

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** May 23, 2016

**Item:** Casey's, 108 8<sup>th</sup> Street – Approval to construct a 600sf building addition and 170sf cooler/freezer addition – Casey's Marketing Company – MaM-002887-2016

**Requested Action:** Approval of Major Modification to Site Plan

**Case Advisor:**

Lynne Tweed 

**Applicant's Request:** The applicant and property owner, Casey's Marketing Company, is requesting approval of a Major Modification to allow the construction of a 600sf building addition to the west end of the building and a 170sf cooler/freezer addition to the east end of the existing 2,800sf store.

**History:** The subject site was included in the Valley Junction plat which per the County Recorder's site was completed in April of 1891. The Polk County Assessor indicates the store was constructed in 2000.

**City Council Subcommittee:** This item was not presented to the Development and Planning City Council Subcommittee; however, City Manager, Tom Hadden did have communications with the Subcommittee representatives, Jim Sandager and John Mickelson regarding the site deficiencies discussed below. Both Council members were comfortable with the not requiring that the deficiencies be corrected at this time due to lack of a clear legal nexus justifying the need for improvements.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff would note the following:

- **Major Modification – Site Deficiencies:** With the submittal of a Major Modification, City practice has been to evaluate the entire subject site for deficiencies to current requirements. This evaluation includes such things as landscaping, parking, HVAC screening, trash enclosures, right-of-way, street lights, easement widths, storm water management, etc. The following deficiencies were identified during the review process:
  - **Railroad Avenue Right of Way:** Railroad Avenue is classified as a major arterial which per the standards identified in the City's adopted Comprehensive Plan, requires 120 feet of total right of way or 60 feet from the centerline. Currently the right of way adjacent to the Casey's parcel is 50 feet from the centerline. Railroad Avenue right of way is deficient 10 feet.
  - **8<sup>th</sup> Street Right of Way:** 8<sup>th</sup> Street is classified as a major collector which per the standards identified in the City's adopted Comprehensive Plan, requires 100 feet of total right of way or 50 feet from the centerline. Currently the right of way adjacent to the Casey's parcel is 35 feet from the centerline. 8<sup>th</sup> Street right of way is deficient 15 feet.
  - **Streetlights:** Through the City's streetlight retrofit study, it was determined that the site was deficient one street light along 8<sup>th</sup> Street. Title 10: Subdivision Regulations, Chapter 1: General Provisions, Section 4-B-8e states: "*Approval of a development application shall be conditioned upon the construction of (or providing sufficient surety for the construction of) the following improvements in accord with city design standards of: ... (e) Streetlights.*"
  - **Alley Paving:** Approximately the southern 115 feet of the 200 foot long alley immediately adjacent to the western border of the Casey's parcel is paved. Title 9: Zoning, Chapter 15: Off-Street Parking, Section 6-B3: Access states, "*Paving of the alley shall be required whenever a property, except a single-family detached residence, utilizes an alley as an ingress to an off-street parking area...*"

The City Attorney feels that City staff has been operating under the mistaken belief that because city code requires a site to be brought into compliance when a modification to a development occurs, the developer has an obligation to provide anything necessary to meet this requirement. This provision makes sense regarding health safety elements and improvements. For improvements outside of safety concerns, to be legally valid there must be a nexus between the entitlement being granted (approval of the building and cooler additions) and the exaction

requested (streetlights, ROW, alley paving). The entitlement must create the need for the exaction. Secondly, the exaction must be roughly proportionate to the impact of the entitlement on City infrastructure.

As this test was applied to the deficiencies noted above, the following was determined:

- ***Right-of-Way***: The applicant's proposal to add a cooler and small building addition did not warrant the provision of right-of-way since modifications to the adjacent streets is not necessary to accommodate an increase in traffic due to the proposed additions.
- ***Alley Paving***: Paving of the remainder of that portion of the alley was not necessary as the applicant's site does not utilize that portion to directly access the off-street parking.
- ***Streetlights***: The provision of the street light could be viewed as a safety element: the applicant has paid MidAmerican for the one street light necessary along 8<sup>th</sup> Street.
- ***Parking and Bollards in front of Cooler Addition***: The proposed cooler addition is located along the east side of the existing store. Bollards are planned to protect the cooler from the parking immediately adjacent. The cooler and bollards extend into the existing parking resulting in the stall length of two parking spaces which are less than allowed by City Code. These two stalls would not be useable except by compact cars or motorcycles. The site plan indicates that the site currently provides two parking spaces more than the minimum required of the site. Because the site has more parking than the minimum, the loss of these spaces is not an issue. "No Parking" signage could be installed at these stalls; however, if the applicant wishes to continue to offer these two spots as possible parking, the stalls should be marked for "compact cars or motorcycles only" so as to not have too long of vehicles extending into the drive aisle and potentially impacting circulation. Staff recommends a condition of approval requiring either the marking of these stalls as "No Parking" or "Compact Car Only Parking". Additionally, as indicated, bollards are intended adjacent to the cooler to protect it from being hit by vehicles. Staff also recommends a condition of approval requiring that the bollards be painted an earth-tone color compatible with the primary colors of the building and not a primary color (eg. red), safety yellow, or a corporate color.

**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 store expansion project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan, except as noted above regarding right-of-way widths.

**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 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 consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan, with the exception of deficient right-of-way widths along Railroad Avenue and 8<sup>th</sup> Street. However, it has been determined that the proposed building and cooler additions will not increase traffic thus street improvements are not warranted as a result of the proposed additions. There is no nexus for the dedication of additional right-of-way in conjunction with the proposed project.
2. The proposed development and use does 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 in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Staff Recommendation And Conditions Of Approval:** Based upon the preceding review and findings, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Major Modification to allow the construction of a 600sf building addition and a 170sf cooler addition to the existing building located at 108 8<sup>th</sup> Street, subject to the applicant meeting all City Code requirements and the following:

1. The applicant adding the appropriate signage to designate the parking stalls adjacent to the cooler addition as either “No Parking” or “Compact Car and Motorcycle Parking Only”;
2. The applicant acknowledging and agreeing that all bollards within the site are to be painted or covered in an earth tone color compatible with the primary materials of the building and not to be colored red, yellow, or a corporate color; and,
3. The applicant acknowledging that signage is not approved as part of the Major Modification. The applicant will need to obtain the appropriate Sign Permits from the City prior to installation of any new signage or changes to existing.

