REQUEST FOR PROPOSAL

Signage and Graphics Design Services

Des Moines Prep East Field Project

RFP No. RFP-DMPEF-11

ISSUE DATE
October 8, 2026

PROPOSALS DUE
Friday, October 16, 2026, 5:00 PM Central Time

OWNER
OEN – Des Moines Prep

OWNER'S REPRESENTATIVE
Complex Partners LLC

EMAIL PROPOSALS AND QUESTIONS TO
RFPs@complexpartners.com

FOR ADDITIONAL INFORMATION CONTACT
Ryan Baskerville
ryan@complexpartners.com - (772) 267-9404

CONTENTS

1. Project Overview 2
2. Scope of Services 2
3. Deliverables & Schedule 3
4. Qualifications & Experience 3
5. Fee Proposal 4
6. Insurance & Licensing 4
7. Contract Terms 4
8. General Conditions 5
9. Submission Instructions 5
10. Evaluation Criteria 5
11. Exhibit A — Reference Materials 6

PROPERTY
Des Moines Prep East Field
107 East 6th Street, Des Moines, Iowa – Polk County

Site: ± 0.987 acres
Zoning: Limited 'DXR' Downtown District
Program: Outdoor athletic field and accessory park

CONSTRUCTION STATUS
Construction documents complete (permit set dated September 16, 2026); building permit expected by the end of October; Estes Construction under contract as General Contractor.

1. Project Overview & Background

OEN – Des Moines Prep ("Owner") is developing a new ball field on its Des Moines, Iowa campus, located at 107 East 6th Street, Des Moines, Iowa 50309. Complex Partners LLC serves as Owner's Representative / Development Manager for the Project.

The Property was historically used as a surface parking lot and is being redeveloped into an outdoor athletic complex — referred to interchangeably as the "East Field," "East Ball Field," or "East Lot." The program consists of a synthetic turf field, spectator bleachers, 10'-tall decorative metal perimeter fencing and gates, masonry entry piers, a dumpster enclosure, storage sheds, site/field lighting, irrigation and a water fountain, decorative paving, landscaping, and associated site utilities and security/low-voltage infrastructure.

Construction documents for the Project are complete (Civil Design Advantage; permit set dated September 16, 2026). Estes Construction is the General Contractor under contract for the Project.

The Construction Documents identify a monument sign, an entrance gate sign, and a custom artificial turf logo. Wayfinding and ADA-compliant signs have not yet been identified.

This scope is intended to (a) assist in creation of a final signage schedule, (b) finalize the design, materials, and graphic standards for all signage, and, where applicable, paint color palette for the Project, and (b) produce fabrication-ready drawings and specifications sufficient to competitively bid the work under a separate Fabrication and Installation RFP (RFP-DMPEF-13).

The Owner is seeking a design team to develop a thoughtful and comprehensive understanding of the project's program, mission, culture, and operational needs. The design should be purposeful and reflect the unique identity of the project while remaining functional, practical, and within the established scope and budget. The goal is a well-designed, mission-aligned signage and graphics package that avoids a conventional institutional feel without pursuing unnecessary complexity or cost.

2. Scope of Services Requested

2.1 Assist in the development of the ADA/wayfinding signage program, including locations, type of signage, design of signage, refinement of graphic design, typography, finish, and color selections to align with Owner's current branding standards, while maintaining compliance with the 2010 ADA Standards for Accessible Design, ICC A117.1, and the applicable means-of-egress and life-safety signage provisions of the Iowa Building Code / IBC 2024 Edition, if any.

2.2 Design new identification signage, including metal entrance gate sign and any site/monument signage, sized and located in accordance with the City of Des Moines sign code and zoning ordinance; assist in preparation and submission of the required sign permit application(s) to the City of Des Moines and coordination through approval. Identify signage materials and attachment methods to the building or wall, where applicable. Coordinate with the Civil Engineer (CDA) once this has been established.

2.3 Prepare fabrication-ready construction documents, specifications, and a signage/graphics schedule (types, quantities, locations, materials, mounting details) sufficient for competitive fabrication and installation bidding under RFP-DMPEF-13.

2.4 Review shop drawings, samples, and mock-ups submitted by the signage fabricator/installer, turf installer, and entrance gate fabricator for conformance with the approved design; perform site visits during fabrication and installation; and perform final punch-list and acceptance review of installed signage and graphics.

Coordination Requirements

2.5 Respondent shall coordinate directly with Estes Construction (GC) on field conditions, schedule, and site access.

2.6 Respondent shall coordinate with Complex Partners LLC (Owner's Representative) on all deliverables, approvals, and invoicing.

2.7 Respondent shall coordinate with CDA on any modifications to the base Construction Documents' signage sheets, including development of signage schedule.

2.8 Respondent shall coordinate with Owner on brand standards, color/finish selections.

2.9 Respondent shall assist Owner with assessment and selection of respondents to the separately issued signage fabricator/installer RFP (RFP-DMPEF-13).

2.10 Respondent shall coordinate the work of the signage fabricator/installer (selected under RFP-DMPEF-13), metal gate fabricator/installer, and turf logo installer during shop drawing, rendering/prototyping, fabrication, and installation phases.

3. Deliverables & Schedule

Respondent shall propose a schedule for the following milestones, consistent with the overall Project schedule and Estes Construction's construction schedule:

3.1 Notice to proceed / contract execution: Approximately October 30, 2026.

3.2 Design development submittal (graphics standards, exterior sign design concepts, paint palette): within 30 days of Notice to Proceed.

3.3 Fabrication-ready construction documents and specifications: within 45 days of Notice to Proceed.

3.4 City of Des Moines sign permit submittal: within 15 days of design development approval.

3.5 Construction administration services: Coordination, in accordance with Estes Construction’s schedule, of fabricator/installer work through final installation and punch-list completion.

All deliverables shall be provided in PDF and native (CAD/vector) format and delivered to Complex Partners LLC, Estes Construction as applicable, and the fabricator/installer engaged under RFP-DMPEF-13.

4. Qualifications & Experience Requested

4.1 Demonstrated environmental graphic design / signage design experience, including ADA-compliant wayfinding and identification signage programs, ideally for K-12 or higher-education / institutional facilities of similar size and complexity.

4.2 Experience preparing exterior sign permit applications within the City of Des Moines or comparable Iowa jurisdictions.

4.3 Names and qualifications of personnel who will be assigned to this Project, including any SEGD-affiliated or equivalent environmental graphic design credentials. Please include project manager(s), designer(s), and any other proposed team members allocated to this Project.

4.4 At least three (3) references from comparable projects completed within the last five (5) years, including project name, owner contact, and scope performed.

5. Fee Proposal Structure

5.1 Lump sum fee, inclusive of all reimbursable expenses, itemized by phase: Design Development; Construction Documents / Fabrication Drawings; Sign Permit Submission and Approval; and Construction Administration.

All fee proposals shall remain valid for a minimum of 60 days from the proposal due date.

6. Insurance & Licensing Requirements

6.1 Commercial General Liability — $1,000,000 per occurrence / $2,000,000 aggregate.

6.2 Professional Liability (Errors & Omissions) — $1,000,000 per claim.

6.3 Workers' Compensation — statutory limits, Employer's Liability $1,000,000/$1,000,000/$1,000,000.

6.4 Automobile Liability — $1,000,000 combined single limit (site-visit vehicle use).

Respondent shall hold all licenses, registrations, and certifications required under Iowa law to perform the proposed scope.

7. Anticipated Contract Terms

Owner anticipates contracting with Respondent on AIA Document C103-2015, Standard Abbreviated Form of Agreement Between Owner and Consultant for a Specific Purpose. The following business terms are anticipated:

7.1 Indemnification consistent with Owner's standard terms; mutual indemnification limited to each party's negligence unless otherwise agreed.

7.2 Termination for convenience by Owner upon written notice, with payment for services satisfactorily performed through the termination date.

