



AGENDA
REGULAR MEETING OF THE
WINDSOR HEIGHTS
PLANNING AND ZONING COMMISSION
Wednesday, June 24, 2026 - 5:30 PM
WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST
ZOOM: <https://us02web.zoom.us/j/7832856334>
Meeting ID: 783 285 6334

1. **Call to Order**
2. **Approval of Agenda**
3. **Approval of the Minutes:**
 - A. 4.22.2026 Planning & Zoning Commission Meeting Minutes
4. **Public Hearing to review a building site plan at 900 64th St**
 - A. Attachments
5. **Adjourn**

*It is possible that members, including a quorum of members of the City Council and other committees may be present. No City business will be discussed outside of this agenda.

City of Windsor Heights Planning and Zoning Commission Meeting Minutes
Wednesday, April 22, 2026 - 5:30 PM
WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST

1. Call to Order

Chair Geoff Wood called the meeting to order at 5:30 PM. Members present: Dave Ferree, Diane Foss, Geoff Wood, Bob Bishop, Donna Mueller, Georgie Libbie. Tyler Holtorf arrived at 5:35 PM. Staff Present: City Planner Trey Rouse, Deputy City Clerk Nate Leuthold

2. Approval of Agenda

Motion by Georgie Libbie to approve. Seconded by Dave Ferree. Motion passed 6-0 (Tyler Holtorf absent).

3. Approval of the Minutes:

Motion by Diane Foss to approve. Seconded by Bob Bishop. Motion passed 5-0 (Tyler Holtorf absent; Dave Ferree abstained due to being absent at the previous meeting).

A. 6.24.2025 Minutes

4. Review the Proposed Amendment to the Urban Renewal Plan as to Its Conformity with the General Plan for the Development of the City

Trey Rouse presented the staff report. Tyler Holtorf arrived at this time. Diane Foss asked for clarification on 6500 Hickman and its current use. Trey advised that the owners were actively working on abating nuisances and that this amendment would allow the City more options to step in if these attempts fail. Dave Ferree asked whether we need to make findings of blight. Trey advised no, we do not need to provide findings. Geoff Wood asked for confirmation that the City had required another property on 65th St, and that this was separate. Trey confirmed that was correct. Bob Bishop spoke of concerns regarding adding the 1122 65th St. property simply because it's the lowest assessed valued property in Windsor Heights. He expressed concerns about adding this property, specifically, to the Urban Renewal Plan. Motion by Diane Foss to submit a statement to council that the Commission, having reviewed the proposed amendment to the Urban Renewal Plan, finds said proposed amendment in conformance with the general plan for the development of the City. Seconded by Donna Mueller. Motion passed 6-0, with Bob Bishop abstaining.

A. Attachments

5. Adjourn

Motion by Bob Bishop to adjourn. Seconded by Georgie Libbie. Motion passed 7-0.

STAFF REPORT

Date: June 24th, 2026
To: Windsor Heights Planning and Zoning Commission
From: Trey Rouse
Subject: Site Plan: 900 64th Street – Walnut Creek Community Church

General Information

Applicant: Nicole Neal, PLA, ASLA
4121 NW Urbandale Drive
Urbandale, IA 50322

Property Owner: Walnut Creek Community Church

Current Use: Public Assembly

Zoning: R-3 (Multiple-Family Residential District)

Location: 900 64th Street

Summary

The applicant, Nicole Neal representing Walnut Creek Community Church, is requesting to redevelop the existing building, landscaping, and paving around the easternmost portion of the building at the property known as 900 64th Street within the Multiple-Family Residential Zoning District. The applicant has provided a site plan that outlines the project area, changes proposed, and process to accomplish the redevelopment. The R-3 (Multiple-Family Residential) allows for Public Assembly use within the R-3 District by right. This development would be a part of the existing Public Assembly use on the property at 900 64th Street and include ADA compliant sidewalks and ramps, landscaping, and screening to the north.

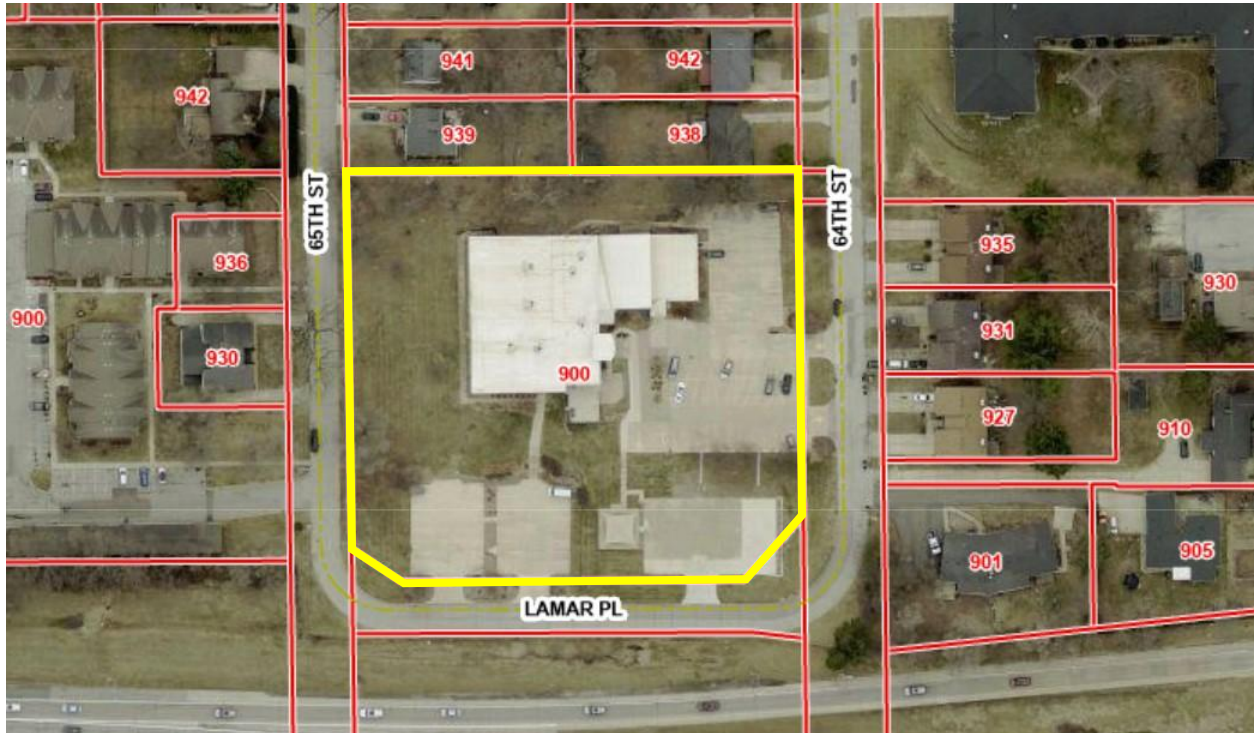
City Staff has completed a review of the documentation submitted by the applicant. The submitted application materials are attached to this report.

Existing Conditions

The existing conditions for the parcels in question is as follows and labeled as such within the following aerial image of the property.

1. 900 64th Street – Walnut Creek Community Church
 - a. 2.82 Acre Lot
 - b. Currently a contiguous and connected building at the scale of 25,549 sq. ft.
 - c. Eastern parking lot
 - d. Southern parking lot

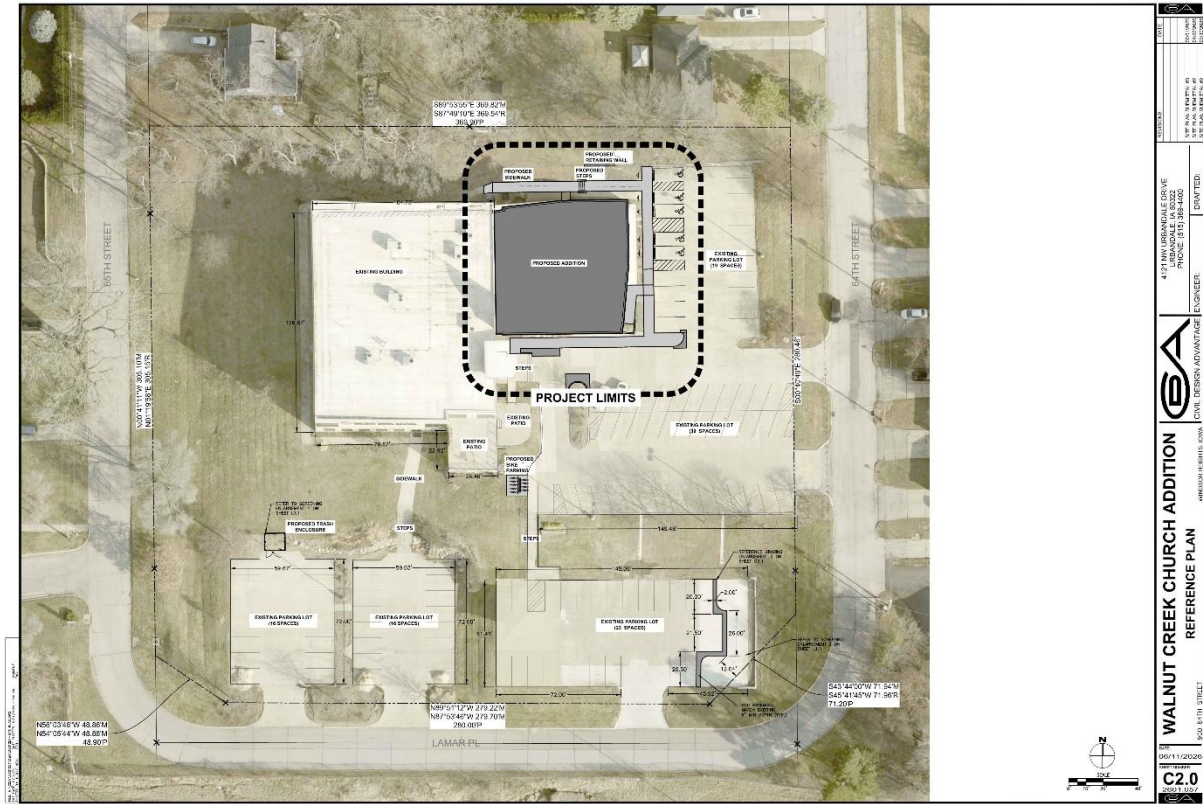
- e. Southwestern parking lot
- f. Sidewalk access to all entrances to the existing building on the property
- g. Accesses onto 64th Street for parking and main building access, and accesses on Lamar Place for parking



Legal Description

LOT K LYG S & ADJ LTS 5 & 6 LA MAR ACRES; AND S
1/2 LT K N & ADJ & -EX TRI PC IN SW COR & SE COR
FOR ST- W 369.9F N 282F LT 36 WINDSOR PLACE

Site Plan for Development



64th Street is to the right and Lamar Place is on the bottom of the Site Plan sheet

Background of Parcel/Lot

The current use of Walnut Creek Community Church has existed since its recording in April of 1998. The use has remained the same since the establishment of Walnut Creek Community Church with minor changes and additions throughout the property.

Adjacent Land Use

Direction	Zoning	Use
North	R-3 Multiple-Family Residential District	Residential, Single Family
South	Interstate/R-3 Multiple-Family Residential District	Interstate/ROW
East	R-3 Multiple-Family Residential District	Duplexes
West	R-3 Multiple-Family Residential District	Residential, Multiple-Family

Zoning Bulk Regulations

Category	R-3
Lot Area	7,200 sq.ft.
Lot Width	50 ft
Front Yard Setback	25 ft
Street Side/Interior Side Yard Setback	25 ft/5 ft
Rear Yard Setback	10 ft

Traffic Information

There was no traffic study requested by the city for the development of this project. The number of access points to 64th Street and Lamar Place stayed the same, and the amount of traffic based upon the use would not change with the redevelopment and development of the proposed project.

Parkland Dedication

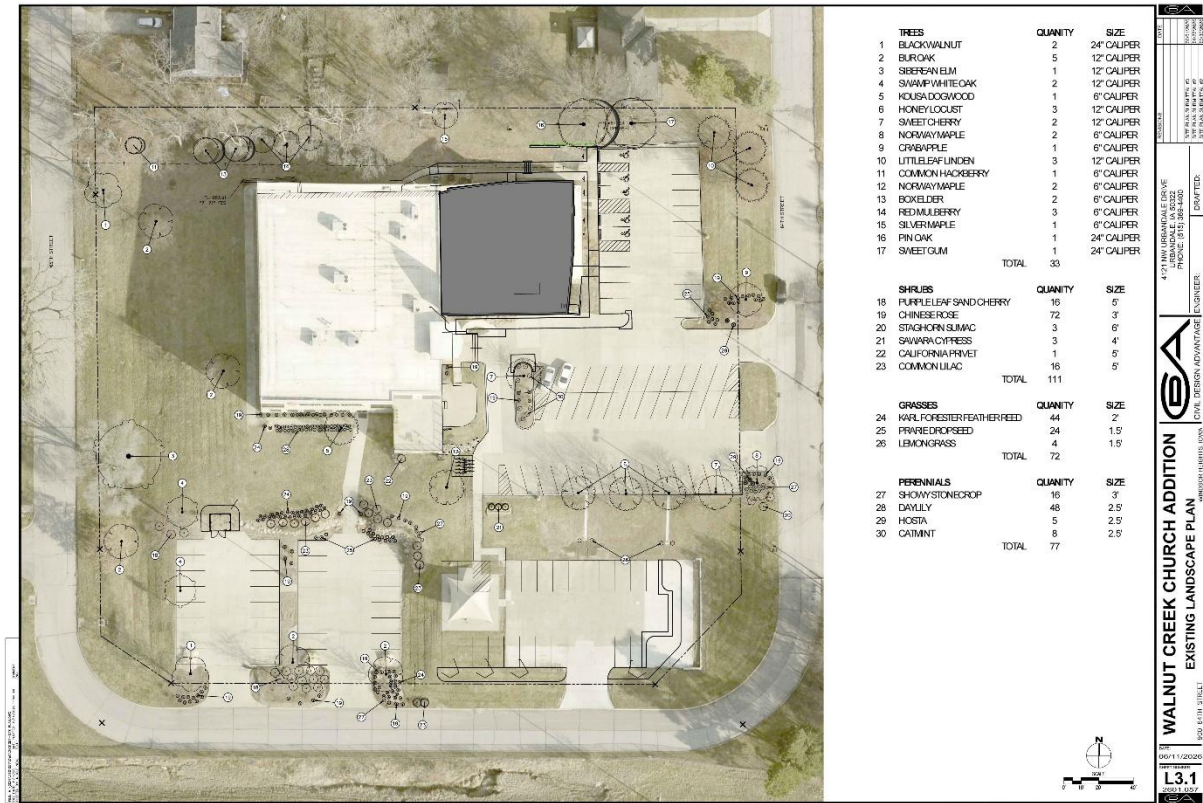
This development does not require parkland dedication.

City staff took no further action on this review section.

Landscaping and Plantings

The applicant has provided a landscaping plan within the site plan to illustrate the planting locations and types of plantings that will be on the development and parcel. The plantings provided and shown meet the requirements of the landscaping chapter of the Zoning Code by numbers and utilize plants on the approved Windsor Heights Tree/Plant list. The required number of trees and shrubs based upon the size of development are 31 trees (1/2000 sq. ft. of pervious area) and 154 shrubs (5/2000 sq. ft. of pervious area).

This requirement has been met as the applicant shows in the site plan to provide 35 trees in total (utilizing 33 existing trees) and 171 shrubs (utilizing 119 existing shrubs).



Building Facade

There is no building façade requirement within the R-3 Multiple-Family Residential Zoning District.

City staff took no further action on this review section.

Stormwater/Drainage

The proposed project does not meet the minimum requirements for a stormwater/drainage management report.

City staff took no further action on this review section.

Parking Requirements

Based upon the proposed site and development, minimum parking requirements have been established by the City of Windsor Heights.

Parking requirements for Public Assembly use are parking space per 1,000 sq. ft. of building space. This would require 28 parking spaces based upon the size of the building/primary structure on the property. This includes a minimum of 1 of those ADA compliant and accessible parking spaces per 25 parking spaces provided rounded up. The applicant meets this parking requirement as the property currently exists and will then exceed it with the proposed

redevelopment. The proposed project will retain all its current 110 regular parking spaces and increasing its ADA accessible parking spaces to 5.

Bike parking is required at the proposed development as well. Short-term and Long-term bike parking are considered to be separate and are required in different capacities. 1 Short-term bike parking stall is required for every 4,000 sq. ft. of building space for Civic uses. 1 Long-term bike parking stall is required for every 10,000 sq. ft. of building space for Civic uses. This creates the requirements of 5 short-term bike parking stalls and 2 long-term bike parking stalls. The applicant meets this requirement by providing a combination of 8 total bike parking stalls that meet the requirements of both short- and long-term bike parking stalls.

Screenings and Buffers

Landscaping and screening were required around the parking lots that fronted any Public ROW and could be seen from roadways based upon Chapter 174.08, item 4. This screening and buffer requirement has been met and no further buffering or screening was required.

The applicant has completed these screenings and buffers to the standards outlined within Chapter 174 of the zoning code.

Comprehensive Plan Review

The Windsor Heights Comprehensive Plan has been reviewed by City Staff to make sure that this project aligns with the goals and ideals of the Comprehensive Plan. The proposed Windsor Apartment development project meets one of the goals identified and outlined within the Comprehensive Plan and addresses the following goal as determined by the City Staff. The Comprehensive Plan supports the proposed project as it is presented.

Neighborhood Enhancement:

1. Celebrate neighborhood character.
 - a. This project is supporting the surrounding neighborhood character by updating its facilities and further enriching the neighborhood it has been a part of for decades.

Future Land Use Map

The future land use map should be used as guidance for areas throughout the city. The map identifies this location as Civic. "Civic Use. These areas include religious buildings, public facilities, schools and other public and semi-public uses."

The proposed project conforms to the vision that has been laid out by the Comprehensive Plan Future Land Use Map.

Zoning Map

The parcels are currently zoned for Multiple-Family Residential Zoning District which is defined in [Table 168-1 Purposes of Zoning Districts](#) as “This district is intended to provide locations primarily for residential multiple-family housing, with supporting and appropriate community facilities. It also permits some nonresidential uses such as offices through a special permit procedure, to permit the development of mixed-use neighborhoods.”

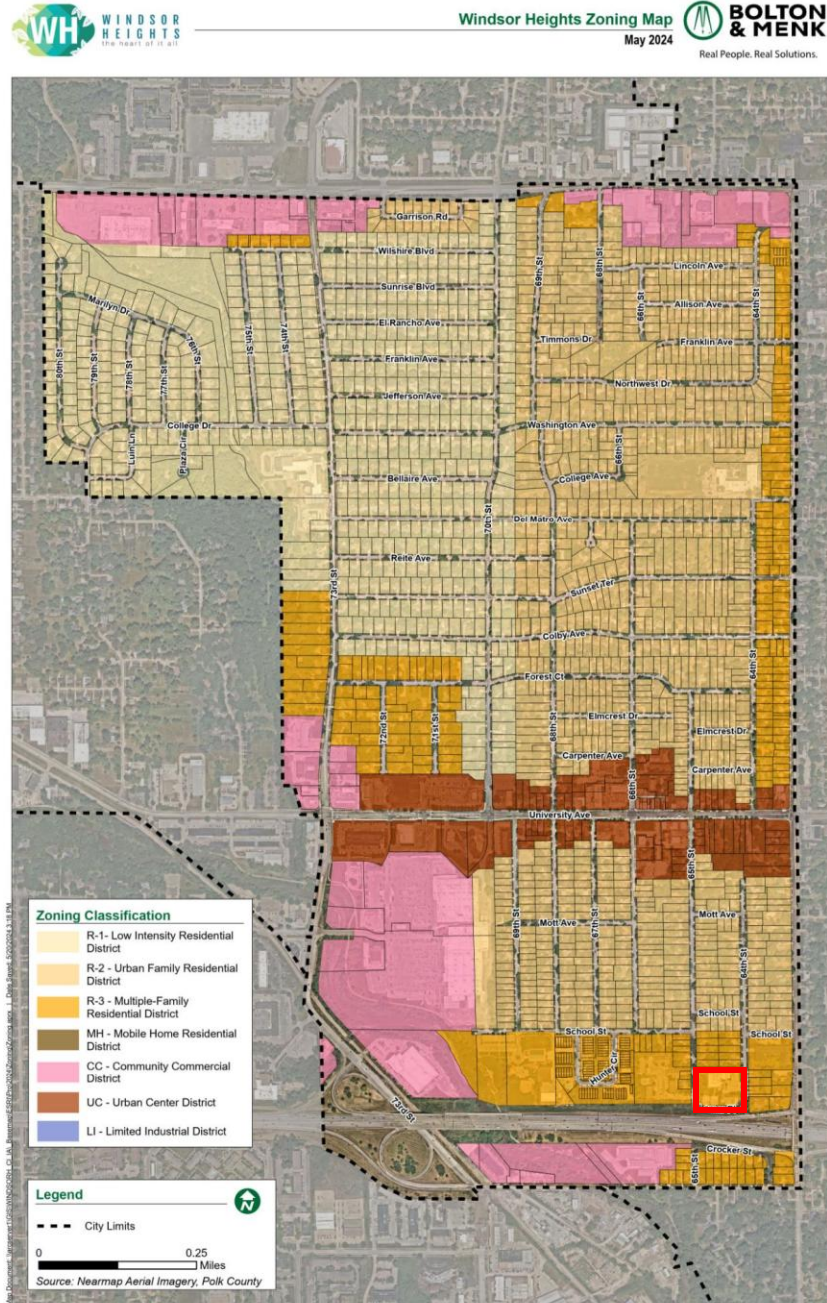


Figure 3: Current Zoning Map

Public Comments Received

The City of Windsor Heights City Staff, at the time of the creation of this Staff Report, has not received public comment on the proposed project of the Walnut Creek Community Church redevelopment project on this property.

Current Work Done at Site

There has been no initial work done on the site during the Site Plan review process.

Conclusion and Recommendation

After reviewing all the documentation submitted by the applicant by City Staff and all City Departments, Staff compared the project to the goals and vision of the Comprehensive Plan and other City plans. After review and comparison, Staff came to their recommendation.

The staff recommends to the Planning and Zoning Commission that they recommend approval of the Site Plan for proposed project at 900 64th Street – Walnut Creek Community Church with the following conditions to the City Council.

Recommended Motion

Motion to recommend for approval of the 900 64th Street Site Plan (Walnut Creek Community Church Redevelopment) with the conditions of approval laid out by City Staff to the City Council.

Conditions:

All the following conditions will be met, reviewed by the city department assigned, and deemed complete before approval of the site plan and before any development can take place.

General Comments

1. All permits related to the project will be held and released concurrently at the approval of the following:
 - a. Approval of signs and utility from Safe Building.
 - b. Revision of site plan application in accordance with the comment letter and all corresponding comments from each City Department.
 - c. Professional Signatures on Final Site Plan including Licensed Surveyor (Chapter 170.10)
 - d. City Council approval of site plan.

Planning Comments

1. Update plan and process to address all accessible parking spaces must comply with Chapter 174.10 Items 3 & 4 where it is stated that all accessible parking spaces must have no more than a 1.48 (2.08%) slope in all directions. Need one additional ADA compliant parking space to be identified on in parking.

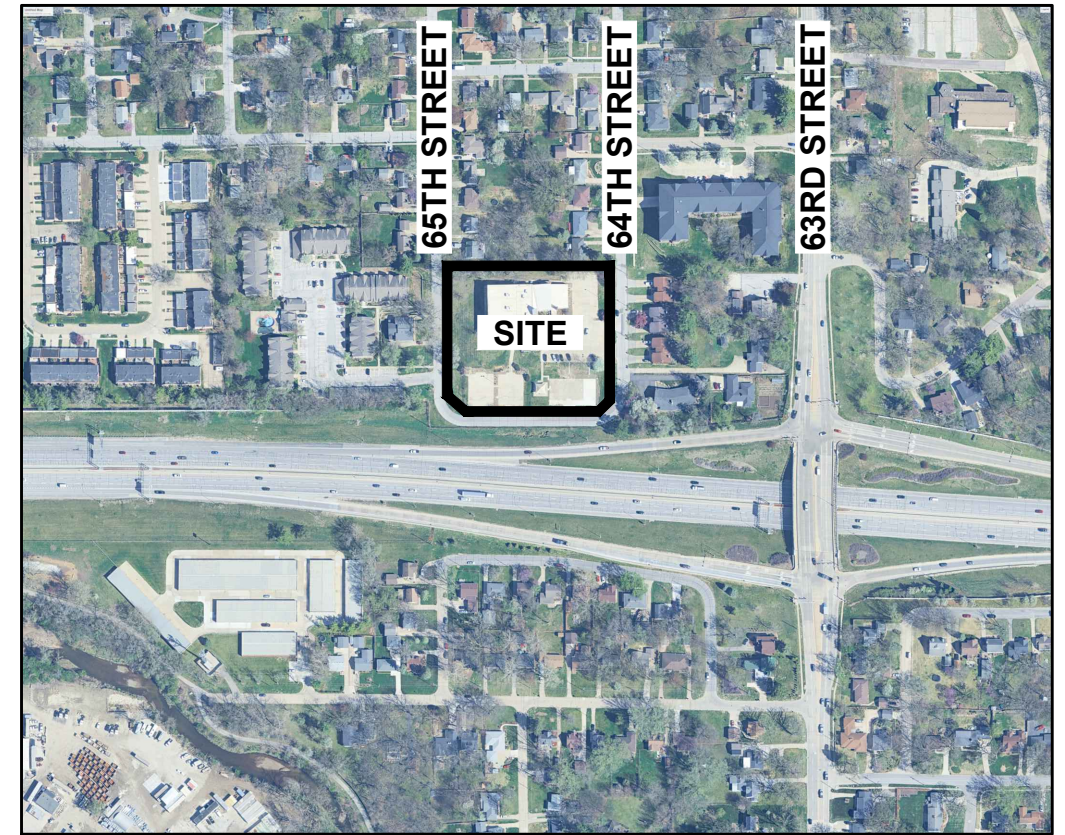
Attachments

1. Application Materials (as submitted)

SITE PLAN FOR: WALNUT CREEK CHURCH ADDITION

WINDSOR HEIGHTS, IOWA

VICINITY MAP NOT TO SCALE



WINDSOR HEIGHTS, IOWA

LEGAL DESCRIPTION

PARCEL 1:
LOT 'K' IN LAMAR ACRES, AN OFFICIAL PLAT; AND THAT PART OF LOTS K AND 36 IN WINDSOR PLACE, AN OFFICIAL PLAT, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 36, 100 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE NORTH FOR A DISTANCE OF 230 FEET, THENCE EAST 369.9 FEET, THENCE SOUTH FOR A DISTANCE OF 230 FEET, THENCE WEST 369.9 FEET TO THE POINT OF BEGINNING; ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, IOWA.

AND

PARCEL 2:
ALL THAT PART OF THE WEST 402.9 FEET OF THE SOUTH 100 FEET (EXCEPT THE EAST 33 FEET) OF LOT THIRTY-SIX (36) IN WINDSOR PLACE, AN OFFICIAL PLAT IN WINDSOR HEIGHTS, POLK COUNTY, IOWA THAT LIES NORTHERLY OF A LINE BEGINNING AT A POINT 50 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 36 ON THE WEST LINE THEREOF, THENCE SOUTHEASTERLY TO A POINT WHICH IS 40 FEET EAST OF AND 23 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 36, THENCE EASTERLY TO A POINT WHICH IS 320 FEET EAST OF AND 23 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 36, THENCE NORTHEASTERLY TO A POINT 75 FEET NORTH OF AND 369.9 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 36 ON THE WEST LINE OF 64TH STREET.

INDEX OF SHEETS

NO.	DESCRIPTION
CO.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.0	REFERENCE PLAN
C2.1	DIMENSION PLAN
C3.1	GRADING PLAN
C4.1	UTILITY PLAN
C5.1	DETAILS
C6.1	ADJACENT PROPERTY OWNERS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS
L3.1	EXISTING LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

OWNER/APPLICANT

WALNUT CREEK COMM CHURCH
900 64TH STREET
WINDSOR HEIGHTS, IA 50324-1017
CONTACT: KEVIN STEIGER
EMAIL: KEVIN.STEIGER@WALNUTCREEKCHURCH.ORG
PH: (515) 418-9994

ARCHITECT

SLINGSHOT
ADDRESS: 400 LOCUST STREET, STE 140
DES MOINES, IA 50309
CONTACT: TYLER COUNTESS
EMAIL: TYLER@SLINGSHOTARCHITECTURE.COM
PH: (515) 537-2935

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: NICOLE NEAL
EMAIL: NICOLEN@CDA-ENG.COM
PH. (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

ZONING

R-3 MULTI-FAMILY RESIDENTIAL ZONING DISTRICT

PROJECT SITE ADDRESS

900 64TH STREET, WINDSOR HEIGHTS

DATE OF SURVEY

02/05/2026

BENCH MARK:

CITY OF DES MOINES BM#2696. CUT TRIANGLE
SOUTHEAST CORNER OF INTAKE EAST
RIGHT-OF-WAY 63RD STREET @ FOREST AVENUE.
ELEVATION=933.82

SUBMITTAL DATES

FIRST SUBMITTAL: 03/30/2026
SECOND SUBMITTAL: 04/27/2026
THIRD SUBMITTAL: 06/01/2026
FOURTH SUBMITTAL: 06/11/2026

SITE SUMMARY

2.82 ACRES (121,061 SF)

OPEN SPACE: 63,914 SF (52.8%)
PROVIDED:

PARKING LOT: 39,457 SF (32%)
22-23 PAVING: 3,941 SF

EXISTING IMPERVIOUS AREA:
BUILDING: 17,945 SF
PAVING: 38,344 SF
SIDEWALK: 4,195 SF
TOTAL: 60,484 SF (50%)

PROPOSED IMPERVIOUS AREA:
BUILDING: 6,627 SF
PAVING: 428 SF
SIDEWALK: 2,071 SF
TOTAL: 9,126 SF

END PROJECT IMPERVIOUS AREA
BUILDING: 19,813 SF
PAVING: 37,334 SF
SIDEWALK: 5,053 SF
TOTAL: 62,200 SF (51.4%)

BUILDING LEVELS
LEVEL 1 12,767 SF
BASEMENT LEVEL 12,822 SF

PARKING SF
PROVIDED PARKING: 38,344 SF
OPEN SPACE WITHIN: 2,362 SF (6%)

PARKING:
REQUIRED: (1/1,000 SF - CIVIC) 28 SPACES

PROVIDED:
STANDARD: 110 SPACES
ACCESSIBLE: 5 SPACES
TOTAL: 115 SPACES

BIKE PARKING:
SHORT TERM: 1 PER 4,000 SF
BUILDING SPACE: 5 BIKE PARKING SPOTS
LONG TERM: 1 PER 10,000 SF
BUILDING SPACE: 2 BIKE PARKING SPOTS
TOTAL REQUIRED: 7 SPACES
PROVIDED: 8 SPACES

SITE DEVELOPMENT REGULATIONS

SETBACKS:
FRONT YARD 25'
STREET SIDE YARD 25'
REAR YARD 25'
INTERIOR SIDE YARD 5'

MAXIMUM BUILDING COVERAGE 50%

MAXIMUM IMPERVIOUS AREA 65%

EXISTING/ PROPOSED USE

CHURCH/PUBLIC ASSEMBLY



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IA 50322

PH: (515) 369-4400

PROJECT NO. 2601.057



1-800-292-8989

www.iowaonecall.com

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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.

