

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

Meeting Date: August 14, 2023

ITEM: Lot 2, West Lakes Office Park Plat 15, 7120 University Avenue – Approve Site Plan to allow construction of a multi-tenant retail building – Fore Right, L.C. and West Lakes Commercial, LLC – SP-006070-2023

Resolution: Approval of Site Plan

Background: Ed Arp with Civil Engineering Consultants, Inc., on behalf of the applicant, Signature Real Estate Services, Inc., and property owner, Fore Right, L.C., and West Lakes Commercial, LLC, requests approval of the Site Plan for the approximately 1.8-acre property located at 7120 University Avenue. The applicant proposes to construct an approximately 12,100-square foot multi-tenant retail building.

Staff Review & Comment:

- **Financial Impact:** No City funding of the project. Staff time for processing of development application and inspections during construction.
- **History:** In 2021, the final plat (FP-005195-2021) was approved by City Council on September 7, 2021 that created two lots for commercial development. The site plan (SP-005050-2021) allowing for construction of Chase Bank on Lot 1 was approved on June 7, 2021.
- **Key Development Aspects:**
 1. **Architecture:** The multi-tenant building uses a two tone brick design in black velour and lighthouse velour as the primary materials for the building design. Along with varying building heights and clear glass tower elements at each end, the building is accented with metal and composite fiber cement panel systems to provide visual interest and to help break of the size of the building into modular elements. The building provides black trim, storefronts and linear black metal awnings to accent and highlight the entry areas of the building.
- **Traffic Impact Study Findings:** A traffic study for this development was completed on May 24, 2023. Key findings are summarized below:
 - The proposed development is expected to generate less daily traffic and AM peak hour traffic, and more PM peak hour traffic, compared to what was analyzed in the 2018 traffic study for the overall block.
 - In addition to the 71st Street access, the site is planned to have access via internal connections to the west. This will allow site traffic to reach other access points, as well as allow Chase Bank traffic to better access 71st Street.
- **Vesting of Entitlement:** Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action:

Date: August 14, 2023

Vote:

Recommendation:

Recommendation: Approve the Site Plan request, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kate Devine

Approval Meeting Dates:

Planning and Zoning Commission	August 14, 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

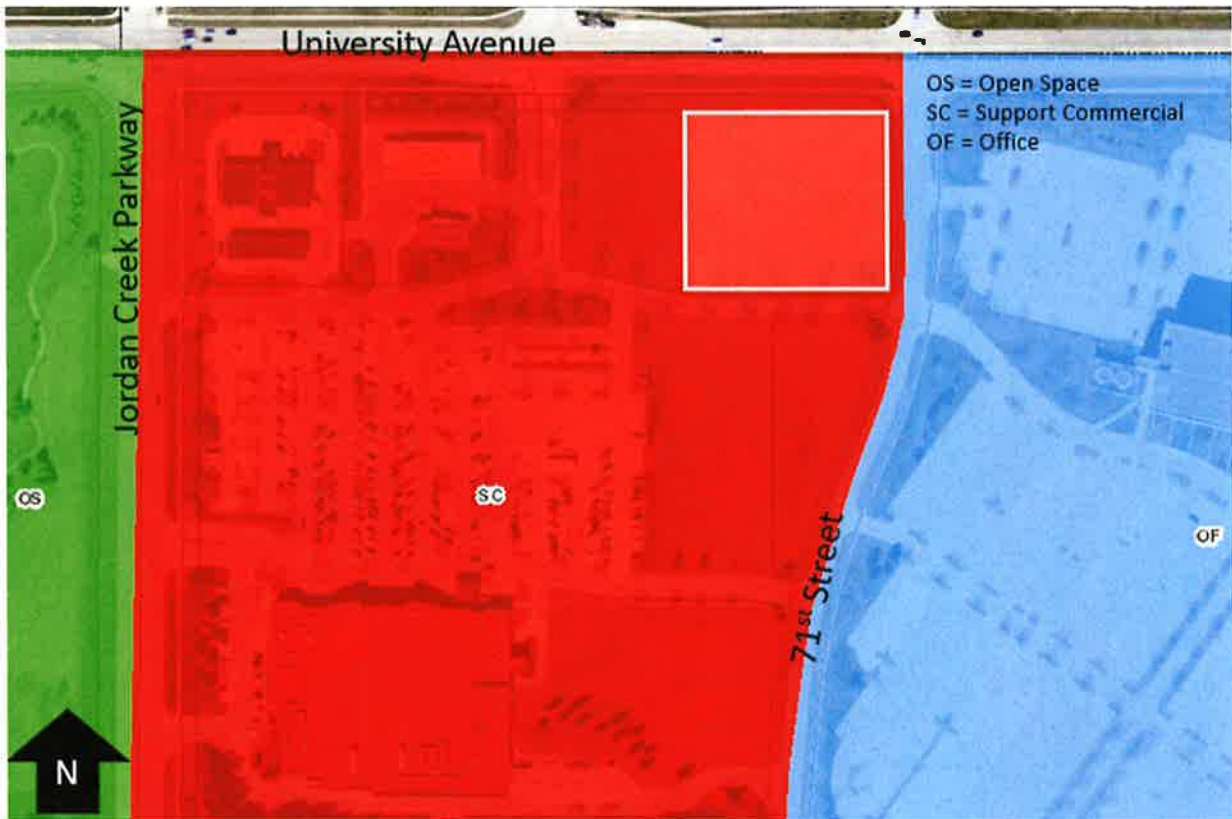
Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	7/17/23
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



Vicinity Map – Land Uses



SITE PLAN FOR LOT 2, WEST LAKES OFFICE PARK PLAT 15

7120 UNIVERSITY AVENUE, WEST DES MOINES, IOWA 50266



VICINITY SKETCH



APPLICANT:
SIGNATURE REAL ESTATE SERVICES, INC.
4701 12th ST
URBANDALE, IOWA 50323
ATTN: DAVE HANSEN
EMAIL: DHANSEN@SIGNATURESERVICES.COM

PROPERTY ADDRESS:
7120 UNIVERSITY AVENUE
WEST DES MOINES, IOWA 50266

SITE PLAN PREPARED BY:
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86th STREET #12
DES MOINES, IA 50322
515.276.4884

COMPREHENSIVE PLAN LAND USE
SUPPORT COMMERCIAL

ZONING
PUD #21, WEST LAKES (PARCEL A), WITH UNDERLYING ZONING OF SUPPORT COMMERCIAL (SC).

SITE AREAS (UNDER THIS DEVELOPMENT)

BUILDING	12,012 SF	15.22%
IMPERVIOUS (PAVED AREA)	30,560 SF	40.64%
PERVIOUS	20,648 SF	36.14%
TOTAL SITE AREA	74,260 SF	100.00%

IMPERVIOUS AREA
TOTAL IMPERVIOUS SURFACE = 50,632 SF

OPEN SPACE REQUIREMENT
TOTAL SITE 74,260 SF, OPEN SPACE REQUIRED: 25%
OPEN SPACE REQUIRED: 18,565 SF
OPEN SPACE PROVIDED: 20,648 SF (36%)

BENCHMARK
CITY OF WEST DES MOINES BENCHMARKS:
#15: INTERSECTION 54th PL. AND UNIVERSITY AVE., SW CORNER OF INTERSECTION, 3 FEET NORTH OF SOUTH R.O.W. LINE, 141 FEET EAST OF CENTERLINE OF 54th PL. - ELEVATION = 192.36 (NDM DATUM)
#11: INTERSECTION OF UNIVERSITY AVE. AND JORDAN CREEK PKWY, SE CORNER OF INTERSECTION, 54.5 FEET EAST OF CENTERLINE OF JORDAN CREEK PKWY, 200 FEET SOUTH OF CENTERLINE OF UNIVERSITY AVE. - ELEVATION = 190.63 (NDM DATUM)

LEGAL DESCRIPTION
LOT 2, WEST LAKES OFFICE PARK PLAT 15, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 1.02 ACRES MORE OR LESS.
APPROX LOT 2 AREA = 74,260 SF.

PARKING
REQUIRED PARKING: 45 STALLS / 1000 G.S.F. (55 STALLS)
PARKING PROVIDED: 94 STALLS INCLUDING 4 ADA STALLS.

BUILDING
12,012 G.S.F.
PARAPET HT. = 27'-0"
REQUIRED TO BE FIRE SPRINKLED AND ALARMED PER WEST DES MOINES FIRE CODE REQUIREMENTS.

BUFFERS:
CITY CODE DOES NOT REQUIRE BUFFERS.
PUD STATES: SPACE BETWEEN PARKINGS AND PRIVATE DRIVES TO BE UTILIZED AS BUFFER SPACE TO SCREEN PARKING AND DRIVES FROM PUBLIC VIEW.

BUILDING SETBACKS
FRONT YARD SETBACK: 50 FEET
SIDEYARD SETBACK: 50 FEET
REAR YARD SETBACK: 25 FEET

SIGNAGE
NO SIGNAGE IS REVIEWED AS A PART OF THE SITE PLAN PROCESS.
ALL SIGNS ARE TO BE REVIEWED AS REQUIRED FOR SIGN PERMITS.
REGULATORY SIGNS PER M.U.T.C.D.

PROPERTY OWNER:
FORE RIGHT LC
1040 NW 10th ST, SITE 100
CLIVE, IA 50325
ATTN: DARIN FERGUSON
515.440.0600

WEST LAKES COMMERCIAL, LLC
4701 12th ST.
URBANDALE, IA 50323
ATTN: DAVE HANSEN
515.221.9910

ARCHITECTURE BY:
SIMONSON
1111 INGERSOLL AVE. STE 111
DES MOINES, IA 50304
515.440.5626

CASE NUMBER:
SP-006010-2023

Sheet List Table

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1	SEDIMENTATION & EROSION CONTROL NOTES
2	SEDIMENTATION & EROSION CONTROL PLAN
3	EROSION CONTROL DETAILS

GENERAL LEGEND

PROPOSED	EXISTING
--- PLAT BOUNDARY	--- LOT LINE
--- SECTION LINE	○ SANITARY/STORM MANHOLE
--- LOT LINE	⊕ WATER VALVE
--- CENTERLINE	⊕ FIRE HYDRANT
--- EASEMENT LINE	□ STORM SEWER SINGLE INTAKE
◻ FLARED END SECTION	◻ STORM SEWER DOUBLE INTAKE
⊕ DRAIN BASIN OR SEDIMENT RISER	⊕ STORM SEWER ROUND INTAKE
⊕ DRAIN BASIN WITH SOLID GRATE	◻ FLARED END SECTION
⊕ WATER VALVE	○ DECIDUOUS TREE
⊕ FIRE HYDRANT ASSEMBLY	⊕ CONIFEROUS TREE
⊕ BLOW-OFF HYDRANT	○ SHRUB
⊕ SCOUR STOP MAT	○ POWER POLE
⊕ TURF REINFORCEMENT MAT	○ STREET LIGHT
--- STORM SEWER WITH SIZE	○ GUY ANCHOR
--- WATER SEWER WITH SIZE	⊕ ELECTRIC TRANSFORMER
--- WATER SERVICE	⊕ GAS METER
--- PROPOSED CONTOUR	⊕ TELEPHONE RISER
--- SILT FENCE	--- SIGN
--- ADDRESS	--- CATV
⊕ RIPRAP	--- UNDERGROUND TELEVISION
	--- UNDERGROUND ELECTRIC
	--- UNDERGROUND GAS
	--- UNDERGROUND FIBER OPTIC
	--- UNDERGROUND TELEPHONE
	--- OVERHEAD ELECTRIC
	--- SANITARY SEWER WITH SIZE
	--- STORM SEWER WITH SIZE
	--- WATER MAIN WITH SIZE
	--- EXISTING CONTOUR
	UNO UNLESS NOTED OTHERWISE
	TF TREE FORM



CERTIFICATION

PRELIMINARY	<p>I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.</p> <p>PRELIMINARY DATE: _____</p> <p>BY: EDWARD H. ANP IOWA REG. NO. 250 MY LICENSE RENEWAL DATE IS JUNE 30, 2024 PAGES OR SHEETS COVERED BY THIS SEAL.</p>
	<p>I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.</p> <p>JEFFREY A. GADDIS, IOWA LICENSE NO. 10301 DATE: _____ MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024</p>
	<p>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.</p> <p>PRELIMINARY DATE: _____</p> <p>COBY T. HEAVER, IOWA LIC. NO. 25005 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024 PAGES OR SHEETS COVERED BY THIS SEAL.</p>

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 · mail@cecinc.com



DATE: 2023-07-21 - 5TH SUBMITTAL
2023-07-10 - 4TH SUBMITTAL
2023-06-28 - 3RD SUBMITTAL
2023-06-18 - 2ND SUBMITTAL

DATE OF SURVEY: _____
DESIGNED BY: EHA
DRAWN BY: KRZ

LOT 2, WEST LAKES OFFICE PARK PLAT 15
7120 UNIVERSITY AVE., WEST DES MOINES, IOWA

COVER

SHEET
of 1

A-221T

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

GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY:
 - APPLICANT
 - CIVIL ENGINEERING CONSULTANTS, INC. (515) 276-4884
 - CITY OF WEST DES MOINES ENGINEER'S OFFICE
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES, ALL RADI NOT LABELED, 5.0' TYPICAL.
- LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL IOWA ONE-CALL TO FIELD LOCATE EXISTING UNDERGROUND UTILITIES. LOCATION OF UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MUST BE VERIFIED. (1-800-242-8184)
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGED UTILITY TO SATISFACTION OF UTILITY OWNER AT NO ADDED COST TO OWNER/APPLICANT. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER TO RESOLVE CONFLICT.
- CONTRACTOR SHALL REMOVE ALL DEBRIS SPILLED ON CITY OF WEST DES MOINES AND/OR CLIVE RIGHT-OF-WAY AND ADJOINING PROPERTY IMMEDIATELY.
- AT NO TIME SHALL EQUIPMENT, CONSTRUCTION MATERIAL AND/OR STOCKPILED FILL BE STORED IN CITY OF WEST DES MOINES RIGHT-OF-WAY.
- DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
- OFF-STREET PARKING AND ACCESS DRIVES SHALL BE PROVIDED PRIOR CONSTRUCTION FOR CREWS AND EQUIPMENT.
- ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEVICES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS.
- ALL TRASH DUMPSTERS SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE.
- NO CHANGES TO APPROVED PLAN MAY BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF CITY OF WEST DES MOINES AND CEC.
- TRANSFORMERS, JUNCTION BOXES AIR CONDITIONERS OVER 3 FEET IN HEIGHT OR OTHER SUCH ITEMS MAY NOT BE LOCATED IN REQUIRED SETBACK AREAS.
- MINIMUM REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
- SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON DATE OF SITE PLAN APPROVAL.
- ANY ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
- ANY AMENDMENTS OR CHANGES TO PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON SITE PLAN NEED TO BE APPROVED WITH CITY AND CEC PRIOR TO INSTALLATION/CONSTRUCTION.
- LIGHTING MUST BE LOW GLARE CUT-OFF TYPE FIXTURES TO REDUCE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
- ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
- BUILDING HEIGHT AS FOLLOWS:
 - BUILDINGS: 21'-6"
- ALL EXTERIOR SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY BY CITY. ALL REQUIRED SIGN PERMITS, ACQUIRED, AND PAID BY CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF ALL DOCUMENTS REQUIRED FOR ALL CONSTRUCTION AND DEMOLITION PERMITS. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS.
- BUILDING SIGNAGE IS NOT REVIEWED OR APPROVED AS A PART OF THIS SITE PLAN. SEPARATE PERMIT APPLICATION AND REVIEW IS REQUIRED FOR SIGN PERMIT FOR SITE.
- CONTRACTOR IS TO RECONNECT ANY FIELD TILE INTERCEPTED DURING CONSTRUCTION.

SEEDING NOTES

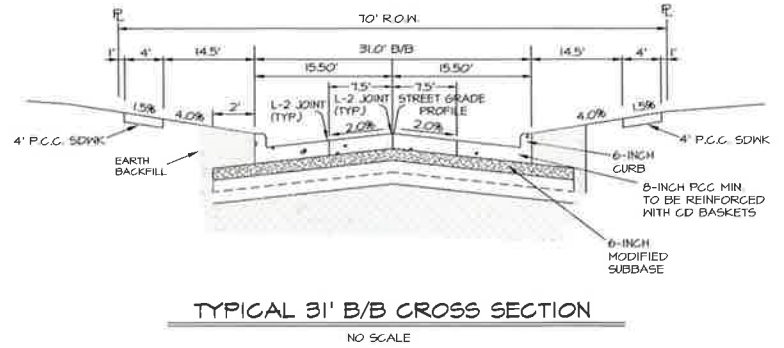
- FERTILIZER (13-13-13) SHALL BE APPLIED TO AREA TO BE SEEDED OR SODDED AT RATE OF 650 LBS/ACRE.
- AREA TO BE SEEDED OR SODDED SHALL BE SMOOTH, AND ALL WASHED AND GULLIES FILLED TO MEET DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO DEPTH OF 3". AREAS INACCESSIBLE TO MACHINE SHALL BE CULTIVATED TO DEPTH OF 1 1/2 INCHES.
- FERTILIZER SHALL BE INCORPORATED INTO SOIL TO DEPTH OF 3" WITH MECHANICAL ROCK PICKER OR SPRING TOOTH CULTIVATOR.
- ON ALL AREAS ACCESSIBLE TO MACHINERY, DROP-TYPE SEEDER ATTACHED TO LANDSCAPE ROLLER SHALL BE USED TO SOW GRASS SEED ON AREAS INACCESSIBLE TO MACHINERY CYCLONE SEEDER WILL BE PERMITTED. NO OTHER HAND SEEDING METHOD IS ACCEPTABLE.
- ALL SEEDED AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.
- MULCH MAY CONSIST OF STRAW (OAT, WHEAT, BARLEY OR RYE), HAY, BROMEGRASS, TIMOTHY, ORCHARD GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS.
- ALL SEEDED AREAS SHALL BE WATERED BY HAND OR TEMPORARY AUTOMATIC IRRIGATION SYSTEM. MINIMUM OF TWICE PER DAY FOR FIRST WEEK AFTER INSTALLATION, AND ONCE PER DAY DURING SECOND AND THIRD WEEK AFTER INSTALLATION.

SODDING NOTES

- SOD SHALL BE FOUR MAY BLEND WHICH SHALL CONTAIN 25% OF EACH OF FOLLOWING: KENTUCKY BLUE GRASS AND ONE OTHER BLUE GRASS, CREEPING RED FESCUE, AND TALL FESCUE. ABOVE CONTENT MAY VARY UP TO 5%.
- SOD SHALL BE CUT AT UNIFORM THICKNESS OF APPROXIMATELY 1" +/- 1/4".
- BEFORE STRIPPING, SOD SHALL BE MOVED TO UNIFORM HEIGHT OF 2-1/2 INCHES.
- SOD SHALL BE REASONABLY FREE OF DISEASE AND SOIL-BORNE INSECTS.
- SOD SHALL BE FREE OF OBJECTIONABLE GRASSY AND BROAD LEAF WEEDS.
- SOD SHALL BE HARVESTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY NOT ADVERSELY AFFECT SURVIVAL OF SOD.
- SOD SHALL BE CUT, DELIVERED AND INSTALLED IN THE PERIOD OF 36 HOURS.
- SOD BED SHALL BE IN FIRM BUT UNCOMPACTED CONDITION WITH RELATIVELY FINE TEXTURE AND FREE OF FOOTPRINTS DEEPER THAN 1/2 INCH AT TIME OF SODDING.
- SOD SHALL BE LAID WITH STAGGERED JOINTS AT RIGHT ANGLES TO DIRECTION OF SLOPE. IN DITCH BOTTOMS SOD SHALL BE LAID AT RIGHT ANGLES TO DIRECTION OF FLOW OF WATER.
- SOD SHALL BE STAKED ON ALL SLOPES THAT ARE 4:1 OR STEEPER.
- IN ABSENCE OF ADEQUATE RAINFALL, SOD SHALL BE WATERED BY CONTRACTOR AFTER INSTALLATION TO DEPTH OF AT LEAST 4-INCHES. SUBSEQUENT WATERINGS SHALL MAINTAIN MOISTURE TO DEPTH OF 4-INCHES.
- SOD SHALL NOT BE MOVED UNTIL IT IS FIRMLY ROOTED. NO MORE THAN 1/3 OF GRASS LEAF SHALL BE REMOVED AT ANY ONE TIME.
- SEEDING NOTES 1 & 2 APPLY TO THESE NOTES FOR SODDING.

PLANTING NOTES

- ALL SITE WORK, SODDING AND LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (S.U.D.A.S.).
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1)
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
- CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND WEST DES MOINES COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL TREES, SHRUBS, BEDS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED HARDWOOD MULCH (1/2").
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER OF UTILITY.
- ONE WEEK PRIOR TO INSTALLATION CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
- REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, MUST BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
- TOPSOIL SHALL BE LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DPS. REGARDLESS, TOPSOIL SHALL NOT BE MIXTURE OF CONTRASTING TEXTURED SUBSOILS, AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED. SEE PLAN.
- FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED IF LANDSCAPING IS NOT INSTALLED PER APPROVED SITE PLAN DOCUMENTS.
- TREES SHALL NOT BE PLANTED WITHIN 6 FEET OF BACK OF CURB ALONG TRAVELED WAY, OR 4 FEET FROM ANY PARKING STALL OR OTHER PAVED SURFACE.



GRADING NOTES

- FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN GRADE. PAVED AREAS SHALL BE WITHIN 0.10 FOOT, WITH POSITIVE DRAINAGE OF ALL AREAS.
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF UTILITY OWNER.
- TOPSOIL SHALL BE SPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL LANDSCAPED AREAS.
- BACKFILL TO TOP OF ALL CURBS.
- ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
- COVER AND/OR FILTER ROCK AROUND ALL INTAKES PRIOR TO PAVING TO PREVENT SEDIMENT FROM ENTERING STORM SEWER.
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY CONTRACTOR IN TIMELY FASHION.
- CONTRACTOR TO UTILIZE EASTERN PORTION OF LOT FOR STAGING AND SOIL STOCKPILES. CONFIRM WITH APPLICANT. ALL DISTURBED AREA TO BE SUBJECT TO REQUIREMENTS OF SWPPP.

PAVING NOTES

- JUST PRIOR TO PAVING, COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY FOR DEPTH OF ONE FOOT.
- REMOVE & REPLACEMENT SOIL AS REQUIRED IN AREAS OF CUT OR TRANSITIONS.
- PROOF ROLL ALL PAVING SUBGRADES IN PRESENCE OF GEOTECHNICAL ENGINEER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REPAIRED PRIOR TO TESTING FOR DENSITY.
- PROVIDE IN PLACE FIELD DENSITY TESTS. RECOMPACT & RETEST AREAS THAT FAIL DENSITY SPECS AT NO COST TO OWNER.
- ALL EXPOSED CONCRETE SHALL HAVE 5-7% ENTRAINED AIR, 1% = 4,000 PSI MIN. AND ALL AGGREGATE SHALL MEET ASTM C-33.
- ALL ON SITE PAVING SHALL CONFORM TO REQUIREMENTS OF LATEST IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- CONTRACTOR SHALL PREPARE AND SUBMIT FOR ALL REQUIRED CITY OF WEST DES MOINES PERMITS AND PAY NECESSARY FEES.
- PARKING STALL STRIPING SHALL BE DONE WITH TWO COATS 4" WIDE YELLOW PAVEMENT PAINT.
- NEW PAVING SHALL BE 6-INCH P.C.C. EXCEPT NOTED OTHERWISE. ALL SIDEWALKS TO BE MINIMUM 4" THICK P.C.C. OVER 6" PREPARED SUBGRADE.
- PROVIDE CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
- ALL PAVING WITHIN R.O.W. TO BE MINIMUM 1" THICK P.C.C.
- ALL PEDESTRIAN RAMPS TO HAVE APPROPRIATE ADA DETECTABLE WARNINGS (TRIANGLED DOMES). USE RED CLAY COLORED FIBERGLASS PANELS.
- USE APPROPRIATE MEASURES TO PREVENT SLURRY FROM SAW-CUTTING OPERATIONS FROM ENTERING STORM SEWERS AND DRAINAGEWAYS.
- IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN STANDARD BOXOUT, FULL PANEL REMOVAL IS REQUIRED. NO ISLANDS. SEE SPECIALS ALLOWED.
- LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL MINIMUM 48 HOURS IN ADVANCE OF CLOSURE.

UTILITY NOTES

- ALL ON SITE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH S.U.D.A.S. 2023 "URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS".
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER TO RESOLVE CONFLICT.
- ALL SERVICES SHALL BE CONSTRUCTED TO WITHIN 5 FEET OF THE OUTSIDE OF BUILDING WALLS.
- SIZE AND MATERIALS OF SANITARY SEWER SERVICE SHALL COMPLY WITH PERMITS CODE.
- ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO STORM SEWER WHETHER ACTIVE OR NOT.
- ALL STORM & SANITARY SEWER SHALL BE CONSTRUCTED WITH APPROPRIATE PERMITS.
- ALL UTILITIES SHALL BE UNDERGROUND.
- CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY APPURTENANCES TO PROPOSED GRADE ELEVATIONS.
- ALL CONNECTIONS TO EXISTING PUBLIC SANITARY SEWERS TO BE CORE-DRILLED.
- RIGID FACTORY CONNECTIONS ARE REQUIRED WHERE NEW PIPE IS SCHEDULED TO CONNECT TO EXISTING SANITARY SEWER.
- ALL SANITARY MANHOLES TO BE WEST DES MOINES STANDARD.
- PRIVATE WATER MAIN TO BE MINIMUM 6" O.D. DRIB WITH TRACER WIRE. NO. 12 AWG SOLID STEEL CORE. HARD DRAIN EXTRA HIGH STRENGTH TRACER WIRE TO BE PLACED UNDER PIPE. BRING TRACER WIRE TO SURFACE AT FIRE HYDRANTS, VALVES, AND DEAD ENDS. CONNECT NEW TRACER WIRE TO EXISTING TRACER WIRE WITH WATERPROOF SPLICE.
- FIRE HYDRANTS ARE TO BE PLACED 3-1/2 FEET FROM WATER MAIN EXCEPT WHERE CONFLICTS WITH PAVING.
- WATER MAIN TO HAVE 5.5 FEET BURY MINIMUM TYPICAL.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH WEST DES MOINES WATER WORKS AND CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
- ONE WEEK PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT WEST DES MOINES WATER WORKS AT (515)222-3465.
- PER IDNR GUIDELINES: WATER MAIN SHALL BE SEPARATED FROM GRAVITY SANITARY SEWER AND STORM SEWER MAINS BY HORIZONTAL DISTANCE OF 10 FEET MINIMUM. WATER MAINS CROSSING SANITARY OR STORM SEWERS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18-INCHES MINIMUM OUTSIDE OF PIPES. WHERE STORM SEWER CROSSES OVER, OR LESS THAN 18-INCHES BELOW WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL, OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS. SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM WATER MAIN.
- WEST DES MOINES WATER WORKS RECOMMENDS AGAINST PLANTING LANDSCAPING OVER PRIVATE WATER INFRASTRUCTURE.

WEST DES MOINES WATER WORKS STANDARD NOTES

- 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 SPECIFICATIONS (HTTP://WWW.WDMWW.COM/SPECIFICATIONS).
- 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.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515.222.3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL / CONTAINMENT PROVISIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 121754-1818. CONTRACTOR SHALL NOTIFY THEIR PROJECT'S WEST DES MOINES WATER WORKS ENGINEERING TECHNICIAN (515.222.3465) MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING STATIC WATER PRESSURE AND, WHERE REQUIRED, PRESSURE REDUCING VALVES(S) AND TANK(S) SHALL BE INSTALLED DOWNSTREAM OF THE WATER METER(S) AND BACKFLOW ASSEMBLY(IES) SERVING THE SITE.

STANDARD CITY OF WEST DES MOINES NOTES

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN PROJECT.
- CONTRACT BUILDING INSPECTION (515) 222-3630, A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. MAXIMUM ILLUMINATION ALLOWED AT PROPERTY LINE IS ONE FOOT-CANDLE. ALL LIGHTING FIXTURES ARE TO BE MOUNTED AT 25' OR LESS ABOVE FINISHED GRADE.
- ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM STREET LEVEL WITH ARCHITECTURAL QUALITY MATERIALS AS SHOWN ON THE CITY APPROVED EXTERIOR ELEVATIONS AS A PART OF THE SITE PLAN REVIEW.
- ALL SIDEWALKS SHOWN ARE LESS THAN 5.0% - THERE ARE NO RAMPS REQUIRING RAILINGS.
- NO CONSTRUCTION PARKING WITHIN R.O.W.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W. EASEMENTS, AND/OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND MDM ORDINANCE.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W. EASEMENTS AND/OR ANY CONNECTION TO PUBLIC STREETS, THE CONTRACTOR SHALL CONTACT THE NDH ENGINEERING SERVICES (222-2475) 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.
- SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON ALL PUBLIC AND PRIVATE STREETS, AND ALL APPROACHES TO TO ALL PUBLIC STREETS SHALL BE IN CONFORMANCE WITH MUT C.D.

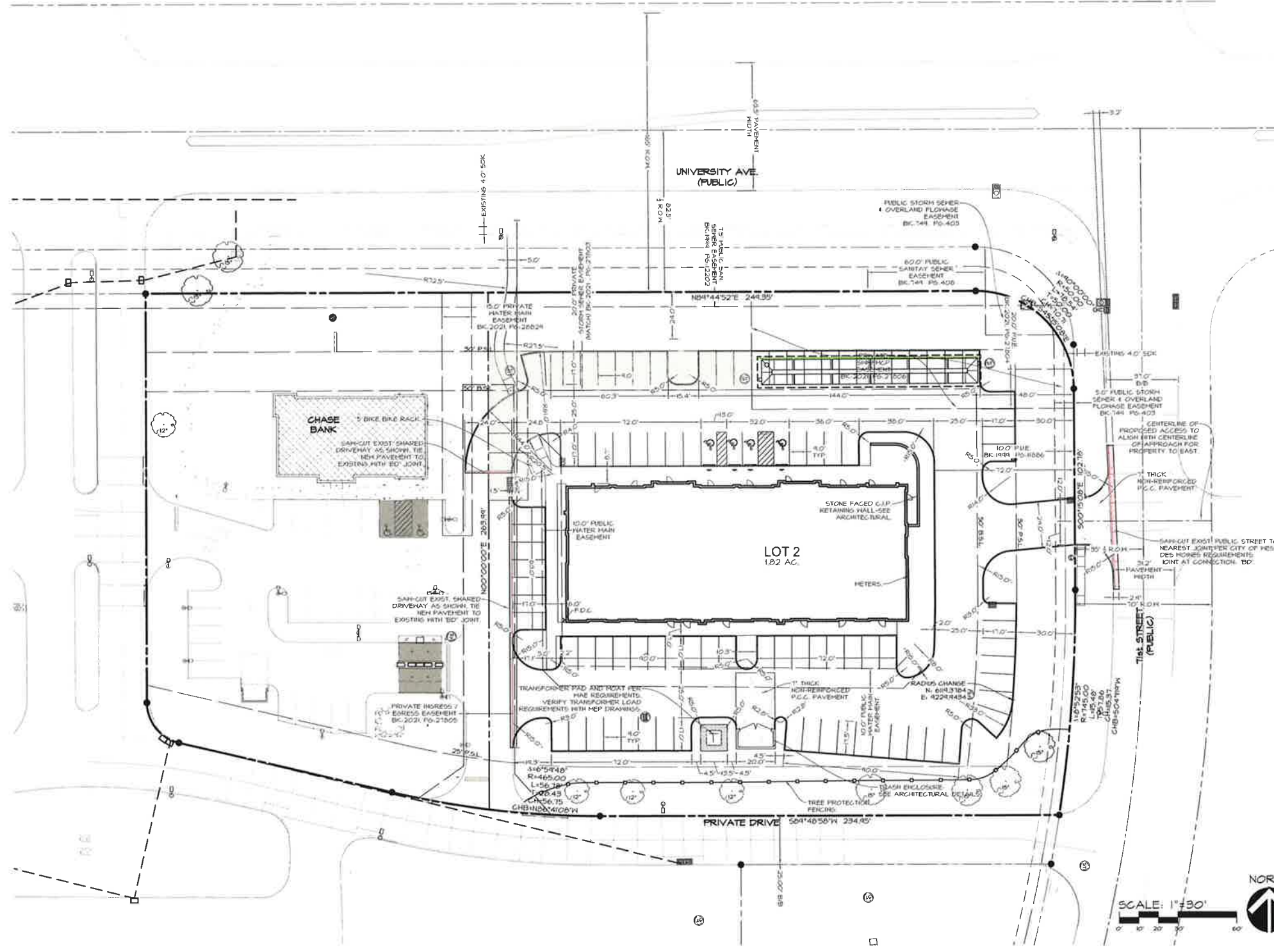
PRELIMINARY - NOT FOR CONSTRUCTION

Civil Engineering Consultants, Inc.
2400 86th Street - Unit 12 - Des Moines, Iowa 50322
515.276.4884
mail@cecinc.com



DATE:	2023-07-27 - 5TH SUBMITTAL	EIA:	KEZ
	2023-07-10 - 4TH SUBMITTAL		
	2023-06-28 - 3RD SUBMITTAL		
	2023-06-15 - 2ND SUBMITTAL		
DATE OF SURVEY:		DESIGNED BY:	
		DRAWN BY:	

LOT 2, WEST LAKES OFFICE PARK PLAT 15
7120 UNIVERSITY AVE., WEST DES MOINES, IOWA
GENERAL INFORMATION & NOTES



ALL PAVEMENT TO BE BOUNDED BY SUDAS STANDARD 6" CURB PER SUDAS FIGURE T01D102

WHEN SIDEWALK ABUTS CURB, USE STANDARD SUDAS PROF-FACE CURB SUDAS FIGURE T030202 DETAIL 3

PAVEMENT THICKNESSES: SEE DRAWING 2 - PAVING NOTES

ALL PARKING LOT MARKINGS TO BE 4" WIDE YELLOW PAVEMENT PAINT.

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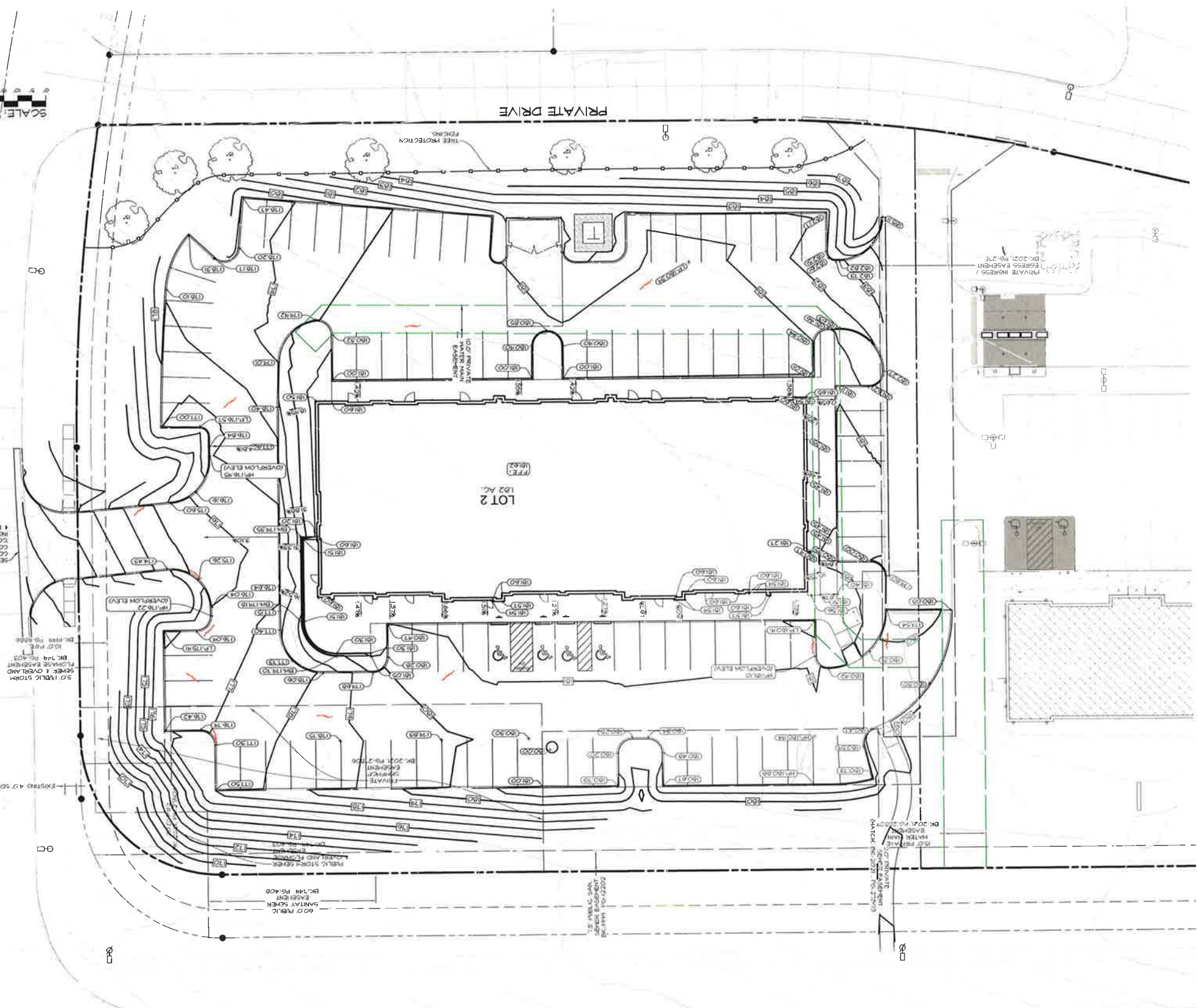
LOT 2, WEST LAKES OFFICE PARK PLAT 15
 7120 UNIVERSITY AVE., WEST DES MOINES, IOWA
DEMOLITION & DIMENSION PLAN

SHEET
 OF 1
 A-221T

DATE:	2023-01-21 - 5TH SUBMITTAL	EHA
DESIGNED BY:	2023-07-10 - 4TH SUBMITTAL	KERZ
DRAWN BY:	2023-06-28 - 3RD SUBMITTAL	
	2023-06-18 - 2ND SUBMITTAL	



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SCALE: 1"=20'



T1st STREET
(PUBLIC)

PRIVATE DRIVE

LOT 2
182 AC

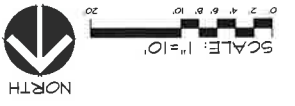
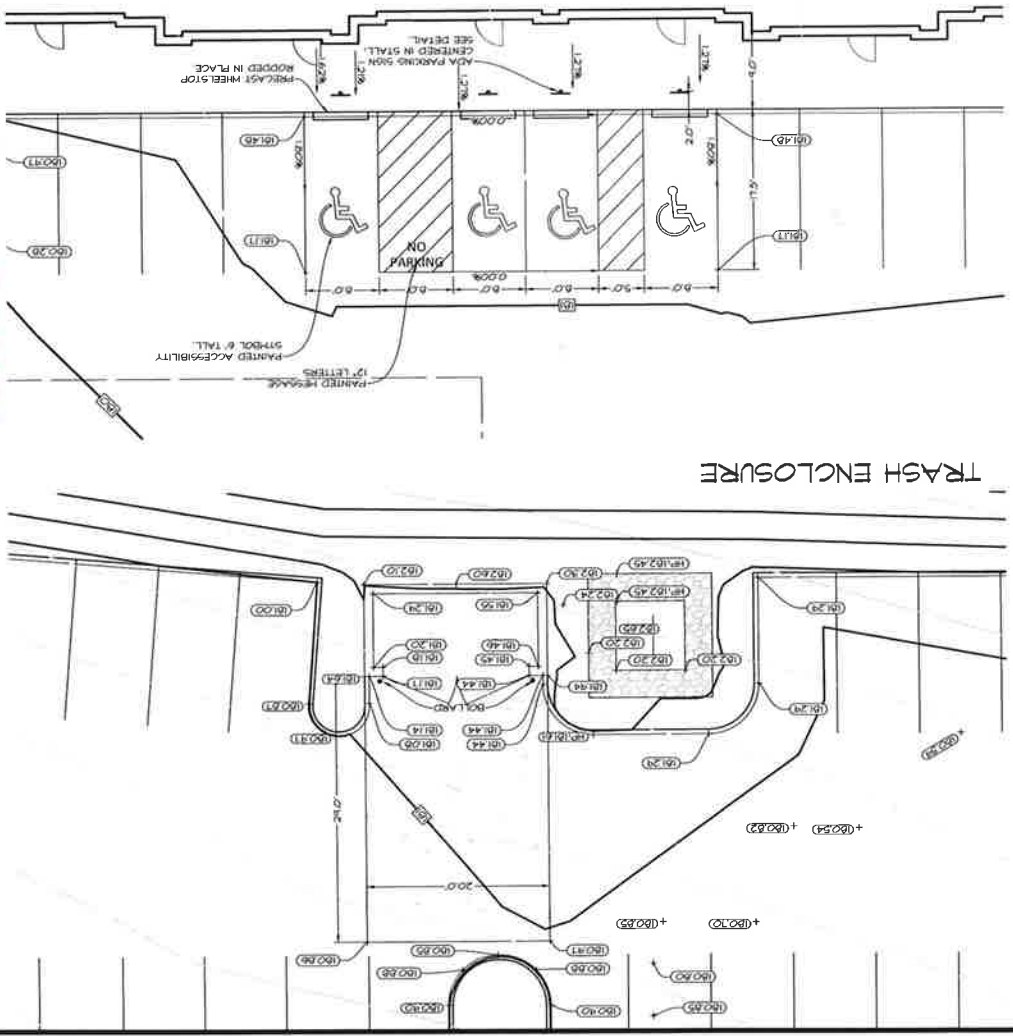
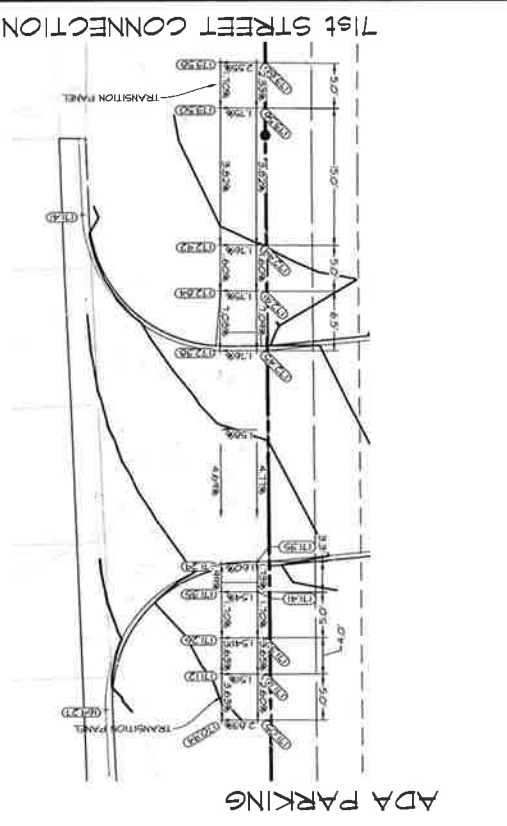
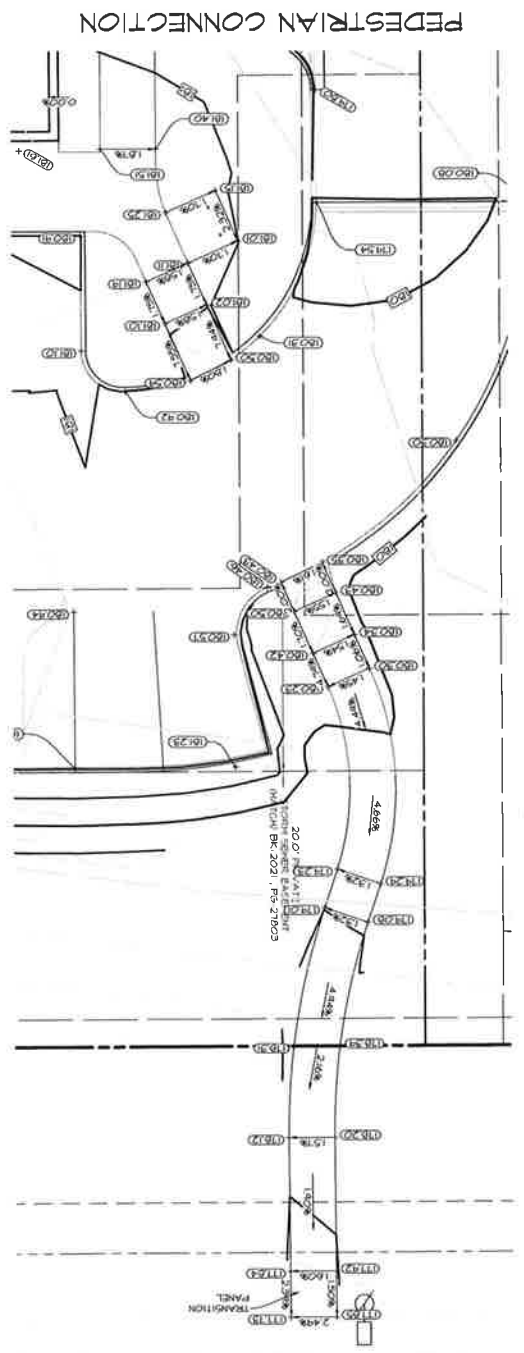
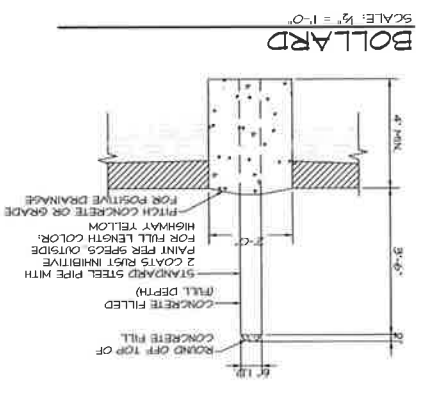
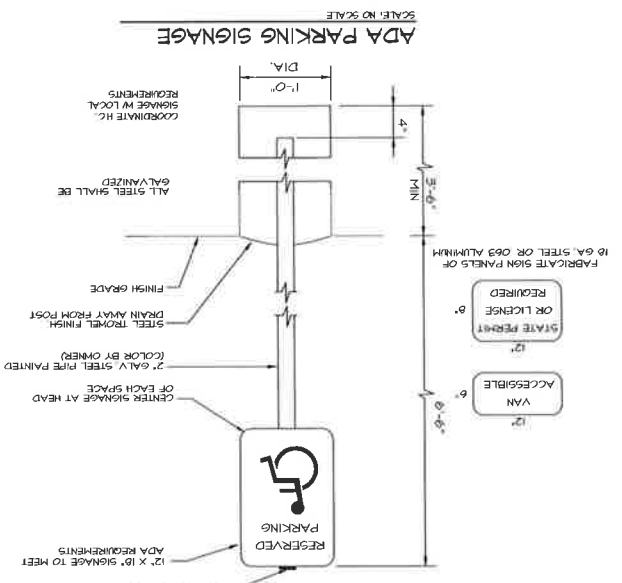
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LOT 2, WEST LAKES OFFICE PARK PLAT 15
T120 UNIVERSITY AVE., WEST DES MOINES, IOWA
GRADING PLAN

DATE:	2023-07-27 - 5TH SUBMITTAL
DATE OF SURVEY:	2023-07-10 - 4TH SUBMITTAL
DESIGNED BY:	2023-06-28 - 3RD SUBMITTAL
DRAWN BY:	2023-06-15 - 2ND SUBMITTAL



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CERTIFIED AS-BUILT DRAWINGS ARE REQUIRED PRIOR TO FINAL PERMITS AND ADA SLOPE CRITICAL LOCATIONS.

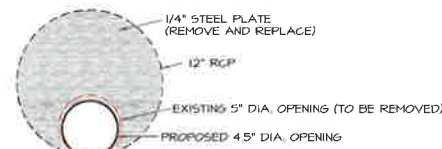
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1 OF 1 SHEET
LOT 2, WEST LAKES OFFICE PARK PLAT 15
 7150 UNIVERSITY AVE., WEST DES MOINES, IOWA
GRADING DETAILS

DATE	2023-07-21 - 5TH SUBMITTAL
DATE	2023-07-10 - 4TH SUBMITTAL
DATE	2023-06-28 - 3RD SUBMITTAL
DATE	2023-06-15 - 2ND SUBMITTAL
DATE OF SURVEY	2023-06-15 - 2ND SUBMITTAL
DESIGNED BY	EDA
DRAWN BY	KRZ

CEC Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 . mail@cecinc.com

A-2217



ORIFICE DETAIL: EX. ST #1
 NO SCALE
 NOTE: PLACE NEW ORIFICE PLATE WITH 4.5" DIA. OPENING OVER OUTLET PIPE

R-3599 Series
Slotted Vane Drain, Sheetflow

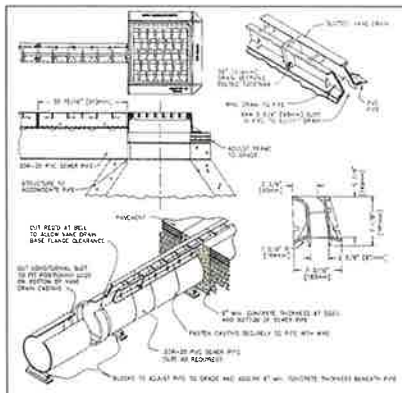
Heavy Duty

Noenah's Cast Iron Slotted Vane Drain offers ease of installation along with the superior vane configuration to capture previously unsuspected quantities of water when placed perpendicular to the flow. Installation is accomplished by sawing a slot in the top of conventional PVC pipe, placing the pipe on grade, installing the Cast Iron Slotted Vane Drain in place and pouring the concrete. When used in conjunction with a vane grate inlets, virtually all of the water in the street, which would normally bypass the catch basin, can be captured. This permits the spacing between inlets to be increased. An additional benefit is the added safety factor obtained should the catch basin be plugged or clogged with debris. The unit may also be installed wherever sheet flow capture is required.

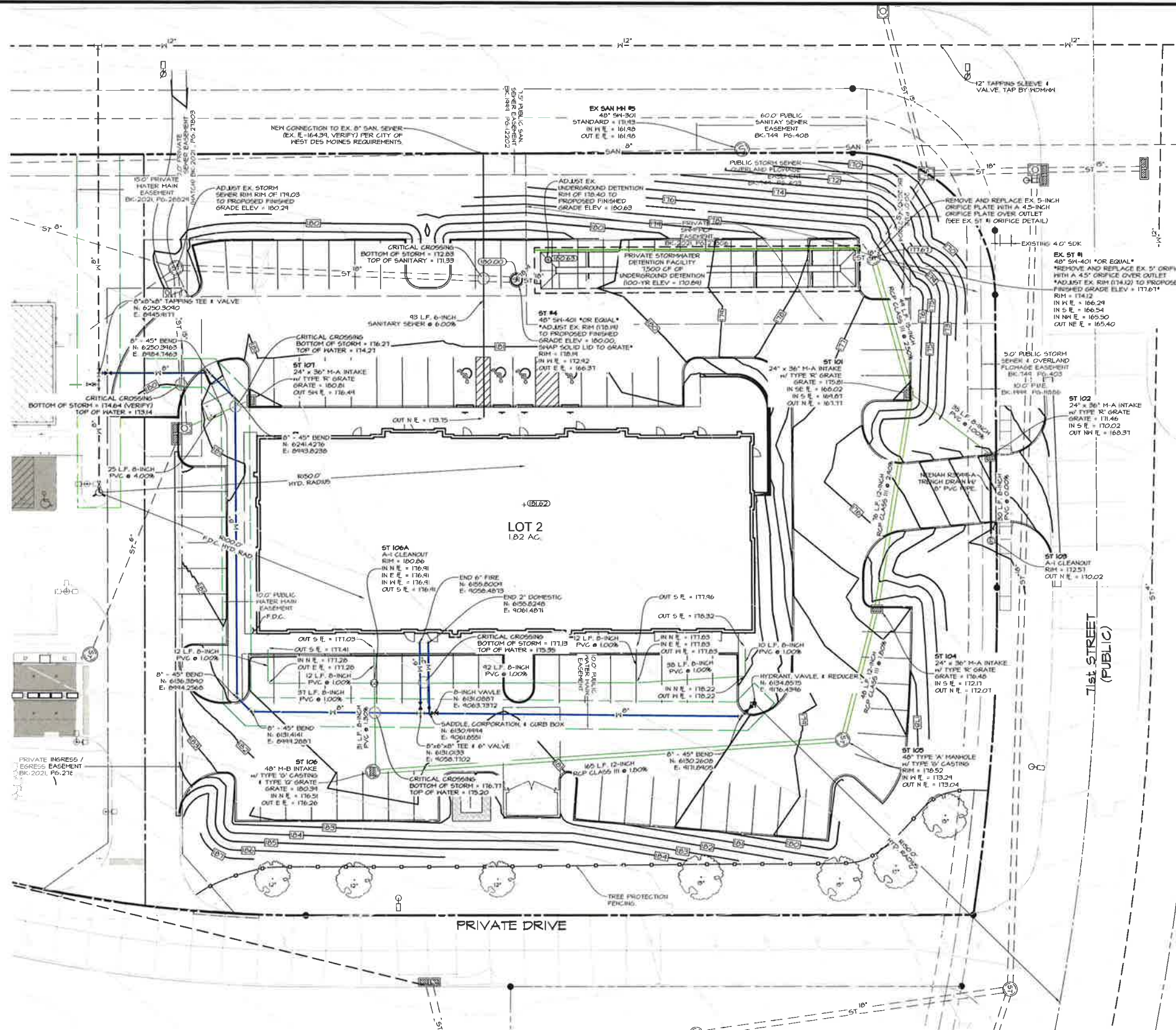
On longitudinal slopes of 0% to 6%, this unit captures approximately 0.5 cubic feet per second, per linear foot.

CATALOG NUMBER	GRATE TYPE	TI OPEN FEET	LINEAL FEET
R-3599 A	STANDARD	2.0	10.0
R-3599 B	EXTRA HEAVY DUTY	2.0	10.0

Catalog No.	Type
R-3599 A	Heavy Duty
R-3599 B	Extra Heavy Duty



Illustrating R-3599 B



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LOT 2, WEST LAKES OFFICE PARK FLAT 15
 7120 UNIVERSITY AVE., WEST DES MOINES, IOWA

UTILITY PLAN

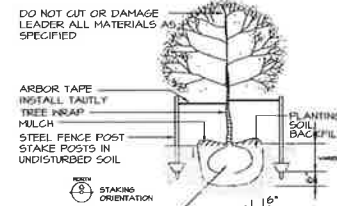
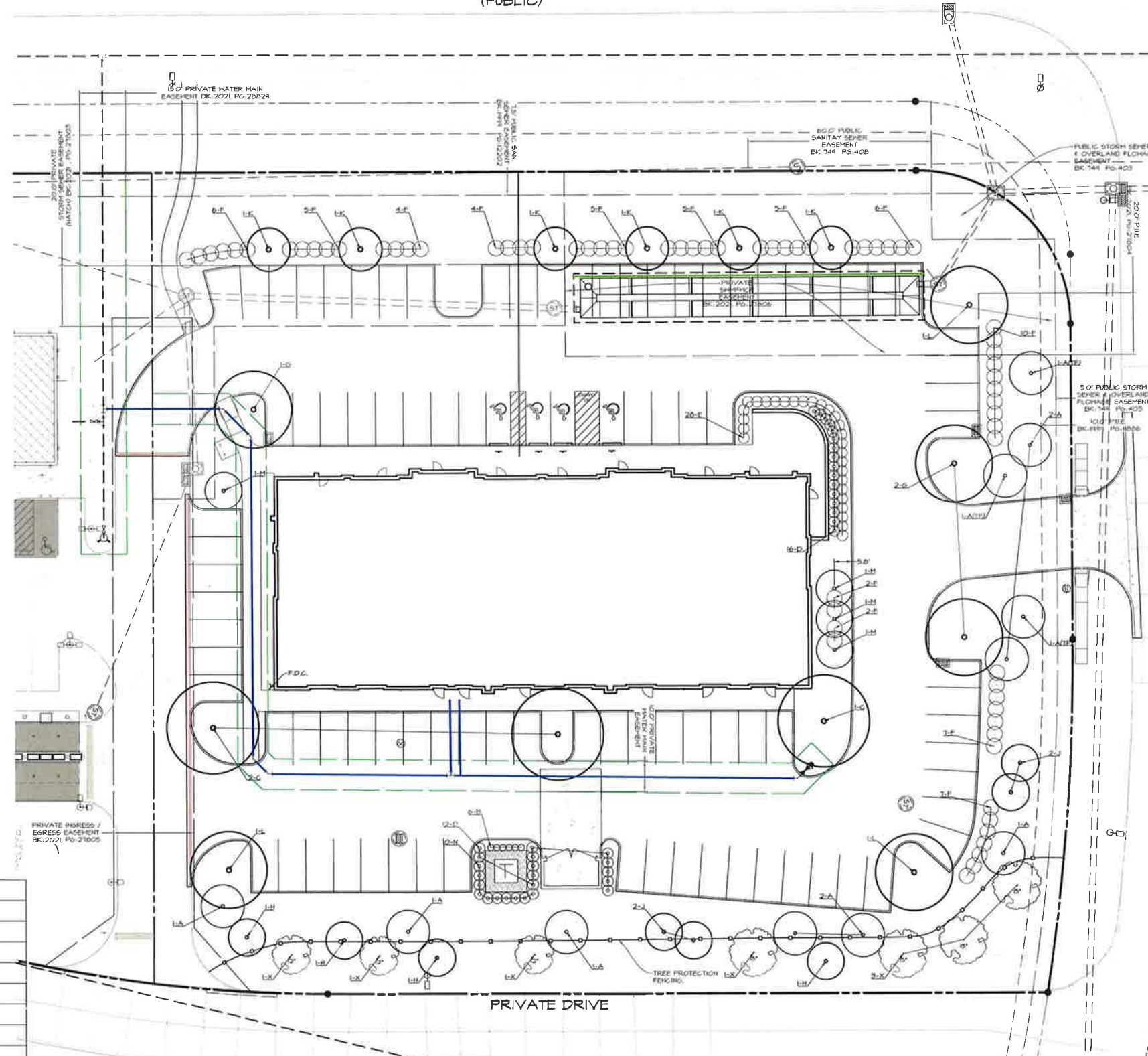
SHEET
 OF 7
 A-2217

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 2023-06-28 - 3RD SUBMITTAL
 2023-06-15 - 2ND SUBMITTAL
 DATE OF SURVEY: EHA
 DESIGNED BY: KRZ
 DRAWN BY:

UNIVERSITY AVE.
(PUBLIC)



DO NOT CUT OR DAMAGE LEADER ALL MATERIALS AS SPECIFIED

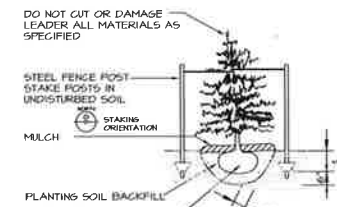
ARBOR TAPE
INSTALL TAUTLY
TREE WRAP
MULCH
STEEL FENCE POST
STAKE POSTS IN UNDISTURBED SOIL

PLANTING SOIL BACKFILL

STAKING ORIENTATION

ROOT BALL
REMOVE ENTIRE CONTAINER (CONTAINER GROWN) OR CUT ALL CORDS AND REMOVE COVERING FROM TOP OF ROOT BALL (BALL & BURLAPPED)

DECIDUOUS TREE PLANTING AND STAKING DETAIL
NO SCALE



DO NOT CUT OR DAMAGE LEADER ALL MATERIALS AS SPECIFIED

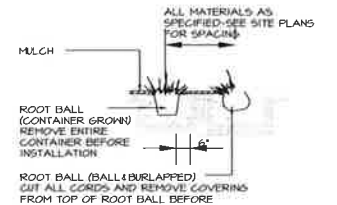
STEEL FENCE POST
STAKE POSTS IN UNDISTURBED SOIL

MULCH

PLANTING SOIL BACKFILL

ROOT BALL
REMOVE ENTIRE CONTAINER (CONTAINER GROWN) OR CUT ALL CORDS AND REMOVE COVERING FROM TOP OF ROOT BALL (BALL & BURLAPPED)

EVERGREEN TREE PLANTING AND STAKING DETAIL
NO SCALE



ALL MATERIALS AS SPECIFIED-SEE SITE PLANS FOR SPACING

MULCH

ROOT BALL (CONTAINER GROWN)
REMOVE ENTIRE CONTAINER BEFORE INSTALLATION

ROOT BALL (BALL & BURLAPPED)
CUT ALL CORDS AND REMOVE COVERING FROM TOP OF ROOT BALL BEFORE INSTALLATION

SHRUB & HERBACEOUS PLANTING DETAIL
NO SCALE

PLANT SCHEDULE

MARK	Botanical name COMMON NAME	QUAN	SIZE	ROOT TYPE	COMMENTS
A	<i>Ametanther arborea</i> (UNDERSTORY) SERVICEBERRY	11	1" CAL 1.5" CAL TI	CONT.	MATCHED, SPECIMEN, 11" OC MULTI-STEM UNO, 3' CLR TRUNK
B	<i>Calamagrostis x acutifolia</i> 'Karl Foerster' KARL FORESTER GRASS	6	#1	CONT.	MATCHED, SPECIMEN 2" OC, 2.5' FROM CURB
C	<i>Gleditsia triacanthos f. inermis</i> 'Skyline' SKYLINE HONEYLOCUST	3	2" CAL	B&B	MATCHED, SPECIMEN 5' CLR. TRUNK
D	<i>Hybridopogon paniculata</i> 'Renaissance' STRAWBERRY SUNDIAL HYDRANGEA	28	24" HT	CONT.	MATCHED, SPECIMEN 2' FROM MOAT 5' OC MULCH BED
E	<i>Juniperus horizontalis</i> 'Blue Forest' BLUE FOREST JUNIPER	28	15" SPND	CONT.	MATCHED, SPECIMEN 3' OC 5' FROM CURB, MULCH BED
F	<i>Juniperus x pfitzeriana</i> 'Miss Julia' MISS JULIA JUNIPER	68	2" HT.	CONT.	MATCHED, SPECIMEN, 4' OC 5' FROM CURB, MULCH BED
G	<i>Liquidambar styraciflua</i> 'S5-Cl' (OVERSTORY) EMERALD CITY FLUPTREE	3	2" CAL	B&B	MATCHED, SPECIMEN 5' CLR. TRUNK
H	<i>Picea glauca</i> 'Sensation' (OVERSTORY) BLACK HILLS SPRUCE	4	7" HT.	B&B	MATCHED, SPECIMEN 10' OC
J	<i>Pinus strobus</i> 'Vanderwolf's Pyramid' (OVERSTORY) VANDERWOLF'S PYRAMID LAMBER PINE	4	7" HT.	B&B	MATCHED, SPECIMEN 10' OC
K	<i>Quercus x bimaculata</i> (OVERSTORY) STREETSPINE OAK	8	3" CAL	B&B	MATCHED, SPECIMEN, 30' OC 5' FROM CURB, MULCH BED, 5' CLR TRUNK
L	<i>Quercus muhlenbergii</i> '785-449' (OVERSTORY) URBAN PRAIRIE OAK	3	2" CAL	B&B	MATCHED, SPECIMEN 5' CLR TRUNK
M	<i>Viburnum prunifolium</i> (UNDERSTORY) BLACKHAW VIBURNUM	4	1.5" CAL	CONT.	MATCHED, SPECIMEN, 3.5' CLR TRUNK 4.5' FROM WALK, TALL FORM, LF OC
N	<i>Pinus contorta</i> 'Chapel' CHALET SWISS STONE PINE	10	3" HT.	CONT.	MATCHED, SPECIMEN 2' FROM MOAT 3' OC, MULCH BED
X	EXISTING TO REMAIN	7	12"-15" CAL.		

SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.

MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

ALL DECIDUOUS TREES ARE TO BE WRAPPED WITH TREE WRAP AND SHALL BE ATTACHED WITH COTTON STRINGS, TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.

OPEN SPACE PLANTING
DEVELOPED SITE: 14,280 SF
REQUIRED OPEN SPACE: 278 + 14,280 SF
1 PLANT UNIT / 3,000 SF = 6.8 PLANTING UNITS OF 2 TREES AND 3 SHRUBS PER UNIT.
REQUIRED OPEN SPACE PLANTING = 14 TREES (1 EVERGREEN AND 13 SHRUBS)

PARKING AREA PLANTING
REQUIRED: 1 TREE PER 4'x17' ISLAND
1 ISLAND SHOWN, 1 TREE SHOWN IN THOSE ISLANDS.

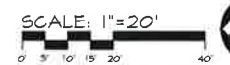
TOTAL REQUIRED PLANT MATERIAL:
21 TREES (25% OF WHICH TO BE EVERGREEN-7), 20 SHRUBS
TOTAL PROVIDED PLANT MATERIAL:
30 TREES (6 EVERGREEN + 15 UNDERSTORY TREES + 134 SHRUBS)

GENERAL LANDSCAPING NOTES:
METAL EDGES PERMASTRIP - 10'x4"; MILL FINISHED 6069 ALUMINUM ALLOY, BY PERMALOC.

ALL SHRUB BEDS TO HAVE SPADE CUT EDGE UNO.

SOD NOTES: SOD ALL DISTURBED AREAS ON LOT 2. ALL OTHER DISTURBED AREAS, AS A RESULT OF THIS WORK, TO BE SEED WITH SUDAS, TYPE 1 SEED MIX.
SEED BED AND SOD BED PREPARATION, FERTILIZATION, AND SEEDING PER SUDAS, SECTIONS 4010 & 4020.

MULCH TO BE 3" NATURAL COLOR SHREDDED HARDWOOD MULCH UNO.
KEEP MULCH AWAY FROM TRUNK / STEMS.



PRELIMINARY - NOT FOR CONSTRUCTION

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884
mat@cecinc.com



DATE:
2023-07-21 - 5TH SUBMITTAL
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2023-06-15 - 2ND SUBMITTAL

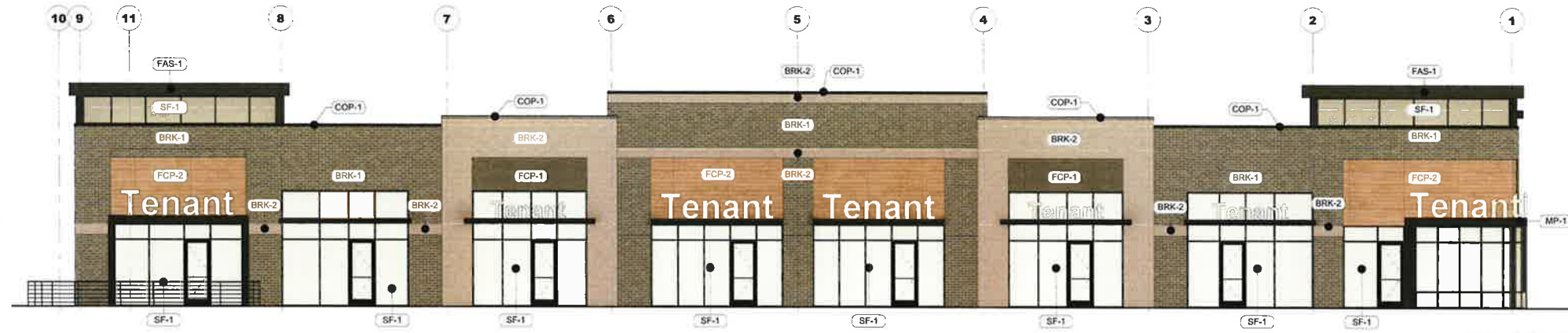
DATE OF SURVEY:
DESIGNED BY:
DRAWN BY:

EHA
KZR

LOT 2, WEST LAKES OFFICE PARK PLAT 15
7120 UNIVERSITY AVE., WEST DES MOINES, IOWA

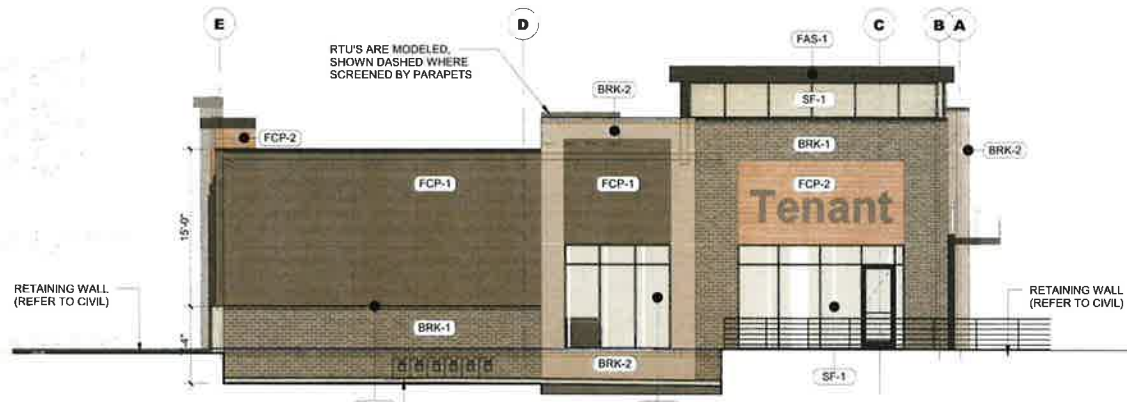
LANDSCAPING PLAN

SHEET
OF 7
A-221T



1 NORTH ELEVATION
1/8" = 1'-0"

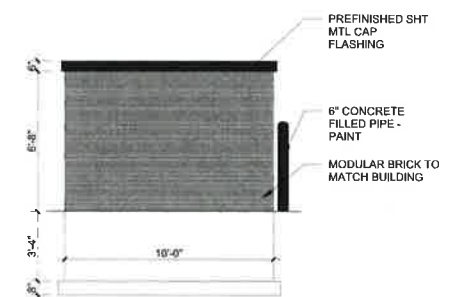
EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION / MATERIAL INFORMATION
BRK-1	MODULAR 4" FACE BRICK; GLEN GERY VINTAGE BLACK VELOUR (OR EQUAL)
BRK-2	OVERSIZED FACE BRICK; BELDEN BRICK COMPANY; COLOR: LIGHTHOUSE VELOUR; SIZE: DOUBLE MONARCH (OR EQUAL)
CAN-1	CANOPY, PRE-FINISHED, PRE-ENGINEERED, ALUMINUM CANOPY SYSTEM (COLOR: MATTE BLACK) - SUPERLUMIDECK FLATT SOFFIT, CANTILEVER MAPES OR EQUAL
COP-1	PREFINISHED METAL PARAPET FLASHING (COLOR: MATTE BLACK)
DN	OPEN FACE DOWNSPOUT WITH SCUPPER (PRE-FINISHED, MATTE BLACK)
FAS-1	PREFINISHED METAL FASCIA; BLACK
FCP-1	FIBER CEMENT SIDING W/ CONCEALED FASTENERS; NICHHA, TUFFBLOCK; COLOR: STEEL
FCP-2	FIBER CEMENT SIDING W/ CONCEALED FASTENERS; NICHHA, VINTAGE WOOD; COLOR: SPRUCE
MP-1	METAL WALL PANEL
SF-1	ALUMINUM STOREFRONT FRAMING SYSTEM; FINISHED BLACK; W/ 1" INSULATED VISION GLASS; CLEAR W/ LOW E
SILL-1	PREFINISHED METAL SILL FLASHING (COLOR: MATTE BLACK)



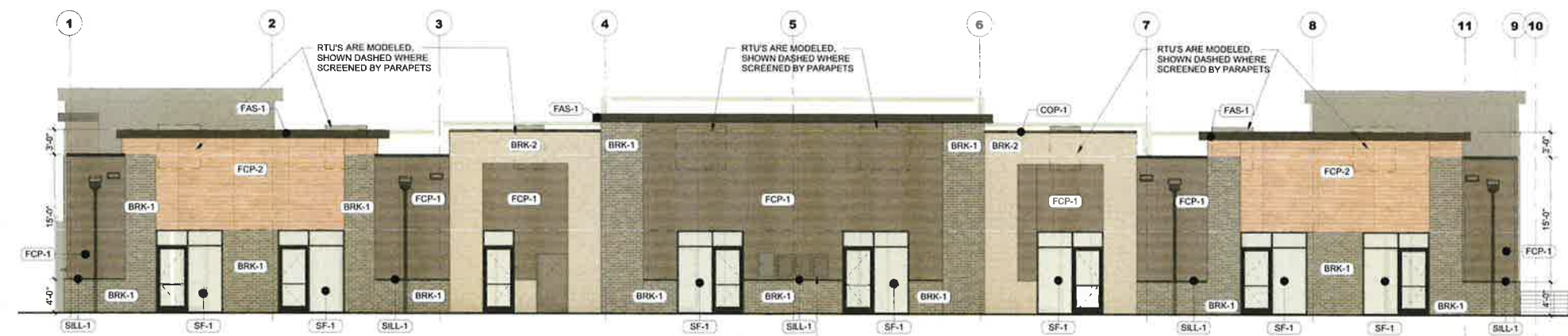
2 EAST ELEVATION
1/8" = 1'-0"



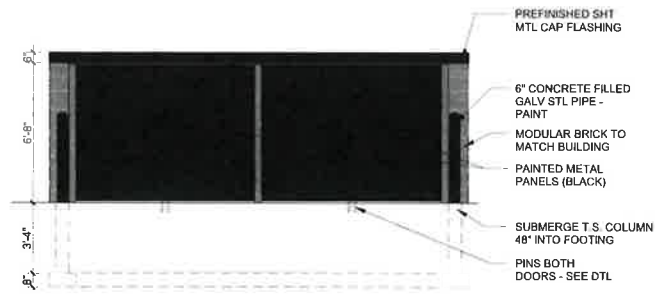
3 WEST ELEVATION
1/8" = 1'-0"



5 TRASH SIDE ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



6 TRASH ELEVATION
1/4" = 1'-0"



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WEST LAKES RETAIL

7160 UNIVERSITY AVENUE
WEST DES MOINES, IOWA

06-13-2023



As indicated @ 24"x36" Sheet
12"x18" SHEET (HALF SIZE)
SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
JOB NO.: 17067A

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION

NO. PZC-23-043

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant, Signature Real Estate Services, Inc., and property owner, Fore Right, L.C. and West Lakes Commercial, LLC, request approval of the Site Plan for the approximately 1.8-acre property located at 7120 University Avenue as depicted on the location map included in the staff report. The applicant requests approval to construct an approximately 12,100-square foot multi-tenant retail 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-006070-2023), 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 August 14, 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 August 14, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary