

# PACE CENTER SITE PLAN

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## PROPERTY DESCRIPTION:

THE NORTH 325 FEET OF LOT 8, PLAZA HILLS PLAT 5, AN OFFICIAL PLAT, WINDSOR HEIGHTS, IOWA; AND NORTH 325 FEET OF THE WEST 25 FEET OF LOT 7, PLAZA HILLS PLAT 5, AN OFFICIAL PLAT, WINDSOR HEIGHTS, IOWA; AND NORTH 325 FEET OF EAST 3 FEET AND NORTH 152 FEET OF WEST 12 FEET OF EAST 15 FEET IN LOT 9, PLAZA HILLS PLAT 5, AN OFFICIAL PLAT, WINDSOR HEIGHTS, IOWA.

AND BOOK 9024 PAGE 85 LOT 8, PLAZA HILLS 5, AN OFFICIAL PLAT, WINDSOR HEIGHTS, IOWA, EXCEPT THE NORTH 325 FEET THEREOF.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

ADDRESS:  
7700 HICKMAN ROAD  
WINDSOR HEIGHTS, IA 50324

CONTRACT BUYER:  
IMMANUEL  
ATTN: RHONDA DISTEFANO  
14808 SHEPARD STREET, SUITE 100  
OMAHA, NE 68138  
PH: (402) 829-2915

PREPARED FOR:  
RDG PLANNING & DESIGN  
ATTN: SCOTT PFEIFER  
900 FARM ON THE MALL, SUITE 100  
OMAHA, NE 68102  
PH: (402) 212-9129

ZONING:  
CC - COMMUNITY COMMERCIAL DISTRICT  
& HICKMAN CORRIDOR OVERLAY DISTRICT  
BUILDING SETBACKS:  
FRONT YARD = 25 FEET  
STREET SIDE YARD = 25 FEET  
INTERIOR SIDE YARD = NONE REQUIRED  
REAR YARD = 20 FEET  
MAX BUILDING HEIGHT = 60 FEET

PARKING REQUIREMENTS:  
PARKING REQUIREMENTS - GROUP CARE FACILITY:  
1 SPACE PER 4-PERSON CAPACITY PLUS 1 SPACE PER EMPLOYEE ON LARGEST SHIFT  
PARKING PROVIDED = 1104 + 80 = 1184 STALLS  
PARKING PROVIDED = 88 STALLS (INCL. 4 INC STALLS)  
\*NOTE: OWNER HAS AN AGREEMENT WITH ADJACENT PROPERTY TO USE 33 ADDITIONAL PARKING STALLS

OPEN SPACE REQUIREMENTS:  
TOTAL SITE AREA = 101,017 SF  
OPEN SPACE REQUIRED = 20,203 SF (20%)  
OPEN SPACE PROVIDED = 42,702 SF (42.3%)

IMPERVIOUS SURFACE:  
EXISTING IMPERVIOUS SURFACE = 38,050 SF (37.7%)  
PROPOSED IMPERVIOUS SURFACE = 58,315 SF (57.7%)  
NET CHANGE IN IMPERVIOUS SURFACE = +20,265 SF

BENCHMARK:  
TOP WEST BOLT OF FIRE HYDRANT NORTH OF NORTHEAST CORNER BUILDING  
ELEVATION=946.74



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.

## GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WINDSOR HEIGHTS MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- 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.
- 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".
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- 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.
- 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 PRECONSTRUCTION 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.
- 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.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- 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 IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WINDSOR HEIGHTS.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- 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.
- ANY REQUIRED FIRE LANE STRIPING SHALL BE CONSIDERED INCIDENTAL TO BID.

## PAVING NOTES:

- 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 SEEDDED IN ACCORDANCE WITH CITY OF WINDSOR HEIGHTS STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- 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:

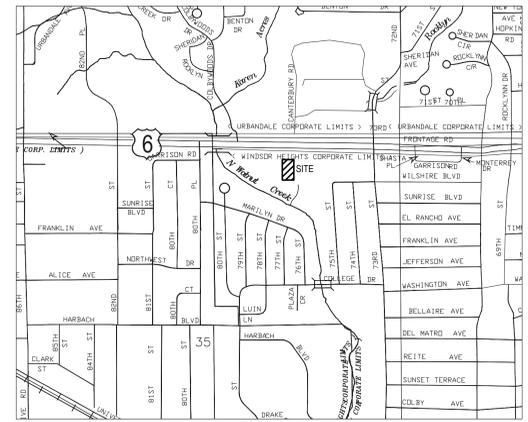
- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- 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 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- EXISTING SANITARY SERVICE SHALL RE-USED IF EXISTING SLOPE IS GREATER THAN 2%, IF SLOPE IS LESS THAN 2%, CONTRACTOR SHALL COORDINATE WITH ENGINEER.
- ALL WATER MAIN SERVICE WORK SHALL BE COMPLETED ACCORDING TO DES MOINES WATER WORKS STANDARD SPECIFICATIONS.

## ABBREVIATIONS:

AC ACRES  
ASPH ASPHALT  
BK BOOK  
CONC CONCRETE  
D DEEDED DISTANCE  
EX EXISTING  
ENCL ENCLOSURE  
FF FINISHED FLOOR  
FL FLOW LINE  
FRAC FRACTIONAL  
M MEASURED DISTANCE  
MH MANHOLE  
OPC ORANGE PLASTIC CAP  
P PLATTED DISTANCE  
PG PAGE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
PRA PREVIOUSLY RECORDED AS  
PUE PUBLIC UTILITY EASEMENT  
ROW RIGHT OF WAY  
SF SQUARE FEET  
SAN SANITARY  
TYP TYPICAL  
YPC YELLOW PLASTIC CAP  
N NORTH  
S SOUTH  
E EAST  
W WEST

## LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- ⊕ STORM MANHOLE
- ⊕ CURB INTAKE
- SURFACE INTAKE
- ⊕ FLARED END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ CLEANOUT
- ⊕ FIRE HYDRANT
- ⊕ SPRINKLER
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ WATER MANHOLE
- ⊕ WELL
- ⊕ WATER VALVE
- ⊕ WATER SHUT OFF
- ⊕ YARD HYDRANT
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC RISER
- ⊕ ELECTRIC VAULT
- ⊕ POWER POLE
- ⊕ TRANSFORMER POLE
- ⊕ LIGHT POLE
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ ELECTRIC PANEL
- ⊕ TRANSFORMER
- ⊕ GROUND LIGHT
- ⊕ GUY WIRE
- ⊕ ELECTRIC HANDHOLE
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ AIR CONDITIONING UNIT
- ⊕ TELEPHONE RISER
- ⊕ TELEPHONE VAULT
- ⊕ TELEPHONE MANHOLE
- ⊕ TRAFFIC SIGNAL MANHOLE
- ⊕ FIBER OPTIC RISER
- ⊕ FIBER OPTIC FAULT
- ⊕ CABLE TV RISER
- SIGN —
- ⊕ DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #4475
- ⊕ SECTION CORNER - FOUND AS NOTED



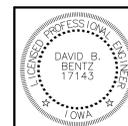
VICINITY MAP  
SCALE: 1" = 1,000'

## UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- 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:

- 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.



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: \_\_\_\_\_ DATE: \_\_\_\_\_  
DAVID B. BENTZ, PE. 17143  
LICENSE RENEWAL DATE: DEC. 31, 2015  
PAGES OR SHEETS COVERED BY THIS SEAL: ALL

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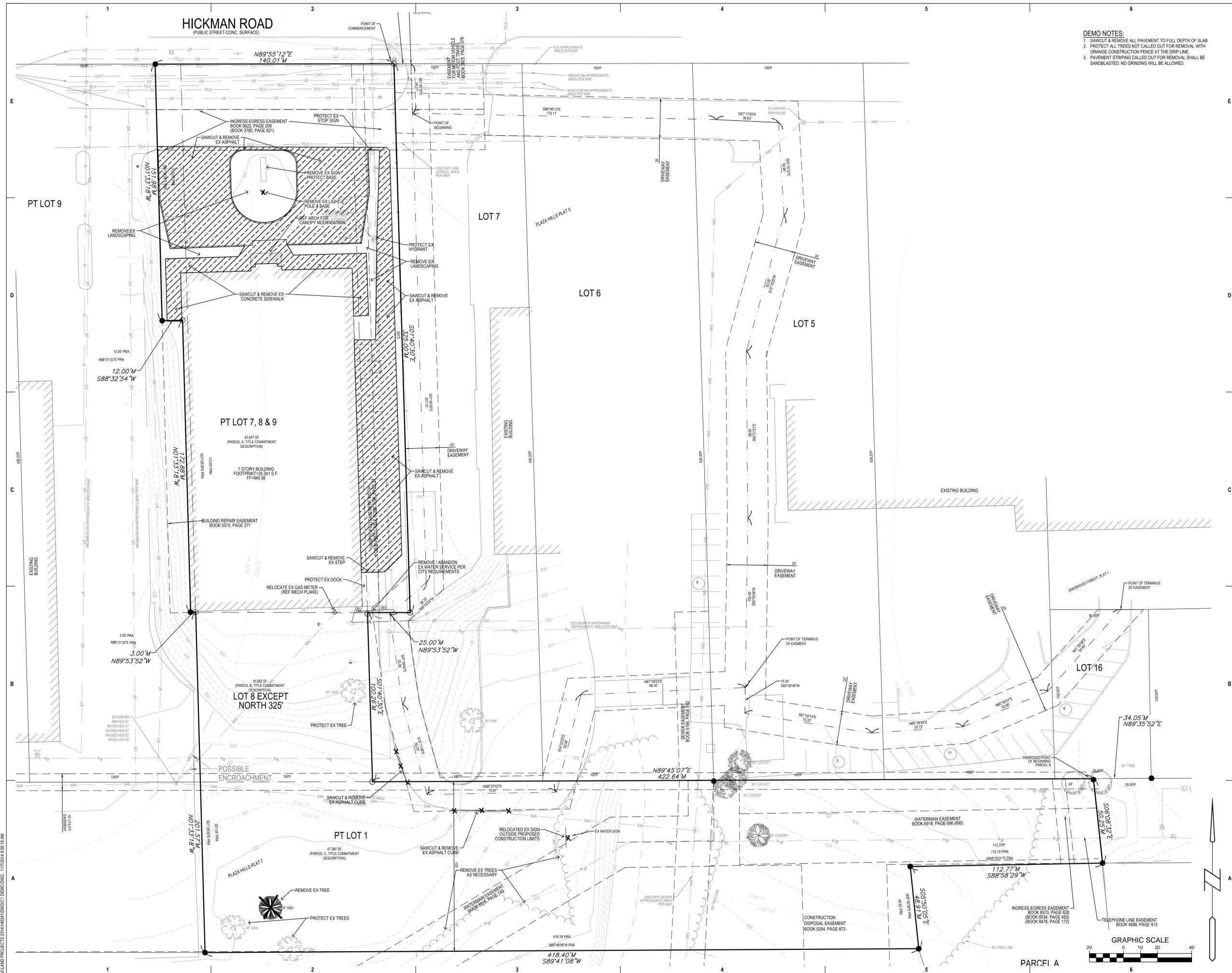
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14808 Shepard Street, Suite 100  
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MECHANICAL/ELECTRICAL/PLUMBING  
RDG Planning &



- DEMO NOTES:**
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
  2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
  3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.



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Des Moines, IA 50319  
(515) 281-1111

**STRUCTURAL**  
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**CIVIL**  
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**MECH/ELEC/PLUMB**  
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**FOOD SERVICE**  
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Des Moines, IA 50319  
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**PACE Center**  
7700 Hickman Rd.  
Windsor Height, IA

KEY PLAN

| NO.         | DATE          | DESCRIPTION |
|-------------|---------------|-------------|
| ISSUED      | NOV. 11, 2014 |             |
| PROJECT NO. | 2014-148-00   |             |

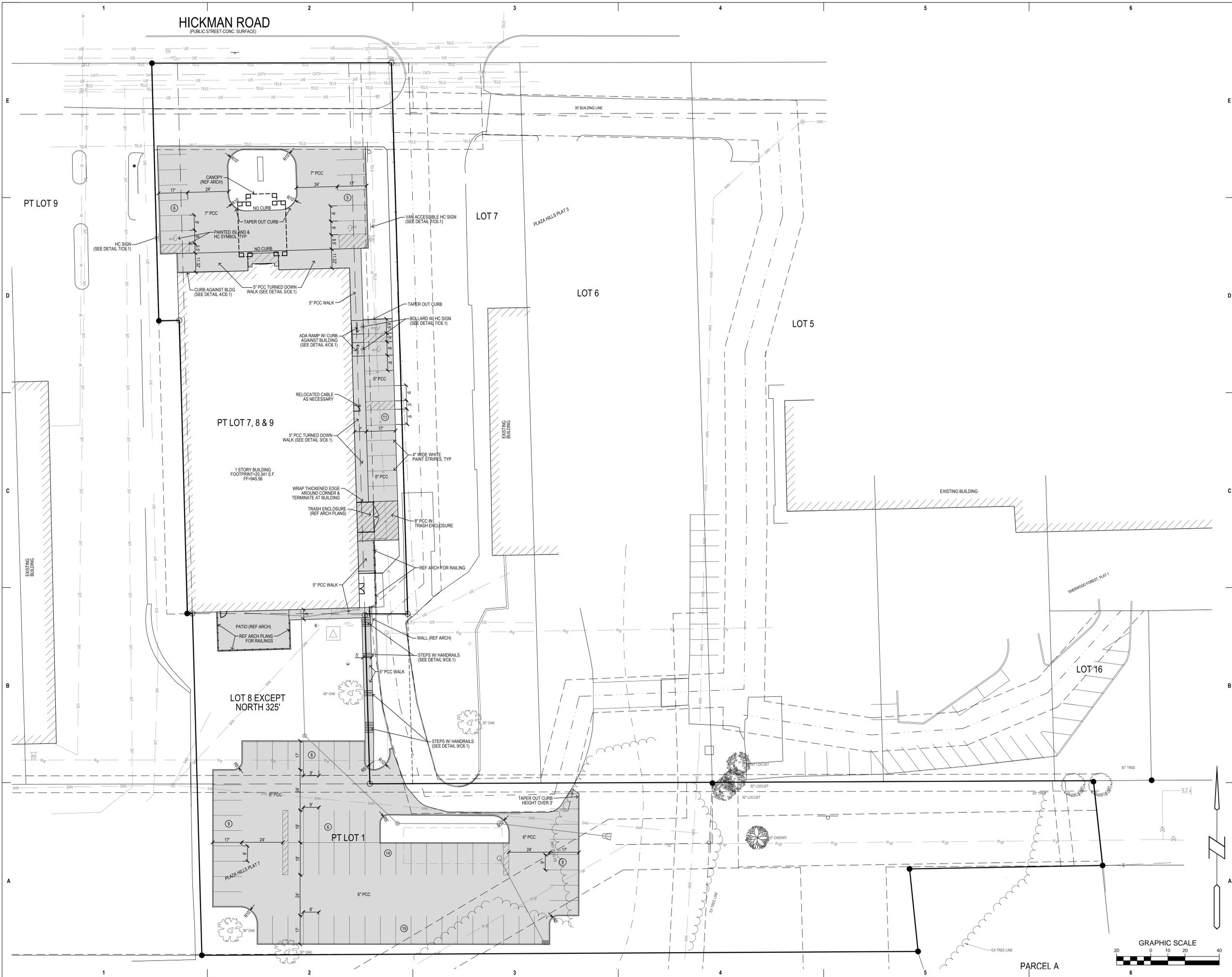
RDG Planning & Design  
1127 20th St, Suite 100  
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(515) 281-1111

**DEMO PLAN**

**C1.1**

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MLAND PROJECTS 2014\1404\DWG\C2 LAYOUT.DWG 11/2/2014 3:50:17 PM



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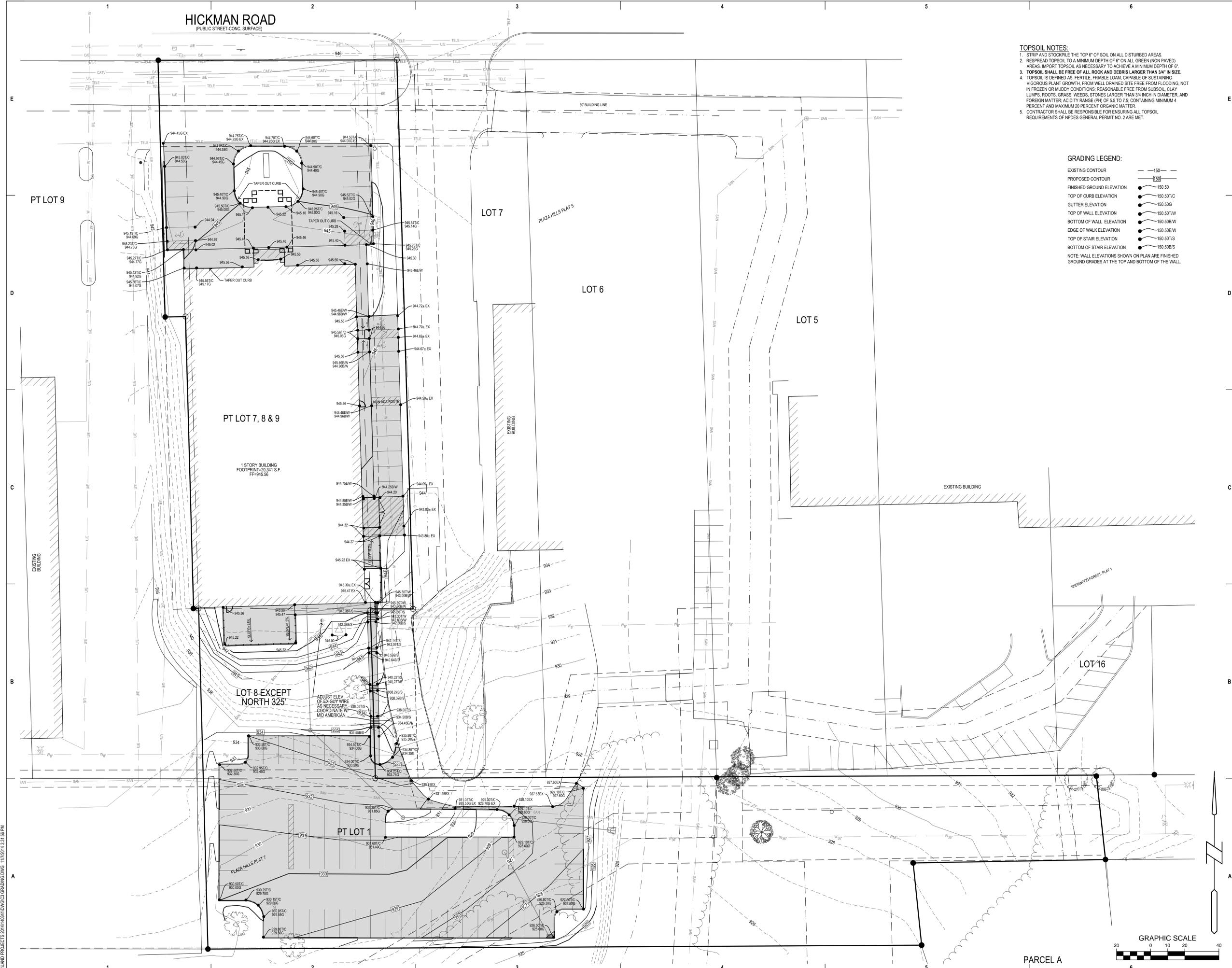
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**PACE Center**  
7700 Hickman Rd.  
Windsor Height, IA

**Immanuel pathways**

KEY PLAN

| REV  | DATE          | DESCRIPTION |
|--|---------------|-------------|
| ISSUED   | NOV. 11, 2014 |             |
| PROJECT NO.  | 2014-148-00   |             |
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| RDG Planning & Design  |               |             |
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| Immanuel Pathways Central Iowa   |               |             |
| PROJECT: NOT BE USED FOR ANY OTHER PROJECTS OR FOR ANY OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT.   |               |             |
| LAYOUT PLAN  |               |             |
| C2.1   |               |             |



**TOPSOIL NOTES:**

1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
2. RESPADE TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS, REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4" IN DIAMETER, AND FOREIGN MATTER. ACIDITY RANGE (PH) OF 5.5 TO 7.5; 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.

**GRADING LEGEND:**

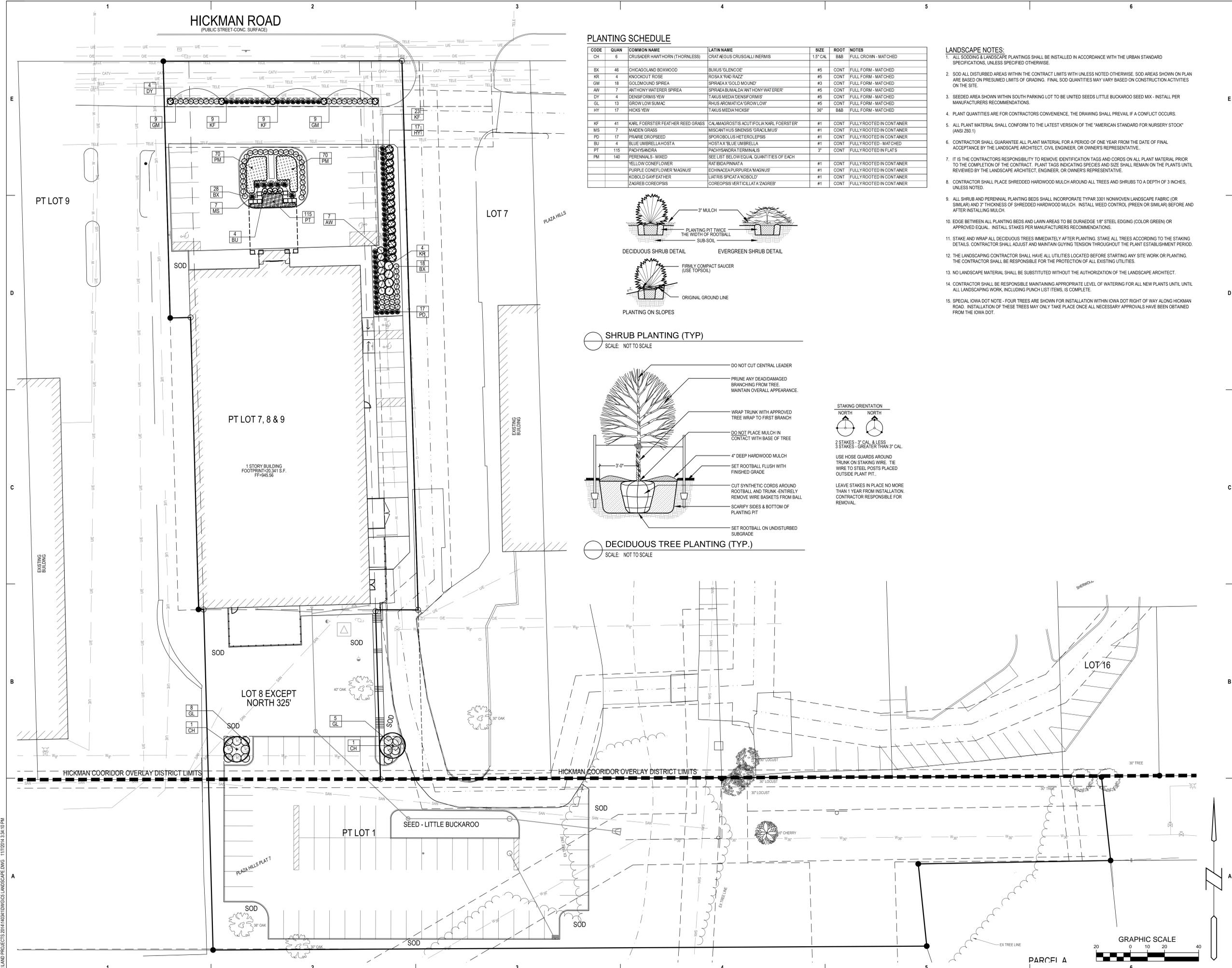
|                           |            |
|---------------------------|------------|
| EXISTING CONTOUR          | ---        |
| PROPOSED CONTOUR          | ---        |
| FINISHED GROUND ELEVATION | ● 150.50   |
| TOP OF CURB ELEVATION     | ● 150.50TC |
| GUTTER ELEVATION          | ● 150.50G  |
| 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.

| REV  | DATE          | DESCRIPTION |
|--|---------------|-------------|
| ISSUED   | NOV. 11, 2014 |             |
| PROJECT NO.  | 2014-148-00   |             |
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| 1000 Hickman Rd.<br>Central Iowa, IA 50322<br>Immanuel Pathways Central Iowa |               |             |

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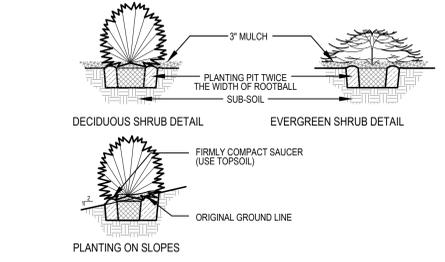




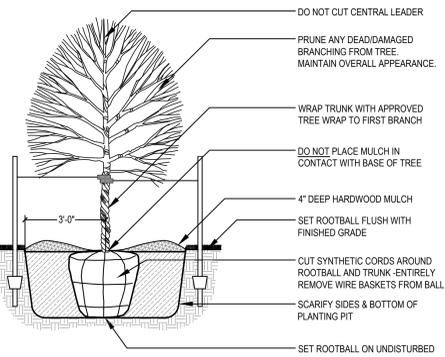
**PLANTING SCHEDULE**

| CODE | QUAN | COMMON NAME                      | LATIN NAME                               | SIZE     | ROOT | NOTES                     |
|------|------|----------------------------------|--|----------|------|---------------------------|
| CH   | 8    | CRUISADER Hawthorn (Thornless)   | CRATÆGUS CRUGSALLI INERMIS               | 1.5" CAL | B&B  | FULL CROWN - MATCHED      |
| BX   | 46   | CHICAGO LAD BOXWOOD              | BUXUS 'OLENCOE'                          | #5       | CONT | FULL FORM - MATCHED       |
| KR   | 4    | KNOCKOUT ROSE                    | ROSA X 'RAD RAZ'                         | #5       | CONT | FULL FORM - MATCHED       |
| GM   | 18   | GOLDMOUND SPIREA                 | SPIRÆA X 'GOLD MOUND'                    | #3       | CONT | FULL FORM - MATCHED       |
| AW   | 7    | ANT HONY WATERER SPIREA          | SPIRÆA BIMALDA 'ANT HONY WATERER'        | #5       | CONT | FULL FORM - MATCHED       |
| DY   | 4    | DENSIFORMIS YEW                  | TAXUS MEDIA 'DENSIFORMIS'                | #5       | CONT | FULL FORM - MATCHED       |
| GL   | 13   | GROW LOW SUMAC                   | RHUS AROMATICA 'GROW LOW'                | #5       | CONT | FULL FORM - MATCHED       |
| HY   | 17   | HICKS YEW                        | TAXUS MEDIA 'HICKS'                      | 36"      | B&B  | FULL FORM - MATCHED       |
| KF   | 41   | KARL FOERSTER FEATHER REED GRASS | CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER' | #1       | CONT | FULLY ROOTED IN CONTAINER |
| MS   | 7    | MAIDEN GRASS                     | MISCANTHUS SINENSIS 'GRACILIMUS'         | #1       | CONT | FULLY ROOTED IN CONTAINER |
| PD   | 17   | PRAIRIE DROPSIED                 | SPOROBOLUS HETEROLEPIS                   | #1       | CONT | FULLY ROOTED IN CONTAINER |
| BU   | 4    | BLUE UMBRELLA HOSTA              | HOSTA X 'BLUE UMBRELLA'                  | #1       | CONT | FULLY ROOTED - MATCHED    |
| PT   | 115  | PACHYSANDRA                      | PACHYSANDRA TERMINALIS                   | 3"       | CONT | FULLY ROOTED IN FLATS     |
| PM   | 140  | PERENNIALS - MIXED               | SEE LIST BELOW EQUAL QUANTITIES OF EACH  | #1       | CONT | FULLY ROOTED IN CONTAINER |
|      |      | YELLOW CONEFLOWER                | RAT BIDA PINNATA                         | #1       | CONT | FULLY ROOTED IN CONTAINER |
|      |      | PURPLE CONEFLOWER MAGNUS         | ECHINACEA PURPUREA 'MAGNUS'              | #1       | CONT | FULLY ROOTED IN CONTAINER |
|      |      | KOBOLD GAY FATHER                | LIATRIS SPICATA 'KOBOLD'                 | #1       | CONT | FULLY ROOTED IN CONTAINER |
|      |      | ZAGREB COREOPSIS                 | COREOPSIS VERTICILLATA 'ZAGREB'          | #1       | CONT | FULLY ROOTED IN CONTAINER |

- LANDSCAPE NOTES:**
- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
  - SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS WITH UNLESS NOTED OTHERWISE. SOD AREAS SHOWN ON PLAN ARE BASED ON PRESUMED LIMITS OF GRADING. FINAL SOD QUANTITIES MAY VARY BASED ON CONSTRUCTION ACTIVITIES ON THE SITE.
  - SEEDED AREA SHOWN WITHIN SOUTH PARKING LOT TO BE UNITED SEEDS LITTLE BUCKAROO SEED MIX - INSTALL PER MANUFACTURERS RECOMMENDATIONS.
  - PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
  - ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1)
  - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT, CIVIL ENGINEER, OR OWNER'S REPRESENTATIVE.
  - IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. PLANT TAGS INDICATING SPECIES AND SIZE SHALL REMAIN ON THE PLANTS UNTIL REVIEWED BY THE LANDSCAPE ARCHITECT, ENGINEER, OR OWNER'S REPRESENTATIVE.
  - CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS TO A DEPTH OF 3 INCHES, UNLESS NOTED.
  - ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICKNESS OF SHREDDED HARDWOOD MULCH. INSTALL WEED CONTROL (PREEN OR SIMILAR) BEFORE AND AFTER INSTALLING MULCH.
  - EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS TO BE DURADEG 1/8" STEEL EDGING (COLOR GREEN) OR APPROVED EQUAL. INSTALL STAKES PER MANUFACTURERS RECOMMENDATIONS.
  - STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
  - NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
  - CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS UNTIL ALL LANDSCAPING WORK, INCLUDING PUNCH LIST ITEMS, IS COMPLETE.
  - SPECIAL IOWA DOT NOTE - FOUR TREES ARE SHOWN FOR INSTALLATION WITHIN IOWA DOT RIGHT OF WAY ALONG HICKMAN ROAD. INSTALLATION OF THESE TREES MAY ONLY TAKE PLACE ONCE ALL NECESSARY APPROVALS HAVE BEEN OBTAINED FROM THE IOWA DOT.



**SHRUB PLANTING (TYP.)**  
SCALE: NOT TO SCALE

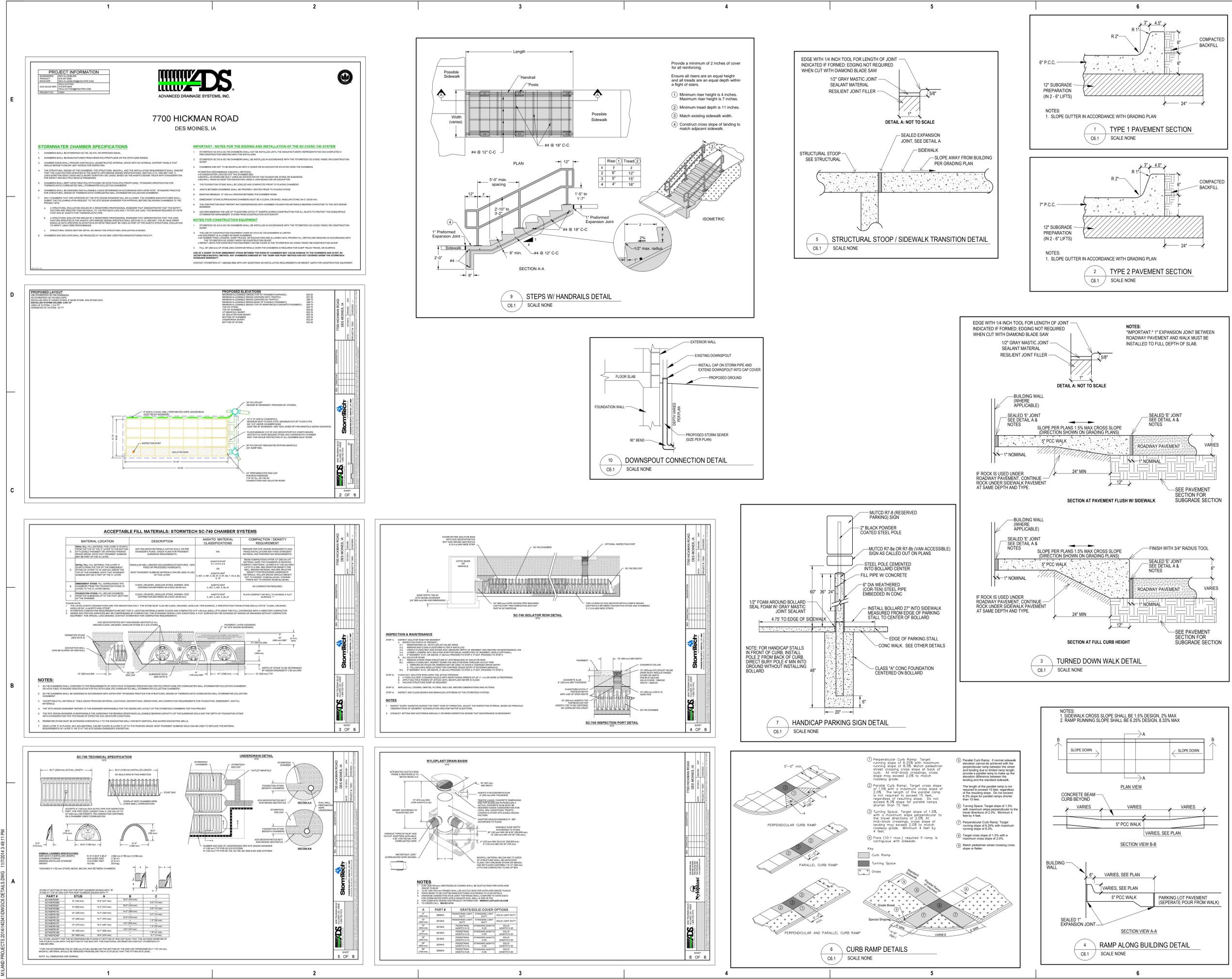


**DECIDUOUS TREE PLANTING (TYP.)**  
SCALE: NOT TO SCALE



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 PACE Center  
 7700 Hickman Rd.  
 Windsor Heights, IA  
 Immanuel pathways  
 LANDSCAPE PLAN  
 C5.1



**Construction Documents**

**RDG Planning & Design**

**ARCHITECT**

**STRUCTURAL**

**CIVIL**

**MECH/ELEC/PLUMB**

**FOOD SERVICE**

**INTERIORS**

**KEY PLAN**

**ISSUED: NOV 11, 2014**

**PROJECT NO: 2014-148-00**

**7700 Hickman Rd., Windsor Height, IA**

**Immanuel Pathways Central Iowa**

**Immanuel Pathways**

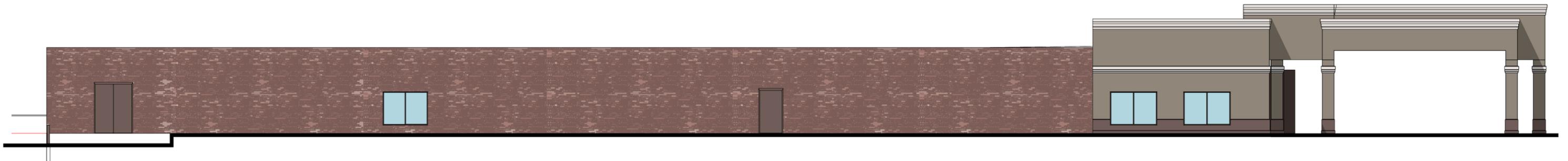
**DETAILS SHEET**

**C6.1**





NORTH ELEVATION



EAST ELEVATION

# Immanuel Pathways Central Iowa

**MINUTES OF THE  
WINDSOR HEIGHTS  
PLANNING AND ZONING COMMISSION MEETING  
Council Chambers, 1133 66<sup>th</sup> Street**

**October 22, 2014**

**1. Call to Order.**

Calhoun called the meeting to order at 4:34 p.m. Muntz, Moran, Crain, and Foss in attendance. Absent was Egger and Fife. Zoning Administrator, Sheena Danzer was also present.

**2. Approval of the Agenda.**

Moran made the motion to approve the agenda as presented; Foss seconded. Voice vote passed unanimously.

**3. Approval of the minutes from the September 29, 2014 special meeting.**

Foss asked to remove “unremarkable” and replace with “remarkable” in item #4 and Moran asked to remove “unacceptable” and replace with “acceptable” in item #4. Moran made a motion to approve the minutes as corrected; Muntz seconded. Voice vote passed unanimously.

**4. Site plan review for Immanuel Pathways, 7700 Hickman Road.**

Immanuel Pathways was back for review of their site plan. At the October 24, 2014 meeting they had presented their project for discussion only as they were not ready for site plan review. Immanuel still needs approval of a 5 foot variance for the rear parking lot setback in order for their site plan to meet the zoning code (requirement is 10 foot). If they are not approved, a revision of the site plan may be needed. Staff was in receipt of the variance application on October 22, 2014 and has set a Board of Adjustment meeting date for November 13, 2014.

Moran made a motion to recommend approval of the site plan subject to securing a variance as needed; Foss seconded. Roll call vote passed unanimously.

**5. Site plan review for Unity Point Clinic, 6400 Hickman Road.**

Hurd Land Company, LLC presented the site plan for the first phase of the development at Windsor Crossing for a Unity Point Clinic.

Crain made a motion to recommend approval of the site plan; Moran seconded. Roll call vote passed unanimously.

**6. Adjourn to next meeting, November 25, 2014.**

Crain moved to adjourn at 5:45 p.m.; Foss seconded. Voice vote passed unanimously.

October 15, 2014

TO: Windsor Heights Planning and Zoning  
Windsor Heights Board of Adjustment  
Windsor Heights City Council  
Mayor Diana Willits  
Sheena Danzer, Zoning Administrator  
Brett Klein, City Administrator  
Jason VanAusdall, Public Works Director

FROM: Dave Knau, 2010 75<sup>th</sup> Street, Windsor Heights  
Mobile: 515-229-7607  
Home: 515-331-0079

RE: Immanuel Pathways Project Site Plan

I have some serious concerns about the current and potential future site plan for the Immanuel Pathways Project. It is my understanding that they are proposing additional parking to the rear of the old Ethan Allan Building, primarily for a fleet of vans and buses that will be used to transport people to and from their facility.

What concerns me very much is that they have (or will be) purchasing a parcel of land behind Sherwood Forest Shopping Center. This parcel is long and narrow and potentially connects them to the west end of Wilshire Avenue, where it currently dead-ends near the north end of 75<sup>th</sup> Street.

My concern is that a logical reason for wanting this entire parcel is to eventually connect their bus and van parking to Wilshire Avenue. That would also open up commercial traffic to Wilshire from the several other businesses in the Sherwood Forest complex. A simple box culvert or short bridge across the creek between them and Wilshire would completely change the scope and access to their parking and to that parcel behind Sherwood Forest. At that point, Wilshire becomes a commercial feeder street into all of those businesses.

I am quite concerned with the thought of commercial traffic being dumped into a very stable and desirable residential area. We are experiencing a wonderful, steady turnover and upgrading of the homes in this area, now with several new families that have moved into the area in just the past decade.

In my discussion with City Staff, no one can offer me any assurance that connecting to Wilshire is not in the long-term thinking of this business. I also can get no assurance that the City has the power to really stop them from making this connection to Wilshire Avenue in the future if they so desire.

Immanuel Pathways Project

-Continued-

Page 2 of 2

It also seems apparent that the Colby Development Group, a great long-time friend and partner of Windsor Heights, is starting to sell off the various parts and pieces of their property in this area. I strongly support Colby's right to sell their property, and we should all expect changes like this to occur.

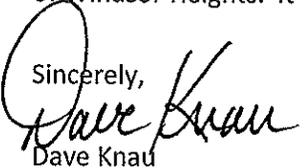
But knowing this change is happening, we need a strong position from the City to keep a reasonable separation of the commercial and residential areas and to maintain the quality and value of both to all of our citizens and business partners. Simply having someone say "that isn't our plan (today)" or "we have no intention (today)" doesn't prevent this from happening in the future. Immanuel Pathways is apparently buying land they don't need for this project. That indicates that they have something else in mind long-term.

There is more-than-adequate commercial access from Hickman Road. Wilshire Avenue was never intended as a commercial feeder street.

Please take the appropriate steps to assure those of us that have invested heavily in our homes and neighborhood that we made good decisions to locate here. Most important, please demonstrate that the City has the ability to prevent any developer from changing Wilshire into a commercial feeder street in the future.

And please consider this: Why not ask Immanuel Pathways to donate (and deed) the land east of the creek (roughly the east half of the strip that would connect to Wilshire) to the City...or sell it to the City at a reasonable price. This would be a great demonstration of their desire to be a great future partner of Windsor Heights. It would also preserve the Prairie Trail access from Wilshire to the Colby Trail.

Sincerely,



Dave Knau

2010 75<sup>th</sup> Street

Windsor Heights, Iowa 50324