEE, IOWA 50263
(515) 850-5000

CEC
Civil Engineering Consultants, Inc.
2090 Hob Street, Unit 12, Des Moines, Iowa 50312
515.276.0864 • info@cec.com

DURANTEM
MEP CONSULTING
515-707-8392

LONG
engineering
515-669-4339

GREINER
CONSTRUCTION
400 Locust Street, Suite 140
Des Moines IA 50309

**VILLAGE AT SUGAR CREEK
APARTMENTS**

BUILDING C



A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
NO. PZC-22-101

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant, and property owner, DB Booneville, L.L.C., requests approval of the Site Plan for the approximately 12.3-acre property generally located at S. 81st Street and realigned Booneville Road as depicted on the location map included in the staff report. The applicant requests approval to construct six three-story apartment buildings with 237 dwelling units, clubhouse with pool and sport courts, 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-005724-2022), 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 October 24, 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 October 24, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary