

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

**Meeting Date:** July 10, 2023

**ITEM:** Stone Cross Lawn & Landscape, 3410 SE 22<sup>nd</sup> Street – Approve Major Modification to Site Plan to allow modifications to site and existing Soccer House building – Stone Cross Properties, LLC – MaM-005916-2023

**RESOLUTION: Approval of Major Modification to Site Plan and Acceptance of Associated Legal Documents**

**Background:** The property owner, Stone Cross Properties, LLC, requests approval of the Major Modification to Site Plan for the approximately 13-acre property located at 3410 SE 22<sup>nd</sup> Street. The applicant proposes to modify the site and existing building to allow for the existing Soccer House site to be reused for Stone Cross Lawn & Landscape, a landscape contractor with outdoor storage. Site improvements will include the relocation and installation of new driveways, the addition of a screened outdoor storage yard, additional parking and revised landscaping. The building will also be improved with removal of one warehouse bay on the west side of the building and the addition of new overhead doors, siding and paint on the office and warehouse portions of the building.

**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 was constructed in 1984 as a commercial/recreational soccer facility locally known as the Soccer House. When recreational facilities ceased the building was used for a variety of other approved and non-approved uses and at one point provided a residential dwelling unit within the building. The property has also had a series of code compliance cases over the past few years. The property was sold in 2022 to the current property owner who is looking to redevelop the site for Stone Cross Lawn & Landscape.
- **Key Development Aspects:**
  1. **Outdoor Storage:** The outdoor storage use is a Permitted Conditional Use in the Light Industrial zoning district. The Board of Adjustment did approve the outdoor storage use on April 19, 2023. City code requires that all outdoor storage be screened from view by an opaque screening method. The applicant has proposed an 8-foot tall wood cedar privacy fence to meet the screening requirements.
  2. **Architecture:** The west warehouse bay of the existing building has been removed. To finish this now exposed wall of the warehouse portion of the building, the applicant is proposing to clad the west façade with new metal siding, color white, to match the existing white metal panel on the existing warehouse building. The applicant is also proposing to remove the existing green wood wainscot siding on the building and replace with new metal panel siding to match the existing profile in a gray color. New parking lot and building lighting is also proposed as part of the Major Modification. No exterior work is proposed for the front office portion of the building.
- **Traffic Impact Study Findings:** The following items were noted as traffic study recommendations. The applicant has addressed all items as part of the Major Modification review.
  1. The applicant will need to verify that there is adequate stopping sight distance as drivers approach the driveway accessed from SE Maffitt Lake Road.

2. The future intersection on SE Maffitt Lake Road may ultimately need to be converted from a full access to a right-in/right-out to minimize conflict points and maintain acceptable progression on the arterial street.
  3. The internal site layout must allow for the safe and orderly movement of vehicles and pedestrians, as well as emergency vehicle maneuverability. Trucks need to be able to navigate the site without backing into or out of the driveways and without parking along the adjacent streets, and internal conflicts near the driveways must not cause traffic to back out onto the adjacent streets.
  4. Signing, pavement markings, and other traffic control devices on the approaches to the public streets should be in conformance with the Manual on Uniform Traffic Control Devices (MUTCD, Federal Highway Administration).
- Developer Responsibilities: In conjunction with site development, the developer may be responsible for future construction and/or installation of public and private infrastructure improvements necessary to support development. The following items are known future improvements associated with this development request:
    - Stormwater: As part of the maintenance covenant the Applicant is responsible to provide detention facilities in conformance with the approved storm water management plan including as-builts of the detention facility. An executed Storm Water Management Facility Maintenance Covenant and permanent Easement Agreement has been provided and is being accepted by the City Council as part of this action.
    - SE Maffitt Lake Road:
      - The existing 33-foot ROW provided for SE Maffitt Lake Road was a roadway easement, therefore staff has requested an Irrevocable Offer of ROW Dedication for the 60 feet of right of way to be deeded to the city at a future time when SE Maffitt Lake Road needs to be improved. A signed agreement has been provided by the property owner and is being accepted by the City Council as part of this action.
      - The applicant may be responsible for paving of 1½ lanes of SE Maffitt Lake Rd and all appurtenances adjacent to the plat when improvements are required for SE Maffitt Lake Road. An executed Agreement and Waiver acknowledging and agreeing to the payment of their pro-rata share for future improvements to SE Maffitt Lake Rd has been provided by the applicant and is being accepted by the City Council as part of this action.
    - Streetlights: The property owner will be responsible for the installation of streetlights adjacent to SE Maffitt Lake Road and SE 22<sup>nd</sup> Street. A street light agreement has been provided by the applicant for future installation of required lighting and is being accepted by the City Council as part of this action.
    - Sidewalks: The applicant will be responsible to install public sidewalks adjacent to the public streets at such time directed to do so by the city. An executed sidewalk agreement has been provided by the applicant and is being accepted by the City Council as part of this action.
    - Future Traffic Signals: The pro rata share of the cost of a future traffic signal, when warranted, at the intersection of SE Maffitt Lake Road and SE 22<sup>nd</sup> Street shall be the responsibility of the developer pursuant to the assessment policy of the city. An executed agreement has been provided by the applicant and is being accepted by the City Council as part of this action.

- 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: July 10, 2023

Vote:

Recommendation:

**Recommendation:** Approve the Major Modification to Site Plan request and acceptance of associated legal documents, subject to the applicant meeting all City Code requirements.

**Lead Staff Member: Karen Marren**

**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	4/3/23 – Upcoming Project, No Discussion
Recommendation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

### Location Map



### Vicinity Map – Land Uses





## GENERAL NOTES

1. THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF WEST DES MOINES AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS, NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
4. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
5. PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
6. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
7. IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
8. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
9. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
10. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES.
11. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
13. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
14. ALL CONSTRUCTION WITHIN THE 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.
15. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN THE PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT WDM ENGINEERING SERVICES (515-222-3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE THAT CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
16. IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS.
17. IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION.

## SURVEY NOTES

1. SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN AUGUST 2022. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

## STAKING NOTES

1. IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

## DEMO NOTES

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED, NO GRINDING WILL BE ALLOWED.
4. PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
5. COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
6. COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
7. PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
8. PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE.
9. COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
10. MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
11. IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
12. COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
13. TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
14. REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
15. REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
16. SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
17. WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

## WETLAND NOTES

1. PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

## DISCLAIMER

1. THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
2. P.D.S. DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

# CIVIL ENGINEERING NOTES FOR STONE CROSS LAWN & LANDSCAPE 3410 SE 22ND ST WEST DES MOINES, IA

## UTILITY NOTES

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
6. THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
8. CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
9. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
10. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
11. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
12. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
13. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
14. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID.
15. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.

## ELECTRICAL SERVICE NOTES

16. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
17. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

## SANITARY SERVICE NOTES

18. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

## STORM WATER SERVICE NOTES

19. ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
20. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
21. ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE

## WATER SERVICE NOTES

1. WATER SERVICE SHALL BE TYPE K COPPER, PVC, OR DIP. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
2. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT AND VALVE.
3. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
4. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS. A MAXIMUM OF 1' EXTENSION IS ALLOWED.
5. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.
6. VERIFY STATIC WATER PRESSURE AND INSTALL A PRV AND EXPANSION TANK AS REQUIRED BY CODE.

## EXISTING UTILITIES NOTE

1. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-292-8989).

## UTILITY CONFLICT NOTES

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
3. CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

## SPECIFICATIONS NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF WEST DES MOINES SUPPLEMENTAL SPECIFICATIONS.
2. IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF WEST DES MOINES REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS SHALL GOVERN.
3. FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

## REQUIRED AS-BUILT NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
2. CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
3. IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

## PAVING NOTES

1. THE PAVING/GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF WEST DES MOINES SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
2. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
3. DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
4. SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

## PAVEMENT SAWCUT NOTES

1. CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
2. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
3. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

## SOIL NOTES

1. STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
2. SOD REQUIREMENT PER SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO 12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
3. PERMANENT SEED REQUIREMENT PER SUDAS: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
4. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
5. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
7. REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

## GRADING NOTES

1. AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
2. PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
3. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
5. FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT. AND PAVED AREAS SHALL BE WITHIN 0.10 FT. OF THE PROPOSED GRADES SHOWN ON THE PLAN.
6. MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
7. THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
8. MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
9. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

## LANDSCAPING NOTES

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
8. PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
9. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
10. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
11. CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
12. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

## CITY OF WEST DES MOINES NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUB-CONTRACTOR(S) INVOLVED IN THE PROJECT.
2. AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.
3. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
4. 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.
5. 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.
6. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.
7. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
8. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
9. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.

## WEST DES MOINES WATER WORKS STANDARD NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS, AVAILABLE AT WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
3. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY THEIR PROJECT'S WEST DES MOINES WATER WORKS ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING STATIC WATER PRESSURE AND, WHERE REQUIRED BY THE CITY OF WEST DES MOINES PLUMBING CODE, SHALL INSTALL A PRESSURE REDUCING VALVE(S) WITH EXPANSION TANK(S), WHERE REQUIRED. PRESSURE REDUCING VALVE(S) AND TANK(S) SHALL BE INSTALLED DOWNSTREAM OF THE WATER METER(S) AND BACKFLOW PREVENTION ASSEMBLY(IES) SERVING THE SITE.



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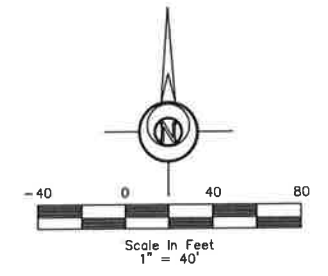
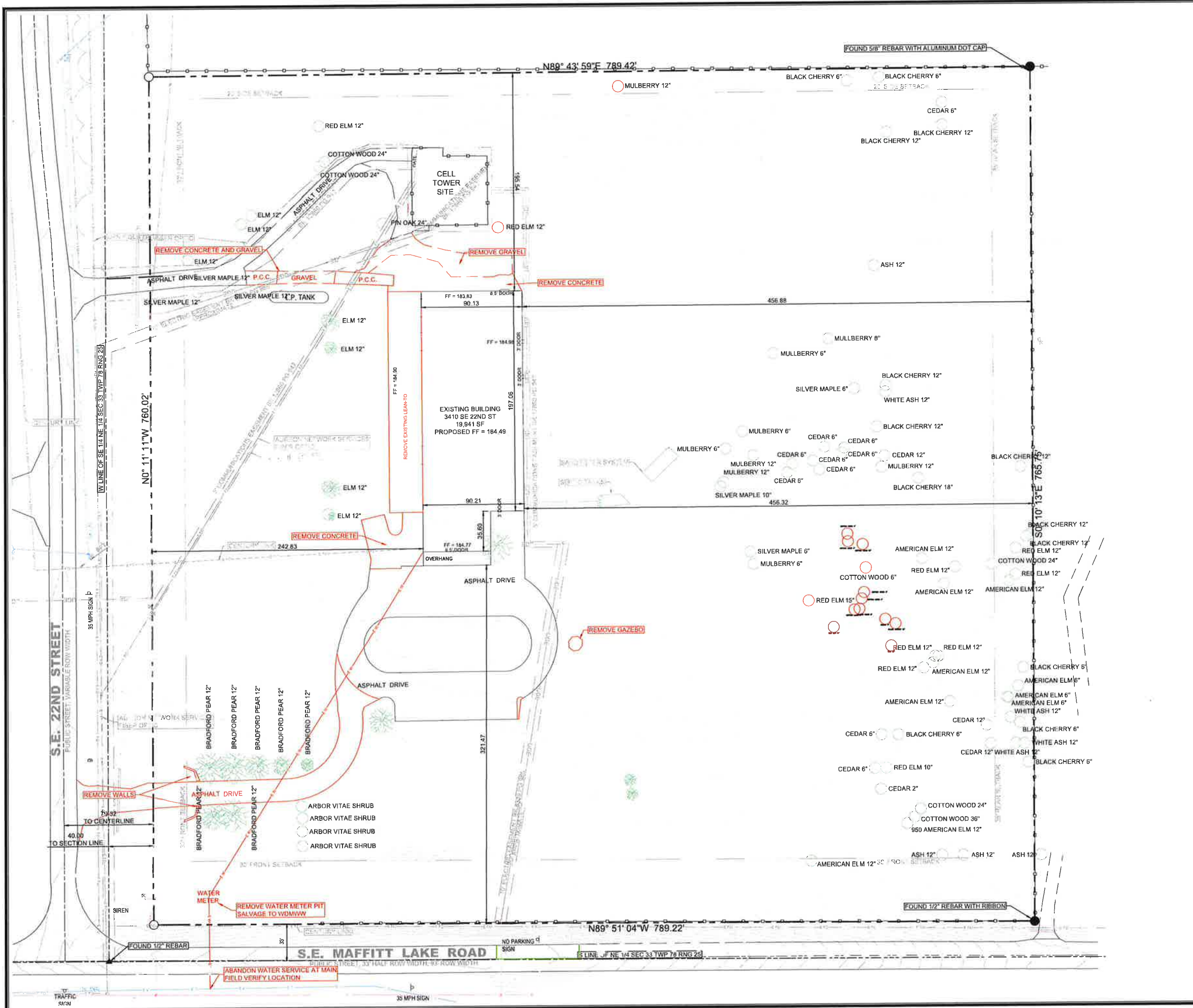
### STONE CROSS LAWN & LANDSCAPE

