



Date June 14, 2021 Reconvened on June 16, 2021

**RESOLUTION HOLDING HEARING ON REQUEST FROM WESLEY RETIREMENT SERVICES, INC. FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN
“WESLEY ACRE – SITE IMPROVEMENT PLAN” FOR PROPERTY AT
3520 GRAND AVENUE AND 401 37TH STREET**

WHEREAS, on May 24, 2021, by Roll Call No. 21-0777, the City Council received a communication from the City of Des Moines Plan and Zoning Commission advising that on May 6, 2021, the Commission voted 12-0 to **APPROVE** a request from Wesley Retirement Services, Inc. (owner), represented by Rob Kretzinger (officer), to approve the PUD Final Development Plan “Wesley Acre – Site Improvement Plan” on property located at 3520 Grand Avenue and 401 37th Street (collectively “Property”) to allow the construction of building additions and site revisions that are allowed by the recently approved amendment to the Wesley Acres Legacy PUD Conceptual Plan, including building additions for the north and west entries with reconfiguration of the adjacent parking lot areas including extension of parking to the north toward Grand Avenue, a building addition for swimming pool and auditorium use on the west, a terrace/pond landscape feature in the north side of the Property, and renovation of the central courtyard area, subject to compliance with all administrative review comments; and

WHEREAS, the Property is legally described as follows:

LOT 1 OFFICIAL PLAT OF LOT 5 OF PIERCE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 78, RANGE 24 WEST OF THE 5TH P.M. AND LOTS 3 AND 4 OF THE OFFICIAL PLAT OF LOTS 1 THROUGH 24 OF SECTION 7, TOWNSHIP 78, RANGE 24 WEST OF THE 5TH P.M., EXCEPT THAT PART AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00° (DEGREES) 09' (MINUTES) 57" (SECONDS) EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 617.54 FEET; THENCE SOUTH 89°45'23" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 165.15 FEET; THENCE SOUTH 00°04'49" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 333.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°04'49" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 325.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°26'27" WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 263.37 FEET; THENCE NORTH 00°15'28" WEST, 259.0 FEET; THENCE NORTH 45°00'00" EAST 91.12 FEET; THENCE NORTH 89°45'23" EAST, 199.64 FEET TO THE POINT OF BEGINNING; AND THAT PART OF THE SOUTH 200.0 FEET OF THE NORTH 540.0 FEET OF LOT 5 (EXCEPT THE WEST 33 FEET THEREOF) OF THE OFFICIAL PLAT LOTS 1 THROUGH 24 OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M.; AND ALL OF LOT 1 IN PORTLAND PLACE, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; and



Roll Call Number

Agenda Item Number

76

Date May 24, 2021

WHEREAS, on May 24, 2021, by Roll Call No. 21-0777, it was duly resolved by the City Council that the request for approval of the PUD Final Development Plan be set down for hearing on June 14, 2021 at 5:00 p.m., in the Council Chambers; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed PUD Final Development Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed PUD Final Development Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed PUD Final Development Plan "Wesley Acre – Site Improvement Plan" are hereby overruled, and the hearing is closed.
2. The proposed PUD Final Development Plan "Wesley Acre – Site Improvement Plan", as on file in the Development Services Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to the condition stated above.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(10-2021-7.56)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		

CERTIFICATE

I, P. KAY CMELIK, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk



May 18, 2021

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their May 6, 2021 meeting, the following action was taken regarding a request from Wesley Retirement Services Inc (owner) represented by Rob Kretzinger (officer) for review and approval of a PUD Final Development Plan "Wesley Acre – Site Improvement Plan" on property located at 3520 Grand Avenue, to allow building additions for the north and west entries with reconfiguration of the adjacent parking lot areas including extension of parking to the north toward Grand Avenue, a building addition for swimming pool and auditorium use on the west, a terrace/pond landscape feature in the north side of the site, and renovation of the central courtyard area.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier				X
Emily Webb				X

APPROVAL of the proposed Wesley Acres "PUD" Final Development Plan, subject to compliance with all administrative review comments (10-2021-7.56)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed Wesley Acres “PUD” Final Development Plan, subject to compliance with all administrative review comments.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed “PUD” Final Development Plan would allow for construction of building additions and site revisions that are allowed by the amendment to the Wesley Acres Legacy “PUD” Conceptual Plan.
2. **Size of Site:** Approximately 12 acres.
3. **Existing Zoning (site):** “Wesley Acres PUD” Planned Unit Development District.
4. **Existing Land Use (site):** High-density residential retirement living campus, to include a healthcare facility and adult and children daycare centers.
5. **Adjacent Land Use and Zoning to Site of Amendment:**

 North - “NX3”; Use is high density residential.
 South - “N2a”; Uses included undeveloped land owned by the applicant and large lot single-family residential.
 East - “P1” & “P2”; Use is Des Moines University.
 West - “NX3”; Uses are high-density residential and Sisterhood of the PEO.
6. **General Neighborhood/Area Land Uses:** The surrounding neighborhood uses primarily consist of high density residential and institutional uses along Grand Avenue with large lot estate single-household residential to the south and a timbered landscape in between.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Greenwood Historic Neighborhood. The neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on April 16, 2021 and by the Final Agenda on April 30, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on April 26, 2021 (10 days prior to the public hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Greenwood Historic Neighborhood Association notices were mailed to Nicholas Larson, 127 34th Street, Des Moines, IA 50312.

8. **Relevant Zoning History:** On June 2, 1986, the City Council approved the original "PUD" Conceptual Plan. On March 19, 1990, the City Council approved an amendment to expand the area of the "PUD". On April 9, 2012, the City Council approved another amendment to the "PUD" Conceptual Plan to allow beer and wine sales for on-site consumption as part of the food service for residents as a permitted use, made revision to the allowed signage program to accommodate new branding, and defined the permitted exterior design for a 5,470-square foot adult daycare building addition.

On March 8, 2021, the City Council approved an amendment to the Wesley Acres "PUD" Conceptual Plan, to allow low building additions for the north and west entries with reconfiguration of the adjacent parking lot areas including extension of parking to the north toward Grand Avenue, to allow a building addition for resident swimming pool and auditorium use on the west, to allow a terrace/pond landscape feature in the north side of the site, to allow expansion of the existing parking lot within the front yard area along 37th Street, to allow renovation of the central courtyard area, to allow expansion of beer, wine and liquor service within the Chamberlain Mansion and within all other dining service areas, to remove Children's Garden and Preschool use as a permitted use, and to revise list of permitted accessory uses to include restaurant, assembly/event space, residential support service, studio or instructional service, adult daycare, and indoor sports/recreation.

The Council's approval on March 8, 2021 included the following conditions:

1. All stucco shown on the building elevations shall meet the standards necessary to be considered "Major Façade Material", as contained in City Code Chapter 135;
2. All brick shown on the building elevations shall be full-dimensional brick and not thin brick;
3. Provision of a note to state that any refuse collection container will be within an enclosure constructed of masonry walls that match the primary building and steel gate;
4. The off-street parking lot within the western portion of the "PUD" Conceptual Plan shall not extend any closer to the front property line along 37th Street than the existing "Wesley Bolton" building and shall not include a drive approach from 37th Street;
5. All lighting used to illuminate off-street parking areas shall use full-cutoff directional lighting to prevent glare and light spillover onto streets and abutting N-zoned lots;
6. Any new parking area shall be landscaped with the buffer being reviewed and approved by the Plan and Zoning Commission during the Development Site Plan review. This requires side and rear buffer plantings to lessen the impact of any parking on adjoining residential properties;
7. Any future PUD Final Development Site Plan for the site shall require certification by a licensed engineer that the stormwater basin on the southern portion of the site functions as designed;
8. Provision of a note that states any sale or service of alcoholic liquor, wine and/or beer shall be in accordance with the necessary permit or license obtained through the Office of the City Clerk as approved by the City Council; and

9. Compliance with all administrative review comments of final "PUD" Conceptual Plan documents; and
10. The property owner shall be required to annually submit a storm water detention maintenance report to the City Storm Water Utility to demonstrate continued functional operation of the approved storm water management improvements. In the event that said report does not demonstrate continued functional operation, the property owner shall comply with City recommendations to repair or maintain said improvements within a timeline approved by the City's Public Works Director or be subject to public nuisance or similar legal action by the City and the landscaping plan will be executed in advance of any Certificate of Occupancy.

9. PlanDSM Creating Our Tomorrow Designation: High Density Residential.

- 10. Applicable Regulations:** Considering the criteria set forth in Chapter 18B of the Iowa Code, and based on the provisions of Chapter 134 Section 134-2.2.9.C, all PUD Final Development Plans must be reviewed and approved by the City Council after review and recommendation by the Plan and Zoning Commission.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Urban Design:** The proposed elevations comply with the elevations contained on the approved "PUD" Conceptual Plan. The proposed building additions would be constructed to blend with the current surrounding building materials. It indicates that the additions would be sided with a combination of prefinished metal flashing, synthetic stucco, facebrick, and aluminum storefront. The "PUD" Final Development Plan states that all stucco shown on the building elevations shall meet the standards necessary in order to be considered as a "Major Façade Material", as regulated in City Code Chapter 135 and that all brick shown on the building elevations shall be full-dimensional brick and not thin brick.
2. **Off-Street Parking:** The proposed "PUD" Final Development Plan demonstrates that existing off-street parking lots would be slightly reconfigured to accommodate the proposed building additions. It does not propose any modifications to the parking area to the north of the Bolton Building, as the approved "PUD Conceptual Plan includes a statement that off-street parking lot within the western portion of the "PUD" Conceptual Plan shall not extend any closer to the front property line along 37th Street than the existing "Wesley Bolton" building and shall not include a drive approach from 37th Street. The proposed "PUD" Final Development Plan also includes a note stating that all lighting used to illuminate off-street parking areas must use full-cutoff directional lighting to prevent glare and light spillover onto streets and abutting N-zoned lots.
3. **Landscaping:** The proposed "PUD" Final Development Plan demonstrates significant landscaping and plantings throughout the site.

The approved "PUD" Conceptual Plan includes a condition requires that any new parking area to be landscaped with the buffer that is reviewed and approved by the Plan and Zoning Commission during this current "PUD" Final Development Plan review. This requires side and rear buffer plantings to lessen the impact of any parking on adjoining residential properties.

In order to minimize impacts to the properties adjacent to the west at 315 and 321 37th Street, the proposed "PUD" Final Development Plan provides a mix of 8 shade streets and 31 evergreen trees along the 285 feet of property line that the applicant shares with these two properties. This equates to 3.40 shade trees and 10.88 evergreen trees per 100 linear feet. This is in excess of the standards applicable for a "Heavy Landscape Buffer", which requires 2 shade trees and 6 evergreen trees per 100 linear feet. Staff believes that the proposed placement, quantity, and variety of species will ensure that a substantial buffer is provided in this area.

4. **Drainage/Grading:** The proposed "PUD" Final Development Plan demonstrates that improvements will be made to the existing south detention basin and a new north pond will be constructed to ensure that the future storm water runoff will not exceed the existing runoff rate.

The "PUD" Development Plan states that the proposed design of the south detention basin has been designed to be in compliance with current City Codes and specifications, and certified by an Iowa-licensed engineer. The owner shall have Bishop Engineering perform an as-built survey for the improvements made to the south detention basin and storm sewer after construction is completed to certify that the basin and associated infrastructure has been constructed in accordance with the approved site plan and storm water management plan. Certification by a licensed engineer that the south detention basin functions as designed shall be provided to the City prior to issuance of a Certificate of Occupancy for any site improvements allowed by this PUD Development Site Plan.

The "PUD" Development Plan also states that the property owner is required to annually submit a storm water detention maintenance report to the City storm water utility to demonstrate continued functional operation of the approved stormwater management improvements. In the event that said report does not demonstrate continued functional operation, the property owner shall comply with City recommendations to repair or maintain said improvements within a timeline approved by the City's Public Works Director or be subject to the public nuisance or similar legal actions by the City and the landscaping plan will be executed in advance of any Certificate of Occupancy. The first of these annual reports shall be submitted to, reviewed by, and approved by the City Storm Water Utility prior to issuance of a Certificate of Occupancy for any site improvements allowed by this PUD Development Site Plan. The annual stormwater reports will be submitted to NID (Neighborhood Inspections Division) for compliance review via email at NID@DMgov.org.

SUMMARY OF DISCUSSION

Bert Drost presented staff report and recommendation.

Darren Schlapkohl 5508 NW 88th Street, Johnston, IA representing Wesley Life stated they have done a lot of work to make sure they are exceeding the recommendations and requests of everyone involved. They have had conversation with Kevin Macfee about their landscape plans and also plan to have more conversation with Scott Carlson to go through the same exercise with him as they did with Mr. Macfee.

CHAIRPERSON OPENED THE PUBLIC HEARING

None were present or requested to speak.

CHAIRPERSON CLOSED THE PUBLIC HEARING

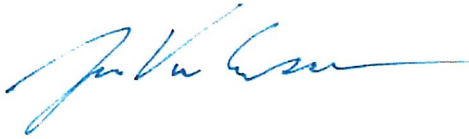
Jann Freed stated this has been a very controversial development within the neighborhood so it's great to see collaboration and accommodations regarding the neighbors' concerns.

COMMISSION ACTION:

Rocky Sposato made a motion for approval of the proposed Wesley Acres "PUD" Final Development Plan, subject to compliance with all administrative review comments

Motion passed: 12-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen", with a long horizontal flourish extending to the right.

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

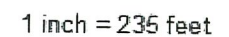
Request from Wesley Retirement Services Inc (owner) represented by Rob Kretzinger (officer) for property located at 3520 Grand Avenue				File #	
				10-2021-7.56	
Description of Action	Review and approval of a PUD Final Development Plan "Wesley Acre – Site Improvement Plan" to allow building additions for the north and west entries with reconfiguration of the adjacent parking lot areas including extension of parking to the north toward Grand Avenue, a building addition for swimming pool and auditorium use on the west, a terrace/pond landscape feature in the north side of the site, and renovation of the central courtyard area.				
PlanDSM Future Land Use	Current: High Density Residential and Low Density Residential. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	Wesley Acres Legacy "PUD" Planned Unit Development.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	0	0			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Wesley Retirement Services Inc, 3520 Grand Avenue

10-2021-7.56



1 inch = 235 feet



WESLEY ACRES SITE IMPROVEMENT PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C0.2 GENERAL NOTES
- C1.1 EXIST. CONDITIONS
- C1.2 DEMO PLAN
- C1.3 DEMO PLAN
- C1.4 DEMO PLAN
- C2.1 OVERALL LAYOUT PLAN
- C2.2 LAYOUT PLAN
- C2.3 LAYOUT PLAN
- C3.1 GRADING PLAN
- C3.2 GRADING PLAN
- C3.3 SOUTH BASIN PLAN
- C4.1 UTILITY PLAN
- C4.2 UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C5.2 LANDSCAPE PLAN
- C5.3 LANDSCAPE PLAN
- C5.4 LANDSCAPE PLAN
- C5.5 LANDSCAPE PLAN
- C6.1 DETAILS SHEET
- C7.1 SWPPP
- C7.2 SWPPP
- C7.3 SWPPP

PROPERTY DESCRIPTION:

WESLEY ACRES 320 GRAND AVE.
LOT 1 OFFICIAL PLAT OF LOT 5 OF PIERCE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 18, RANGE 24 WEST OF THE 5TH P.M., EXCEPT THAT PART AS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 80° (DEGREES) 00' (MINUTES) 50" (SECONDS) ALONG THE EASTERN LINE OF SAID LOT 1, A DISTANCE OF 517.54 FEET; THENCE SOUTH 89° 03' 23" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 183.15 FEET; THENCE SOUTH 89° 04' 40" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 324.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89° 03' 23" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 203.37 FEET; THENCE NORTH 89° 03' 23" WEST, 203.37 FEET; THENCE NORTH 89° 03' 23" EAST 15.15 FEET; THENCE NORTH 89° 03' 23" EAST, 18.84 FEET TO THE POINT OF BEGINNING; AND THAT PART OF THE SOUTH 203.37 FEET OF THE NORTH 548.5 FEET OF LOT 5 (EXCEPT THE WEST 203.37 FEET) OF THE OFFICIAL PLAT OF LOT 1 THROUGH 24 OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 24 WEST OF THE 5TH P.M.; AND ALL OF LOT 1 IN PORTLAND PLACE, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

ADDRESS:
320 GRAND AVE
DES MOINES, IOWA

LAND OWNER / APPLICANT:
WESLEY RETIREMENT SERVICES INC
CONTACT: ROB KRETZINGER
320 GRAND AVE
DES MOINES, IA 50312
PH: (515) 271-6708

CONTACT (PREPARED BY):
BISHOP ENGINEERING POPE MONTICELLI
CONTACT: DAVID BENITZ CONSULTANT: DON ROLF
3501 164TH STREET 1235 SANDHILL BLVD N, STE 200
URONOMA, IA 50222 ST. PAUL, MN 55118-0735
PH: (515) 278-0487 PH: (612) 424-8200

SIZE OF SITE:
PUD AREA = 12.21 ACRES

EXISTING ZONING:
PUD - PLANNED UNIT DEVELOPMENT (WESLEY ACRES PUD)

PARKING REQUIREMENTS:
PARKING REQUIRED = 183 STALLS
(PER WESLEY ACRES PUD)
PROPOSED PARKING = 281 STALLS (INCL. 13 ADA)
(INCL. 89 UNDERGROUND STALLS)

OPEN SPACE / IMPERVIOUS AREA:
TOTAL SITE AREA = 523,395 SF (12.21 AC.)
EXISTING IMPERVIOUS = 292,449 SF (56.1%)
EXISTING OPEN SPACE = 230,946 SF (43.9%)

PROPOSED IMPERVIOUS = 274,507 SF (52.3%)
PROPOSED OPEN SPACE = 248,888 SF (47.5%)

EXISTING PERMITTED LAND USE:
PRIMARY LAND USE:
HIGH-DENSITY RESIDENTIAL, RETIREMENT LIVING CAMPUS
(COMPRISING OF 14 UNITS, 102 ASSISTED LIVING UNITS, 80 HEALTHCARE CENTER
BEDS AND A 45 ADULT DAY SERVICE PROGRAM)

ACCESSORY LAND USES:
ONLY ALLOWED AS LONG AS PRIMARY USE CONTINUES
ALL ACCESSORY USES ARE AVAILABLE TO RESIDENTS & NON-RESIDENTS (NON-RESIDENT MEMBERSHIP REQUIRED FOR FITNESS AREA, HARBOR 200 MEMBERSHIP)
1. RESTAURANT - LIMITED TO ALL DINING AREAS ON CAMPUS (INCLUDING THE BISTRO, THE OAKS, CHAMBERLAIN HOUSE, COMMUNITY ROOM & OUTDOOR PATIO AREAS)
2. SMALL ASSEMBLY/EVENT CENTER - LIMITED TO CHAMBERLAIN HOUSE, COMMUNITY ROOM, GREENWOOD ROOM & OUTDOOR CLASSROOM
3. RESIDENTIAL SUPPORT SERVICE - SMALL RETAIL OR SERVICE USE, MUST BE ON GROUND FLOOR & LIMITED TO 2900' GROUND FLOOR AREA
4. STUDIO OR INSTRUCTIONAL SERVICE - LIMITED TO WELLNESS AREA (UPPER POOL FLOOR)
5. ADULT DAYCARE - LIMITED TO ADULT DAYCARE FACILITY (APPROX. 45 ADULTS, 7 STAFF)
6. INDOOR SPORTS/RECREATION - POOL & WELLNESS AREA (UPPER POOL FLOOR)

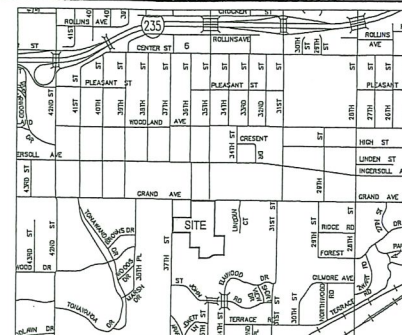
ANY SMALL ASSEMBLY/EVENT CENTER SELLING OR SERVING ALCOHOLIC LIQUOR, WINE, AND/OR BEER SHALL COMPLY WITH THE FOLLOWING:
• ANY SALE OR SERVICE OF ALCOHOLIC LIQUOR, WINE, AND/OR BEER SHALL OPERATE IN ACCORDANCE WITH THE APPROPRIATE LICENSES AND/OR PERMITS OBTAINED THROUGH THE OFFICE OF THE CITY CLERK AS APPROVED BY THE CITY COUNCIL.
• THE BUSINESS SHALL COMPLY WITH ARTICLE IV OF CHAPTER 42 OF THE CITY CODE PERTAINING TO NOISE CONTROL. THE BUSINESS SHALL HAVE NO OUTDOOR SPEAKERS OR AMPLIFIED SOUND EXCEPT WHEN USED IN COMPLIANCE WITH A TYPE E SOUND PERMIT.
• THE BUSINESS SHALL CONSPICUOUSLY POST 24-HOUR CONTACT INFORMATION FOR A MANAGER OR OWNER OF THE BUSINESS NEAR THE MAIN PUBLIC ENTRANCE.
• THE BUSINESS SHALL INSTITUTE A STRICT NO LOITERING POLICY, CONSPICUOUSLY POST ONE OR MORE "NO LOITERING" SIGNS, AND COOPERATE WITH POLICE IN ADDRESSING LOITERING ON THE PREMISES.
• LITTER AND TRASH RECEPTACLES SHALL BE LOCATED AT CONVENIENT LOCATIONS INSIDE AND OUTSIDE THE PREMISES AND OPERATIONS OF THE BUSINESS SHALL REMOVE ALL TRASH AND DEBRIS FROM THE PREMISES AND ADJOINING PUBLIC AREAS ON A DAILY BASIS.
• IF THE CITY'S ZONING ENFORCEMENT OFFICER DETERMINES AT ANY TIME THAT THE OPERATION OF THE BUSINESS BECOMES A NUISANCE OR EXHIBITS A PATTERN OF VIOLATING THE CONDITIONS SET FORTH IN THE PUD CONCEPTUAL PLAN, THE ZONING ENFORCEMENT OFFICER MAY APPLY TO THE PLAN & ZONING COMMISSION TO RECONSIDER THE ALLOWANCE OF "SMALL ASSEMBLY/EVENT CENTER" AS A PERMITTED ACCESSORY USE.

UTILITY MAPS PROVIDED BY:

1. ELECTRIC (INDIANAPOLIS) / 515-253-8892
2. STORM AND SANITARY (CITY OF DES MOINES) / 515-237-1330
3. FIBER OPTIC (CENTURY LINK) / 323-453-4927
4. CABLE (XO) / 515-624-4702
5. GAS (INDIANAPOLIS) / 515-253-8892
6. WATER (DES MOINES WATER WORKS) / 515-253-4720
7. FIBER OPTIC (ATT) / 515-275-4016
8. FIBER OPTIC (AURECON) / 515-400-0445
9. FIBER OPTIC (VERIZON) / 877-252-1000

UTILITY NOTES:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING. UNLESS OTHERWISE NOTED, ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.



LEGEND:

- | | | | |
|----------|--------------------------|----|-----------------------------------|
| — SAN — | SANITARY SEWER | TL | POWER POLE |
| — ST — | STORM SEWER | TL | TRANSFORMER POLE |
| — W — | WATER LINE | ○ | LIGHT POLE |
| — G — | GAS LINE | □ | ELECTRIC JUNCTION BOX |
| — UE — | UNDERGROUND ELECTRIC | □ | ELECTRIC PANEL |
| — OE — | OVERHEAD ELECTRIC | □ | TRANSFORMER |
| — TEL — | TELEPHONE LINE | ○ | GROUND LIGHT |
| — FIO — | FIBER OPTIC | ○ | GUY WIRE |
| — CATV — | CABLE TV | □ | ELECTRIC HANDHOLE |
| ○ | STORM MANHOLE | □ | GAS METER |
| □ | CURB INWAKE | □ | GAS VALVE |
| □ | SURFACE INTAKE | □ | AIR CONDITIONING UNIT |
| □ | FLARED END SECTION | □ | TELEPHONE RISER |
| □ | SANITARY MANHOLE | □ | TELEPHONE VAULT |
| □ | CLEANOUT | □ | TELEPHONE MANHOLE |
| □ | FIRE HYDRANT | □ | TRAFFIC SIGNAL MANHOLE |
| □ | SPRINKLER | □ | FIBER OPTIC MANHOLE |
| □ | IRRIGATION CONTROL VALVE | □ | FIBER OPTIC RISER |
| □ | WATER MANHOLE | □ | FIBER OPTIC FAULT |
| □ | WELL | □ | CABLE TV RISER |
| □ | WATER VALVE | □ | SIGN |
| □ | WATER SHUT OFF | □ | BOLLARD |
| □ | YARD HYDRANT | ○ | DENOTES NUMBER OF PARKING STALLS |
| □ | ELECTRIC MANHOLE | ○ | PROPERTY CORNER - FOUND AS NOTED |
| □ | ELECTRIC METER | ○ | PROPERTY CORNER - PLACED AS NOTED |
| □ | ELECTRIC RISER | ○ | SECTION CORNER - FOUND AS NOTED |
| □ | ELECTRIC VAULT | | |

BENCHMARK:

BASED ON BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83 IOWA SOUTH
BENCHMARK DATUM = CITY OF DES MOINES DATUM

POINT #603
NORTHING = 578878.58
EASTING = 155578.69
ELEVATION = 174.43
DESCRIPTION: SET CUT "A"

POINT #602
NORTHING = 578274.17
EASTING = 155407.28
ELEVATION = 165.69
DESCRIPTION: SET 3" IRON PIPE W/ RCP

PUD FINAL DEVELOPMENT PLAN APPROVAL:

☐ APPROVED ☐ APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

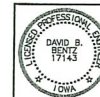
IN ACCORDANCE WITH SECTION 135-2.2.3, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE COMMUNITY DEVELOPMENT DIRECTOR.

PLAN & ZONING COMMISSION MEETING DATE: _____

CITY COUNCIL APPROVAL DATE: _____

COMMUNITY DEVELOPMENT DIRECTOR: _____ DATE: _____



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.

SIGNED: DAVID B. BENITZ, P.E. 17143 DATE: _____

LICENSE RENEWAL DATE: DEC. 31, 2021

PAGES OR SHEETS COVERED BY THIS SEAL: _____

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Email: info@bishopeng.com
Civil Engineering & Land Surveying
Established 1959

WESLEY ACRES
SITE IMPROVEMENT PLAN

COVER SHEET

REFERENCE NUMBER:

DRAWN BY:
BWM

CHECKED BY:
CBB

REVISION DATE:
2020-12-04 DD SET
2020-12-21 CITY SUBMITTAL
2021-03-17 CITY SUBMITTAL
2021-03-31 100% CD SET
2021-04-15 CITY P&Z

PROJECT NUMBER:
190388

SHEET NUMBER:
C0.1

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4/25/2021 1:58:17 AM \\ALAMO\PROJECTS\SUBMITTALS\WESLEY\150702020-00\COVERLINES

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. 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.
5. 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".
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRUCKS COLLAPSING FROM WAVING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. 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.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRE-CONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. 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.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IDWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF DES MOINES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IDWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. 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.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED ONTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT THE PERMANENT VEGETATION HAS BEEN STABILIZED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

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 SEEDS IN ACCORDANCE WITH CITY OF DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESSES.
4. ALL FERTILIZERS AND VULCANIZATES THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANELS AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARDS.
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.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENITZ AT 515-276-0487) TO PERFORM AND AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
4. 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.
5. ACTIVE EXISTING FIELD TIE-INS ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
6. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RP-44 TYPE 1 CONNECTIONS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
7. ALL RP-44 PIPE CALLED OUT ON PLANS SHALL BE UNIDIRPLAN WITH ENGINEERING PAVING.
8. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 18" OF THE CROSSING.
9. MANHOLE AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TESTING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
10. WATERMANS SHALL BE 60" DIA. SIZE OF WATERMAIN AS SHOWN ON PLANS.
11. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF DES MOINES.
13. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
14. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF DES MOINES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC.
2. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
3. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.

WETLAND NOTES:

1. BISHOP ENGINEERING 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.

SURVEY NOTES:

1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 04/19/2020. SEE EXISTING CONDITIONS SHEET PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

CITY OF DES MOINES NOTES:

1. ALL LIGHTING USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL USE FULL-CUTOFF DIRECTIONAL LIGHTING TO PREVENT GLARE AND LIGHT SPILLOVER ONTO STREETS AND ABUTTING ADJACENT LOTS.
2. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
3. ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT.
4. MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD, AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS IN CONFORMANCE WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
5. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
6. LIGHTING MUST BE LOW GLARE OUT OF THE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
7. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
8. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SOILING.
9. ALL BUILDING ELEVATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE PUD.
10. ANY SALE OR SERVICE OF ALCOHOLIC LIQUOR, WINE AND/OR BEER SHALL BE IN ACCORDANCE WITH THE NECESSARY PERMIT OR LICENSE OBTAINED THROUGH THE OFFICE OF THE CITY CLERK AS APPROVED BY THE CITY COUNCIL.

CITY COUNCIL PUD APPROVAL:

CITY COUNCIL MEETING DATE - MARCH 8, 2021 (ROLL CALL NO. 21-0423)

- CONDITIONS OF APPROVAL
1. ALL STUCCO SHOWN ON THE BUILDING ELEVATIONS SHALL MEET THE STANDARDS NECESSARY TO BE CONSIDERED "MAJOR FACADE MATERIAL" AS CONTAINED IN CITY CODE CHAPTER 135.
 2. ALL BRICK SHOWN ON THE BUILDING ELEVATIONS SHALL BE FULL-DIMENSIONAL BRICK AND NOT THIN BRICK.
 3. ANY REFUSE COLLECTION CONTAINER WILL BE WITHIN AN ENCLOSURE CONSTRUCTED OF MASONRY WALLS THAT MATCH THE PRIMARY BUILDING AND STEEL GATE.
 4. THE OFF-STREET PARKING LOT WITHIN THE WESTERN PORTION OF THE "PUD" CONCEPTUAL PLAN SHALL NOT EXTEND ANY CLOSER TO THE FRONT PROPERTY LINE ALONG 37TH STREET THAN THE EXISTING "WESLEY BOLDT" BUILDING AND SHALL NOT INCLUDE A DRIVE APPROACH FROM 37 STREET.
 5. ALL LIGHTING USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL USE FULL-CUTOFF DIRECTIONAL LIGHTING TO PREVENT GLARE AND LIGHT SPILLOVER ONTO STREETS AND ABUTTING ADJACENT LOTS.
 6. ANY NEW PARKING AREA SHALL BE LANDSCAPED WITH THE BUFFER BEING REVIEWED AND APPROVED BY THE PLAN AND ZONING COMMISSION DURING THE DEVELOPMENT SITE PLAN REVIEW. THIS INCLUDES SIZE AND REAR BUFFER PLANTINGS TO LESSON THE IMPACT OF ANY PARKING ON ADJOINING RESIDENTIAL PROPERTIES.
 7. ANY FUTURE PUD FINAL DEVELOPMENT SITE PLAN FOR THE SITE SHALL REQUIRE CERTIFICATION BY A LICENSED ENGINEER THAT THE STORMWATER BASIN ON THE SOUTHERN PORTION OF THE SITE FUNCTIONS AS DESIGNED.
 8. PROVISION OF A NOTE THAT STATES ANY SALE OR SERVICE OF ALCOHOLIC LIQUOR, WINE AND/OR BEER SHALL BE IN ACCORDANCE WITH THE NECESSARY PERMIT OR LICENSE OBTAINED THROUGH THE OFFICE OF THE CITY CLERK AS APPROVED BY THE CITY COUNCIL.
 9. COMPLIANCE WITH ALL ADMINISTRATIVE REVIEW COMMENTS OF FINAL "PUD" CONCEPTUAL PLAN DOCUMENTS.
 10. PROPERTY OWNER SHALL BE REQUIRED TO ANNUALLY SUBMIT A STORM WATER DETENTION MAINTENANCE REPORT TO THE CITY STORM WATER UTILITY TO DEMONSTRATE CONTINUED FUNCTIONAL OPERATION OF THE APPROVED STORM WATER MANAGEMENT IMPROVEMENTS. IN THE EVENT THAT SAID REPORT DOES NOT DEMONSTRATE CONTINUED FUNCTIONAL OPERATION, THE PROPERTY OWNER SHALL COMPLY WITH CITY RECOMMENDATIONS TO REPAIR OR MAINTAIN SAID IMPROVEMENTS WITHIN A TIMELINE APPROVED BY THE CITY'S PUBLIC WORKS DIRECTOR OR BE SUBJECT TO PUBLIC NUISANCE OR SIMILAR LEGAL ACTION BY THE CITY AND THE LANDSCAPING PLAN WILL BE EXECUTED IN ADVANCE OF ANY CERTIFICATE OF OCCUPANCY.

PUD NOTES:

1. THERE SHALL BE NO FUTURE BUILDING OR PARKING IMPROVEMENTS SOUTH OF THE "DEVELOPMENT RESTRICTION LINE" LOCATED 850 FEET SOUTH OF THE GRAND AVENUE RIGHT-OF-WAY. ANY AMENDMENT TO THIS PLAN THAT WOULD NORMALLY BE ALLOWED ADMINISTRATIVELY SOUTH OF THE "DEVELOPMENT RESTRICTION LINE" REQUIRES NOTICE TO THE SURROUNDING PROPERTY OWNERS AND THE NEIGHBORHOOD ASSOCIATION IN ACCORDANCE WITH THE P&Z STANDARD NOTIFICATION PROCEDURES FOR REZONING. A 30-DAY TIME PERIOD WILL BE ALLOWED FOR COMMENT FROM NEIGHBORS PRIOR TO APPROVAL OF THE ADMINISTRATIVE AMENDMENT BY THE PLANNING DIRECTOR.
2. EXISTING LIGHTING IS TO BE SHIELDED AND DIRECTED DOWNWARD SO AS NOT TO PRODUCE GLARE ON ADJACENT PROPERTIES.
3. EXISTING SIGNAGE SHALL REMAIN PER PREVIOUS APPROVED PUD CONCEPT, ZONING 2012-0022, EXCEPT WHERE NEW CONSTRUCTION CALLS FOR SIGNS TO BE REMOVED.
4. EXISTING LIQUOR LICENSE AGREEMENT SHALL REMAIN IN PLACE PER PREVIOUS APPROVED PUD CONCEPT, ZONING 2012-0022.
5. DESIGN/RENOVATION OF CENTRAL COURTYARD AREA HAS NOT YET BEEN DETERMINED AND WILL BE ADDED WITH THE SITE PLAN SUBMITTAL. RENOVATIONS WILL MEET ALL PUD REQUIREMENTS.

ARCHITECTURAL GUIDELINES:

THE PROPOSED ADDITIONS MAY INCLUDE A COMBINATION OF PREFINISHED METAL FLASHING, SYNTHETIC STUCCO, FACEBRICK AND ALUMINUM STOREFRONT. THE ADDITION WILL BE CONSTRUCTED TO BLEND WITH THE CURRENT SURROUNDING BUILDING MATERIALS.

TREE MITIGATION & PROTECTION REQUIREMENTS:

ONE REPLACEMENT TREE WILL BE PROVIDED FOR EACH 1,000 SF OF EXISTING CANOPIED AREA REMOVED, OR REPLACEMENT TREES SHALL BE PROVIDED FOR EACH NATURAL TREE TO BE REMOVED BASED UPON THE DIAMETER AT BREAST HEIGHT (DBH) OF THE REMOVED TREE IN THE FOLLOWING RATIO:

DBH OF REMOVED TREE	RATIO OF REPLACEMENT TREES TO REMOVED TREES
AT LEAST 12 AND LESS THAN 18	1:1
AT LEAST 18 AND LESS THAN 24	2:1

FOR EACH INCREMENT OF 8 INCHES OF DBH ABOVE 24 INCHES, ONE ADDITIONAL REPLACEMENT TREE SHALL BE PROVIDED

LANDSCAPE NOTES:

1. STREET TREES AS OUTLINED IN CHAPTER 135.7 (LANDSCAPE AND STREETScape - STREETScape REQUIREMENTS) WERE PREVIOUSLY INSTALLED BY CITY OF DES MOINES. NO ADDITIONAL STREET TREES WILL BE INCLUDED WITH THIS PUD.
2. FRONTAGE BUFFER AS OUTLINED IN CHAPTER 135.7 (LANDSCAPE AND STREETScape - FRONTAGE BUFFER) IS SPECIFICALLY EXCLUDED FROM THIS PUD.
3. EXISTING PARKING AREAS TO REMAIN WILL FOLLOW PREVIOUSLY APPROVED PLANS RELATING TO PARKING LOT ISLANDS. PROPOSED AND FUTURE PARKING AREAS WILL MEET CURRENT CITY OF DES MOINES ORDINANCE FOR PARKING LOT ISLANDS.

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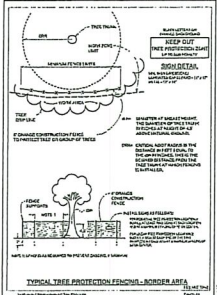
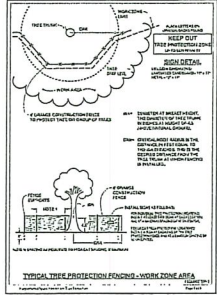
Established 1959

WESLEY ACRES

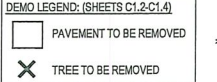
SITE IMPROVEMENT PLAN

GENERAL NOTES

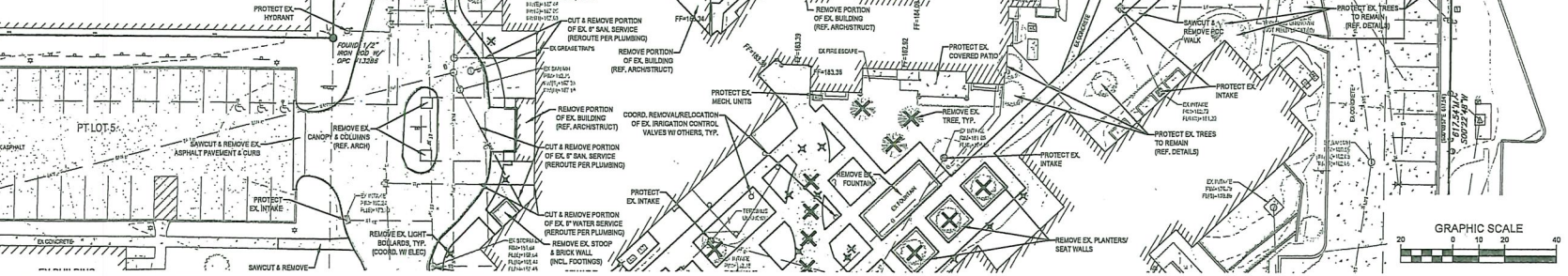
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CHECKED BY: DBH
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PROJECT NUMBER: 190388
SHEET NUMBER: C0.2



- 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 STRIPPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
 4. REFER TO LANDSCAPE PLANS FOR TREE MITIGATION CALCULATIONS.



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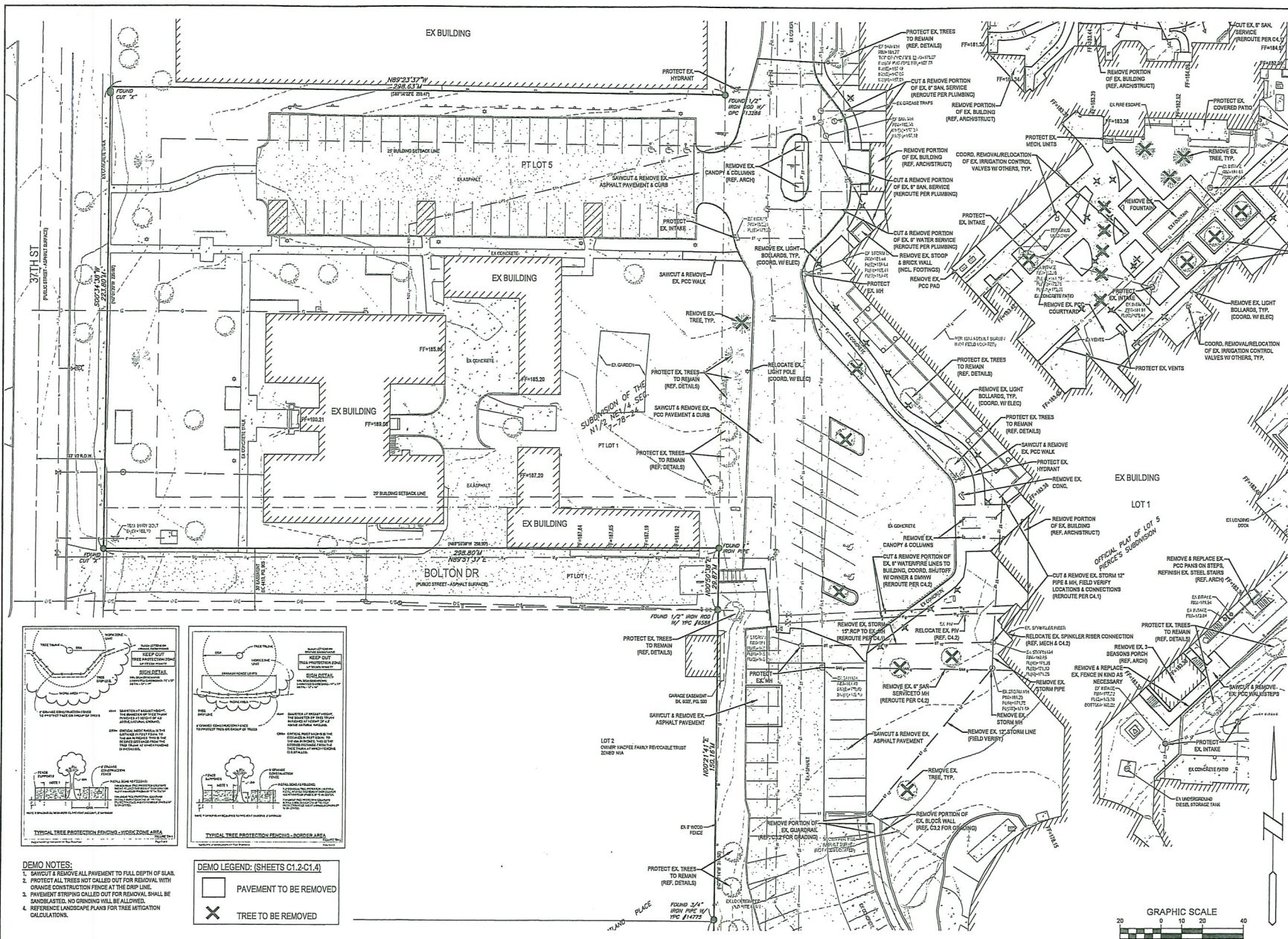
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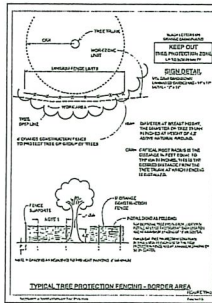
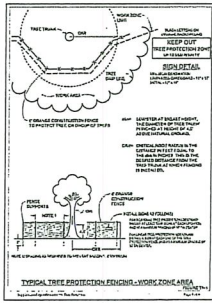
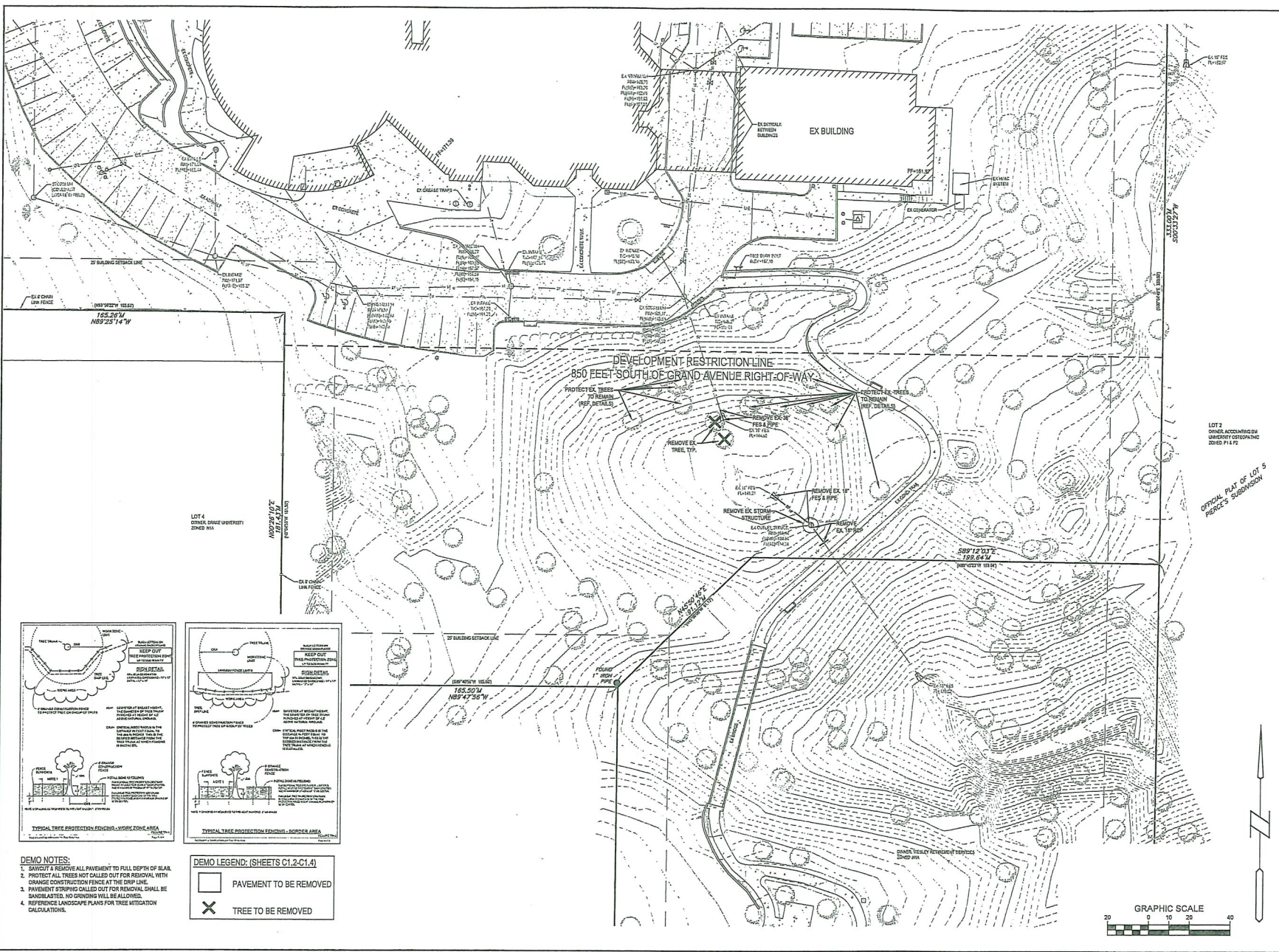
WESLEY ACRES
 SITE IMPROVEMENT PLAN
DEMO PLAN

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CHECKED BY:	DBB
REVISION DATES:	2020-12-04 CD SET 2020-12-23 CITY SUBMITTAL 2021-03-17 CITY SUBMITTAL 2021-03-31 100% CD SET 2021-04-15 CITY PAZ
PROJECT NUMBER:	190388
SHEET NUMBER:	C1.2



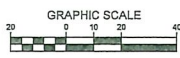
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 Des Moines, Iowa 50322-3825
 Phone: (515) 276-6167 Fax: (515) 276-0217
 Civil Engineering & Land Surveying Established 1959

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DEMO NOTES:
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCING AT THE Drip Line.
3. PAVEMENT STIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
4. REFERENCE LANDSCAPE PLANS FOR TREE MITIGATION CALCULATIONS.