**Current Property Owner:** Casey’s Marketing Company  
PO Box 3011  
Ankeny, IA 50021  
Attn: Doug Beech  
[doug.beech@caseys.com](mailto:doug.beech@caseys.com)

**Applicant’s Representatives:** Casey’s Marketing Company  
PO Box 3011  
Ankeny, IA 50021  
Attn: Jacob Clark  
[jacob.clark@caseys.com](mailto:jacob.clark@caseys.com)

**ATTACHMENTS:**

- |              |   |                                       |
|--------------|---|---------------------------------------|
| Attachment A | - | Plan and Zoning Commission Resolution |
| Exhibit A    | - | Conditions of Approval                |
| Attachment B | - | Location Map                          |
| Attachment C | - | Site Plan                             |
| Attachment D | - | Building Elevations                   |

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 APPROVE A MAJOR MODIFICATION TO THE CASEY'S SITE PLAN TO ALLOW THE CONSTRUCTION OF BUILDING AND COOLER ADDITIONS**

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant and property owner, Casey's Marketing Company has requested approval for a Major Modification to Site Plan (MaM-002887-2015) for that site located at 108 8<sup>th</sup> Street to allow the implementation of a 600sf building addition and a 170sf cooler addition to the existing store;

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 May 23, 2016, this Commission held a duly-noticed public meeting to consider the applications for Major Modification to Site Plan (MaM-002887-2015);

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

SECTION 1. The findings, for approval, in the staff report, dated May 23, 2016, or as amended orally at the Plan and Zoning Commission meeting of May 23, 2016, are adopted.

SECTION 2. MAJOR MODIFICATION (MaM-002887-2015) to construct building additions is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated May 23, 2016, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on May 23, 2016.

\_\_\_\_\_  
Craig Erickson, 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 May 23, 2016, by the following vote:

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary

**EXHIBIT A  
CONDITIONS OF APPROVAL**

1. The applicant adding the appropriate signage to designate the parking stalls adjacent to the cooler addition as either “No Parking” or “Compact Car and Motorcycle Parking Only”;
2. The applicant acknowledging and agreeing that all bollards within the site are to be painted or covered in an earth tone color compatible with the primary materials of the building and not to be colored red, yellow, or a corporate color; and,
3. The applicant acknowledging that signage is not approved as part of the Major Modification. The applicant will need to obtain the appropriate Sign Permits from the City prior to installation of any new signage or changes to existing.



# Location Map - Casey's 108 8th Street



1:1,565



NAD\_1983\_StatePlane\_Iowa\_South\_FIPS\_1402\_Feet  
© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

# Major Modification for Casey's General Stores 108 8th Street West Des Moines, Iowa

SITE ADDRESS:  
108 8th Street  
West Des Moines, Iowa 50265

ZONING:  
VJC - VALLEY JUNCTION COMMERCIAL DISTRICT

ADJOINING ZONING:  
NORTH - SF-VJ, SINGLE-FAMILY VALLEY JUNCTION RESIDENTIAL DISTRICT  
EAST - VJC - VALLEY JUNCTION COMMERCIAL DISTRICT  
SOUTH - GI & BP - GENERAL INDUSTRIAL DISTRICT & BUSINESS PARK DISTRICT  
WEST - VJC - VALLEY JUNCTION COMMERCIAL DISTRICT

SITE USE:  
THE EXISTING USE IS A CONVENIENCE STORE WITH GASOLINE SALES.  
THE PROPOSED USE IS A CONVENIENCE STORE WITH GASOLINE SALES.

BUILDING SETBACKS:  
35' FRONT YARD  
35' SIDE YARD \*SETBACK OF 0' ALLOWED IF THE PROPERTY ABUTS A SIMILAR DISTRICT  
35' REAR YARD \*SETBACK OF 0' ALLOWED IF THE PROPERTY ABUTS A SIMILAR DISTRICT

BUILDINGS:  
EXISTING BUILDING - 2,720 sq. ft.  
PROPOSED BUILDING ADDITION - 800 sq. ft.  
PROPOSED COOLER/FREEZER ADDITION - 170 sq. ft.

BUILDING HEIGHT:  
TO MATCH EXISTING

PAVING:  
THE PARKING LOT SHALL BE 6" THICK P.C.C.  
THE ALLEY SHALL BE 6" THICK P.C.C.

PARKING:  
1 SPACE PER 200 SQUARE FEET G.F.A. = 3,320/200 = 16.6 = 17 SPACES REQUIRED  
1 SPACE PER PUMP ISLAND = 3.00 = 3 SPACES REQUIRED  
20 SPACES ARE REQUIRED  
22 TOTAL PARKING SPACES ARE PROVIDED.

OPEN SPACE & IMPERVIOUS AREA

EXISTING  
11,913 SQ. FT. GREEN SPACE = 32.0%  
25,363 SQ. FT. IMPERVIOUS = 68.0%

PROPOSED  
11,497 SQ. FT. GREEN SPACE = 30.8%  
25,779 SQ. FT. IMPERVIOUS = 69.2%

SIGN:  
A SIGN PERMIT WILL BE REQUIRED FOR ANY ADDITIONAL SIGNAGE.

DISTURBED AREAS:  
ALL DISTURBED AREAS SHALL BE SOODED.  
THE DISTURBED AREA FOR THIS SITE IS LESS THAN 1 ACRE, THEREFORE A NPDES PERMIT IS NOT REQUIRED.

OWNER:

CASEY'S MARKETING COMPANY  
PO BOX 3001  
ANKNEY, IA 50021  
PROJECT CONTACT: JACOB CLARK  
PH: (515) 965-8100

ENGINEER/LAND SURVEYOR:

A. LEO FELDS ENGINEERING COMPANY  
2323 DIXON STREET  
DES MOINES, IOWA 50316  
PROJECT CONTACT: ELARA JONDLE  
PH: (515) 265-8195



LEGAL DESCRIPTION:

LOTS 6, 7, 8 AND 9, BLOCK 33 OF VALLEY JUNCTION PLAT, ALL BEING IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, CONTAINING 37,779 SQ. FT., MORE OR LESS.

GENERAL SITE NOTES:

- ALL DISTURBED AREAS SHOULD BE RESTORED BY SOODING.
- ALL ABANDONED DRIVEWAY APPROACHES ARE TO BE REMOVED AND THE CURB OR AREA RESTORED.
- HANDICAPPED PARKING STALLS & SIGNS SHALL BE PROVIDED PURSUANT TO THE STATE CODE.
- ANY DIRT OR CONSTRUCTION DEBRIS SPILLED ONTO ADJACENT PROPERTIES OR RIGHT OF WAYS SHALL BE PROMPTLY REMOVED.
- ALL SIGNING, STRIPING AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS SHOULD CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FEDERAL HIGHWAY ADMINISTRATION 2009 EDITION.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.

STANDARD WEST DES MOINES NOTES

- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
- 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 1297, 54-199B, CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH REITERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
- DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
- ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOTCANDLE.
- AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF CONCRETE RAMPS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION "CLINT 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 EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.

SHEET INDEX	
Sheet 1.....	Cover Sheet
Sheet 2.....	Site Plan (AL-101)
Sheet 3.....	Grading, Utility & Landscaping Plan

**A. LEO FELDS ENGINEERING COMPANY**  
Engineering | Planning | Surveying  
2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4625, Des Moines, IA 50306 - P: (515) 265-8196 F: (515) 264-2258

**EXISTING UTILITIES NOTE:**  
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-262-8888).

**DISCLAIMER:**  
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO FELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND:	STANDARD SYMBOLS:	++	MORE OR LESS FENCE LINE	P.C.C.	PORTLAND CEMENT CONCRETE
●	IRON ROD OR PIPE FOUND	-x-x-		-xox-	UTILITY LINE OR PIPE
○	CALCULATED CORNER	⊕	●	W	WATER
△	SECT. COR. MONUMENT FOUND	⊙	○	G	GAS
▲	SECT. COR. MONUMENT CALC.	⊙	○	S	SANITARY SEWER
⊕	POWER POLE	⊙	○	ST	STORM SEWER
⊕	LIGHT POLE	125, 3	○	U/E/T	UNDERGROUND ELEC. / TEL.
F.F.	FINISHED FLOOR	N.T.S.	○	O/H/T	OVERHEAD ELEC. / TEL.
		H.M.A.	○	CATV	CABLE TELEVISION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

VOLDEIARS L. FELDS, P.E. IA. LIC. NO. 16842 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

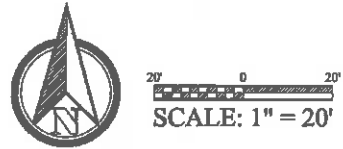
**Casey's General Stores**  
108 8th Street  
West Des Moines, Iowa

WDM Benchmark No. 08 - Elevation = 812.24'	WDM Benchmark No. 49 - Elevation = 812.30'	12-11-2015 - Comments per City - 084
10-05-2015	E. Jondle	NTS
12-11-2015		15-045

COVER - SHEET 1

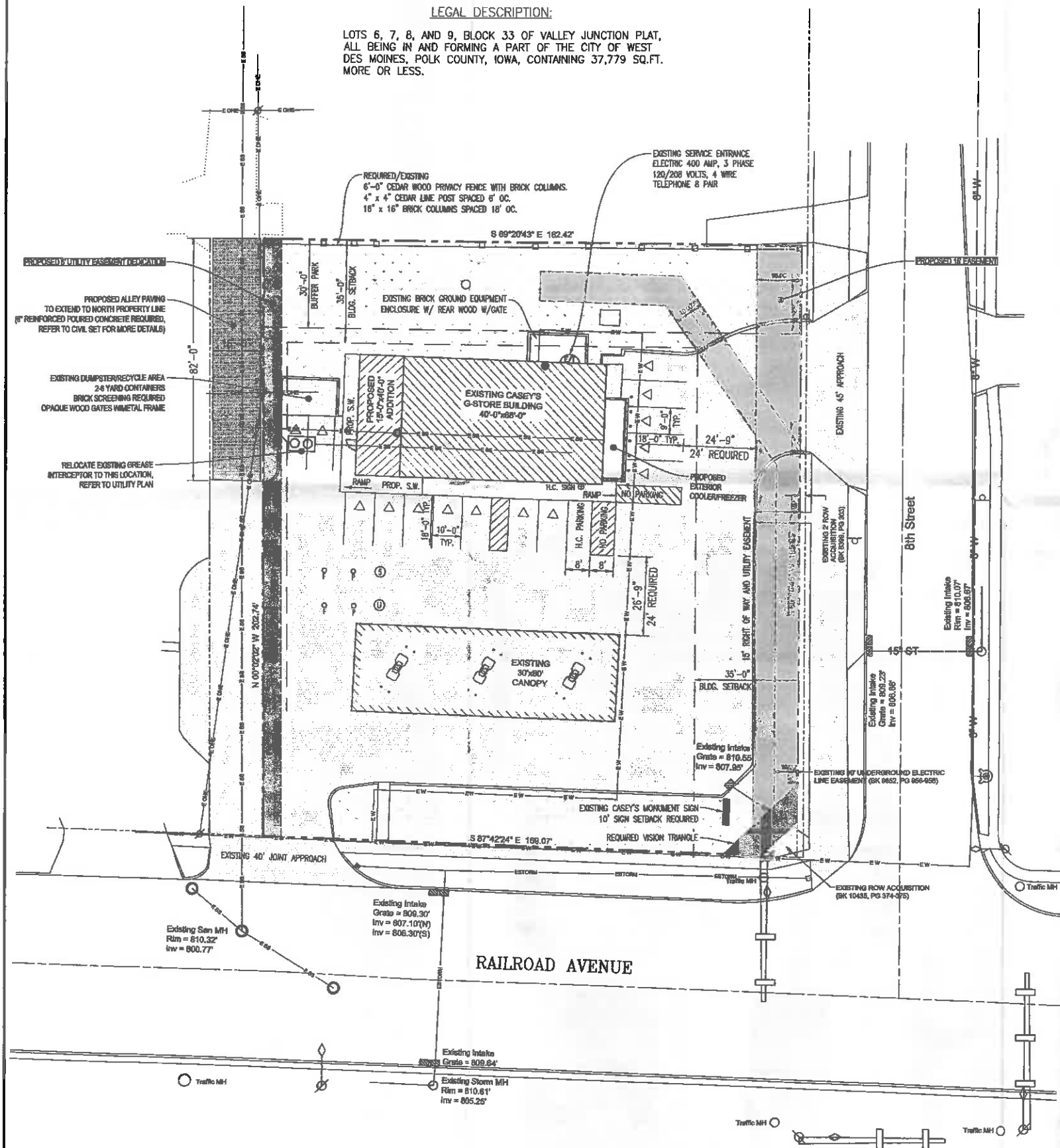
**City Required Notes**

1. ALL SIGNING, STRIPING AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS SHOULD CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FEDERAL HIGHWAY ADMINISTRATION 2009 EDITION.
2. 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, DEM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
3. 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 CONSTRUCTION DIVISION CLINT 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 EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.



**LEGAL DESCRIPTION:**

LOTS 6, 7, 8, AND 9, BLOCK 33 OF VALLEY JUNCTION PLAT, ALL BEING IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, CONTAINING 37,779 SQ.FT. MORE OR LESS.



**Existing/Completed Notes (2000)**

- 1.) 2 - 10,000 GALLON SINGLE WALL FIBERGLASS TANK 7'-11" x 30'-5"
- U = UNLEADED; S = SUPER UNLEADED GASOLINE PRODUCTS.
- PIPE AND MANHOLE DETAIL PAGE 1
- CIRCUIT BREAKER PANEL PAGE 1
- REFRIGERATION WIRING PAGE 1
- PARCO WIRING PAGE 6
- LAND SIZE - 3 DOGBONE
- 4 HOSE GILBARCO
- ISLAND DETAILS PAGE C2
- ISLAND CONDUIT DETAIL PAGE E
- DO NOT PLACE PROPOSED PIPING UNDER EXISTING
- 18" MIN. FROM TANK
- SIGN BASE DETAILS PAGE F
- SIGN DETAILS PAGE G

**CITY REQUIREMENTS:**

**FIRE DEPARTMENT:**  
ADDRESS TO BE POSTED ON THE FRONT OF BUILDING.  
(5" MIN. HEIGHT)

**PARKING:**  
ONE PARKING SPACE IS REQUIRED PER EVERY 200 SQ. FT. OF GROSS FLOOR AREA AND ONE (1) PARKING SPACE PER PUMP ISLAND. ONE (1) PARKING SPACE ADJACENT TO EACH SHALL BE COUNTED TOWARD MEETING THE REQUIRED PARKING.  
BUILDING - 3326 sq. ft.  
PUMP ISLANDS - (3)  
TOTAL PARKING SPACES REQUIRED - 19.63  
TOTAL PARKING SPACES PROPOSED - 21

**LIGHTING:**  
CANOPY TO HAVE RECESSED FIXTURES WITH FLUSH MOUNTED LENSES.  
SECURITY LIGHTS TO BE A CUT-OFF TYPE TO ELIMINATE GLARE AND SPILL OVER LIGHTING BEYOND PROPERTY LINES.  
THE USE OF "WALL PACKS" IS PROHIBITED PER THE REQUIREMENTS OF THE ZONING ORDINANCE.

REFER TO 2015 REMODEL CIVIL PLANS FOR ALL OPEN SPACE / LANDSCAPE REQUIREMENTS

**PAVING NOTE:**  
PAVING OF THE ALLEY WAY MUST BE COMPLETED ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS OF THE W.D.M. STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE PUBLIC WORKS DEPARTMENT.

- 26.) CONCRETE
- 27.) SOD AREA

**U.G.S.T. NOTES:**

- (F) FILL CATCH BASIN W/OVERSPILL PROTECTION (TYP.)
- (S) TURBINE ENCLOSURE TYP. CONTAINS: SUB-PUMP W/LINE DETECTION, VENT EXTRACTOR W/BALL FLOAT W/OVERFILL PROTECTION.
- (P) TANK PROBE

**NOTE: CITY REQUIREMENTS AND ADDENDUM CHANGES TO THE STANDARD "G" FULL SET:**

1. INCREASED THE FOOTING SIZE ALONG THE FRONT AND THE REAR WALL TO 4'-0" SQUARE AT THE COLUMN LOCATIONS. (SEE PAGES C1, C2 & C3)
2. INCREASED THE HAIRPIN TO #5 BARS. (SEE PAGES C1, C2 & C3)

**LEGEND**

---	PROPERTY LINE
---	CENTER LINE
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING STORM SEWER
---	OVERHEAD ELECTRIC
○	MANHOLE
○	STORM INLET
○	POWER POLE
○	POWER POLE W/STREET LIGHT
○	FIRE HYDRANT
○	WATER VALVE
○	EXISTING TREE TO REMAIN
○	EXISTING TREES TO BE REMOVED
○	EXISTING 6' WOOD PRIVACY FENCE

IT IS NOT RECOMMENDED FOR TRUCKS TO EXIT SITE ONTO 8th STREET TO THE SOUTH OR RAILROAD TO THE WEST.  
PER PUBLIC WORKS DEPARTMENT - UNDER CITY REQUIREMENTS DELIVERY TRUCKS ARE RESTRICTED FROM BACKING OUT ONTO RAILROAD AVE. AND 8th STREET

**Proposed Notes (2015)**

- Proposed Improvements**
- 15' LEFT HAND BUILDING ADDITION
  - SIDE EXTERIOR COOLER/FREEZER BOX
  - PAVE ALLEY TO REAR PROPERTY LINE
  - GRADING, UTILITY, LANDSCAPING PER CIVL
- Referenced Sheets**
- CIVIL PLANS BY A. LEO FELDS ENGINEERING
1. COVER SHEET
  2. AL-101 SITE PLAN (THIS SHEET)
  3. GRADING, UTILITY & LANDSCAPING PLAN
- LIGHTING PLANS BY RED LEONARD ASSOCIATES  
UR-1601-S1 EXTERIOR LIGHTING PLAN

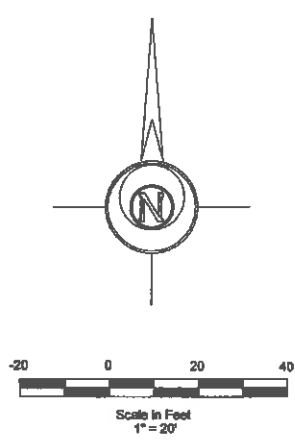
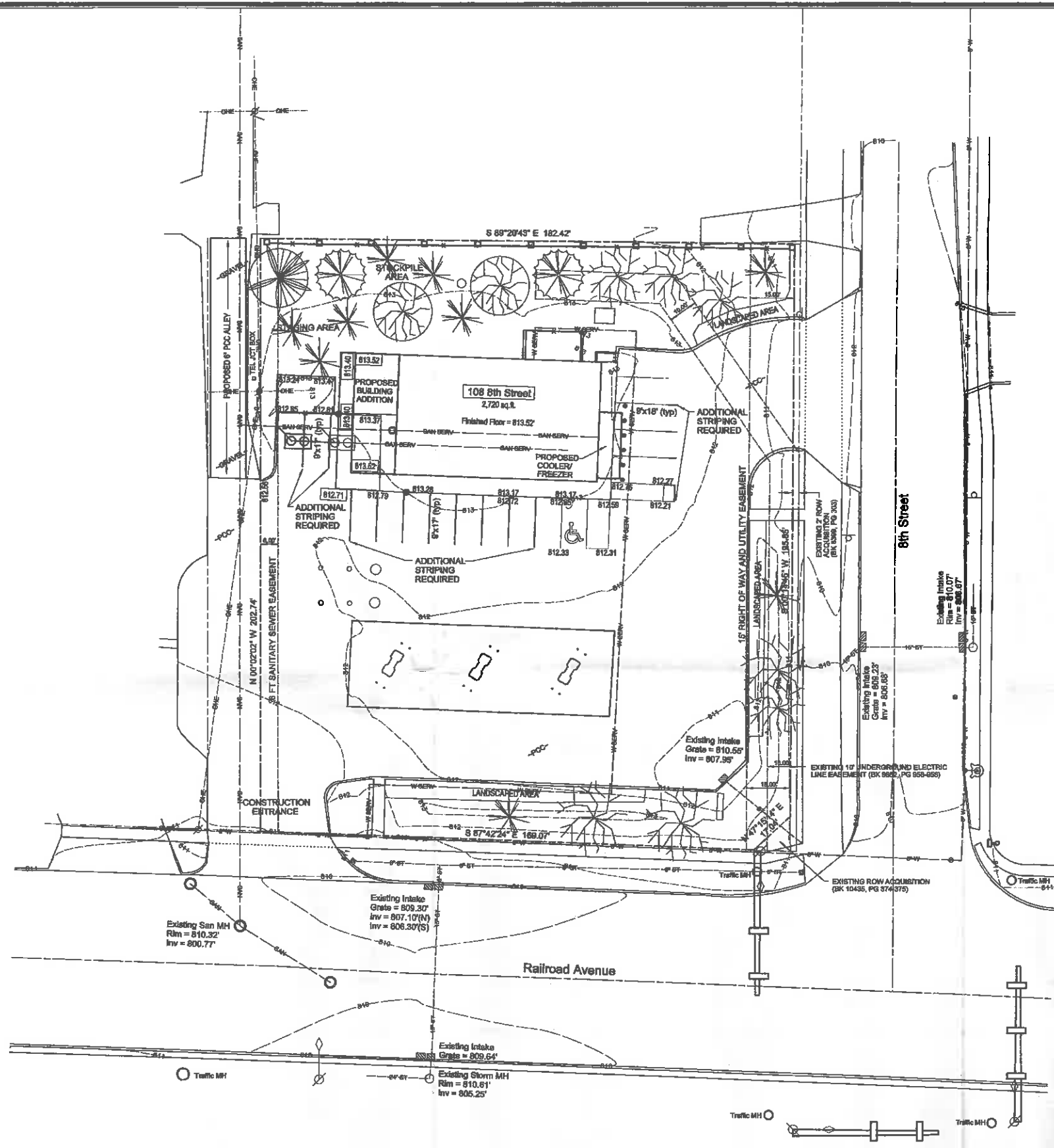
**PROPOSED SIDE BOX 4 SIDED BRICK BUILDING NO BUILDING FACADE**

**CASEY'S**

CASEY'S CONSTRUCTION DIVISION  
One Convenience Blvd., P.O. Box 3001, Astoria, IA 50021 515-625-8100

PROJECT: WEST DES MOINES, IA (#6) #2297 108 8TH STREET	DATE: 04-15-15 09-01-15 10-22-15 11-23-15 12-77-15	SITE PLAN
CONSTRUCTION DIVISION		AL-101





**BUFFERYARD LANDSCAPING**

REQUIRED: 1 OVERSTORY OR EVERGREEN, 2 UNDERSTORY AND 6 SHRUBS PER 35 LF  
182 LF / 35 LF = 5.21  
EXISTING: 1 6' SHADOW BOX WOOD FENCE WITH BRICK COLUMNS, 1 EVERGREEN AND 3 UNDERSTORY  
PROVIDED: 2 EVERGREEN, 2 OVERSTORY AND 7 UNDERSTORY

**OPEN SPACE LANDSCAPING**

REQUIRED: 2 TREES AND 3 SHRUBS PER 3000 SF REQUIRED OPEN SPACE  
25% OPEN SPACE REQUIREMENT  
37,276 SF \* 25% = 9,319 SF / 3,000 SF = 3.11  
EXISTING: 4 TREES AND 2 LANDSCAPING BUFFERS ALONG RAILROAD AVENUE & 8TH STREET  
PROPOSED: 2 TREES

**STREETSCAPING**

REQUIRED: A LANDSCAPED EDGE OR STREETScape TO BE PROVIDED  
EXISTING: 4 TREES AND 2 LANDSCAPING BUFFERS ALONG RAILROAD AVENUE & 8TH STREET

**OFF-STREET LANDSCAPING**

REQUIRED: SCREENING OF PARKING AREAS WITH A 3 FT HEIGHT  
EXISTING: 2 LANDSCAPING BUFFERS ALONG RAILROAD AVENUE & 8TH STREET

**PROPOSED DECIDUOUS TREES:**

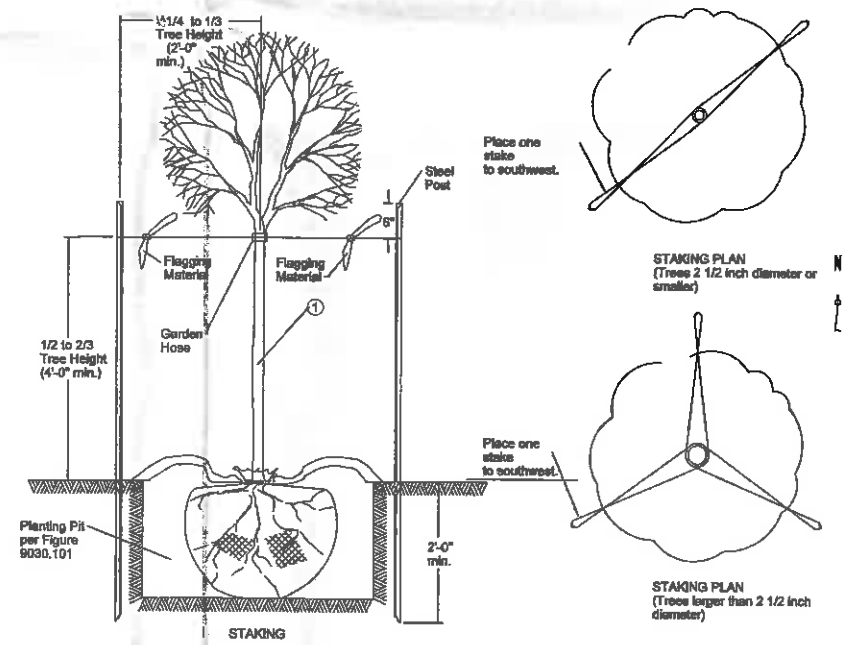
SYMBOL	#	COMMON NAME (BOTANICAL NAME)	SIZE
	2	Autumn Blaze Red Maple (Acer freemanii 'Jeffersred')	2-1/2" caliper B&B
<b>TOTAL</b> → 2			

**PROPOSED ORNAMENTAL TREES:**

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	SIZE
	9	Chanticleer Pear (Pyrus calleryana 'Chanticleer')	1-1/4" caliper B&B
<b>TOTAL</b> → 9			

**PROPOSED EVERGREEN TREES:**

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	SIZE
	2	White Pine (Pinus strobus)	6' height B&B
<b>TOTAL</b> → 2			



① Wrap trunk from ground line to first branch when specified in the contract documents.

**A. LEO HELDS ENGINEERING COMPANY**  
Engineering | Planning | Surveying  
2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4026, Des Moines, IA 50305 - P: (515) 281-8188 F: (515) 266-2258

**EXISTING UTILITIES NOTE:**  
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-282-9669).

**DISCLAIMER:**  
THIS DRAWING IS BEING MADE AVAILABLE BY A LEO HELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

**LEGEND:**

**STANDARD SYMBOLS:**

- IRON ROD OR PIPE FOUND
- CALCULATED CORNER
- ▲ SECT. COR. MONUMENT FOUND
- △ SECT. COR. MONUMENT CALC.
- ⊕ POWER POLE
- ⊙ LIGHT POLE
- F.F. FINISHED FLOOR
- +/- MORE OR LESS
- X-X- FENCE LINE
- ⊕ FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- ⊕ VALVE
- ⊙ SPOT ELEVATION (@ x)
- NOT TO SCALE
- H.M.A. HOT MIX ASPHALT
- X-X- PORTLAND CEMENT CONCRETE
- X-X- UTILITY LINE OR PIPE
- W WATER
- GAS GAS
- SAN SANITARY SEWER
- ST STORM SEWER
- UGE/T UNDERGROUND ELEC. / TEL.
- OHE/T OVERHEAD ELEC. / TEL.
- CATV CABLE TELEVISION

**Casey's General Stores**  
108 8th Street  
West Des Moines, Iowa

WDM Benchmark No. 56 - Elevation = 612.24'  
WDM Benchmark No. 49 - Elevation = 612.39'

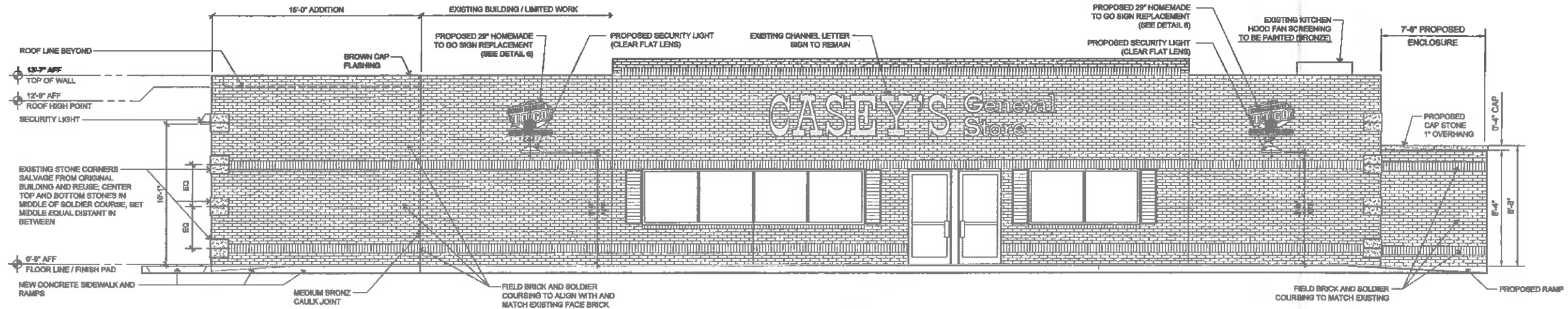
12-11-2015 - Comments per City - ESB

10-06-2015 E. Jucille 1" = 20' 12-11-2015 15-045

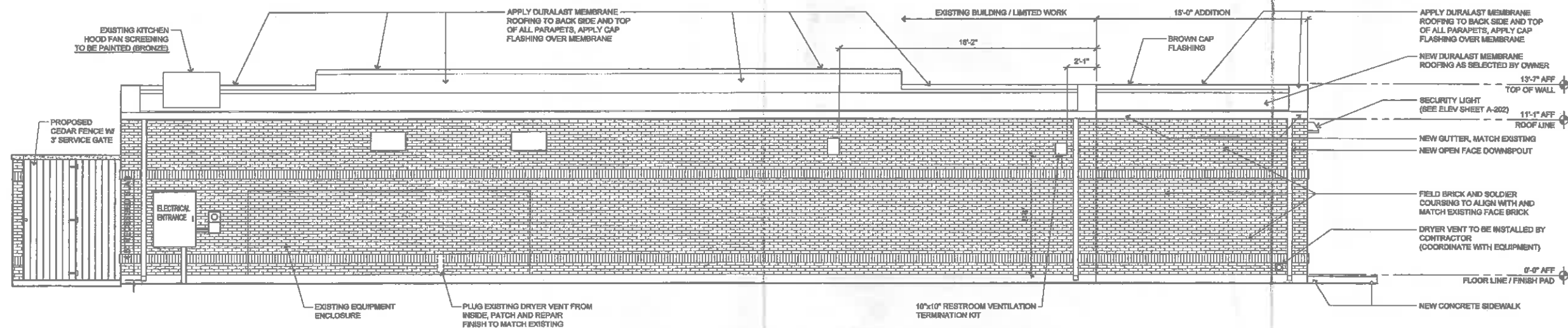
Grading, Utility & Landscaping

General Notes

- 1) CONTRACTOR TO DISMANTLE FACAD PANES AT START OF CONSTRUCTION  
- STORE IN AREA PROTECTED FROM CONSTRUCTION ACTIVITIES  
- REINSTALL ONCE NEW EXTERIOR IS COMPLETED
- 2) SCREW PATTERN ON FRONT IS THE SAME AS ALL OTHERS.
- 3) RIBS ON FRONT OF BLDG. TO LINE UP WITH ROOF RIBS.
- 4) FRONT DOOR IS TO BE CENTERED BETWEEN RIBS.
- 5) REFER TO PLOT PLAN FOR SIDES OF FACADE. INSTALLATION OF SIDE FACADE LEVEL W/FRONT.
- 6) ONLY ALUMINUM BRACKETING IS TO BE USED FOR FACADE INSTALLATION.
- 7) DOOR FLASHING EXTENDS TO FLOOR HEIGHT.
- 8) SHUTTERS ARE TO BE SET 1" OFF OF FLASHING.
- 9) CALKING IS REQUIRED AS NEEDED.
- 10) SIGN CONTRACTOR TO INSTALL DRIP CHANNEL ON FACADE OVER FRONT ENTRY DOORS.



2 Rear Elevation  
1/4" = 1'-0"



1 Front Elevation  
1/4" = 1'-0"

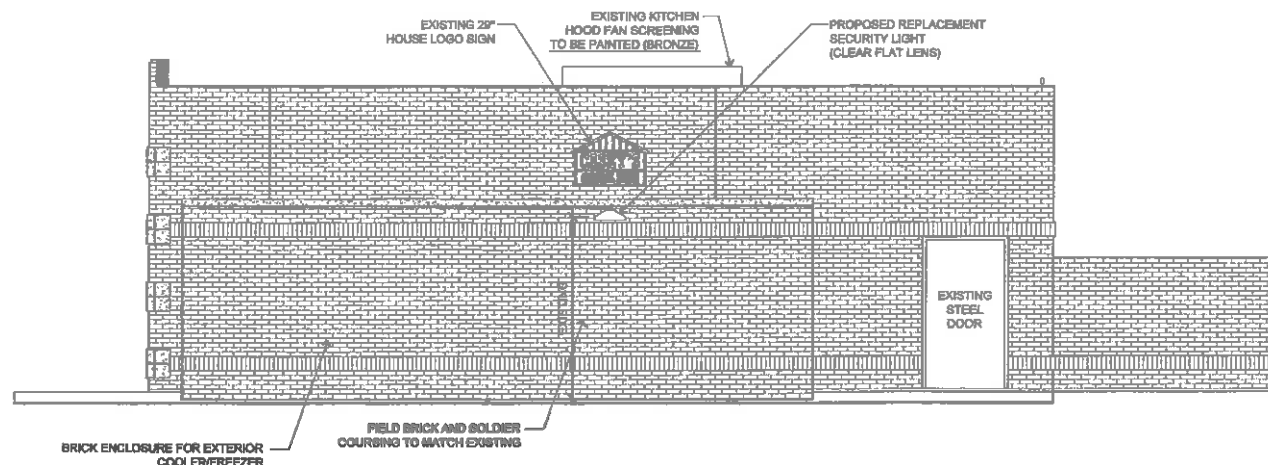
<b>CASEY'S</b> General Store	
CASEY'S CONSTRUCTION DIVISION One Convergence Blvd., P.O. Box 3001, Ankeny, IA 50021 515-955-8100	
WEST DES MOINES, IA (NS) #2297 108 8TH STREET	10-22-18 11-09-15
15' "G" STYLE ADD/REMODEL	
CONSTRUCTION DIVISION	
JACOB CLARK	
EXTERIOR ELEVATIONS  <b>A-201</b>	

### Keyed Construction Notes

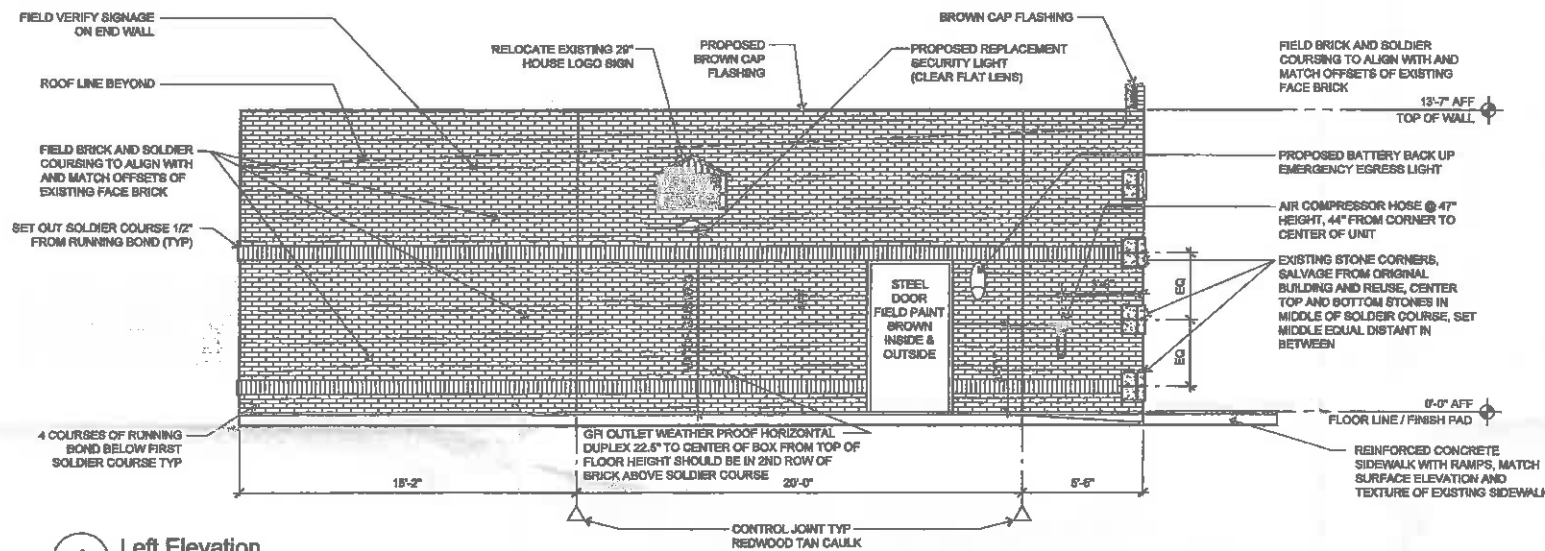
- 1) ALL WINDOWS AND DOORS INCLUDING FRAMES ARE TO BE PROTECTED DURING CONSTRUCTION.
- 2) ROPE AND CAULK BLDG. SIDEWALKS.
- 3) CONTRACTOR IS TO FOLLOW STEEL BLDG. MANUFACTURING PLANS REGARDING FLASHING INSTALLATION. (SEPARATE DOCUMENTS)
- 4) CASEY'S GENERAL STORE CONSTRUCTION SUPERVISOR TO DETERMINE IF SIDE FACADE IS TO REMAIN ON STORES CURRENTLY CONTAINING 3-SIDED FACADE
- 5) VERTICAL CONTROL JOINTS, USE 1/2" BACKER ROD WITH SONNEBORN NP1 (REWOOD TAN) CALKING. (SUPPLIED BY OWNER IF APPLICABLE)
- 6) CALK ALL EXTERIOR DOORS, WINDOWS & TOP OF FACADE NEXT TO BRICK WITH (MEDIUM BRONZE) CALKING.

### General Notes

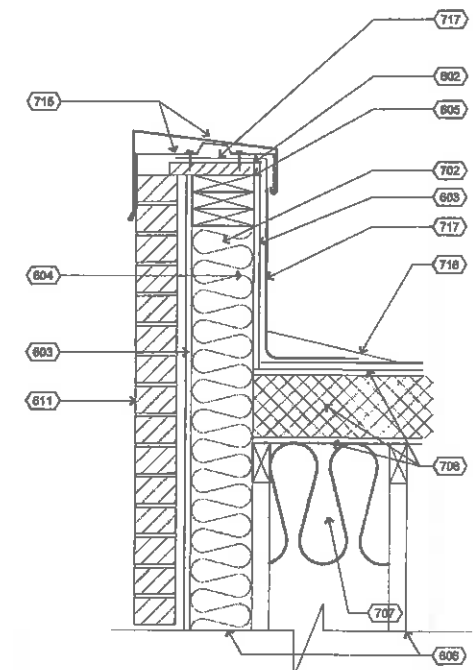
- 600 PARAPET CAP FLASHING SUBSTRATE: 3/4" PLYWOOD (NOT TREATED)
- 602 SHEATHING BOARD: 1/2" EXTERIOR C.S.B. (OR EQUAL) STAGGER JOINTS.
- 604 WOOD STUD FRAMED WALL, 2x4 OR 2x6 AS INDICATED IN SECTIONS
- 606 TRIPLE 2x TOP PLATES (NOT TREATED)
- 608 WOOD TRUSS: NOMINAL 2x TRUSS FRAMES @ 24" O.C., DESIGNED BY MANUFACTURER
- 611 BRICK IN RUNNING BOND PATTERN, OVER AIR INFILTRATION BARRIER OVER 1/2" EXTERIOR C.S.B.
- 700 BATT INSULATION: FROCTION FT INSULATION R-30
- 708 ROOF DECK AND INSULATION: 1-1/4" INSUL-FOAM OVER ROOF SHEATHING, COVERED WITH 1/4" DENS DECK (R-9)
- 709 BATT INSULATION: 12" BATT INSULATION UNDER ROOF DECK (R-30)
- 716 CAP FLASHING: TWO PART MODULAR COPED SYSTEM MANUFACTURED BY W.P. HIGGINS, INSTALL OVER PARAPET DURO-LAST ROOF MEMBRANE PER MANUFACTURING INSTRUCTIONS. EXTEND OVER BRICK AND SEAL.
- 718 MEMBRANE ROOFING: MEMBRANE, 60 MIL WHITE, DIRECT APPLY TO OSB TOP SHEET OF SIP (NOTE 708), HEAT WELD ALL SEAMS; FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PROVIDE MIN. 15 YR. WARRANTY.
- 717 PARAPET FLASHING: COVER PARAPET SILES WITH PVC MEMBRANE FLASHING, ROLL OVER BACK EDGE, CONTINUE DOWN VERTICAL FACE AND LAP OVER MEMBRANE ROOF PER MANUFACTURING INSTRUCTIONS, HEAT WELD ALL SEAMS.



2 Right Elevation  
1/4" = 1'-0"



1 Left Elevation  
1/4" = 1'-0"



3 Parapet Detail  
1" = 1'-0"

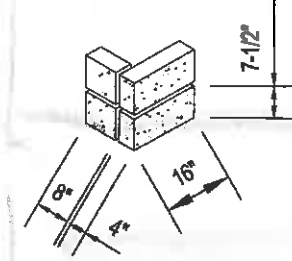
(ANTIQUE WHITE)  
TOP OF WINDOW, DOOR & SIDES  
BROWN @ DOUBLE GLASS DOOR

(ANTIQUE WHITE)  
EAVE TRIM

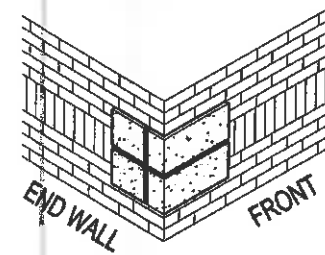
(BROWN)  
ABOVE BRICK  
(BROWN)  
BELOW WINDOW

BRICK  
OUTSIDE BRICK CORNER  
(ANTIQUE WHITE)

OUTSIDE CORNER  
(ANTIQUE WHITE)



NOTE:  
STONE CORNER DETAIL  
11-5/8"x15-1/2" SQUARE.



CENTER STONE CORNERS IN MIDDLE OF THE SOLDIER COURSE

4 Steel Flashing Details  
NTS

5 Corner Stone Detail  
NTS

24" LOGO DISPLAY	ACTUAL AREA	BOXED AREA
HOMEMADE TO GO OVAL	5.06 SQ. FT	6.39 SQ. FT
PIZZA, DONUTS & SUBS TAGLINE	1.15 SQ. FT	1.36 SQ. FT

OVERALL BOXED AREA = 7.91 SQ FT

GRAPHIC DETAIL SCALE: 1/4" = 1'-0"

NOTES:  
UL APPROVED  
ELECTRICAL: 0.55 AMPS, 120 VOLTS  
WEATHERITE COMPONENTS INCLUDED  
OVAL & TAGLINE ARE GLEUED TO BACKER PANEL  
BACKER PANEL PAINTED DUBROOK BRONZE  
NIPPLE/WATERPROOF SEAL EACH END OUT BOTTOM OF OVAL, INTO TAGLINE FOR ELECTRICAL CONNECTION

FACE NOTES:  
OVAL FACE IS EMBOSSED, TAGLINE FACE IS FLAT  
3/16" CLEAR POLYCARBONATE W/ 2ND SURFACE  
DIGITAL PRINT DECAL APPLIED, WHITE BACKSPLAY

INTERNAL LED PROFILE SCALE: NTS

PERSONA  
DESIGNED BY SIGN UP COMPANY

1 Homemade To Go Sign Specification  
NTS

CASEY'S  
CASEY'S CONSTRUCTION DIVISION  
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-985-6100

WEST DES MOINES, IA (85) #2297  
108 6TH STREET  
15" \*G" STYLE ADD/REMODEL

10-22-15  
11-08-15

EXTERIOR ELEVATIONS

CONSTRUCTION DIVISION  
DESIGNED BY: JACOB CLARK

A-202