CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: April 6, 2015

ITEM: Mills Crossing Kum & Go, 5901 Mills Civic Parkway – Consideration of an Overlay District Site Plan to construct a 4,992 sq. ft. convenience store with gas pumps – Kum & Go, LLC –
OSP-002563-2014

RESOLUTION: Denial of an Overlay District Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Kum & Go LLC, has requested approval of a 4,992 square foot convenience store with gas pumps and related site improvements for property located at 5901 Mills Civic Parkway. The parcel is part of the Mills Crossing development and is located at the northwest corner of Mills Civic Parkway and South Prairie View Drive.

Plan and Zoning Commission Action:
Vote: 6-1 approval, Commissioner Costa voted nay.
Date: March 30, 2015
Motion: Adopt a resolution recommending the City Council approval of the Overlay District Site Plan as presented by the applicant with conditions to modify earthen berming and landscaping to screen views of the canopy and modify design of the canopy.

Plan and Zoning Discussion:
The applicant provided an overview of the project and discussed their belief that there are multiple inconsistencies in the application of the Town Center Overlay District guidelines for buildings be located to the street with parking behind. The applicant expressed that they should not be held to the same standard as the Casey's Convenience store which is located in the district just because Casey's opted to not challenge the request for the store to be at the corner and the canopy behind. The applicant suggested that different requirements for landscaping were being applied to them than was Casey's as they do not have buffer plantings screening the site. The applicant indicated that the layout of the site was such for function and design of the berms and placement of landscaping was being done to allow for 'windows of view' into the site.

Commissioner Hatfield felt that the site plan being proposed by the applicant was consistent with other convenience store sites across the city and metro. Ultimately, Commissioner Hatfield made a motion for approval of the site plan as presented with conditions that the berm along the south be made level rather than undulate in a more natural pattern so as to minimize the view windows into the site, shift landscaping, especially along the east to block the canopy while allowing views of the store, and modify the canopy from the proposed red to a more neutral color that would blend with the sky.

Commissioner Erickson acknowledged that other sites along Mills Civic do allow views into their sites but suggested they were with reasons and expressed concern with not being consistent with the building being pulled to the corner, which Casey's abided by.

Commissioner Costa voted against the motion because he felt that from a Plan and Zoning perspective, the charge is to ensure that the City does its best to control the consistency of development. He did not hear a compelling reason as to why changes could not be made to the Kum & Go site to adhere to the Overlay District guidelines.

OUTSTANDING ISSUES: The Plan and Zoning Commission made a recommendation to approve the site plan as presented with conditions. The applicant is in agreement with the Plan & Zoning Commission's recommended conditions of approval. Staff is maintaining a recommendation for denial as we do not believe the placement of the canopy, the largest vehicle component, along the street and at the corner is keeping with the intent of the Overlay District. Staff notes the following:

Approved Specific Plan: For the Council's convenience, a copy of the approved Specific Plan Ordinance Sketch is included under Exhibit II – Specific Plan. The Specific Plan was presented for Council approval showing one commercial building at the corner consistent with the Overlay District with full knowledge that Kum & Go was continuing to propose to locate the canopy along Mills Civic Parkway and at the corner. This was done in order to fulfill the requirement for an adopted Specific Plan prior to development so that the developer, Hurd Mills LLC, could proceed with development of other areas of the Mills Crossing development.

Store-Canopy Orientation:

1. Applicant's Proposal – The applicant is proposing the canopy be located at the south end of the property, parallel with Mills Civic Parkway and adjacent to S Prairie View Dr; the store is proposed to be located to the north. There is some earthen berming and landscaping along both Mills Civic Parkway and S. Prairie View Dr.; per the applicant, they are intending to provide view windows into the site. Staff believes that failure to locate the store at the corner, in conjunction with placing the largest mass of the vehicle use element in a highly visible location is inconsistent with the intent of the Town Center Overlay District. The Plan and Zoning Commission recommended approval of this store and canopy orientation within the site with conditions that the applicant maintain the height of the berm and shift landscape vegetation for better screening. Staff has concerns that the applicant's idea of level of screening and allowable visibility and the intent of the Commission may not be one in the same. While staff has indicated that Kum & Go would be held to the same standard as Casey's was in regards to the amount of vegetation required, staff believes that placement of the canopy up front and immediately adjacent to Mills changes the parameters for screening and results in the need for additional vegetation above and beyond the minimum in order to achieve more complete visual screening.

2. Ideal Orientation – Staff has recommended to the applicant that due to the anticipated access locations at the north end and west of the parcel that the circulation of the site may be better by placing the canopy at the north end of the site and the store south thereof (front door facing north). This allows patrons easy access to the gas pumps without forcing them to navigate into the corner. Additionally, this brings the building front and center to Mills Civic and the corner of S Prairie View Drive and in full compliance with the Overlay District intent and guidelines. With this layout, the need for earthen berming and landscaping is lessened as the vehicle use elements are located interior to the site. The applicant has indicated that they do not feel the site functions as well and that people won't know who they (Kum & Go) are, as the gas pumps are not as visible. As the store is required to have 360° architecture, limited views of the back of the building is acceptable, although it would be expected that some landscaping would be situated adjacent to soften and anchor the building into the site.

3. Second Preferred Option – As an alternative, and consistent with Casey's, the site could be oriented with the store backed up to and parallel to S. Prairie View Drive (front door facing west) with the canopy situated to the west thereof and perpendicular to Mills Civic Parkway. This arrangement achieves consistency with the intent of the Overlay District in bringing the buildings to the street and corners and minimizing the mass of the canopy which is fronting the street as this is the narrow end of the canopy. With the centering of the store on the canopy, due to the larger size of the canopy, the south end of the canopy will be 'in front' or extend past the store allowing for visibility of for west bound travelers, and very likely limited views from east bound travelers on Mills Civic Pkwy. The same vegetation requirements as that required of the Casey's site would apply. As indicated above, with 360° architecture, the backing of the store to S Prairie View Drive is not a major concern.

4. Third Option – The final potential layout of the site would to place the canopy parallel and adjacent to S Prairie View Drive (front door facing east) with the store located to the west thereof. Staff believes that this is the least desirable orientation as it places the largest mass of the canopy in full view of west bound travelers for the greatest amount of time. While incorporation of some earthen berming and landscaping can be accommodated, unlike along Mills Civic in which there is a 60' buffer and setback, the setback from the east side of the lot and S. Prairie View Drive is only 25' to accommodate a streetscape. Staff would recommend the applicant's proposed layout with the requirement for additional earthen berming and landscaping for screening over this arrangement. At least with the applicant's proposal of the canopy parallel with Mills Civic, view of the largest mass of the canopy occurs primarily when a vehicle is parallel with the canopy allowing the smaller mass of the ends of the canopy to be seen when approaching from either the east or west.

Recommendation - Staff stands behind the recommendation of denial of the applicant's proposed layout and recommends that approval be either the "Ideal Orientation" which places the store parallel with and adjacent to Mills Civic and canopy to the north; or the "Second Option" which places the store parallel with and adjacent to S. Prairie View Drive with the canopy situated west of the store and perpendicular to Mills Civic Parkway. Staff does not recommend the approval of the third option as we believe that this orientation offers the longest duration of views of the largest mass of the canopy and thus is least consistent with the intent of the Overlay District. As indicated above, if choosing between the canopy being located adjacent and parallel with Mills Civic Pkwy or adjacent and parallel with S Prairie View Dr., staff believes the orientation adjacent to Mills Civic Parkway is the better of the two choices.

Staff has provided the City Clerk resolutions for approval of any of the above identified options, including the applicant's proposed orientation.

Proposed canopy: A rendering of the proposed canopy is included in the staff report (Exhibit III – Canopy). At the Plan and Zoning Commission meeting the applicant provided illustration of the standard red canopy with the Kum & Go emblem. The red of the canopy is inconsistent with the language of the Mills Crossing Specific Plan Ordinance which states: *"Canopy's, including Gas: Pump stations and other drive thru canopies must be designed to incorporate the building's architecture through the use of similar building materials, roof design and color, including the application of brick or stone to canopy support columns. When possible, canopies should be designed as an extension of the building rather than an added on element."* The Plan & Zoning Commission approval of the site plan included a recommendation that the canopy be of a neutral color to blend with the sky. Staff recommends that the City Council modify that condition of approval to clarify that the canopy color should be taken from the color pallet for the Specific Plan. Staff did offer that in order to achieve the red color, that a canopy that utilizes the metal aspect of the building with red LED lighting which would give a wash of color to the canopy could be a possibility. The applicant has submitted a revised canopy that picks up the darker gray color of the building with a change in the canopy massing towards the middle. The lower approximately third of the canopy columns are proposed to be wrapped in brick that matches the building. Staff would recommend that the brick aspect be raised to cover 2/3rd of the canopy columns.

Specific Plan Amendment: The Mills Crossing Specific Plan requires that maximum number of pumps and canopy size be consistent with the Support Commercial zoning district standards. Currently, in the Support Commercial zoning district, the canopy size in limited to 5,000 sq. ft. and a maximum of ten (10) fuel pumps (20 cars). While the number of pumps is consistent, a Specific Plan ordinance amendment will be needed to allow the proposed size of the gas pump canopy (7644sf). Staff is not opposed to the larger canopy as it is recognized that the zoning code regarding the size of canopies needs to be updated to reflect current operational features of the fueling areas. Staff has started the background research into standards and practices for fueling areas; however, staff does not believe that a zoning code amendment can be put in place prior to the applicant's timeline for construction. Therefore, staff recommends a Condition of Approval requiring the applicant make an application for an amendment to the Mills Crossing Specific Plan to address the canopy size should it be greater than that allowed under Support Commercial standards. The condition restricts the issuance of a building permit and construction until the City Council adopts an amendment to the specific plan.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – Development and Planning (*October 17, 2013 and June 19, 2014)*
- Staff Review and Comments
  - *Consistency*
  - *Pre-Application*
  - *Development & Planning Subcommittee*
  - *Specific Plan*
- Comprehensive Plan Consistency
- Town Center Overlay District Consistency
- Findings
- Staff Recommendation
- Owner/Applicant/Applicant Representative Information

PLAN AND ZONING RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan and the Town Center Overlay District, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve the Overlay District Site Plan for the Kum

& Go convenience store at 5901 Mills Civic Parkway, Building 2000, as proposed with the canopy parallel with and adjacent to Mills Civic Parkway and the store located north thereof, subject to the applicant meeting all City Code requirements and the following:

1. Use the height of the berm and placement of landscaping to buffer and block visibility of the canopy element but allow for window views of the store; and

2. Change the canopy design to adhere to the Overlay District requirements through a change in color from the proposed red to a white, gray, or other primary building color to blend with the sky.

STAFF RECOMMENDATION: Based upon staff's review and findings as stated in Exhibit I Plan & Zoning Commission Communication, staff recommends that the City Council deny the Overlay District Site Plan as presented and approve of either an orientation that places the store adjacent and parallel with Mills Civic Parkway with the canopy north thereof; or an orientation that places the store adjacent and parallel with S. Prairie View Drive with the canopy west thereof and perpendicular to Mills Civic Parkway. Staff recommends the following conditions of approval be added to those of Plan & Zoning Commission's and to apply to any site plan approved:

1. That the landscape plan indicating the proposed berming and placement of landscaping to buffer and block the visibility of the canopy element;

2. That the color of the canopy be changed from red to match the color pallet of the Specific Plan ordinance. Red as part of signage shall be allowed;

3. That an application be filed for a Specific Plan Amendment be filed if the square footage of the canopy exceeds the maximum allowed for the Support Commercial zoning district to allow the square footage of the proposed canopy. Adopting of an amendment specifying the allowable square footage of the canopy shall be approved by the City Council prior to the issuance of any building permit, including footing and foundation permits;

4. That the pedestrian area along Mills Civic Parkway, adjacent to the DART bus stop, be constructed with this site plan and prior to issuance of a final occupancy permit;

5. The applicant acknowledge and agree that there is no outdoor storage allowed within the site, except for liquid propane tank exchange racks and ice storage freezer. Any bollards needed for the protection of the exchange rack or other parts of the building shall be painted a color which is contained within the specific plan pallet (not red or safety yellow);

6. Provide a storm water management plan in accordance with staff comments and receive staff approval of said plan prior to the issuance of any building permit, including footing and foundation permits;

7. Provide final drawings addressing remaining staff comments and all conditions of approval prior to the issuance of any building permit, including footing and foundation permits.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	October 17, 2013, June 19, 2014		
Recommendation	Yes ☐	No X	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution
- Attachment B - Location Map
- Attachment C - Elevations
- Attachment D - Site Plan

Exhibit II - Approved Specific Plan Sketch

Exhibit III - Proposed Canopy

Exhibit IV - City Council Resolution – Denial of Overlay District Site Plan
(Alternate Resolutions of Approval for various orientations have been provided to City Clerk)

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: March 30, 2015

Item: Mills Crossing Kum & Go, 5901 Mills Civic Parkway – Denial of site plan to construct a 4,992 sq. ft. convenience store with gas pumps – Kum & Go, LLC – OSP-002563-2014

Resolution: Denial of Overlay District Site Plan

Case Advisor: Kara Tragesser, AICP

Synopsis: The applicant, Kum & Go LLC, has requested approval of a 4,992 square foot convenience store with gas pumps and related site improvements for property located at 5901 Mills Civic Parkway. The parcel is part of the Mills Crossing development and is located at the northwest corner of Mills Civic Parkway and South Prairie View Drive.

History: The Mills Crossing Specific Plan was approved by the City Council on November 3, 2014. A grading plan for the Mills Crossing development was approved by the Plan & Zoning Commission at their September 17, 2014, meeting to begin to prepare the site for development. On March 1, 2012, the concept for a convenience store for this location was reviewed as part of the Development Review Process. The concept for a convenience store has been to the Development and Planning Subcommittee on October 17, 2013 and June 19, 2014.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on October 17, 2013. At that meeting, the Subcommittee preferred the convenience store to be located in the southeast corner of the parcel and not the canopy, therefore meeting the intent of the Town Center Overlay District and minimizing vehicle use areas and elements. The project also was reviewed by the Development and Planning Subcommittee at their June 19, 2014; the Subcommittee held firm to the concepts of the Town Center Overlay District and used the Casey's convenience store at the southwest corner of Mills Civic Parkway and South 64th Street as an example of what they felt should happen at this corner of Mills Civic Parkway and South Prairie View Drive.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. Staff notes the following:

Consistency: Throughout the Town Center Overlay District, as much as possible, the approved Overlay District Site Plans have located the buildings at the intersection of two streets, and the parking and other vehicle use areas have been to the side or interior to the site. The proposed layout of the site is inconsistent with the layout of other parcels within the Town Center Overlay District.

Pre-Application: At the Development Review meeting held on February 28, 2012, the concept for a convenience store was proposed for this location. In a comment letter to the applicant summarizing staff comments, staff noted that that the Town Center Overlay District Guidelines encouraged building to street connections, thus the building should be located in the southern portion of the site and the fuel pumps and parking lot be constructed on the northern portion of the site.

Development & Planning Subcommittee: The Development and Planning Subcommittee has stood firm in their support of the building being located in the southeast corner of the site, with the canopy and vehicle use areas placed interior to the site.

Specific Plan: The Specific Plan Ordinance for Mills Crossing provides for appropriate site design measures to be implemented to minimize the presence and visibility of canopies. Staff believes the proposed site design, with the primary vehicle use element of the canopy being located at the corner and parallel with Mills Civic Parkway, puts the largest aspect of the vehicle canopy mass visible from the roadway and the first thing encountered visually is counter to the intent of the Specific Plan Ordinance and the guidelines of the Town Center Overlay District.

The Specific Plan Ordinance also provides that the vehicle use area will be screened through landscaping to minimize the visual presence and impact of the structure on surrounding properties, businesses, and public streets. Said screening shall be achieved through the use of location and/or earth berming and landscaping consisting of evergreen material for year-round screening. Staff feels that the vehicle use areas being located on the corner of the intersection are not effectively screened by the proposed landscaping in the manner outlined in the Specific Plan Ordinance.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is not consistent with the Comprehensive Plan in that the project is not consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan, i.e.

- Policy 1.11 *As part of the Development Review Process, the City shall seek to maintain and improve the visual appeal of the community by ensuring proposed developments will provide site and building design that respects the existing patterns, context, and character of the vicinity.* Currently, as much as possible in the Town Center Overlay District, the developments at the intersection of two streets have the buildings located to the corner with vehicle use areas next to the buildings or interior to the site. The proposed canopy location at corner with the store interior to the site layout would be inconsistent with most other developments in the area.

- Policy 5.12 *The design of new development shall provide some sense of uniqueness through elements placement, architectural and aesthetic features, and the treatment of the site to aid neighborhood identity. Natural boundaries that help delineate neighborhoods shall be protected and emphasized.* The proposed site plan does not aid in neighborhood identity in that other corners in the neighborhood have the building located to the corner which is one of the components that make this neighborhood and Overlay District area unique.

Town Center Overlay District Consistency: The proposed site plan has been reviewed for consistency with the proposed Town Center Overlay District Guidelines. Based upon that review, a finding has been made that the proposed site plan is not consistent with the Town Center Overlay District Guidelines in that the site plan is not consistent with:

- Section 3.1 Building Placement for Commercial, Office, and Mixed Use Guidelines: *"Locate buildings close to the street, with off street parking behind or beside the building"*. The proposed site plan does not locate the building close to the intersection of Mills Civic Parkway and South Prairie View Drive, the two major streets at this corner and the canopy and parking is located between the building and both Mills Civic Parkway and South Prairie View Drive.

- Section 3.3 Vehicle Use Area Design: *"Parking areas should...be located so as not to be the dominate feature along any street or intersection"*. Due to their location, the vehicle use area and parking are considered the dominate feature as these areas are proposed to be located along the street and at the intersection and the first element encountered. Given the size and mass of the canopy, the visual presence of the element is great.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is not consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is not consistent with the Comprehensive Plan in that the project is not consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does not assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance

with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is not in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is not consistent with the Specific Plan ordinance, the Town Center Overlay District Guidelines and Comprehensive Plan which designates this site as unsuitable for development such as that proposed by this project.

Staff Recommendation: Based upon the preceding review and a findings of not being consistent with the goals and policies of the Comprehensive Plan and the Town Center Overlay District Guidelines, staff recommends that the Mills Crossing Overlay District Site Plan to allow construction of a 4,992 square foot convenience store with gas pumps and associated site improvements be denied.

Property Owner:
Hurd Mills LLC
2000 Fuller Road
West Des Moines IA 50265
Attn: Richard Hurd
Richard.hurd@hurdrealty.com

Applicant
Kum & Go, LC
6400 Westown Parkway
West Des Moines IA 50266
Nick Halfhill
515-457-6290
NDH@kumandgo.com

Applicant's Representatives:
Ed Arp
Civil Engineering Consultants
2400 86th Street, Ste 12
Des Moines IA 50322
515-276-4884
arp@ceclac.com

ATTACHMENTS:

Attachment A	-	Resolution
Attachment B	-	Location Map
Attachment C	-	Elevations
Attachment D	-	Site Plans

ATTACHMENT A

RESOLUTION NO. PZC

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT DENY THE OVERLAY DISTRICT SITE PLAN FOR KUM AND GO THE NORTHWEST CORNER OF MILLS CIVIC PARKWAY AND SOUTH PRAIRIE VIEW DRIVE

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Kum & Go, LLC, has requested approval for an Overlay District Site plan (OSP-002563-2014);

WHEREAS, studies and investigations were made and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, on March 30, 2015, this Commission held a duly-noticed public meeting to consider the application for an Overlay District Site Plan for Kum & Go;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for denial, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Overlay District Site Plan to construct a convenience store on the northwest corner of Mills Civic Parkway and South Prairie View Drive is recommended to the City Council for denial.

PASSED AND ADOPTED on March 30, 2015.

_____
Erica Andersen, Chairperson
Plan and Zoning Commission

ATTEST:

_____
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on March 30, 2015, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

_____
Recording Secretary

VICINITY SKETCH

Q:\A-FILES\A-1600\A1624_C3D Drawings\Construction Documents\parcel a site plan\A1624 parcel A sp cover.dwg, 12/3/2014 3:23:34 PM, mmorgan, 1:0.704381

KUM & GO #532 WEST DES MOINES, IOWA

SCHEME 3

SHIFFLER ASSOCIATES ARCHITECTS, P.L.C.

MAY 30, 2014

ATTACHMENT C

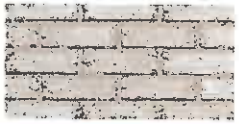
NON-MASONRY EXTERIOR FINISH OPTIONS

Wood or composite panels
(varying shapes, sizes, & colors)

Metal panels
(varying shapes, sizes, & colors)

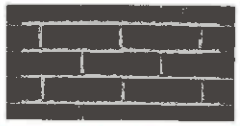
EIFS- fine texture
(varying neutral colors)

BRICK COLOR OPTIONS (OR SIM.)

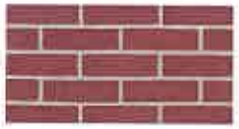


St. Cloud White

Boulder Grey



Braddock



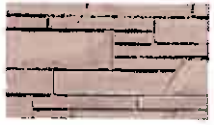
Hinsdale/Colonial Red

Monet

STONE COLOR/PATTERN OPTIONS (OR SIM.)

Glacier

Sierra



Canyon Buff

Steel Grey

Arizona Red

Cream

Roman

CANOPY/AWNING COLORS (OR SIM.)

Bronze, Dark Bronze, Black, Clear Anodized

White, Sandstone, Gray, Charcoal Grey

simonson

HURD

MILLS CROSSING
WEST DES MOINES, IOWA

Issue / Revision
SPECIFIC PLAN SUBMITTAL
Date
03-11-2014

Job No.
03062
Proj. Mgr.

Sheet Title
ARCHITECTURE

Sheet No.
4.1

OVERLAY DISTRICT SITE PLAN

KUM AND GO #532 AT MILLS CROSSING

5901 MILLS CIVIC PARKWAY - BUILDING 2000
WEST DES MOINES, IOWA

KUM AND GO, L.L.C., 6400 WESTOWN PARKWAY, WEST DES MOINES, IA 50266

VICINITY SKETCH

NORTH

OWNER / DEVELOPER:

MIRO MILLS L.L.C.
2000 FULLER RD
WEST DES MOINES, IA 50265

KUM AND GO, L.L.C.
6400 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

COMPREHENSIVE PLAN

EXISTING: SUPPORT COMMERCIAL

ZONING

EXISTING: MILLS CROSSING SPECIFIC PLAN

LEGAL DESCRIPTION

-EX WEST GLEN TOWN CENTER PLAT 1- 520A LT 1 PARTITION PLAT SN 1/4 NW 1/4 & N 1/2 SW1/4 & N 1/2 SE 1/4 LESS RD SEC 18-78-25 AND CONTAINING 16.840 ACRES.

AREAS

BUILDING	=	4,992 SF	6%
DRIVES & PARKING	=	46,625 SF	54%
OPEN SPACE	=	33,936 SF	40%
TOTAL	=	85,513 SF	100%
IMPERVIOUS	=	51,617 SF	60%

OPEN SPACE

REQUIRED: 85,513 SF X 25% = 21,343 SF

PARKING

REQUIRED: 1/200 SF (4,992/200 = 25 SPACES)
1/FMP = 10 SPACES
25+10=35 SPACES
PROPOSED: 43 SPACES

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
1	SITE PLAN - PARCEL 'A' (COVER)
2	SITE PLAN - PARCEL 'A'(DIMENSION & LANDSCAPE)
3	SITE PLAN - PARCEL 'A' (GRADING SHEET)
4	SITE PLAN - PARCEL 'A' (UTILITY SHEET)

GENERAL NOTES:

1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF WEST DES MOINES PUBLIC WORKS
   b. KUM AND GO, L.L.C.
   c. CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
   d. IOWA ONE-CALL
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
3. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
4. THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
5. THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
6. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
7. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
8. IF THERE IS A DISCREPANCY BETWEEN THE DETAILED PLANS AND QUANTITIES SUMMARY PLEASE CONTACT CIVIL ENGINEERING CONSULTANTS, INC.
9. ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.

NPDES/SWPPP

1. THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A NPDES PERMIT AND FOLLOW THE REQUIREMENTS OF THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

GRADING NOTES

1. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
2. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
3. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
4. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD.
5. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
6. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
7. STRIP BLACK DIRT AND RESPREAD, (4" MINIMUM)
8. ADDITIONAL SILT FENCING MAY BE REQUIRED BY THE CITY AFTER FIELD INSPECTION.

GENERAL LEGEND

PROPOSED	EXISTING
PLAT BOUNDARY	LOT LINE
SECTION LINE	SANITARY/STORM MANHOLE
LOT LINE	WATER VALVE
CENTERLINE	FIRE HYDRANT
EASEMENT LINE	STORM SEWER SINGLE INTAKE
FLARED END SECTION	STORM SEWER DOUBLE INTAKE
DRAIN BASIN OR SEDIMENT RISER	STORM SEWER ROUND INTAKE
DRAIN BASIN WITH SOLID GRATE	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
BLOW-OFF HYDRANT	SHRUB
SCOUR STOP MAT	POWER POLE
TURF REINFORCEMENT MAT	STREET LIGHT
STORM SEWER WITH SIZE	GUY ANCHOR
WATER SEWER WITH SIZE	ELECTRIC TRANSFORMER
WATER SERVICE	GAS METER
PROPOSED CONTOUR	TELEPHONE RISER
SILT FENCE	SIGN
ADDRESS	UNDERGROUND TELEVISION
RIPRAP	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TREELINE
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	M.O.E. MINIMUM OPENING ELEVATION

BENCHMARK

CITY OF WEST DES MOINES NETWORK POINT 1018
1100 Block of South 60th Street, 34 feet South of centerline of Pleasant Ridge Drive, 8 feet West of
Southeast property corner of 1120 South 60th Street, 4 feet West of power pole.

CITY OF WEST DES MOINES DATUM = 1767.77
USGS DATUM = 1769.18

CITY OF WEST DES MOINES NETWORK POINT 1113
Northeast corner of intersection of South 60th Street and
Mills Civic Parkway, 18.5 feet Southeast of traffic signal
pole, 1.5 feet Southeast of face of sidewalk, 31 feet West
of fire hydrant.

CITY OF WEST DES MOINES DATUM = 2015.71
USGS DATUM = 1773.58

CERTIFICATION

STATE OF IOWA
EDWARD H. ARP
LANDSCAPE ARCHITECT
NO. 250
PROFESSIONAL LANDSCAPE ARCHITECT

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

BY: _____ DATE: _____
EDWARD H. ARP, IOWA RLA, NO. 250
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS C100, C200 & C300

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com

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

DATE:	FEBRUARY 04, 2019	REVISIONS	COMMENTS
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DATE OF SURVEY:		5	
DESIGNED BY:	BAT	6	
DRAWN BY:	HM		

KUM AND GO #532 AT MILLS CROSSING
WEST DES MOINES, IOWA

SHEET "A" (COVER)

ATTACHMENT D

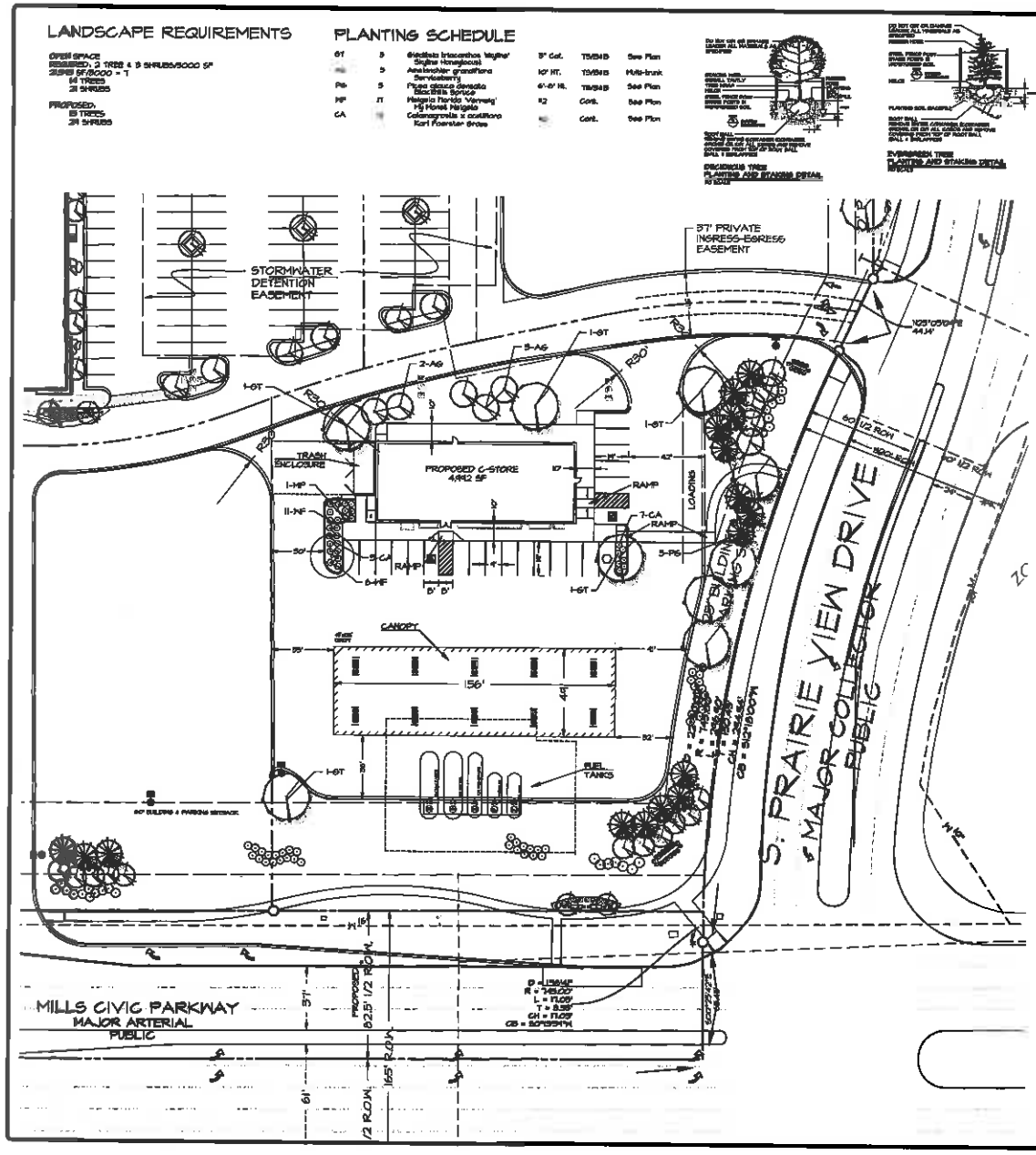
LANDSCAPE REQUIREMENTS

OPEN SPACE
REQUIRED: 2 TREE & 3 SHRUBS/5000 SF
25,968 SF/5000 = 7
14 TREES
21 SHRUBS

PROPOSED:
15 TREES
21 SHRUBS

PLANTING SCHEDULE

GT	5	Gleditsia triacanthos 'Skyline' Skyline Honeylocust	3" Cal.	T&B/B&B	See Plan
[illegible]	5	Amelanchier grandiflora Serviceberry	10' HT.	T&B/B&B	Multi-trunk
Pa	5	Picea glauca densata Black Hills Spruce	6'-8' HT.	T&B/B&B	See Plan
HF	11	Hesperis fordii 'Varney' Hi Hotel Hesperis	#2	Cont.	See Plan
CA	[illegible]	Calamagrostis x acutiflora Karl Foerster Grass	[illegible]	Cont.	See Plan



DIMENSION NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
   A. WEST DES MOINES CONSTRUCTION DIVISION (LINT CARPENTER 222-3480)
   B. RYAN COMPANIES US, INC.
   C. CIVIL ENGINEERING CONSULTANTS, INC. (515-276-4984)
2. ALL DIMENSIONS ARE TO FACE OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
3. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION (WITHOUT MEASUREMENT AND HEADERING). THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
4. PROVIDE 2' CONCRETE BONDIT AROUND ALL BITUMEN AND HANDICAP PATHS PAVED AREAS.
5. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAYS, EASEMENTS, AND/OR ANY CONNECTIONS TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DES MOINES METRO DESIGN STANDARDS AND NPDES ADDENDUM.
6. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
7. SIDEWALK & DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WEST DES MOINES ENGINEERING DEPARTMENT, MINIMUM 24 HOUR NOTICE.
8. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY THE OWNER/CONTRACTOR WITHIN 24 HOURS.
9. PAVEMENT THICKNESS IN PUBLIC ROW SHALL BE 6" REINFORCED P.C.C. W/ 6" P.C.C. CURB & GUTTER, UNLESS OTHERWISE NOTED OR PLAN. PAVEMENT THICKNESS IN PRIVATE AREA SHALL BE 5" REINFORCED P.C.C. - ALL CURBS 6" P.C.C. EXCEPT AS NOTED - ALL PRIVATE WALKS SHALL BE 4" NON-REINFORCED P.C.C.
10. A REPORT CERTIFIED BY A THIRD-PARTY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE CITY SHALL BE SUBMITTED TO DOCUMENT THE THICKNESS AND STRENGTH OF PAVEMENT, THE SUB-GRADE CONTRACTOR, COMPLIANCE WITH METRO DESIGN STANDARDS FOR STREETS, AND THE STANDARDS LISTED IN THE WEST DES MOINES "OFF STREET PARKING ORDINANCE" FOR PRIVATE STREETS, PARKING LOTS AND DRIVEWAYS.
11. ALL DRIVEWAYS WILL NEED TO COMPLY WITH NEW STANDARD CONSTRUCTION SPECIFICATION FOR SUBDIVISIONS. REFER TO DRAWING 7.15 NEW STANDARD CONSTRUCTION SPECIFICATION FOR SUBDIVISIONS FOR ADDITIONAL INFORMATION. (LINT CARPENTER 222-3480)
12. ANY SIGNAGE WILL BE REVIEWED UNDER SEPARATE PERMIT ISSUES.
13. ALL PEDESTRIAN RAMPS SHALL BE 6-INCH P.C.C.
14. ALL LIGHTS ARE TO BE DOWNCAST VARIETY. WALL PACKS ARE PROHIBITED. THE MINIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.

PLANTING NOTES

1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH WEST DES MOINES STANDARD SPECIFICATIONS UNLESS STATED OTHERWISE.
   ftp://ftp.ci.dm.ia.us/CIV_Metro%20Design%20Standards/
2. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-2004).
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND ACCEPTANCE BY OWNER'S REPRESENTATIVE AFTER INSTALLATION.
4. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND THE CITY.
5. 2" TO 3" CALIPER DECIDUOUS TREES SHALL BE STAKED (3 STAKES) AND WRAPPED IMMEDIATELY AFTER PLANTING. ALL CONIFERS SHALL BE STAKED (3 STAKES).
6. ALL TREES, SHRUBS, SEEDS & GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH.
7. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, DRAWING SHALL PREVAIL WHERE CONFLICT OCCURS.
8. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT CIVIL ENGINEERING CONSULTANTS, INC. (TELEPHONE 515-276-4984).
9. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
10. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.W.
11. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AS SHOWN ON DRAWING.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP CORDS ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF THE CONTRACT.
13. ALL METERS AND MECHANICAL TO BE SCREENED BY PLANTINGS OR SCREEN WALL.
14. NO OVERSTORY TREES ARE ALLOWED WITHIN PUBLIC SANITARY AND STORM SEWER EASEMENTS.
15. SEEDING
    A. SOW SEED WITH DRILL-TYPE SEEDING MACHINE, EVENLY DISTRIBUTE SEED BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
       1. DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED.
       2. DO NOT SEED AGAINST EXISTING TREES. LIMIT EXTENT OF SEED TO OUTSIDE EDGE OF PLANTING SAUCER.
    B. SOW SEED AT A TOTAL RATE OF 6 lb/1000 sf.
    C. RAKE SEED LIGHTLY INTO TOP 1/8 INCH OF SOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
    D. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:4 WITH EROSION-CONTROL BLANKETS AND 1:3 WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
    E. PROTECT SEEDED AREAS WITH SLOPES NOT EXCEEDING 1:3 BY SPREADING STRAW MULCH. SPREAD UNIFORMLY AT A MINIMUM RATE OF 2 TONS/ACRE TO FORM A CONTINUOUS BLANKET 1-1/2 INCHES IN LOOSE DEPTH OVER SEEDED AREAS. SPREAD BY HAND, BLOWER, OR OTHER SUITABLE EQUIPMENT.
       1. ANCHOR STRAW MULCH BY CRIMPING INTO SOIL WITH SUITABLE MECHANICAL EQUIPMENT.
    F. PROTECT SEEDED AREAS FROM HOT DRY, DRY WEATHER OR DRYING WINDS BY APPLYING COMPOST MULCH UNIFORMLY TO A DEPTH OF 3/4 INCH, AND ROLL SURFACE SMOOTH.
16. SODDING
    A. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
    B. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD. DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SUBGRADE OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE, ELIMINATE AIR POCKETS, AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL OR FINE SAND INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS.
       1. LAY SOD ACROSS ANGLE OF SLOPES EXCEEDING 1:3.
       2. ANCHOR SOD ON SLOPES EXCEEDING 1:3 WITH WOOD PEGS OR STEEL STAPLES SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN 2 ANCHORS PER SOD STRIP TO PREVENT SLIPPAGE.
    C. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW SOD.
17. ISLANDS TO BE SODDED WITH HIGH RISES AT TREE LOCATIONS PER DETAIL.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

SCALE: 1"=30'
0' 15' 30' 60'

NORTH

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4984 . Fax: 515.276.7084 . email@ccdesi.com

DATE:	FEBRUARY 04, 2015	REVISIONS	COMMENTS
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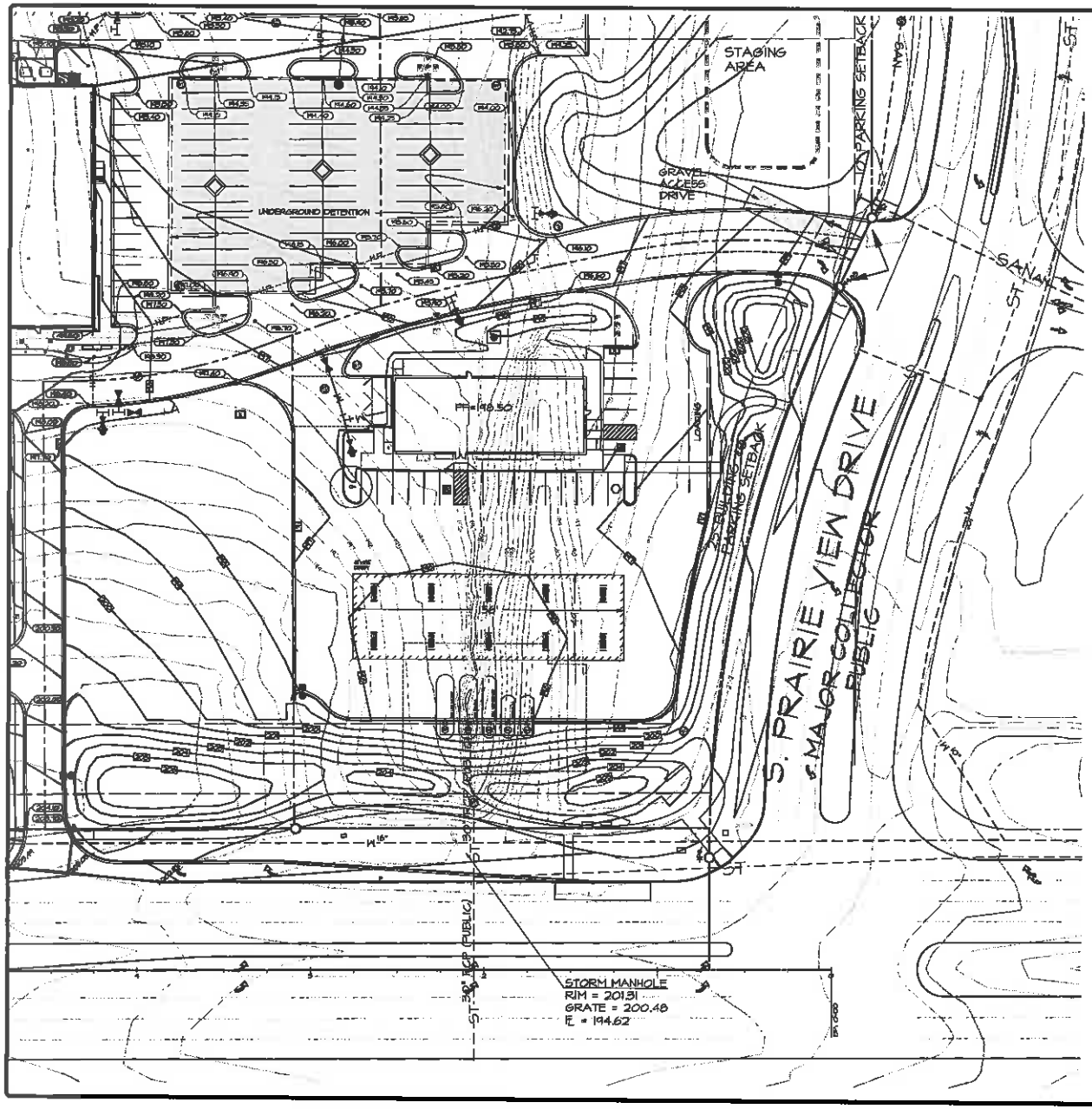
		4	
		5	
		6	

DATE OF SURVEY:
DESIGNED BY: BAT
DRAWN BY: MH

KUM AND GO #532 AT MILLS CROSSING
WEST DES MOINES, IOWA
SITE PLAN - PARCEL 'A'(DIMENSION & LANDSCAPE)

SHEET 2 OF 4

A-1624



NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL IOWA ONE-CALL BEFORE STARTING WORK.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS.
5. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
6. STOCKPILE SUFFICIENT TOP RESPREAD A MINIMUM OF 6-INCHES ON UNPAVED AREAS.
7. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
8. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 8-INCHES.
9. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR ON STRUCTURAL AREAS & 85% STANDARD PROCTOR ON LANDSCAPED AREAS.
10. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT NOT DEVIATE FROM OPTIMUM BY MORE THAN -3% TO +4%.
11. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
12. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
13. ALL AREAS WHICH ARE DISTURBED FILL BE SEEDED WITH EROSION CONTROL MIX OR SODDED AS SHOWN ON PLAN.
14. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
15. THE CONTRACTOR SHALL VERIFY THAT OFFSITE GRADING AND UTILITY EASEMENTS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
16. INSTALL SILT FENCE PRIOR TO CONSTRUCTION.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
18. A COPY OF THE NPDES PERMIT SHALL BE FORWARDED TO THE WEST DES MOINES BUILDING DIVISION PRIOR TO CONSTRUCTION.

EROSION CONTROL NOTES

1. BEFORE ANY GRADING OR SITE WORK TAKES PLACE, THE BUILDING DIVISION SHALL BE ADVISED BY FACSIMILE OR E-MAIL THAT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT HAS BEEN OBTAINED FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR).
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING ACTIVITIES.
3. ALL AREAS WHICH ARE DISTURBED FILL BE SEEDED WITH EROSION CONTROL MIX OR SODDED.
4. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY THE CONTRACTOR WITHIN 24 HOURS (JERRY FULLER, VENTER SPOONER CONTRACTORS 224-2841). EARTH RAMPS SHALL NOT BE CONSTRUCTED IN THE STREET GUTTER.
5. CONTACT JERRY FULLER, VENTER SPOONER CONTRACTORS 224-2841 FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND ANY EROSION CONTROL ISSUES.

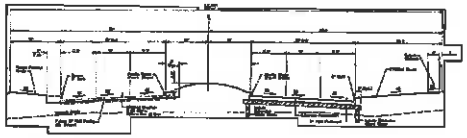
BENCHMARK

CITY OF WEST DES MOINES NETWORK POINT 1016
1600 Block of South 60th Street, 896 feet South of centerline of Pheasant Ridge Drive, 8 feet West of
Southeast property corner of 1600 South 60th street, 4 feet West of power pole.

CITY OF WEST DES MOINES DATUM = 178.77
USGS DATUM = 185.18

CITY OF WEST DES MOINES NETWORK POINT 1015
Northwest corner of intersection of South 60th Street and
Mills Civic Parkway, 13.5 feet Southeast of traffic signal
pole, 1.5 feet Southwest of face of sidewalk, 31 feet West
of fire hydrant.

CITY OF WEST DES MOINES DATUM = 201.57
USGS DATUM = 193.56



TYPICAL MILLS CIVIC PARKWAY CROSS SECTION

SCALE: 1"=30'

NORTH

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

DATE:	REVISIONS	COMMENTS
FEBRUARY 04, 2015	1	
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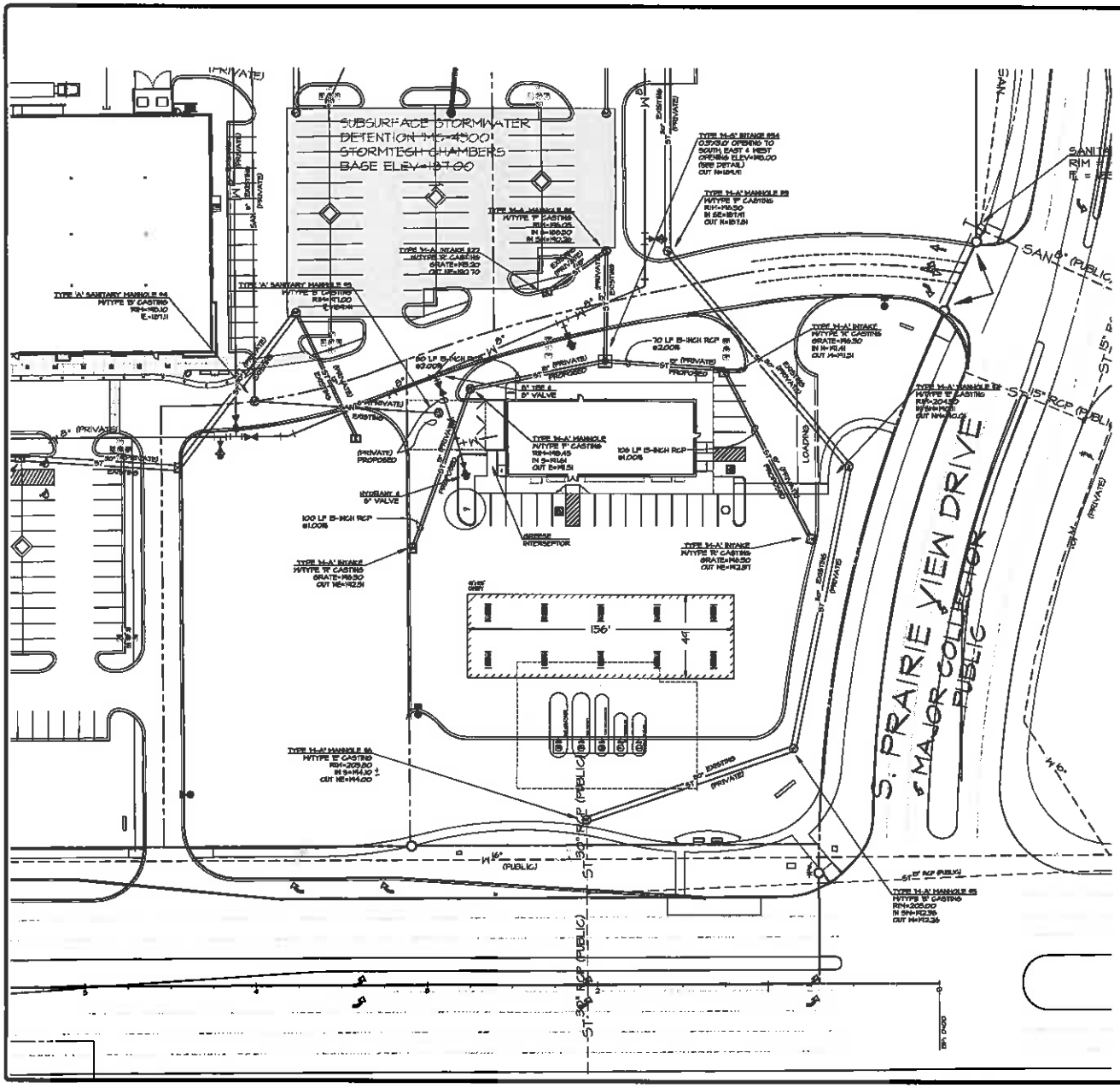
DATE OF SURVEY:	5	
DESIGNED BY:	6	
DRAWN BY:		

KUM AND GO #532 AT MILLS CROSSING
WEST DES MOINES, IOWA

SITE PLAN - PARCEL 'A' (GRADING SHEET)

SHEET 3 OF 4

A-1624



UTILITY NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL IOWA ONE-CALL BEFORE STARTING WORK.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS. ALL SITE UTILITY WORK SHALL BE DONE TO WEST DES MOINES ENGINEERING SPECIFICATIONS, WEST DES MOINES PLUMBING CODE, AND WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS FOR SUBDIVISIONS. ALL STORM STRUCTURES ARE TO BE BUILT PER THE CURRENT EDITION OF IOWA STATEWIDE URBAN DESIGN & SPECIFICATIONS (SUDAS). WWW.IOWASUDAS.ORG
5. THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
6. VERIFY WATER MAIN AND SANITARY SEWER SERVICE LOCATIONS WITH ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS.
7. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
8. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM PUBLIC WORKS DEPT., ATTN: GLENT CARPENTER (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENT/AGREEMENTS AND APPLICABLE PERMITS.
9. CONTACT WEST DES MOINES WATER WORKS ONE WEEK BEFORE BEGINNING CONSTRUCTION.
10. BUILD TO WEST DES MOINES WATER WORKS SPECIFICATIONS.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
12. THE CONTRACTOR SHALL VERIFY THAT OFFSITE GRADING AND UTILITY EASEMENTS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. CONTACT BUILDING INSPECTION AT (515)222-3680 A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTION.
15. ALL PROPOSED UTILITIES ARE PRIVATE .
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1247, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN 515-222-3460 A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
18. CONTRACTOR SHALL ROTATE LID OF MANHOLE TO MAXIMIZE DISTANCE RIM TO BACK OF CURB.

BENCHMARK

CITY OF WEST DES MOINES NETWORK POINT #016
1500 Block of South 60th Street, 291 feet South of centerline of Pheasant Ridge Drive, 8 feet West of
Southwest property corner of 1520 South 60th Street, 4 feet West of power pole.

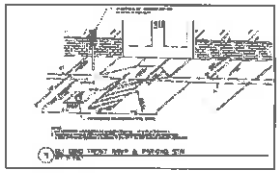
CITY OF WEST DES MOINES DATUM = 191.77
USGS DATUM = 189.10

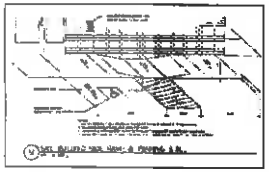
CITY OF WEST DES MOINES NETWORK POINT #18
Mills Civic Parkway, 183 feet Southwest of traffic signal pole, 13 feet Southeast of face of sidewalk, 31 feet West of fire hydrant.

CITY OF WEST DES MOINES DATUM = 201.51
USGS DATUM = 198.86

QUANTITIES

1 EA. 6"x6"x90° TEE & VALVE
1 EA. HYDRANT & 6" VALVE
44 L.F. 6-INCH WATER MAIN





NOTE: ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515)222-3680, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.

CURB RAMP DETAIL

SCALE: 1"=30'

NORTH

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

DATE	REVISIONS	COMMENTS
	1	
	2	
	3	
	4	
	5	
	6	

DATE: FEBRUARY 04, 2015
DATE OF SURVEY: ----
DESIGNED BY: BAT
DRAWN BY: MH

KUM AND GO #552 AT MILLS CROSSING

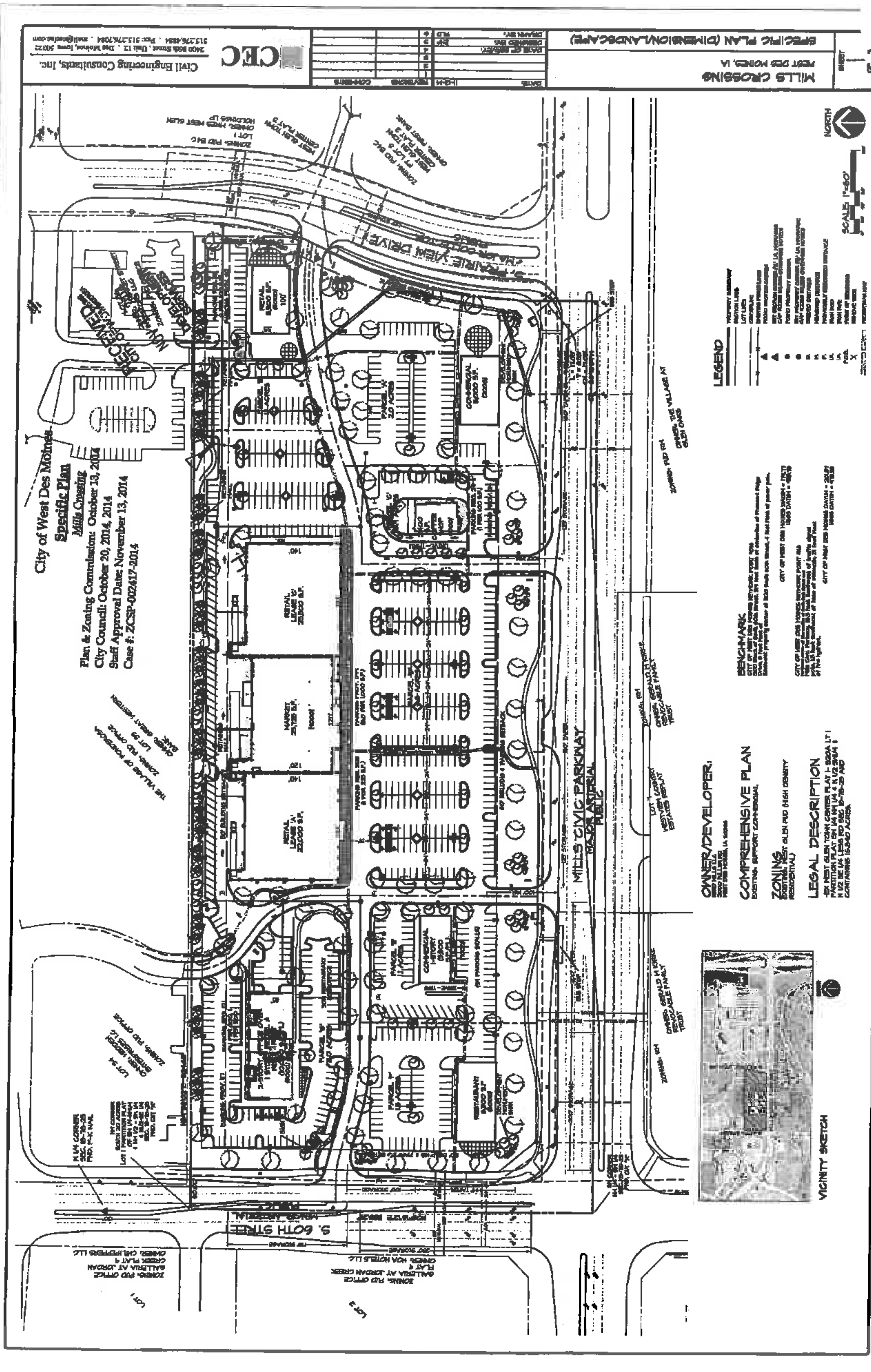
WEST DES MOINES, IOWA

SITE PLAN - PARCEL 'A' (UTILITY SHEET)

SHEET 4 OF 4

A-1624

EXHIBIT II


Civil Engineering Consultants, Inc.
CEC
515.276.4884 . Fax: 515.276.7084 . mail@cecinc.com
MILLS CROSSING
WEST DES MOINES, IA
SPECIFIC PLAN (DIMENSION/LANDSCAPE)
City of West Des Moines
Specific Plan
Mills Crossing
Plan & Zoning Commission: October 13, 2014
City Council: October 20, 2014, 2014
Staff Approval Date: November 13, 2014
Case #: ZCSP-002417-2014
S. PRAIRIE VIEW DRIVE
MILLS CIVIC PARKWAY
MAJOR ARTERIAL
PUBLIC
S. 60TH STREET
NORTH
SCALE: 1"=60'
LEGEND
BENCHMARK
OWNER/DEVELOPER
COMPREHENSIVE PLAN
ZONING
LEGAL DESCRIPTION
VICINITY SKETCH

Kum & Go - **Canopy Design - Perspective**
Prototype Design

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION - The building image shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspections, material availability or final design deadline.

B | R | R
architecture

2
04/01

EXHIBIT III

Kum & Go - Canopy Design - Perspective

Prototype Design

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION - The building images shown are a representation of the current design intent only. The building images may not reflect: inaccuracies in color, tone, hues, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing

B | R | R
architecture

04/07/2015

Prepared by: KTragesser City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, DENYING THE OVERLAY DISTRICT SITE PLAN (OSP-002563-2014) TO CONSTRUCT A 4,992 SQ. FT. CONVENIENCE STORE WITH GAS PUMPS AT 5901 MILLS CIVIC PARKWAY

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, Kum & Go LLC requests approval for an overlay district site plan to construct a 4.992 sq. ft. convenience store at 5901 Mills Civic Parkway;

Legal Description of Property

Except West Glen Town Center Plat 1-S20A Lot 1 partition plat SW ¼ NW ¼ and N ½ SW ¼ and N ½ Se ¼ less Rd Section 18-78-25,

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on March 30, 2015, the Plan and Zoning Commission recommend to the City Council approval of the Overlay District Site Plan; and

WHEREAS, on this date, this City Council held a duly-noticed meeting to consider the application for an overlay district site plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for denial, in the staff report for the Overlay District Site Plan are adopted.

SECTION 2. The Overlay District Site Plan to construct a convenience store with gas pumps is denied.

PASSED AND ADOPTED on April 6, 2015.

_____
Steve Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk