


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

Meeting Date: August 1, 2016

Item: Val-Gate, Southwest corner of Grand Avenue and 1st Street – Subdivide property into seven (7) lots and one (1) street lot for construction of a commercial development – First Street, LP – PP-002895-2015

Requested Action: Approval of Preliminary Plat

Case Advisor: Brian S. Portz, AICP 

Applicant's Request: The applicant, First Street, LP, represented by Rick Baumhover with Bishop Engineering, is requesting approval of a Preliminary Plat for approximately 5.37 acres generally located at the Southwest corner of Grand Avenue and 1st Street. The applicant proposes to subdivide the property into seven (7) lots for construction of a commercial development and one (1) street lot (7' dedication of right-of-way along Grand Avenue).

History: The site is contained within the 1st Street Redevelopment PUD, which was approved in November of 2015. A Master Plan for the redevelopment of the property at the southwest corner of Grand Avenue and 1st Street was approved by the City Council on October 5, 2015. Also, in October of 2015, the City Council approved a site plan for the construction of a Dollar Tree store on the south side of the property. No further development can occur on the subject property until a preliminary and final plat are approved for the property.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on November 19, 2015 as an informational item and is also scheduled to be discussed at the August 8, 2016 meeting.

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 summarize the following key points of interest:

- **Regional Storm Water Infrastructure Project:** As part of the Grand Avenue Redevelopment Stormwater project, it is anticipated that a storm water structure will be installed across the western and southern portion of the 1st Street Redevelopment PUD Area. It is undermined at this time when the construction of this will begin.
- **Access:** As proposed, Lots 3 & 5 will not have direct access to an adjacent public street. As a part of the Val-Gate final plat approval, an ingress/egress and cross parking easement will be executed to allow all the lots cross access between the parking lots and allow Lots 3 & 5 access to access to 1st Street.
- **Lot Sizes:** The proposed lot sizes within this plat will not meet the lot sizes required on a Community Commercial (CMC) zoned property as required by the current bulk density requirements of the Zoning Code, however, the smaller lot sizes as proposed are enabled by the 1st Street Redevelopment PUD that governs development of the site.

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 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.

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.

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 zoning designation and 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 a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create seven (7) lots for commercial development one (1) street lot to be dedicated to the City as right-of-way, subject to the applicant meeting all City Code requirements and the following:

1. The applicant receiving City Council approval of the associated Final Plat prior to issuance of any building permit for any lot within the subject plat, including the execution of the appropriate ingress/egress and cross parking agreement.
2. Prior to approval and release for recordation of the Final Plat associated with the property, the applicant shall submit the required street light agreement which requires the Applicant to install street lights along Grand Avenue and 1st Street adjacent to the applicant's site at such time that overhead power is placed underground.
3. Public improvements on the site shall be accepted by the City or surety provided for their completion prior to the approval and release for recordation of the Final Plat.

Owner/Applicant

First Street, LP
John Mandelbaum
4500 Westown Parkway
West Des Moines, IA 50266
john@mandelbaumproperties.com
515-222-6200

Applicant Representative:

Bishop Engineering
Rick Baumhover
3501 104th Street
Urbandale, IA 50322
rbaumhover@bishopengr.com
515-276-0467

Attachments:

Attachment A - Plan & Zoning Commission Resolution

Exhibit A - Conditions of Approval

Attachment B - Location Map

Attachment C - Preliminary Plat

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 PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO 7 LOTS FOR COMMERCIAL DEVELOPMENT, AND 1 STREET LOT FOR DEDICATION OF RIGHT-OF-WAY

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, First Street, LP, has requested approval for a Preliminary Plat (PP-002895-2015) to create seven (7) lots for commercial development and one (1) street lot for dedication of right-of-way on a 5.37 acre site generally located on the southwest corner of Grand Avenue and 1st Street;

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 August 1, 2016, this Commission held a duly-noticed public meeting to consider the application for Val-Gate Preliminary Plat (PP-002895-2015);

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 or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Preliminary Plat (PP-002895-2015) to subdivide the property into seven (7) lots for commercial development and one (1) street lot for dedication of right-of-way, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report dated August 1, 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 August 1, 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 August 1, 2016, by the following vote:

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

ATTEST:

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. The applicant receiving City Council approval of the associated Final Plat prior to issuance of any building permit for any lot within the subject plat, including the execution of the appropriate ingress/egress and cross parking agreement.
2. Prior to approval and release for recordation of the Final Plat associated with the property, the applicant shall submit the required street light agreement which requires the Applicant to install street lights along Grand Avenue and 1st Street adjacent to the applicant's site at such time that overhead power is placed underground.
3. Public improvements on the site shall be accepted by the City or surety provided for their completion prior to the approval and release for recordation of the Final Plat.

VAL-GATE PRELIMINARY PLAT

- LEGEND:**
- SAN SANITARY SEWER
 - ST STORM SEWER
 - W WATER LINE
 - G GAS LINE
 - U/E UNDERGROUND ELECTRIC
 - O/E OVERHEAD ELECTRIC
 - TELE TELEPHONE LINE
 - F/O FIBER OPTIC
 - CATV CABLE TV
 - SM STORM MANHOLE
 - CI CURB INTAKE
 - SI SURFACE INTAKE
 - FS FLARED END SECTION
 - SMH SANITARY MANHOLE
 - CN CLEANOUT
 - FD FIRE HYDRANT
 - SPR SPRINKLER
 - IC IRRIGATION CONTROL VALVE
 - WM WATER MANHOLE
 - WELL
 - WV WATER VALVE
 - WSO WATER SHUT OFF
 - YH YARD HYDRANT
 - EM ELECTRIC MANHOLE
 - EMR ELECTRIC METER
 - ER ELECTRIC RISER
 - EV ELECTRIC VAULT
 - PP POWER POLE
 - TP TRANSFORMER POLE
 - LP LIGHT POLE
 - EJ ELECTRIC JUNCTION BOX
 - EP ELECTRIC PANEL
 - TR TRANSFORMER
 - GL GROUND LIGHT
 - GW GUY WIRE
 - EH ELECTRIC HANDHOLE
 - GM GAS METER
 - GV GAS VALVE
 - ACU AIR CONDITIONING UNIT
 - TRR TELEPHONE RISER
 - TV TELEPHONE VAULT
 - TM TELEPHONE MANHOLE
 - TRM TRAFFIC SIGNAL MANHOLE
 - FR FIBER OPTIC RISER
 - FF FIBER OPTIC FAULT
 - CR CABLE TV RISER
 - SI SIGN
 - PN DENOTES NUMBER OF PARKING STALLS
 - PC PROPERTY CORNER - FOUND AS NOTED
 - PO PROPERTY CORNER - PLACED 5/8" IRON PIPE WITH YELLOW PLASTIC CAP ID #12356
 - SC SECTION CORNER - FOUND AS NOTED
 - SA STREET ADDRESS

- ABBREVIATIONS:**
- AC ACRES
 - ASPH ASPHALT
 - BK BLOCK
 - CONC CONCRETE
 - EX EXISTING
 - ENCL ENCLOSURE
 - FF FINISHED FLOOR
 - FL FLOW LINE
 - INV INVERT
 - MH MANHOLE
 - PG PAGE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRA PREVIOUSLY RECORDED AS
 - PLU PUBLIC UTILITY EASEMENT
 - ROW RIGHT OF WAY
 - SF SQUARE FEET
 - SAN SANITARY
 - TYP TYPICAL
 - YPC YELLOW PLASTIC CAP
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ADJUTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
17. 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 SPECIFICATION FOR SUBDIVISIONS, DEM METRO DESIGN STANDARDS, AND WDM ADDENDUMS.
18. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W. EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREET, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION (CLINT CARPENTER 223-3490) 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.

PLATTING NOTE:

1. INGRESS/EGRESS CROSS ACCESS EASEMENTS WILL BE DEDICATED WITH FINAL PLAT FOR BENEFIT OF ALL LOTS.
2. LOT "A" IS A NON-BUILDABLE LOT AND WILL BE DEDICATED AS RIGHT-OF-WAY.

BENCHMARKS:

City BM #49
Intersection of 4th Street and Vine Street, Northeast corner of Intersection, 50 feet East of the centerline of 4th Street, 50 feet North of the centerline of Vine Street.
WDM Datum Elev = 38.25

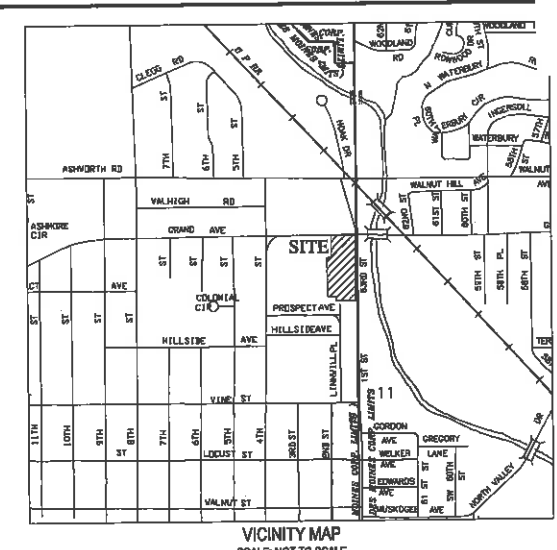
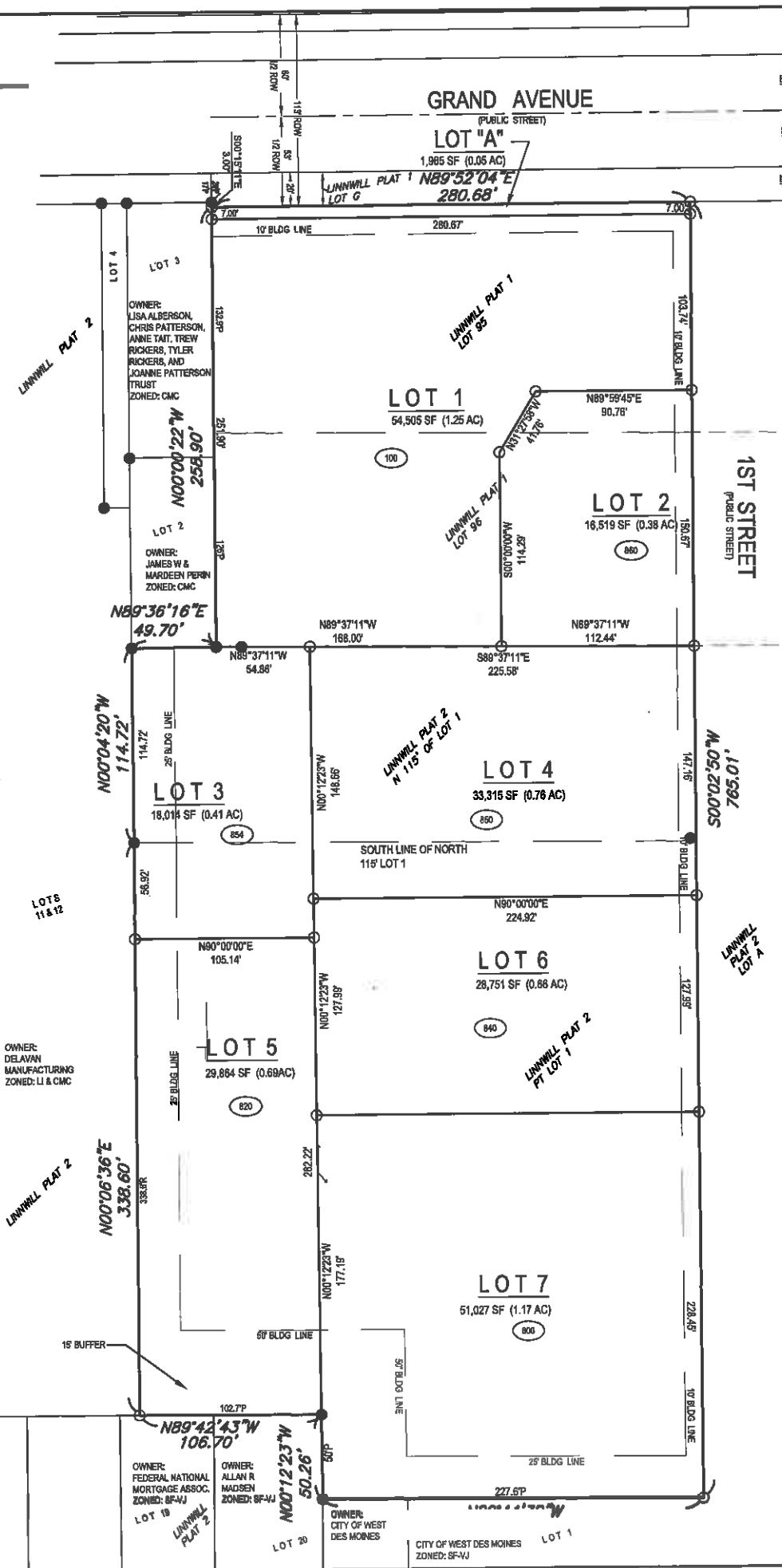
City BM #79
Intersection of 8th Street and Ashworth Road, Northwest corner of Intersection, 90.5 feet West of the centerline of 8th Street, 32.3 feet North of centerline of Ashworth Road, between sidewalk and back of curb, 2.7 feet North of North back of curb.
WDM Datum = 106.07

FLOOD CERTIFICATION:

THIS PROPERTY IS LOCATED IN ZONE X, AREAS PROTECTED BY LEVEES FROM 1% ANNUAL FLOOD CHANCE, ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 150231 0011C WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2006.

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



PROPERTY DESCRIPTION:
Lots 95 and 96 of Linnwell Plat 1, an Official Plat in the City of West Des Moines, Polk County, IA, except for the east 60' feet;
AND
Lot 1 of Linnwell Plat 2, an Official Plat in the City of West Des Moines, Polk County, IA.
Containing approximately 5.37 acres.

OWNER/APPLICANT:
FIRST STREET LP
4900 WESTOWN PKWY, SUITE 115
WEST DES MOINES, IOWA 50266
c/o John Mandelbaum 515-222-4301

COMPREHENSIVE PLAN LAND USE:
COMMUNITY COMMERCIAL DISTRICT-CMC

ZONING:
1st STREET REDEVELOPMENT PUD, UNDERLYING ZONING OF COMMUNITY COMMERCIAL (CMC)

BUILDING SETBACKS: (per PUD)
PUBLIC STREET = 10'
SIDEREAR YARD = 25'
5' ADJACENT TO RESIDENTIAL;
8' ADJACENT TO SAME ZONING
PRIVATE DRIVE = 10' (EXCEPT LOT 7 SHALL BE CLOSER UNTIL SOUTH ACCESS IS RELOCATED)

BUFFERS:
SOUTH: 15' ALONG SOUTH PUD BOUNDARY AFTER SOUTH ACCESS HAS BEEN RELOCATED.
REQUIRED LANDSCAPING IN 15' BUFFER SHALL BE EQUIVALENT TO THE AMOUNT OF TREES AND SHRUBS REQUIRED IN 30' BUFFER.
WEST: NONE
NORTH & EAST: NONE, BUT STREETScape IS REQUIRED

- SHEET INDEX:**
- 1 LOT DIMENSION PLAN
 - 2 EXISTING SITE CONDITIONS
 - 3 PROPOSED SITE CONDITIONS
 - 4 UTILITY PLAN
 - 5 EASEMENTS

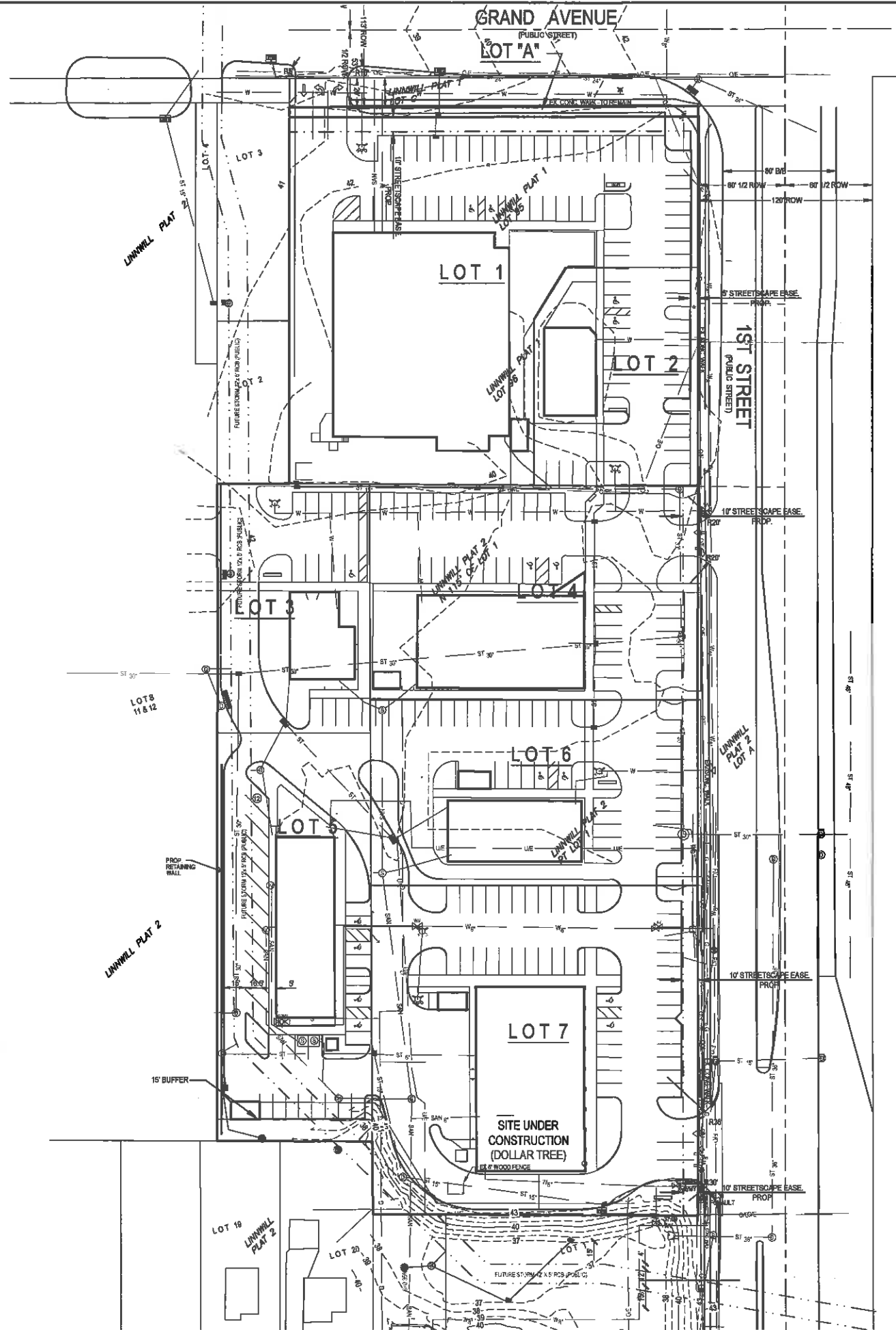
Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-4467 Fax: (515) 276-4217
Civil Engineering & Land Surveying
Established 1959

VAL-GATE
PRELIMINARY PLAT
LOT DIMENSION PLAN

REFERENCE NUMBER:	150120
DRAWN BY:	
CHECKED BY:	
REVISION DATE:	
PROJECT NUMBER:	140154
SHEET NUMBER:	1 OF 5

PRELIMINARY - NOT FOR CONSTRUCTION

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CONSTRUCTION STAGING :

1. ALL NEW CONSTRUCTION WILL BE DONE AS PART OF AN INDIVIDUAL SITE PLAN, PREPARED FOR EACH LOT AS THE SITE IS REDEVELOPED.
2. LOT 7 IS CURRENTLY UNDER CONSTRUCTION, WITH AN APPROVED SITE PLAN FOR DOLLAR TREE RETAIL BUILDING.
3. LOCATION OF WATER SHUT OFF VALVES AND FIRE DEPARTMENT CONNECTIONS SHALL BE DONE AS PART OF INDIVIDUAL SITE PLANS, WHEN NEW BUILDING FOOTPRINTS ARE KNOWN IN MORE DETAIL.

EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

EROSION CONTROL NOTES:

1. A STORM WATER POLLUTION PREVENTION PLAN HAS BEEN ESTABLISHED AND A NPDES PERMIT HAS BEEN OBTAINED FOR THE FIRST PHASE OF RE-DEVELOPMENT - LOT 7 DOLLAR TREE.
1. INSTALL SILT FENCING AT PERIMETER OF PROJECT GRADING LIMITS PRIOR TO COMMENCEMENT OF CLEARING OPERATIONS. CONTRACTOR SHALL MAINTAIN UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER OR PAVING, AND REMOVE COMPLETELY UPON ESTABLISHMENT AND ACCEPTANCE.
2. SILT FENCING TO BE AS SHOWN ON SUDAS DRAWING NO. 0040.7- SILT FENCE DETAILS, URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
3. CLEAN OUT AND REPAIR SILT FENCE WHEN 50% OF ITS SILT STORAGE CAPACITY HAS BEEN LOST AND/OR AT LEAST ONCE PRIOR TO PROJECT CLOSEOUT.
4. PROTECT ALL EXISTING INTAKES WITH SILT FENCE, STRAW BALES, AND/OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT FROM ENTERING EXISTING STORM UTILITIES.
5. PROVIDE GRAVEL STABILIZED ENTRANCE FOR ALL CONSTRUCTION TRAFFIC.

EROSION CONTROLS SHALL BE INSTALLED AND MONITORED BY:

BRIAN DENHAM SOIL TEK
1181 SE 37TH STREET
GRIMES, IOWA 50111
(515) - 888 - 3888

CONTACT FOR EROSION/SEDIMENT CONTROL:
OWNER

Bishop Engineering
Planning Your Successful Development



3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0667 Fax: (515)276-0217
Civil Engineering & Land Surveying
Established 1959

VAL-GATE
PRELIMINARY PLAT

PROPOSED SITE CONDITIONS

REFERENCE NUMBER:
150120

DRAWN BY:

CHECKED BY:

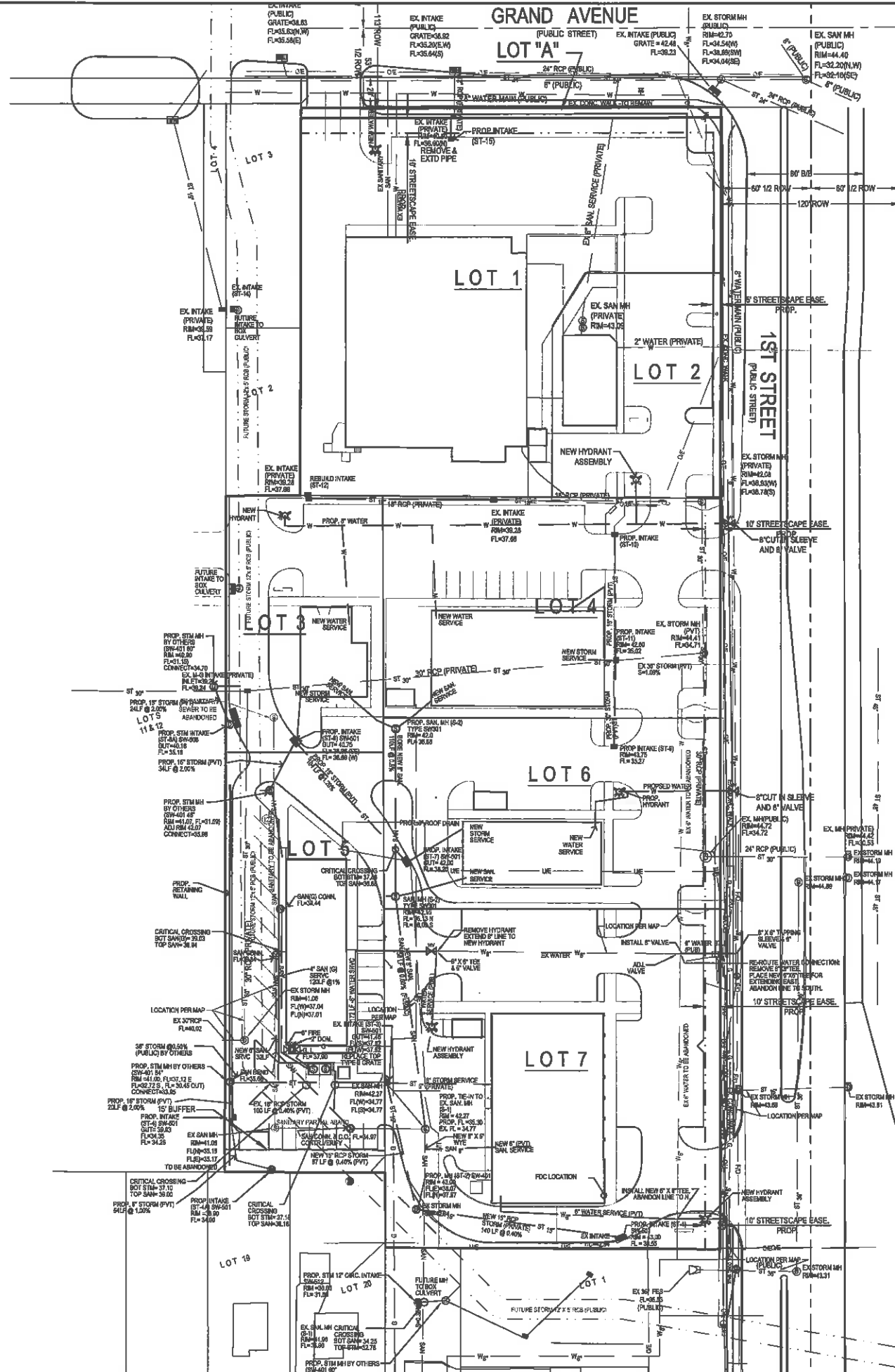
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PROJECT NUMBER:
140154

SHEET NUMBER:
3 OF 5

PRELIMINARY - NOT FOR CONSTRUCTION

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UTILITY NOTES:

- 1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES.
4. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
5. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RP-14 TYPE R CONNECTORS.
6. ALL RCP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
7. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
8. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
9. WATERMANS SHALL BE C-900, SIZE OF WATERMAIN AS SHOWN ON PLANS.
10. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
11. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF WEST DES MOINES.
12. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
13. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF WEST DES MOINES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
14. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
15. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
16. THE CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
18. CONTACT BUILDING INSPECTION (515-222-3633) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
20. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 94-199L. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3466) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.

UTILITY CONFLICT NOTES:

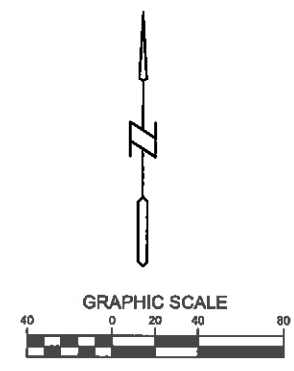
- 1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.

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Phone: (515) 276-0467 Fax: (515) 276-0217
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VAL-GATE
PRELIMINARY PLAT

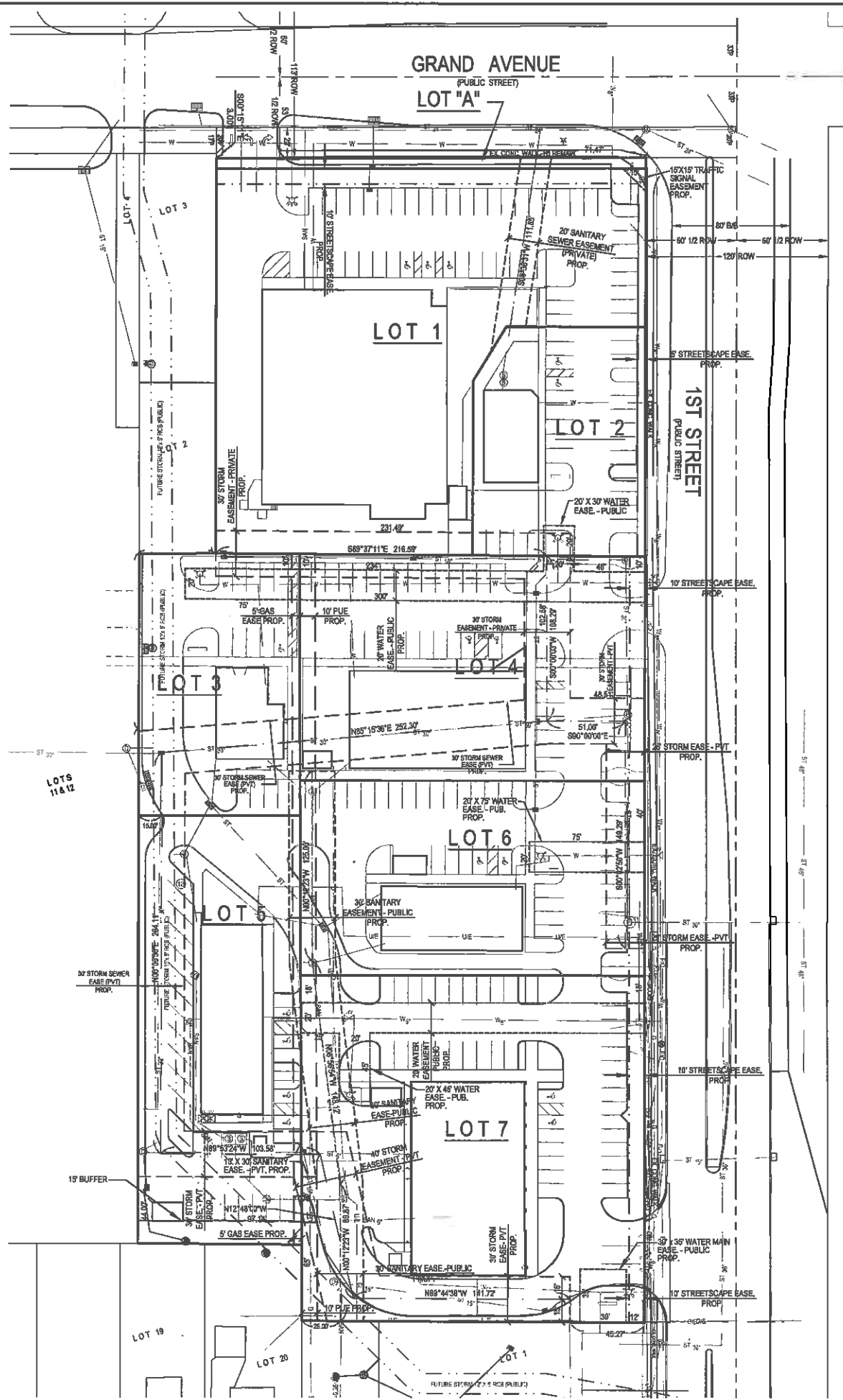
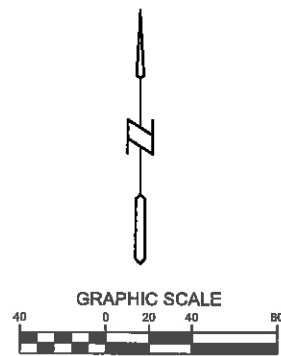
UTILITIES

Table with project information: REFERENCE NUMBER: 150120, DRAWN BY, CHECKED BY, REVISION DATE, PROJECT NUMBER: 140154, SHEET NUMBER: 4 OF 5



PRELIMINARY - NOT FOR CONSTRUCTION

7/23/2016 8:00AM PM I:\LAND PROJECTS 2014\140150DWG\PPS EASEMENTS.DWG



EASEMENT NOTE:

1. THE EASEMENTS SHOWN CONTAIN NEW, REVISED, AND/OR EXISTING EASEMENTS THAT ARE TO REMAIN IN EFFECT, SUPERSEDING ANY PREVIOUS EASEMENTS RECORDED OR UNRECORDED AND NOT SHOWN.
2. ALL EXISTING WATER MAIN, SANITARY SEWER, AND STORM SEWER EASEMENTS NOT SHOWN SHALL BE TERMINATED.
3. FOR LOCATION OF EXISTING EASEMENTS SEE SHEET 2 - "EXISTING CONDITIONS".

BUFFERS:

SOUTH: 15' ALONG SOUTH PLD BOUNDARY AFTER SOUTH ACCESS HAS BEEN RELOCATED.
 REQUIRED LANDSCAPING IN 15' BUFFER SHALL BE EQUIVALENT TO THE AMOUNT OF TREES AND SHRUBS REQUIRED IN 30' BUFFER.

WEST: NONE
 NORTH & EAST: NONE, BUT STREETSCAPE IS REQUIRED

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VAL-GATE
 PRELIMINARY PLAT
 EASEMENT LAYOUT

REFERENCE NUMBER: 150120
DRAWN BY:
CHECKED BY:
REVISION DATE:
PROJECT NUMBER: 140154
SHEET NUMBER: 5 OF 5