CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **December 11, 2017**

ITEM: Vista Retail Center, 605 S. 50th Street – Approval of Phased Site Plan for the construction of a 17,000 square foot retail building – Mian Inc – SP-003631-2017

RESOLUTION: Approval of a Phased Site Plan for Footings, Foundations and Utilities

FINANCIAL IMPACT: Undertermined.

BACKGROUND: Chuck Bishop, Bishop Engineering, representing Mian Inc. with permission from Hy Vee Inc. is requesting approval of a phased site plan for property located at 605 S. 50th Street (see Attachment B – Location Map and Attachment C – Site Plan) to install footings and foundations for future construction of a 17,000 sq. ft. retail center for the site. The first portion of the building to be constructed will include approximately 8,030 sq. ft. of retail space for the IHOP restaurant as the corner anchor tenant and two additional retail spaces to the west. The remaining 8,970 sq. ft. of the retail center will be constructed as demand for the additional space increases. This approval is for footings, foundations, and utilities construction only at the applicant's risk.

Plan and Zoning Commission Action:
Vote: 5-0 approval, Commissioners Southworth and Crowley absent
Date: December 4, 2017
Motion: Adopt a resolution recommending the City Council approve the phased site plan.

OUTSTANDING ISSUES: There are no outstanding issues.

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 (May 30, 2017)*
- Staff Review and Comments
  - *Phased Site Plan*
  - *Building Design*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve a Phased Site Plan for the construction of footings, foundations, and private utilities for the site at 605 S. 50th Street, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging and agreeing that this approval is for underground utility, footing and foundation work only.
2. The applicant agreeing that any utility work and footing and foundation work done prior to approval of the full site plan is at their own risk, and that final building and site design will need to comply with any changes that are deemed necessary as part of that approval.
3. The applicant continuing to work with staff on outstanding building and site design elements.
4. In order to reduce confusion with the existing commercial development of Vista Center, the applicant shall revise the development name to allow the two centers to be easily differentiated by patrons.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	JBW
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 2, 2017		
Recommendation	Yes X	No ☐	Split ☐

EXHIBITS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution
  - Exhibit A – Conditions of Approval
- Attachment B - Location Map
- Attachment C - Site Plan

Exhibit II - City Council Resolution
- Exhibit A – Conditions of Approval

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: December 4, 2017

Item: Vista Retail Center, 605 S. 50th Street – Approval of Phased Site Plan for the construction of a 17,000 square foot retail building – Mian Inc – SP-003631-2017

Requested Action: Approval of a Phased Site Plan

Case Advisor: Kara V. Tragesser, AICP

Applicant's Request: Chuck Bishop, Bishop Engineering, representing Mian Inc. with permission from Hy Vee Inc. is requesting approval of a phased site plan for property located at 605 S. 50th Street (see Attachment B – Location Map and Attachment C – Site Plan). The site plan includes in total a 17,000 sq. ft. retail center for the site. Phase one of the project will include construction of approximately 8,030 sq. ft. of retail space for the IHOP restaurant as the corner anchor tenant and two additional retail spaces to the west. The remaining 8,970 sq. ft. of the retail center will be constructed as a future phase two for the development.

History: The property is part of the Wistful Vista Planned Unit Development and has a zoning of Support Commercial. The property was recently part of a Plat of Survey to subdivide the original parcel into two lots (POS-003627-2017). The property currently is vacant. A grading plan for this site was previously approved by the Commission on November 20, 2017 to enable the owner to start site grading in preparation for development.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on October 2, 2017, as a full site plan. The Subcommittee is supportive of the site plan.

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 notes the following for the site plan:

- *Phased Site Plan*: A previous grading plan has been approved for the site to allow the applicant the opportunity to start earth work on the property. The applicant is still working with staff to complete some of the overall details of the site plan for architecture, screening, and site lighting as well as some minor corrections to the text on the site plan documents. This phased site plan approval could allow for the applicant to begin footing, foundation, and utility work at their own risk pending approval of a full site plan approval in the future. The full site plan would include all details for the site and building including architecture. A condition of approval is recommended that the applicant acknowledge and agree that this approval is for underground utility, footing and foundation work only. Also, the applicant agree that any utility work and footing and foundation work done prior to approval of the full site plan is at their own risk, and that final building and site design will need to comply with any changes that are deemed necessary as part of that approval.
- *Building Design*: A design theme is utilized in the Wistful Vista Planned Unit Development to provide cohesiveness amongst buildings within a development, while still setting apart one development from another. The proposed architecture captures the required theme of the PUD through the use of materials, colors and details. Staff believes the proposed architecture is consistent with other buildings within the PUD. There are still some minor details of the building design, screening and site lighting that need to be worked out with staff. A condition of approval is recommended that the applicant continue to work with staff on these items.

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.

Site 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 Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution recommending approval of the Phased Site Plan, subject to the applicant meeting all City Code requirements and the following;

- The applicant acknowledging and agreeing that this approval is for underground utility, footing and foundation work only.
- The applicant agreeing that any utility work and footing and foundation work done prior to approval of the full site plan is at their own risk, and that final building and site design will need to comply with any changes that are deemed necessary as part of that approval.
- The applicant continuing to work with staff on outstanding building and site design elements.
- In order to reduce confusion with the existing commercial development of Vista Center, the applicant shall revise the development name to allow the two centers to be easily differentiated by patrons.

Owner Hy Vee Inc.
5820 Westown Parkway
West Des Moines IA 50265

Applicant Mian Inc.
2825 E 13th Street
Ames IA 50010
KL Mian

Representative: Chuck Bishop
Bishop Engineering
3501 104th Street
Des Moines IA 50322

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Phased Site Plan

ATTACHMENT A

RESOLUTION NO. PZC -17-111

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING A PHASED SITE PLAN FOR VISTA RETAIL CENTER FOR THE CONSTRUCTION OF A 17,000 SQUARE FOOT RETAIL CENTER AT 605 S. 50th STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, Chuck Bishop, Bishop Engineering, representing Mian Inc. with permission from Hy Vee Inc, requests approval for a Site Plan (SP-003631-2017) located at 605 S. 50th Street to construct a 17,000 sq. ft. retail building on property legally described as:

Legal Description

Lot 2, Wistful Vista Plat 5, an official plat now in and forming a part of the City of West Des Moines, Polk County, Iowa and Parcel A of Lot 2, Wistful Vista Plat 6 as recorded in Book 11009, Page 934 of the Polk County Recorder office. Said tract of land contains 4.30 acres more or less.

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 December 4, 2017, this Commission held a duly-noticed meeting to consider the application for approval of the site plan for Vista Retail Center;

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 December 4, 2017, or as amended orally at the Plan and Zoning Commission meeting of December 4, 2017, are adopted.

SECTION 2. The Site Plan (SP-003631-2017) permit to construct a 17,000 sq. ft. retail building is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated December 4, 2017, 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 December 4, 2017.

Craig Erickson, Chair
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 December 4, 2017, by the following vote:

AYES: Andersen, Brown, Costa, Erickson, Hatfield
NAYS:
ABSTENTIONS:
ABSENT: Crowley, Southworth

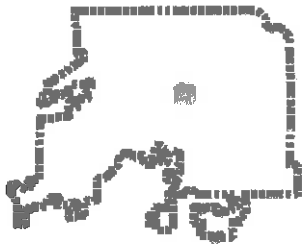
ATTEST:

Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. The applicant acknowledging and agreeing that this approval is for underground utility, footing and foundation work only.
2. The applicant agreeing that any utility work and footing and foundation work done prior to approval of the full site plan is at their own risk, and that final building and site design will need to comply with any changes that are deemed necessary as part of that approval.
3. The applicant continuing to work with staff on outstanding building and site design elements.
4. In order to reduce confusion with the existing commercial development of Vista Center, the applicant shall revise the development name to allow the two centers to be easily differentiated by patrons.

Vista Retail Center 605 S. 50th Street



Legend

- Parcels
- Parks
- Greenways

1: 3,202

533.7 0 266.85 533.7 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

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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

ATTACHMENT B

ATTACHMENT C

VISTA RETAIL CENTER

SITE PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 DEMO PLAN
- C2.1 LAYOUT PLAN
- C2.2 MASTER PLAN
- C3.1 GRADING PLAN
- C4.1 UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C6.1 DETAILS SHEET
- C7.1 SWPPP

PROPERTY DESCRIPTION:
LOT 1, WESTFUL VISTA PLAT 3, AN OFFICIAL PLAT, NOW LOCATED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, AND PARCEL A OF LOT 2, WESTFUL VISTA PLAT 3 AS RECORDED IN BOOK [illegible], PAGE [illegible] OF POLK COUNTY RECORDERS.

SAID TRACT OF LAND CONTAINS 4.[illegible] ACRES MORE OR LESS.

ADDRESS:
TBD
WEST DES MOINES, IA 50265

OWNER:
HY-VEE INC
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

PREPARED FOR:
MAN INC
[illegible]
2005 E. 13TH STREET
AMES, IA 50010
515-[illegible]

ZONING:
WESTFUL VISTA PLANNED UNIT DEVELOPMENT, SUPPORT COMMERCIAL
SETBACKS: FRONT =[illegible]

COMP. PLAN LAND USE DESIGNATION:
EXISTING = SUPPORT COMMERCIAL
PROPOSED = SUPPORT COMMERCIAL

PARKING REQUIREMENTS:
1 SPACE/225 S.F. RETAIL
12,[illegible] S.F./225 = [illegible] SPACES
1 SPACE/100 S.F. RESTAURANT
5375 / 100 = 54 SPACES
TOTAL REQUIRED = [illegible] SPACES
PARKING PROVIDED = 117 SPACES (INCL. 5 HC)

OPEN SPACE REQUIREMENTS:
PROPOSED LOT 1
OPEN SPACE REQUIRED - 25% = [illegible] S.F. (LOT 1)
OPEN SPACE PROVIDED Lot 1 = [illegible] S.F. ([illegible]%)

IMPERVIOUS SURFACE:
BUILDING =17,[illegible] s.f.
PAVING & SIDEWALK = [illegible] S.F.

BENCHMARK:
CITY BENCHMARK [illegible]
ELEVATION = [illegible]
DESCRIPTION: SOUTH 35TH STREET AT THE NORTH ENTRANCE SOUTHWOODS PARK, [illegible] EAST OF THE EAST BACK OF CURB OF SOUTH 35TH STREET, [illegible] SOUTH OF ENTRANCE ROAD.

CITY BENCHMARK [illegible]
ELEVATION = [illegible]
DESCRIPTION: SOUTHWEST CORNER OF [illegible] AND [illegible] STREET, [illegible] SOUTH OF THE EAST-WEST BACK OF WALK AND 4.5' WEST OF THE NORTH-SOUTH BACK OF WALK.

POINT [illegible]
NORTHING = [illegible]
EASTING = [illegible]
ELEVATION = [illegible]
DESCRIPTION: [illegible] WEST OF S 51ST STREET

TEMPORARY BENCHMARK:
NORTHING = [illegible]
EASTING = [illegible]
ELEVATION = [illegible]
DESCRIPTION: ARROW ON HYDRANT EAST SIDE OF PROPERTY

GENERAL NOTES:

1. 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, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS. 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 ENGINEERING SERVICES (222-3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. ROW EXCAVATION PERMITS CAN BE OBTAINED AT THE PUBLIC SERVICE FACILITY (222-3480). IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
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 CONTRACTORS 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 ABUTTING 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.

PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.
6. 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.

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 BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION FACILITIES & STORM SEWERS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING TO PERFORM AND AS-BUILT SURVEY. IF DETENTION FACILITIES HAVE BEEN INSTALLED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
4. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
5. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
6. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH HF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
7. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
8. 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.
9. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
10. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
11. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY WEST DES MOINES WATER WORKS.
13. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
14. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. WEST DES MOINES WATER WORKS WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
16. THE OWNER IS RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR OF ALL PRIVATE SEWERS.

IOWA ONE CALL
1-800-292-8989

UTILITY NOTE:
THE LOCATIONS OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

UTILITY MAPS PROVIDED BY:
1. ELECTRIC (PROVIDER / CONTACT INFO)
2. STORM AND SANITARY (PROVIDER / CONTACT INFO)
3. FIBER OPTIC (PROVIDER / CONTACT INFO)
4. CABLE (PROVIDER / CONTACT INFO)
5. GAS (PROVIDER / CONTACT INFO)
6. WATER (PROVIDER / CONTACT INFO)
7. OTHERS (PROVIDER / CONTACT INFO)

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 AND EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL USE O-RING GASKET JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER MAIN WHERE STORM OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW WATER MAIN. O-RING GASKET JOINTS SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 10 FEET APART. IF N-12 PIPE IS USED FOR STORM SEWER, CONTRACTOR SHALL USE WATER-TIGHT N-12 PIPE, CENTERED ON THE CROSSING (REFERENCE DETAIL ON SHEET C6.1).

WETLAND NOTES:

1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

WEST DES MOINES UTILITY NOTES:

1. ALL WATER MAIN, PUBLIC OR PRIVATE AND ASSOCIATED SERVICES SHALL BE INSTALLED ACCORDING TO WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST 1 WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE 2003 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTIONS (515-222-3630) A MIN. OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. 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 1287,54-USB. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, WILLIAM MABUCE, ENGINEERING TECHNICIAN (515-222-3510) A MIN OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THEN MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS ONE FOOTCANDLE.
8. CONTACT WEST DES MOINES WATER WORKS (222-3465) TO SCHEDULE PRESSURE AND FLOW TEST PRIOR TO DESIGNING THE FIRE SUPPRESSION SYSTEM.

SURVEY NOTES:

1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 5-3-2017. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

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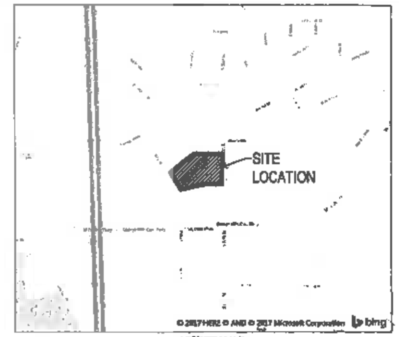

VICINITY MAP
SCALE: 1" = 1,000'

LEGEND:
- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- FO — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- [illegible]
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC VAULT
- CABLE TV RISER
- SIGN
- DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER, PLACED 5/8" IRON PIPE WITH YELLOW PLASTIC CAP ID #[illegible]
- SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

LICENSED PROFESSIONAL ENGINEER CHARLES J. BISHOP 11055 IOWA

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

SIGNED: ____________ DATE: ____________
CHARLES J. BISHOP, P.E. 11055

LICENSE RENEWAL DATE: DEC. 31, 2018
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COVER SHEET

VISTA RETAIL CENTER
650 S. 50TH STREET

REFERENCE NUMBER:
DRAWN BY: MDG
CHECKED BY: CJB
REVISION DATE:
8-29-2017
10-5-2017
10-19-2017
11-1-2017
11-28-2017

PROJECT NUMBER: 140381
SHEET NUMBER: C0.1

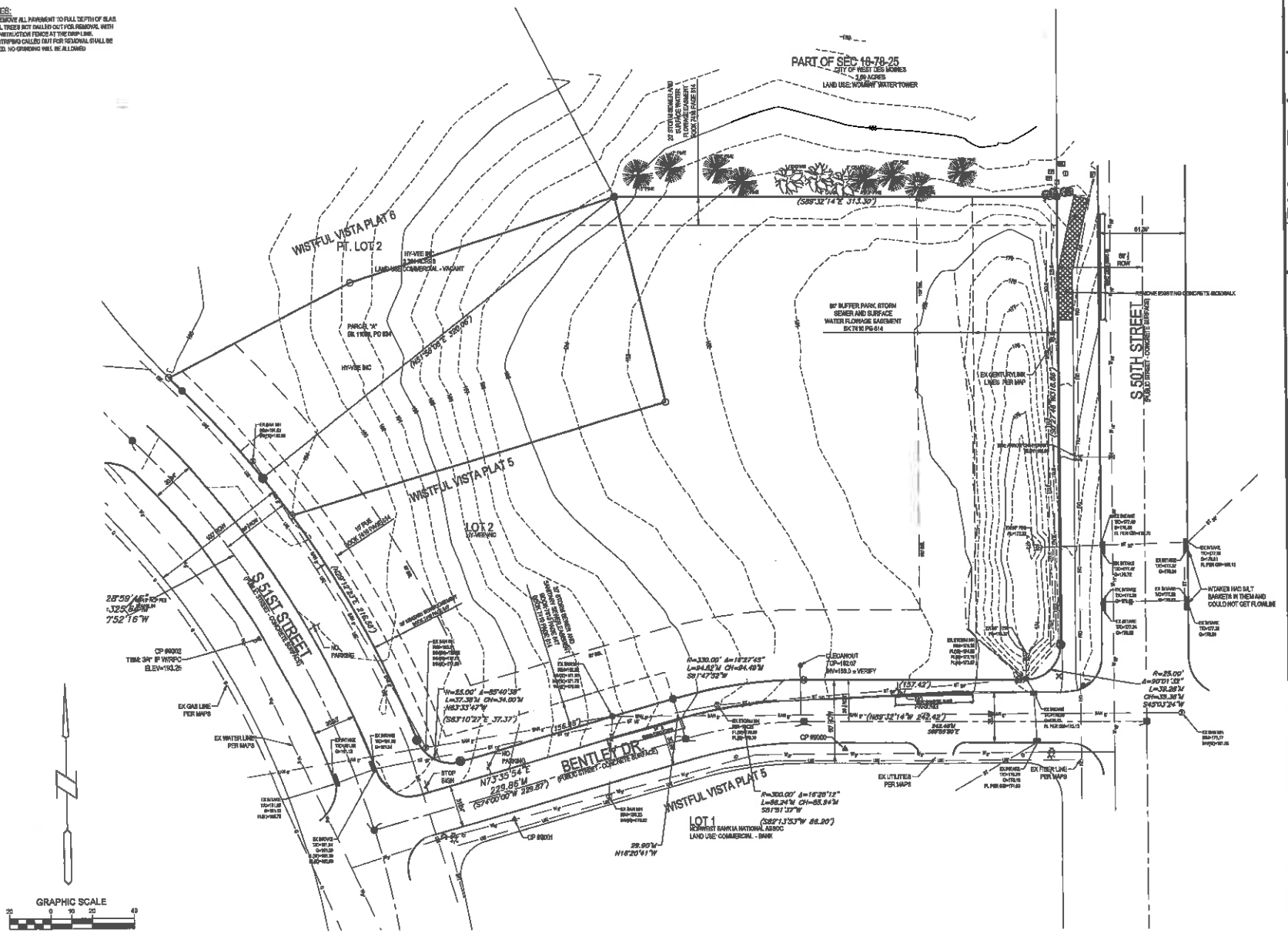
PRELIMINARY- NOT FOR CONSTRUCTION

ATTACHMENT C

PRELIMINARY- NOT FOR CONSTRUCTION

DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED



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DEMO PLAN

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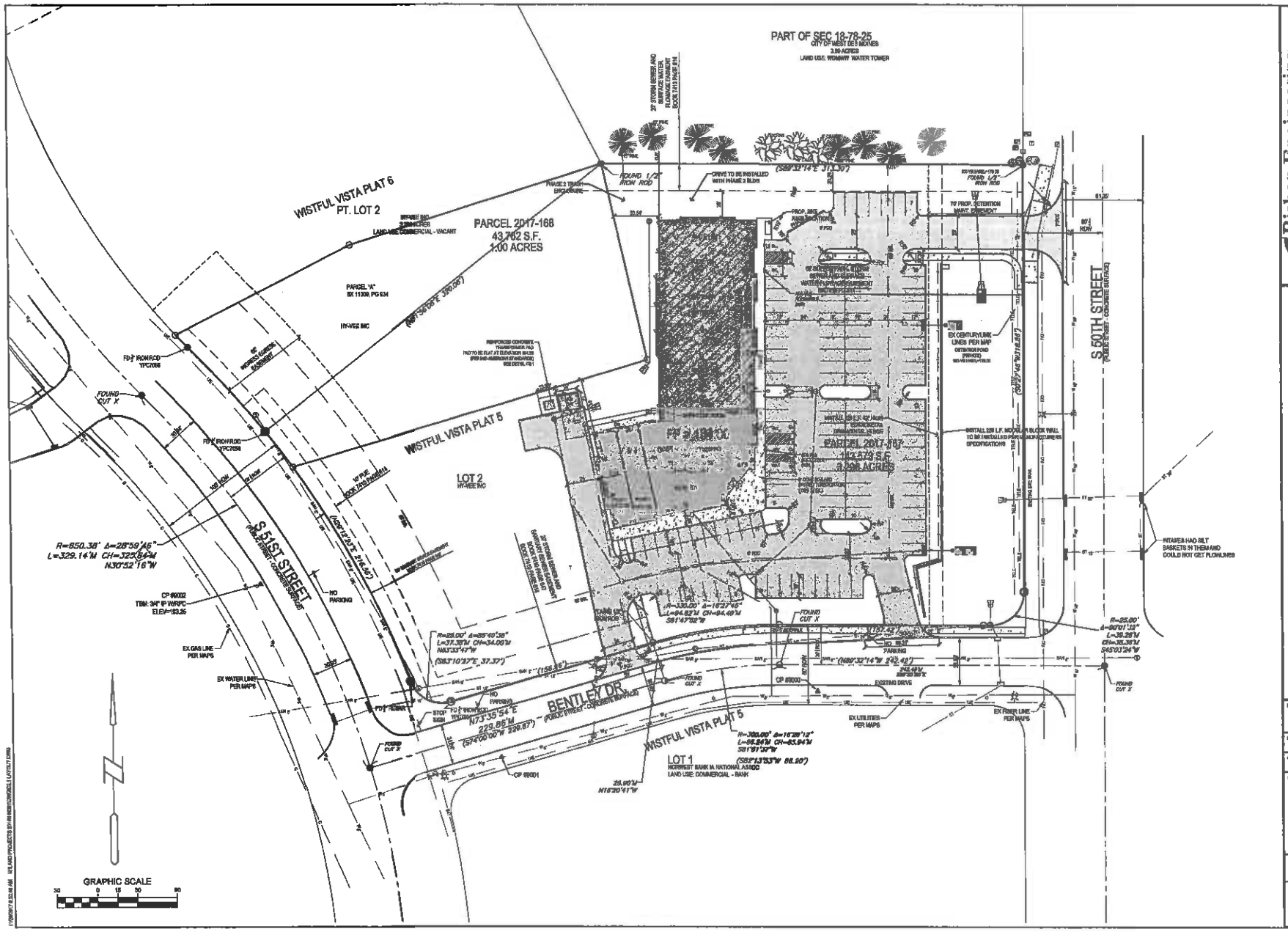
PROJECT NUMBER: 140381

SHEET NUMBER: C1.1

PRELIMINARY- NOT FOR CONSTRUCTION



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LAYOUT PLAN

REFERENCE NUMBER:

DRAWN BY: MDG

CHECKED BY: CJS

REVISION DATE:
9-29-2017
10-5-2017
10-12-2017
11-1-2017
11-28-2017

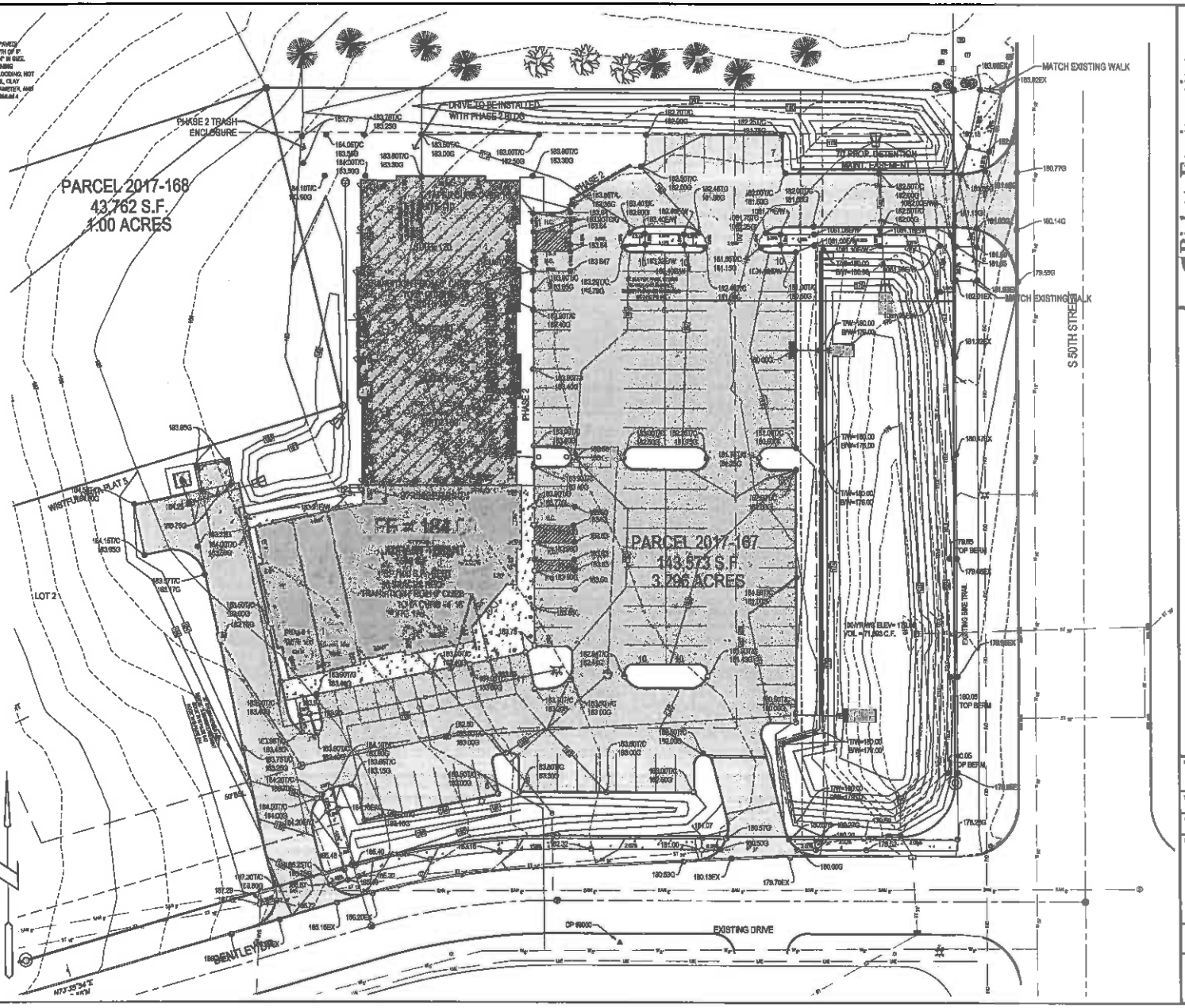
PROJECT NUMBER: 140381

SHEET NUMBER: C2.1

PRELIMINARY- NOT FOR CONSTRUCTION

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL UNSTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 4" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 8".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 2" IN SIZE.
4. TOPSOIL IS DEFINED AS FERTILE, FRIABLE LOAM CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 2 INCH IN DIAMETER, AND FOREIGN MATTER, ACIDITY RANGE (PH) OF 5.8 TO 7.2; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF IOWA'S GENERAL PERMIT NO. 2 ARE MET.



GRADING LEGEND:

EXISTING CONTOUR	100
PROPOSED CONTOUR	100
FINISHED GROUND ELEVATION	100.00
TOP OF CURB ELEVATION	100.00TC
GUTTER ELEVATION	100.00G
TOP OF WALL ELEVATION	100.00TW
BOTTOM OF WALL ELEVATION	100.00BW
EDGE OF WALK ELEVATION	100.00EW
TOP OF BERM ELEVATION	100.00TB
BOTTOM OF STAIR ELEVATION	100.00BS

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GRADES AT THE TOP AND BOTTOM OF THE WALL.

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GRADING PLAN

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9-30-2017
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11-1-2017
11-03-2017

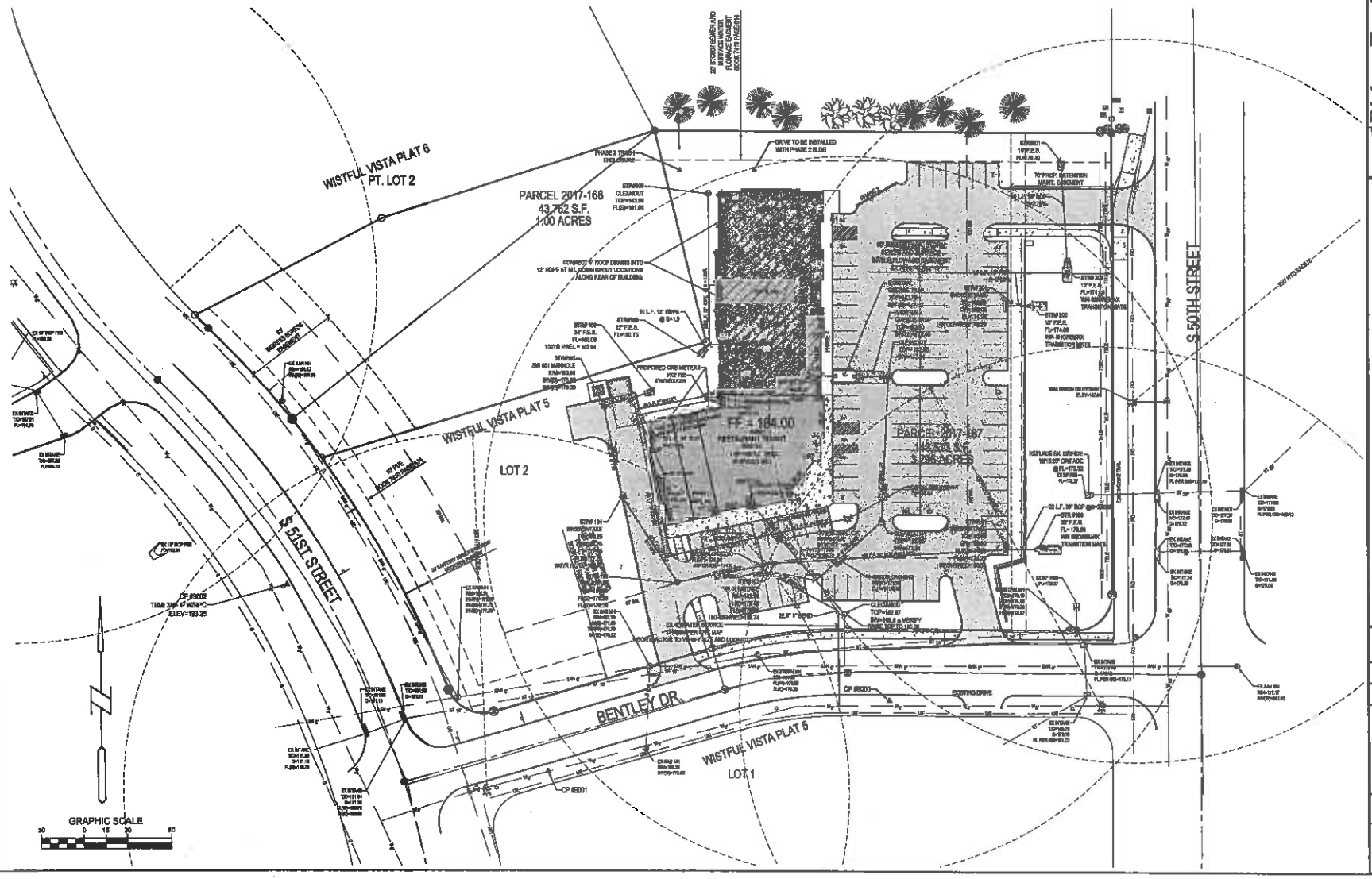
PROJECT NUMBER: 140381

SHEET NUMBER: C3.1

PRELIMINARY- NOT FOR CONSTRUCTION

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL SEWER LINES SHALL HAVE A MINIMUM OF 5.0' OF COVER, UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS H-18 MAY BE EITHER H-18 OR CLASS III RCP.
7. FORCEMAIN PIPE, ASSOCIATED F.E.S. MUST BE HDPE. FOR 14-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.



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UTILITY PLAN

REFERENCE NUMBER

DRAWN BY: MDG

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REVISION DATE:
8-29-2017
10-5-2017
10-12-2017
11-1-2017
11-28-2017

PROJECT NUMBER: 140381

SHEET NUMBER: C4.1

PRELIMINARY- NOT FOR CONSTRUCTION

LANDSCAPE NOTES:

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 3:1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
9. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL REMOVE AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
10. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
11. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
12. ALL EDGING SHALL BE DURAEDGE 1/8" STEEL EDGING - COLOR GREEN, OR APPROVED EQUAL.
13. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
14. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
15. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

GENERAL LANDSCAPE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF PROJECT AREA	190,738.4 SF
REQUIRED OPEN SPACE(25%)	29,484 SF
TOTAL TREES REQUIRED (2/3000 SF OPEN SPACE)	17.8 (18)
TOTAL SHRUBS REQUIRED (2/300 SF OPEN SPACE)	98.5 (97)
GENERAL OPEN SPACE REQUIREMENT	
TOTAL REQUIRED OVERSTORY	
TOTAL REQUIRED EVERGREEN	
TOTAL REQUIRED SHRUBS	
PARKING PERIMETER REQUIREMENTS	
TOTAL LENGTH OF PARKING PERIMETER	100% OPACITY
REQUIRED SHRUBS (3/30 LF)	69 SHRUBS
INTERIOR PARKING LOT REQUIREMENTS	
TREE REQUIREMENTS 1 / FIFT ISLAND 2 / 35 FT ISLAND	
TOTAL TREES REQUIRED	14
REQUIRED OVERSTORY TREES	9 TREES
REQUIRED UNDERSTORY TREES	5 TREES
BUFFER PARK REQUIREMENTS (50TH STREET)	
TOTAL LINEAR FEET	344 LINEFT
TOTAL TREES REQUIRED	19
PROPOSED TREES	19
REQUIRED OVERSTORY TREES	9 TREES
PROPOSED OVERSTORY TREES	9 TREES
REQUIRED EVERGREEN TREES (50%)	4 TREES
PROPOSED EVERGREEN TREES	5 TREES
REQUIRED SHRUBS	38 SHRUBS
PROPOSED SHRUBS	38 SHRUBS

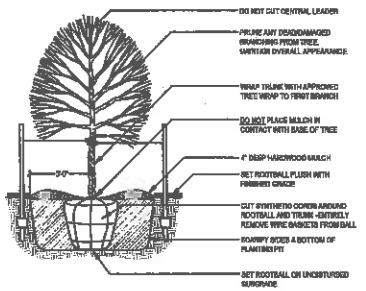
STAKING ORIENTATION

NORTH NORTH

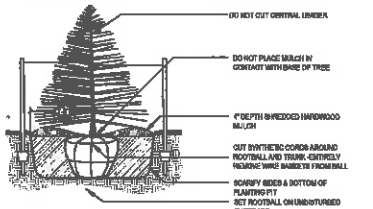
4 STAKES - 2" CAL. & LESS
5 STAKES - GREATER THAN 2" CAL.

USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT.

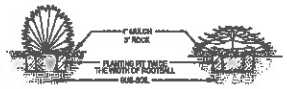
LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.



DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE



EVERGREEN TREE PLANTING (B&B)
SCALE: NOT TO SCALE



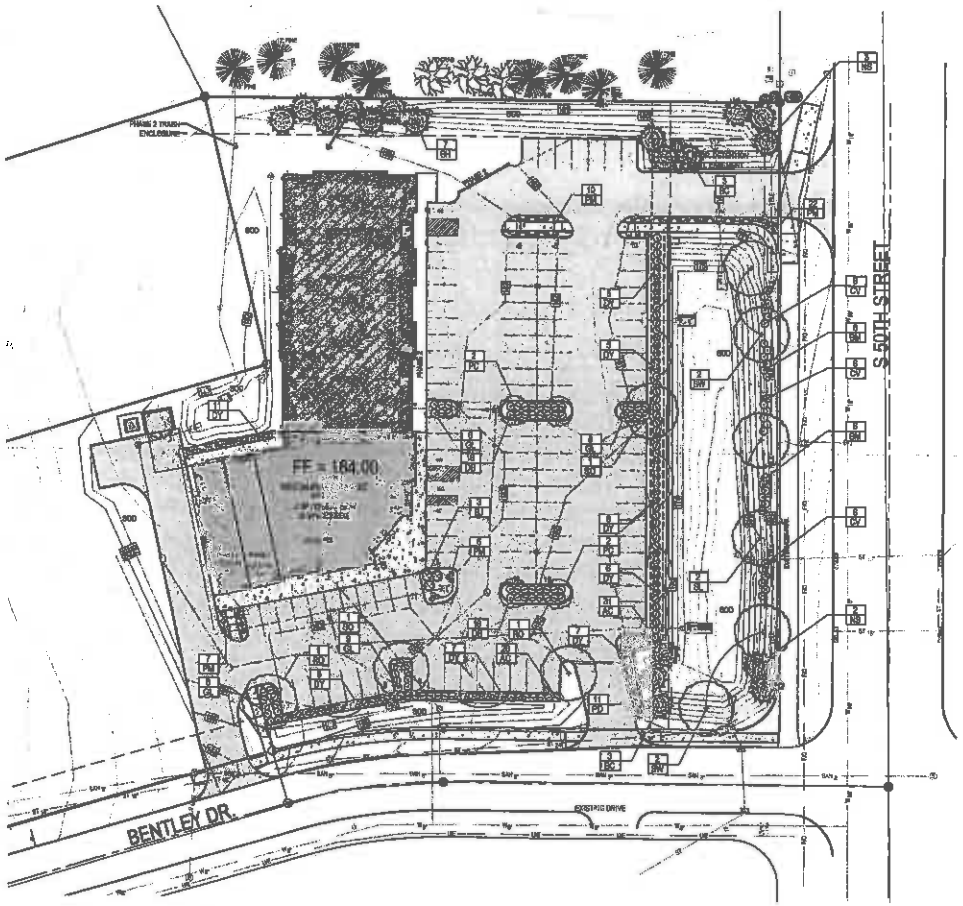
DECIDUOUS SHRUB DETAIL EVERGREEN SHRUB DETAIL

PLANTING ON SLOPES

SHRUB PLANTING (TYP)
SCALE: NOT TO SCALE

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	REMK	NOTES
RO	2	RED OAK	QUERCUS RUBRA	2.5"CAL	B&B	MATCHED SPECIMENS
SO	3	SCARLET OAK	QUERCUS COCCINEA	2.5"CAL	B&B	MATCHED SPECIMENS
BW	4	BURR/MOSS OAK	QUERCUS MACROCARPA	2.5"CAL	B&B	MATCHED SPECIMENS
BL	3	BALSAM HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	2.5"CAL	B&B	MATCHED SPECIMENS
PC	4	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIFIRE'	1.5"CAL	B&B	MATCHED SPECIMENS
BO	5	BALD CYPRESS	TAXODIUM DISTICHUM	8'	B&B	FULL FORM TO GROUND
NS	5	NORWAY SPRUCE	PICEA ABIES	8'	B&B	FULL FORM TO GROUND
EH	7	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	8'	B&B	FULL FORM TO GROUND
NL	31	GROW LO SUMAC	RHUS AROMATICA 'GRO-LOW'	#5	CONT	FULL FORM - MATCHED
AC	60	ALPINE CURRANT	RIBES ALPINUM	#5	CONT	FULL FORM - MATCHED
DY	82	DWARF WEIGELA	FLORIDA 'VARIEGATA'	36"	B&B	FULL FORM - MATCHED
DB	32	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	36"	B&B	FULL FORM - MATCHED
CV	98	COMPACT VIBURNUM	VIBURNUM TRILOBUM 'COMPACTA'	#5	CONT	FULL FORM - MATCHED
BM	73	BLUE MIST PER VIBURNUM	VIBURNUM BODNANTENSE 'DAWN' OR 'BLUE MIST PER'	#5	CONT	FULL FORM - MATCHED
BJ	3	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5	CONT	FULL FORM - MATCHED
PO	11	PRAIRIE ONEFLOWER	OPORDOCHUS HETEROSPERMA	#4	CONT	FULLY ROOTED IN CONTAINER
PW	43	PRINCETON WE DAILY	HOSTA SOCIALIS 'PRINCETON WE'	#1	CONT	FULLY ROOTED IN CONTAINER



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VISTA RETAIL CENTER
650 S. 50TH STREET

LANDSCAPE PLAN

REFERENCE NUMBER:

DRAWN BY: MDG

CHECKED BY: CJB

REVISION DATE:
6-20-2017
10-5-2017
10-13-2017
11-1-2017
11-28-2017

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SHEET NUMBER: C5.1

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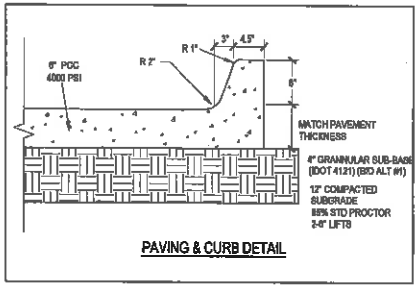
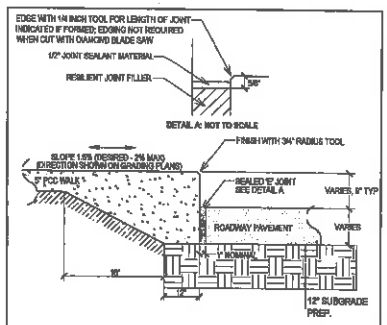
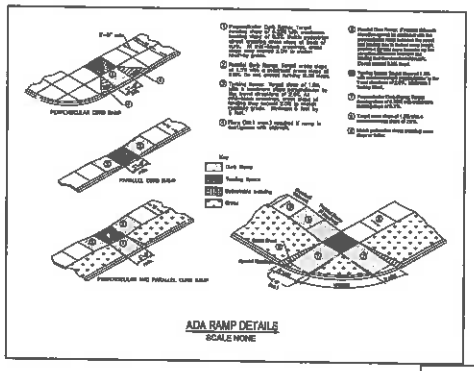


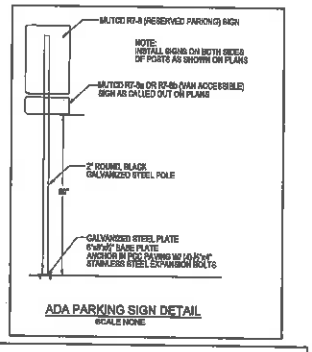
PAVING & CURB DETAIL



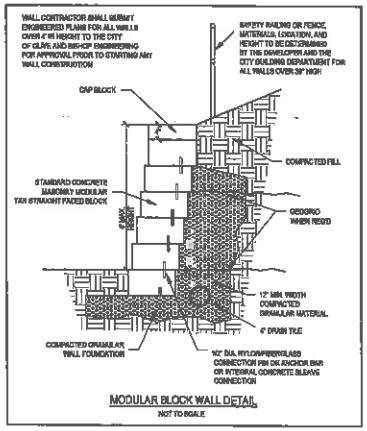
TURNED DOWN WALK DETAIL
SCALE NONE



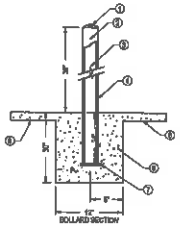
ADA RAMP DETAILS
SCALE NONE



ADA PARKING SIGN DETAIL
SCALE NONE

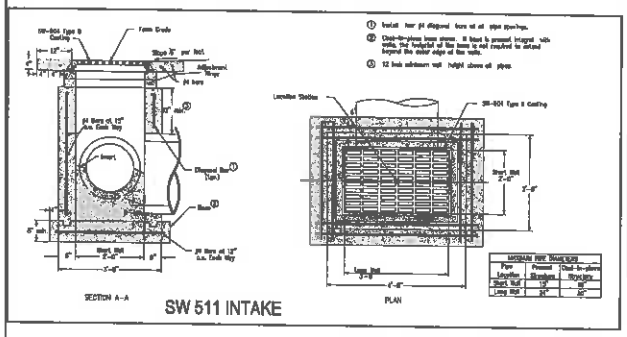


MODULAR BLOCK WALL DETAIL
NOT TO SCALE



1. CONCRETE DOME FINISH
2. USE BASE PAINTING METHODS AND COLOR AS HYDRANT.
3. FILL PIPE WITH CONCRETE.
4. 8 INCH DIAMETER, 36 INCH LONG SCHEDULE 40 GALVANIZED PIPE, 2 FEET EMBEDDED IN CONCRETE.
5. ADJACENT CONCRETE SIDEWALK.
6. 1/4 INCH DIAMETER, 2-1/2 FEET DEEP CURVED BOLTS
7. "X" CONCRETE FOUNDATION, CENTERED ON BOLLARD.
8. 1/4 INCH WELDED CIRCULAR STEEL PLATE, 1/4 INCH UP.
9. ADJACENT CONCRETE HYDRANT PAD.

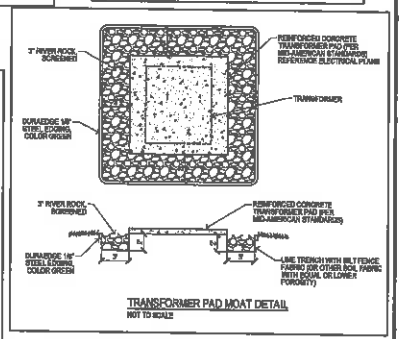
BOLLARD DETAIL
NOT TO SCALE



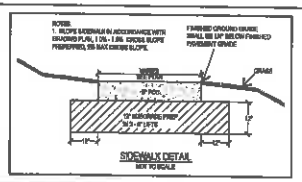
MINIMUM PIPE DIAMETERS		
Pipe Location	Pressed Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

SW 511 INTAKE

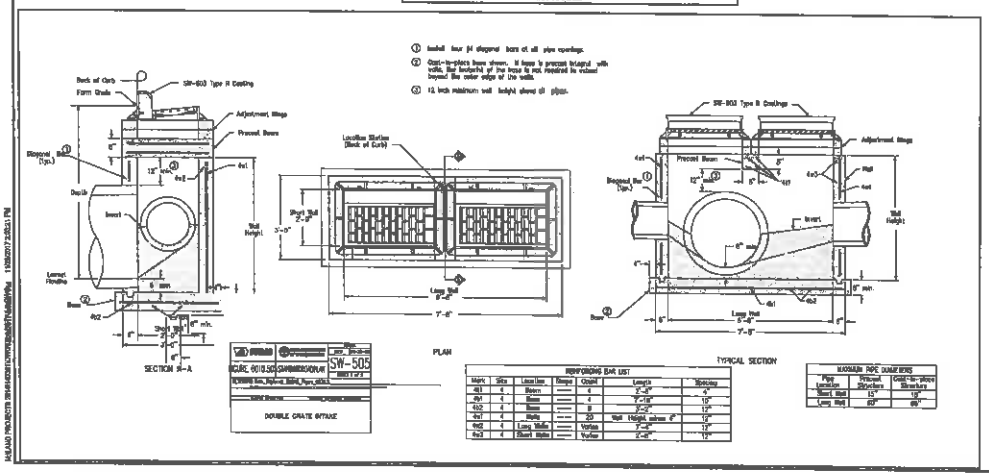
1. Install four #4 diagonal bars at all pipe openings.
2. Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
3. 12 inch minimum wall height above all pipes.



TRANSFORMER PAD MOAT DETAIL
NOT TO SCALE



SIDEWALK DETAIL
NOT TO SCALE

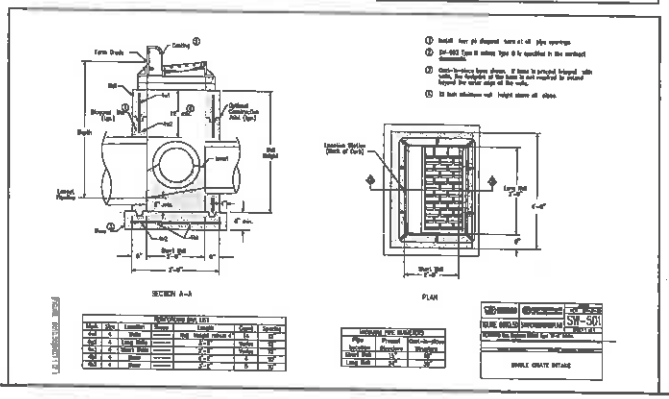


1. Install four #4 diagonal bars at all pipe openings.
2. Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
3. 12 inch minimum wall height above all pipes.

REINFORCING BAR LIST						
Mark	Size	Location	Shape	Quantity	Length	Spacing
#3	4	Beam	—	4	2'-4"	4"
#4	4	Base	—	4	7'-10"	12"
#5	4	Base	—	8	7'-2"	12"
#7	4	Walls	—	20	Wall Height minus 6"	12"
#6	4	Long Walls	—	Varies	7'-4"	12"
#6	4	Short Walls	—	Varies	2'-4"	12"

MINIMUM PIPE DIAMETERS		
Pipe Location	Pressed Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

SW-505
DOUBLE GRATE INTAKE



1. Install four #4 diagonal bars at all pipe openings.
2. SW-503 Type B casting Type B is specified in the contract.
3. Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
4. 12 inch minimum wall height above all pipes.

REINFORCING BAR LIST						
Mark	Size	Location	Shape	Quantity	Length	Spacing
#4	4	Walls	—	20	Wall Height minus 4"	12"
#4	4	Long Walls	—	8	8'-0"	12"
#4	4	Short Walls	—	8	2'-0"	12"
#4	4	Base	—	8	8'-4"	12"
#4	4	Base	—	8	2'-4"	12"

MINIMUM PIPE DIAMETERS		
Pipe Location	Pressed Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

SW-501
SINGLE GRATE INTAKE

Bishop Engineering
"Planning Your Successful Development"
3301 104th Street
Des Moines, Iowa 50322-3825
Phone (515)276-4497 Fax (515)276-6377
Civil Engineering & Land Surveying Established 1999

VISTA RETAIL CENTER
650 S. 50TH STREET

DETAILS SHEET

REFERENCE NUMBER:

DRAWN BY: MCG

CHECKED BY: CJH

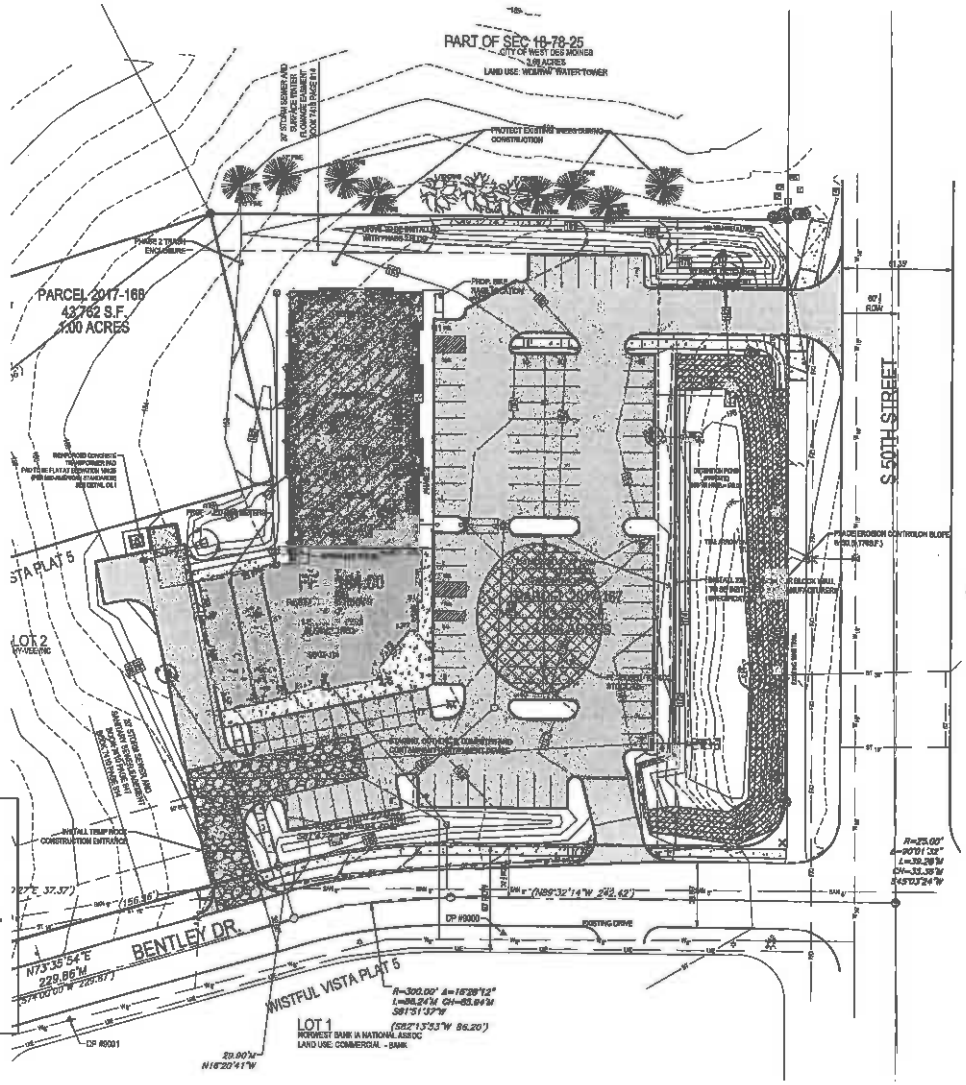
REVISION DATE:
9-29-2017
10-3-2017
10-12-2017
11-1-2017
11-28-2017

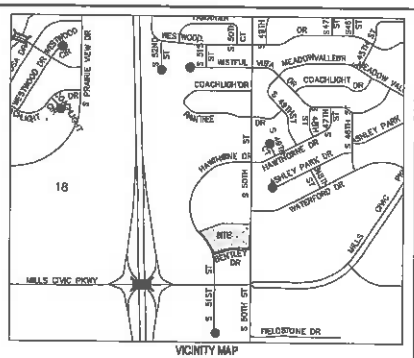
PROJECT NUMBER: 140381

SHEET NUMBER: C6.1

PRELIMINARY- NOT FOR CONSTRUCTION

STORM WATER POLLUTION PREVENTION PLAN





VICINITY MAP
SCALE: 1" = 1,000'

EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL DETAIL 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 GNPD 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.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING MUD AND ROCK OFF ADJACENT STREETS. CONTRACTOR SHALL CLEAN ADJACENT STREETS ON DAILY BASIS IF NECESSARY.

EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

PROPERTY DESCRIPTION:

LOT 2, WESTFUL VISTA PLAT 5, AN OFFICIAL PLAT, NOW LOCATED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 3.89 ACRES MORE OR LESS.

ADDRESS:

5345 BENTLEY DRIVE
WEST DES MOINES, IA 50265

OWNER:

VVI-MEE IND
5500 WATCOM PARKWAY
WEST DES MOINES, IOWA 50266

PREPARED FOR:

ABAN INC
KL ABAN
3500 E. 10TH STREET
AMES, IA 50010
515-292-4691

SITE AREA: 3.89 ACRES

BENCHMARK:

CITY BENCHMARK #604
ELEVATION = 1 00.00
DESCRIPTION: SOUTH 50TH STREET AT THE NORTH ENTRANCE SOUTHRIDGE PARK, 120.0' EAST OF THE EAST BACK OF CURB OF SOUTH 50TH STREET, 20.0' SOUTH OF RIVIVIDGE ROAD.

CITY BENCHMARK #127
ELEVATION = 110.46
DESCRIPTION: SOUTHWEST CORNER OF 50" TRUE AND 8 4"HT HYDRANT, 4.0' SOUTH OF THE EAST-WEST BACK OF WALK AND 4.0' WEST OF THE NORTH-SOUTH BACK OF WALK.

POINT #9002
NORTHING = 596754.24
EASTING = 1699693.27
ELEVATION = 992.95
DESCRIPTION:3/4" IP W/PVD WEST OF S 51ST STREET

TEMPORARY BENCH MARK:
NORTHING = 596461.40
EASTING = 1699235.49
ELEVATION = 982.00
DESCRIPTION: ARROW ON HYDRANT EAST SIDE OF PROPERTY

LEGEND:

- 120 — EXISTING CONTOUR
- 120 — PROPOSED CONTOUR
- SF — SILT FENCE
- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- FO — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- A/C CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC VAULT
- CABLE TV RISER
- SIGN

GRAPHIC SCALE
30 0 15 30 60

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

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.

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3635
Phone: (515)276-4467 Fax: (515)276-0237
Civil Engineering & Land Surveying Established 1999

VISTA RETAIL CENTER
650 S. 50TH STREET

SWPPP

REFERENCE NUMBER:

DRAWN BY: MDG

CHECKED BY: CJR

REVISION DATE:
8-29-2017
10-6-2017
10-13-2017
11-1-2017
11-28-2017

PROJECT NUMBER: 140381

SHEET NUMBER: C7.1

EXHIBIT II

Prepared by: K Tragesser 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, APPROVING THE PHASED SITE PLAN (SP-003631-2017) TO CONSTRUCT FOOTINGS AND FOUNDATIONS AND INSTALL PRIVATE UTILITIES AT 605 S 50th STREET FOR A MULTI-TENANT COMMERCIAL CENTER

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, Mian, Inc., in cooperation with the property owner, Hy Vee Inc., requests approval for a phase site plan approval to construct footings, foundations, and private utilities on property locally known as 605 S 50th St and legally described as:

Legal Description of Property

Lot 2, Wistful Vista Plat 5, an official plat now in and forming a part of the City of West Des Moines, Polk County, Iowa and Parcel A of Lot 2, Wistful Vista Plat 6 as recorded in Book 11009, Page 934 of the Polk County Recorder office. Said tract of land contains 4.30 acres more or less.

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 December 4, 2017, the Plan and Zoning Commission recommend to the City Council approval of the Phased Site Plan for footings, foundations, and utility construction only; and

WHEREAS, on December 11, 2017, this City Council held a duly-noticed meeting to consider the application for a Phased Site Plan for footings, foundations and private utilities;

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

SECTION 1. The findings, for approval, in the staff report for the phased site plan for footings, foundations, and utilities, or as amended orally at the City Council meeting on this date, are adopted.

SECTION 2. The Phased Site Plan (SP-003631-2017) for footings, foundations, and private utilities is approved, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on December 11, 2017.

_____
Steven Gaer, Mayor

ATTEST:

_____

Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The applicant acknowledging and agreeing that this approval is for underground utility, footing and foundation work only.
2. The applicant agreeing that any utility work and footing and foundation work done prior to approval of the full site plan is at their own risk, and that final building and site design will need to comply with any changes that are deemed necessary as part of that approval.
3. The applicant continuing to work with staff on outstanding building and site design elements.
   In order to reduce confusion with the existing commercial development of Vista Center, the applicant shall revise the development name to allow the two centers to be easily differentiated by patrons.