7.3 Ownership of design deliverables, drawings, specifications, and work product to vest in Owner upon payment, subject to standard professional use limitations.

7.4 Respondent shall obtain Owner's written approval of the final signage and graphics design and all associated fabrication-ready documents prior to release of that scope for fabrication bidding.

8. General Conditions

8.1 This RFP does not commit Owner or Complex Partners LLC to award any contract, and neither is responsible for any cost incurred by Respondent in preparing a proposal.

8.2 Owner reserves the right to amend this RFP or issue written addenda prior to the proposal due date, to reject any or all proposals, to waive informalities, and to negotiate with one or more respondents.

8.3 The contents of this RFP and any resulting proposal shall be treated as confidential; Respondent shall not publicize its response or selection without Owner's prior written consent.

8.4 Respondent shall disclose any actual or potential conflict of interest with Owner, Complex Partners LLC, or the design/construction team, and shall certify that its proposal was prepared independently, without collusion with any other respondent.

8.5 Respondent acknowledges that any site visits will occur on an active construction site under Estes Construction's control; all site access, safety, and site-logistics requirements of Estes Construction and Owner shall apply.

9. Submission Instructions

9.1 Issue Date: October 8, 2026.

9.2 Proposals shall be submitted electronically to RFPs@complexpartners.com no later than Friday, October 16, 2026, 5:00 PM Central Time.

9.3 Proposals shall be organized in the order of the sections above, with a cover letter identifying the firm's primary contact.

9.4 Please use the following subject line for all email communications regarding this RFP, including submission of questions and final proposals:

RFP – Signage and Graphics Design – DMP East Field

Please copy Ryan Baskerville (ryan@complexpartners.com) on all correspondence related to this RFP.

10. Evaluation Criteria

10.1 Relevant experience designing, in accordance with applicable codes and standards, accessible signage and graphics for high school facilities (including indoor gymnasiums).

10.2 Relevant experience developing color palettes and finish schedules.

10.3 Qualifications and availability of the proposed project team.

10.4 Proposed fee.

10.5 Proposed schedule and ability to meet Project milestones.

10.6 References and past performance.

11. Exhibit A — Reference Materials

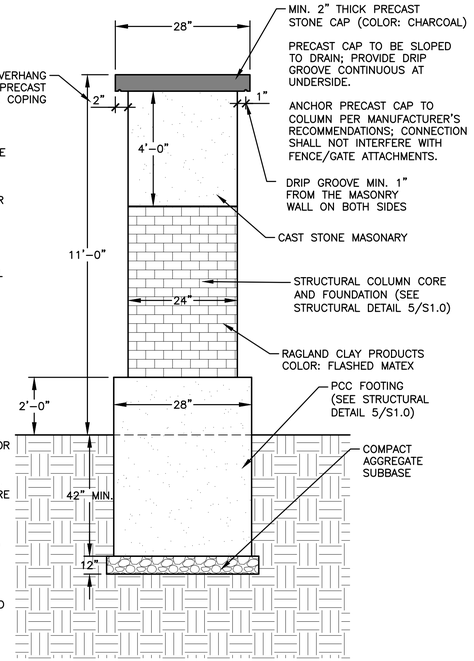
The following materials are provided to inform Respondent's proposal (attached separately):

11.1 West Entrance Gate Detail – Detail 5, Sheet C6.2 (Sign shown for reference)

11.2 Sheet C2.1 — Dimension Plan (Turf logo shown for reference)

11.3 Current OEN School Standards / brand guidelines (to be provided by Owner to successful respondent).

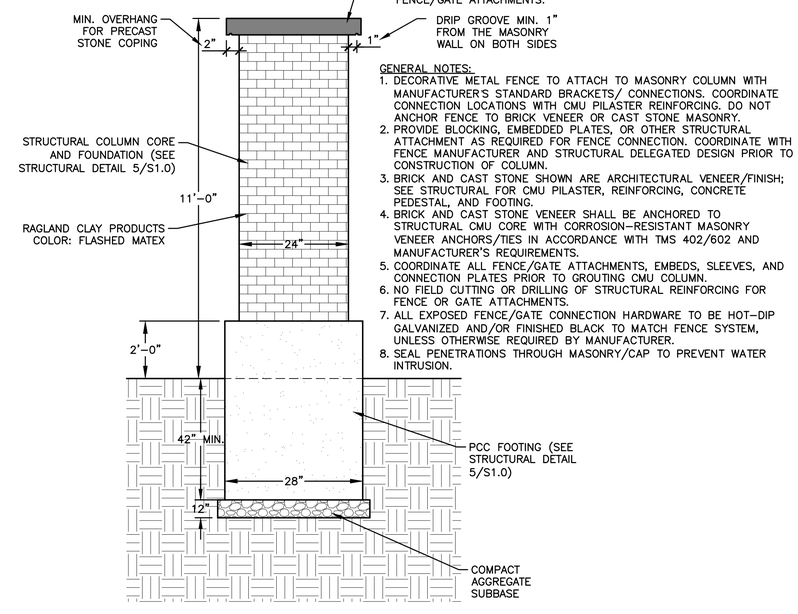
Exhibit A - 11.1



GENERAL NOTES:

1. DECORATIVE METAL FENCE TO ATTACH TO MASONRY COLUMN WITH MANUFACTURER'S STANDARD BRACKETS/ CONNECTIONS. COORDINATE CONNECTION LOCATIONS WITH CMU PILASTER REINFORCING. DO NOT ANCHOR FENCE TO BRICK VENEER OR CAST STONE MASONRY.
2. PROVIDE BLOCKING, EMBEDDED PLATES, OR OTHER STRUCTURAL ATTACHMENT AS REQUIRED FOR FENCE CONNECTION. COORDINATE WITH FENCE MANUFACTURER AND STRUCTURAL DELEGATED DESIGN PRIOR TO CONSTRUCTION OF COLUMN.
3. BRICK AND CAST STONE SHOWN ARE ARCHITECTURAL VENEER/FINISH; SEE STRUCTURAL FOR CMU PILASTER, REINFORCING, CONCRETE PEDESTAL, AND FOOTING.
4. BRICK AND CAST STONE VENEER SHALL BE ANCHORED TO STRUCTURAL CMU CORE WITH CORROSION-RESISTANT MASONRY VENEER ANCHORS/TIES IN ACCORDANCE WITH TMS 402/602 AND MANUFACTURER'S REQUIREMENTS.
5. CAST STONE UNITS SHALL BE MECHANICALLY ANCHORED TO STRUCTURAL CMU CORE; DO NOT RELY ON MORTAR BOND ALONE. PROVIDE STAINLESS STEEL ANCHORS/DOWELS/TIES AS RECOMMENDED BY CAST STONE MANUFACTURER.
6. COORDINATE ALL FENCE/GATE ATTACHMENTS, EMBEDS, SLEEVES, AND CONNECTION PLATES PRIOR TO GROUTING CMU COLUMN.
7. NO FIELD CUTTING OR DRILLING OF STRUCTURAL REINFORCING FOR FENCE OR GATE ATTACHMENTS.
8. ALL EXPOSED FENCE/GATE CONNECTION HARDWARE TO BE HOT-DIP GALVANIZED AND/OR FINISHED BLACK TO MATCH FENCE SYSTEM, UNLESS OTHERWISE REQUIRED BY MANUFACTURER.
9. SEAL PENETRATIONS THROUGH MASONRY/CAP TO PREVENT WATER INTRUSION.
10. GATE HINGE ASSEMBLY SHALL ATTACH TO STRUCTURAL COLUMN CORE. GATE LOADS SHALL NOT BE SUPPORTED BY BRICK VENEER OR CAST STONE. CONNECTION, EMBEDMENTS, AND REQUIRED REINFORCING SHALL BE INCLUDED IN DELEGATED GATE DESIGN.

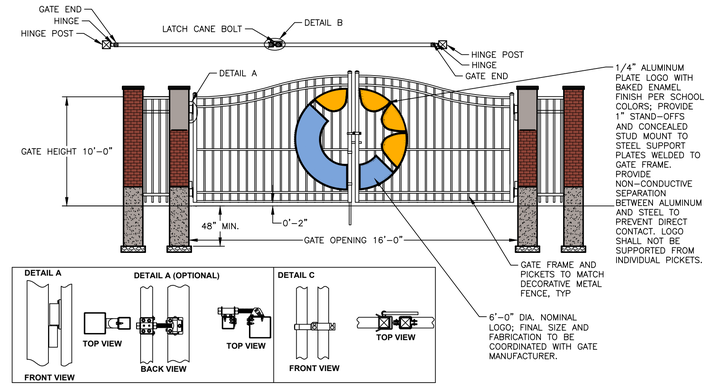
7 BRICK COLUMN AT ENTRANCE GATE
NOT TO SCALE



GENERAL NOTES:

1. DECORATIVE METAL FENCE TO ATTACH TO MASONRY COLUMN WITH MANUFACTURER'S STANDARD BRACKETS/ CONNECTIONS. COORDINATE CONNECTION LOCATIONS WITH CMU PILASTER REINFORCING. DO NOT ANCHOR FENCE TO BRICK VENEER OR CAST STONE MASONRY.
2. PROVIDE BLOCKING, EMBEDDED PLATES, OR OTHER STRUCTURAL ATTACHMENT AS REQUIRED FOR FENCE CONNECTION. COORDINATE WITH FENCE MANUFACTURER AND STRUCTURAL DELEGATED DESIGN PRIOR TO CONSTRUCTION OF COLUMN.
3. BRICK AND CAST STONE SHOWN ARE ARCHITECTURAL VENEER/FINISH; SEE STRUCTURAL FOR CMU PILASTER, REINFORCING, CONCRETE PEDESTAL, AND FOOTING.
4. BRICK AND CAST STONE VENEER SHALL BE ANCHORED TO STRUCTURAL CMU CORE WITH CORROSION-RESISTANT MASONRY VENEER ANCHORS/TIES IN ACCORDANCE WITH TMS 402/602 AND MANUFACTURER'S REQUIREMENTS.
5. COORDINATE ALL FENCE/GATE ATTACHMENTS, EMBEDS, SLEEVES, AND CONNECTION PLATES PRIOR TO GROUTING CMU COLUMN.
6. NO FIELD CUTTING OR DRILLING OF STRUCTURAL REINFORCING FOR FENCE OR GATE ATTACHMENTS.
7. ALL EXPOSED FENCE/GATE CONNECTION HARDWARE TO BE HOT-DIP GALVANIZED AND/OR FINISHED BLACK TO MATCH FENCE SYSTEM, UNLESS OTHERWISE REQUIRED BY MANUFACTURER.
8. SEAL PENETRATIONS THROUGH MASONRY/CAP TO PREVENT WATER INTRUSION.

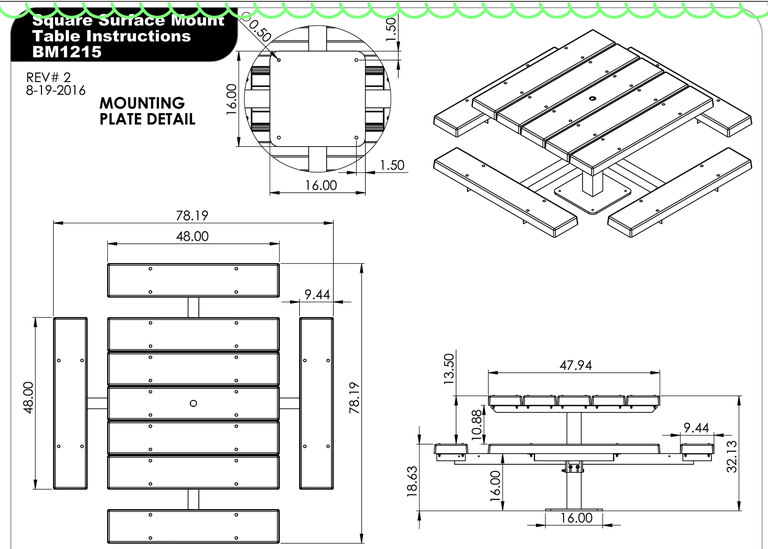
6 BRICK COLUMN
NOT TO SCALE



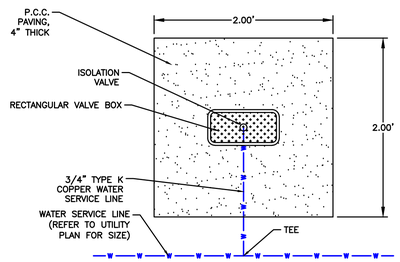
NOTES

1. GATE POST HINGES AND FOUNDATIONS TO BE SIZED BY THE GATE MANUFACTURER/STRUCTURAL ENGINEER FOR GATE WEIGHT AND WIND LOADING.
2. ALUMINUM LOGO SHALL BE FABRICATED IN SEPARATE COMPONENTS FOR EACH GATE LEAF. PROVIDE MIN. CLEARANCE AT CENTERLINE OF GATE TO ALLOW FULL OPERATION WITHOUT CONTACT.
3. PROVIDE HEAVY-DUTY CANE BOLT/DROP ROD AT EACH GATE LEAF WITH FLUSH-MOUNTED RECEIVER SOCKET IN CONCRETE PAVEMENT AT CLOSED POSITION. COORDINATE LOCATION WITH FINAL GATE ALIGNMENT.
4. PROVIDE HOLD-OPEN CANE BOLT/DROP ROD RECEIVER SOCKETS IN CONCRETE PAVEMENT AT EACH GATE LEAF IN THE FULLY OPEN POSITION. COORDINATE RECEIVER LOCATIONS WITH GATE SWING AND ADJACENT IMPROVEMENTS.
5. ALL PAVEMENT RECEIVER SOCKETS SHALL BE FLUSH WITH FINISHED PAVEMENT AND INSTALLED TO PREVENT A TRIP HAZARD.

5 WEST ENTRANCE GATE
NOT TO SCALE

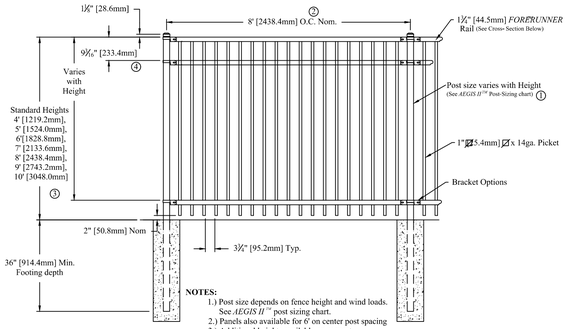


4 SQUARE PEDESTAL PICNIC TABLE
NOT TO SCALE

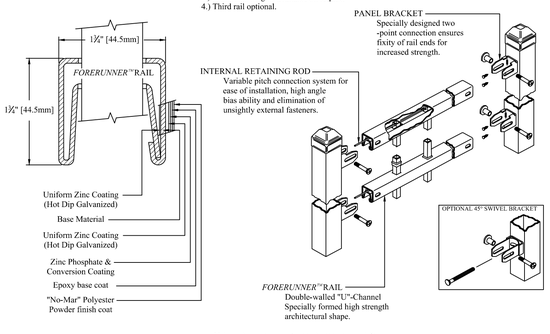


3 1" ISOLATION VALVE IN VALVE BOX WITH CONCRETE COLLAR AND BLOWOFF VALVE
NOT TO SCALE

NOTE
FENCE HEIGHT = 10'-0". POST SIZE, POST SPACING, CONNECTIONS, AND FOUNDATIONS SHALL BE ENGINEERED FOR PROJECT-SPECIFIC WIND LOADING. SEE STRUCTURAL DELEGATED DESIGN REQUIREMENTS.



NOTES:
1.) Post size depends on fence height and wind loads. See *AEGIS II™* post sizing chart.
2.) Panels also available for 6' on center post spacing
3.) Additional heights available on request
4.) Third rail optional.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

2 DECORATIVE METAL FENCE
NOT TO SCALE

ELKAY

Model LK4420BF1UFRK
Outdoor ezH2O® Upper Bottle Filling Station Bi-Level Pedestal
Non-Filtered Non-Refrigerated Freeze Resistant

Optional Accessories		TAG
97890C	Accessory - Direct Bury Adaptor Spec Sheet (PDF)	

MOUNTING INSTRUCTIONS and PLUMBING INSTRUCTIONS
Site and drainage excavation is required for fountain installation. Refer to owner's manual for site preparation details. Provide solid, well-drained surface to mount fountain (concrete pad recommended) with adequate support (300 lb. load minimum). (5) 3/8" minimum fasteners (not included) should be attached securely to mounting surface in order to secure fountain. (Refer to rough-in diagram), and be sure to allow an opening for the freeze-resistant valve in the ground as shown in the installation instructions that accompany the fountain. (Refer to the rough-in diagram below). Refer to local codes for any additional requirements. Locate and install plumbing through ground as required. Assemble fountain to prepared site and mounting pad.
NOTE: Fountain is not furnished with service valve.
Position pedestal over plumbing and secure base to fasteners. Remove access panels and connect supply and waste lines. Turn on water supply and check for leaks. Refer to owner's manual for detailed instructions. Reassemble access panels to pedestal.
Trap and service stop not included.

In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit elkay.com for the most current version of Elkay product specification sheets. This specification describes an Elkay product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.

1 DRINKING FOUNTAIN
NOT TO SCALE

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

DATE | REVISIONS | DRAFTED: | ENGINEER:

CIVIL DESIGN ADVANTAGE
DES MOINES, IOWA

DSM PREP - EAST LOT
DETAILS

107 E 6TH STREET

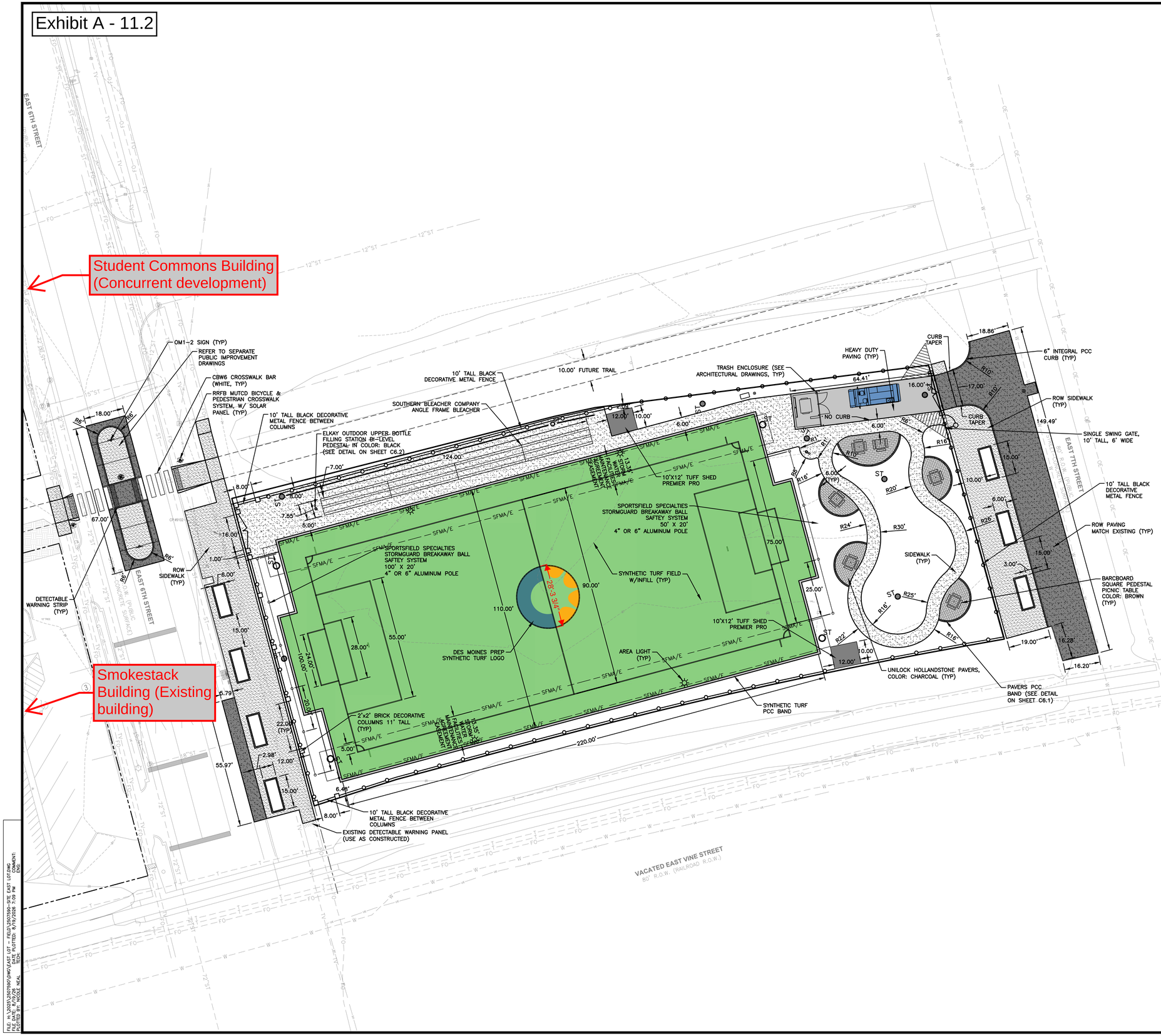
DATE: 09/16/2026

SHEET NUMBER: C6.2

2507.590

FILE: H:\2025\2507590\DWG\EAST LOT - FIELD\2507590-SITE EAST LOT.DWG
FILE DATE: 9/15/26
PLOTTED BY: NICOLE NEAL
DATE PLOTTED: 9/16/2026 1:14 PM
TEM-
COMMENT:
ENC-

Exhibit A - 11.2



GENERAL NOTES

1. 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.
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.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.
20. SIDEWALK AND DRIVE APPROACH PERMIT IS REQUIRED

CITY OF DES MOINES NOTES

1. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
2. ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT.
3. MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
4. 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.
5. LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
6. ALL PLANTING BEDS SHALL INCLUDE NON-LIVING PERMEABLE MATERIALS SUCH AS MULCH, AND NOT INCLUDING ROCK.
7. ANY NEW CABLE, ELECTRIC, TRANSMISSION, OR OTHER UTILITY SYSTEMS SHALL BE INSTALLED UNDERGROUND.
8. ALL NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT.
9. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
10. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.

PAVEMENT THICKNESS

1. SIDEWALK	4" P.C.C.	
2. ROW SIDEWALK	5" P.C.C.	
3. HEAVY DUTY PAVING	8" P.C.C.	
4. ROW PAVING	5" MIN. HMA.	

SCALE 0' 10' 20' 40'

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

DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE
DES MOINES, IOWA

DSM PREP - EAST LOT
DIMENSION PLAN

107 E 6TH STREET

DATE: 08/17/2026
SHEET NUMBER: C2.1
2507.590

REVISIONS | DATE

FILE: H:\2025\2507590\DWG\EAST LOT - FIELD\2507590-SITE EAST LOT.DWG
FILE DATE: 8/19/26 DATE PLOTTED: 8/19/2026 7:09 PM
PLOTTED BY: NICOLE NEAL TECH:
COMMENT: ENG: