

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

**Meeting Date:** July 10, 2023

**ITEM:** Legacy Bridge Private Family Offices, 5810 Grand Avenue – Approve Site Plan to allow construction of an approximately 10,000 square foot office building – PFOWWH, LLC – SP-006030-2023

**Resolution: Approval of Site Plan**

**Background:** Korey Marsh with Snyder & Associates, Inc., on behalf of the applicant, Michael Zuendel, and property owner, PFOWWH, LLC, request approval of a Site Plan for the approximately 3.7-acre property located at 5810 Grand Avenue. The applicant proposes to construct a 10,085 square foot office building with 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 property is located in Parcel L of the Glen Oaks Planned Unit Development (PUD). The property is currently undeveloped.
- **Key Development Aspects:**
  - **Parking:** According to City Code, the number of parking spaces required for an office is 3.5 spaces per 1,000 square feet of building gross floor area. The proposed building will be 10,085 square feet. Based on the building size, 37 spaces are required. The applicant is proposing to construct 25 parking spaces on the site and has identified where an additional 12 spaces could be located if needed in the future. City Code states: “*The City Council reserves the right to waive or modify to a lesser restriction any provision or requirement of off-street parking and loading areas contained in this chapter, provided said waiver or modification does not adversely affect the intent of these regulations to adequately safeguard the general public and surrounding property.*” The city’s practice has typically been to not waive the parking but rather defer installation until such time that a parking issue arises. Therefore, Staff recommends a condition of approval allowing for a deferral of the installation of 12 parking spaces until such time that parking on grass or other non-designated parking areas occurs or parking off-site is occurring due to the lack of available parking stalls.
  - **Access Easements:** As part of the site plan process the applicant has provided, and the City Council will be accepting the following Ingress and Egress Access Easements for the development.
    - **North Ingress-Egress:** The subject parcel will have access to Grand Ave from within their property; however, it is anticipated that in the future this access will become a right-in/right-out only access. A full access to Grand Avenue that can serve this property will be through the adjacent property to the west. A parking lot connection to the neighboring property is being constructed to allow for access to the full-turn driveway.
    - **South Ingress-Egress:** The ingress/egress easement that is located on the south portion of the property is allowing access to the retention facility should storm water inspections or maintenance/repair work by the city be necessary. Additionally, this

easement provides access to a West Des Moines Water Works booster station that is located in the southwest corner of the parcel. This ingress/egress easement is just to the benefit of the City of West Des Moines and West Des Moines Water Works exclusively.

- **Traffic Impact Study Findings:** A traffic study was completed on May 12, 2023: key findings are summarized below:
  - The proposed site is estimated to generate less traffic than what was estimated in earlier traffic studies.
  - Grand Avenue is a major arterial roadway adjacent to the site. Traffic volumes on Grand Avenue were increasing prior to the COVID-19 pandemic, and after a decrease in 2020 and 2021, they have since been rebounding and currently greater than pre-pandemic levels. Volumes just west of Raccoon River Drive are approaching the capacity of the 3-lane section (about 14,000 vehicles per day). Based on the existing traffic levels and anticipated growth, additional capacity is expected to be needed in the near future. This widening is due in part, but not entirely, to traffic generated by the proposed development. The widening of Grand Avenue is currently under design at the time of this study. With the currently forecasted volume, Grand Avenue is recommended to ultimately be a 6-lane roadway raised median and dedicated left-turn lanes at full accesses and right-turn lanes where needed.
  - Raccoon River Drive is a minor collector street to the north of Grand Avenue and minor arterial street to the south. As part of the widening of Grand Avenue, a northbound right-turn lane is planned to be added on Raccoon River Drive to improve capacity at the signalized intersection.
- **Developer Responsibilities:** In conjunction with site development, the developer will be responsible for construction and/or installation of all required public and private infrastructure improvements necessary to support development. The developer is responsible for streetlights adjacent to the subject property.
- **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:

Vote:

Recommendation:

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

1. Prior to the site plan being presented to the City Council for approval, the applicant/developer paying directly to MidAmerican Energy Company all costs related to the installation of streetlights adjacent to the subject property.

2. Prior to the site plan being presented to the City Council for approval, the applicant/developer providing to West Des Moines Water Works a fully executed water easement.
3. The City Council deferring the installation of 12 parking spaces until such time that on-site events in which parking on the grass or other non-designed parking areas occurs or parking off-site is occurring due to the lack of available parking stalls. At the time when the existing parking is not sufficient to accommodate the facility's operations, the City reserves the right to provide the applicant notice to increase the number of parking stalls. The applicant will be required to provide the additional parking spaces in accordance with City regulations within the first available construction season. Prior to implementation of additional parking to satisfy the deferred parking stalls, the applicant shall submit for approval a Minor Modification Site Plan to the City identifying the location and engineering details for the stalls to be constructed.

**Lead Staff Member: Kate Devine**

**Approval Meeting Dates:**

Planning and Zoning Commission	July 10, 2023
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 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

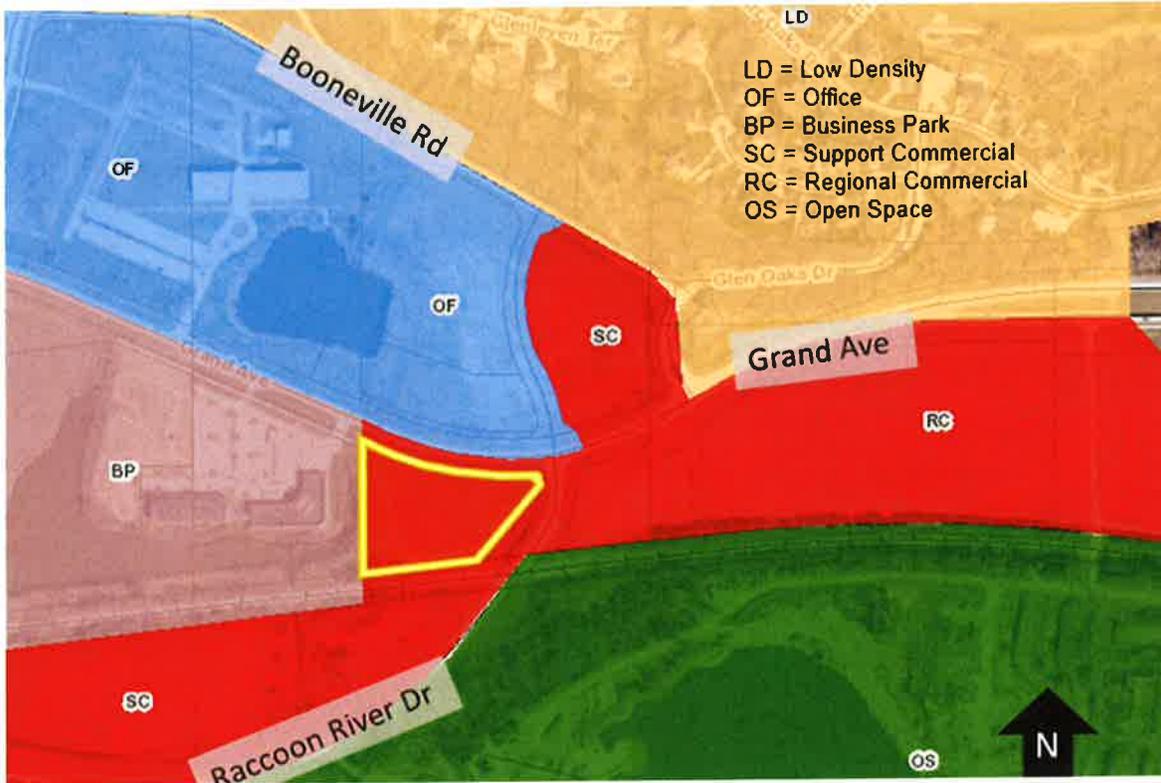
**Council Subcommittee Review (if applicable)**

Subcommittee	Development & Planning
Date Reviewed	6/5/23
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

### Location Map



### Vicinity Map – Land Uses



# SITE PLAN FOR LEGACY BRIDGE PRIVATE FAMILY OFFICE 5810 GRAND AVENUE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

WEST DES MOINES PROJECT NO. SP-006030-2023



VICINITY MAP



**Sheet List Table**

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	UTILITY PLAN
C400	GRADING AND EROSION CONTROL PLAN
C401	RAMP AND SIDEWALK DETAILS
L500	SITE PLANTING PLAN
L501	SITE DETAILS



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.

Kory M. Marsh, P.E. Date: \_\_\_\_\_  
License Number: P25347  
My License Renewal Date is December 31, 2024  
Pages or sheets covered by this seal: \_\_\_\_\_  
C:\001\CASE1

**PRELIMINARY. NOT FOR CONSTRUCTION.**

1	AS PER CITY COMMENTS	02
2	AS PER CITY COMMENTS	06
3	AS PER CITY COMMENTS	07

DESIGN DEVELOPMENT	04
SET	
TITLE SHEET	

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

**LEGEND**

FEATURES	FOUND	SET
Section Corner	○	○
1/4" Radius, Cap # 11579	○	○
(Unless Otherwise Noted)		
ROW Marker	○	○
ROW Nail	○	○
Control Point	○	○
Bench Mark	○	○
Patented Distance	○	○
Measured Bearing & Distance	M	M
Recorded As	R	R
Deed Distance	D	D
Calculated Distance	C	C
Minimum Protection Elevation	MPE	MPE
Centerline		
Section Line		
1/4 Section Line		
1/4 Section Line		
Easement Line		
EXISTING		PROPOSED
Spot Elevation	X	X
Contour Elevation	X	X
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	X	X
Fence (Wood)	X	X
Fence (Sill)	X	X
Tree	○	○
Tree Stump	○	○
Decaduous Tree 1/2" Shrub	○	○
Coniferous Tree 1/2" Shrub	○	○
Communication		
Overhead Communication	○	○
Fiber Optic	○	○
Underground Electric	○	○
Overhead Electric	○	○
Gas Main with Size	○	○
High Pressure Gas Main with Size	○	○
Water Main with Size	○	○
Sanitary Sewer with Size	○	○
Duct Bank	○	○
Test Hole Location for SUE w/ID	○	○
Sanitary Manhole	○	○
Storm Sewer with Size	○	○
Storm Manhole	○	○
Single Storm Sewer Intake	○	○
Double Storm Sewer Intake	○	○
Fire Hydrant	○	○
Hydrant on Building	○	○
Water Main Valve	○	○
Water Service Valve	○	○
Well	○	○
Utility Pole	○	○
Guy Anchor	○	○
Utility Pole with Light	○	○
Utility Pole with Transformer	○	○
Street Light	○	○
Yard Light	○	○
Electric Box	○	○
Electric Transformer	○	○
Traffic Sign	○	○
Communication Pedestal	○	○
Communication Manhole	○	○
Communication Handhole	○	○
Fiber Optic Manhole	○	○
Fiber Optic Handhole	○	○
Gas Valve	○	○
Gas Manhole	○	○
Gas Apparatus	○	○
Fence Post or Guard Post	○	○
Underground Storage Tank	○	○
Above Ground Storage Tank	○	○
Sign	○	○
Satellite Dish	○	○
Mailbox	○	○
Spigot Head	○	○
Irrigation Control Valve	○	○

**UTILITY QUALITY SERVICE LEVELS**

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ACCI 35-82 STANDARD.  
QUALITY LEVEL (Q) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL COLLECTIONS.  
QUALITY LEVEL (S) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING RESULTS ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.  
QUALITY LEVEL (M) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SERVICE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.  
QUALITY LEVEL (V) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES DETERMINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

**UTILITY WARNING**

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUBSYSTEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

**NOTES**

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION WITHIN PUBLIC ROW 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.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROW 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.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OCCUR ON PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER ENGINEER, WEST DES MOINES WATER WORKS, AND WEST DES MOINES PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNSUITABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF WEST DES MOINES, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

**SURVEY NOTES**

- BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
- FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
- FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
- UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
- BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

**CONTROL POINTS**

- IOWA SOUTH STATE PLANE COORDINATE SYSTEM  
NAD83(2011) 8" PROX 2010.00' WARTN DERIVED - US SURVEY FEET
- CP1 N=561111.65 E=1561967.81 Z=49.88  
CUT 'X' SE CORNER STORM STRUCTURE, +1.25' SOUTH OF GRAND AVE, +1.75' WEST OF RACCOON RIVER DRIVE
  - CP2 N=561252.24 E=1561345.13 Z=60.44  
CUT 'X' WEST TOP CURB, WRIGHT ENTRANCE, +1.25' SOUTH OF GRAND AVE, +1.25' NORTH OF SIDEWALK
  - CP3 N=560904.87 E=1561876.56 Z=60.50  
CUT 'X' SOUTHWEST CORNER CONCRETE ELECTRIC TRANSFORMER FOUNDATION, +1.25' WEST OF RACCOON RIVER DRIVE, +1.15' NORTH OF RAILROAD
  - CP4 N=560798.50 E=1561458.79 Z=60.60  
CUT 'X' NORTHEAST CORNER CONCRETE PAD, +1.75' NORTH OF RAILROAD, +1.45' SOUTH OF GRAND AVE, +1.45' WEST OF RACCOON RIVER DRIVE

**BENCHMARKS**

- URBAN/WEST DES MOINES VERTICAL DATUM  
WARTN DERIVED - US SURVEY FEET
- BM131 N=561343 - E=1562437 - ELEV=66.44  
CITY OF WDM BM, +1.10' NORTH OF GRAND AVE, +1.50' WEST OF BODNEVILLE ROAD, BRASS DISK IN CONCRETE

**DATE OF SURVEY**

JANUARY 16, 2022

**PROPERTY DESCRIPTION**

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M. POLK COUNTY, IOWA BEING PART OF GOVERNMENT LOT 4 LYING SOUTH OF STREET LOT "A" (GRAND AVE.) IN WEST GRAND BUSINESS PARK PLAT 1 AND NORTHWEST OF PARCEL "C" OF THE ACQUISITION PLAN RECORDED IN THE BOOK 7117 PAGE 489 AND NORTH OF THE RIGHT-OF-WAY LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD. (3.7 AC)

**PROPERTY ADDRESS**

5810 GRAND AVENUE

**ZONING**

GLEN OAKS PLANNED UNIT DEVELOPMENT WITH UNDERLYING ZONING OF SUPPORT COMMERCIAL

**COMPREHENSIVE PLAN DESIGNATION**

SUPPORT COMMERCIAL (SC)

**BULK REGULATIONS**

FRONT YARD - 100'  
REAR YARD - 50'  
SIDE YARD - 50'

**IMPERVIOUS SURFACE**

36,533 SF IMPERVIOUS (INCLUDE FUTURE PARKING STALLS)

**PARKING REQUIREMENTS**

3.5 SPACES PER 1000 SF OF OFFICE  
10,091 SF X 3.5 / 1000 PARKING SPACES= 35 SPACES REQUIRED

TOTAL SPACES PROVIDED = 37 (INCLUDING 12 FUTURE STALLS AND 2 VAN ACCESSIBLE STALLS)

**UTILITY CONTACT INFORMATION**

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552300111

G1-GAS MAIN	MIDAMER-GAS JAIME NEER (515) 252-6992 MIDAMER@SIGNAL.OCATEL.COM
CLEAR PER EMAIL	AT&T TRANSMISSION LENNY VOHS (515) 275-4014 LV2121@ATT.COM
CLEAR PER EMAIL	BUCKEYE PARTNERS, LP DAVID JONES (515) 991-4499 DAVID@BUCKEYEPARTNERS.COM
CLEAR PER EMAIL	CENTURYLINK SADIE HULL (515) 281-5147 SADIE.HULL@CENTURYLINK.COM
CLEAR PER MAPS	DES MOINES METRO WASTEWATER JAMES BECK (515) 323-8055 JBECK@DMWV.ORG
CLEAR PER MAPS	DES MOINES WATER WORKS ED CLARK (515) 252-3244 EDCLARK@DMWV.COM
WELL FIELD AND WATER LINES	GLEN OAKS COUNTRY CLUB CHRIS COEN (515) 778-7750 CHRIS.COEN@GLENOKS.COM
F01-FIBER OPTIC	AUREON NETWORK SERVICES JEFF KLOCKO (515) 838-0466 JEFF.KLOCKO@AUREON.COM
UE1-UNDERGROUND ELECTRIC	KRAMER SERVICE GROUP LLC LYNN HICKS (517) 734-1833 LYNN@KRAMERSERVICEGROUP.COM
OE1-OVERHEAD ELECTRIC	MIDAMER-ELEC JAIME NEER (515) 252-6992 MIDAMER@SIGNAL.OCATEL.COM
F04-FIBER OPTIC	MIDAMER-FIBER TELECOM ON CALL (515) 281-2313 TELECOM@SIGNAL.OCATEL.COM
C01-COMMUNICATION	MEDACOM KEVIN COLLINS (515) 246-6868 KCOLLINS@MEDACOM.COM
F03-FIBER OPTIC	SPRINT NEXTEL MICHAEL CHEBUL (402) 880-8720 MICHEAL.CHEBUL@SPRINT.MOBILE.COM
W1-WATER MAIN	WEST DES MOINES WATER WORKS WILLIAM MABUCE (515) 222-3510 WILLIAM.MABUCE@WDMWV.COM
CLEAR PER EMAIL	WEST DES MOINES TRAFFIC JIM DICKINSON (515) 222-3460 JIM.DICKINSON@CIVILWORK.IOWA.GOV

**POLLUTION PREVENTION NOTES**

**A. POLLUTION PREVENTION AND EROSION PROTECTION**

- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND OFF-SITE BORROW OR DEPOSIT AREAS DURING PERIODS OF CONSTRUCTION OR AS A RESULT OF PERFORMANCE.
- DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY'S FEES, FURTHER IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

**B. STORM WATER DISCHARGE PERMITS**

- THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.

- ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOGS, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO PROVIDE THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

- A NOTICE OF DISCONTINUATION MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY OF THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

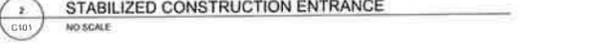
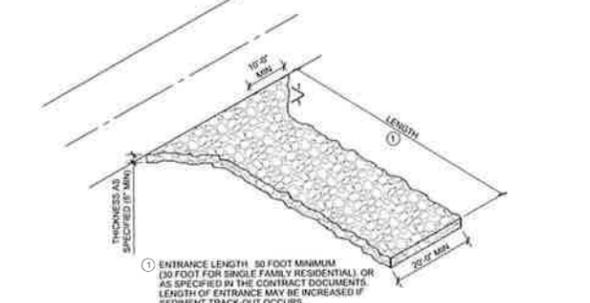
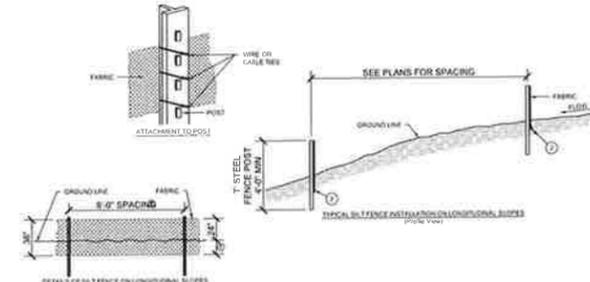
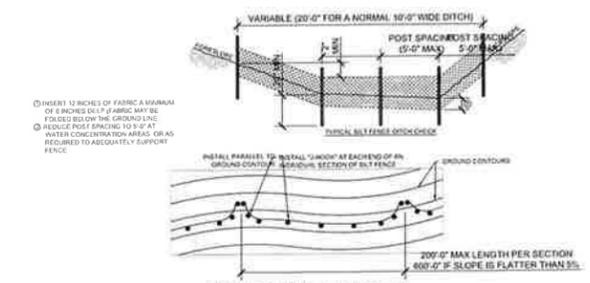
**C. POLLUTION PREVENTION PLAN**

- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THE SITE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.

- THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMPs AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMPs FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.

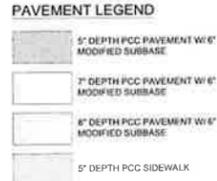
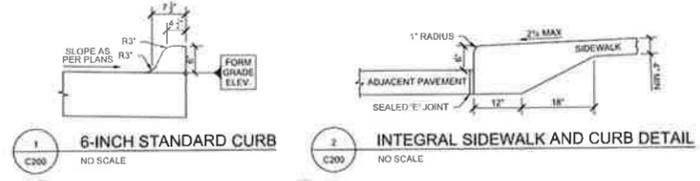
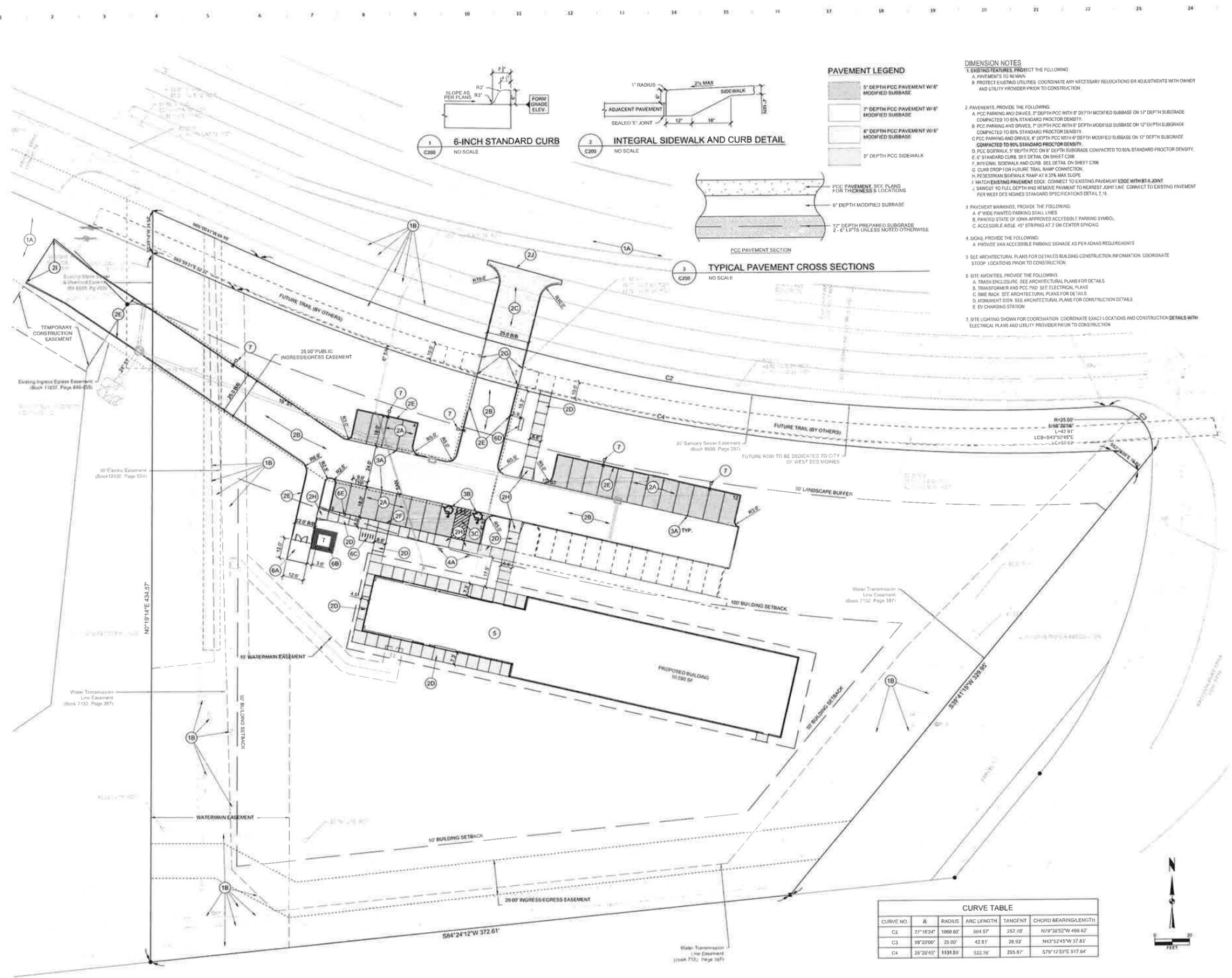
- THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.

- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE.
  - UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS. PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS. DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION AND MINIMIZE SOIL COMPACTION.
  - INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS. REMOVE AND REPLACE THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
  - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
  - MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
  - INSPECT THE PROJECT AREA AND CONTROL DEVICES BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER. DURING CONSTRUCTION, REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
  - PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
  - INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
  - RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL, INCLUDING TOPSOIL FOUND IN SOU ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
  - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOU, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
  - COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING/VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ON-SITE.
  - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".
  - STABILIZE CONSTRUCTION ENTRANCES AND/OR VEHICLE WASHING RACKS WILL BE INSTALLED AT ALL SITE ACCESS POINTS TO REDUCE VEHICLE TRACKING OF SEDIMENT OFF-SITE. PAVED STREETS ADJACENT TO THE SITE WILL BE INSPECTED DAILY AND CLEANED AS NECESSARY TO REMOVE ANY ACCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. SOON TRUCKS HAULING MATERIAL FROM THE SITE WILL BE PROPERLY COVERED WITH A TARP/AUGER DUST CONTROL MEASURES WILL BE UTILIZED AS NECESSARY.

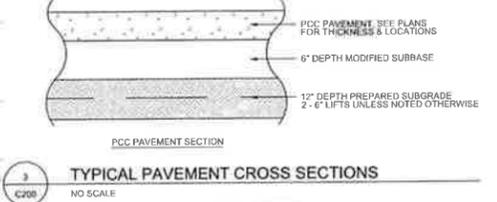


1	AS PER CITY COMMENTS	05/17/23
2	AS PER CITY COMMENTS	06/19/23
3	AS PER CITY COMMENTS	07/06/23

DESIGN DEVELOPMENT	04/26/23
SET	
DIMENSION PLAN	



- DIMENSION NOTES**
- EXISTING FEATURES, PROTECT THE FOLLOWING
    - PAVEMENTS TO REMAIN
    - PROTECT EXISTING UTILITIES. COORDINATE ANY NECESSARY RELOCATIONS OR ADJUSTMENTS WITH OWNER AND UTILITY PROVIDER PRIOR TO CONSTRUCTION.
  - PAVEMENTS, PROVIDE THE FOLLOWING
    - PCC PARKING AND DRIVES, 5" DEPTH PCC WITH 6" DEPTH MODIFIED SUBBASE ON 12" DEPTH SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
    - PCC PARKING AND DRIVES, 7" DEPTH PCC WITH 6" DEPTH MODIFIED SUBBASE ON 12" DEPTH SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
    - PCC PARKING AND DRIVES, 8" DEPTH PCC WITH 6" DEPTH MODIFIED SUBBASE ON 12" DEPTH SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
    - PCC SIDEWALK, 5" DEPTH PCC ON 6" DEPTH SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
    - 6" STANDARD CURB, SEE DETAIL ON SHEET C200.
    - INTEGRAL SIDEWALK AND CURB, SEE DETAIL ON SHEET C200.
    - CURB DROP FOR FUTURE TRAIL RAMP CONNECTION.
    - PEDESTRIAN SIDEWALK RAMP AT 8.33% MAX SLOPE.
    - MATCH EXISTING PAVEMENT EDGE, CONNECT TO EXISTING PAVEMENT EDGE WITH BIT 6 JOINT.
    - SAWCUT TO FULL DEPTH AND REMOVE PAVEMENT TO NEAREST JOINT LINE. CONNECT TO EXISTING PAVEMENT PER WEST DES MOINES STANDARD SPECIFICATIONS DETAIL 7.16.
  - PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
    - 4" WIDE PAINTED PARKING STALL LINES
    - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL
    - ACCESSIBLE ASLE, 45" STRIPING AT 3' ON CENTER SPACING
  - SIGNS, PROVIDE THE FOLLOWING:
    - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAMG REQUIREMENTS
  - SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION. COORDINATE SLOOP LOCATIONS PRIOR TO CONSTRUCTION.
  - SITE AMENITIES, PROVIDE THE FOLLOWING:
    - TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
    - TRANSFORMER AND PCC PAD, SEE ELECTRICAL PLANS
    - BIKE RACK, SEE ARCHITECTURAL PLANS FOR DETAILS
    - MONUMENT SIGN, SEE ARCHITECTURAL PLANS FOR CONSTRUCTION DETAILS
    - E.V. CHARGING STATION
  - SITE LIGHTING SHOWN FOR COORDINATION. COORDINATE EXACT LOCATIONS AND CONSTRUCTION DETAILS WITH ELECTRICAL PLANS AND UTILITY PROVIDER PRIOR TO CONSTRUCTION.



**CURVE TABLE**

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C2	27°16'24"	1069.00'	504.57'	257.16'	N79°38'52"W 499.82'
C3	98°20'06"	25.00'	42.81'	28.93'	N43°52'45"W 37.83'
C4	26°28'45"	1131.50'	522.26'	265.87'	S79°12'53"E 517.64'



