



Civil Engineering Consultants, Inc.

October 3, 2014

City of Windsor Heights
1145 66th Street, Unit 1
Windsor Heights, Iowa 50324

Attn: Sheena Danzer, Zoning Administrator

**RE: SITE PLAN – UNITY POINT NW @ WINDSOR CROSSING
6400 HICKMAN ROAD, WINDSOR HEIGHTS**

Dear Sheena:

On behalf of Richard Hurd, Hurd Land Company LLC, with this letter we are submitting an application for a Site Plan review of the proposed “Unity Point Clinic NW @ Windsor Crossing” located at the southwest corner of Hickman Road and Westover Boulevard.

This is the first project on the Windsor Crossing Center property. These plans address improvements only for the Unity Point project. We have included a master plan of the center for your reference.

We have also enclosed a “Retracement Survey” that defines the boundary for the Windsor Crossing property. We anticipate submittal of a preliminary and final plat once this site plan is approved. We ask for approval to begin grading following the review by the Plan & Zoning Commission, if possible.

We ask for your review and the review of the Plan & Zoning Commission at their October 22, 2014 meeting and the City Council at their November 3, 2014 meeting. We also understand we will go before the Hickman Overlay District Committee for a review. Please let us know the time and place of that meeting.

Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

Edward H. Arp, PLA, ASLA
Landscape Architect
President

Enclosure

Cc: Richard Hurd, Hurd Realty
Aimee Staudt, Knapp Properties
Tom Kieffer, Unity Point Clinics



City of Windsor Heights

www.windsorheights.org

1133 66th Street • Windsor Heights, Iowa 50324 • 515-279-3662 • Fax 515-279-3664

City of
Windsor
Heights
the heart of it all

SITE PLAN REVIEW APPLICATION

Date of Submission: 10-3-14 Fee Amount: \$200

PROJECT NAME: UNITY POINT NW @ WINDSOR CROSSING

PROJECT LOCATION: 6400 HICKMAN ROAD
(street address or project location)

PROPERTY OWNER: HURD LAND COMPANY LLC

Name

2000 FULLER ROAD

Address

WEST DES MOINES, IA

50265

City

State

Zip

(515) 778-1000

Phone

RICHARD.HURD@HURDREALTY.COM

Fax

Email

APPLICANT: HURD WINDSOR LLC / KNAPP WINDSOR LLC

Name

2000 FULLER ROAD

Address

WEST DES MOINES, IA

50265

City

State

Zip

(515) 778-1000

Phone

RICHARD.HURD@HURDREALTY.COM

Fax

Email

CONSULTANT: CIVIL ENGINEERING CONSULTANTS, INC.

(Architect, Engineer,
Etc.)

Name

2400 86TH STREET, UNIT 12

Address

DES MOINES, IA 50322

City

State

Zip

(515) 276-4884

Phone

276-7084

Fax

ARP@CELLAG.COM

Email

DESCRIBE SCOPE OF PROJECT: TO CONSTRUCT A UNITY POINT CLINIC AS THE FIRST PHASE OF WINDSOR CROSSING.

LEGAL DESCRIPTION: (may be attached separately) SEE RETRACEMENT SURVEY.

Please provide 7 copies (24"x26" maximum) of all plans and 1 copy of the project drainage report. In addition, a digital copy (.pdf format preferred) of all plan sheets and drainage report shall be provided.

The following should be submitted to be determined a complete application:

	Submitted	Accepted
Site Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dimension Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grading Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Utility Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drainage Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Architectural Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting Plans (Working on)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

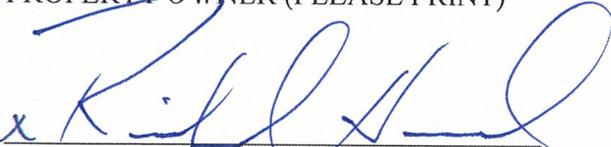
OWNER AND APPLICANT SIGNATURE AND CONSENT:

I/We hereby submit and consent to the site plan review application in the City of Windsor Heights. I/We acknowledge that I/We may be responsible for additional costs for plan review by a consulting engineer and/or attorney. I/We certify that I/We am/are familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Windsor Heights, and have submitted ALL required information.

x 
SIGNATURE OF PROPERTY OWNER

10/10/14
DATE

HORD LAND COMPANY LLC
PROPERTY OWNER (PLEASE PRINT)

x 
SIGNATURE OF APPLICANT

10/10/14
DATE

HORD WINDSOR LLC /
KNAPP WINDSOR LLC.
APPLICANT (PLEASE PRINT)

NOTE: ALL APPLICANTS MUST HAVE THE CURRENT PROPERTY OWNER'S SIGNATURE(S), OR THE PERSONS WITH THE PROPER POWER OF ATTORNEY.

For questions concerning this application please contact:

Building Services
1133 66th St.
Windsor Heights, IA 50324
Phone:(515)645-6826
Fax: (515)279-3664
www.windsorheights.org



STAFF REPORT
PLANNING AND ZONING COMMISSION
For the October 22, 2014 meeting

TO: Planning and Zoning Commission Members
FROM: Sheena Danzer, Zoning Administrator
SUBJECT: Site Plan request for 6400 Hickman, Unity Point Clinic NW at Windsor Crossing

GENERAL INFORMATION

Applicant: Hurd Windsor LLC / Knapp Windsor LLC
Application Date: October 2014
Location: 6400 Hickman Road- first plat at Windsor Crossing
Zoning: CC, Community Commercial in the Hickman Overlay District
Proposed use: Medical office- 9,890 square feet

Requested Action: Site plan approval- recommendation to City Council

Quick Summary:

The purpose of this item is to review the site plan application for 6400 Hickman Road and make a recommendation to City Council.

The property is zoned for medical offices. The property falls within the scope of the Hickman Overlay District standards.

DEVELOPMENT COMMITTEE REVIEW

The Development Committee met on October 13, 2014 with the applicant to discuss the project. The Development Committee is an advisory board to the Planning and Zoning Commission and City Council. The committee had no major concerns. Comments from the committee consisted of the roof style of the building and on-site stormwater.

The Hickman overlay standards state in architectural requirements *“using roof details such as cornices, caps, or parapets at the top of the building (no flat roofs are permitted)”* and also states in the same section *“corporate franchise design where the building functions as a trademark shall be permissible only if it incorporates architectural elements, which are compatible with the overall theme and uniqueness of the development.”* With the last statement, the Development Committee had decided as long as the clinic meets that requirement; the flat roof would be permissible.

The question of adding permeable pavers was asked and response from the applicant was because of soils in the area, a detention would still be needed even if permeable pavers were to be installed. The soil is pretty compact in the 63rd and Hickman area which would not allow as much infiltration into the pavers as expected. Without proper functioning pavers, the cost to maintain would not be feasible. The detention area is proposed to have a water quality element to help treat the water before entering the detention and storm intake. What you would call a “treatment train.” The city engineer reviews the stormwater calculations to ensure our ordinance is being met.

APPLICABLE SECTIONS

177.02 SITE PLAN REVIEW PROCEDURE.

1. Purpose. The Site Plan Review Procedure provides for special review in addition to plan review required by other sections of this Code of Ordinances of projects that have potentially significant effects on traffic circulation or a significant effect on land uses in adjacent neighborhoods. The procedure provides for review and evaluation of site development features and possible mitigation of unfavorable effects on surrounding property.
2. Administration. The Zoning Administrator shall review, evaluate, and act on all site plans submitted pursuant to this procedure. The Planning and Zoning Commission shall review site plans and shall transmit its recommendation to the City Council for approval.

Site Plan Review Procedure further states the following:

“The Zoning Administrator, or his/her designee, Planning and Zoning Commission, and City Council may require modification of a site plan as a prerequisite for approval. Required modifications may be more restrictive than base district regulations and may include, but not be limited to, additional landscaping or screening; installation of erosion control measures; improvement of access or circulation; rearrangement of structures on the site; or other modifications deemed necessary to protect the public health, safety, welfare, community character, property values, and/or aesthetics.”

Hickman Corridor Overlay District

170.01 INTENT. The Hickman Corridor Overlay District Standards contained in this chapter constitute an overlay zoning district. They shall operate in conjunction with any underlying zoning district, and all other applicable regulations remain in effect. If provisions of the Hickman Corridor Overlay District Standards conflict with the underlying zoning, the Hickman Overlay District Standards shall prevail. The overall objective is to have an atmosphere that is safe, convenient, energetic, and attractive through the integration of uses and eclectic architecture and to creatively handle storm water drainage issues in an environmentally sound manner. The intent of the Hickman Corridor Overlay District is:

1. Public Space. To preserve, enhance, or create a variety of forms of publicly accessible open space, such as parks, plazas, tree-lined streets, and community gathering area.
2. Compact Mixed Use. To create a compact concentration of land uses within each development through multiple uses in a single building or in the same general area.
3. Street Aesthetics. To encourage an attractive and aesthetically pleasing environment, which will draw customers and residents and will help enhance and maintain the City’s safe and superior quality of life.
4. “Green” Friendly. To reduce the amount of impervious parking in general and the amount of visible impervious parking specifically by utilizing shared parking, pedestrian pathways, permeable paving alternatives and creative, attractive landscaping.
5. Design. To achieve a unique aesthetic design through high quality architecture and construction with attention to placement, relationship and orientation of structures to provide a greater compatibility with surrounding land uses.

STAFF ANALYSIS

Land Use Compatibility		Staff Comments
Height and Bulk	Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.	This is the first building at this site. This will be reviewed in more detail as other projects are received.
Setbacks	Development should respect pre-existing setbacks in surrounding area. Variations should be justified by site or operating characteristics.	Setback requirements have been met. There is a 10 foot parking setback requirement from a street property line that has been shown as well as other building setbacks.

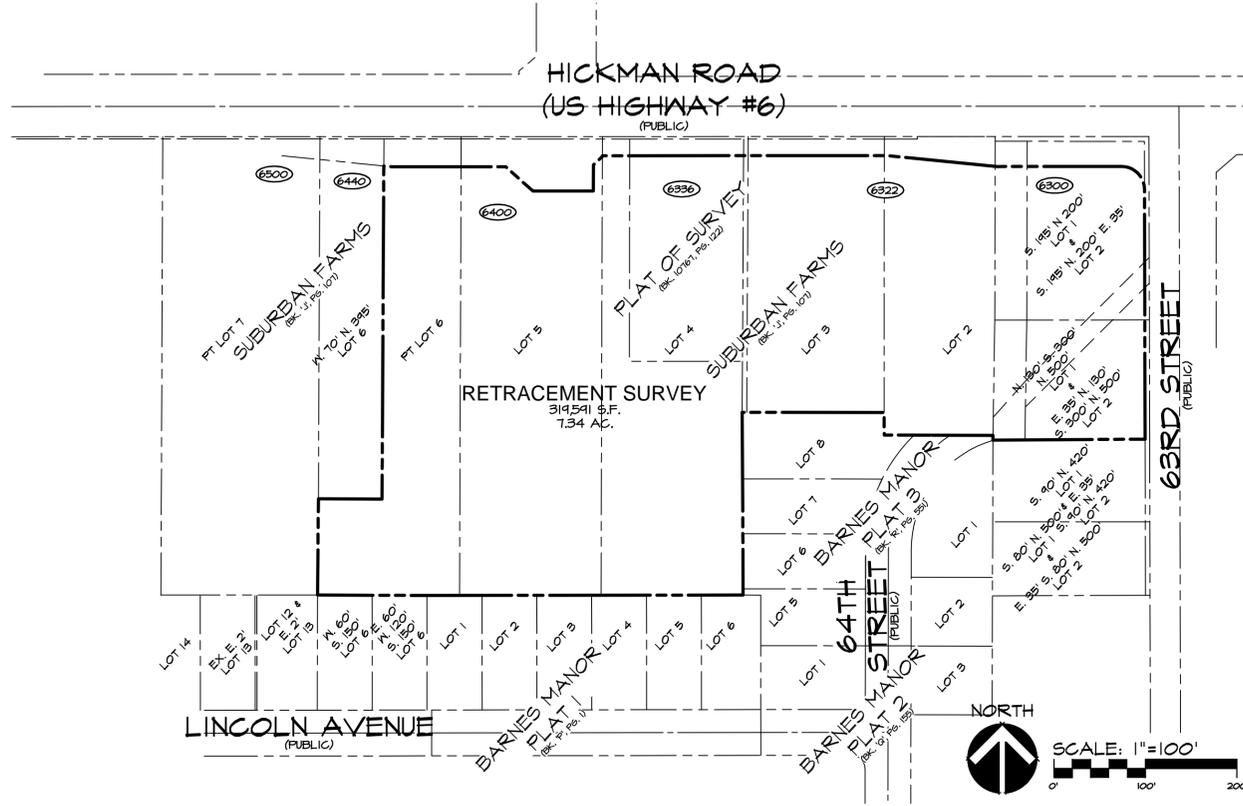
Building Coverage	Building coverage should be similar to that of surrounding development if possible. Higher coverage should be mitigated by landscaping or site amenities.	No issues at this time.
Frontage	Project frontage along a street should meet minimum frontage requirements and provide reasonable exposure for the development.	No issues.
Parking and Internal Circulation	Parking should serve all structures with minimal conflicts between pedestrians and vehicles.	Required parking: 18 spaces (3 spaces per staff doctor) Provided: 71 (includes 3 handicap) Pedestrian elements have been added to the site plan for connectivity between developments.
Parking and Internal Circulation	All structures must be accessible to public safety vehicles.	No issues from Fire Department
Parking and Internal Circulation	Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.	Engineer statement- the main drive is 3 lanes for a very short distance- this should extend into the development south of the drive south of Hickman.
Landscaping	Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of site with sensitive environmental features or natural drainage ways should be preserved.	The overlay requirements for landscaping have been met- this includes the parking islands and pods. Parking is encouraged to be in the rear of the building; applicant has shown vegetation in front of the north parking lot to screen parking as an exception to this. Street trees are also being used- 40 foot spacing @ 25 feet high
Building Design	Architectural design and building materials should be compatible with surrounding areas or highly visible locations	Building design requirements have been met. As stated earlier, flat roofs are permissible as part of franchise design if it follows the same uniqueness to other development in the area.
Traffic Capacity	Project should not reduce the existing level of traffic service on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.	No issues
External Traffic Effects	Project design should direct nonresidential traffic away from residential areas.	Not applicable at this time
Operating Hours	Projects with long operating hours must minimize effects on surrounding residential areas.	Not applicable
Outside Storage	Outside storage areas must be screened from surrounding streets and less intensive land uses.	Dumpsters will be enclosed.
Stormwater Management	Development should handle storm water adequately to prevent overloading of public storm water management system. Development should not inhibit development of other properties. Development should not increase probability of erosion, flooding, landslides, or other run-off related effects.	Comments from engineering currently being reviewed: flow from Hickman right-of-way into the street should be accounted for as part of retention. Detention appears to be sufficient but needs checks with added flows. The detention east of the drive is not needed at this time.
Utilities	Project must be served by utilities.	No issues
Comprehensive Plan	Projects should be consistent with the City Comprehensive Development Plan	No issues

STAFF RECOMMENDATIONS:

Staff recommends approval of the site plan application with the condition that the applicant works with the city engineer to resolve any stormwater or access issues before a building permit is issued.

RETRACEMENT SURVEY FOR WINDSOR CROSSING WINDSOR HEIGHTS, IOWA

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com



DRAWING INDEX

Sheet Number	Sheet Title
1	COVER
2	PLAT OF SURVEY

LEGAL DESCRIPTION

(SPECIAL WARRANTY DEED BOOK 15063, PAGE 751-754)

PARCEL 1
(COMMONLY KNOWN AS 6300 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)

THE SOUTH 145 FEET OF THE NORTH 200 FEET OF LOT 1 AND THE SOUTH 145 FEET OF THE NORTH 200 FEET OF THE EAST 35 FEET OF LOT 2 IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS.

PARCEL 2
(COMMONLY KNOWN AS 6322 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)

THE WEST 120 FEET OF THE NORTH 325 FEET OF LOT 2 AND THE NORTH 325 FEET OF LOT 2, AND THE NORTH 300 FEET OF LOT 3, IN SUBURBAN FARMS, AN OFFICIAL PLAT IN THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE EAST 184.8 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, WHICH IS NORMAL TO THE CENTERLINE OF PRIMARY ROAD NO. US, 6 AT STA. 752+40; THENCE SOUTH 0°03'-3/4" EAST, 2.1 FEET TO A POINT 35.5 FEET NORMALLY DISTANT SOUTHERLY FROM STA. 752+40; THENCE SOUTH 84°56'-1/4" WEST, 184.8 FEET ON A LINE PARALLEL TO SAID CENTERLINE TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE NORTHERLY 2.4 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.

AND

THE NORTH 130 FEET OF THE SOUTH 300 FEET OF THE NORTH 500 FEET OF LOT 1, TOGETHER WITH THE EAST 35 FEET OF THE NORTH 130 FEET OF THE SOUTH 300 FEET OF THE NORTH 500 FEET OF LOT 2, IN SUBURBAN FARMS, AN OFFICIAL PLAT IN THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA.

PARCEL 3
(COMMONLY KNOWN AS 6336 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)

THE NORTH 245 FEET (EXCEPT WEST 30 FEET AND EXCEPT HIGHWAY) OF LOT 4 IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA.

PARCEL 4
(COMMONLY KNOWN AS 6400 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)

THE NORTH 255 FEET OF THE SOUTH 405 FEET OF LOT 4 AND THE WEST 30 FEET OF THE NORTH 245 FEET OF LOT 4 IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4146, PAGE 135.

AND

LOTS 5 AND 6 (EXCEPT THE NORTH 345 FEET OF THE WEST 10 FEET OF LOT 6 AND EXCEPT THE SOUTH 150 FEET OF LOTS 5 AND 6) IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4164, PAGE 23.

PROPERTY OWNER:
HURD LAND COMPANY LLC
2000 FULLER ROAD
WEST DES MOINES, IA 50265

PREPARED FOR:
HURD LAND COMPANY LLC
ATTN: RICHARD HURD
2000 FULLER ROAD
WEST DES MOINES, IA 50265

ZONING
CC - COMMUNITY COMMERCIAL (WHICKMAN OVERLAY DISTRICT)

DATE:	REVISIONS	COMMENTS
SEP. 24, 2014	1	
	2	
	3	
	4	
	5	APP
	6	JAG

NOTES:

- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:50000 FOR INDIVIDUAL LOTS.

LEGEND

---	PROPERTY BOUNDARY
---	CENTERLINE
---	LOT LINES
---	ORIGINAL LOT LINES
---	EASEMENT LINES
●	FOUND PROPERTY CORNER (5/8" I.R. W/RED CAP #21544 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (3/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
D.	DEED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEX BOOK & PAGE
R.O.M.	RIGHT-OF-WAY
495	ADDRESS

LEGEND

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE: SEP. 24, 2014
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014

PAGES OR SHEETS COVERED BY THIS SEAL: _____
SHEETS 1-2

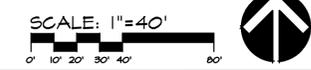
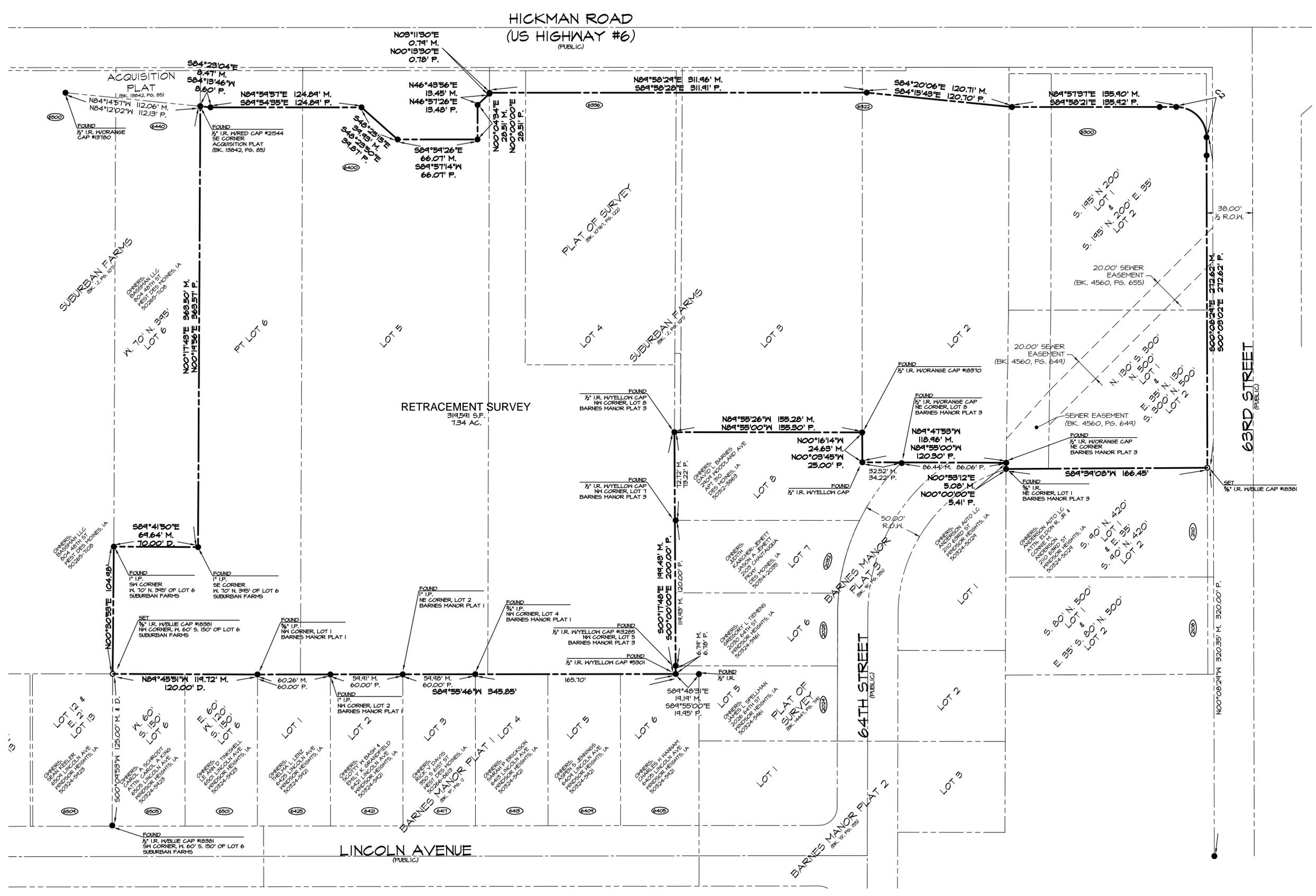


VICINITY SKETCH

WINDSOR CROSSING
WINDSOR HEIGHTS, IOWA
COVER

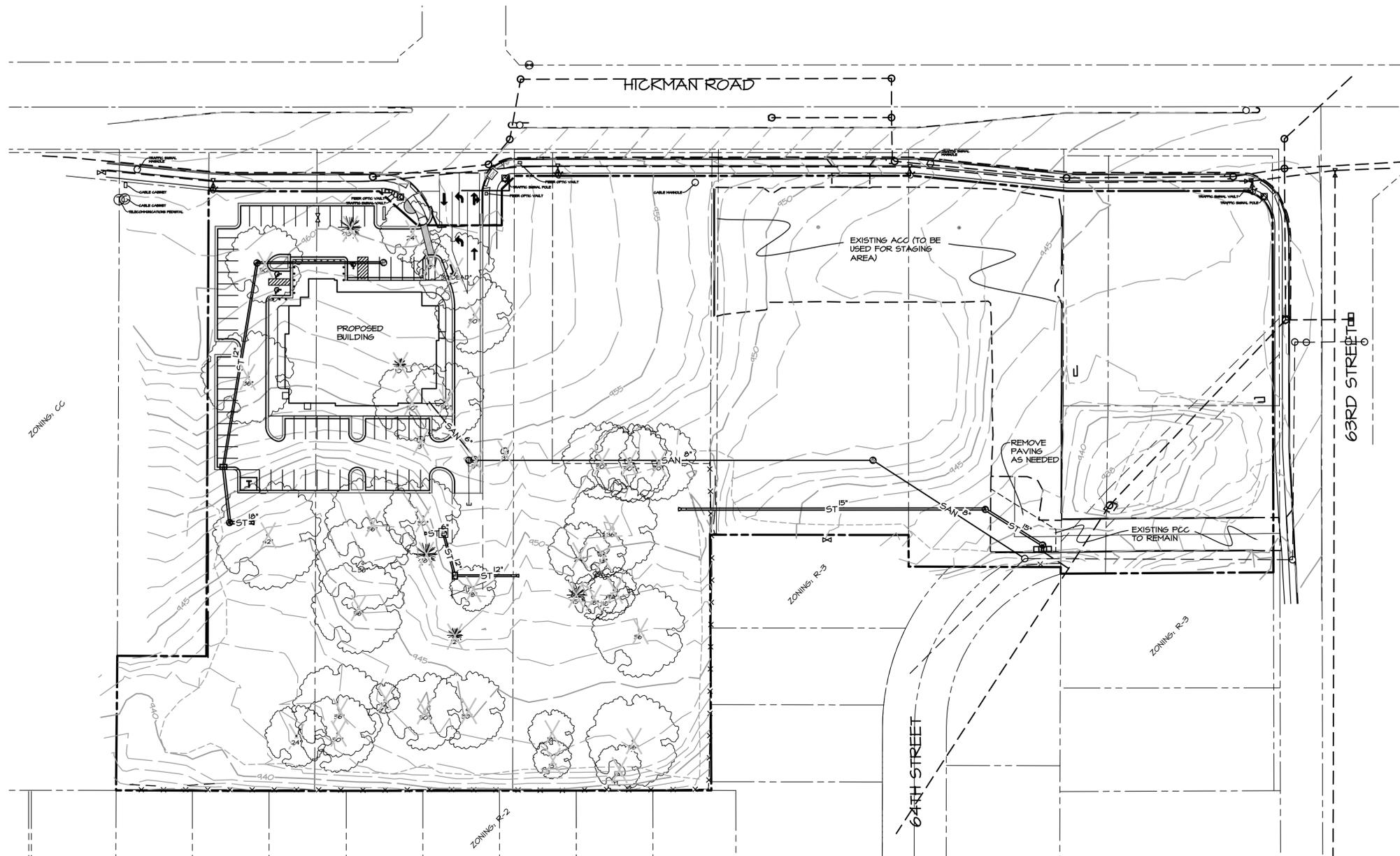
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Q:\A-FILES\A-1600\A1642_C3D Drawings\Plat A1642 PLAT OF SURVEY.dwg, 10/1/2014 12:09:29 PM, jgardis, 1:1



DATE:	REVISONS	COMMENTS
SEP. 24, 2014	1	
	2	
	3	
	4	
	5	APP
	6	JAG

WINDSOR CROSSING WINDSOR HEIGHTS, IOWA
DATE OF SURVEY: SEP. 24, 2014
DESIGNED BY:
DRAWN BY:



VICINITY SKETCH

LEGAL DESCRIPTION

N 325F W 120F LT 2 & -EX S 350F- LT 3 LESS .012A RD SUBURBAN FARMS AND EX RD- N 245F E 125F LT 4 SUBURBAN FARMS AND EX RD & N 245F E 125F & S 150F- LT 4 & -EX RD & S 150F & W TOF N 345F- LTS 5 & 6 SUBURBAN FARMS, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA

ZONING

CC - COMMUNITY COMMERCIAL (WHICKMAN OVERLAY DISTRICT)

PARKING

REQUIRED: 18 SPACES
PROVIDED: 71 SPACES (INCLUDING 3 HANDICAP)

NOTES

1. JUST PRIOR TO PAVING, COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY FOR A DEPTH OF ONE FOOT.
2. REMOVE & REPLACE SOIL AS REQUIRED IN AREAS OF CUT OR TRANSITIONS.
3. PROOF ROLL ALL PAVING SUBGRADES IN THE PRESENCE OF A 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 CONFORM TO THE REQUIREMENTS OF THE LATEST "IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" INCLUDING ALL DES MOINES SUPPLEMENTAL SPECIFICATIONS. CONTRACTOR SHALL PREPARE AND SUBMIT FOR ALL REQUIRED CITY OF DES MOINES PERMITS AND PAY NECESSARY FEES.
7. NEW PAVING SHALL BE DONE WITH 4" WIDE WHITE PAVEMENT PAINT.
8. NEW PAVING SHALL BE 6-INCH P.C.C.
9. PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
10. TRANSFORMERS, JUNCTION BOXES AIR CONDITIONERS OVER 3 FEET IN HEIGHT OR OTHER SUCH ITEMS MAY NOT BE LOCATED IN THE REQUIRED SETBACK AREAS.
11. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
12. THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
13. ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
14. 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.
15. LIGHTING MUST BE LOW GLARE CUT-OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
16. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.

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.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
3. TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 6-INCHES ON ALL LANDSCAPED AREAS.
4. BACKFILL TO THE TOP OF ALL CURBS.
5. ALL ELEVATIONS ARE TO THE GUTTER GRADE UNLESS NOTED OTHERWISE.
6. COVER AND/OR FILTER SOCK AROUND ALL INTAKES PRIOR TO PAVING TO PREVENT SEDIMENTATION FROM ENTERING THE STORM SEWER.
7. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY CONTRACTOR IN A TIMELY FASHION.

UTILITY NOTES

1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUDAS 2012 "URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" AND CITY OF DES MOINES SUPPLEMENTAL SPECIFICATIONS.
2. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
3. ALL SERVICES SHALL BE CONSTRUCTED TO WITHIN 5 FEET OF THE OUTSIDE OF THE BUILDING WALLS.
4. THE SIZE AND MATERIALS OF THE SANITARY SEWER SERVICE SHALL COMPLY WITH THE PLUMBING CODE.
5. ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO A STORM SEWER WHETHER ACTIVE OR NOT.
6. ALL STORM & SANITARY SEWER SHALL BE CONSTRUCTED WITH A PLUMBING PERMIT.

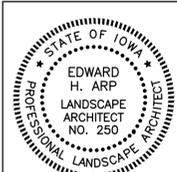
PLANTING NOTES

1. ALL SITE WORK, SODDING AND LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) WITH CITY OF DES MOINES ADDENDUM FOR AND LANDSCAPE STANDARDS.
2. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-2004)
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
4. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
6. ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
8. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
9. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
10. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, MUST BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
11. CONTACT MUNICIPAL ARBORIST PRIOR TO REMOVAL AND PLANTING OF ALL STREET TREES AT 515-208-0625
12. NO STAKING OF STREET TREES IS ALLOWED IN THE R.O.W.
13. REMOVE ALL WIRE, TWINE AND BURLAP FROM THE ROOTBALLS OF STREET TREES.
14. TOPSOIL SHALL BE A 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 D.P.S. REGARDLESS, TOPSOIL SHALL NOT BE A 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
15. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
16. PROTECT ALL TREES TO REMAIN WITH SNOWFENCE. NO EXISTING TREES TO BE REMOVED.

LANDSCAPING SCHEDULE

KEY	QUAN	BOTANICAL/COMMON NAME	SIZE	CONDITION
QB	3	Quercus bicolor Swamp White Oak	2 1/2"-3" cal.	CONT./B# B
GT	5	Gleditsia triacanthos Honeylocust	2 1/2"-3" cal.	CONT./B# B
AR	4	Acer rubrum 'Armstrong' Columbar Red Maple	2 1/2"-3" cal.	CONT./B# B
DG	20	Deutzia gracilis 'Duncan' Chardonay Pearl's Deutzia	18" HT	CONT. (30" OC)
DS	10	Dierilla sessilifolia LPDC Podaras' Cool Splash Honeysuckle	18" HT	CONT. (30" OC)

CERTIFICATION



I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

BY: _____ DATE: _____
EDWARD H. ARP, IOWA REG. NO. 250
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 & 2

WET SEED MIX

Mixture: 50% Wildflowers | 50% Grasses, by weight.
Seeding Rate: 10-15 lbs. per Acre
Seeding Chart

- Wildflowers:**
Nodding Onion Canada Anemone Silkweed New England Aster
Flat-topped Aster False Aster Rattlesnake Master Joe Pye Weed
Boneset Sneezeweed Sawtooth Sunflower Cow Parsnip
Rose Mallow Great St John's Wort Blue Flag Iris
Prairie Blazingstar
Great Blue Lobelia Wild Quinine Mountain Mint
Sweet Blackeyed Susan
Cup Plant Riddell's Goldenrod Blue Vervain, Ironweed Golden Alexanders
- Grasses:**
Big Bluestem Fox Sedge Virginia Wild Rye Fowl Manna Grass
Prairie Cordgrass

LEGEND

EXISTING/PROPOSED		
●	○	PROPERTY BOUNDARY
— 1/4"	— 6"	FND/SET LOT CORNER
— SAN 6"	— 10"	WATER MAIN & SIZE
— ST 10"	— SHW	SANITARY SEWER & SIZE
— SHW	— USE	STORM SEWER & SIZE
— USE	— UGT	OVERHEAD WIRES
— UGT	— CTV	UNDERGROUND ELECTRIC CABLE
— G 4"	— T 4"	UNDERGROUND TELEPHONE CABLE
— T 4"		UNDERGROUND CABLE TV
		GA&S MAIN & SIZE
		PERFORATED DRAIN TILE
○	○	MANHOLE
□	□	INTAKE
⊕	⊕	HYDRANT
⊕	⊕	POWER POLE
⊕	⊕	LIGHT POLE
□	□	UTILITY BOX/TELEPHONE RISER
○	○	DOWNPOUT LOCATION
●	●	BOLLARD
— 54	— X-X	CONTOUR
		SILT FENCE
		TREE TO BE REMOVED

SCALE: 1"=50'

NORTH

UNITY POINT NORTHWEST @ WINDSOR CROSSING
 6400 HICKMAN RD, WINDSOR HEIGHTS, IA
 OVERALL PLAN

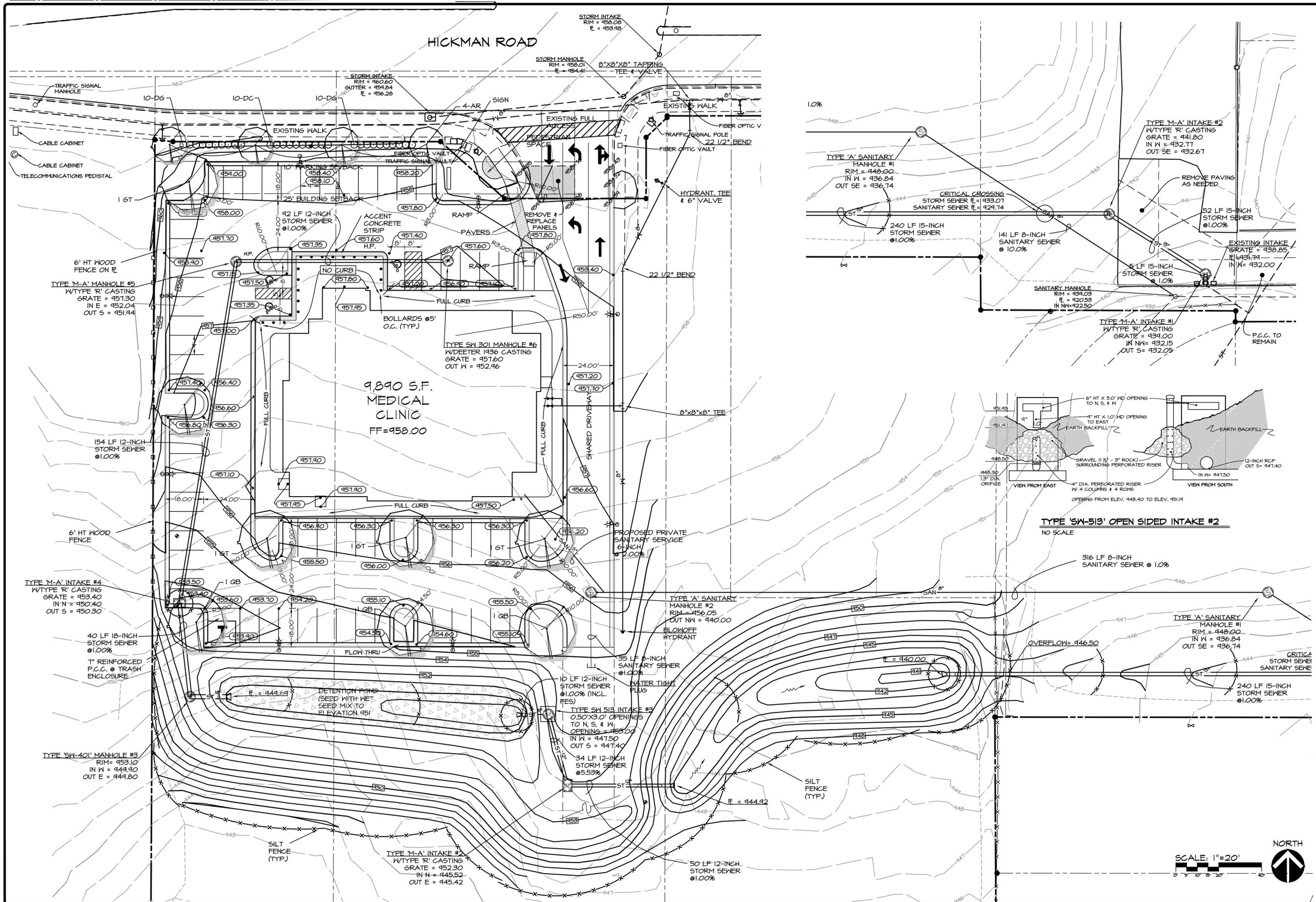
SHEET 1 OF 2

Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 Des Moines, Iowa 50322
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com



DATE:	REVISIONS	COMMENTS
OCT. 10, 2014	1	
	2	
	3	
	4	DOS
	5	CEC
	6	CEC

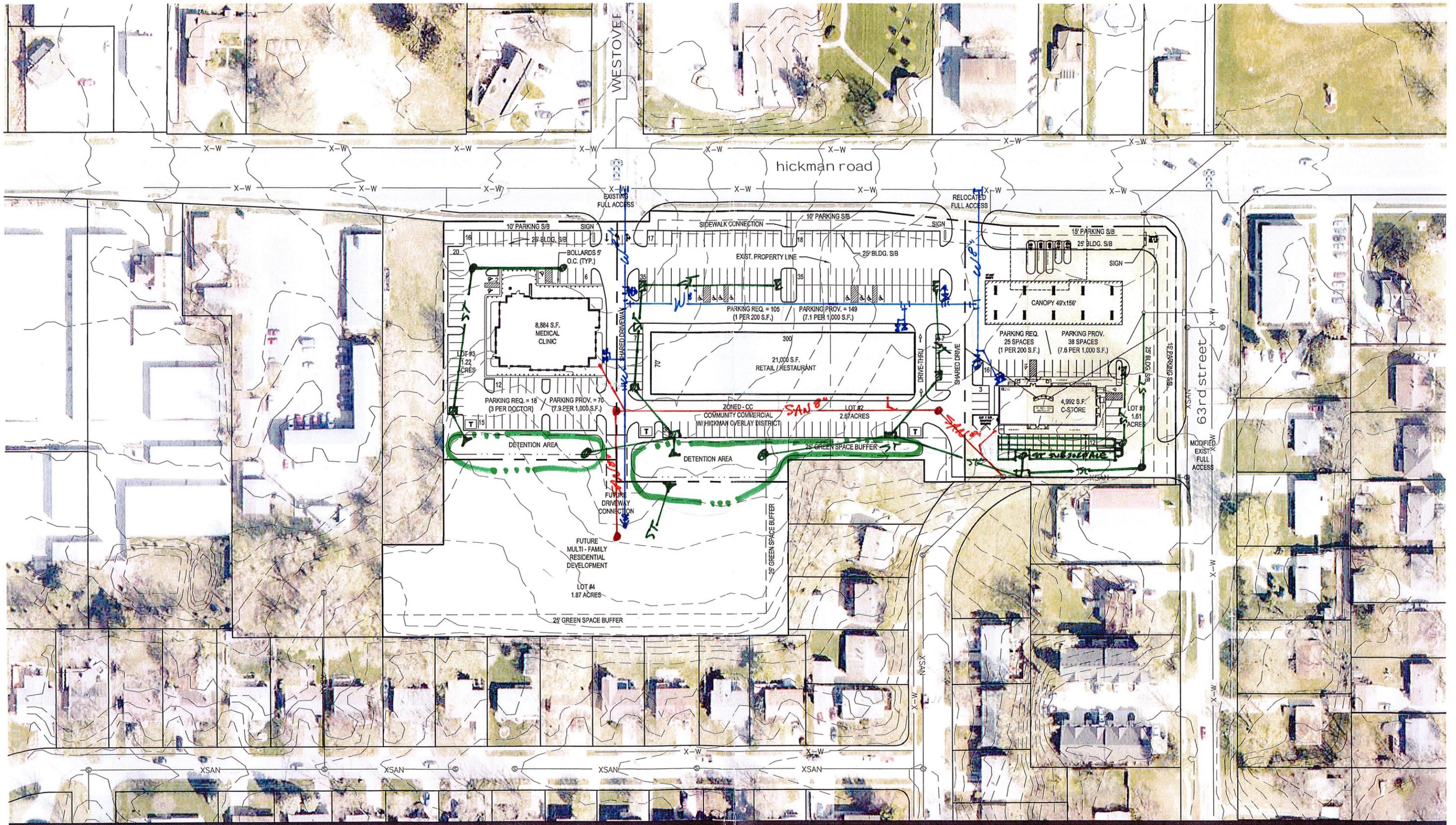
DATE OF SURVEY: _____
DESIGNED BY: _____
DRAWN BY: _____



DATE:	REVISIONS	COMMENTS
OCT. 10, 2014	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: DOS
 DESIGNED BY: CEC
 DRAWN BY: CEC





This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This drawing shall not be used for construction or legally binding documentation. (C) Copyright 2014 by Simonson & Associates Architects, L.L.C.

63rd & Hickman Master Plan Windsor Heights, Iowa

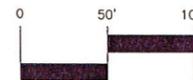
FEBRUARY 17, 2014

*UTILITY SKETCH PLAN
2-25-2014*



1"=100' @ 11"x17" Sheet
SAA# 13182

DRAWN BY: AVG



simonson

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924 515 440 5626 www.simonsonassoc.com

CEC

 UnityPoint Clinic

Family Medicine
Northwest

