CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: March 18, 2024

ITEM: Porsche Des Moines, 7220 Lake Drive – Approve Phased Site Plan to allow grading and construction of footings, foundations, and private utilities – LBP Des Moines, LLC – SP-006230-2023

Resolution: Approval of Phased Site Plan

Background: The applicant and property owner, LBP Des Moines, LLC, requests approval of a Phased Site Plan for the approximately 2.20-acre property located at 7220 Lake Drive. The applicant proposes to construct an auto dealership building and requests approval to begin grading, construct footings and foundations for the building and install private utilities. The full site plan will be brought forward in the near future once final building façade and landscaping details are finalized.

Staff Review & Comment:

- *Financial Impact:* No City funding of the project. Staff time for processing of development application and inspections during construction.
- *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:	March 11, 2024
Vote:	4-0, for approval with Commissioners Conlin, McCoy, Shaw absent
Recommendation:	Approve the Phased Site Plan

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

1. The property owner and applicant acknowledge and agree that this approval does not allow for any above ground construction or implementation of any other site improvements beyond that indicated. Approval of the full site plan and provision of adequate access and confirmation that all fire hydrants are installed for emergency services access during construction is required before above ground construction or other site improvements are installed.

Lead Staff Member: **Kara Tragesser**

Approval Meeting Dates:

Planning and Zoning Commission	March 11, 2024
City Council	March 18, 2024

Staff Report Reviews:

Planning & Zoning Commission	☒ Development Coordinator (or) ☒ Director	☒ Legal Department
City Council	☒ Director ☐ Appropriations/Finance	☒ Legal Department ☐ Agenda Acceptance

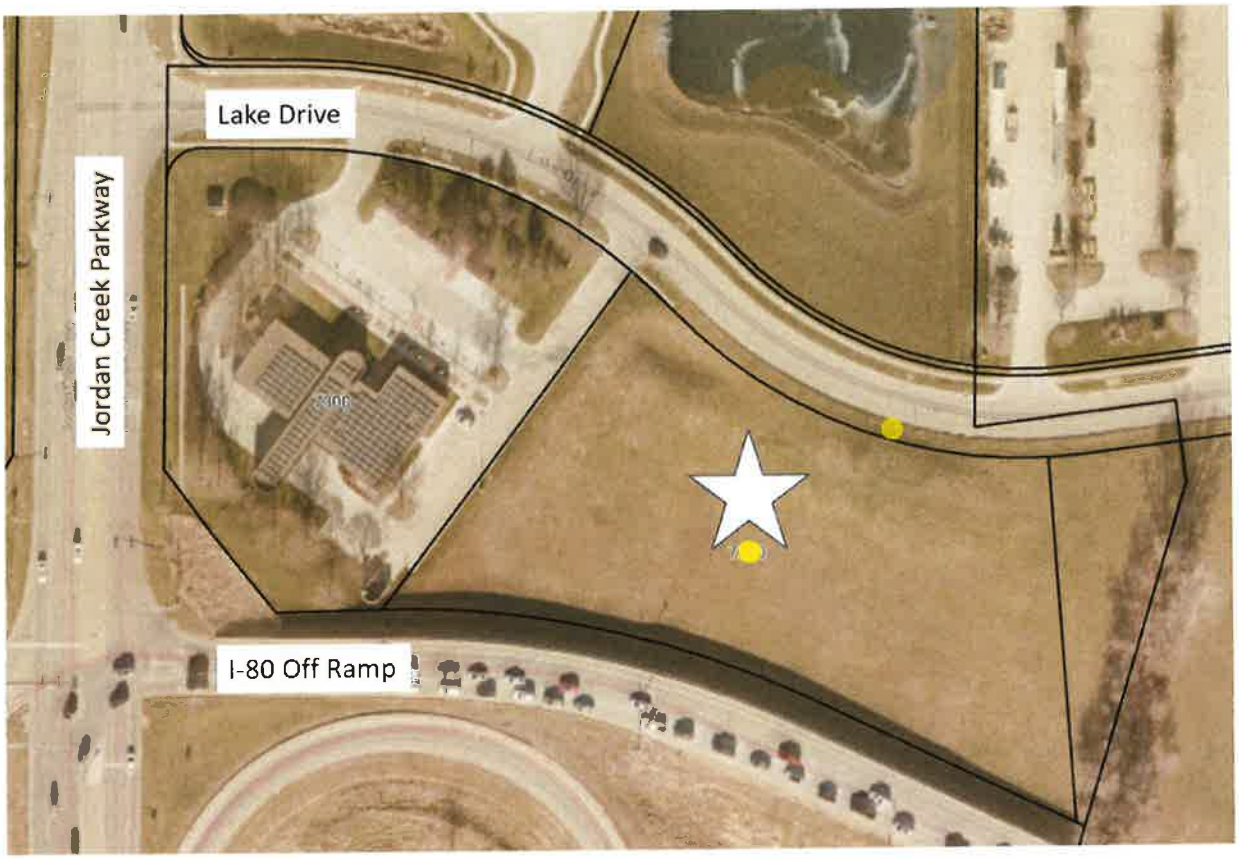
Publications (if applicable)