**PRELIMINARY. NOT FOR CONSTRUCTION.**

**UTILITY NOTES**

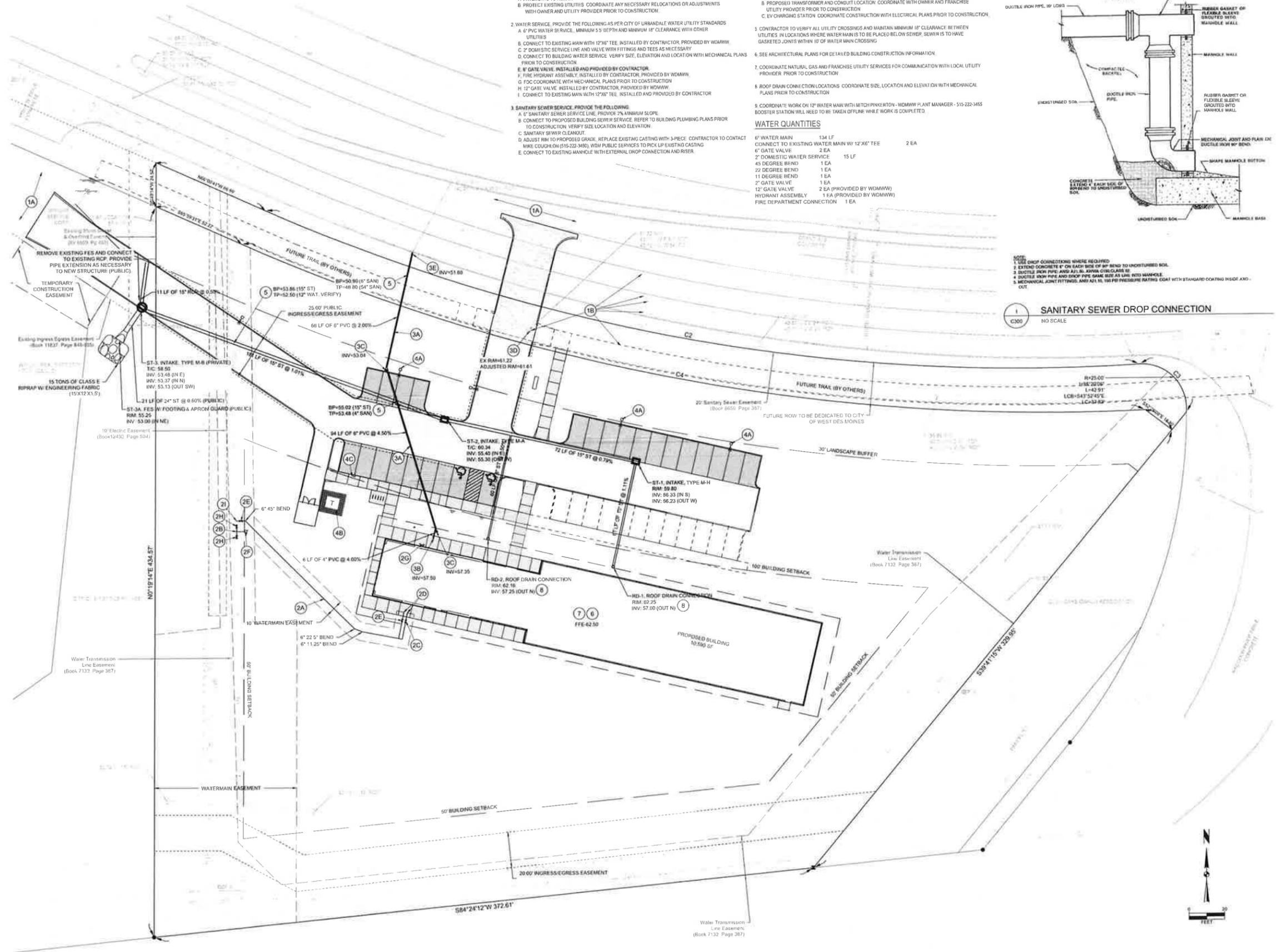
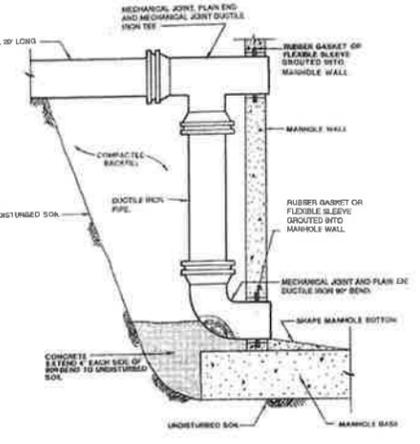
- EXISTING FEATURES, PROTECT THE FOLLOWING**
  - PAVEMENTS TO REMAIN
  - PROTECT EXISTING UTILITIES. COORDINATE ANY NECESSARY RELOCATIONS OR ADJUSTMENTS WITH OWNER AND UTILITY PROVIDER PRIOR TO CONSTRUCTION.
- WATER SERVICE. PROVIDE THE FOLLOWING AS PER CITY OF URUBA DALE WATER UTILITY STANDARDS**
  - 6" PVC WATER SERVICE, MINIMUM 5' DEPTH AND MINIMUM 18" CLEARANCE WITH OTHER UTILITIES
  - CONNECT TO EXISTING MAIN WITH 12"X6" TEE, INSTALLED BY CONTRACTOR, PROVIDED BY WDMWW.
  - 2" DOMESTIC SERVICE LINE AND VALVE WITH FITTINGS AND TEES AS NECESSARY
  - CONNECT TO BUILDING WATER SERVICE. VERIFY SIZE, ELEVATION AND LOCATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
  - IF GATE VALVE, INSTALLED AND PROVIDED BY CONTRACTOR.
  - FIRE HYDRANT ASSEMBLY, INSTALLED BY CONTRACTOR, PROVIDED BY WDMWW.
  - GFC COORDINATE WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION
  - 12" GATE VALVE, INSTALLED BY CONTRACTOR, PROVIDED BY WDMWW.
  - CONNECT TO EXISTING MAIN WITH 12"X6" TEE, INSTALLED AND PROVIDED BY CONTRACTOR
- SANITARY SEWER SERVICE. PROVIDE THE FOLLOWING**
  - 8" SANITARY SEWER SERVICE LINE. PROVIDE 2% MINIMUM SLOPE
  - CONNECT TO PROPOSED BUILDING SEWER SERVICE. REFER TO BUILDING PLUMBING PLANS PRIOR TO CONSTRUCTION. VERIFY SIZE, LOCATION AND ELEVATION.
  - SANITARY SEWER CLEANOUT.
  - ADJUST RIM TO PROPOSED GRADE. REPLACE EXISTING CASTING WITH 3-PIECE. CONTRACTOR TO CONTACT MIKE COUGHLIN (515-222-3480), WDM PUBLIC SERVICES TO PICK UP EXISTING CASTING
  - CONNECT TO EXISTING MAIN WITH EXTERNAL DROP CONNECTION AND RISER
- SITE ELECTRICAL, BY OTHERS. COORDINATE WITH FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION**
  - SITE LIGHTING. SEE ELECTRICAL PLANS FOR AND PEDESTRIAN SCALE LIGHTING PLAN FOR DETAILS
  - PROPOSED TRANSFORMER AND CONDUIT LOCATION. COORDINATE WITH OWNER AND FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION
  - EV CHARGING STATION. COORDINATE CONSTRUCTION WITH ELECTRICAL PLANS PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" CLEARANCE BETWEEN UTILITIES. IN LOCATIONS WHERE WATER MAINS TO BE PLACED BELOW SEWER, SEWER IS TO HAVE GASKETED JOINTS WITHIN 10' OF WATER MAIN CROSSING
- SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION
- COORDINATE NATURAL GAS AND FRANCHISE UTILITY SERVICES FOR COMMUNICATION WITH LOCAL UTILITY PROVIDER PRIOR TO CONSTRUCTION
- ROOF DRAIN CONNECTION LOCATIONS. COORDINATE SIZE, LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION
- COORDINATE WORK ON 12" WATER MAIN WITH MITCH PINCKERTON - WDMWW PLANT MANAGER - 515-222-3455. BOOSTER STATION WILL NEED TO BE TAKEN OFFLINE WHILE WORK IS COMPLETED.

**WATER QUANTITIES**

6" WATER MAIN	134 LF	
CONNECT TO EXISTING WATER MAIN W/ 12"X6" TEE	2 EA	
6" GATE VALVE	2 EA	
2" DOMESTIC WATER SERVICE	15 LF	
45 DEGREE BEND	1 EA	
22 DEGREE BEND	1 EA	
11 DEGREE BEND	1 EA	
2" GATE VALVE	1 EA	
12" GATE VALVE	2 EA (PROVIDED BY WDMWW)	
HYDRANT ASSEMBLY	1 EA (PROVIDED BY WDMWW)	
FIRE DEPARTMENT CONNECTION	1 EA	

- NOTE:**
- USE DROP CONNECTIONS WHERE REQUIRED
  - EXTEND CONCRETE 6" ON EACH SIDE OF 90° BEND TO UNDISTURBED SOIL
  - DUCTILE IRON PIPE AND ALL 90° BENDS TO UNDISTURBED SOIL
  - DUCTILE IRON PIPE AND DROP PIPE SAME SIZE AT LARGEST MANHOLE
  - MECHANICAL JOINT FITTINGS AND AT 15' TO 18' PER PRESSURE RATING CODE WITH STANDARD COATING INSIDE AND OUT

**1 SANITARY SEWER DROP CONNECTION**  
NO SCALE



**PRELIMINARY. NOT FOR CONSTRUCTION.**

Rev	Description	Date
1	AS PER CITY COMMENTS	05/17/23
2	AS PER CITY COMMENTS	06/19/23
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22823001

DESIGN DEVELOPMENT 04/26/23

GRADING AND EROSION CONTROL PLAN

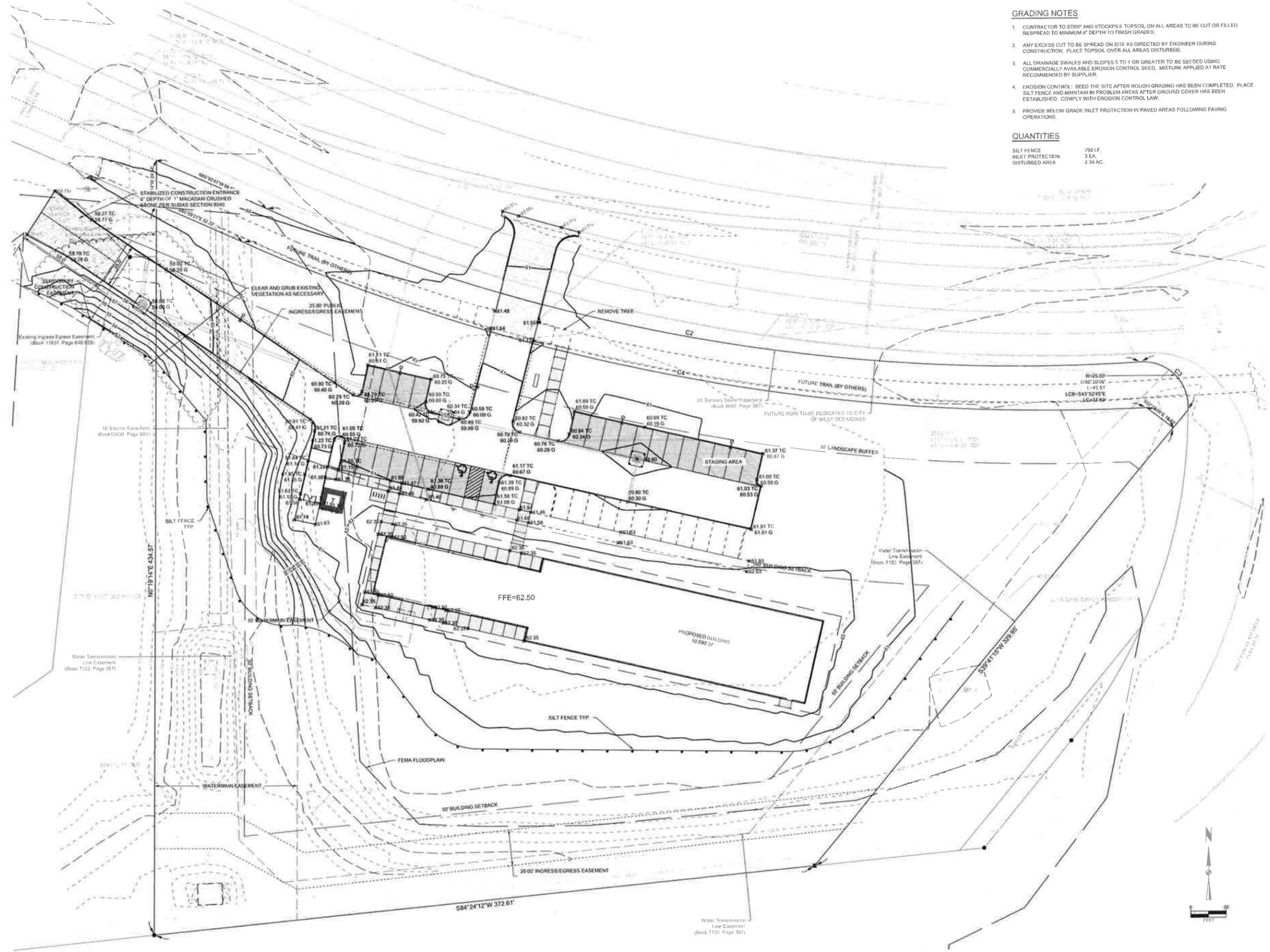
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**GRADING NOTES**

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 4" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDS USING COMMERCIALY AVAILABLE EROSION CONTROL SEED, MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

**QUANTITIES**

SILT FENCE	708 LF
INLET PROTECTION	3 EA.
DISTURBED AREA	2.39 AC.



**PRELIMINARY. NOT FOR CONSTRUCTION.**

Revision	Description	Date
1	AS PER CITY COMMENTS	05/17/23
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Sheet No.:  
22823001

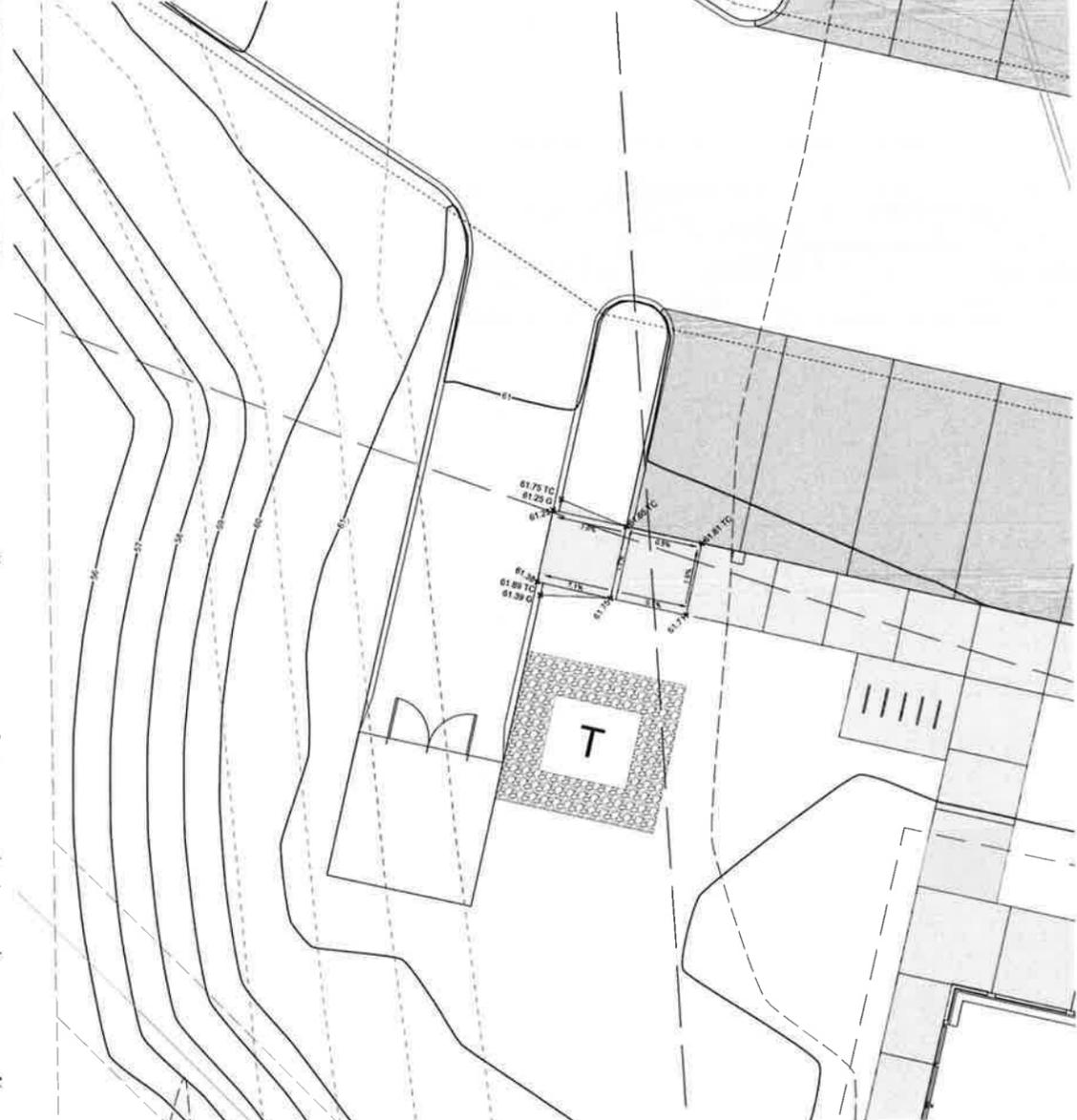
Sheet Title:  
DESIGN DEVELOPMENT 04/26/23  
SET

Sheet Content:  
RAMP AND SIDEWALK DETAILS

Sheet No.:  
C401



**ACCESSIBLE RAMP AND SIDEWALK GRADING DETAIL**  
5 SCALE

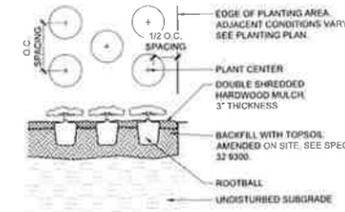


**ACCESSIBLE RAMP AND SIDEWALK GRADING DETAIL**  
5 SCALE

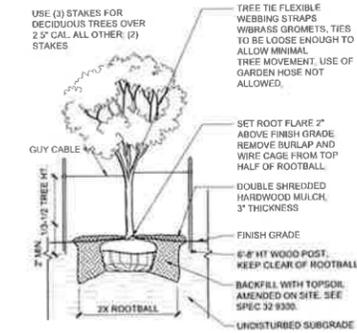


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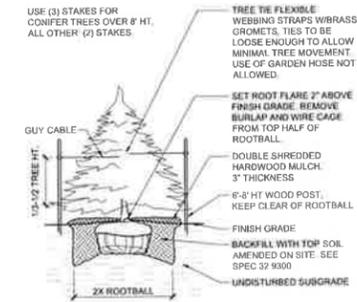




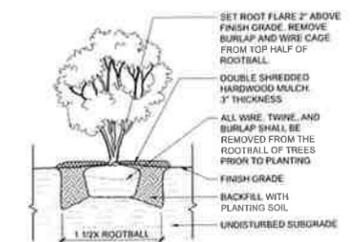
5 PERENNIAL AND GRASS PLANTING  
SCALE: NOT TO SCALE



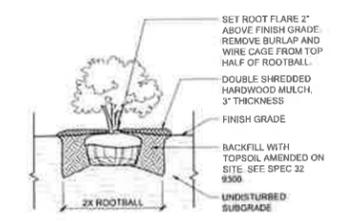
1 OVERSTORY TREE PLANTING  
SCALE: NOT TO SCALE



2 CONIFER TREE PLANTING  
SCALE: NOT TO SCALE



3 ORNAMENTAL TREE PLANTING  
SCALE: NOT TO SCALE



4 SHRUB PLANTING  
SCALE: NOT TO SCALE

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION**

**NO. PZC-23-040**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant, Michael Zuendel, and property owner, PFOWWH, LLC, request approval of the Site Plan for the approximately 3.7-acre property located at 5810 Grand Avenue as depicted on the location map included in the staff report. The applicant requests approval to construct an office building 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-006030-2023), 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 July 10, 2023.

\_\_\_\_\_  
Andrew Conlin, 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 July 10, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

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