DEMO LEGEND: (SHEETS C1.2-C1.4)
□ PAVEMENT TO BE REMOVED
X TREE TO BE REMOVED



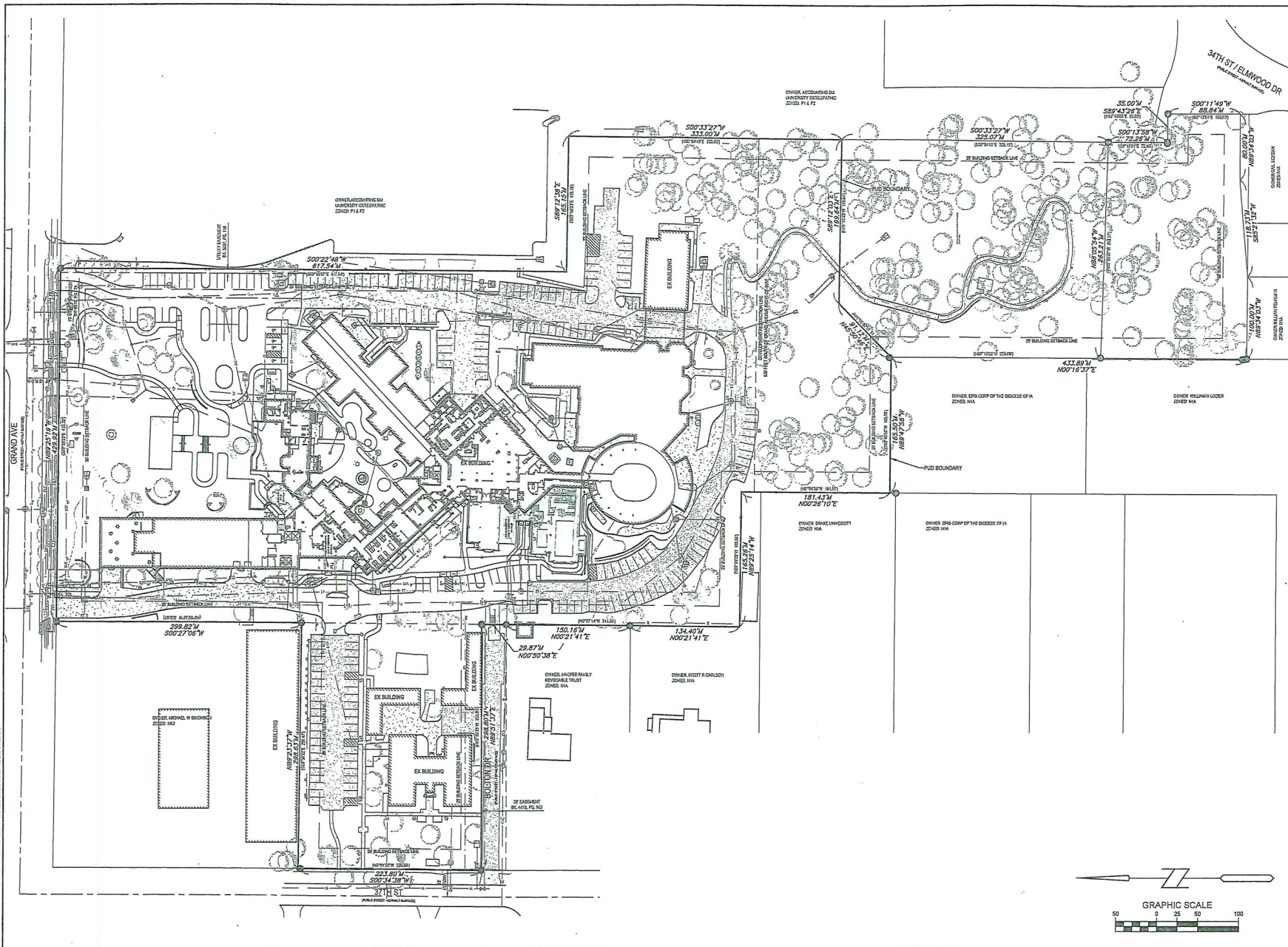
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Duke University
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Phone: (919) 286-4047 Fax: (919) 286-4047
Civil Engineering & Land Surveying
Established 1959

WESLEY ACRES
SITE IMPROVEMENT PLAN
DEMO PLAN

REFERENCE NUMBER:
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EWM
CHECKED BY:
DJB
REVISIONS:
2020-12-04 DD SET
2020-12-23 CITY SUBMITTAL
2021-03-17 CITY SUBMITTAL
2021-03-31 100% CD SET
2021-04-15 CITY P&Z

PROJECT NUMBER:
190388
SHEET NUMBER:
C1.4

05/2024 1:15:29 PM W:\PROJECTS\SPRINGS\WESLEY\SPRINGS-C2.LAYOUTING



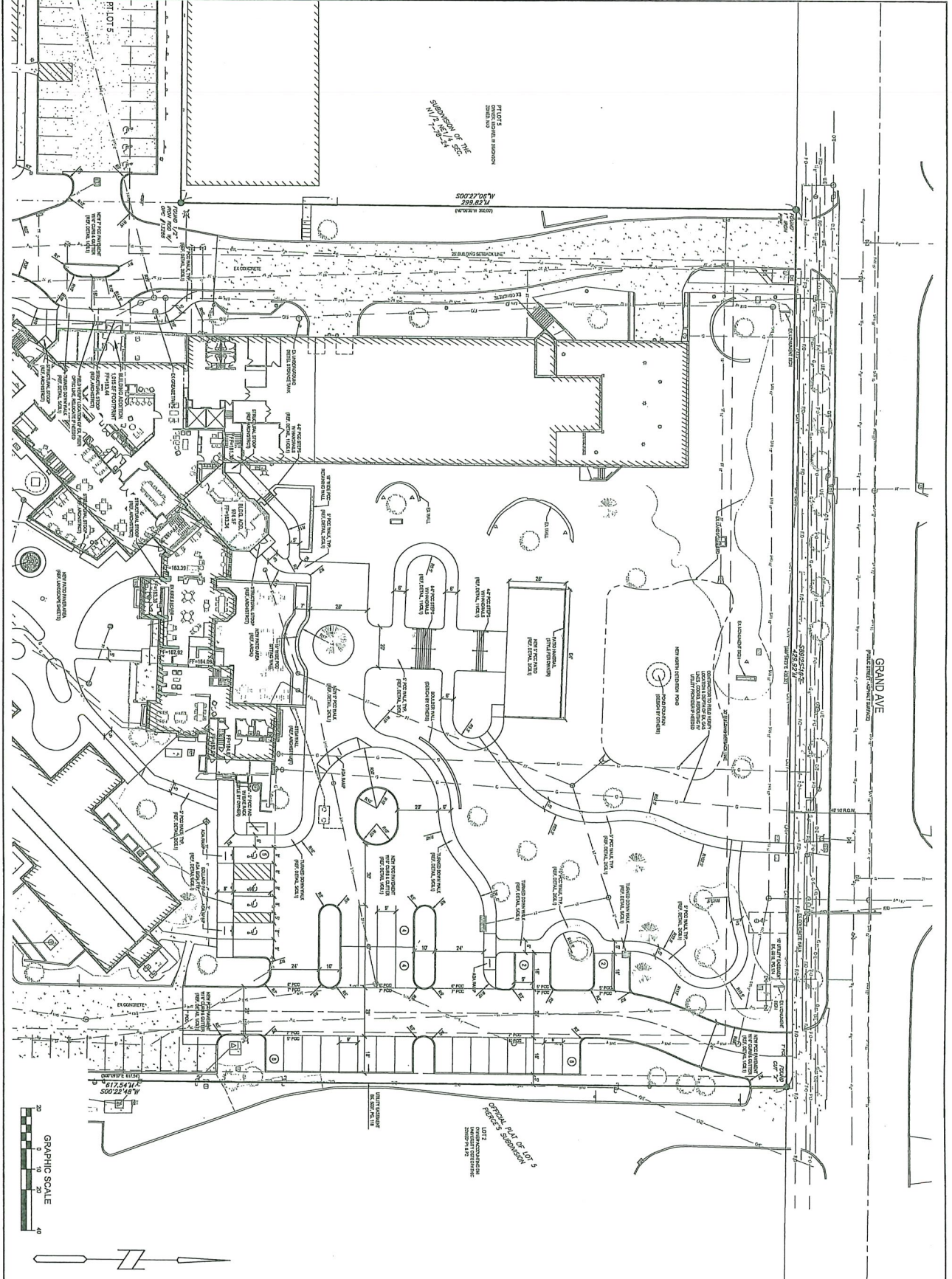
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Established 1999

WESLEY ACRES
SITE IMPROVEMENT PLAN

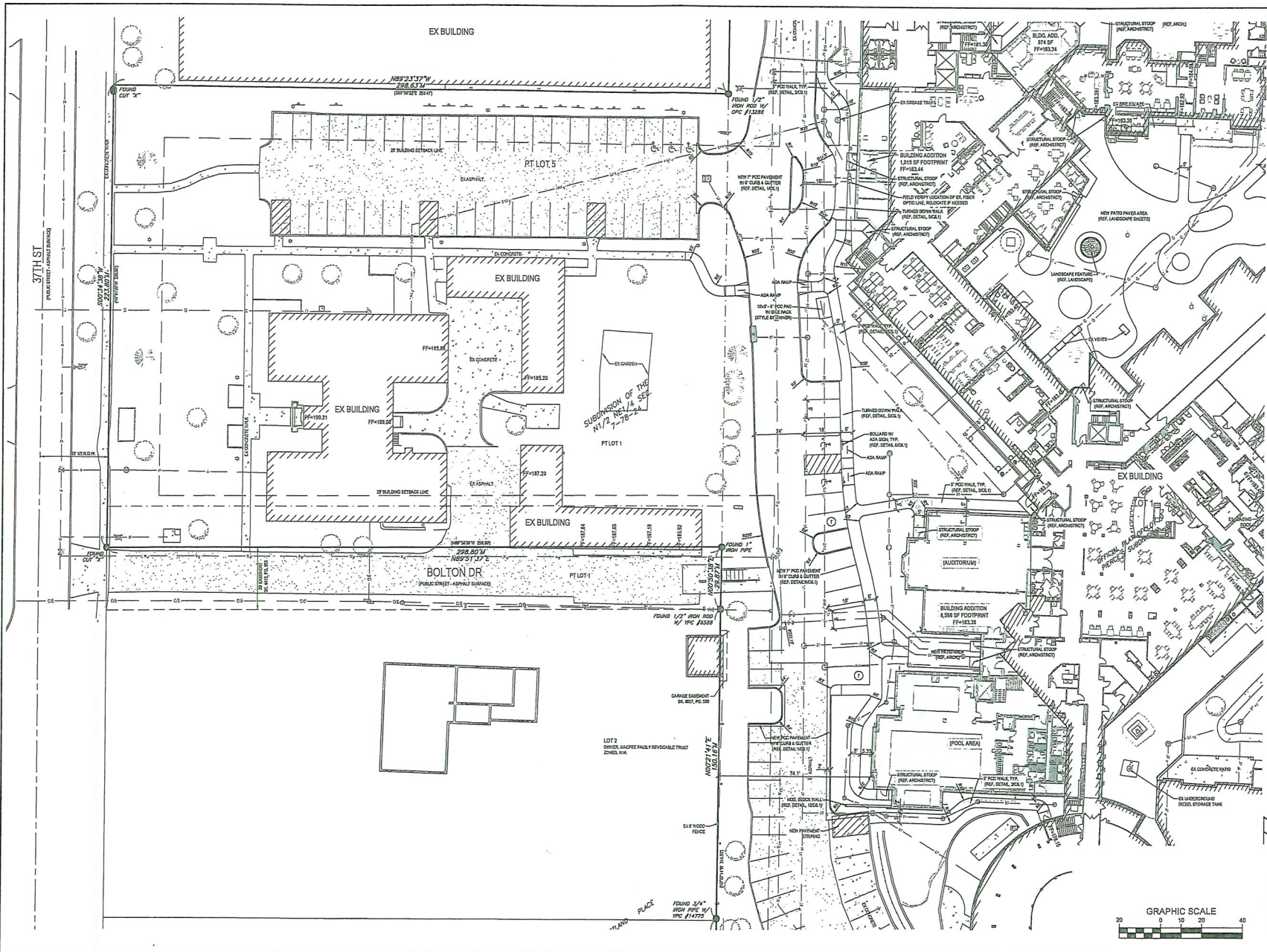
OVERALL LAYOUT PLAN

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CHECKED BY: DWB
REVISION DATE: 2020-12-04 DO SET 2020-12-23 CITY SUBMITTAL 2021-03-11 CITY SUBMITTAL 2021-03-31 100% CD SET 2021-04-15 CITY FILE
PROJECT NUMBER: 190388
SHEET NUMBER: C2.1



<p>GRAPHIC SCALE</p> <p>0 10 20 30</p>	<p>WESLEY ACRES</p> <p>190388</p> <p>C2.2</p>	<p>WESLEY ACRES</p> <p>SITE IMPROVEMENT PLAN</p> <p>LAYOUT PLAN</p>	<p>Bishop Engineering</p> <p>"Planning Your Successful Development"</p> <p>3501 104th Street Des Moines, Iowa 50322-3825 Phone: (515)276-0167 Fax: (515)276-0117 Civil Engineering & Land Surveying Established 1959</p>
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02/20/21 11:42:48 AM WILSON PROJECTS 2019/05/24 WESLEY ACRES LAYOUT.DWG



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Downey, CA 90241
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WESLEY ACRES
SITE IMPROVEMENT PLAN

LAYOUT PLAN

REFERENCE NUMBER:

DRAWN BY:
DWM

CHECKED BY:
DWB

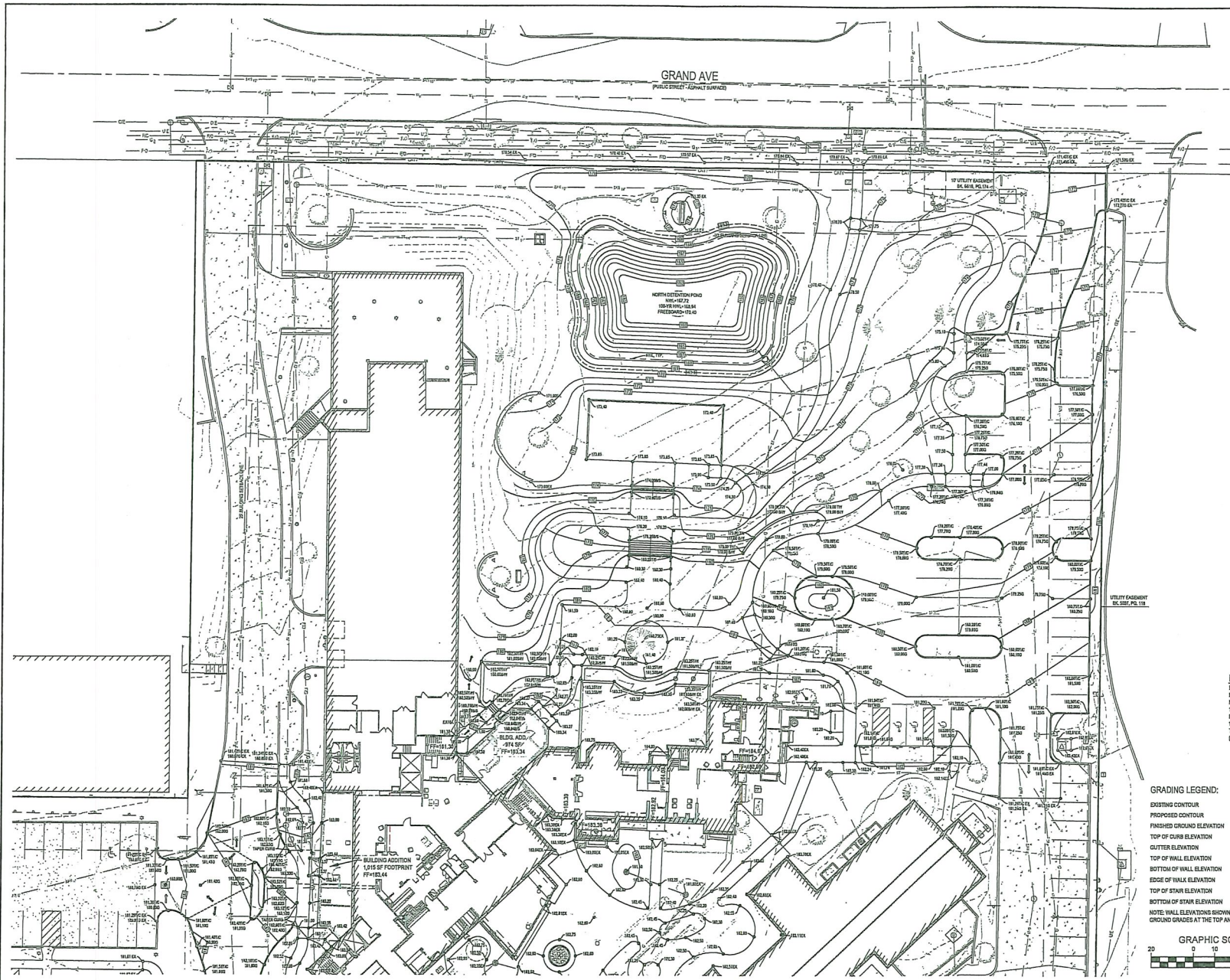
REVISION DATE:
2020-12-04 DO SET
2020-12-23 CITY SUBMITTAL
2021-03-17 CITY SUBMITTAL
2021-04-15 100% CD SET
2021-04-15 CITY FILE

PROJECT NUMBER:
190388

SHEET NUMBER:

C2.3

2020-12-23 10:14:13 AM - WLMAN PROJECTS 2019-10-10 WESLEY TERRACE-CD DRAINAGE.DWG



WESLEY ACRES
SITE IMPROVEMENT PLAN
GRADING PLAN

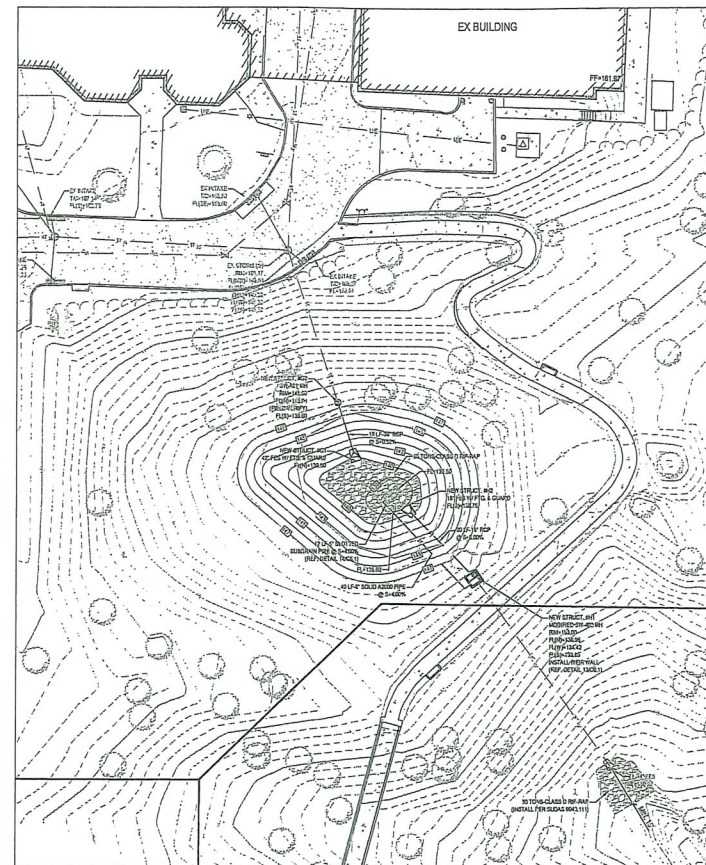
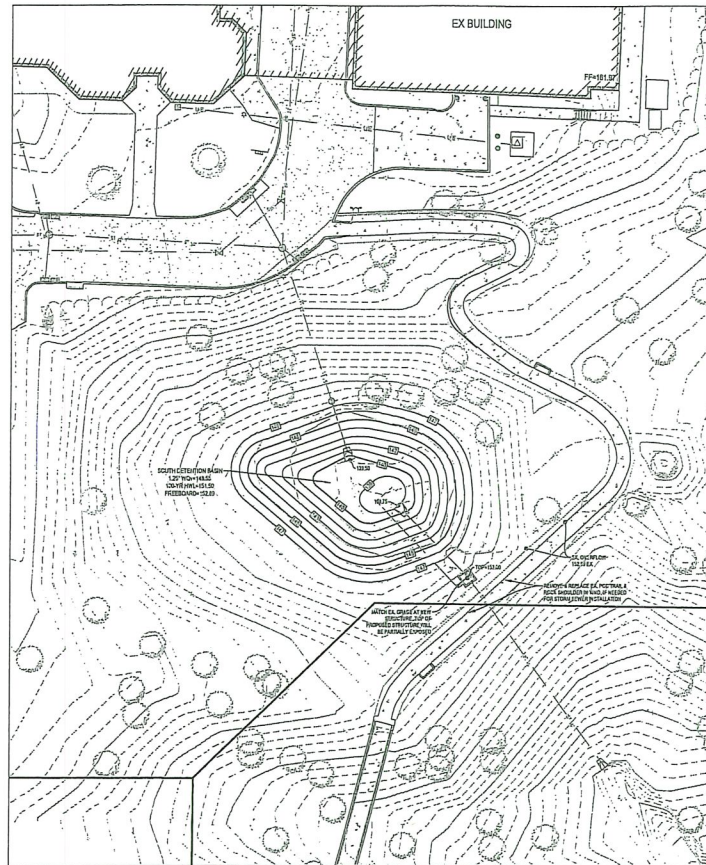
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EWM
CHECKED BY:
DBB

REVISION DATE:
2020-12-24 DO SET
2020-12-23 CITY SUBMITTAL
2021-03-17 CITY SUBMITTAL
2021-03-31 100% CD SET
2021-04-15 CITY PAZ

PROJECT NUMBER:
190388

SHEET NUMBER:
C3.1



SOUTH BASIN - GRADING PLAN

SOUTH BASIN - UTILITY PLAN

GRADING LEGEND:

EXISTING CONTOUR	--- 150 ---
PROPOSED CONTOUR	--- 150 ---
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50TC
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50TW
BOTTOM OF WALL ELEVATION	150.50BW
EDGE OF WALK ELEVATION	150.50EW
TOP OF STAIR ELEVATION	150.50TS
BOTTOM OF STAIR ELEVATION	150.50BS

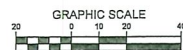
NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

SOUTH BASIN SUMMARY:

BASIN BOTTOM ELEVATION = 138.75
BASIN TOP ELEVATION = 152.89
100-YR ELEVATION = 151.50
WQv ELEVATION = 143.55
EMERGENCY OVERFLOW = 152.89
100-YR VOLUME REQUIRED = 45,363 CF
TOTAL VOLUME PROVIDED = 59,405 CF
WQv REQUIRED = 23,338 CF
WQv PROVIDED = 23,333 CF

SOUTH BASIN DESIGN & MAINTENANCE NOTES:

- [illegible]



01/15/2021 11:42:32 AM MILANO PROJECTS 20191620M1 WESLEY LIFEDWGS-C3 GRADING.DWG

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WESLEY ACRES
SITE IMPROVEMENT PLAN

SOUTH BASIN PLAN

REFERENCE NUMBERS:

DRAWN BY:
EWM

REVISION DATE:

REVISION DATE:
2020-12-04 DD SET
2020-12-23 CITY SUBMITTAL
2021-03-17 CITY SUBMITTAL
2021-03-31 100% CD SET
2021-04-15 CITY P&Z

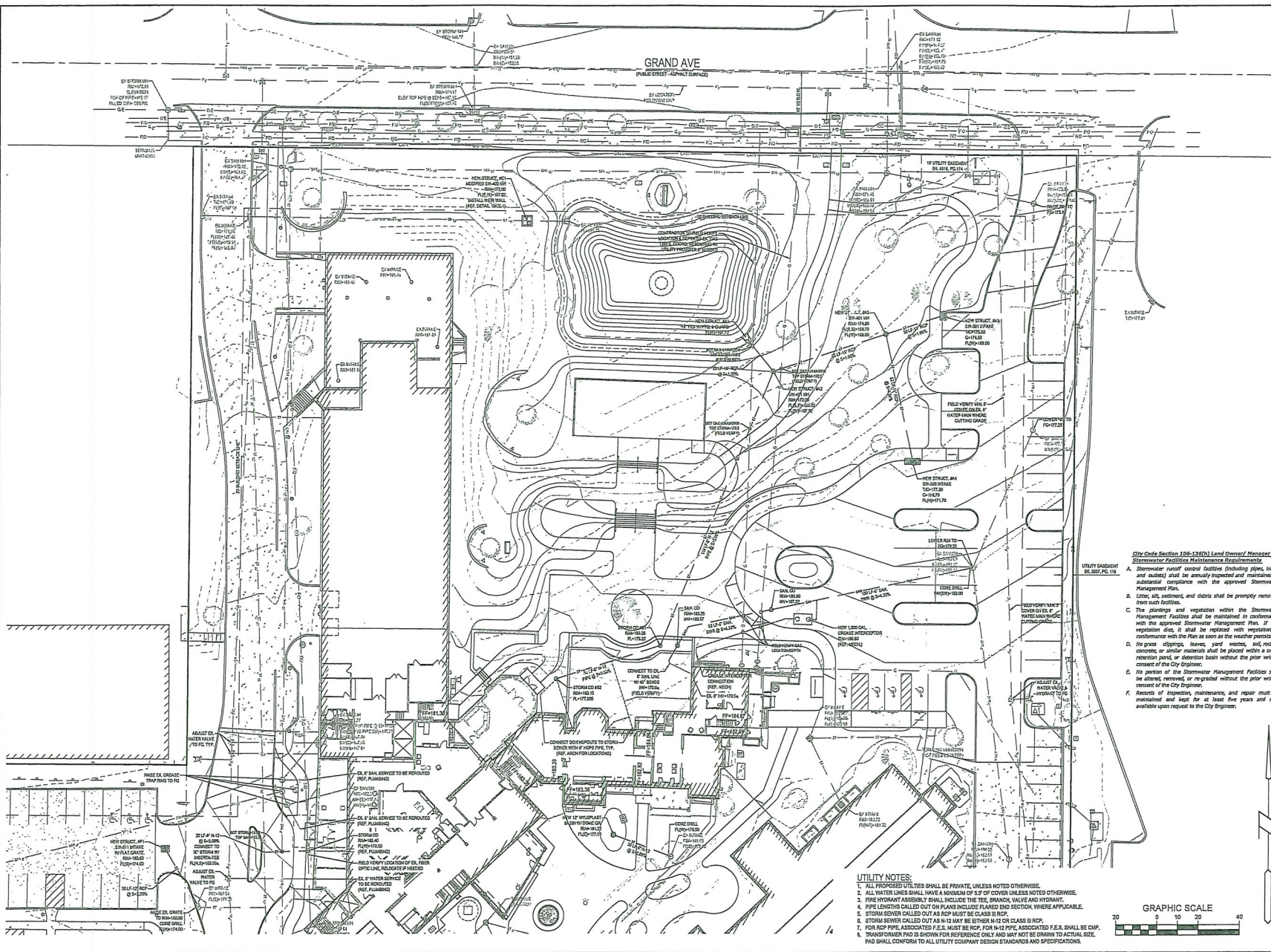
PROJECT NUMBER:

190388

SHIFT NUMBER:

C3.3

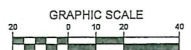
202011-14-22 AM - LAND PROJECTS DIVISION WESLEY URBANSP-C4 UTILITY DWG



- City Code Section 106-136(n) Land Owner/ Manager
Stormwater Facilities Maintenance Requirements
- A. Stormwater runoff control facilities (including pipes, inlets, and outlets) shall be annually inspected and maintained in substantial compliance with the approved Stormwater Management Plan.
 - B. Litter, silt, sediment, and debris shall be promptly removed from such facilities.
 - C. The plantings and vegetation within the Stormwater Management Facilities shall be maintained in accordance with the approved Stormwater Management Plan. If any vegetation dies, it shall be replaced with vegetation in conformance with the Plan as soon as the weather permits.
 - D. No grass clippings, leaves, yard wastes, silt, rocks, concrete, or similar materials shall be placed within a swale, retention pond, or detention basin without the prior written consent of the City Engineer.
 - E. No portion of the Stormwater Management Facilities shall be altered, removed, or regraded without the prior written consent of the City Engineer.
 - F. Records of inspection, maintenance, and repair must be maintained and kept for at least five years and made available upon request to the City Engineer.

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 3' OF COVER UNLESS NOTED OTHERWISE.
3. THE INVERT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND INVERT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS B RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS B RCP.
7. FOR RCP PIPE ASSOCIATED P.E.S. MUST BE RCP. FOR N-12 PIPE ASSOCIATED P.E.S. SHALL BE CIP.
8. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE.
9. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.



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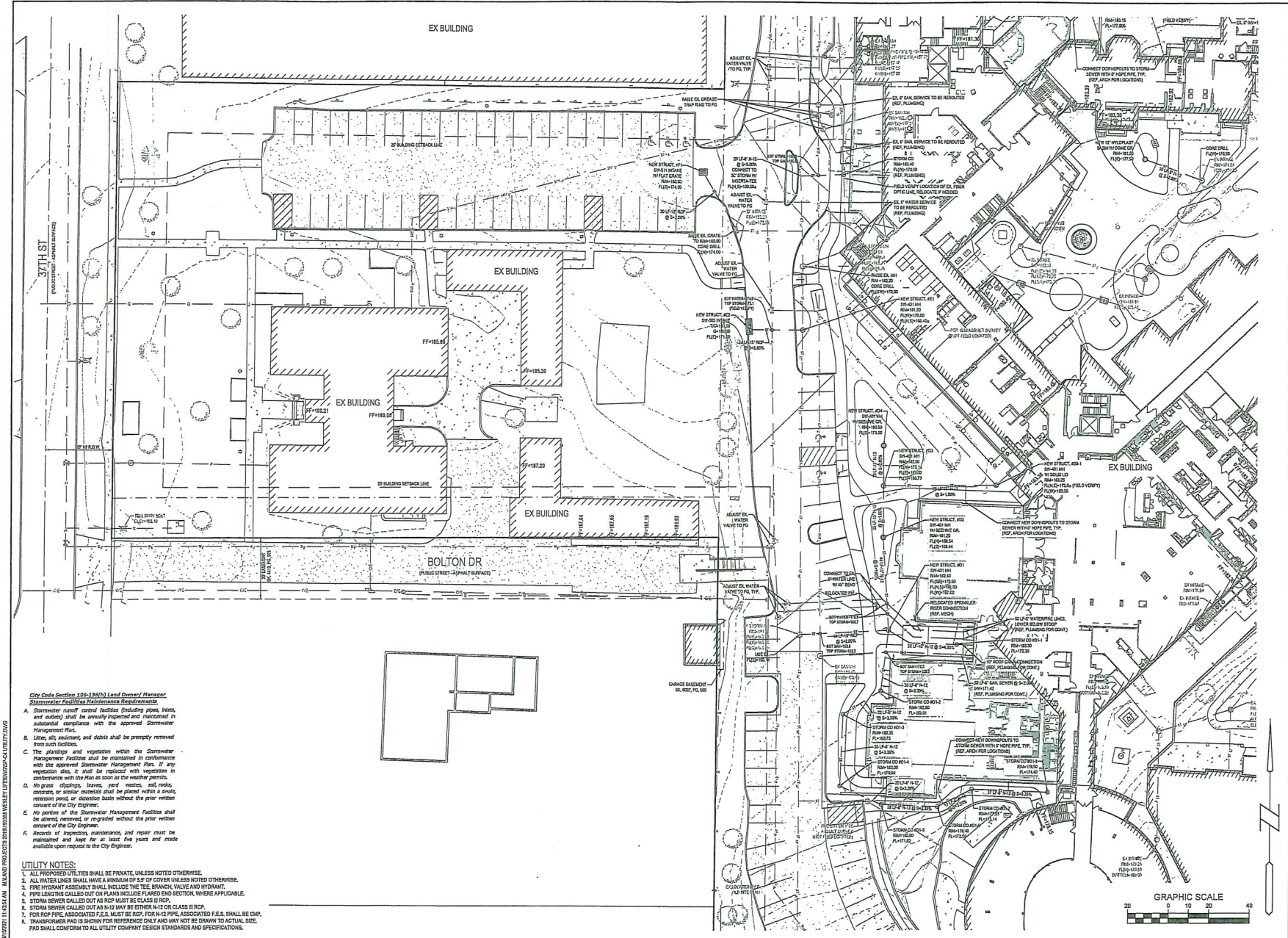
WESLEY ACRES
SITE IMPROVEMENT PLAN

UTILITY PLAN

REFERENCE NUMBER:

DRAWN BY:
EWM
CHECKED BY:
DDB
REVISION DATE:
2020-12-04 DO SET
2020-12-23 CITY SUBMITTAL
2021-03-11 CITY SUBMITTAL
2021-03-31 100% CD SET
2021-04-15 CITY P&E

PROJECT NUMBER:
190388
SHEET NUMBER:
C4.1



City Code Section 106-136(h) Land Owner/Manager:
Stormwater Facilities Maintenance Requirements

A. Stormwater runoff control facilities (including pipes, inlets, and outlets) shall be annually inspected and maintained in substantial compliance with the approved Stormwater Management Plan.

B. Litter, silt, sediment, and debris shall be promptly removed from such facilities.

C. The plantings and vegetation within the Stormwater Management Facilities shall be maintained in accordance with the approved Stormwater Management Plan. If any vegetation dies, it shall be replaced with vegetation in conformance with the Plan as soon as the weather permits.

D. No grass, driveways, leaves, yard waste, soil, rocks, concrete, or similar materials shall be placed within a pond, retention pond, or detention basin without the prior written consent of the City Engineer.

E. No portion of the Stormwater Management Facilities shall be altered, removed, or re-graded without the prior written consent of the City Engineer.

F. Records of inspection, maintenance, and repair must be maintained and kept for at least five years and made available upon request to the City Engineer.

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.

2. ALL WATER LINES SHALL HAVE A MINIMUM OF 3' OF COVER UNLESS NOTED OTHERWISE.

3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEST BRANCH, VALVE AND HYDRANT.

4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.

5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS II RCP.

6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS II RCP.

7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE C.P.

8. 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.

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WESLEY ACRES
SITE IMPROVEMENT PLAN

UTILITY PLAN

REFERENCE NUMBER:

DRAWN BY:
EWM

CHECKED BY:
DHB

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2020-12-23 CITY SUBMITTAL
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2021-03-31 100% CD SET
2021-04-15 CITY P&Z

PROJECT NUMBER:
190388

SHEET NUMBER:
C4.2

LANDSCAPE NOTES:

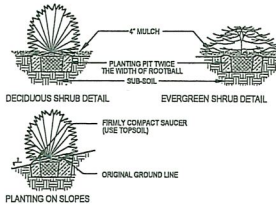
1. ALL SOILING & LANDSCAPE PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOI ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOI LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STATE SOI ON ALL BEDS 3:1 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 Z60.3).
6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
9. STATE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STATE ALL TREES ACCORDING TO THE STANDING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GROUND TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
10. 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.
11. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
12. ALL EDGING SHALL BE 6" WIDE NATURAL LIMESTONE EDGING (EXCEPT WHERE NOTED); SET TOP OF STONE 1/2" ABOVE ADJACENT FINISHED GRADE OF LAWN SEE DETAIL C5.1.
13. ALL GRASSY BOUNDARIES SHOWN ON PLAN SHALL BE NATIVE DRY GRASSY BOUNDARIES. VARIOUS COLOR, NOMINAL, BIDS BETWEEN 30" AND 42". SET APPROXIMATELY 1/3 OF BOUNDARY INTO FINISHED GRADE.
14. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
15. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
16. ALL BEDS TO RECEIVE GRASS OR LAWN PRE-EMERGENT WEED CONTROL, BEFORE AND AFTER MULCH IS INSTALLED.

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	Latin Name	SIZE	ROOT	NOTES
AK	13	ALLERGAN WORMSEAL	CORYLIA CAROLINIANA	1 1/2" CAL	B&B	MAT CHD SPECIUBUS
AK	6	QUARRY JASMINE	OPHIOLEPSA VIRGINICA	1 1/2" CAL	B&B	MAT CHD SPECIUBUS
RL	1	REDWING LILIES	ILIA ALBERTA RESISTENS	3 1/2" CAL	B&B	MAT CHD SPECIUBUS
RD	6	RED OAK	QUERCUS RUBRA	3 1/2" CAL	B&B	MAT CHD SPECIUBUS
YD	3	YEW OAK	QUERCUS YEA	3 1/2" CAL	B&B	MAT CHD SPECIUBUS
BO	1	BUR OAK	QUERCUS ILICIFOLIA	3 1/2" CAL	B&B	MAT CHD SPECIUBUS
TL	3	TRUMPET TREE	LOREDOCHORDA FLORIFERA	3 1/2" CAL	B&B	MAT CHD SPECIUBUS
JT	6	JAPANESE TREE LILAC	SYRINGA RETICULATA	2 1/2" CAL	B&B	MAT CHD SPECIUBUS
PR	3	PRINCE OF ORANGE	PRUNUS PRINCE OF ORANGE	2 1/2" CAL	B&B	MAT CHD SPECIUBUS
CE	2	CERISE	CERISE CANADENSIS	2 1/2" CAL	B&B	MAT CHD SPECIUBUS
SB	9	SATURN BELLWEE	AMALANCHIER DELICATA	2 1/2" CAL	B&B	MAT CHD SPECIUBUS (SHRUB TREES)
ST	4	STAY GREEN	LAURUS STILAX	2 1/2" CAL	B&B	MAT CHD SPECIUBUS
SH	3	BLACK HILLS SHRUB	PIRUS GLAUCO BENSATA	2" B&B	B&B	FULL FORM TO GROUND
DF	3	DOGWOOD	PAEONIA OFFICINALIS	2" B&B	B&B	FULL FORM TO GROUND
DI	8	DIABLO HEDLOCK	TRISTIA CANADENSIS	2" B&B	B&B	FULL FORM TO GROUND
NS	10	NORWAY SPRUCE	PICEA ABIES	2" B&B	B&B	FULL FORM TO GROUND
VP	6	WHITE SPINE	PIRUS SPINOSA	2" B&B	B&B	FULL FORM TO GROUND
AK	6	GOLDEN LIGHT FANGLA	ADONIS GOLDEN LIGHT	4" B&B	B&B	FULL FORM TO GROUND
AK	12	GREEN WOODRUFF	DIANUS GREEN WOODRUFF	4" B&B	B&B	FULL FORM TO GROUND
DB	6	SHARP BUCKLEHORN	DIANUS BUCKLEHORN	4" B&B	B&B	FULL FORM TO GROUND
UL	3	LITTLE BLUE HYDRANGEA	HYDRANGEA PANICULATA	4" B&B	B&B	FULL FORM TO GROUND
CL	6	CHALKY HYDRANGEA	HYDRANGEA QUERCIFOLIA	4" B&B	B&B	FULL FORM TO GROUND
UL	3	LITTLE HENRY WHITE SPINE	PIRUS VIRGINICA LITTLE HENRY	4" B&B	B&B	FULL FORM TO GROUND
PI	11	PIRUS BACCATA	PIRUS BACCATA	4" B&B	B&B	FULL FORM TO GROUND
GL	54	GROWING BUNAC	PIRUS BACCATA	4" B&B	B&B	FULL FORM TO GROUND
NS	12	NORWAY SPRUCE	PIRUS BACCATA	4" B&B	B&B	FULL FORM TO GROUND
AV	9	ANTHONY HAWK WILLOW	SPINARIA ANTHONY HAWK	4" B&B	B&B	FULL FORM TO GROUND
GP	12	GOLD PLUME SPINARIA	SPINARIA GOLD PLUME	4" B&B	B&B	FULL FORM TO GROUND
GF	10	GOLD PLUME SPINARIA	SPINARIA GOLD PLUME	4" B&B	B&B	FULL FORM TO GROUND
KA	2	KARL WOODRUFF	DIANUS KARL WOODRUFF	4" B&B	B&B	FULL FORM TO GROUND
AV	2	ANTHONY HAWK WILLOW	SPINARIA ANTHONY HAWK	4" B&B	B&B	FULL FORM TO GROUND
AV	1	ANTHONY HAWK WILLOW	SPINARIA ANTHONY HAWK	4" B&B	B&B	FULL FORM TO GROUND
AK	10	ADONIS WOODRUFF	DIANUS ADONIS WOODRUFF	4" B&B	B&B	FULL FORM TO GROUND
NP	12	NORWAY SPRUCE	PIRUS BACCATA	4" B&B	B&B	FULL FORM TO GROUND
AC	12	ADONIS WOODRUFF	DIANUS ADONIS WOODRUFF	4" B&B	B&B	FULL FORM TO GROUND
TK	12	TRUMPET TREE	LOREDOCHORDA FLORIFERA	4" B&B	B&B	FULL FORM TO GROUND
SD	12	STELLA SPINARIA	SPINARIA STELLA SPINARIA	4" B&B	B&B	FULL FORM TO GROUND
PH	14	PHLOX	PHLOX	4" B&B	B&B	FULL FORM TO GROUND
AK	10	ADONIS WOODRUFF	DIANUS ADONIS WOODRUFF	4" B&B	B&B	FULL FORM TO GROUND
SD	17	STELLA SPINARIA	SPINARIA STELLA SPINARIA	4" B&B	B&B	FULL FORM TO GROUND
PD	17	PRINCE OF ORANGE	PRUNUS PRINCE OF ORANGE	4" B&B	B&B	FULL FORM TO GROUND
PD	426	JAPANESE PROPAGANDA	PAEONIA OFFICINALIS	4" B&B	B&B	FULL FORM TO GROUND

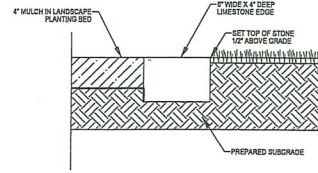
MUNICIPAL NOTES:

1. CONTACT THE CITY FORESTER (915-384-105) BEFORE ANY TREE INSTALLATION COMMENCES.
2. ALL TREE, TRUNK AND BRANCH SHALL BE REMOVED FROM THE ROOT BALL OF STREET TREES PRIOR TO PLANTING.
3. NO STAKING OF TREES IS ALLOWED.



2 SHRUB PLANTING (TYP)

SCALE: NOT TO SCALE



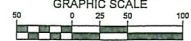
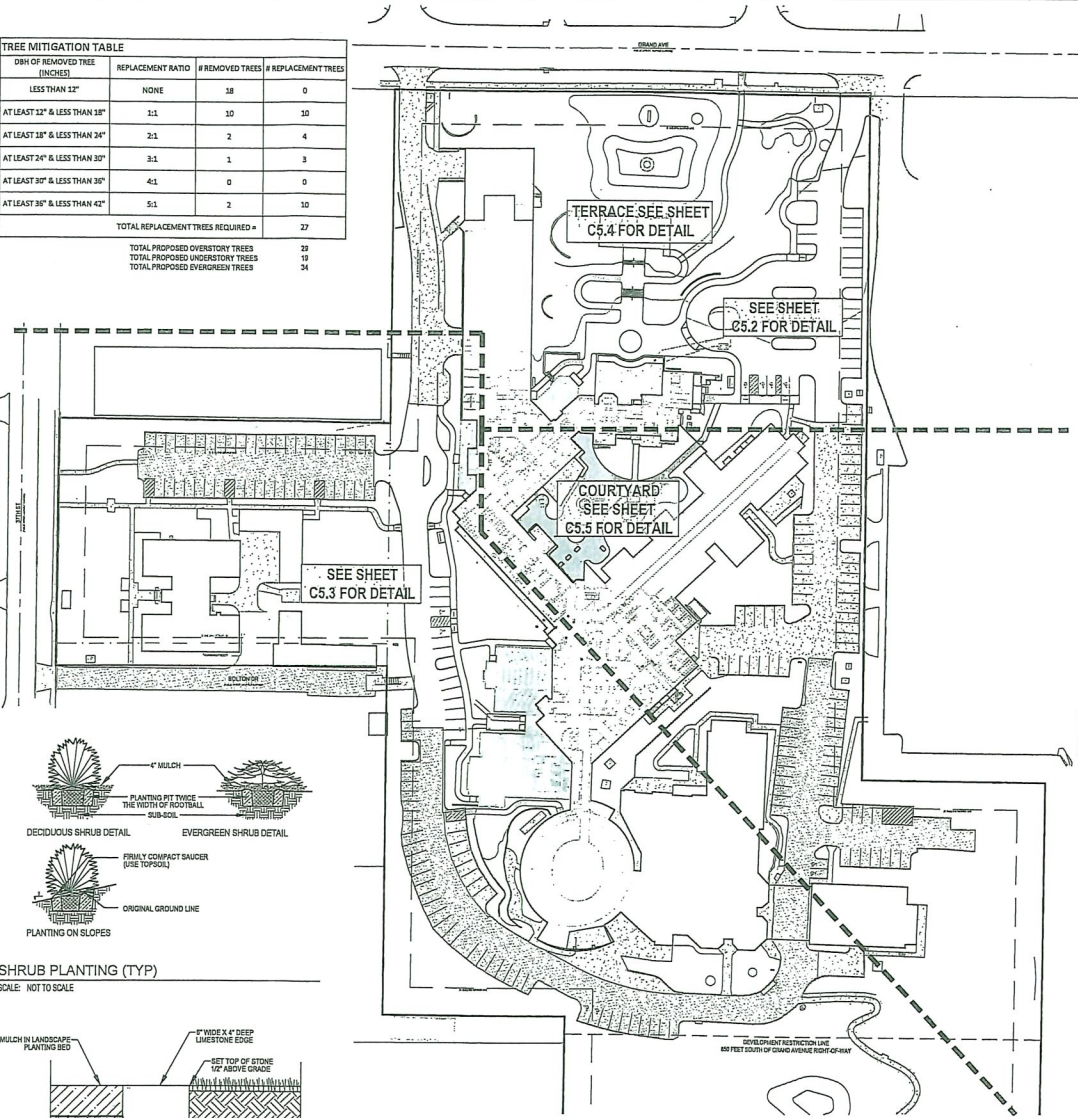
3 LIMESTONE EDGING

SCALE: NOT TO SCALE

LANDSCAPE ARCHITECTURE/LANDSCAPE DETAILS/NOTES/MONITOR CITY TREE PLANTING SPECIFICATIONS 2017/JR

1 MUNICIPAL TREE PLANTING DETAIL

SCALE: NOT TO SCALE



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 Phone: 515.939.2027
 Fax: 515.939.2027
 Civil Engineering & Land Surveying
 Established 1989

WESLEY ACRES SITE IMPROVEMENT PLAN LANDSCAPE PLAN

REFERENCE NUMBER

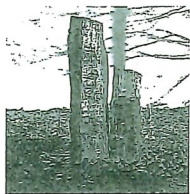
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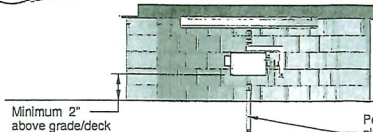
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PONDLESS FOUNTAIN:

- PONDLESS FOUNTAIN TO BE CONSTRUCTED AS DESIGNED IN COORDINATION WITH OWNER'S REPRESENTATIVE, BASIS OF DESIGN.
- THREE DRILLED FOUNTAINS - GOLD CREEK BASALT COLUMNS BY CASCADE STONEWORKS HEIGHTS 5', 4.5', & 4'.
- SEVEN SOLID GOLD CREEK BASALT COLUMNS TO MATCH HEIGHTS 2' 0", 3' 4", 4' 2", 4' 2", 4' 2", 4' 2", 4' 2". ARRANGE ON SITE AS SHOWN IN OR DRAWING.
- COVER SCREEN ABOVE BASIN WITH 4" DEEP LAYER OF 2" NOMINAL MEXICAN BEACH PEBBLES OR SIMILAR.
- CONTRACTOR TO SUPPLY SHOP DRAWING FOR PONDLESS FOUNTAIN CATCHBASIN, CIRCULATION PUMP, SCREENING, AND DRAIN.
- POND TO BE 18" DIAMETER, OPENING IN CONCRETE 14" DIAMETER. OWNER TO INSTALL ANNUALS BETWEEN WALL AND CATCHBASIN.
- SEE MECHANICAL FOR WATER SUPPLY LINE AND ELECTRICAL.

1 PONDLESS FOUNTAIN
SCALE: NOT TO SCALE



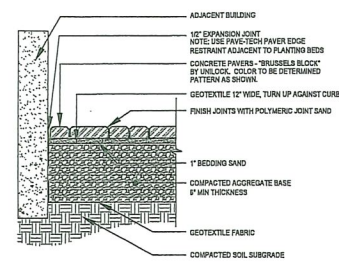
Minimum 2" above grade/deck

Permanent fuel supply plumbed by certified installer and inspected by local authority

2 GAS FIRE PIT
SCALE: NOT TO SCALE

NATURAL GAS FIRE PIT:

- NATURAL GAS FIRE PIT TO BE CONSTRUCTED AS DESIGNED IN COORDINATION WITH OWNER'S REPRESENTATIVE, BASIS OF DESIGN.
- GAS FIREPLACE INSERT: HPC EL SERIES PENTA BURNER (54") ITEM #M1310228 WITH 2 HOUR SHUT-OFF TIMER.
- SURROUND TO BE CONSTRUCTED OF BRUSSELS DIMENSIONAL WALL BLOCK BY UNILOCK. COLOR TO BE DETERMINED (MATCH PAVES).
- SURROUND TOP TO BE CONCRETE.
- CONTRACTOR TO SUPPLY SHOP DRAWING FOR FIREPIT SURROUND STRUCTURE WITH CAPS, INSERT, AND GAS CONNECTION LOCATIONS.
- SEE MECHANICAL FOR GAS SUPPLY LINE AND ELECTRICAL SUPPLY.

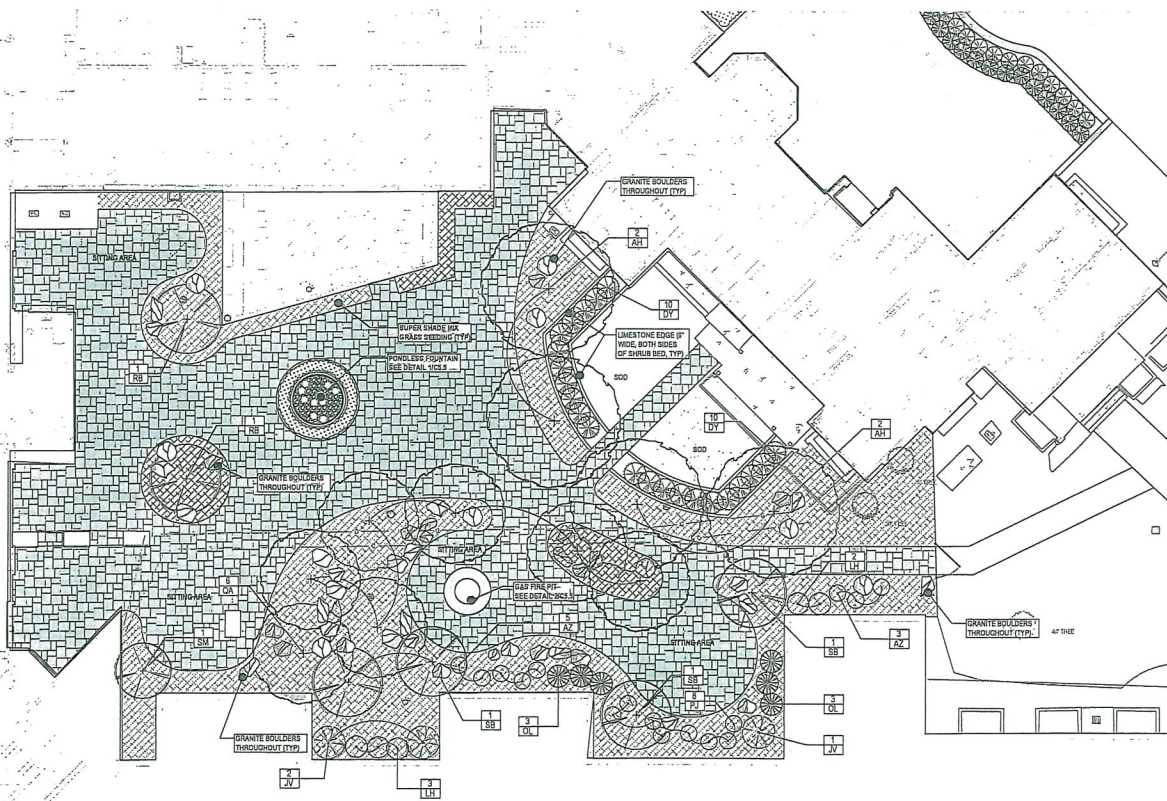


NOTE: CONSULT CITY TECH SPEC 2 FOR GUIDELINES ON SPECIFICATIONS FOR BASE MATERIALS, SUBGRADE SOIL AND BASE COMPACTION.

3 PAVERS OVER AGGREGATE BASE
SCALE: NOT TO SCALE

COURTYARD SEEDING

- SEED: SEED TYPE TO BE "LOW GROW GRASS MIXTURE" SUPPLIED BY UNITED SEEDS OR APPROVED EQUAL. INSTALL BY HAND AT A RATE OF 32 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.
- HYDRO MULCH: HYDRO MULCH ALL SEEDING AREAS. WOOD CELLULOSE HYDRAULIC MULCH WITH TACKIFIER SHALL BE APPLIED AT A RATE OF 2,500 LBS PER ACRE.



INTERIOR COURTYARD DETAIL
SCALE: 1" = 10'

Bishop Engineering
"Planting Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3455
Phone: (515) 274-0407 Fax: (515) 274-0277
Civil Engineering & Land Surveying
Established 1999

WESLEY ACRES
SITE IMPROVEMENT PLAN

COURTYARD DETAIL

REFERENCE NUMBER:

DRAWN BY:

EWM

CHECKED BY:

DM

REVISION DATE:

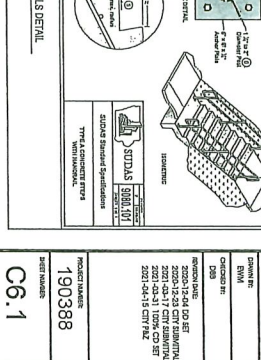
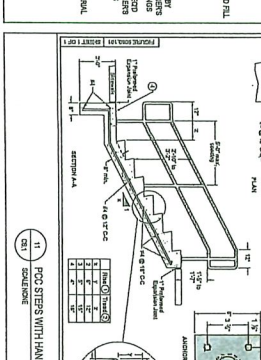
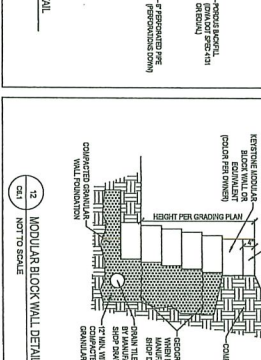
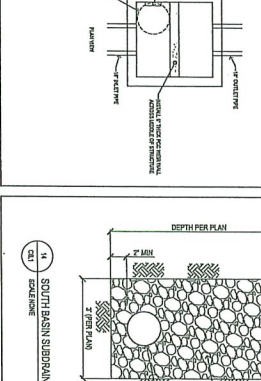
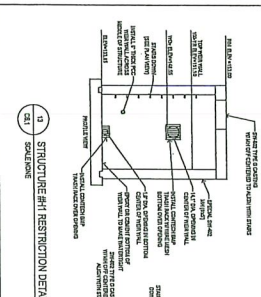
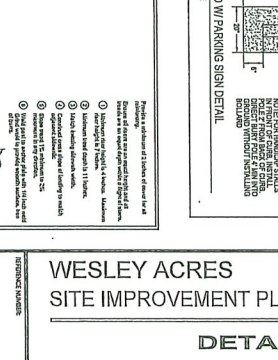
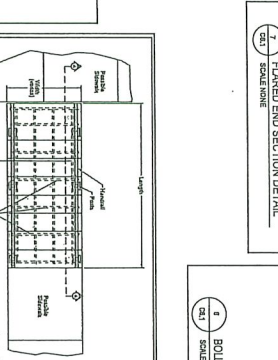
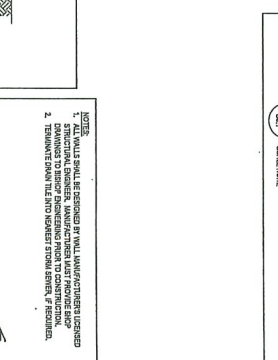
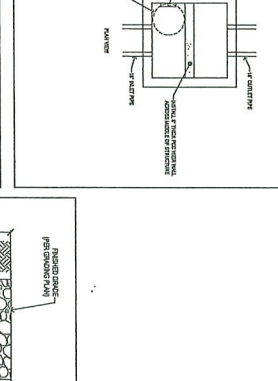
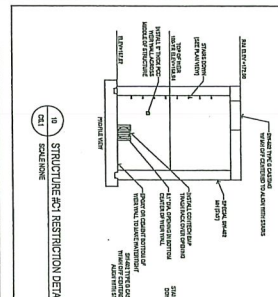
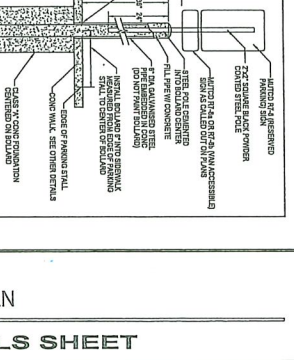
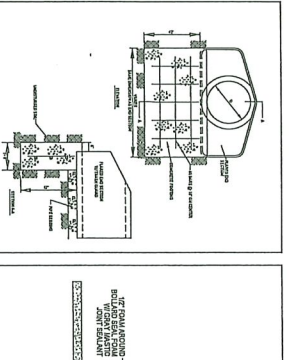
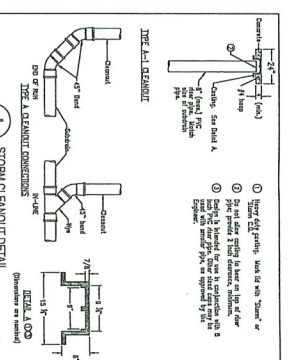
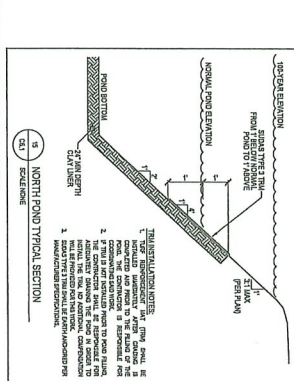
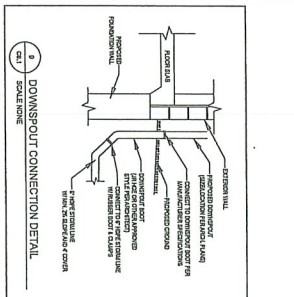
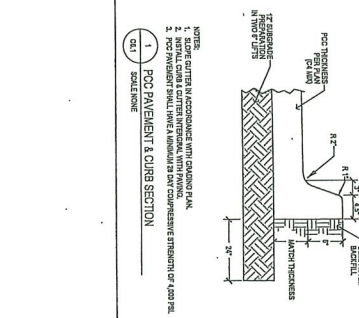
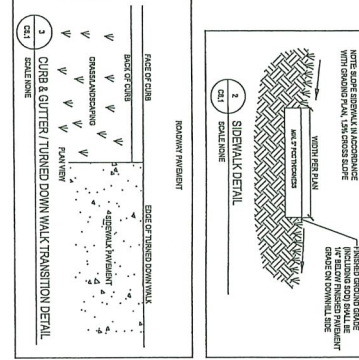
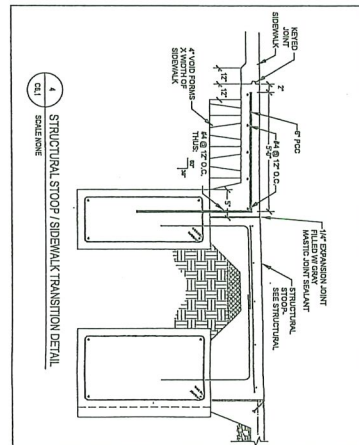
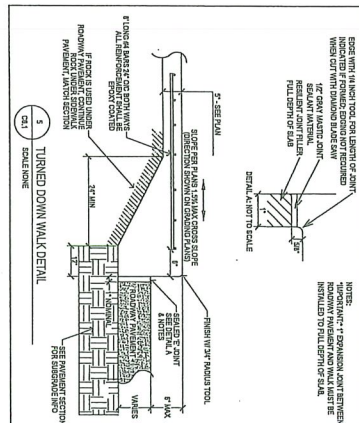
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2021-03-17 CITY SUBMITTAL
2021-03-31 100% CD SET
2021-04-15 CITY PAZ

PROJECT NUMBER:

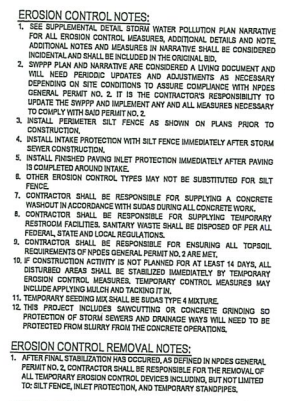
190388

SHEET NUMBER:

C5.5



6/15/2021 11:51:12 AM HAWAII PROJECTS 20191592011 WESLEY LIFE/DMG/SPCT SWPPP.DWG



TOPSOIL NOTES:

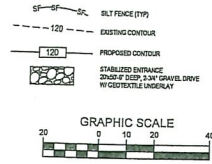
1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPIRED TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL, AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 8".
3. TOPSOIL SHALL BE FREE OF ALL ROCKS AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRAGILE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FLOOD OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4" IN DIAMETER, AND FOREIGN MATTER; ACTIVE RANGE (PH) OF 5.5 TO 7.0; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.



IOWA
ONE CALL
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www.iowaonecall.com

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

SWPPP LEGEND:



Bishop Engineering
 "Pioneering Your Successful Development"

3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515) 276-0467 Fax: (515) 276-0217

Civil Engineering & Land Surveying Established 1959

WESLEY ACRES
SITE IMPROVEMENT PLAN

SWPPP

REFERENCE NUMBER:
DRAWN BY: EWM
CHECKED BY: DDB
REVISION DATE: 2020-12-04 DO SET 2020-12-03 CITY SUBMITTAL 2021-03-31 100% CD SET 2021-04-15 CITY P&Z
PROJECT NUMBER: 190388
SHEET NUMBER: C7.1

01/15/2021 11:51:44 AM MYLAND PROJECTS 20191903J4 WESLEY LIFE/DINGS-CP SHIPPING



UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE
TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE
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CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES
OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

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WESLEY ACRES
SITE IMPROVEMENT PLAN

REFERENCE NUMBER

DRAWN BY
EWM

CHICK

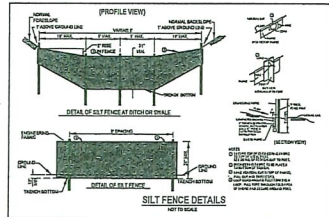
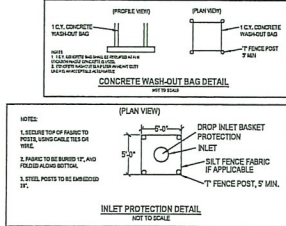
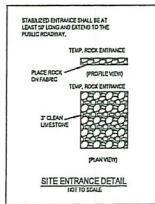
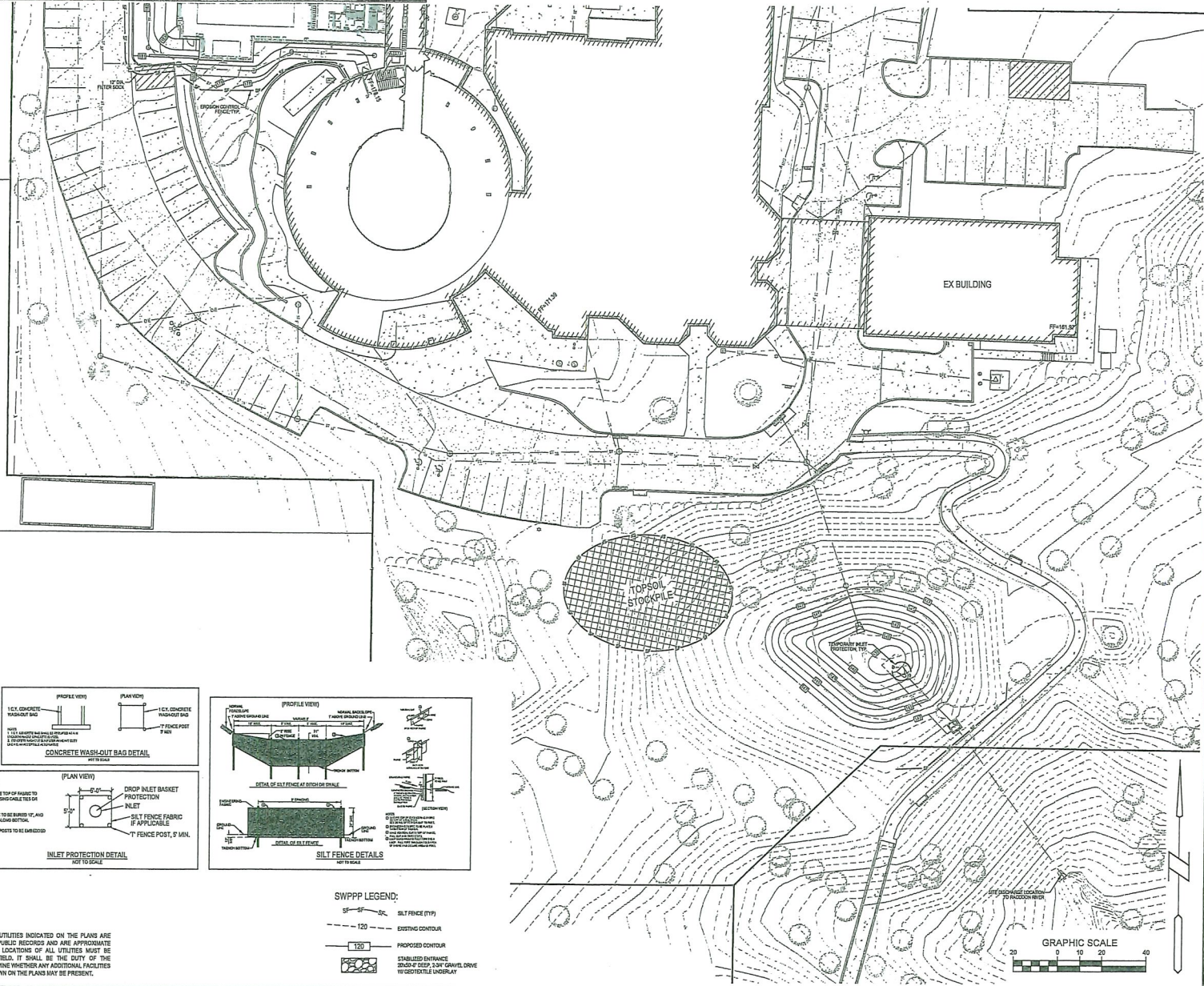
REVISION DATE:
2020-12-04 DD SET
2020-12-23 CITY SUBMITTAL
2021-03-17 CITY SUBMITTAL
2021-03-31 100% CD SET
2021-04-15 CITY P&Z

PROJECT NUMBER:
190388

SHEET NUMBER:
C7.2

SWPPP

STORM WATER POLLUTION PREVENTION PLAN



SWPPP LEGEND:

5' - 5' SILT FENCE (TYP)

--- 120 --- EXISTING CONTOUR

--- 120 --- PROPOSED CONTOUR

STABILIZED ENTRANCE 20' MIN. DEEP 18" GRAVEL DRIVE W/ GEOTEXTILE UNDERLAY

GRAPHIC SCALE

0 10 20 40

UTILITY NOTE:

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 Fax: (515) 281-8887
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WESLEY ACRES
 SITE IMPROVEMENT PLAN
SWPPP

REFERENCE NUMBER:

DRAWN BY: BWM

CHECKED BY: DBB

REVISION DATE:

2020-12-04 DD SET

2020-12-23 CITY SUBMITTAL

2021-03-17 CITY SUBMITTAL

2021-03-31 100% CD SET

2021-04-15 CITY P&E

PROJECT NUMBER:

190388

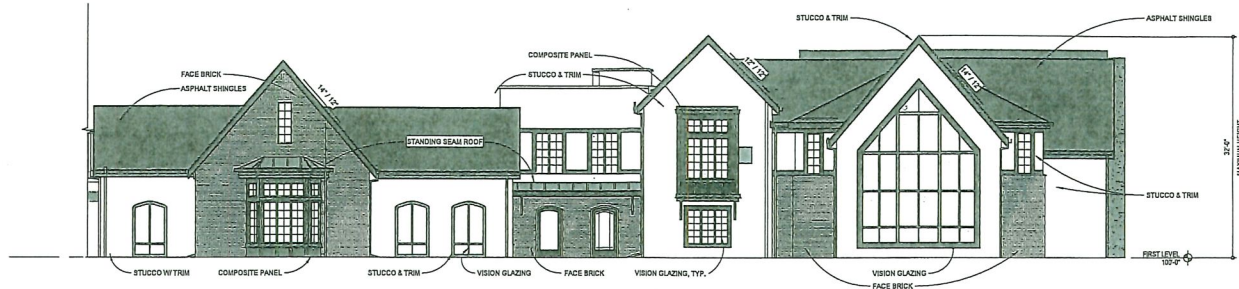
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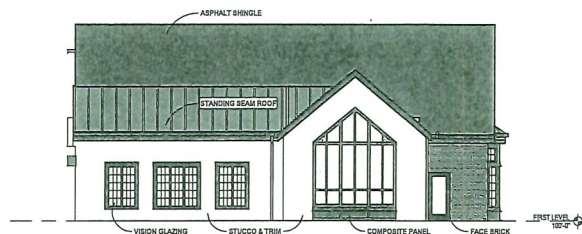
MATERIAL	PERCENTAGE
FACE BRICK	34%
STUCCO & TRIM	38%
COMPOSITE PANEL	3%
VISION GLAZING	25%
STANDING SEAM ROOF	5%
ASPHALT SHINGLES	95%

MATERIAL	PERCENTAGE
FACE BRICK	34%
STUCCO & TRIM	38%
COMPOSITE PANEL	3%
VISION GLAZING	25%
STANDING SEAM ROOF	5%
ASPHALT SHINGLES	95%

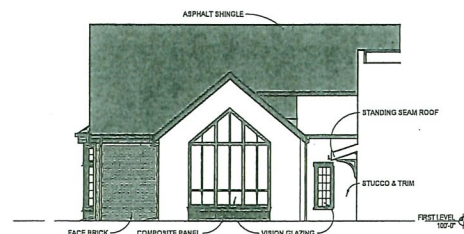
- 2) ALL BRICK SHOWN ON THE BUILDING ELEVATIONS SHALL BE FULL-DIMENSIONAL BRICK AND NOT THIN BRICK.



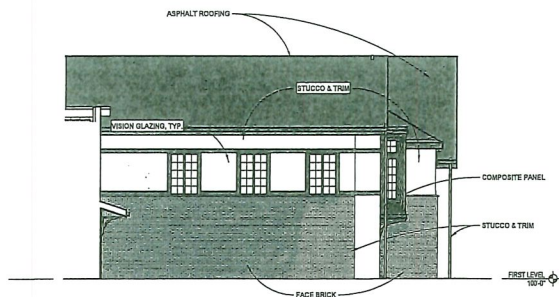
1 WEST ELEVATION - AUDITORIUM & WELLNESS
A1 1/8" = 1'-0"



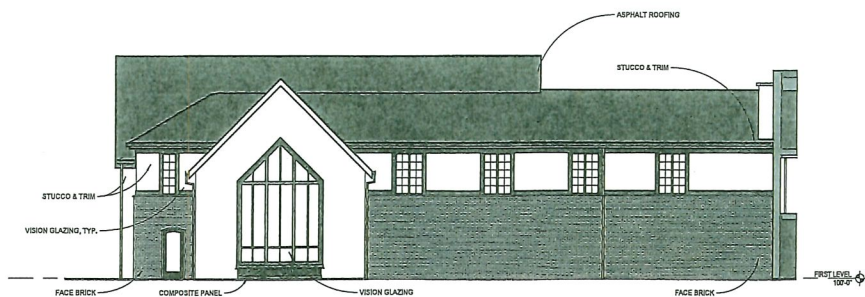
3 NORTH ELEVATION - AUDITORIUM & WELLNESS
A1 1/8" = 1'-0"



2 SOUTH ELEVATION - EXTERIOR COURTYARD
A1 1/8" = 1'-0"



5 NORTH ELEVATION - EXTERIOR COURTYARD
A1 1/8" = 1'-0"



4 SOUTH ELEVATION - AUDITORIUM & WELLNESS
A1 1/8" = 1'-0"

POPE
ARCHITECTS

ASPHALT ROOFING

STUCCO W/ TRIM

VISION GLASS

FACE BRICK

CAST STONE SURROUND

EXISTING BUILDING TO REMAIN

VISION GLAZING

STUCCO W/ TRIM

CAST STONE SURROUND

FIRST LEVEL

Architectural elevation drawing of a two-story building. The drawing includes the following labels with leader lines pointing to the corresponding features:

- ASPHALT ROOFING
- STUCCO W/ TRIM
- VISION GLAZING
- CAST STONE SURROUND
- FACE BRICK
- FIRST LEVEL

EXISTING BUILDING TO REMAIN

STUCCO W/ TRIM

FACEBRICK

STANDING SEAM ROOF

VISION GLASS

THIRD LEVEL 119'-4"

SECOND LEVEL 117'-4"

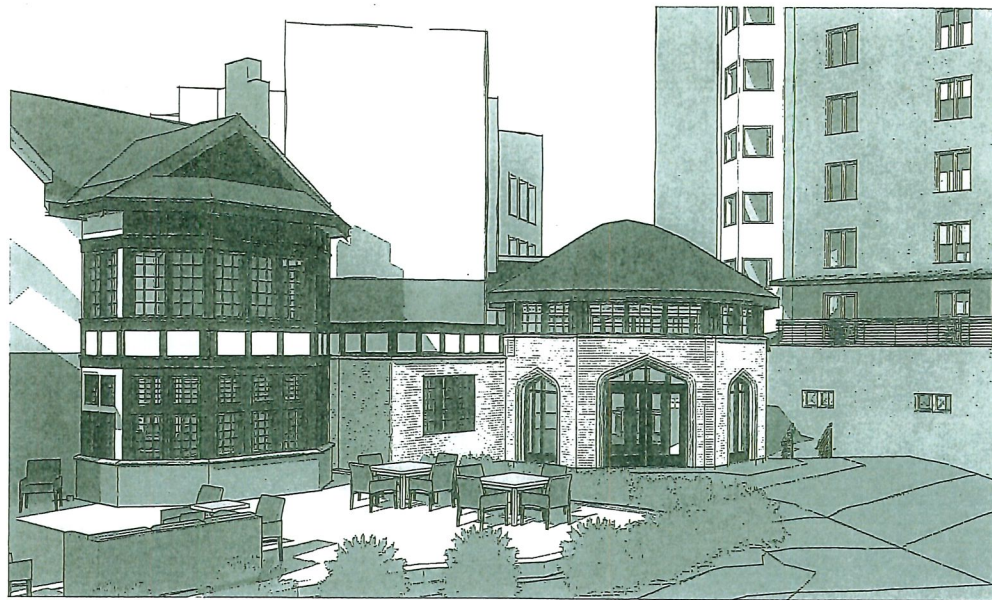
FIRST LEVEL

EXTERIOR ELEVATIONS

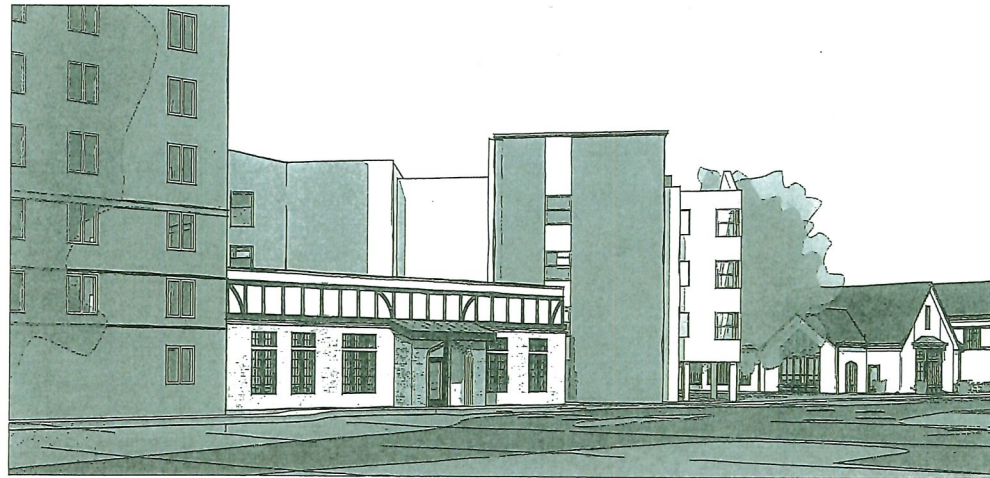
last night

Contract #: 82748-20092
 Date: Author:
 Name: Checker:
 SHEET

$$A1 = A$$



1
A2.A MAIN ENTRANCE BY CHAMBERLAIN



2
A2.A WEST ENTRANCE

POPE
ARCHITECTS

POPE ARCHITECTS
1295 SANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 FAX (651) 642-1101
www.popearch.com

WesleyLife

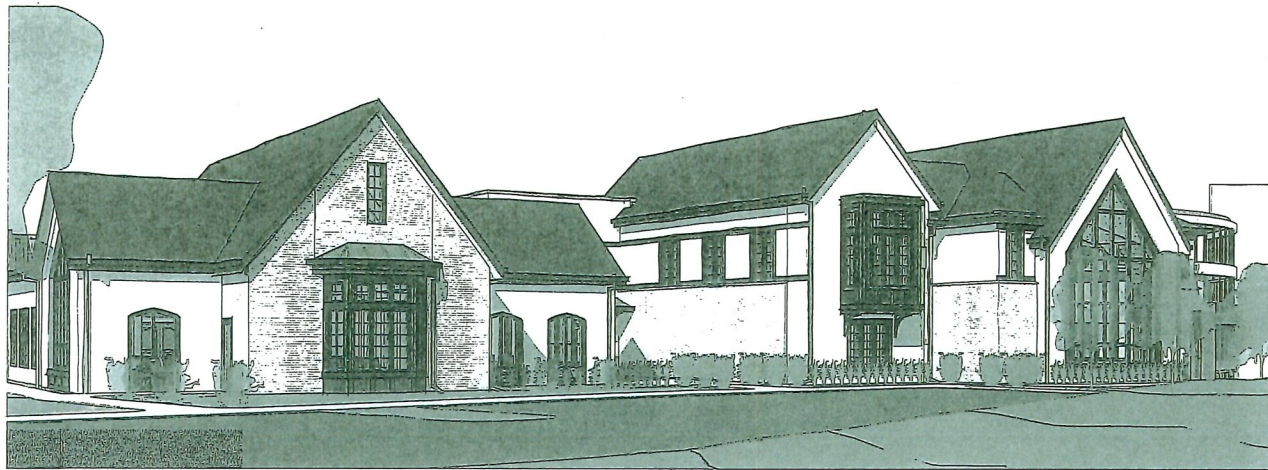
WESLEYLIFE
WESLEY ACRES
ADDITIONS AND
RENOVATION
DES MOINES, IA

EXTERIOR
PERSPECTIVES

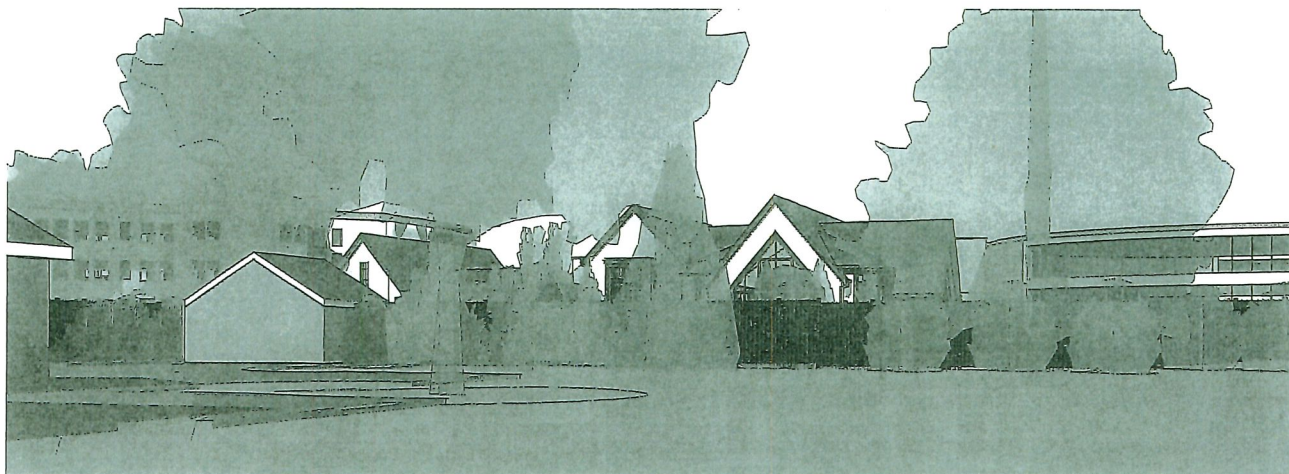
Notes:

Project #: 82748-20092
Arch: CRT
Design: CS, DR

SHEET
A2.A



1 AUDITORIUM & WELLNESS NW PERSPECTIVE
A2



2 WELLNESS WEST PERSPECTIVE
A2

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DES MOINES, IA

EXTERIOR
PERSPECTIVES

See notes

Project #: 82748-20092

City: CRT

Drawn by: CS, DR

SHEET

A2