JOHN PATRICK BECKER, P.E. DATE _____
LICENSE NUMBER 25523
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
CO.0, C1.1, C2.0-C2.1, C3.1, C4.1, C5.1, C6.1

PRELIMINARY
NOT FOR CONSTRUCTION

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

NICOLE NEAL, A.S.L.A. DATE _____
LICENSE NUMBER LA00867
MY LICENSE RENEWAL DATE IS JUNE 30, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
L1.1, L2.1, L3.1

PRELIMINARY
NOT FOR CONSTRUCTION

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COMMENT:
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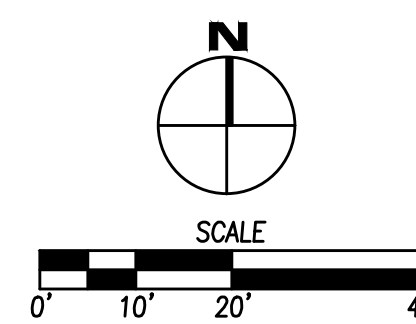
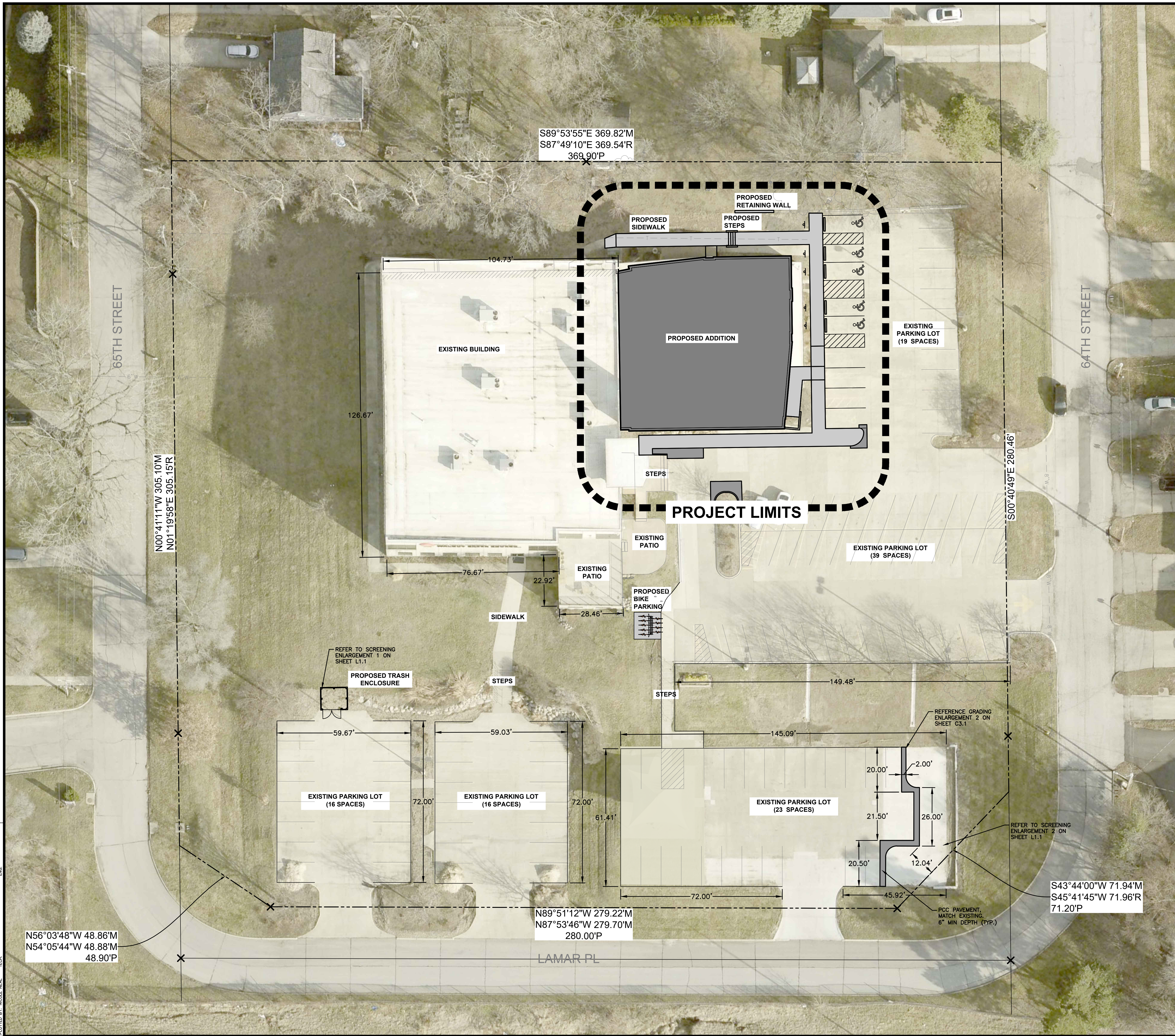
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 48.90'P

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S89°53'55"E 369.82'M
 S87°49'10"E 369.54'R
 369.90'P

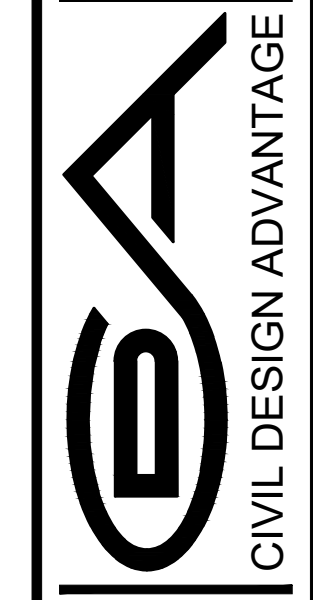
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 280.00'P

S43°44'00"W 71.94'M
 S45°41'45"W 71.96'R
 71.20'P



REVISIONS	DATE

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



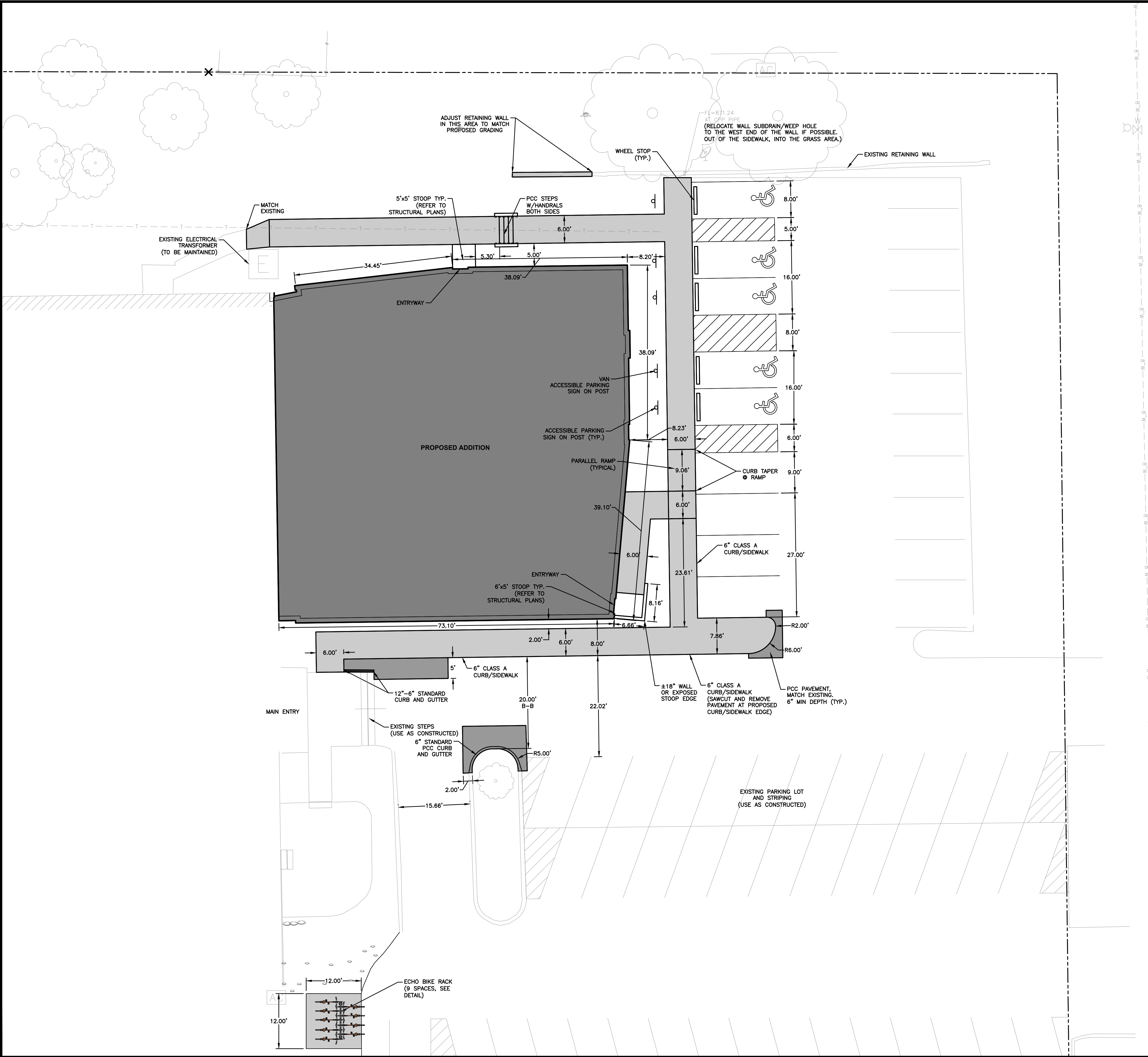
WINDSOR HEIGHTS, IOWA
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 ENGINEER: DRAFTED:

WALNUT CREEK CHURCH ADDITION

REFERENCE PLAN

DATE: 06/11/2026
 SHEET NUMBER: **C2.0**
 2601.057

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 FILE DATE: 07/17/24
 PLOTTED BY: NICOLE NEAL, TECH
 COMMENT:
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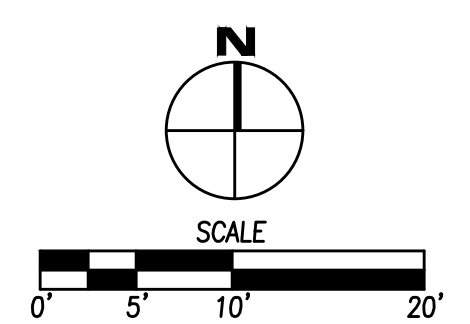
GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.

PAVEMENT THICKNESS

1. SIDEWALKS 4" P.C.C.
2. PARKING LOT 6" P.C.C. MIN. (MATCH EXISTING)

64TH STREET



DATE	06/11/2026
REVISIONS	
SITE PLAN SUBMITTAL #3	04/27/2026
SITE PLAN SUBMITTAL #2	03/30/2026

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

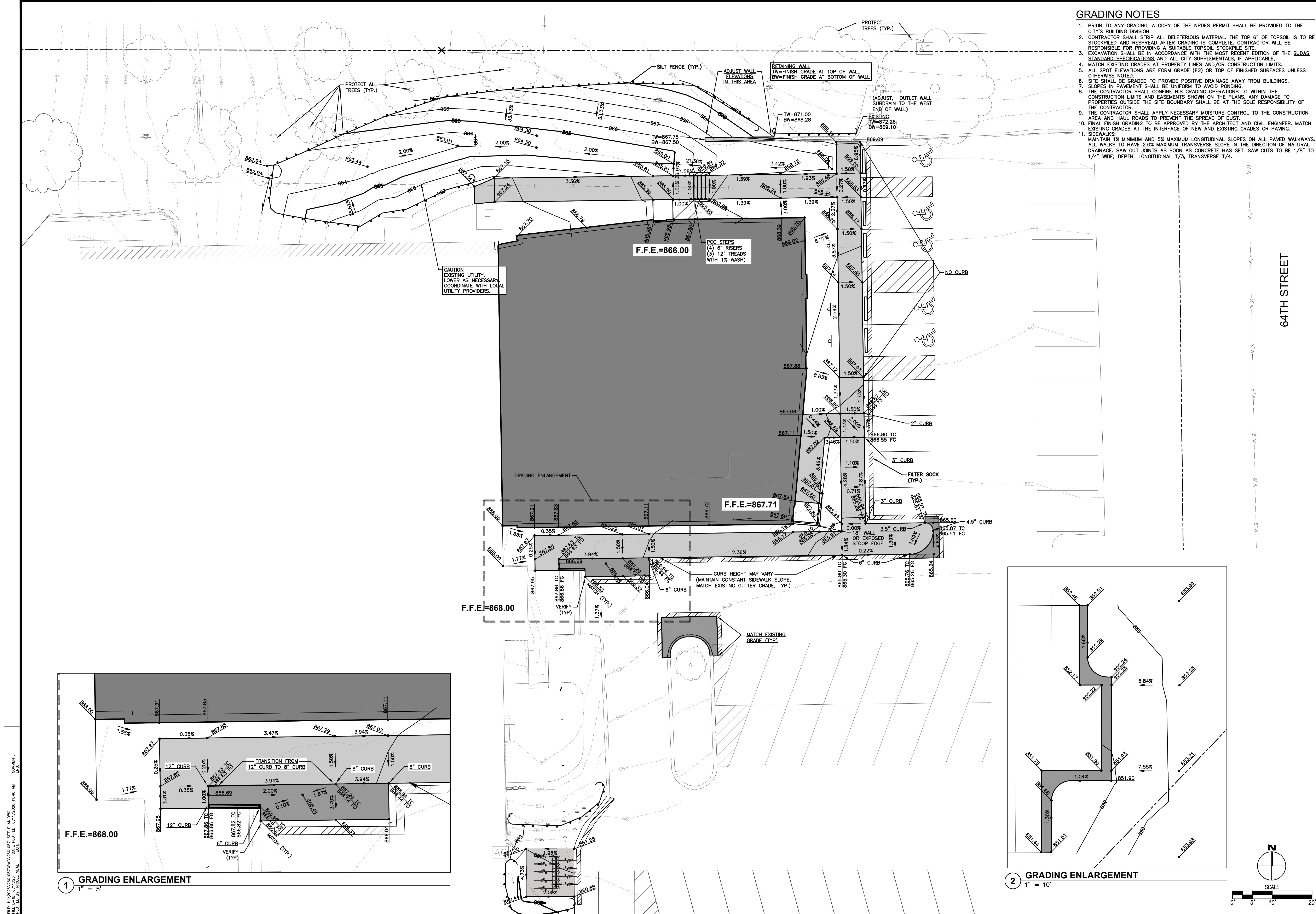
WALNUT CREEK CHURCH ADDITION
 DIMENSION PLAN

WINDSOR HEIGHTS, IOWA

900 64TH STREET

DATE: 06/11/2026
 SHEET NUMBER: **C2.1**
 2601.057

ENGINEER: [Signature]
 DRAFTED: [Signature]



- ### GRADING NOTES
1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
 2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
 3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
 4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
 5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
 6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
 7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
 8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
 10. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
 11. SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.

DATE	REVISIONS
06/11/2026	
04/27/2026	
03/30/2026	

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

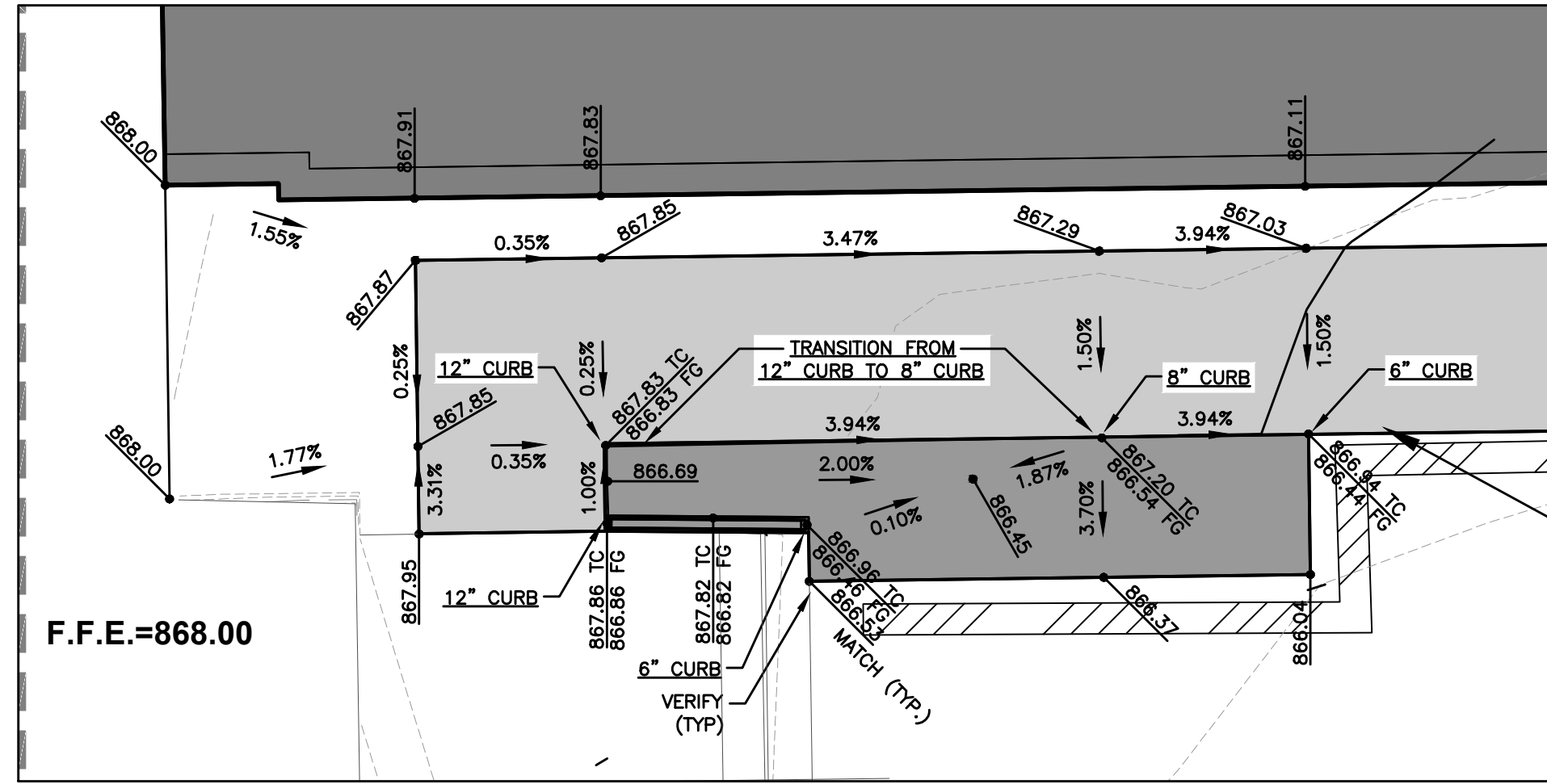
EA
 CIVIL DESIGN ADVANTAGE

WINDSOR HEIGHTS, IOWA

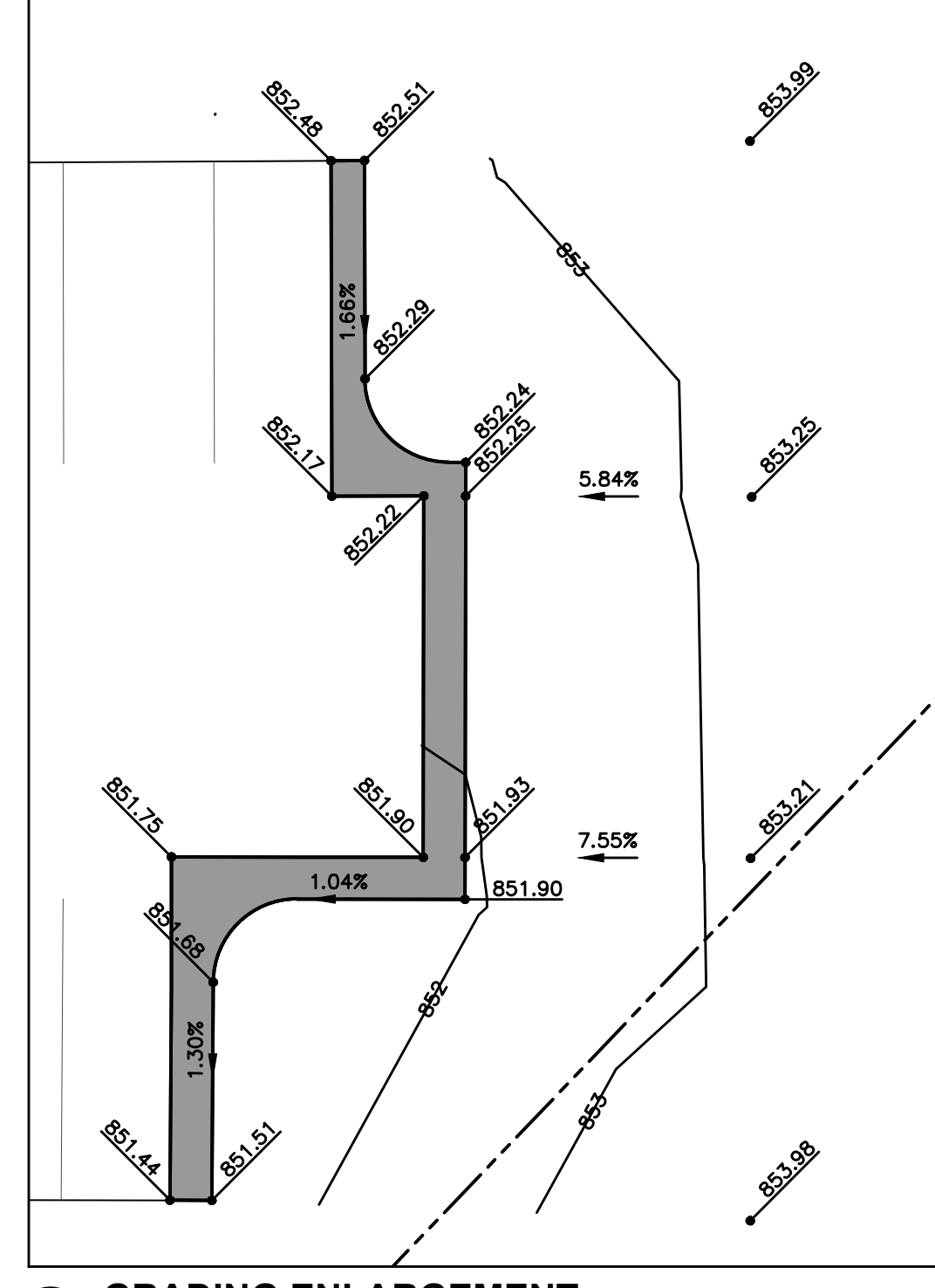
WALNUT CREEK CHURCH ADDITION

GRADING PLAN

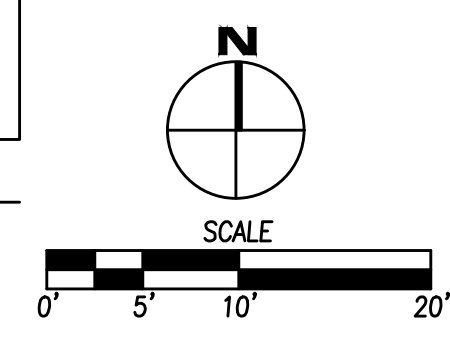
900 64TH STREET
 DATE: 06/11/2026
 SHEET NUMBER:
C3.1
 2601.057



1 GRADING ENLARGEMENT
 1" = 5'



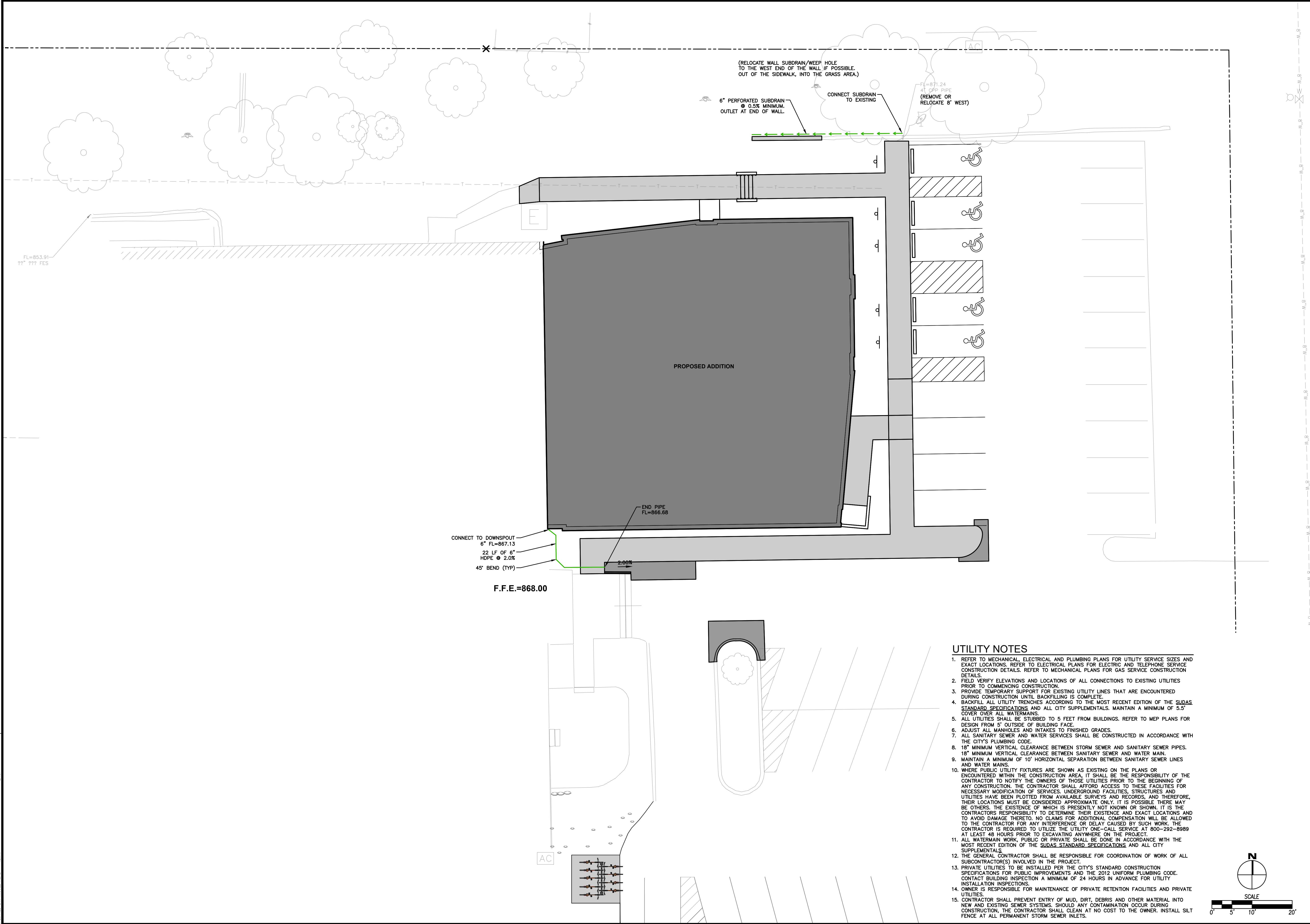
2 GRADING ENLARGEMENT
 1" = 10'



THE IOWA BOARD OF PROFESSIONAL ENGINEERS HAS REVIEWED THIS PLAN FOR CONFORMANCE WITH THE IOWA PROFESSIONAL ENGINEERING ACT AND RULES. THE DATE OF REVIEW IS 06/11/2026 11:40 AM. COMMENTED BY: NICOLE NEAL, P.E.

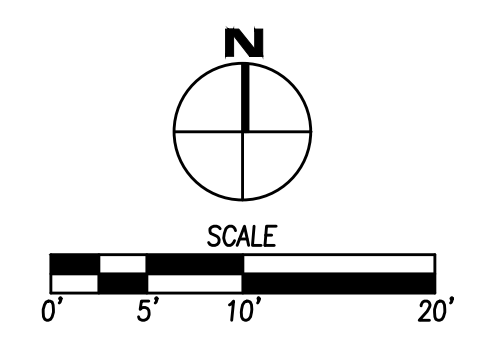
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 FILE DATE: 07/17/2026 11:40 AM
 PLOTTED BY: NICOLE NEAL, TECH

COMMENT:
 ENG.



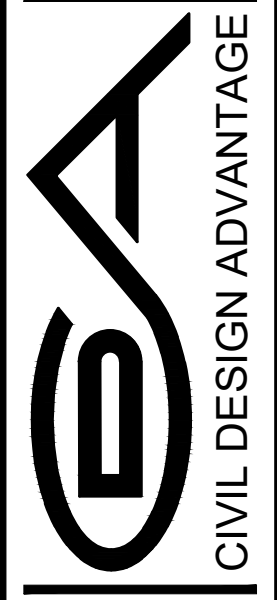
UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.



DATE	REVISIONS
06/11/2026	SITE PLAN SUBMITTAL #3
04/27/2026	SITE PLAN SUBMITTAL #2
03/30/2026	SITE PLAN SUBMITTAL #1

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



WALNUT CREEK CHURCH ADDITION
 UTILITY PLAN
 WINDSOR HEIGHTS, IOWA
 900 64TH STREET

DATE: 06/11/2026
 SHEET NUMBER: C4.1
 2601.057

ENGINEER: DRAFTED:

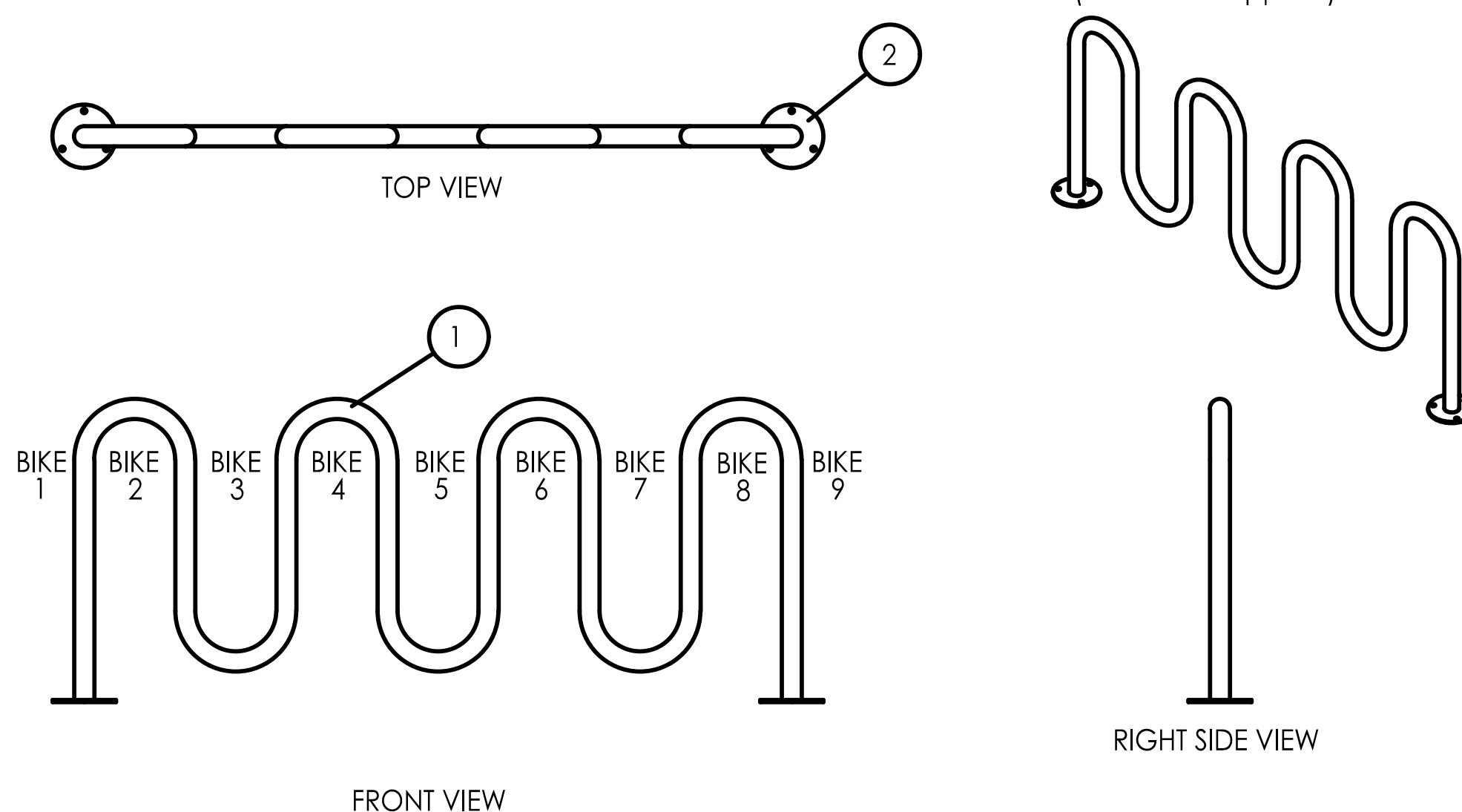
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 FILE DATE: 6/11/2026 11:40 AM
 PLOTTED BY: NICOLE NEAL, TECH

		P.O. Box 22326 Lincoln, NE 68542	PF: 402/421-9464 FX: 402/421-9479	WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com
TITLE ECHO BIKE RACK	PRODUCT NO. EC2-09-SM	INCH TOLERANCES U.O.S. FRACTION—± 1/16" ANG—± 1°	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.	

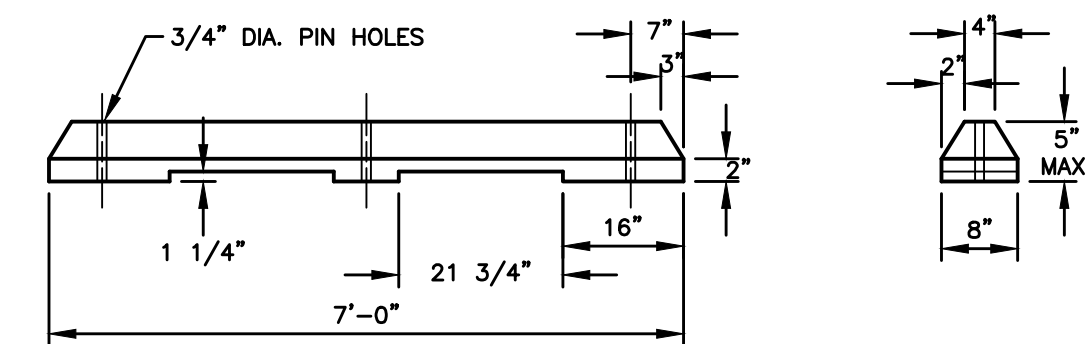
*Available in powder coat and DuraCoat finishes

MATERIALS LIST

- (1) Tubing - \varnothing 2 3/8" x .154" Wall Steel Tubing
- (2) Surface Plate - \varnothing 7 1/2" x 1/4" Thick Steel Plate with Three \varnothing 9/16" Mounting Holes
- (3) Mounted with Six \varnothing 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)



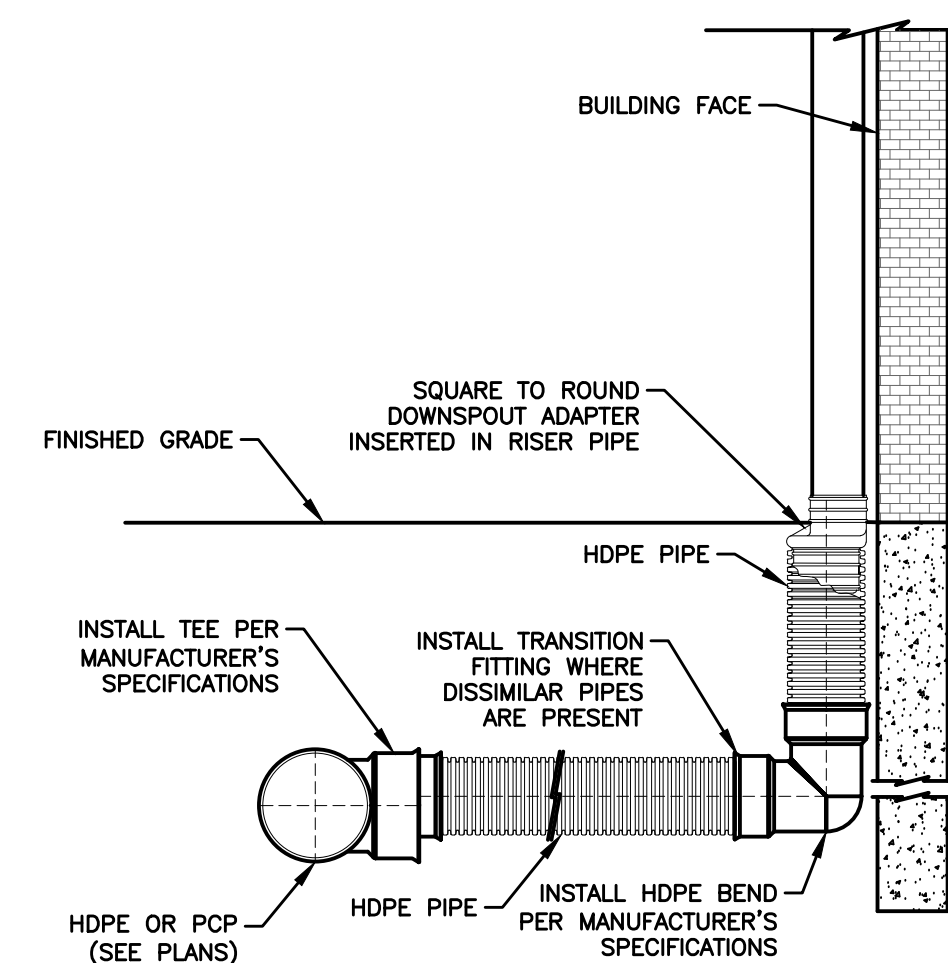
7 BIKE RACK
NOT TO SCALE



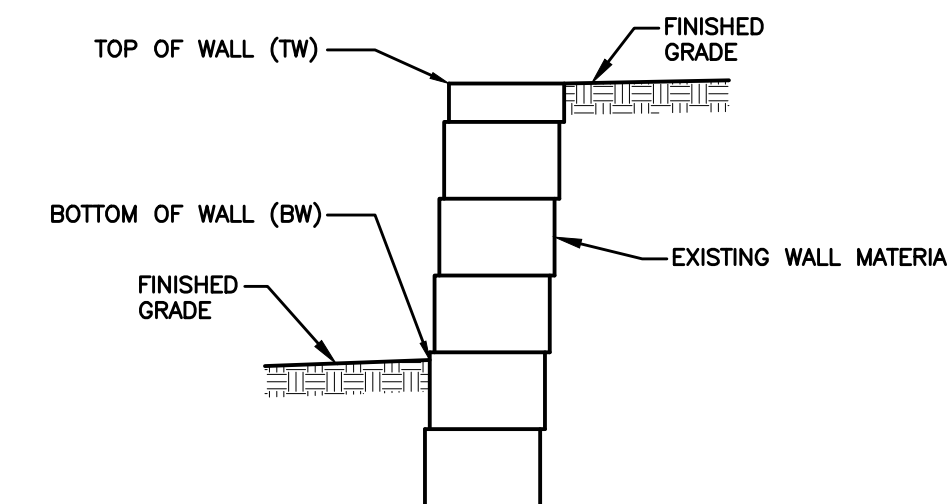
GENERAL NOTES:

1. DETAILS INDICATED HEREON ARE TYPICAL ONLY. ALTERNATE DESIGNS MAY BE SUBMITTED TO THE ENGINEER FOR APPROVAL. ANY ALTERNATE DESIGN APPROVED FOR USE ON CONSTRUCTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS AS SHOWN. REFER TO ADDITIONAL PORTIONS OF THE PROJECT PLANS FOR COMPLETE DATA AS TO INSTALLATION, LOCATION, ETC.
2. ANY PRECAST P.C.C. WHEELSTOP MEASURING LONGER THAN 6'-0" WILL REQUIRE 3 ANCHOR PINS TO HOLD WHEELSTOP IN POSITION.
3. ANCHOR PINS SHALL BE 5/8" DIAMETER, 1'-6" LONG. ANCHOR PINS THAT ARE NOT BEDDED IN CONCRETE SHALL BE GALVANIZED. GROUT ANCHOR PINS MINIMUM OF 2" DEEP.
4. REINFORCING STEEL USED IN PRECAST P.C.C. WHEELSTOPS SHALL HAVE A MINIMUM OF 2" CLEARANCE TO THE CONCRETE SURFACES.
5. MINIMUM CONCRETE STRENGTH IS 4,000 PSI. LOCATE 6" FROM EDGE OF PAVEMENT TO CENTER OF WHEELSTOP. CENTER WHEELSTOP IN EACH SPACE.

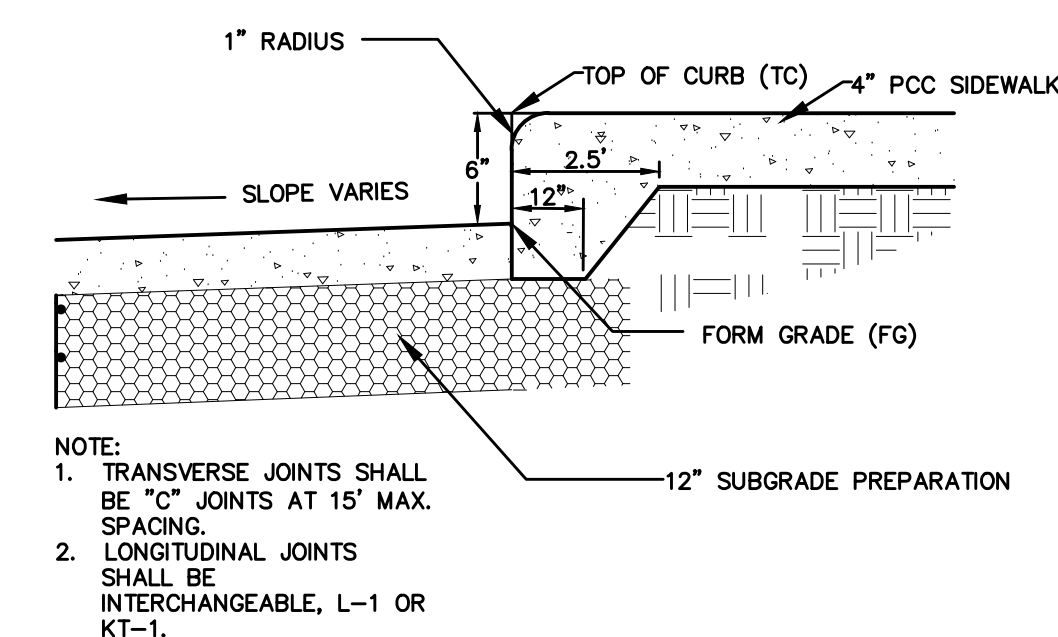
6 P.C.C. WHEEL STOP
NOT TO SCALE



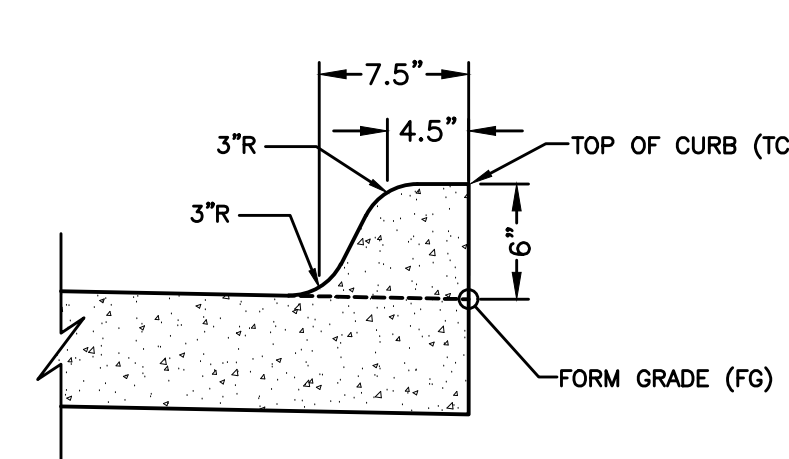
5 ROOF DRAIN CONNECTION
NOT TO SCALE



4 RETAINING WALL SPOT ELEVATION REFERENCE
NOT TO SCALE



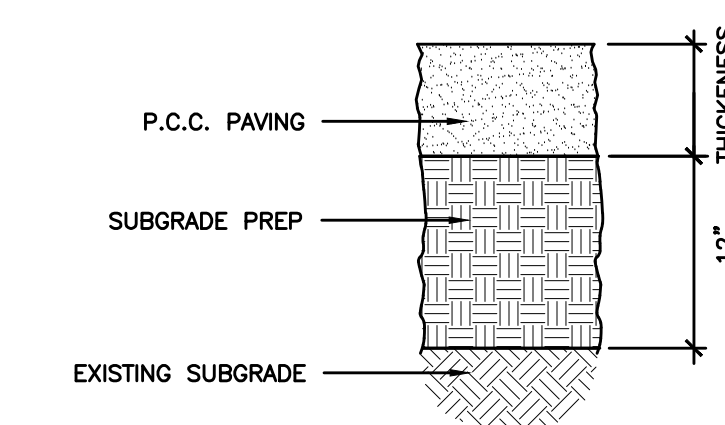
3 6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



2 INTEGRAL 6" STANDARD CURB
NOT TO SCALE

PAVEMENT THICKNESS

1. SIDEWALK = 4" PCC
2. PARKING SPACES = 6" PCC MIN. (MATCH EXIST.)



NOTE:

1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
2. SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 - 6" LIFTS.

1 PCC PAVEMENT
NOT TO SCALE

DATE	06/11/2026
REVISIONS	
SITE PLAN SUBMITTAL #3	04/27/2026
SITE PLAN SUBMITTAL #2	03/30/2026

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

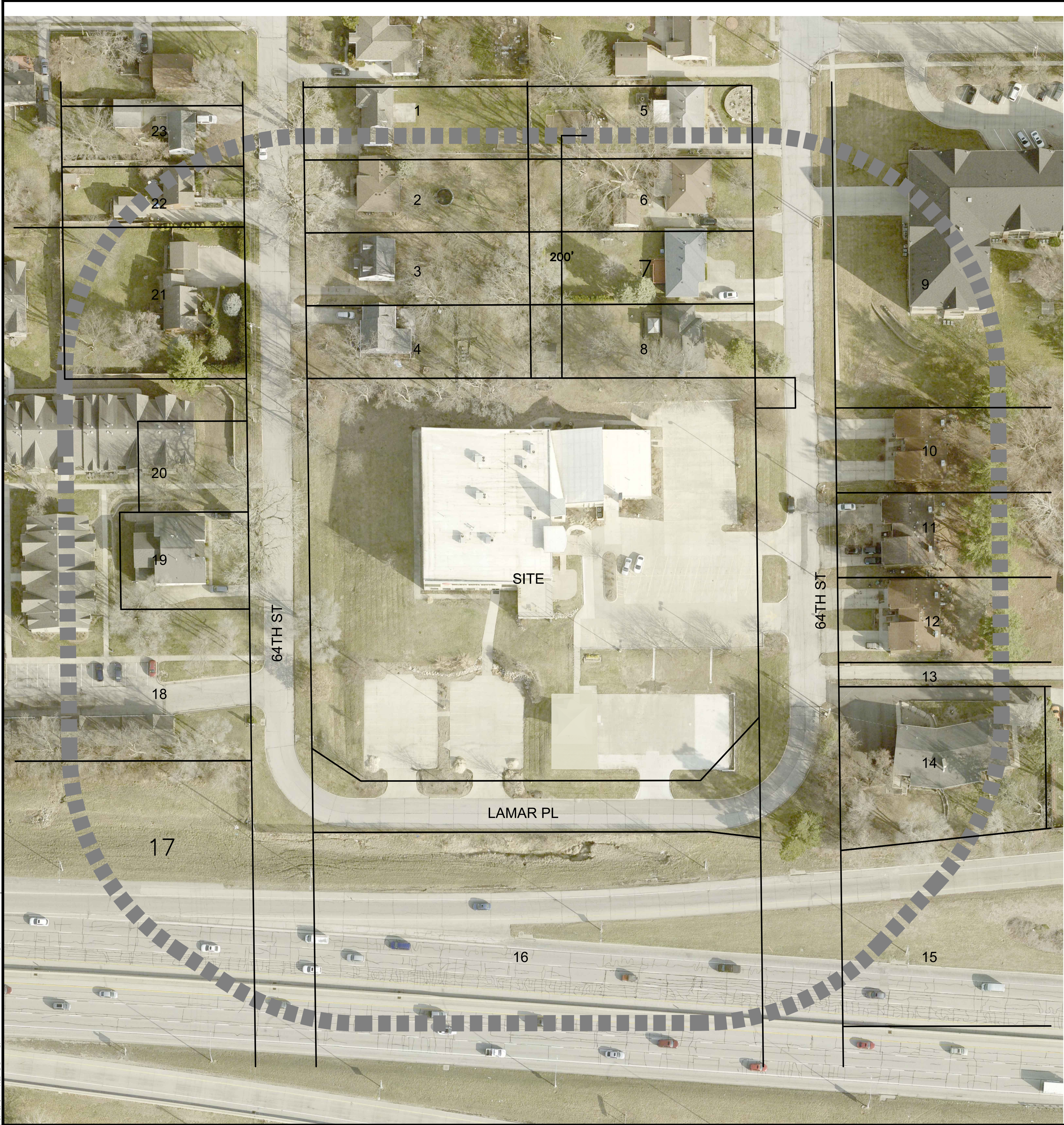
ES&A CIVIL DESIGN ADVANTAGE ENGINEER

WALNUT CREEK CHURCH ADDITION
 DETAILS

900 64TH STREET
 WINDSOR HEIGHTS, IOWA

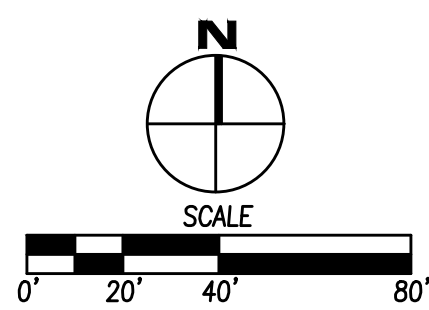
DATE: 06/11/2026
 SHEET NUMBER: **C5.1**
 2601.057

FILE IN: C:\WORK\2025\OWNERSHIP\SITE PLANS\DWG
 FILE DATE: 8/17/25
 PLOTTED BY: NICOLE NEAL
 COMMENT:
 ENG.



ADJACENT OWNERSHIP

1. Owner(s) : OAKES, SEAN H (Deed)
Address : 949 65TH ST WINDSOR HEIGHTS, IA 50324
2. Owner(s) : MCKENNA, ASHLEY (Deed)
Address : 945 65TH ST WINDSOR HEIGHTS, IA 50324
3. Owner(s) : RHINES, NANCY J (Deed) RHINES, PETER J (Deed)
Address : 941 65TH ST WINDSOR HEIGHTS, IA 50324
4. Owner(s) : MORROW INVESTMENTS LLC (Deed)
Address : 939 65TH ST WINDSOR HEIGHTS, IA 50324
5. Owner(s) : SACKS, RUTH E (Deed)
Address : 950 64TH ST WINDSOR HEIGHTS, IA 50324
6. Owner(s) : NGUYEN, THU (Deed) TONG, PAUL (Deed) TONG, QUAN (Deed)
Address : 946 64TH ST WINDSOR HEIGHTS, IA 50324
7. Owner(s) : BASTIAN, DONNA J (Deed)
Address : 942 64TH ST WINDSOR HEIGHTS, IA 50324
8. Owner(s) : THEILER, JOHN J (Deed) THEILER, SUSAN K (Deed)
Address : 938 64TH ST WINDSOR HEIGHTS, IA 50324
9. WINDSOR PLACE SENIOR INDEPENDENT LIVING COMMUNITY (Deed)
- 10.11. 12. Owner(s) : WADDILL, NANCY H (Deed) WADDILL, ROBERT R (Deed)
Address : 935 64TH ST WINDSOR HEIGHTS, IA 50324
13. Owner(s) : WILLIAMS, CANDACE E (Deed) WILSON, RONALD (Deed)
Address : 910 63RD ST WINDSOR HEIGHTS, IA 50324
14. Owner(s) : KIM HOULDING REAL ESTATE LLC (Deed)
Address : 901 64TH ST WINDSOR HEIGHTS, IA 50324
- 15.16. 17. Owner : STATE OF IOWA (Deed)
18. Owner(s) : WINDSOR HEIGHTS LP (Deed)
Address : 900 65TH ST WINDSOR HEIGHTS, IA 50324
19. Owner(s) : TINKEY, DUANE (Deed) TINKEY, WENDY (Deed)
Address : 930 65TH ST WINDSOR HEIGHTS, IA 50324
20. Owner(s) : WINDSOR HEIGHTS LP (Deed)
Address : 936 65TH ST WINDSOR HEIGHTS, IA 50324
21. Owner(s) : Redacted (Deed)
Address : 942 65TH ST WINDSOR HEIGHTS, IA 50324
22. Owner(s) : HOFFMANN, JON K (Deed)
Address : 946 65TH ST WINDSOR HEIGHTS, IA 50324
23. Owner(s) : WENTLAND, SAVANNA J (Deed) ZARGARIAN, BENYEMIN A (Deed)
Address : 948 65TH ST WINDSOR HEIGHTS, IA 50324



DATE	06/11/2026
REVISIONS	
SITE PLAN SUBMITTAL #3	04/27/2026
SITE PLAN SUBMITTAL #2	03/30/2026

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 URBANDALE, IA 50322
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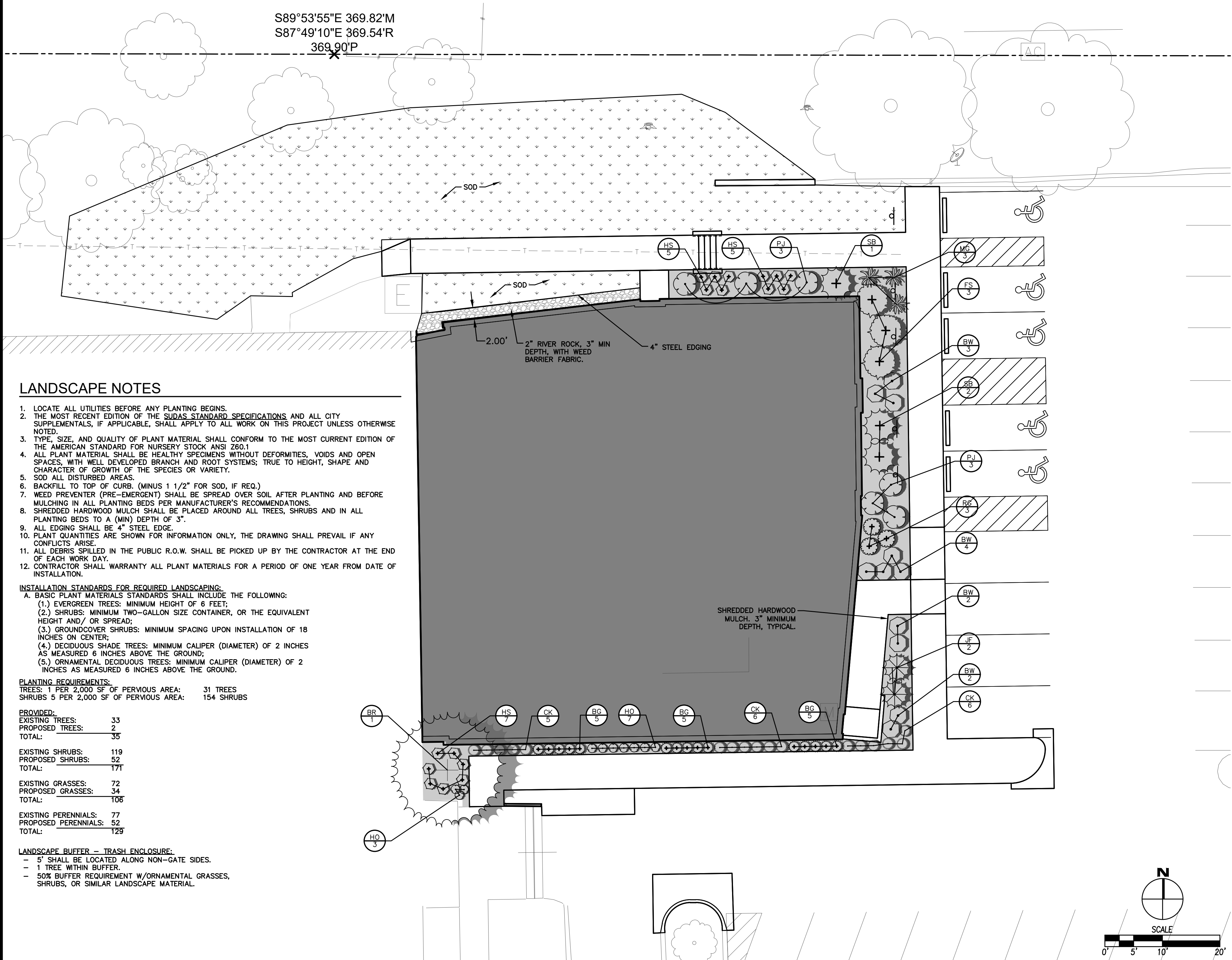
ENGINEER: DRAFTED:

WALNUT CREEK CHURCH ADDITION
 ADJACENT PROPERTY OWNERS

900 64TH STREET
 WINDSOR HEIGHTS, IOWA

DATE: 06/11/2026
 SHEET NUMBER: **C6.1**
 2601.057

S89°53'55"E 369.82'M
 S87°49'10"E 369.54'R
 369.90'P



LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1
- ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- SOD ALL DISTURBED AREAS.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- ALL EDGING SHALL BE 4" STEEL EDGE.
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

INSTALLATION STANDARDS FOR REQUIRED LANDSCAPING:

- A. BASIC PLANT MATERIALS STANDARDS SHALL INCLUDE THE FOLLOWING:
- EVERGREEN TREES: MINIMUM HEIGHT OF 6 FEET;
 - SHRUBS: MINIMUM TWO-GALLON SIZE CONTAINER, OR THE EQUIVALENT HEIGHT AND/OR SPREAD;
 - GROUNDCOVER SHRUBS: MINIMUM SPACING UPON INSTALLATION OF 18 INCHES ON CENTER;
 - DECIDUOUS SHADE TREES: MINIMUM CALIPER (DIAMETER) OF 2 INCHES AS MEASURED 6 INCHES ABOVE THE GROUND;
 - ORNAMENTAL DECIDUOUS TREES: MINIMUM CALIPER (DIAMETER) OF 2 INCHES AS MEASURED 6 INCHES ABOVE THE GROUND.

PLANTING REQUIREMENTS:
 TREES: 1 PER 2,000 SF OF PERVIOUS AREA: 31 TREES
 SHRUBS 5 PER 2,000 SF OF PERVIOUS AREA: 154 SHRUBS

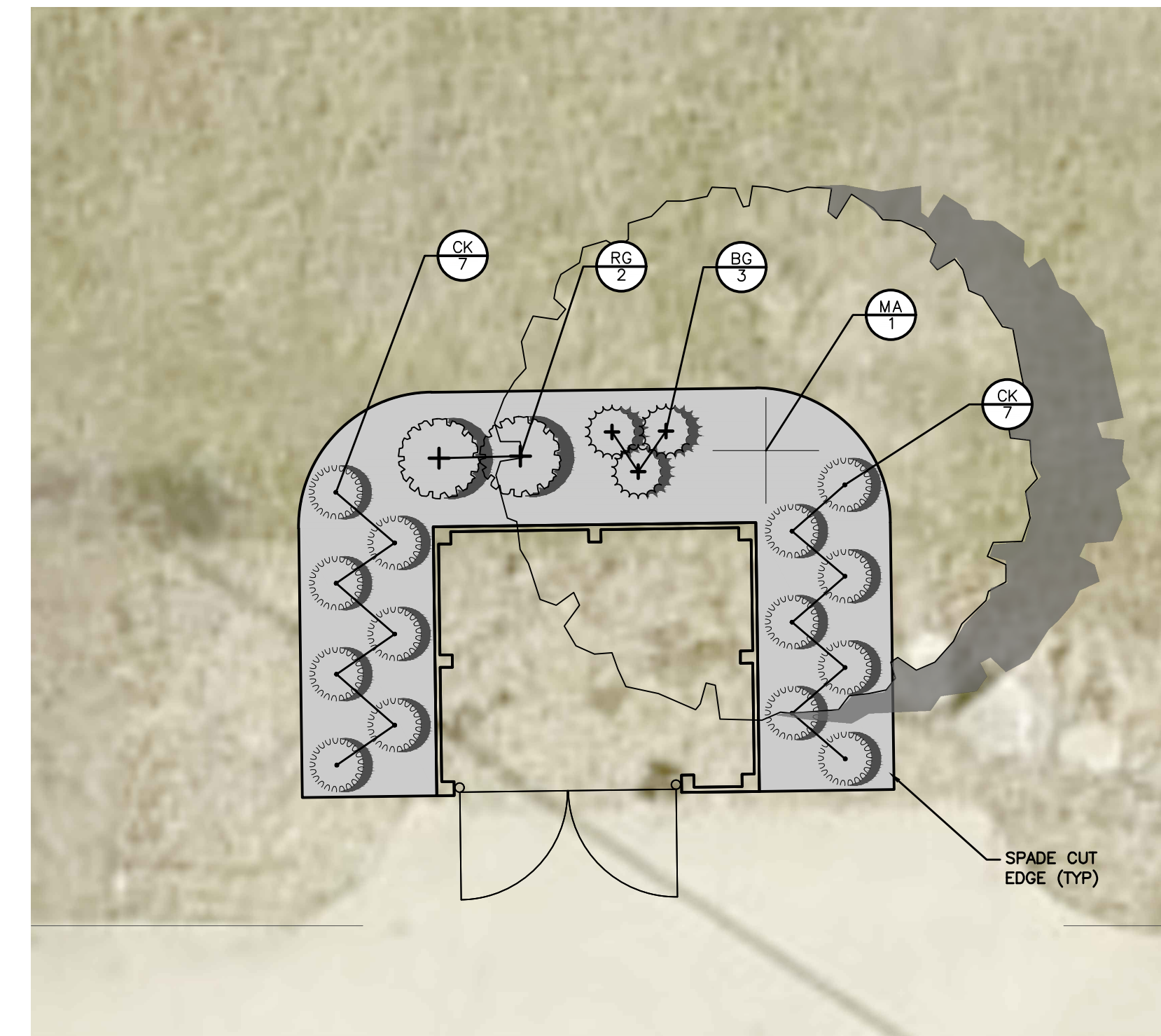
PROVIDED:
 EXISTING TREES: 33
 PROPOSED TREES: 2
 TOTAL: 35

EXISTING SHRUBS: 119
 PROPOSED SHRUBS: 52
 TOTAL: 171

EXISTING GRASSES: 72
 PROPOSED GRASSES: 34
 TOTAL: 106

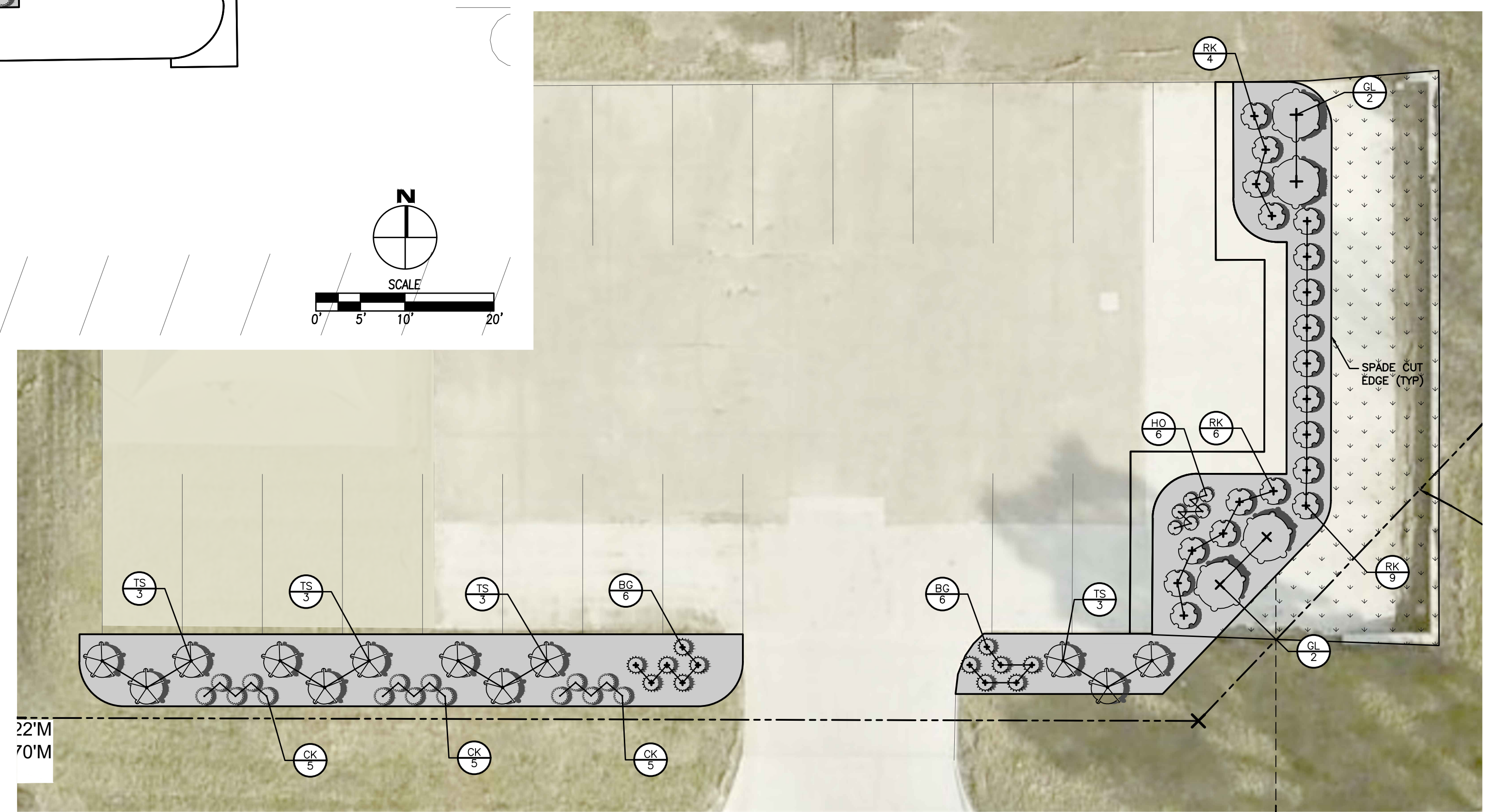
EXISTING PERENNIALS: 77
 PROPOSED PERENNIALS: 52
 TOTAL: 129

LANDSCAPE BUFFER - TRASH ENCLOSURE:
 - 5' SHALL BE LOCATED ALONG NON-GATE SIDES.
 - 1 TREE WITHIN BUFFER.
 - 50% BUFFER REQUIREMENT W/ORNAMENTAL GRASSES, SHRUBS, OR SIMILAR LANDSCAPE MATERIAL.



1 TRASH ENCLOSURE SCREENING ENLARGEMENT
 1" = 5'

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
TREES				
MA	1	Adams Crabapple	Malus x 'Adams'	B&B, 1.5" CALIPER, 3.5' HEIGHT
BR	1	River Birch	Betula nigra	B&B, 2" CALIPER, 3.5' HEIGHT
SHRUBS				
SB	3	Bridal Wreath Spirea	Spiraea prunifolia 'Bridalwreath'	CONT 3 GAL, 3' HEIGHT
RK	19	Double Knock Out® Red Rose	Rosa x 'Radtko'	CONT 3 GAL, 2' HEIGHT
FS	3	Fragrant Sumac	Rhus aromatica	CONT 3 GAL, 3' HEIGHT
GL	4	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	CONT 3 GAL, 15" HEIGHT
PJ	6	PJM Compact Rhododendron	Rhododendron x 'P.J.M. Compact'	CONT 3 GAL, 3' HEIGHT
GRASSES				
MG	3	Eulalia Grass	Miscanthus sinensis 'Gracillimus'	CONT, 4"
CK	46	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	CONT, 4"
PERENNIALS				
HS	17	Elegans Hosta	Hosta sieboldiana 'Elegans'	CONT, 4"
HO	16	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'	CONT, 4"
SHRUB - EVERGREEN				
TS	12	Emerald Green Arborvitae	Thuja occidentalis 'Smaragd'	CONT 3 GAL, 2' HEIGHT
RG	5	Green Mound Alpine Currant	Ribes alpinum 'Green Mound'	CONT 3 GAL, 2' HEIGHT
BG	30	Green Mountain Boxwood	Buxus x 'Green Mountain'	CONT 3 GAL, 2' HEIGHT
JF	2	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT 3 GAL, 2' HEIGHT
BW	11	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	CONT 3 GAL, 2' HEIGHT



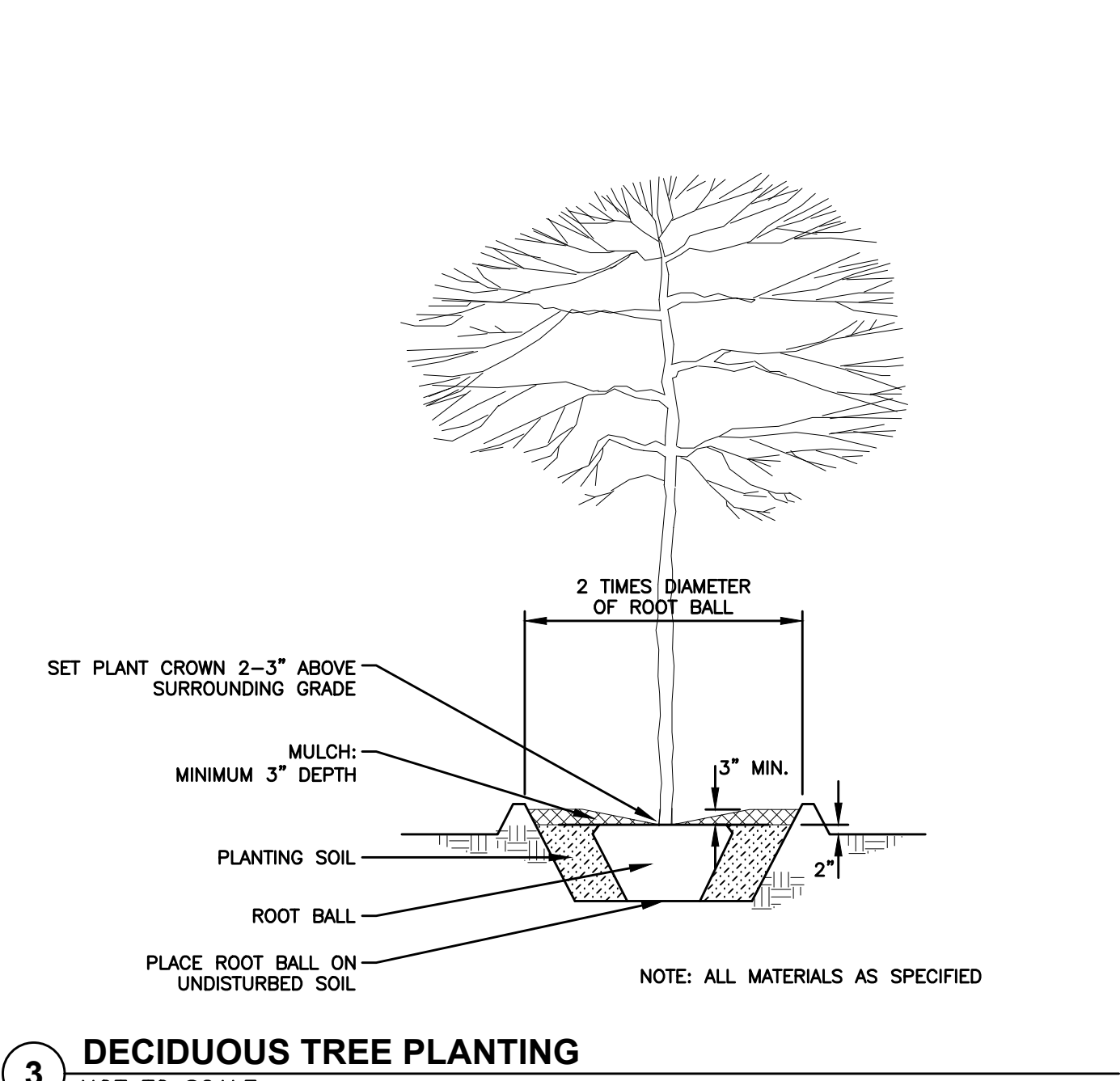
2 PARKING SCREENING ENLARGEMENT
 1" = 10'

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 PLOTTED BY: NICOLE NEAL, TECH

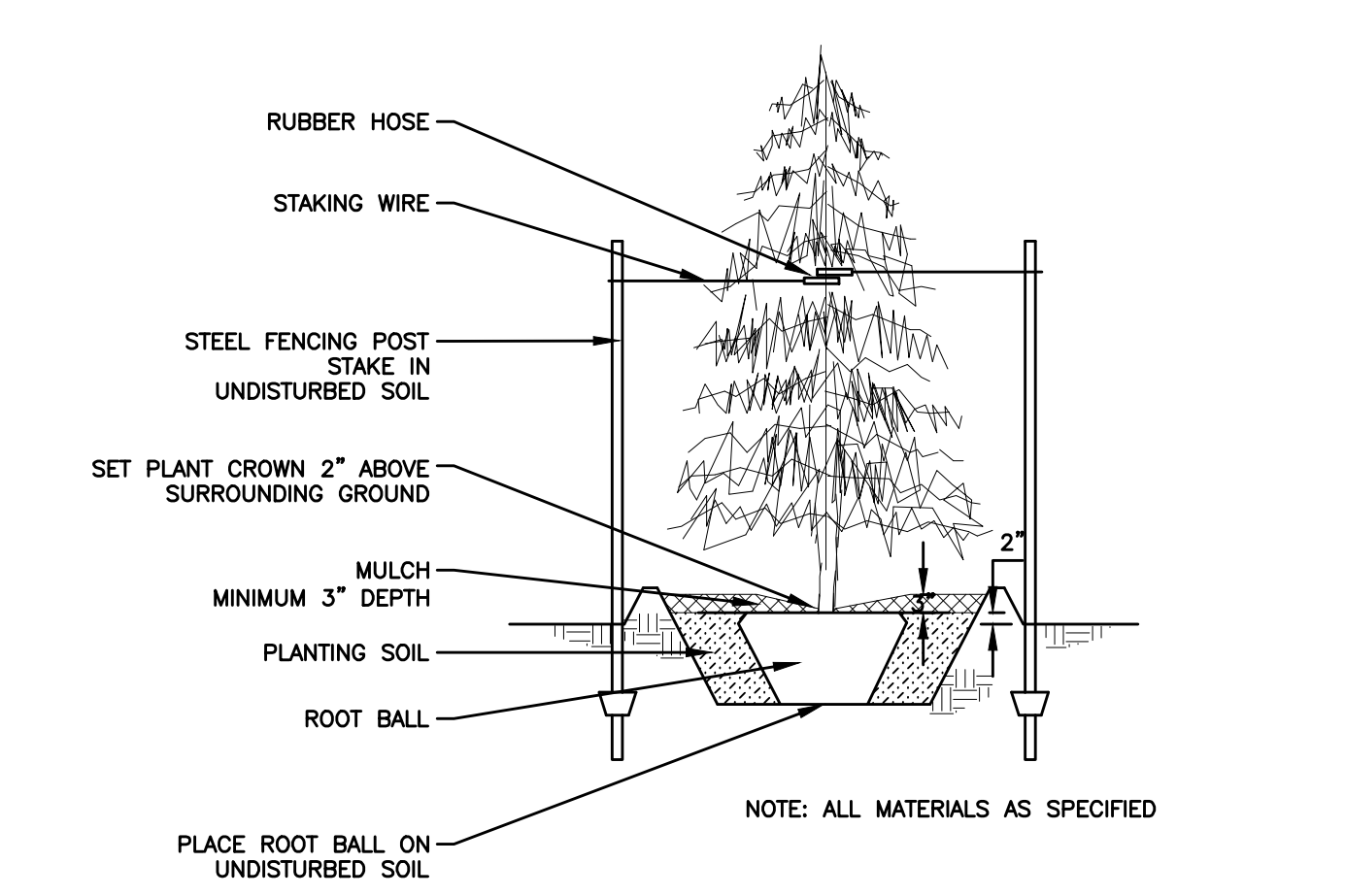
WALNUT CREEK CHURCH ADDITION
LANDSCAPE PLAN
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 900 64TH STREET
 WINDSOR HEIGHTS, IOWA
 DATE: 06/11/2026
 SHEET NUMBER: 2601.057
 CIVIL DESIGN ADVANTAGE ENGINEER
 DRAFTED:

REVISIONS	DATE
SITE PLAN SUBMITTAL #3	06/01/2026
SITE PLAN SUBMITTAL #2	04/27/2026
SITE PLAN SUBMITTAL #2	03/30/2026

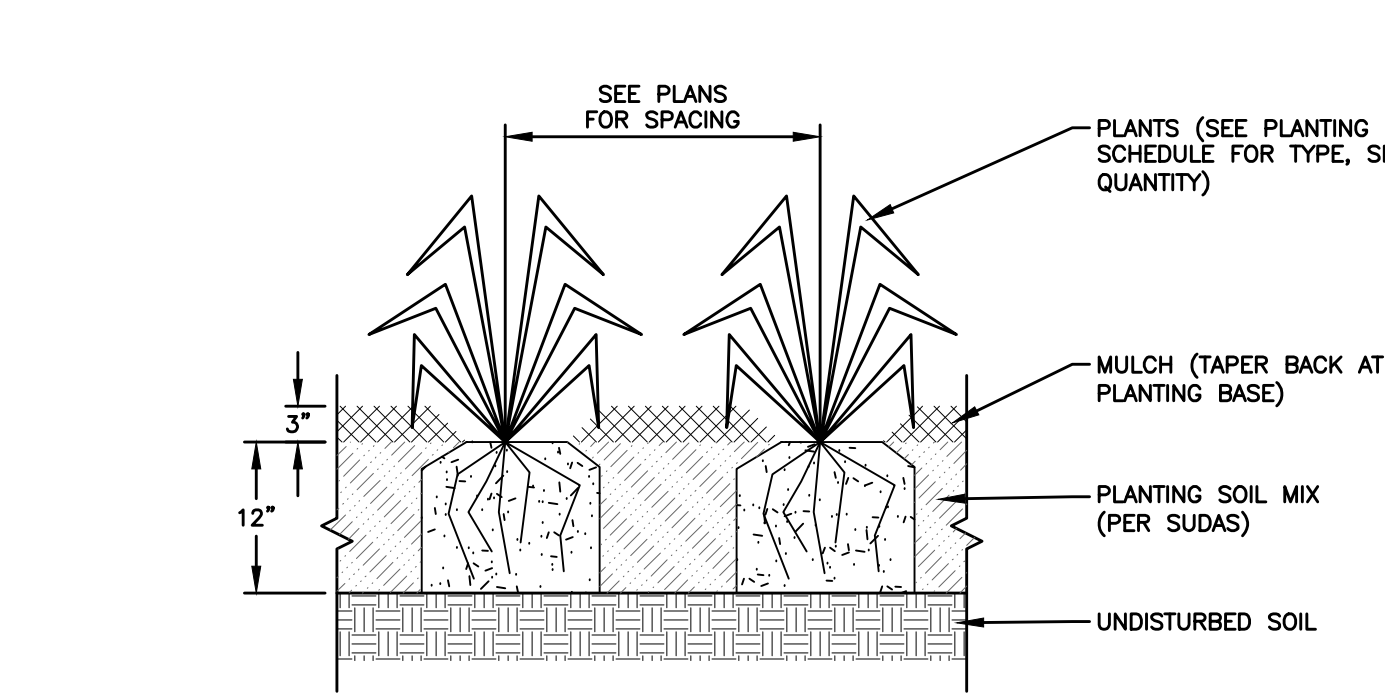
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 FILE DATE: 6/1/2026 11:40 AM
 PLOTTED BY: NICOLE NEAL
 COMMENT:
 ENG.



3 DECIDUOUS TREE PLANTING
 NOT TO SCALE



2 CONIFEROUS TREE PLANTING
 NOT TO SCALE



1 SHRUB PLANTING
 NOT TO SCALE

REVISIONS	DATE
SITE PLAN SUBMITTAL #3	06/01/2026
SITE PLAN SUBMITTAL #2	04/27/2026
SITE PLAN SUBMITTAL #2	03/30/2026

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



WALNUT CREEK CHURCH ADDITION
LANDSCAPE DETAILS
 WINDSOR HEIGHTS, IOWA
 900 64TH STREET

DATE: 06/11/2026
 SHEET NUMBER: **L2.1**
 2601.057

FILE: \\S:\304\304105\DWG\LANDSCAPE_SITE_PLANS.DWG
 DATE: 07/17/26
 PLOTTED BY: NICOLE NEAL, TECH

COMMENT:
 ENG.

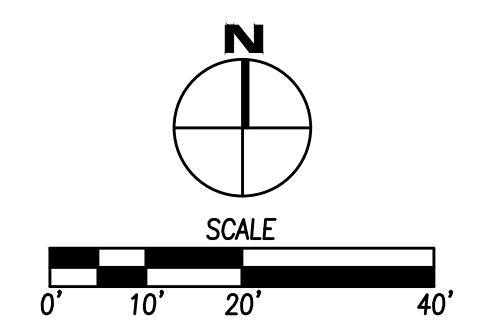


TREES	QUANTITY	SIZE
1 BLACKWALNUT	2	24" CALIPER
2 BUROAK	5	12" CALIPER
3 SIBEREAN ELM	1	12" CALIPER
4 SWAMP WHITE OAK	2	12" CALIPER
5 KOUSA DOGWOOD	1	6" CALIPER
6 HONEY LOCUST	3	12" CALIPER
7 SWEET CHERRY	2	12" CALIPER
8 NORWAY MAPLE	2	6" CALIPER
9 CRABAPPLE	1	6" CALIPER
10 LITTLE LEAF LINDEN	3	12" CALIPER
11 COMMON HACKBERRY	1	6" CALIPER
12 NORWAY MAPLE	2	6" CALIPER
13 BOX ELDER	2	6" CALIPER
14 RED MULBERRY	3	6" CALIPER
15 SILVER MAPLE	1	6" CALIPER
16 PIN OAK	1	24" CALIPER
17 SWEET GUM	1	24" CALIPER
TOTAL	33	

SHRUBS	QUANTITY	SIZE
18 PURPLE LEAF SAND CHERRY	16	5'
19 CHINESE ROSE	72	3'
20 STAGHORN SUMAC	3	6'
21 SAWARA CYPRESS	3	4'
22 CALIFORNIA PRIVET	1	5'
23 COMMON LILAC	16	5'
TOTAL	111	

GRASSES	QUANTITY	SIZE
24 KARL FORESTER FEATHER REED	44	2'
25 PRARIE DROPSEED	24	1.5'
26 LEMONGRASS	4	1.5'
TOTAL	72	

PERENNIALS	QUANTITY	SIZE
27 SHOWY STONECROP	16	3'
28 DAYLILY	48	2.5'
29 HOSTA	5	2.5'
30 CATMINT	8	2.5'
TOTAL	77	



WALNUT CREEK CHURCH ADDITION
EXISTING LANDSCAPE PLAN

900 64TH STREET
 WINDSOR HEIGHTS, IOWA

ESA
 CIVIL DESIGN ADVANTAGE ENGINEER

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

DATE: 06/11/2026
 SHEET NUMBER: **L3.1**
 2601.057

REVISIONS:
 06/01/2026
 04/27/2026
 03/30/2026

SITE PLAN SUBMITTAL #3
 SITE PLAN SUBMITTAL #2

DRAFTED:

June 11, 2026

City of Windsor Heights
ATTN: Trey Rouse
1145 66th Street, Suite 1
Windsor Heights, Iowa 50324

RE: Walnut Creek Church Addition Submittal Letter #4 (2601057)

Dear Mr. Rouse

We have received and reviewed comments from Bolton & Menk, dated June 10th, 2026, regarding the previously submitted Site Plan. Revisions and responses, written in bold type, are as follows:

General Comments

1. All permits related to the project will be held and released concurrently at the approval of the following:
 - a. Approval of utility from Safe Building.
 - b. Revision of site plan application in accordance with the comment letter and all corresponding comments from each City Department.
 - c. Professional Signatures on Final Site Plan including Licensed Surveyor (Chapter 170.10)
 - d. City Council approval of site plan.

This comment is duly noted.

Storm Water Comments

No comment.

Storm Water Plan Set Comments

No comment.

Police Comments

No comment.

Fire Comments

No comment.

Des Moines Water Works Comments

No comment.

Urbandale Windsor heights Sanitary District Comments

No comment.

Des Moines Metropolitan Wastewater Reclamation Authority Comments

No comment.

Building Comments

No comment.

Engineering Comments

No comment.

Planning Comments

1. On Sheet 2, 3, and 11 ensure aerial and site linework align with conditions accurate to what is currently present on site and what is proposed on site. Southeastern parking lot shows parking spaces over pergola on site. Clarify if pergola is to be removed and replaced with parking spaces or that remains and the linework will be corrected.

The aerial imagery is slightly outdated. This pergola is no longer there and has been paved over. The plan has been updated accordingly to visually reflect the existing conditions.

2. All accessible parking spaces must comply with Chapter 174.10 Item 3 & 4 where it is stated that all accessible parking spaces must have no more than a 1.48 (2.08%) slope in all directions. Please provide spot elevations for review of ADA compliance.
 - a. Understand and acknowledge that this is being discussed currently with the comment "ADA parking stalls will be painted but not meet accessibility. Conversations are being had with owner on desire to re-do entire parking lot to accommodate."
 - b. This will be a comment by staff on staff report about parking spaces and requirements.

This comment is duly noted.

General Landscaping Comments

No comment.

Landscaping Sheet Comments

1. Sheet 9: Ensure all plants are labeled correctly and that details align with plans and code requirements.

Landscape Plan has been revised accordingly.

2. Sheet 9: Provide screening along the south side of the SE parking lot that conforms to requirements called out in Chapter 174.08 Item 4.

Additional parking lot screening has been added to the Landscape Plan.

3. Sheet 9: Refer to Chapter 173.04; Table 173.04-02 for minimum size requirements of plantings at time of installation.
 - a. Double Knock Out Red Rose is a shrub and must meet the requirements of such; please revise plant schedule to convey this information.

Plant schedule has been revised accordingly on Sheet L1.1 Landscape Plan.

Public Works Comments

No comments.

Enclosed with this submittal you will find the following:

1. Revised Site Plan Drawings (PDF via email)

Please let us know if you have any questions or need anything else.

Sincerely,

CIVIL DESIGN ADVANTAGE



Nikki Neal, PLA

Copy:

Kevin Steiger, Walnut Creek Church (PDF via e-mail)
Tim Greeno, Walnut Creek Church (PDF via e-mail)
Cole Meyers, Walnut Creek Church (PDF via e-mail)
Tyler Countess, Slingshot Architecture (PDF via e-mail)
Josh Williams, Slingshot Architecture (PDF via e-mail)
John Becker, CDA (PDF Via e-mail)
Kaylee Martinson, CDA (PDF Via e-mail)
File

DATE	REVISIONS	SHEET NUMBER
03/30/2026 <td></td> <td>1/1</td>		1/1

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

CIVIL DESIGN ADVANTAGE ENGINEER

WALNUT CREEK CHURCH ADDITION
 PHOTOMETRIC PLAN

900 64TH STREET
 WINDSOR HEIGHTS, IOWA

- ### PHOTOMETRIC NOTES
- REFER TO ELECTRICAL PLANS FOR ELECTRIC SERVICE CONSTRUCTION DETAILS.
 - THE 2026 EDITION OF THE ILLINOIS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
 - BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE ILLINOIS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
 - CONCRETE BASES FOR SITE LIGHTING FIXTURES SHALL BE 3'-0" FROM EDGE OF CURB.
 - WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
 - COORDINATE ALL EXTERIOR SITE LIGHTING, INCLUDING FLAG POLE LIGHTING, MONUMENT SIGN LIGHTING, ETC. WITH ARCHITECTURAL AND ELECTRICAL PLANS.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
 - THIS LIGHTING PLAN IS FOR CITY REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. A DETAILED, FINAL PHOTOMETRIC PLAN SHALL BE PREPARED BY A CERTIFIED LIGHTING DESIGNER AND/OR INSTALLER PRIOR TO CONSTRUCTION.

- ### FIXTURE NOTES
- FIXTURES SHOWN ARE ESTIMATIONS OF EXISTING FIXTURE TYPES AND LIGHTING VALUES FOR CITY REVIEW PURPOSES.
 - EXISTING FIXTURES SHOWN ARE ESTIMATED TO BE MOUNTED AT ~25'.

GENERAL PHOTOMETRIC SCHEDULE

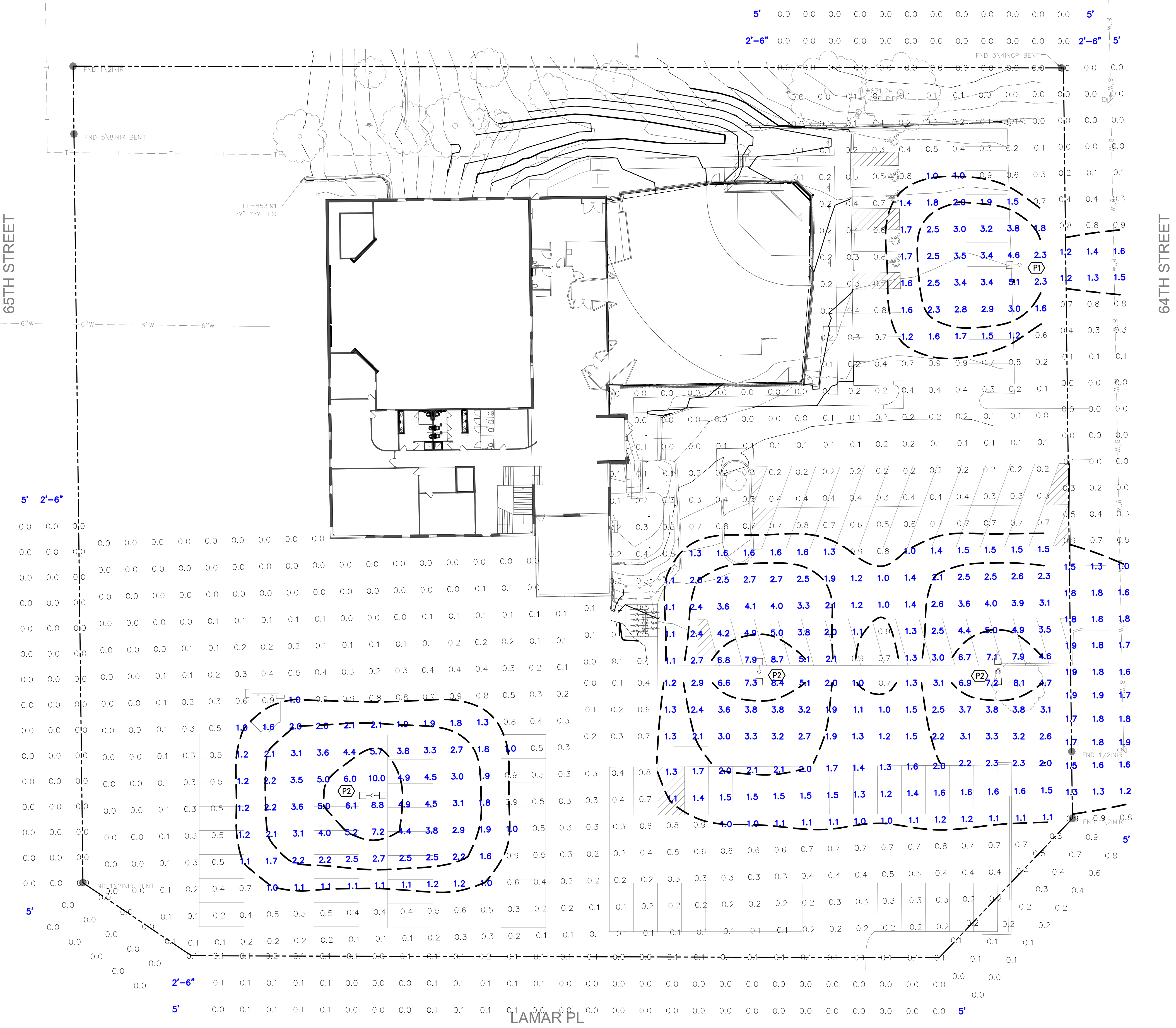
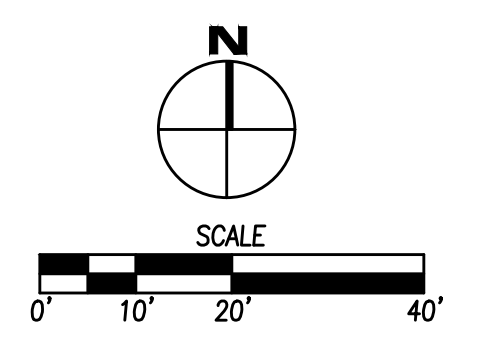
AVERAGE FOOT-CANDLES	1.14
MAXIMUM FOOT-CANDLES	8.7
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	8.73 / 0.00
AVERAGE TO MINIMUM FC RATIO	1.14 / 0.00

PROPERTY LINE SCHEDULE

AVERAGE ILLUMINANCE	0.26
MAXIMUM ILLUMINANCE	2.0
MINIMUM ILLUMINANCE	0.0

LUMINAIRE SCHEDULE

SYMBOL	LBL	QTY	DESCRIPTION	MODEL	MOUNT	MOUNT HEIGHT	ARM LENGTH	WATTS
□	P1	1	WISCONSIN LIGHTING LAB, NAFCO Small Shoebox Area/Flood LED 5K 80W Type 4 Gray	NF-SHS-80-50-MV-4-SG	POLE	25'	0'-6"	80W
□-□	P2	3	WISCONSIN LIGHTING LAB, NAFCO Small Shoebox Area/Flood LED 5K 80W Type 4 Gray	NF-SHS-80-50-MV-4-SG	POLE	25'	0'-6"	80W



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 FILE DATE: 3/9/26
 PLOTTED BY: KYLE KLUSE, TECH