#### 3410 SE 22ND ST

#### WEST DES MOINES, IA

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<p>DATE: 06/20/2023</p>	<p>DATE: 22-033</p>
<p>2022 Project 02-033 - Stone Cross Lawn &amp; Landscape</p>	
<p>C-002 - NOTES</p>	



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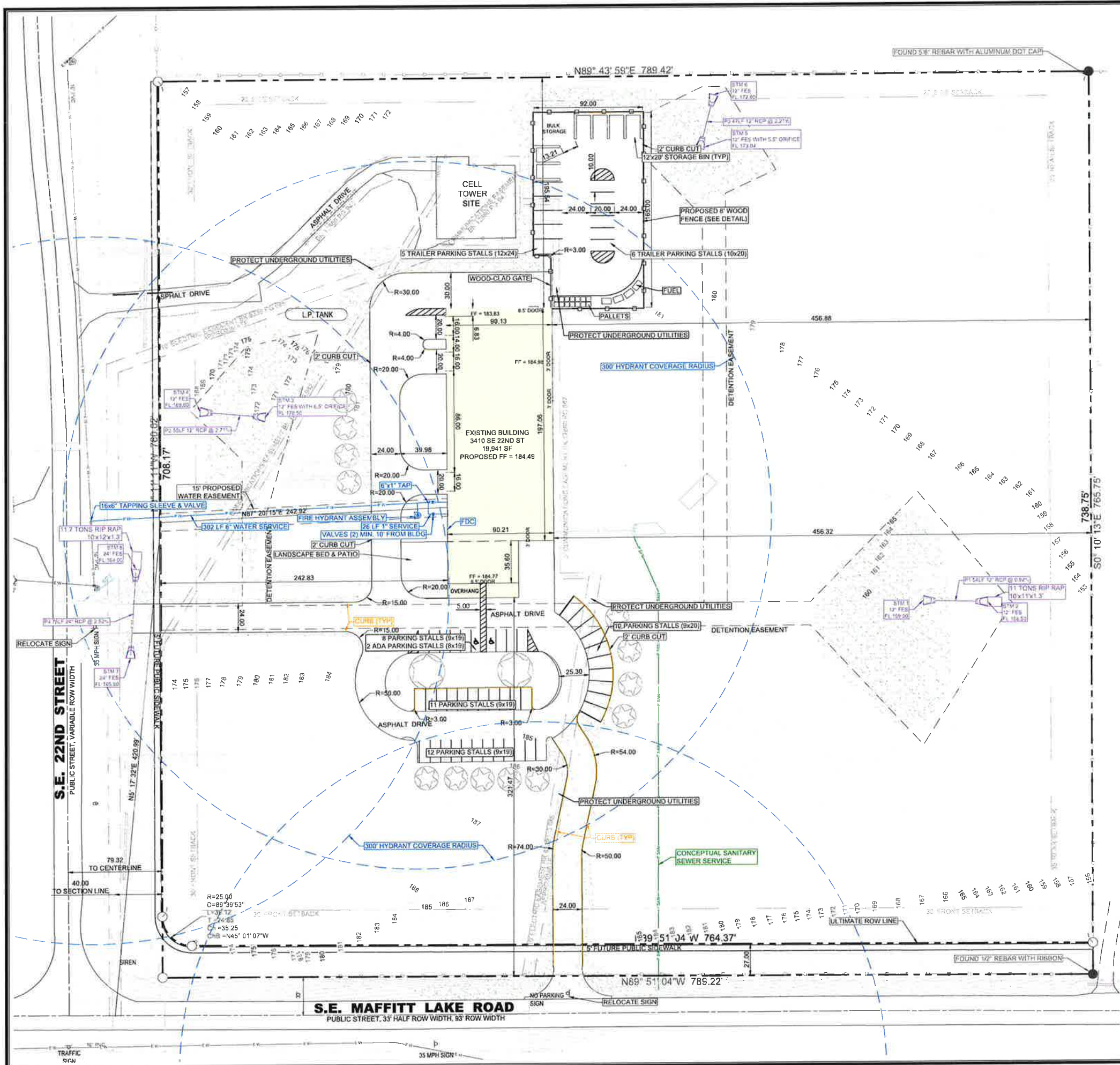
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F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊕	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊖	TRAFFIC MANHOLE
123.45/(23.45)	EXISTING/PROPOSED ELEVATION	⊗	CLEANOUT
FL	FLOWLINE ELEVATION	⊘	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
⊙	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	P XX	PROPOSED UTILITY LINE
⊙	POWER POLE	E XX	EXISTING UTILITY LINE
⊙	LIGHT POLE	CATV	CABLE TELEVISION
⊙	AREA LIGHT	FO	FIBER OPTIC
⊙	GUY ANCHOR	GA	GAS LINE
⊙	UTILITY PEDESTAL	OHE	OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	OHT	OVERHEAD TEL.
⊙	ELEC. METER	SS	SANITARY SEWER
⊙	ELEC. BOX	ST	STORM SEWER
⊙	ELEC. VAULT	UGE	UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	UGT	UNDERGROUND TEL.
⊙	GAS METER	W	WATER
⊙	CABLE TV JUNCTION BOX	⊙-⊙-⊙	FENCE LINE
⊙	WATER METER		

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**STONE CROSS LAWN & LANDSCAPE**  
 3410 SE 22ND ST  
 WEST DES MOINES, IA

DATE: 06/20/2023	PROJECT: 22-033
DRAWN BY: B. SHORT	SCALE: 1"=40'
C-101 - TOPO PLAN	



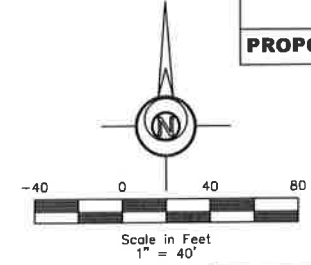
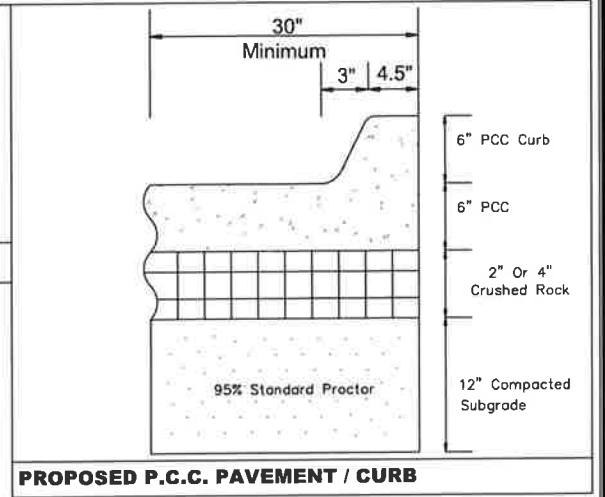
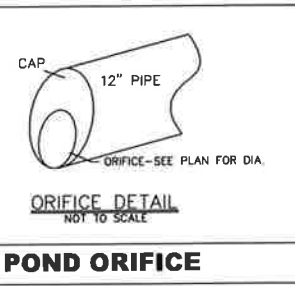
	EXISTING PAVEMENT
	PROPOSED PAVEMENT 8" PCC W/ 2" ROCK SUBBASE 10,070 SF
	PROPOSED PAVEMENT 6" PCC W/ 4" ROCK SUBBASE 35,110 SF
	PROPOSED SEED/SOD AREA 55,400 SF
	EXISTING BUILDING

**NOTES:**

- ALL VEHICLE ACCESS GATES SHALL PROVIDE A MINIMUM OF 14 FEET CLEAR WIDTH AND HAVE WDM FIRE MARSHAL APPROVED LOCKING AND OPERATIONAL MECHANISMS PRIOR TO INSTALLATION.
- ALL PROPOSED PAVEMENT SHALL HAVE CURB AND GUTTER EXCEPT AT THE ENTRANCES AND CURB CUTS AS SHOWN ON C-103.
- MATERIALS AND EQUIPMENT STORED IN THE OUTDOOR STORAGE AREA SHALL NOT EXCEED THE HEIGHT OF THE FENCE.

**WATER QUANTITIES:**

DESCRIPTION	QTY	UNITS
8" FIRE SERVICE	302	LF
1" DOMESTIC SERVICE	26	LF
16"x6" TAPPING VALVE AND SLEEVE	1	EA
6"x1" TAP	1	EA
6" GATE VALVE	1	EA
1" GATE VALVE	1	EA
HYDRANT ASSEMBLY	1	EA



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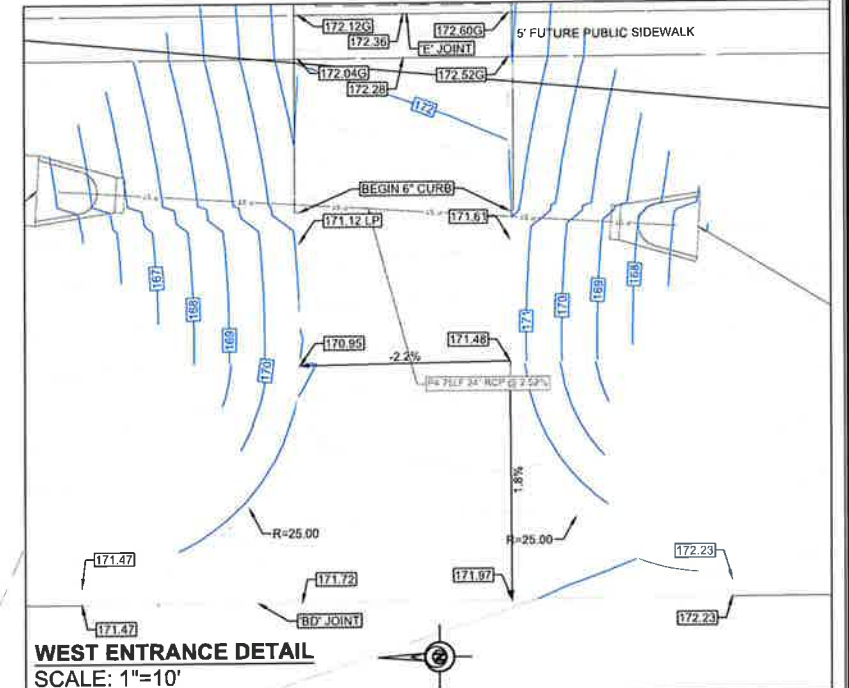
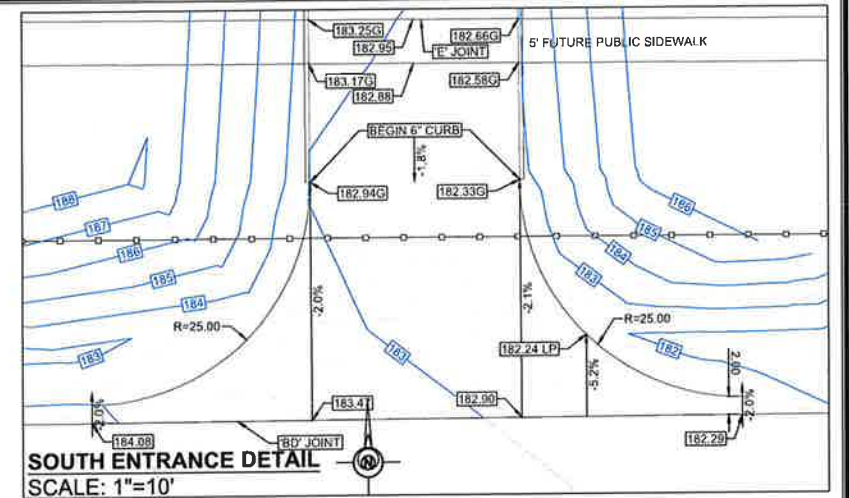
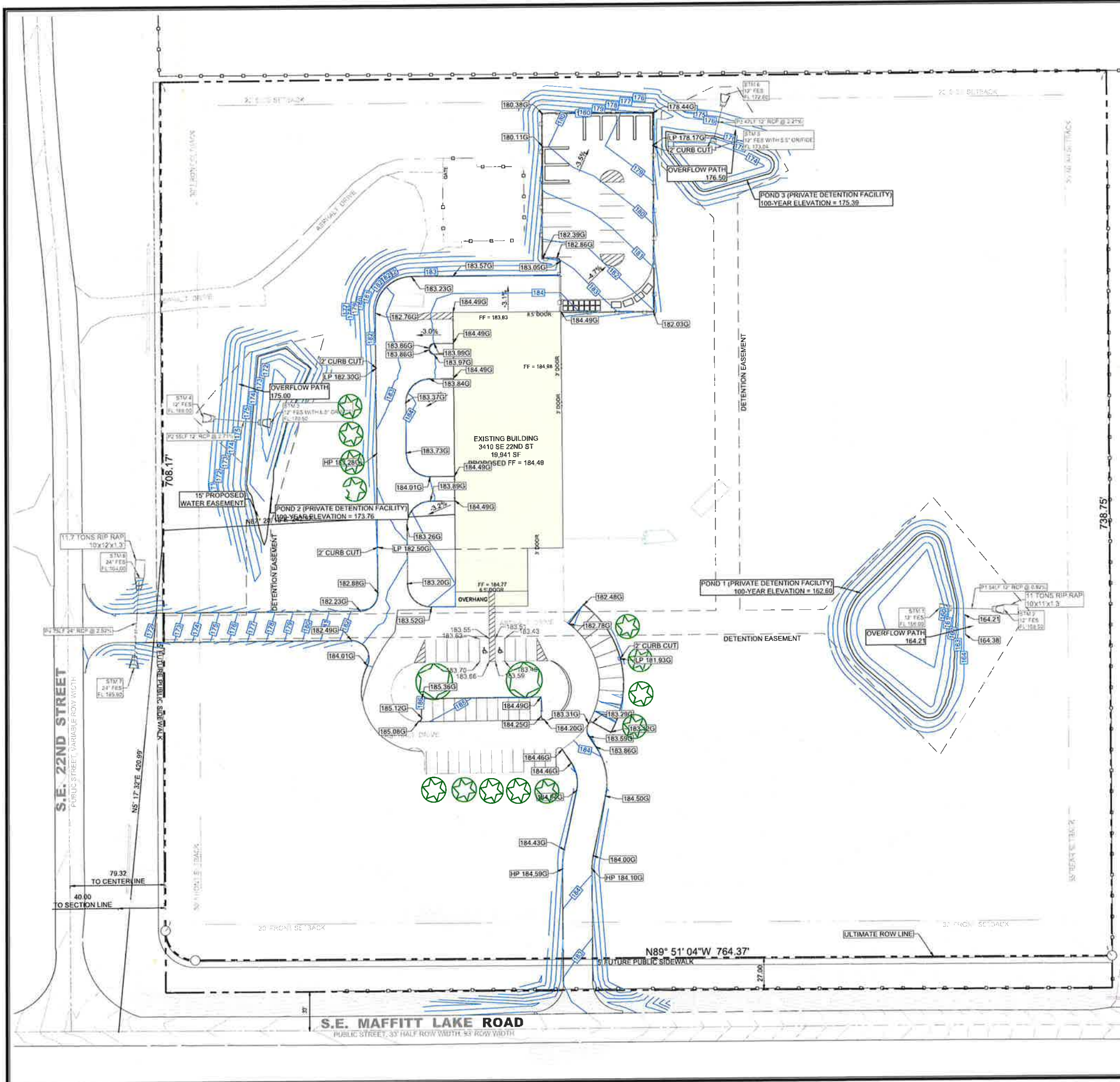
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F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
⊙	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX— PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX— EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV— CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO— FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS— GAS LINE
⊙	TEL. JUNCTION BOX	⊙	OHE— OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT— OVERHEAD TEL.
⊙	ELEC. METER	⊙	SS— SANITARY SEWER
⊙	ELEC. BOX	⊙	ST— STORM SEWER
⊙	ELEC. VAULT	⊙	UGE— UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT— UNDERGROUND TEL.
⊙	GAS METER	⊙	W— WATER
⊙	CABLE TV JUNCTION BOX	⊙	— FENCE LINE
⊙	WATER METER		

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**STONE CROSS LAWN & LANDSCAPE**  
 3410 SE 22ND ST  
 WEST DES MOINES, IA

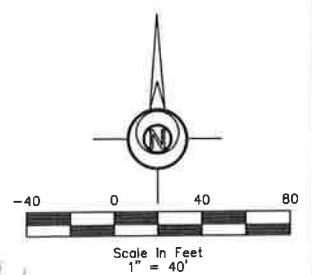
DATE: 06/20/2023  
 SCALE: 1"=40'  
 SHEET: 22-033  
 PROJECT: C-102 - SITE & UTILITY PLAN





**LEGEND:**

+/-	MORE OR LESS	○	CLEANOUT
F.F.	FINISHED FLOOR	⊗	DOWNSPOUT
123.45G	GUTTER ELEVATION	⊕	FLARED END SECTION
123.45 [123.49]	EXISTING/PROPOSED ELEVATION	⊗	GAS VALVE
FL	FLOWLINE ELEVATION	⊗	FIRE HYDRANT
⊗	CONTROL POINT	⊗	WATER VALVE
○	CALCULATED CORNER	P XX	PROPOSED UTILITY LINE
●	FOUND CORNER	E XX	EXISTING UTILITY LINE
△	CALCULATED SECTION CORNER	CATV	CABLE TELEVISION
▲	FOUND SECTION CORNER	FO	FIBER OPTIC
⊕	SIGN	GS	GAS LINE
⊕	STREET LIGHT	OHE	OVERHEAD ELEC.
⊕	POWER POLE	OHT	OVERHEAD TEL.
⊕	GUY ANCHOR	SAN	SANITARY SEWER
⊕	UTILITY PEDESTAL	ST	STORM SEWER
⊕	ELEC. TRANSFORMER	UGE	UNDERGROUND ELEC.
⊕	ELEC. METER	UGT	UNDERGROUND TEL.
⊕	ELEC. BOX	W	WATER
⊕	ELEC. VAULT	⊕	FENCE LINE
⊕	FIBER OPTIC VAULT		



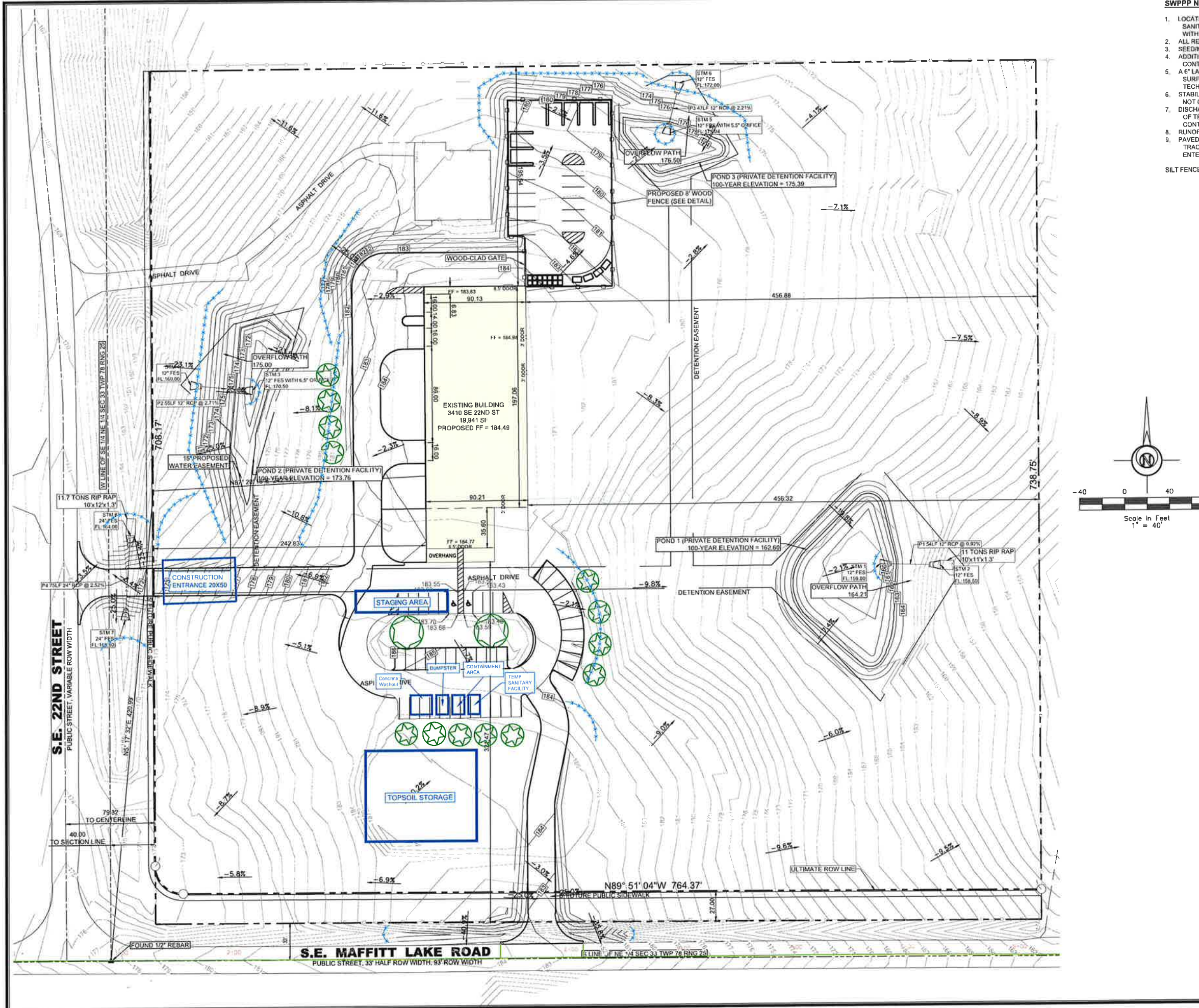
**ELDS DESIGN SERVICES**  
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**STONE CROSS LAWN & LANDSCAPE**  
3410 SE 22ND ST  
WEST DES MOINES, IA

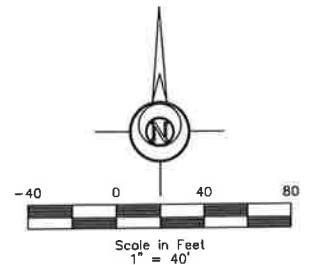
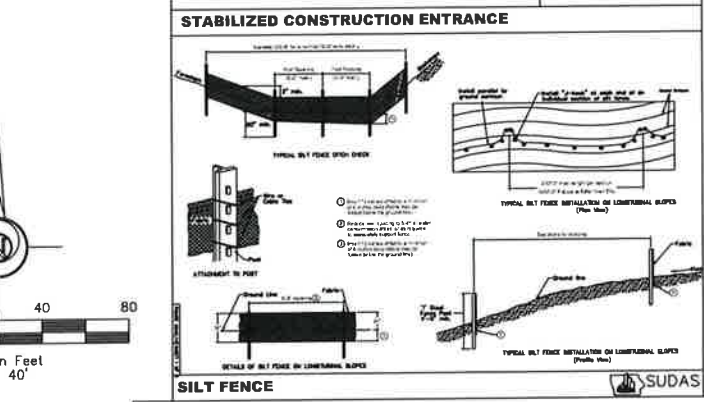
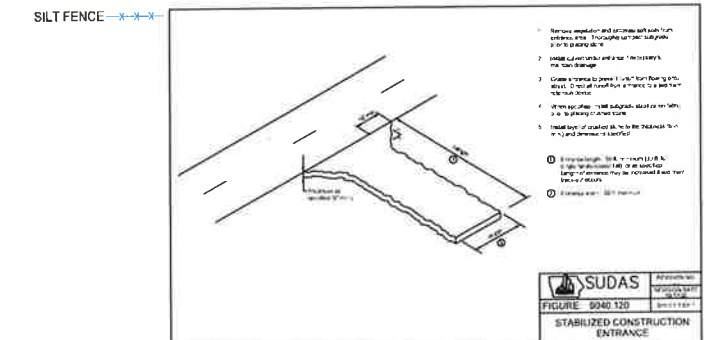
**PRELIMINARY**

DATE	BY	SCALE	PROJECT	NO.
06/20/2023	B. SHORT	1"=40'	Stone Cross Lawn & Landscape	22-033

C-103 - GRADING PLAN



- SWPPP NOTES:**
1. LOCATION OF STAGING AREAS TO CONTAIN: JOB TRAILERS, FUELING LOCATION, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, CONCRETE WASHOUT AREA, CONTROL RUNOFF WITH DIVERSION BERMS OR SILT FENCE AND DIRECT TO SEDIMENT BASIN WHERE POSSIBLE.
  2. ALL REQUIRED INTERIOR & PERIMETER SILT FENCE MAY NOT BE SHOWN.
  3. SEED/MULCH OR SOD ALL DISTURBED AREAS NOT PAVED OR DEVELOPED.
  4. ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON PHASING & SITE CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, NOTING & IMPLEMENTING.
  5. A 6" LAYER OF TOPSOIL SHALL BE RESPREAD FROM THE STOCKPILE ONSITE TO PVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION, UNLESS FINANCIALLY OR TECHNOLOGICALLY INFEASIBLE.
  6. STABILIZATION MEASURES ARE REQUIRED IMMEDIATELY IF CONSTRUCTION ACTIVITIES WILL NOT OCCUR FOR A PERIOD OF 14 DAYS.
  7. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS.
  8. RUNOFF FROM TOPSOIL STORAGE STOCKPILE SHALL BE CONTAINED.
  9. PAVED STREETS ADJACENT TO THE SITE SHALL BE INSPECTED DAILY AND ANY SOILS TRACKED OFF SITE SHALL BE CLEANED UP AT THE END OF THE DAY OR BEFORE SEDIMENTS ENTER THE PUBLIC STORM SEWER OR WATERS OF THE STATE.



**LEGEND:**

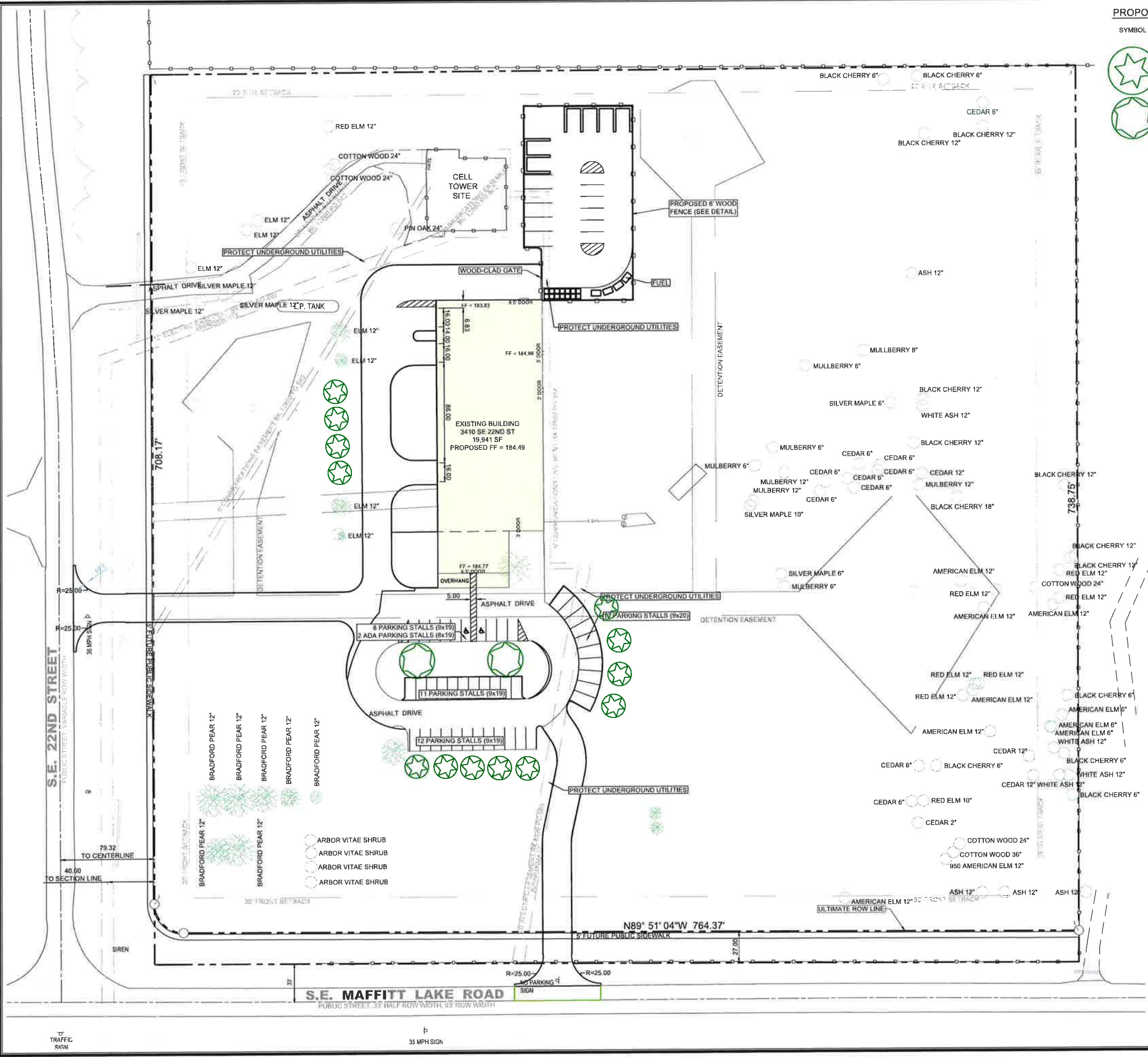
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F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45E/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
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⊙	STREET LIGHT	P XX	PROPOSED UTILITY LINE
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⊙	AREA LIGHT	FO	FIBER OPTIC
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⊙	ELEC. METER	SS	SANITARY SEWER
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⊙	ELEC. VAULT	UGE	UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	UGT	UNDERGROUND TEL.
⊙	GAS METER	W	WATER
⊙	CABLE TV JUNCTION BOX	⊙	FENCE LINE
⊙	WATER METER		

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**STONE CROSS LAWN & LANDSCAPE**  
 3410 SE 22ND ST  
 WEST DES MOINES, IA

**PRELIMINARY**

DATE: 06/20/2023  
 DRAWN BY: B. SHORT  
 SCALE: 1"=40'  
 PROJECT: 210222 Project#22-001 - Stone Cross Engineering Inc. Plant/Sheet Set  
 SHEET: 22-033  
 C-104 - EROSION CONTROL PLAN



**PROPOSED TREES:**

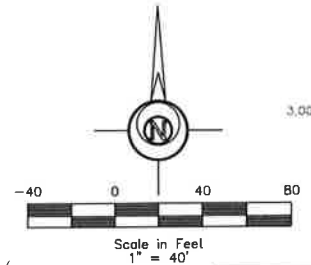
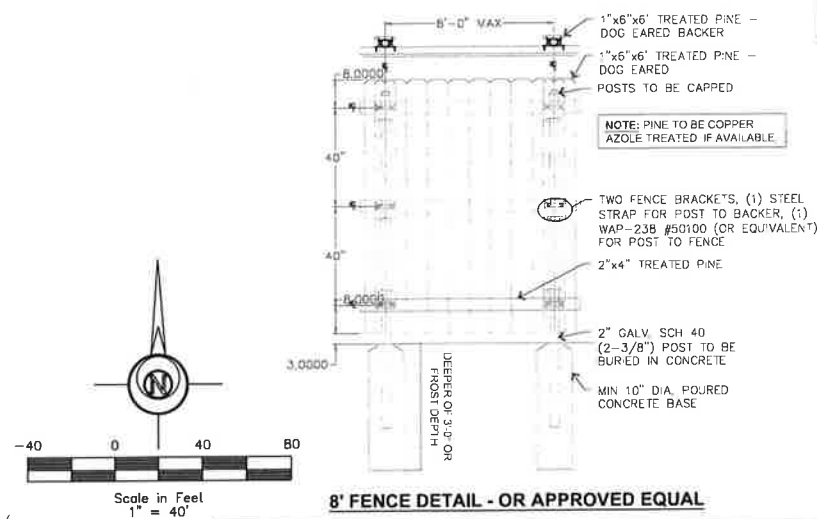
SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	13	BLACK HILLS SPRUCE (PICEA GLAUCA VAR. DENSA)	1.5-2.5' CALIPER B&B	30'-60' & 15'-25'
	2	EASTERN WHITE PINE (PINUS STROBUS)	1.5-2.5' CALIPER B&B	50-80' & 20-40'
TOTAL: 15				

**LANDSCAPING REQUIREMENTS:**

**OPEN SPACE**  
 REQUIRED: 20% = 116,170 SF  
 2 TREES PER 3,000 SF = 75 TREES  
 3 SHRUBS PER 3,000 SF = 116 SHRUBS  
 EXISTING: 13 EVERGREEN TREES, 75 DECIDUOUS TREES, 4 SHRUBS  
 13 EXCESS TREES = 130 SHRUBS

**PARKING LOT**  
 1 TREE PER 9 STALLS: 43/9=4.77 (5 REQUIRED)

**REQUIRED EVERGREENS**  
 80 TOTAL TREES REQUIRED, 35% = 28 EVERGREENS  
 13 EXISTING, 15 PROPOSED



**LEGEND:**

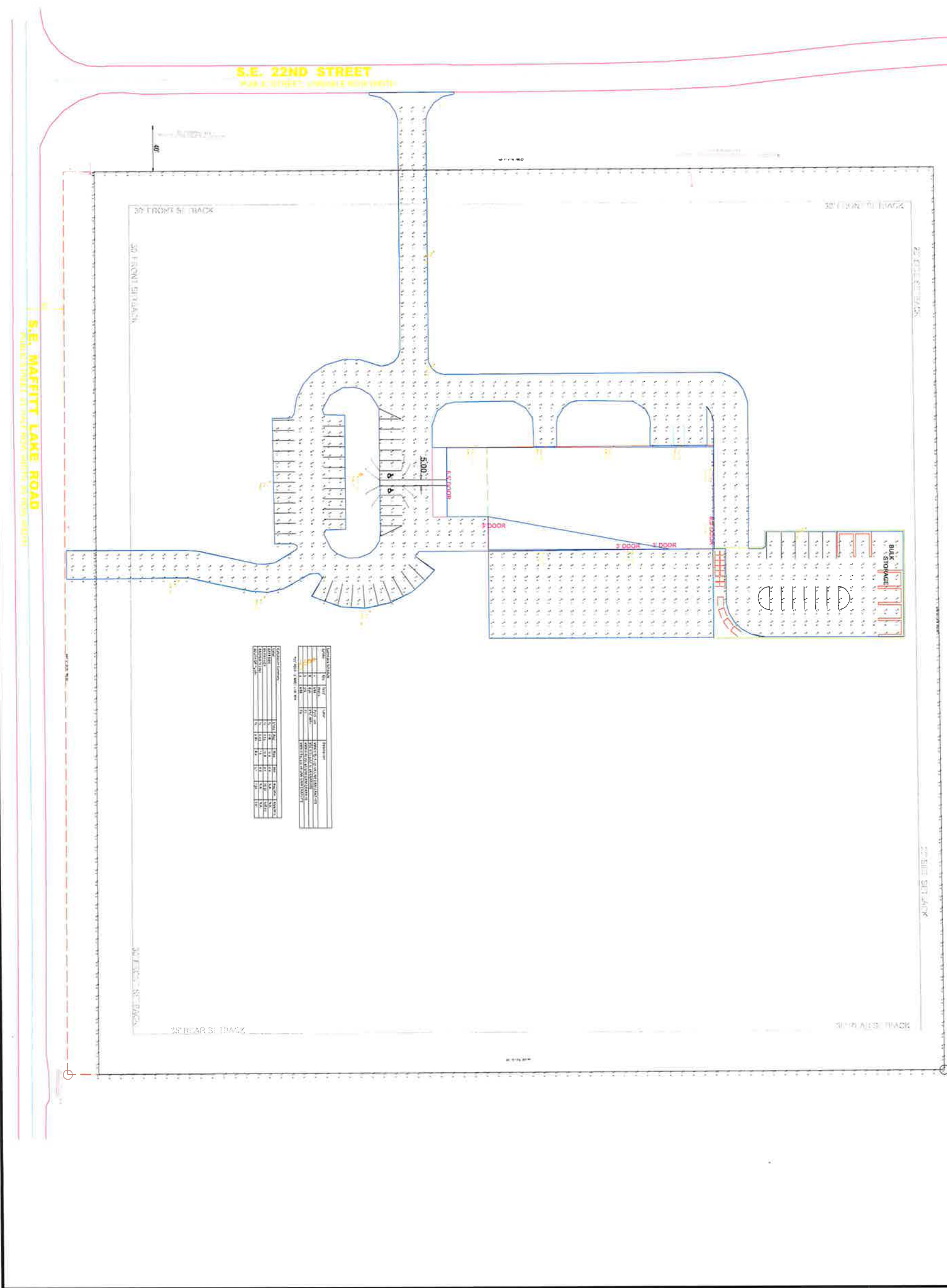
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F.F.	FINISHED FLOOR		SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION		STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION		TRAFFIC MANHOLE
123.45(123.45)	EXISTING/PROPOSED ELEVATION		CLEANOUT
FL	FLOWLINE ELEVATION		DOWNSPOUT
	CONTROL POINT		AREA INTAKE
	CALCULATED CORNER		SINGLE INTAKE
	FOUND CORNER		THROAT INTAKE
	CALCULATED SECTION CORNER		FLARED END SECTION
	FOUND SECTION CORNER		GAS VALVE
	PARKING SPACE		FIRE HYDRANT
	SIGN		WATER VALVE
	STREET LIGHT		P XX - PROPOSED UTILITY LINE
	POWER POLE		E XX - EXISTING UTILITY LINE
	LIGHT POLE		CATV - CABLE TELEVISION
	AREA LIGHT		FO - FIBER OPTIC
	GUY ANCHOR		GA - GAS LINE
	UTILITY PEDESTAL		OHE - OVERHEAD ELEC.
	ELEC. TRANSFORMER		OHT - OVERHEAD TEL.
	ELEC. METER		SS - SANITARY SEWER
	ELEC. BOX		ST - STORM SEWER
	ELEC. VAULT		UGE - UNDERGROUND ELEC.
	FIBER OPTIC VAULT		UGT - UNDERGROUND TEL.
	GAS METER		W - WATER
	CABLE TV JUNCTION BOX		- - - - - FENCE LINE
	WATER METER		

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**STONE CROSS LAWN & LANDSCAPE**  
 3410 SE 22ND ST  
 WEST DES MOINES, IA

DATE: 06/20/2023 DRAWN BY: B SHORT SCALE: 1"=40' SHEET NO: 22-033 PROJECT: C-105 - LANDSCAPING PLAN





Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)
1	REAR OFFICE	100	100
2	FRONT OFFICE	100	100
3	REAR OFFICE	100	100
4	FRONT OFFICE	100	100
5	REAR OFFICE	100	100
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97	REAR OFFICE	100	100
98	FRONT OFFICE	100	100
99	REAR OFFICE	100	100
100	FRONT OFFICE	100	100

Not to Scale

This drawing and the related fixture schedule are the intellectual property of 3E. All documents and the information contained within are intended for the purpose of dealing with 3E and its agents. Any use for any other purpose is strictly prohibited and may result in charges for design services.

Drawn By: Max Lewis
Checked By:
Date: 4/5/2023
Scale:

#	Date	Comments
1		

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 Fax: (515) 273-0108  
 Max.Lewis@3e-co.com

Est. 1920  
 ELECTRICAL ENGINEERING & EQUIPMENT COMPANY





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

**NO. PZC-23-036**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the property owner, Stone Cross Properties, LLC, request approval of the Major Modification to Site Plan for the approximately 1-acre property generally located at 3410 SE 22<sup>nd</sup> Street as depicted on the location map included in the staff report. The applicant requests approval to construct site and building improvements for Stone Cross Lawn & Landscape; and

**WHEREAS**, the Major Modification to 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 Major Modification to Site Plan (MaM-005916-2023), 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