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

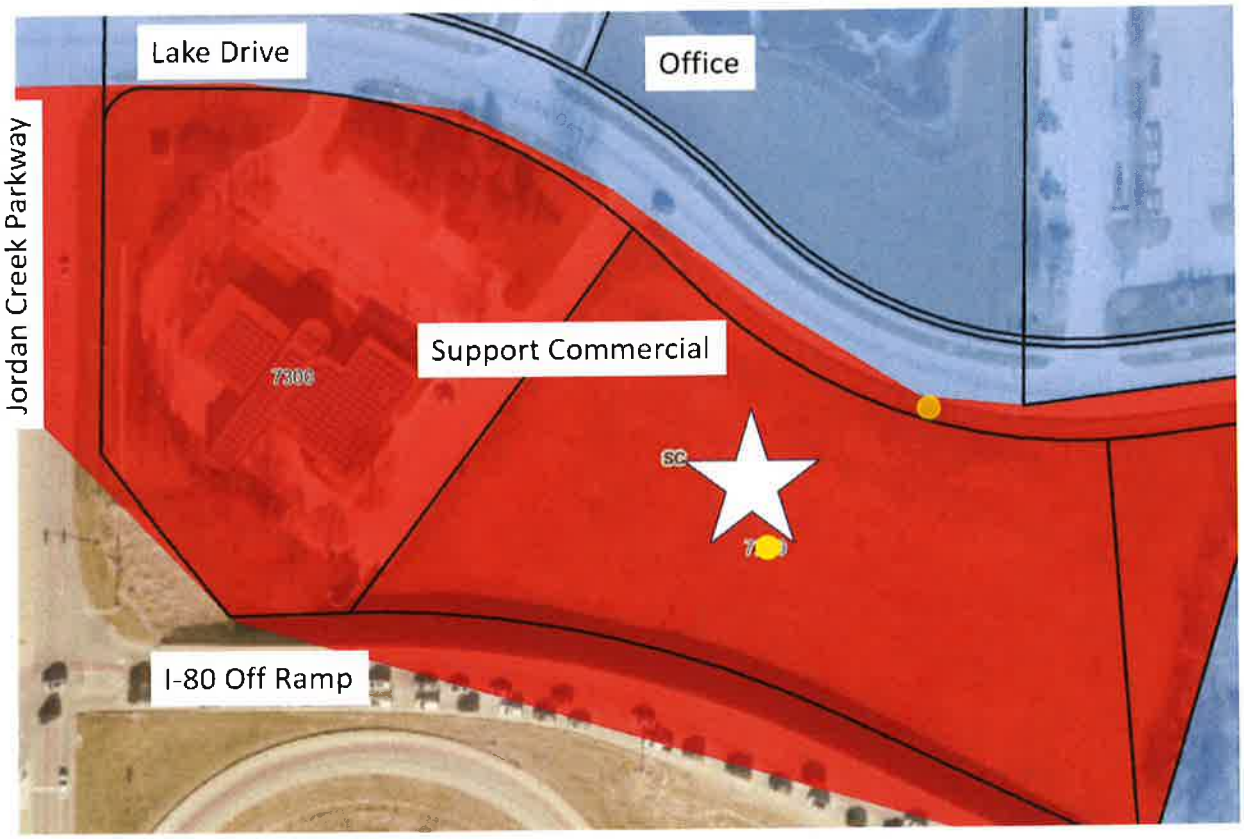
Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning			
Date Reviewed	12/4/23			
Recommendation	Yes ☒	No ☐	Split ☐	No Discussion ☐

Location Map



Vicinity Map – Land Uses



A RESOLUTION OF THE PLANNING AND ZONING COMMISSION

NO. PZC-24-10

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, LBP Des Moines, LLC, requests approval of the Phased Site Plan for the approximately 2.20-acre property located at 7220 Lake Drive as depicted on the location map included in the staff report. The applicant requests approval of a Phased Site Plan to begin grading, construction of footings and foundation, and installation of private utilities within the site.

WHEREAS, the Phased Site Plan request complies with the findings stated in the applicable provisions of the Comprehensive Plan, Title 9, Zoning, of the City Code, and other regulations of the City.

NOW THEREFORE, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Phased Site Plan (SP-006230-2023), 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 March 11, 2024.

Kevin Crowley

~~Andrew Conlin~~, Chair Acting
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 March 11, 2024, by the following vote:

AYES: Costa, Crowley, Davis, Hatfield

NAYS:

ABSTENTIONS:

ABSENT: Conlin, McCoy, Shaw

ATTEST:

Recording Secretary

Prepared by: Kara Tragesser, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, TO APPROVE A PHASED SITE PLAN FOR THE INITIATION OF GRADING, THE CONSTRUCTION OF FOOTINGS AND FOUNDATIONS, AND THE INSTALLATION OF PRIVATE UTILITIES

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, LBP Des Moines, LLC, an Iowa limited liability company, requests approval of a Phased Site Plan for property located at 7220 Lake Drive and legally described in attached Exhibit "B" for the purpose of initiating grading, the construction of footings and foundations, and the installation of private utilities for an auto dealership; and

WHEREAS, studies and investigations were made, and staff reports, and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

WHEREAS, the Phased Site Plan complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan, and City Code; and

WHEREAS, on March 11, 2024, the Planning and Zoning Commission recommended to the City Council, by a 4-0 vote, for approval of the Phased Site Plan; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Phased Site Plan.

NOW, THEREFORE, The City Council does approve the Phased Site Plan for an auto dealership (SP-006230-2023), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on March 18, 2024.

_____
Russ Trimble, Mayor

ATTEST:

_____
Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on March 18, 2024, by the following vote.

Exhibit A: Conditions of Approval

1. The property owner and applicant acknowledge and agree that this approval does not allow for any above ground construction or implementation of any other site improvements beyond that indicated. Approval of the full site plan and provision of adequate access and confirmation that all fire hydrants are installed for emergency services access during construction is required before above ground construction or other site improvements are installed.

Exhibit B: Legal Description

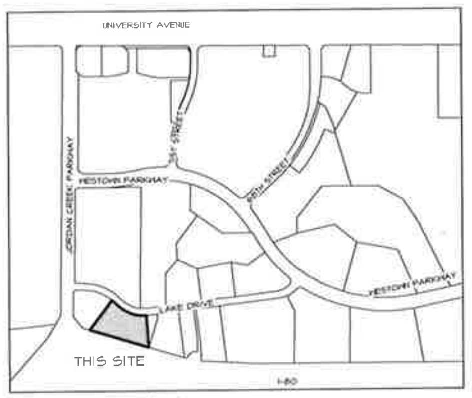
Lot Two (2) of EARLHAM PARK, an Official Plat in the City of West Des Moines, Dallas County, Iowa, EXCEPT Parcel A as shown in Survey recorded in Book 2002, on Page 14056 AND EXCEPT land condemned by the State of Iowa and recorded in Condemnation Book 10, on Page 566 described as follows: Beginning at the SE Comer of said Lot 2, said SE Comer also being on the present Northerly right of way line of Interstate Route No. 80; thence N 73°12'56" W 577.52 feet along the Southerly line of said Lots 2 and 1 and said present Northerly right of way line; thence S 89°14'50" E 65.63 feet; thence Easterly 293.42 feet along a 682.41 foot radius curve concave Southerly and having a chord bearing S 76°55'44" E 291 .17 feet; thence S 64°36'39" E 226.43 feet to a point on the Easterly line of said Lot 2; thence S 16°47'03" W 3.11 feet along said Easterly lot line to the Point of Beginning.

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

SITE PLAN FOR

PORSCHE DES MOINES

7220 LAKE DRIVE, WEST DES MOINES, IOWA 50266



VICINITY SKETCH 1"=600'

SHEET INDEX

*	SHEET TITLE
1.0	COVER
2.0	DIMENSION PLAN
3.0	GRADING PLAN
4.0	UTILITY PLAN
5.0	LANDSCAPE

GENERAL LEGEND

PROPOSED

- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- DRAIN BASIN OR SEDIMENT RISER
- DRAIN BASIN WITH SOLID GRATE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- SCOUR STOP MAT
- TURF REINFORCEMENT MAT
- STORM SEWER WITH SIZE
- WATER SEWER WITH SIZE
- WATER SERVICE
- 926 PROPOSED CONTOUR
- SILT FENCE
- 1234 ADDRESS
- RIPRAP
- TX TRANSFORMER
- UNO UNLESS NOTED OTHERWISE
- AHJ AUTHORITY HAVING JURISDICTION

EXISTING

- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- CATV UNDERGROUND TELEVISION
- UGE UNDERGROUND ELECTRIC
- UGG UNDERGROUND GAS
- UGFO UNDERGROUND FIBER OPTIC
- UGT UNDERGROUND TELEPHONE
- OHW OVERHEAD ELECTRIC
- SAN SANITARY SEWER WITH SIZE
- ST STORM SEWER WITH SIZE
- W WATER MAIN WITH SIZE
- 926 EXISTING CONTOUR

IOWA ONE CALL 1-800-292-8989

GENERAL NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY:
   A. APPLICANT
   B. CIVIL ENGINEERING CONSULTANTS, INC. (515) 276-4884
   C. CITY OF WEST DES MOINES DEVELOPMENT SERVICES
2. ALL CONSTRUCTION SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDA
3. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES. ALL RADII NOT LABELED: 5.0' TYPICAL
4. 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.
5. 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. (1-800-292-8989)
6. 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.
7. CONTRACTOR SHALL REMOVE ALL DEBRIS SPILLED ON CITY OF WEST DES MOINES RIGHT-OF-WAY AND ADJOINING PROPERTY IMMEDIATELY.
8. AT NO TIME SHALL EQUIPMENT, CONSTRUCTION MATERIAL AND/OR STOCKPILED FILL BE STORED IN CITY OF WEST DES MOINES RIGHT-OF-WAY.
9. APPLICANT IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
10. OFF-STREET PARKING AND ACCESS DRIVES SHALL BE PROVIDED PRIOR CONSTRUCTION FOR CREWS AND EQUIPMENT.
11. ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEVICES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITION.
12. ALL TRASH DUMPSTERS SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE.
13. NO CHANGES TO APPROVED PLAN MAY BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF CITY OF WEST DES MOINES AND CIVIL ENGINEERING CONSULTANTS.
14. 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 WDM ADDENDA.
15. TRANSFORMERS, JUNCTION BOXES AIR CONDITIONERS OVER 3 FEET IN HEIGHT OR OTHER SUCH ITEMS MAY NOT BE LOCATED IN REQUIRED SETBACK AREAS UNLESS SCREENED AND ALLOWED BY AHJ.
16. MINIMUM REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
17. SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON DATE OF SITE PLAN APPROVAL.
18. ANY ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
19. ANY AMENDMENTS OR CHANGES TO PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON SITE PLAN MUST BE APPROVED BY CITY AND CIVIL ENGINEERING CONSULTANTS PRIOR TO INSTALLATION / CONSTRUCTION.
20. LIGHTING MUST BE LOW GLARE CUT-OFF TYPE FIXTURES TO REDUCE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
21. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
22. BUILDING HEIGHT AS FOLLOWS: BUILDING: 29'4"
23. ALL EXTERIOR SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY BY CITY. ALL REQUIRED SIGN PERMITS, ACQUIRED, AND PAID BY CONTRACTOR.
24. CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF ALL DOCUMENTS REQUIRED FOR ALL CONSTRUCTION AND DEMOLITION PERMITS. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS.
25. 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.
26. CONTRACTOR IS TO RECONNECT ANY FIELD TILE INTERCEPTED DURING CONSTRUCTION.
27. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, CONTRACTOR SHALL CONTACT CITY OF WEST DES MOINES ENGINEERING DEPARTMENT TO OBTAIN APPLICABLE CITY PERMITS AS NECESSARY.
28. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONSTRUCTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL.

SEEDING NOTES

1. FERTILIZER (13-13-13) SHALL BE APPLIED TO AREA TO BE SEEDED OR SODDED AT RATE OF 650 LBS/ACRE.
2. 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.
3. FERTILIZER SHALL BE INCORPORATED INTO SOIL TO DEPTH OF 3" WITH MECHANICAL ROCK PICKER OR SPRING TOOTH CULTIVATOR.
4. 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.
5. ALL SEEDED AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.
6. 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.
7. 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

1. SOD SHALL BE FOUR WAY 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%.
2. SOD SHALL BE CUT AT UNIFORM THICKNESS OF APPROXIMATELY 1" +/- 1/4".
3. BEFORE STRIPPING, SOD SHALL BE MOWED TO UNIFORM HEIGHT OF 2-1/2-INCHES.
4. SOD SHALL BE REASONABLY FREE OF DISEASE AND SOIL-BORNE INSECTS.
5. SOD SHALL BE FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS.
6. SOD SHALL BE HARVESTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY NOT ADVERSELY AFFECT SURVIVAL OF SOD.
7. SOD SHALL BE CUT, DELIVERED AND INSTALLED IN TIME PERIOD OF 36 HOURS.
8. 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.
9. 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.
10. SOD SHALL BE STAKED ON ALL SLOPES THAT ARE 4:1 OR STEEPER.
11. 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.
12. SOD SHALL NOT BE MOWN UNTIL IT IS FIRMLY ROOTED. NO MORE THAN 1/3 OF GRASS LEAF SHALL BE REMOVED AT ANY ONE TIME.
13. SEEDING NOTES 1 & 2 APPLY TO THESE NOTES FOR SODDING.

PLANTING NOTES

1. ALL SITE WORK, SODDING AND LANDSCAPING SHALL MEET REQUIREMENTS OF STATEWIDE URBAN DESIGN AND SPECIFICATIONS 2023 (SUDAS).
2. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1)
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
4. CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND WEST DES MOINES DEVELOPMENT SERVICES.
6. ALL TREES, SHRUBS, BEDS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED HARDWOOD MULCH UNO.
7. 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.
8. ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
9. CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
10. REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, MUST BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
11. 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.
12. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED. SEE PLAN.

GRADING NOTES

1. 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.
2. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTORS EXPENSE TO SATISFACTION OF UTILITY OWNER.
3. TOPSOIL SHALL BE SPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL LANDSCAPED AREAS.
4. BACKFILL TO TOP OF ALL CURBS.
5. ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
6. COVER AND/OR FILTER SOCK AROUND ALL INTAKES PRIOR TO PAVING TO PREVENT SEDIMENT FROM ENTERING STORM SEWER.
7. CONTRACTOR SHALL REMOVE ALL DEBRIS SPILLED ON CITY OF WEST DES MOINES RIGHT-OF-WAY AND ADJOINING PROPERTY IMMEDIATELY.
8. 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

1. JUST PRIOR TO PAVING, COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY FOR DEPTH OF ONE FOOT.
2. REMOVE & REPLACE SOIL AS REQUIRED IN AREAS OF CUT OR TRANSITIONS.
3. 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.
4. PROVIDE IN PLACE FIELD DENSITY TESTS. RECOMPACT & RETEST AREAS THAT FAIL DENSITY SPECS AT NO COST TO OWNER.
5. ALL EXPOSED CONCRETE SHALL HAVE 5-7% ENTRAINED AIR. f'c = 4,000 PSI MIN. AND ALL AGGREGATE SHALL MEET ASTM C-33.
6. ALL ON SITE PAVING SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDA. CONTRACTOR SHALL PREPARE AND SUBMIT FOR ALL REQUIRED CITY OF WEST DES MOINES PERMITS AND PAY NECESSARY FEES.
7. PARKING STALL STRIPING SHALL BE DONE WITH TWO COATS 4" WIDE WHITE PAVEMENT PAINT.
8. 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.
9. PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
10. ALL PAVING WITHIN R.O.W. TO BE MINIMUM 7" THICK P.C.C.
11. USE APPROPRIATE MEASURES TO PREVENT SLURRY FROM SAW-CUTTING OPERATIONS FROM ENTERING STORM SEWERS AND DRAINAGEWAYS.

UTILITY NOTES

1. ALL UTILITIES SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDA.
2. 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.
3. ALL SERVICES SHALL BE CONSTRUCTED TO WITHIN 5 FEET OF THE OUTSIDE OF BUILDING WALLS.
4. SIZE AND MATERIALS OF SANITARY SEWER SERVICE SHALL COMPLY WITH PLUMBING CODE.
5. ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO STORM SEWER WHETHER ACTIVE OR NOT.
6. ALL STORM & SANITARY SEWER SHALL BE CONSTRUCTED WITH APPROPRIATE PERMITS.
7. ALL UTILITIES SHALL BE UNDERGROUND.
8. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY APPURTENANCES TO PROPOSED GRADE ELEVATIONS.
9. ALL CONNECTIONS TO EXISTING PUBLIC SANITARY SEWERS TO BE CORE-DRILLED.
10. RIGID FACTORY CONNECTIONS ARE REQUIRED WHERE NEW PIPE IS SCHEDULED TO CONNECT TO EXISTING SANITARY SEWER.
11. ALL SANITARY MANHOLES TO BE CITY OF WEST DES MOINES STANDARD.
12. PRIVATE WATER MAIN TO BE AWWA C900 DR18 WITH TRACER WIRE. NO. 12 AWG SOLID STEEL CORE HARD DRAWN EXTRA HIGH STRENGTH TRACER WIRE TO BE PLACED AT LOWER QUADRANT OF PIPE. BRING TRACER WIRE TO SURFACE AT FIRE HYDRANTS, VALVES, AND DEAD ENDS. CONNECT NEW TRACER WIRE TO EXISTING TRACER WIRE WITH WATERPROOF SPLICE.
13. FIRE HYDRANTS ARE TO BE PLACED 3-1/2 FEET FROM WATER MAIN EXCEPT WHERE CONFLICTS WITH PAVING.
14. WATER MAIN TO HAVE 5.5 FEET BURY MINIMUM TYPICAL.
15. ONE WEEK PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT CITY OF WEST DES MOINES WATER WORKS AT 515-222-3630.
16. 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 BETWEEN 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.
17. EXISTING SANITARY SEWER MAIN MUST BE VIDEOED AFTER CONNECTION IS MADE, AND PROVIDED TO CITY FOR REVIEW AND APPROVAL.

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.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED ON PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH WEST DES MOINES WATER WORKS AND CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. 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 1247, 54-1448. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO
7. WEST DES MOINES WATER WORKS DOES ALL TAPPING OF WATER MAINS. CONTRACTOR TO PROVIDE FOR TAPPING EXPENSES, IF ANY.

STANDARD CITY OF WEST DES MOINES NOTES

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN PROJECT.
2. CONTACT BUILDING INSPECTION (515) 222-3630, A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
3. 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.
4. 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.
5. ALL SIDEWALKS SHOWN ARE LESS THAN 5.0%. THERE ARE NO RAMPS REQUIRING RAILINGS.
6. NO CONSTRUCTION PARKING WITHIN R.O.W.
7. 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 WDM ADDENDA.
8. 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 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.
9. SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON ON DRIVEWAY APPROACHES TO TO ALL PUBLIC STREETS SHALL BE IN CONFORMANCE WITH M.U.T.C.D.
10. ACCESS ROADS DURING CONSTRUCTION SHALL MEET REQUIREMENTS OF WEST DES MOINES FIRE CODE. ALL ROADS SHALL BE MINIMUM 20' WIDE, BE ABLE TO SUPPORT AT LEAST 75,000 POUNDS GROSS VEHICLE WEIGHT, AND EXTENT TO WITHIN 150 FEET OF ALL PORTIONS OF ALL BUILDINGS UNDER CONSTRUCTION. ALL HYDRANTS SHALL BE ACCEPTED AND OPERATIONAL BY WEST DES MOINES WATER WORKS PRIOR TO COMBUSTIBLE CONSTRUCTION BEING PLACED ON SITE.
11. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.

PROPERTY OWNER:
LBF DES MOINES, LLC
12325 EMMET ST
OMAHA NE 68614

APPLICANT:
WOODHOUSE AUTO FAMILY

PROPERTY ADDRESS:
7301 LAKE DRIVE
WEST DES MOINES

SITE PLAN PREPARED BY:
CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: PATRICK J SHEPARD 2400 86th STREET #12
URBANDALE, IA 50322 PH: 515 276-4884
SHEPARD@CECLAC.COM

PREPARED FOR:
AVANT ARCHITECTS
8340 W DODGE ROAD SUITE 200
OMAHA, NE 68114
PH: 402-493-9611

PROFESSIONAL ENGINEER:
CIVIL ENGINEERING CONSULTANTS, INC
ATTN: PATRICK J. SHEPARD, PE, PLS
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URBANDALE, IA 50322 PH: 515 276-4884
EXT 214 SHEPARD@CECLAC.COM

LEGAL DESCRIPTION
LOT 2 EARLHAM PARK, AN OFFICIAL PLAT RECORDED IN BOOK 772, PAGE 898, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA EXCEPT THAT PORTION ACQUIRED FOR PUBLIC RIGHT-OF-WAY THROUGH CONDEMNATION AS RECORDED IN BOOK 10, PAGES 666-672

AND

EXCEPT PARCEL "A" SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 2002, PAGE 14056.

WDM PROJECT NUMBER
SP-06230-2023

EXISTING ZONING
WOODHOUSE PUD WITH UNDERLYING ZONING OF SUPPORT COMMERCIAL

PROPOSED ZONING
PUD - SUPPORT COMMERCIAL -
PERMITTED CONDITIONAL USE AS AUTO DEALERSHIP
GRANTED ON NOVEMBER 16, 2022

EXISTING LAND USE
SUPPORT COMMERCIAL

PROPOSED LAND USE
SUPPORT COMMERCIAL

SITE AREA
103,561 SQUARE FEET
2.38 ACRES

PROPOSED SETBACKS
BUILDING
FRONT 50'
REAR 25'

PARKING
NORTH 5'
EAST 10'
WEST 10'

FLOOD ZONE CERTIFICATION
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 'X' AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19153C0[illegible] DATED FEBRUARY 1, 2022.

SITE AREAS:

BUILDINGS	23,785 SF	23.0%
IMPERVIOUS	53,990 SF	52.1%
PERVIOUS	25,786 SF	24.9%
TOTAL SITE AREA	103,561SF	100.0%

IMPERVIOUS AREA
TOTAL IMPERVIOUS SURFACE = 77,775 SF

OPEN SPACE REQUIREMENT
TOTAL SITE 103,561 SF
OPEN SPACE REQUIRED: 25% 25,890 SF
OPEN SPACE PROVIDED: 25,786 SF

PARKING:
REQUIRED: 4 SPACES PER 1,000 SF GFA
24,000 SF BUILDING FOOTPRINT - 5,000 SF SHOWROOM = 19,000
19X4=76 STALLS REQUIRED
STALLS SHOWN: 79 INCLUDING 4 ADA STALLS & 8 ELECTRIC CHARGING

BENCHMARKS
CITY OF WEST DES MOINES #021
INTERSECTION OF JORDAN CREEK PARKWAY AND THE NORTH RAMP OF I-80, NORTHEAST CORNER OF INTERSECTION, 4.5' FEET WEST OF THE SOUTHEAST RIGHT-OF-WAY FENCE CORNER, 125 FEET EAST OF CENTERLINE OF JORDAN CREEK PARKWAY.

ELEVATION: (WEST DES MOINES DATUM) 205.75 FT

CITY OF WEST DES MOINES #047
INTERSECTION OF UNIVERSITY AVENUE AND JORDAN CREEK PARKWAY, SOUTHEAST CORNER OF INTERSECTION, 94.5' FEET EAST OF CENTERLINE OF JORDAN CREEK PARKWAY, 200' SOUTH OF THE CENTERLINE OF UNIVERSITY AVENUE.

ELEVATION: (WEST DES MOINES DATUM) 198.63 FT

CERTIFICATION

LICENSED PROFESSIONAL ENGINEER
PATRICK J. SHEPARD
12265
IOWA

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.

PATRICK J. SHEPARD, IOWA LIC. NO. 12265 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:

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

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Woodhouse Auto Family

7220 Lake Drive
West Des Moines, Iowa

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Date OCTOBER 19, 2023
Project Number: 22-023
Revisions:

No.	Description	Date
	2ND SUBMITTAL	12-06-23
	3RD SUBMITTAL	02-12-24

AVANT ARCHITECTS

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Omaha, NE 68114

402.493.9611

Sheet No.

C1.0

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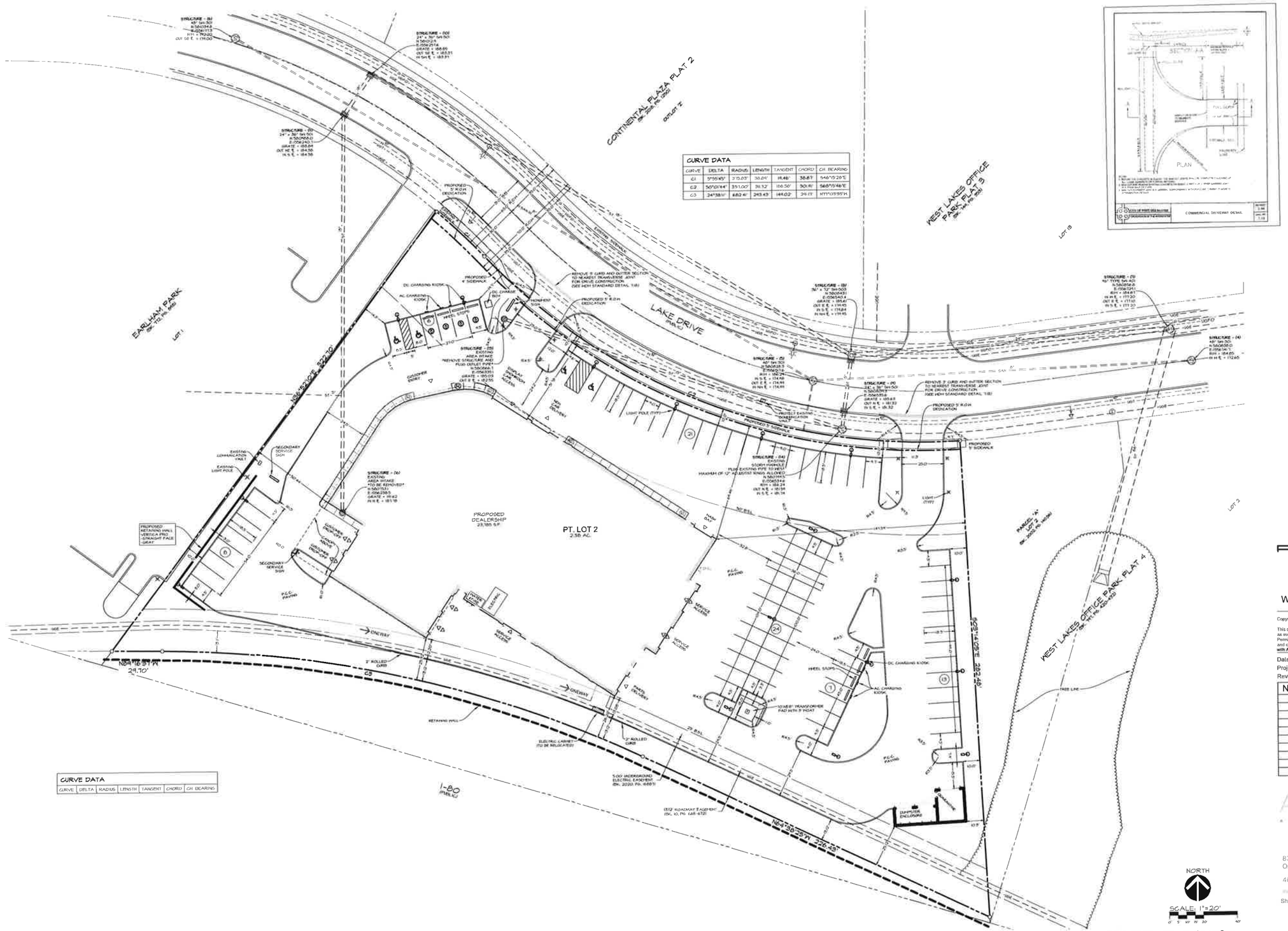

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NORTH

SCALE: 1"=20'

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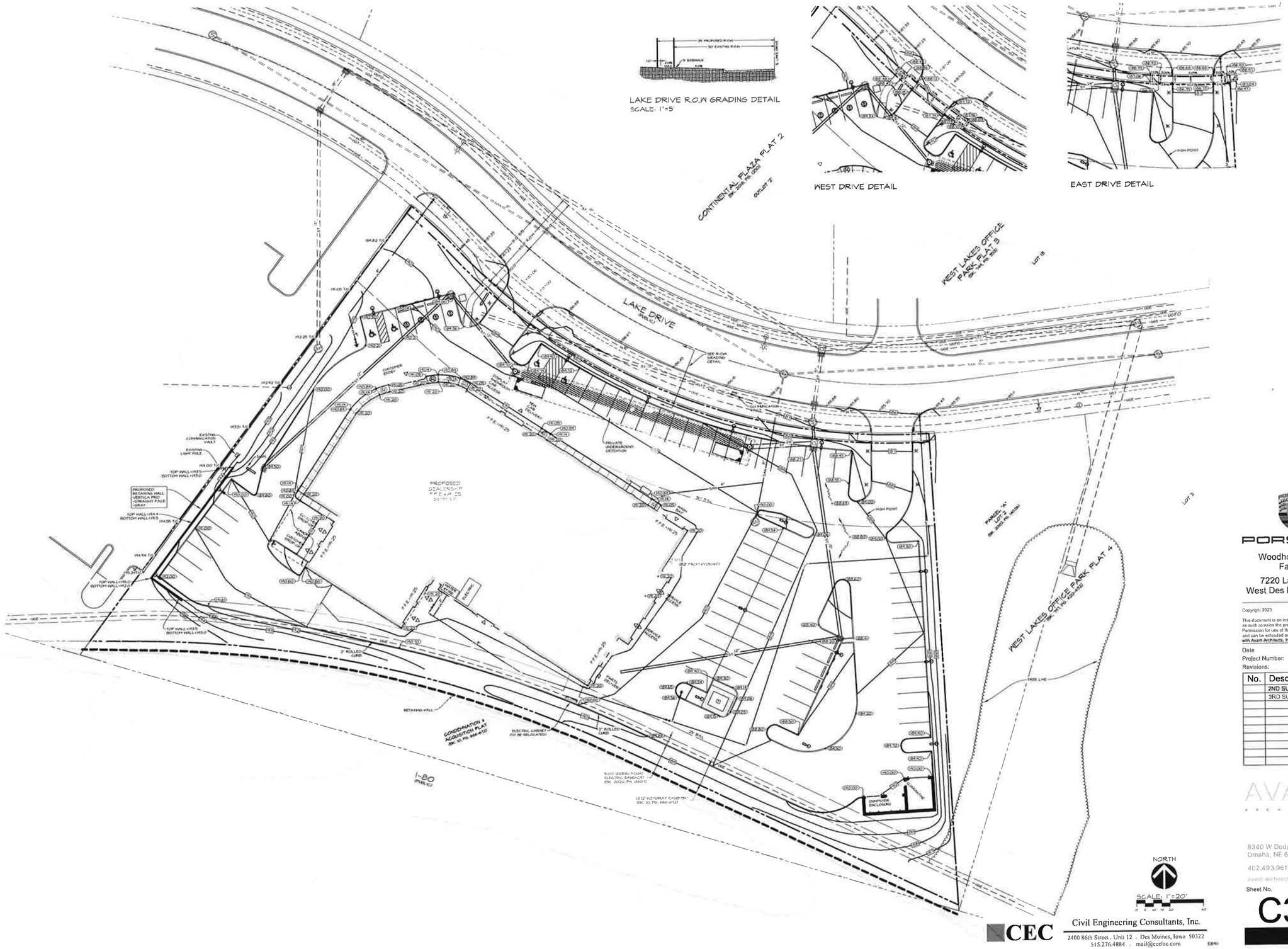

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QUANTITIES

SANITARY SEWER

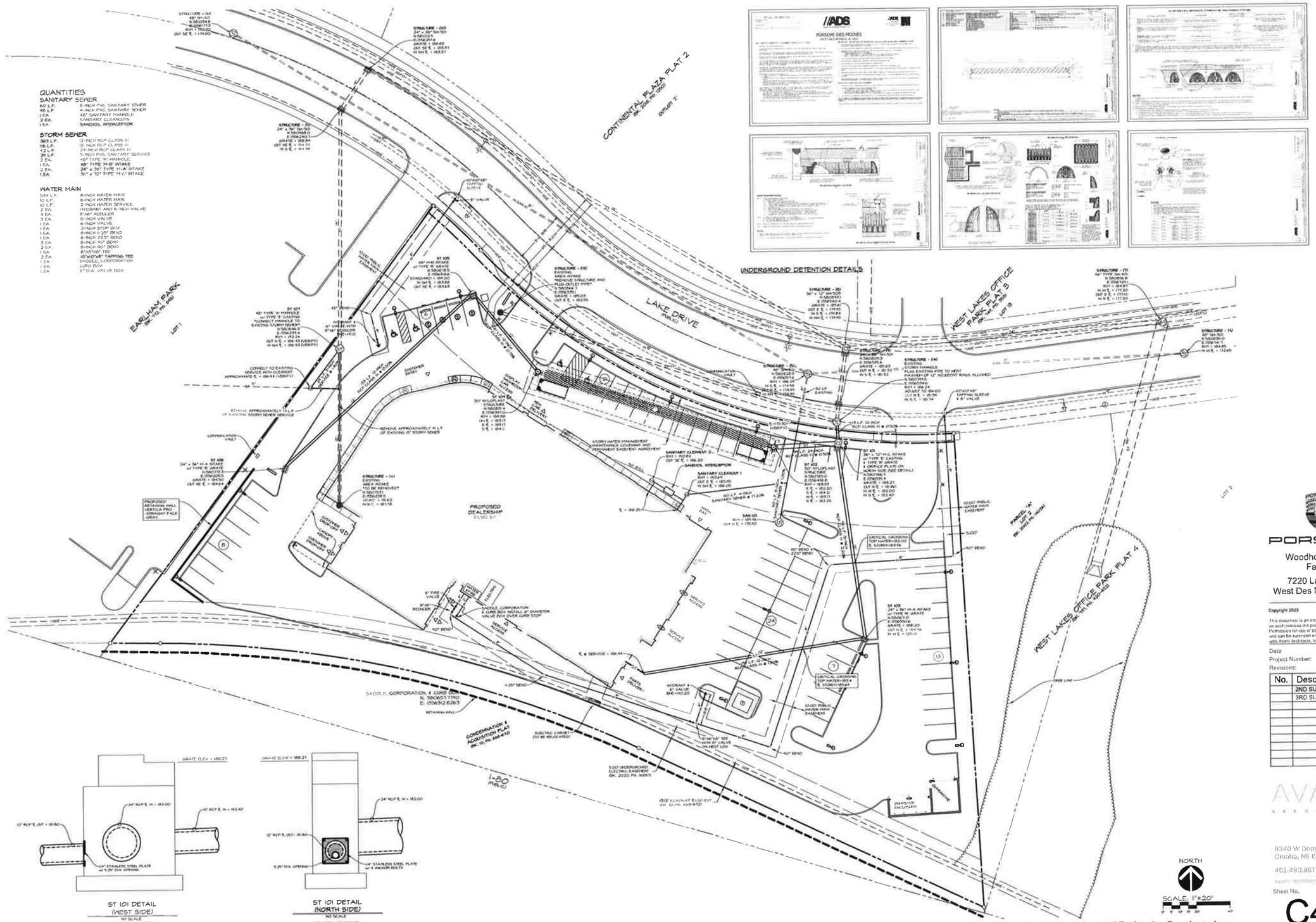
60 L.F.	8-INCH PVC SANITARY SEWER
48 L.F.	4-INCH PVC SANITARY SEWER
1 EA	48" SANITARY MANHOLE
2 EA.	SANITARY CLEANOUTS
1 EA	SANDAIDL INTERCEPTOR

STORM SEWER

363 L.F.	12-INCH RCP CLASS III
168 L.F.	15-INCH RCP CLASS III
42 L.F.	24-INCH RCP CLASS III
26 L.F.	5-INCH PVC SANITARY SERVICE
2 EA.	48" TYPE "A" MANHOLE
1 EA.	48" TYPE "M-B" INTAKE
2 EA.	24" x 36" TYPE "H-A" INTAKE
1 EA.	36" x 72" TYPE "H-C" INTAKE

WATER MAIN

544 L.F.	8-INCH WATER MAIN
10 L.F.	6-INCH WATER MAIN
10 L.F.	2-INCH WATER SERVICE
2 EA.	HYDRANT AND 6-INCH VALVE
3 EA.	6"x6" REDUCER
3 EA	6-INCH VALVE
1 EA	6-INCH VALVE
1 EA	2-INCH STOP BOX
1 EA	6-INCH 11.25° BEND
1 EA	6-INCH 22.5° BEND
3 EA	6-INCH 45° BEND
2 EA	6-INCH 90° BEND
1 EA	6"x6"x6" TEE
2 EA.	10"x10"x6" TAPPING TEE
1 EA.	SADDLE, CORPORATION
1 EA.	CURB BOX
1 EA	6" DIA. VALVE BOX



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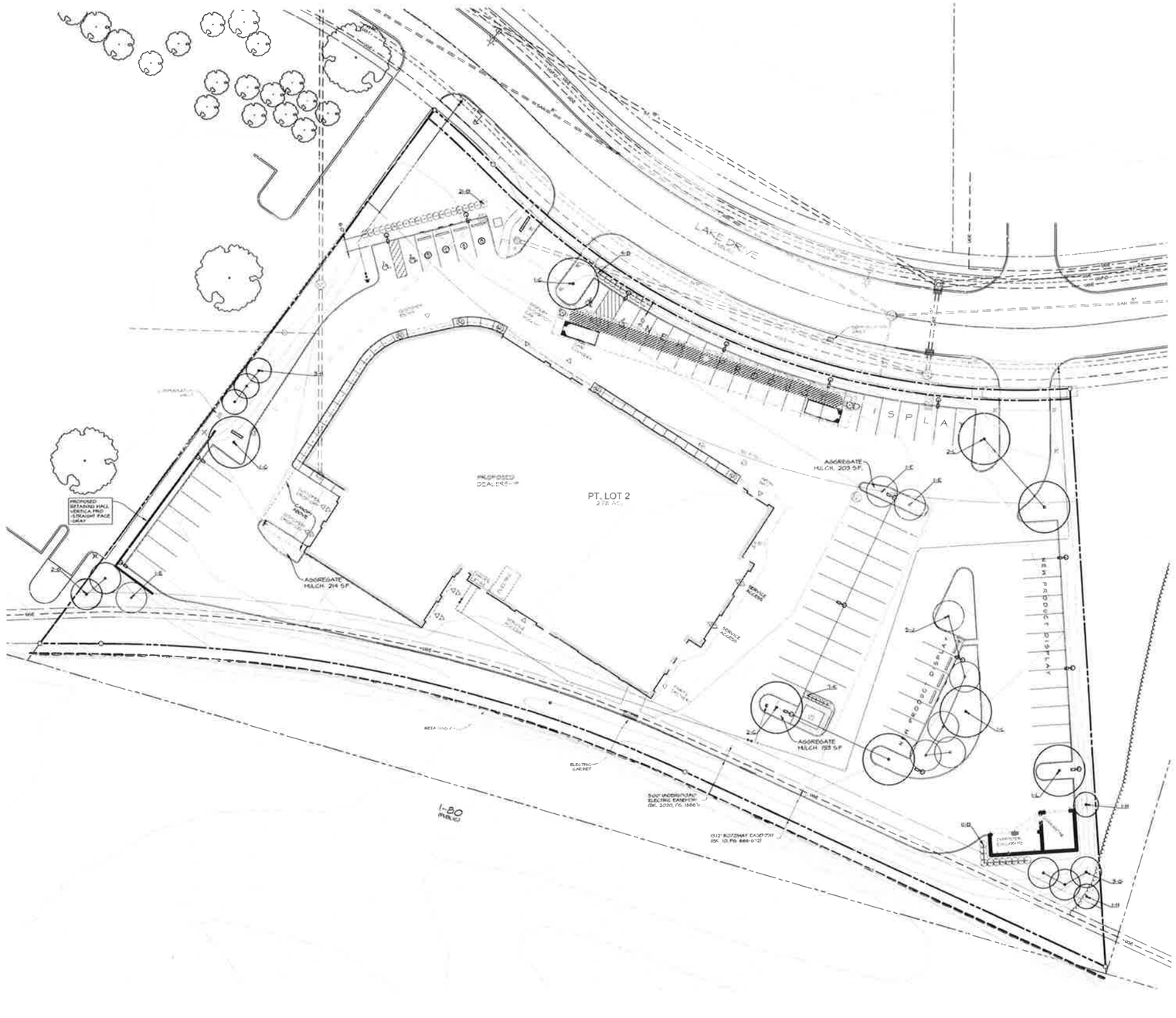
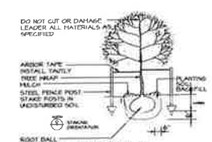
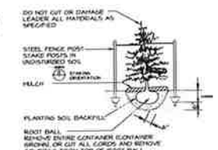


PLANT SCHEDULE

MARK	Botanical name / COMMON NAME	QUAN.	SIZE	ROOT TYPE	COMMENTS	PLANT TYPE
A	NOT USED					
B	Juniperus x pfitzeriana 'Sonnalong' / SPARTAN JUNIPER	41	24" HT.	CONT.	MATCHED, SPECIMEN, MULTI-STEM / 3 ea., 3' FROM WALL	
C	Gleditsia triacanthos inermis 'JFS-KBA' / EMERALD CITY HONEYLOCUST	4	2" CAL	B&B	MATCHED, SPECIMEN / 5' CLR. TRUNK	OVERSTORY
D	NOT USED					
E	Picea pungens 'Glauca' / BLUE SPRUCE	3	1.5" CAL	CONT	MATCHED, SPECIMEN / 3.5' CLR. TRUNK	UNDERSTORY
F	NOT USED					
G	Picea pungens 'Glauca' / BURKE'S GARDEN SPRUCE	5	7' HT.	B&B	MATCHED, SPECIMEN / 12' o.c.	OVERSTORY
H	Picea pungens 'Fastigiata' / NORTHERN BLUE LARGER LINE	5	7' HT.	CONT.	MATCHED, SPECIMEN / 12' o.c.	OVERSTORY
J	Populus tremuloides 'Pyramidalis' / PRAIRIE GOLD ASPEN	5	2" CAL	B&B	MATCHED, SPECIMEN, 3 STEM / 12' o.c., 5.5' CLR. TRUNK	OVERSTORY
K	Physocarpus opulifolius 'Dirmor (Jazz)' / SAUNTÉ DIABLO AMERICAN NINEBARK	7	7 GAL	CONT.	MATCHED, SPECIMEN, MULTI-STEM / 3.5' o.c., 3.5' FROM WALL	
L	Quercus macrocarpa / BUR OAK	4	2" CAL	CONT.	MATCHED, SPECIMEN / 5' CLR. TRUNK	OVERSTORY



DECIDUOUS TREE PLANTING AND STAKING DETAIL
NO SCALE



EVERGREEN TREE PLANTING AND STAKING DETAIL
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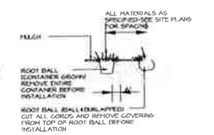

SHRUB & HERBACEOUS PLANTING DETAIL
NO SCALE

OPEN SPACE PLANTING

DEVELOPED SITE: 107,504 SF
REQUIRED OPEN SPACE: 25% = 25,940 SF
1 PLANT UNIT / 5000 SF = 5.8 PLANTING UNITS OF 2 TREES AND 3 SHRUBS PER UNIT:
REQUIRED OPEN SPACE PLANTING = 16 TREES (4 EVERGREEN) AND 26 SHRUBS

PARKING AREA PLANTING

REQUIRED: 1 TREE PER 4'x15' ISLAND + 2 TREES PER 4'x36' ISLAND
4 SMALL ISLANDS SHOWN = 2 LARGE ISLANDS.
8 TREES REQUIRED IN ISLANDS
TREES SHOWN IN ISLANDS: 8

STREETSCAPE

REQUESTED BUT NOT REQUIRED

TOTAL REQUIRED PLANT MATERIAL:
26 TREES (25% OF HIGH TO BE EVERGREEN: 10); 26 SHRUBS
TOTAL PROVIDED PLANT MATERIAL:
23 TREES (10 EVERGREEN + 3 UNDERSTORY TREES = 46 SHRUBS.

GENERAL LANDSCAPING NOTES:

ALL SHRUB BEDS TO HAVE SPADE CUT EDGE U.N.O

SOD NOTES: SOD ALL DISTURBED AREAS ON LOT 2. ALL OTHER DISTURBED AREAS TO BE DETAIL OF THIS WORK, TO BE SEEDED WITH SLEEPER SEED TYPE MIX.
SEED AREAS: SEED BED PREPARATION, FERTILIZATION, AND SEEDING PER SUDAS SECTIONS 9010 & 9020

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

AGGREGATE MULCH TO BE 1-1/2" - 2" CLEAN TRAP ROCK, 3" THICK OVER SEPERATION FABRIC PINNED IN PLACE.

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 STRING. TAPED AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.

NORTH

SCALE: 1"=20'

0' 5' 10' 15' 20' 40'

I HEREBY CERTIFY THAT THE PORTION OF THIS PROJECT DESCRIPTION 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.

PRELIMINARY

BY: _____ DATE: _____
KENT R. SMILEY, IOWA REG. NO. 3811
MY LICENSE RENEWAL DATE IS DEC. 31, 2025
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