CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: December 27, 2017

ITEM: AFM Bentley Center (f/k/a Vista Retail Center at 605 S. 50th Street), 5045 Bentley Drive - Construction of a 17,000 sq. ft. Retail Building - Mian, Inc. – SP-003631-2017

RESOLUTION: Approval of a Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Chuck Bishop, Bishop Engineering, representing Mian Inc. with permission from Hy Vee Inc. is requesting approval of a site plan for property located at 5045 Bentley Drive (see Exhibit I - Attachment B – Location Map and Attachment C – Site Plan and Attachment D - Elevations) to construct 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.

Plan and Zoning Commission Action:
Vote: 6-0 approval, Commissioner Brown absent
Date: December 18, 2017
Motion: Adopt a resolution recommending the City Council approve the 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 (October 2, 2017)*
- Staff Review and Comments
  - *Materials*
- 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 the Site Plan for the construction of a 17,000 sq. ft. retail building at 5045 Bentley Drive, subject to the applicant meeting all City Code requirements and the following:

1. The color and materials specification need to be added to the plans and elevations, prior to receiving a building permit for above ground construction.

Lead Staff Member: Kara Tragesser, AICP Kara

STAFF REVIEWS

Department Director	JK
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
- Attachment D - Building Elevations

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 18, 2017

Item: AFM Bentley Center (FNA Vista Retail Center), 5045 Bentley Drive – Construction of a 17,000 sq. ft. retail building – Mian Inc. – SP-003631-2017

Requested Action: Approval of a Site Plan

Case Advisor: Kara V. Tragesser, AICP Kara

Applicant's Request: Chuck Bishop, Bishop Engineering, representing Mian Inc. with permission from Hy Vee Inc. is requesting approval of a site plan for property located at 5045 Bentley Drive (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. The first construction will be for 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 based upon demand for the space.

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. A phased site plan was approved by the City Council on December 11, 2017, for footing and foundations as there still were outstanding comments on the site plan and architecture for the building.

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:

- *Materials:* Staff has been working with the project architect to finalize the color of materials to be used on the project. Staff supports the building elevation drawings, materials choices and coloring of the elevation, and is waiting on the final color specifications to be added to the plans.

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;

1. The color and materials specifications need to be added to the plans and elevations, prior to receiving a building permit for above ground construction.

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	-	Site Plan
Attachment D	-	Building Elevations

ATTACHMENT A

RESOLUTION NO. PZC-17-116

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING A SITE PLAN FOR AFM BENTLEY CENTER (FNA VISTA RETAIL CENTER) FOR THE CONSTRUCTION OF A 17,000 SQUARE FOOT RETAIL CENTER AT 5045 BENTLEY DRIVE

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 5045 Bentley Drive 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 18, 2017, this Commission held a duly-noticed meeting to consider the application for approval of the site plan for the AFM Bentley 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 18, 2017, or as amended orally at the Plan and Zoning Commission meeting of December 18, 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 18, 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 18, 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 18, 2017, by the following vote:

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

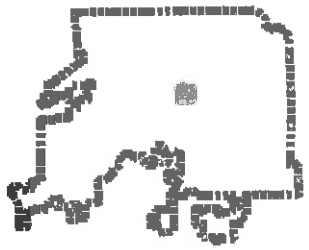
ATTEST:

Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. The final color specifications need to be added to the plans or elevations, prior to receiving a building permit for above ground construction.

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

© 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

ATTACHMENT B

AFM BENTLEY 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 2, WESTFULL VISTA PLAT 5, 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 4 AS RECORDED IN BOOK 11600, PAGE 834 OF POLK COUNTY RECORDERS.

SAID TRACT OF LAND CONTAINS 4.30 ACRES MORE OR LESS.

ADDRESS:
5045 BENTLEY DRIVE
WEST DES MOINES, IA 50266

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

PREPARED FOR:
MAN INC
KL MAN
2575 E. 13TH STREET
AMES, IA 50010
515-292-[illegible]

ZONING:
WESTFULL VISTA PLANNED UNIT DEVELOPMENT, SUPPORT COMMERCIAL
SETBACKS : FRONT -50'

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

PARKING REQUIREMENTS:
1 SPACE/225 S.F. RETAIL
12,220 S.F / 225 = 55 SPACES
1 SPACE/100 S.F. RESTAURANT
5375 / 100 = 54 SPACES
TOTAL REQUIRED = 109 SPACES
PARKING PROVIDED = 117 SPACES (INCL 5 HC)

OPEN SPACE REQUIREMENTS:
PROPOSED LOT 1
OPEN SPACE REQUIRED - 25% = 35,993 S.F. (LOT 1)
OPEN SPACE PROVIDED Lot 1 = 50,743 S.F. (35.24%)

IMPERVIOUS SURFACE:
BUILDING = 17,093 s.f.
PAVING & SIDEWALK = 55,837 S.F.

BENCHMARK:
CITY BENCHMARK #084
ELEVATION = 110.81
DESCRIPTION: SOUTH 35TH STREET AT THE NORTH ENTRANCE SOUTHWOODS PARK, 128.5' EAST OF THE EAST BACK OF CURB OF SOUTH 35TH STREET, 25.5' SOUTH OF ENTRANCE ROAD.

CITY BENCHMARK #137
ELEVATION = 119.40
DESCRIPTION: SOUTHWEST CORNER OF EP TRUE AND S 41ST STREET, 4.5' SOUTH OF THE EAST-WEST BACK OF WALK AND 4.5' WEST OF THE NORTH-SOUTH BACK OF WALK.

POINT #9002
NORTHING = 580754.24
EASTING = 1605558.27
ELEVATION = 153.26
DESCRIPTION 3/4" IP W/RPC WEST OF S 51ST STREET

TEMPORARY BENCH MARK:
NORTHING = 580731.40
EASTING = 1590235.40
ELEVATION = 152.98
DESCRIPTION: ARROW ON HYDRANT EAST SIDE OF PROPERT

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 PLANEL(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 SF-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 D-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
811

UTILITY NOTE:
THE LOCATION 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 1297,64-1998. 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 6-3-2017. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

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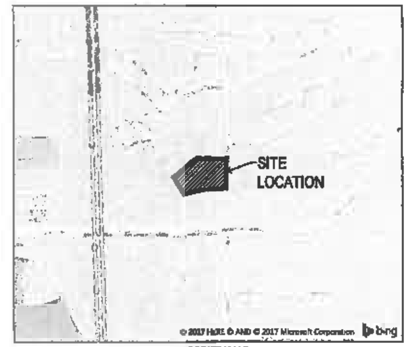

VICINITY MAP
SCALE: 1" = 1,000'

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 3/4" IRON PIPE WITH YELLOW PLASTIC CAP # 11055
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 FLOWLINE
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
PAGES OR SHEETS COVERED BY THIS SEAL: ______________

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AFM BENTLEY CENTER
5045 BENTLY DRIVE

COVER SHEET

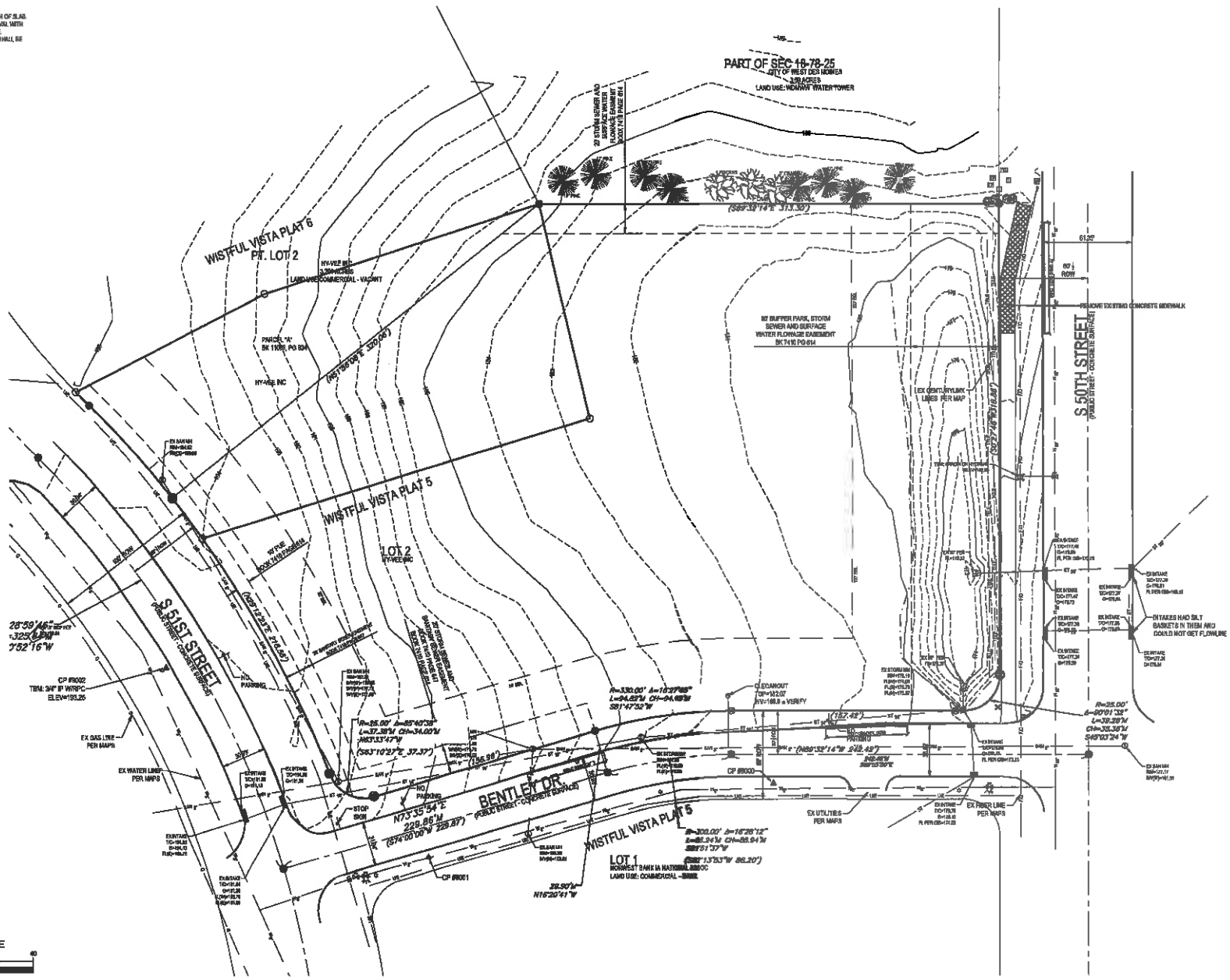
REFERENCE NUMBER:
DRAWN BY: MDC
CHECKED BY: CJB
REVISION DATE:
8-29-2017
10-5-2017
10-12-2017
11-1-2017
11-28-2017
12-8-2017

PROJECT NUMBER: 140381
SHEET NUMBER: C0.1

ATTACHMENT C

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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AFM BENTLEY CENTER
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DEMO PLAN

REFERENCE NUMBER:

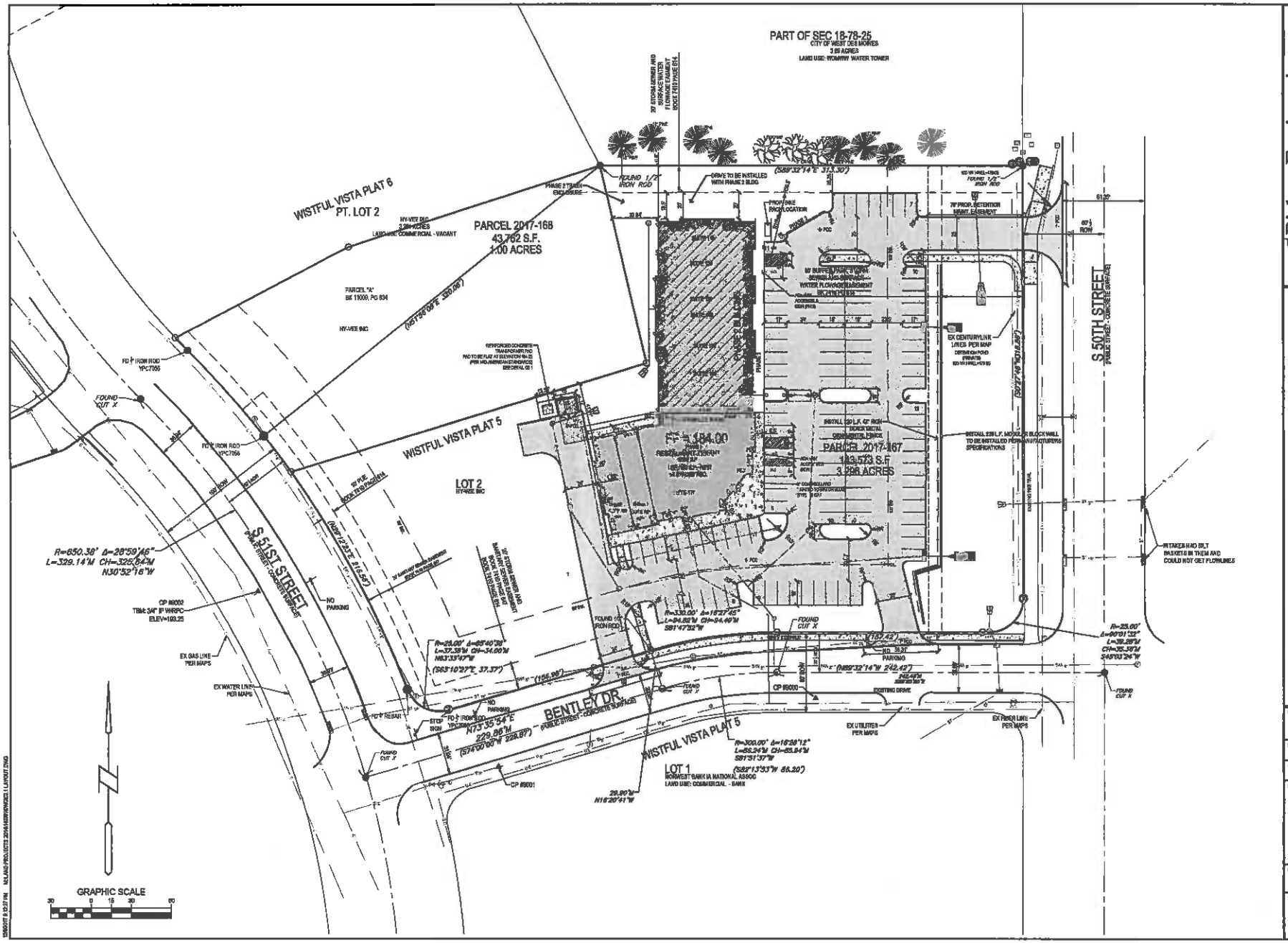
DRAWN BY: MDG

CHECKED BY: CJB

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

PROJECT NUMBER: 140381

SHEET NUMBER: C1.1


PART OF SEC 18-78-25
CITY OF WEST DES MOINES
3.88 ACRES
LAND USE: WOMMY WATER TOWER
WISTFUL VISTA PLAT 6
PT. LOT 2
PARCEL 2017-168
43,762 S.F.
1.00 ACRES
WISTFUL VISTA PLAT 5
LOT 2
HY-VEE INC
S 51ST STREET
S 50TH STREET
BENTLEY DR
PARCEL 2017-167
133,573 S.F.
3.066 ACRES
FF = 1,184.00
LOT 1
NORWEST BANK IA NATIONAL ASSOC
LAND USE: COMMERCIAL - BANK
GRAPHIC SCALE
Bishop Engineering
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3501 104th Street
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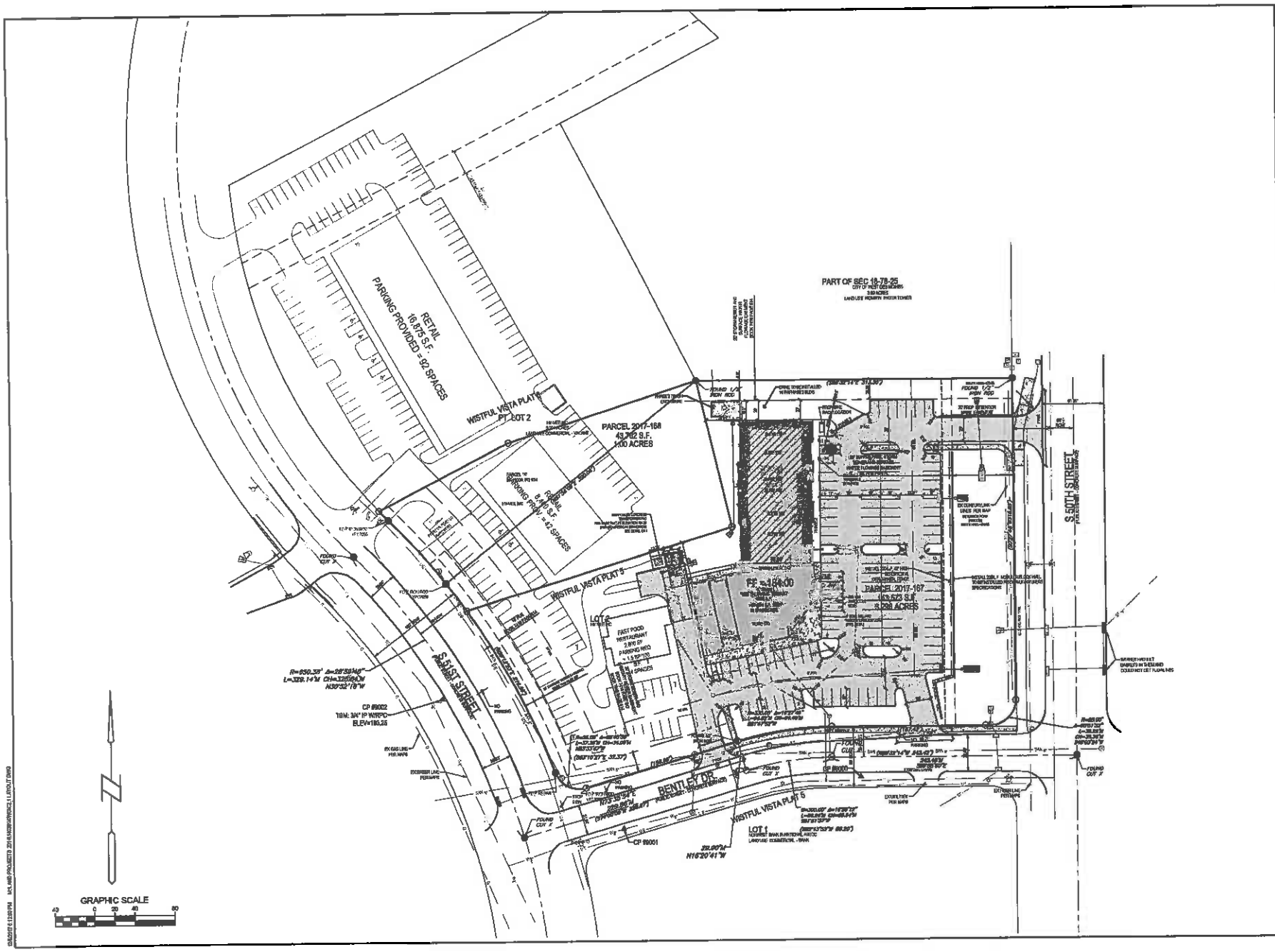
Civil Engineering & Land Surveying Established 1959
AFM BENTLEY CENTER
5045 BENTLY DRIVE
LAYOUT PLAN
DRAWN BY: MDG
CHECKED BY: CJB
REVISION DATE:
8-29-2017
10-5-2017
10-12-2017
11-1-2017
11-28-2017
12-8-2017
PROJECT NUMBER: 140381
SHEET NUMBER: C2.1



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AFM BENTLEY CENTER
5045 BENTLY DRIVE
MASTER PLAN

REFERENCE NUMBER:

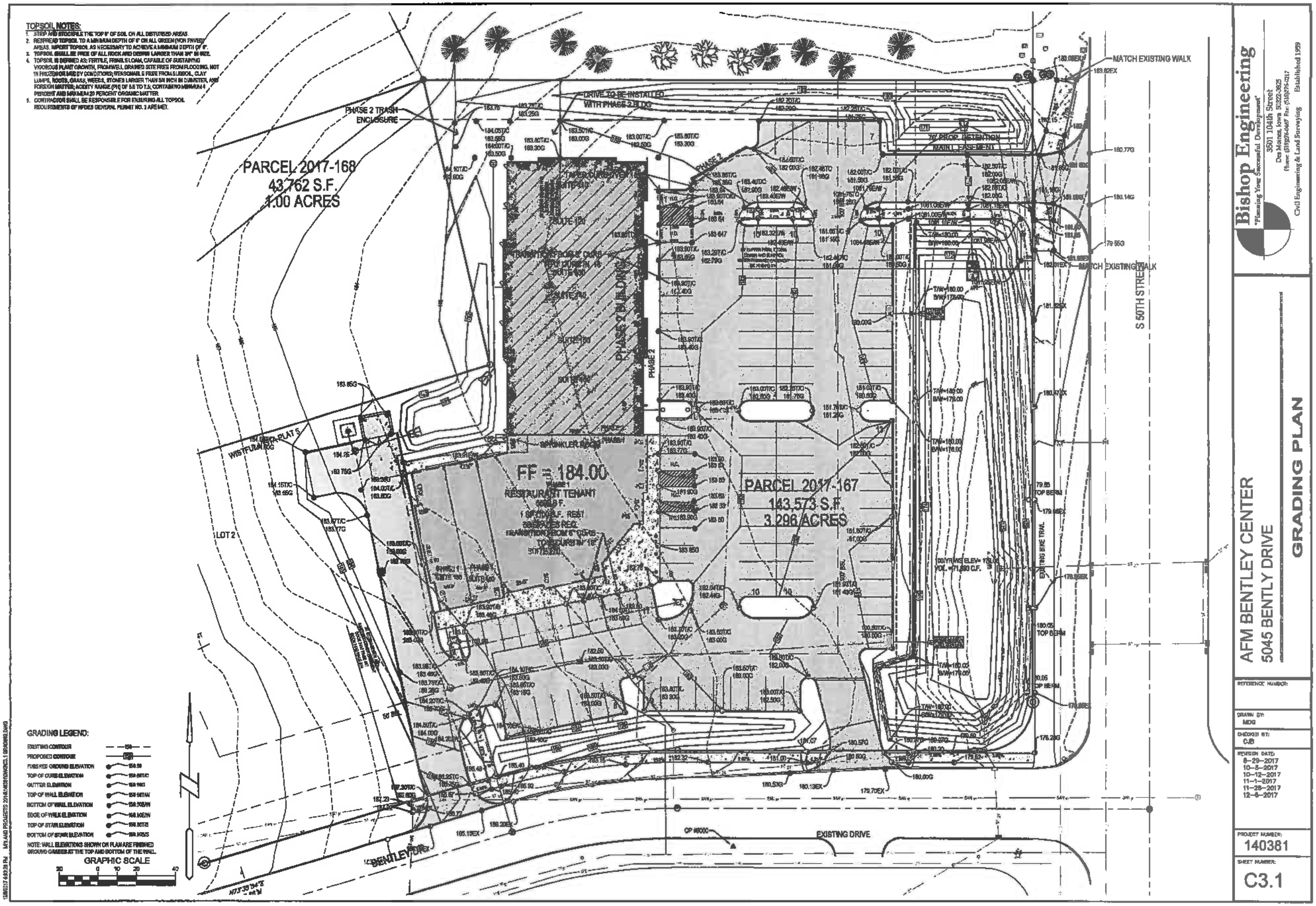
DRAWN BY: MDG

CHECKED BY: CJB

REVISION DATE:
8-29-2017
10-3-2017
10-12-2017
11-1-2017
11-28-2017
12-8-2017

PROJECT NUMBER: 140381

SHEET NUMBER: C2.2



GRADING PLAN
AFM BENTLEY CENTER
5045 BENTLY DRIVE
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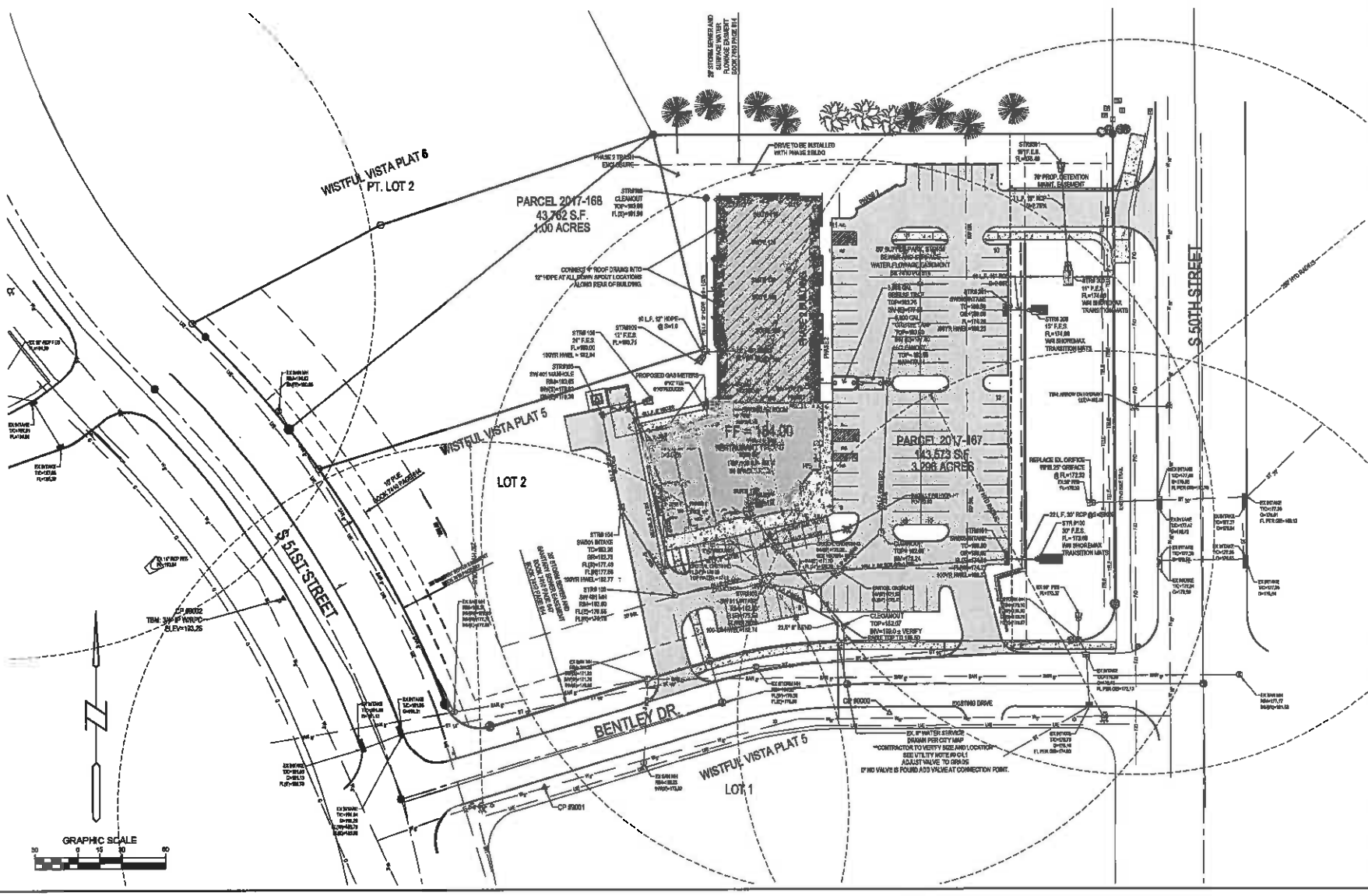
REVISION DATE: 8-29-2017, 10-5-2017, 10-12-2017, 11-1-2017, 11-28-2017, 12-8-2017
PROJECT NUMBER: 140381
SHEET NUMBER: C3.1
PARCEL 2017-167
143,573 S.F.
3.296 ACRES
PARCEL 2017-168
43,762 S.F.
1.00 ACRES
FF = 184.00
RESTAURANT TENANT
PHASE 2 BUILDING
PHASE 2 TRASH ENCLOSURE
DRIVE TO BE INSTALLED WITH PHASE 2 BLDG
MATCH EXISTING WALK
S 50TH STREET
EXISTING DRIVE
EXISTING BIKE TRAIL
BENTLEY DR
LOT 2
GRADING LEGEND:
EXISTING CONTOUR
PROPOSED CONTOUR
FINISHED GROUND ELEVATION
TOP OF CURB ELEVATION
GUTTER ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
EDGE OF WALK ELEVATION
TOP OF STAIR ELEVATION
BOTTOM OF STAIR ELEVATION
NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.
GRAPHIC SCALE
TOPSOIL NOTES:

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE
2. ALL WATERLINES SHALL HAVE A MINIMUM OF 6.5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS ARE SHOWN OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER SHOWN OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER SHOWN OUT AS H-12 MAY BE EITHER H-13 OR CLASS III RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP, FOR N-13 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.
9. FIND AND [illegible] TO GRADE THE EXISTING WATER VALVE ON THE WATER SERVICE OR IF VALVE CANNOT BE FOUND, ADD VALVE AT THE CONNECTION POINT.



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5045 BENTLY DRIVE
UTILITY PLAN

REFERENCE NUMBER:

DRAWN BY: MDG

CHECKED BY: CJB

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10-3-2017
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11-1-2017
11-28-2017
12-8-2017

PROJECT NUMBER: 140381

SHEET NUMBER: C4.1

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 CONTRACTOR'S 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 CONTRACTOR'S 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 ADJUST 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	169,736.4 SF
REQUIRED OPEN SPACE(25%)	38,441 SF
TOTAL TREES REQUIRED (1 / 3000 SF OPEN SPACE)	12.8 (13)
TOTAL SHRUBS REQUIRED (2 / 3000 SF OPEN SPACE)	25.5 (27)
GENERAL OPEN SPACE REQUIREMENT	
TOTAL REQUIRED OVERSTORY	12
TOTAL REQUIRED EVERGREEN	8
TOTAL REQUIRED SHRUBS	27
PARKING PERIMETER REQUIREMENTS	
TOTAL LENGTH OF PARKING PERIMETER	1895
REQUIRED SHRUBS (2 / 30 LF)	80 SHRUBS
INTERIOR PARKING LOT REQUIREMENTS	
TREE REQUIREMENTS 1 / FIFTH ISLAND 5 / 39 FT ISLAND	
TOTAL TREES REQUIRED	14
REQUIRED OVERSTORY TREES	8 TREES
REQUIRED UNDERSTORY TREES	6 TREES
BUFFER PARK REQUIREMENTS (50TH STREET)	
TOTAL LINEAR FEET	344 LIN FT
TOTAL TREES REQUIRED	19
PROPOSED TREES	19
REQUIRED OVERSTORY TREES	8 TREES
PROPOSED OVERSTORY TREES	8 TREES
REQUIRED EVERGREEN TREES (20%)	4 TREES
PROPOSED EVERGREEN TREES	8 TREES
REQUIRED SHRUBS	30 SHRUBS
PROPOSED SHRUBS	30 SHRUBS

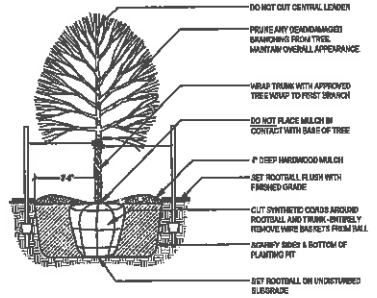
STAKING ORIENTATION

NORTH NORTH

2 STAKES - 2" CAL. & LESS
3 STAKES - GREATER THAN 2" CAL.

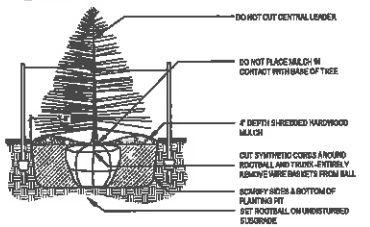
USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT.

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



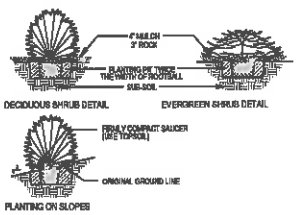
DECIDUOUS TREE PLANTING (TYP.)

SCALE: NOT TO SCALE



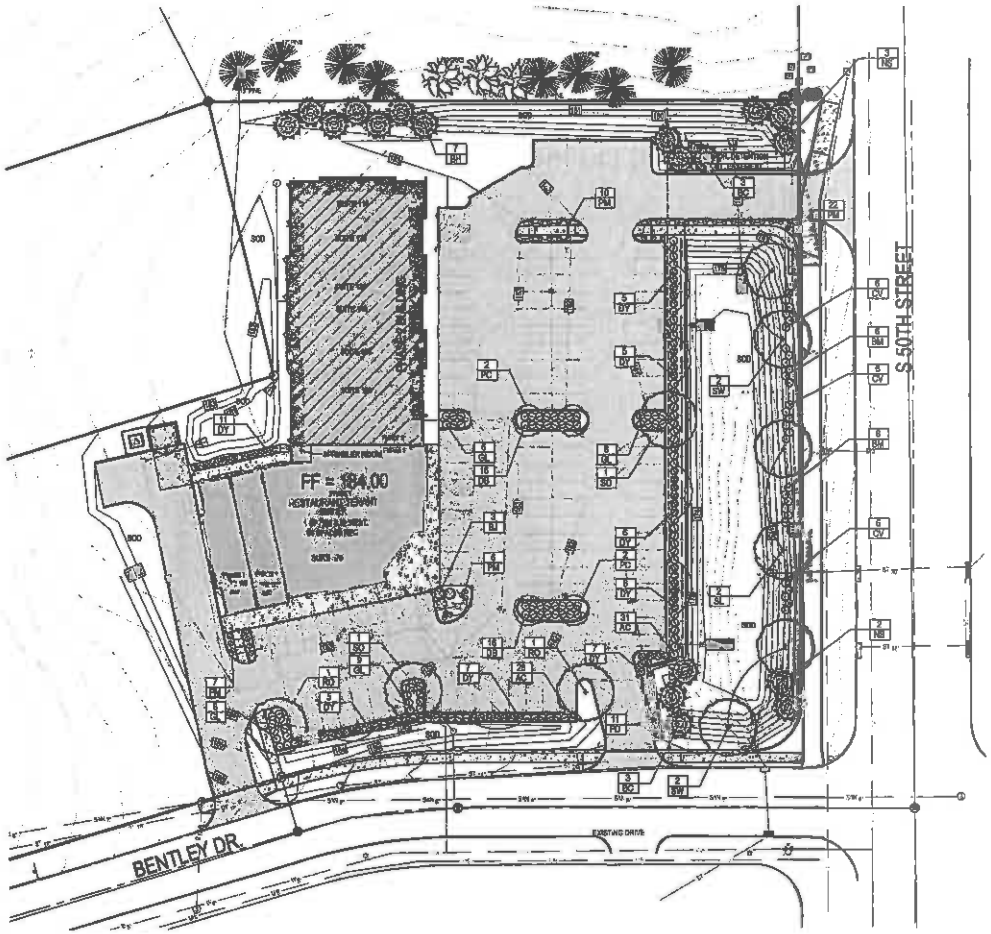
EVERGREEN TREE PLANTING (B&B)

SCALE: NOT TO SCALE



SHRUB PLANTING (TYP)

SCALE: NOT TO SCALE



PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
RO	2	RED OAK	QUERCUS RUBRA	2.5" CAL	B&B	MATCHED SPECIMENS
SO	2	SCARLET OAK	QUERCUS COCCINEA	2.5" CAL	B&B	MATCHED SPECIMENS
SW	4	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL	B&B	MATCHED SPECIMENS
GL	2	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	2.5" CAL	B&B	MATCHED SPECIMENS
PC	4	PURPLE FRUIT CRABAPPLE	MALUS PRUNIFOLIA	2.5" CAL	B&B	MATCHED SPECIMENS
TC	8	BALD CYPRESS	TAXODIUM DISTICHUM	6'	B&B	FULL FORM TO GROUND
NS	6	NORWAY SPRUCE	PICEA ABIES	6'	B&B	FULL FORM TO GROUND
BH	7	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6'	B&B	FULL FORM TO GROUND
GL	31	GROW LO SUMAC	RHUS AROMATICA 'GRO-LOW'	36"	CONT	FULL FORM - MATCHED
AC	16	"ALPINE CURRANT"	RIBES ALPINUM	48"	CONT	FULL FORM - MATCHED
DY	52	"DENSIFORM YEW"	TAXUS MEDIA 'DENSIFORMIS'	24"	B&B	FULL FORM - MATCHED
DB	22	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	24"	B&B	FULL FORM - MATCHED
DV	18	COMPACT VIBURNUM	VIBURNUM TRILOBUM 'COMPACTUM'	36"	CONT	FULL FORM - MATCHED
BM	13	BLUE MUFFIN VIBURNUM	VIBURNUM DENTATUM CHRISTAM 'BLUE MUFFIN'	36"	CONT	FULL FORM - MATCHED
SJ	3	BLUE GHOST JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	48"	CONT	FULL FORM - MATCHED
PG	17	PURPLE GROSSES	SPOROBOLUS HETEROLEPIS	#1	CONT	FULLY ROOTED IN CONTAINER
PM	48	PANICUM VERGALLY	PANICUM VIRGATUM X 'VERGONNIS'	#1	CONT	FULLY ROOTED IN CONTAINER

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AFM BENTLEY CENTER
5045 BENTLY DRIVE

LANDSCAPE PLAN

REFERENCE NUMBER:

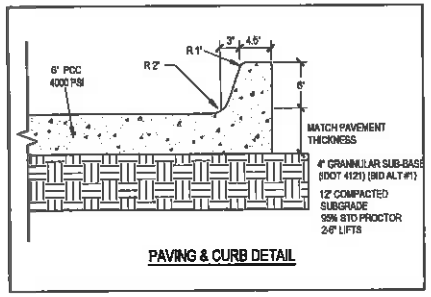
DRAWN BY: MDG
CHECKED BY: CJB

REVISION DATES:
8-29-2017
10-3-2017
10-12-2017
11-1-2017
11-28-2017
12-8-2017

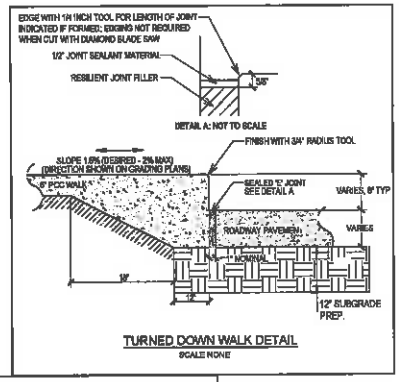
PROJECT NUMBER: 140381

SHEET NUMBER: C5.1

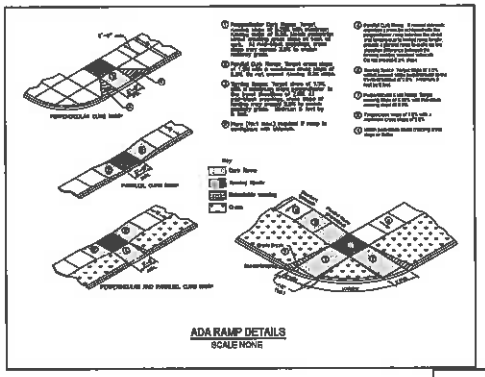
C:\BISHOP PROJECTS 2014\140381\DWG\C5.1 LANDSCAPE.DWG 12/08/2017 8:42:57 PM MDG



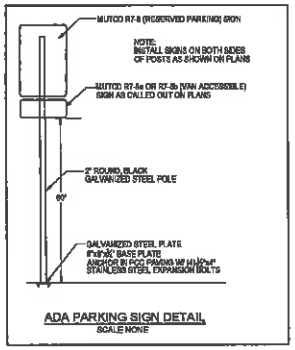
PAVING & CURB DETAIL



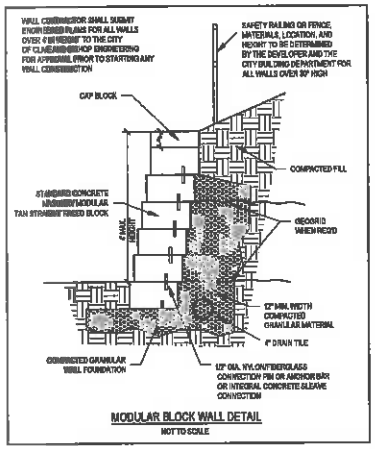
TURNED DOWN WALK DETAIL
SCALE NONE



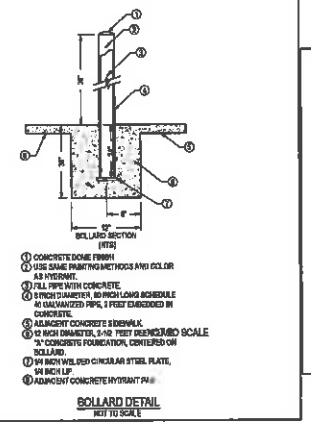
ADA RAMP DETAILS
SCALE NONE



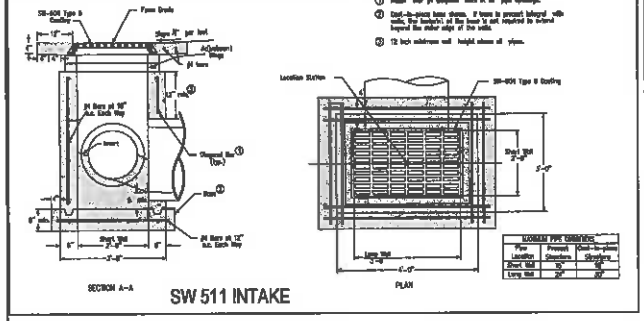
ADA PARKING SIGN DETAIL
SCALE NONE



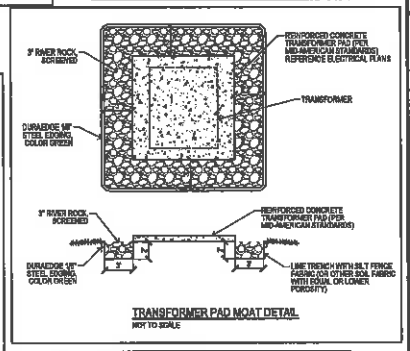
MODULAR BLOCK WALL DETAIL
NOT TO SCALE



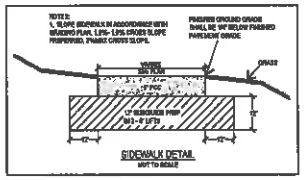
BOLLARD DETAIL
NOT TO SCALE



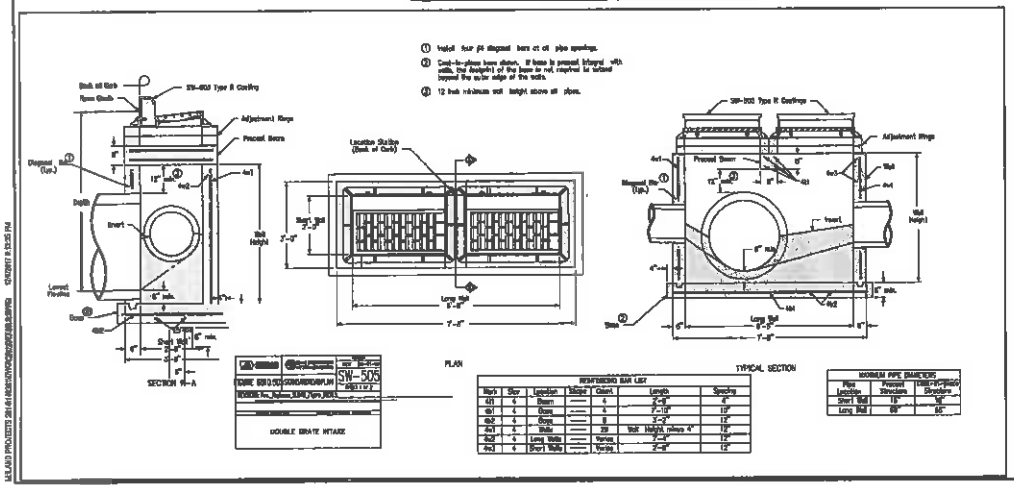
SW 511 INTAKE

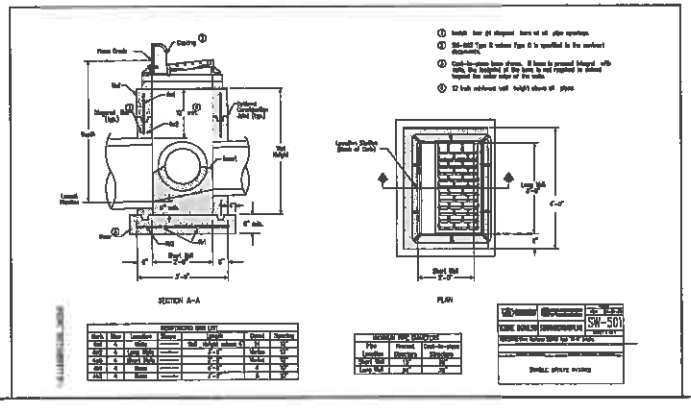


TRANSFORMER PAD MOAT DETAIL
NOT TO SCALE



SIDEWALK DETAIL
NOT TO SCALE





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Established 1999

AFM BENTLEY CENTER
5045 BENTLY DRIVE

DETAILS SHEET

REFERENCE NUMBER:

DRAWN BY: MDG

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8-29-2017
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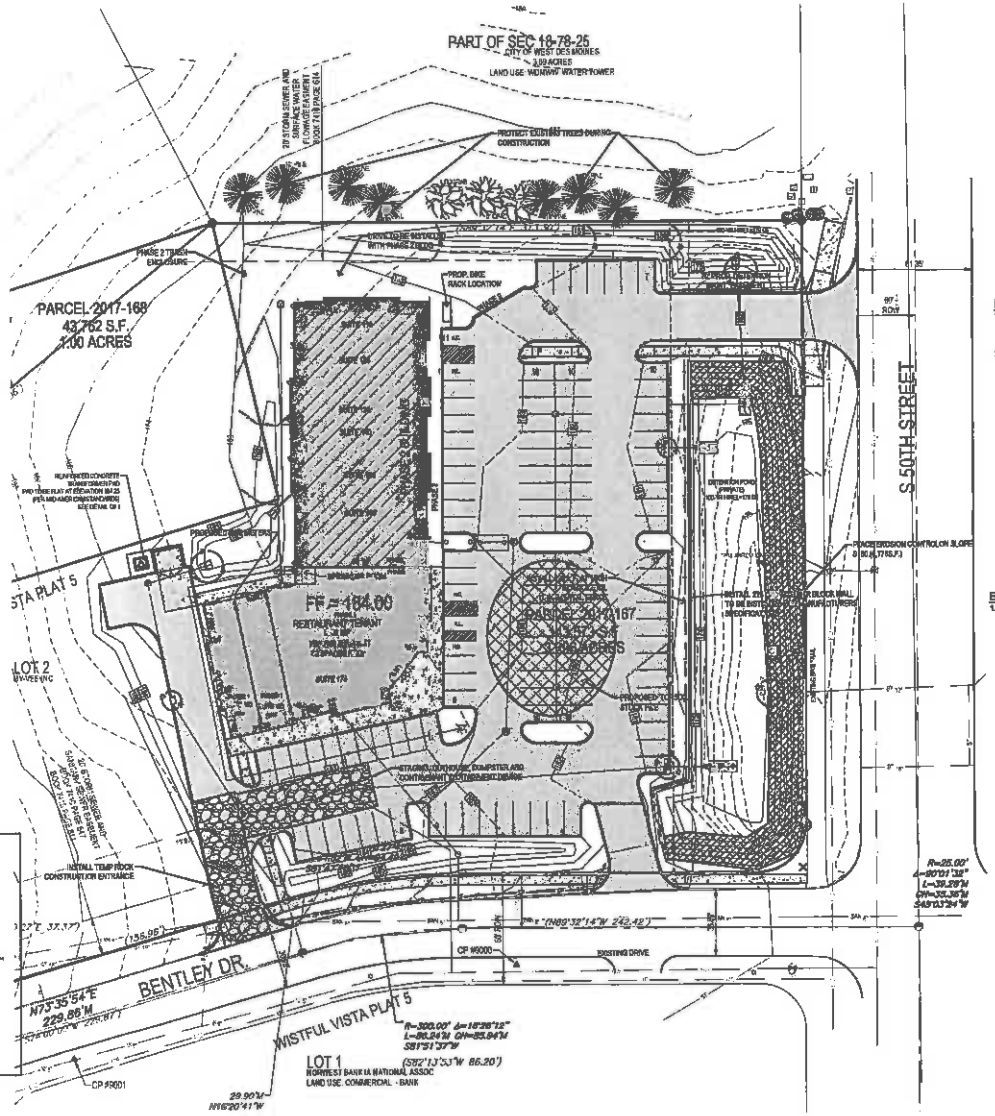
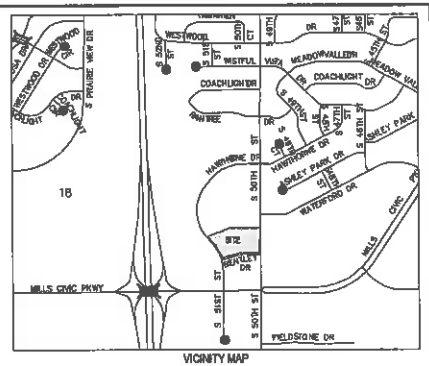
SHEET NUMBER: C6.1

STORM WATER POLLUTION PREVENTION PLAN





VICINITY MAP
SCALE: 1" = 1,000'

EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL DETAIL STORMWATER 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 CONSTRUCTION.
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 TOPICAL 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 STAND PIPES.

PROPERTY DESCRIPTION:

LOT 2, WISTFUL 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 3.00 ACRES MORE OR LESS.

ADDRESS:

5050 SOUTH 50TH STREET
WEST DES MOINES, IA 50266

OWNER:

HAWES INC
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

PREPARED FOR:

MAM INC
YLMAM
2535 E. 17TH STREET
AMES, IA 50010
515-292-5991

SITE AREA: 3.00 ACRES

BENCHMARK:

CITY BENCHMARK #904
ELEVATION = 118.21
DESCRIPTION: SOUTH 50TH STREET AT THE NORTH ENTRANCE SOUTHWOODS PARK, 125.5' EAST OF THE EAST BACK OF CURB OF SOUTH 50TH STREET, 25.9' SOUTH OF ENTRANCE ROAD.

CITY BENCHMARK #127
ELEVATION = 119.46
DESCRIPTION: SOUTHWEST CORNER OF EP TRUE AND S 41ST STREET, 4.8' SOUTH OF THE EAST-WEST BACK OF WALK AND 4.9' WEST OF THE NORTH-SOUTH BACK OF WALK.

POINT #902
NORTHING = 596754.34
EASTING = 1568861.27
ELEVATION = 193.25
DESCRIPTION: 3/4" PINSPC WEST OF S 51ST STREET

TEMPORARY BENCH MARK:
NORTHING = 596571.46
EASTING = 1568236.48
ELEVATION = 192.08
DESCRIPTION: ARROW ON HYDRANT EAST SIDE OF PROPERT

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE LINE
- FIBER OPTIC
- CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- 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
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC FAULT
- CABLE TV RISER
- SIGN

GRAPHIC SCALE
30 0 15 30 60

IOWA ONE CALL
1-800-292-8989

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 50322-3925
Phone: 515-276-4467 Fax: 515-276-0217
Civil Engineering & Land Surveying Established 1959

AFM BENTLEY CENTER
5045 BENTLY DRIVE

SWPPP

REFERENCE NUMBER:

DRAWN BY: MDG
CHECKED BY: CJB

REVISION DATE:
8-29-2017
10-3-2017
10-12-2017
11-1-2017
11-28-2017
12-8-2017

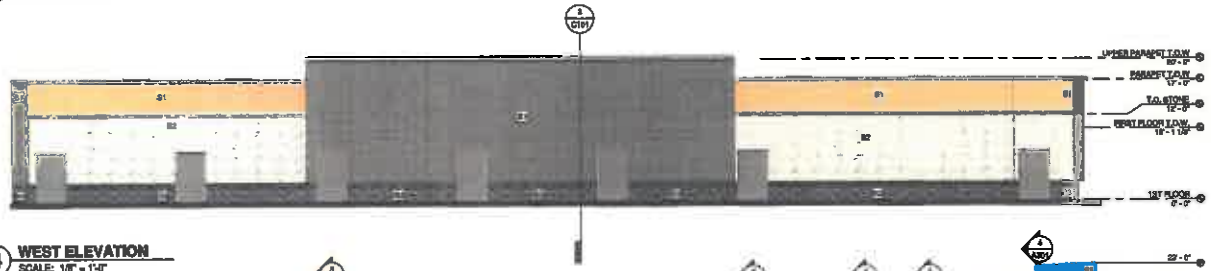
PROJECT NUMBER: 140381

SHEET NUMBER: C7.1

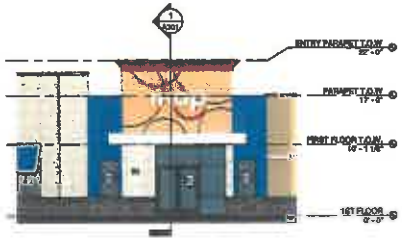
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

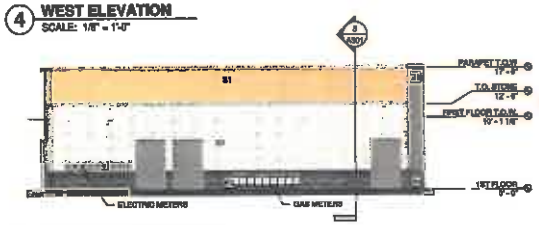
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



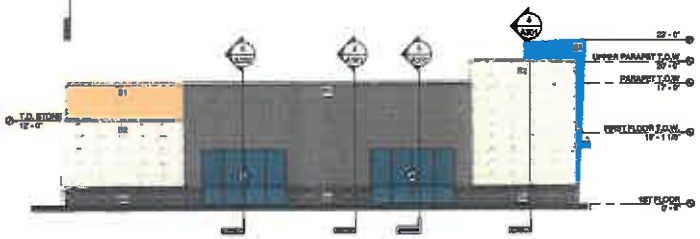
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



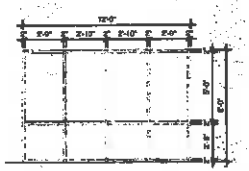
6 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



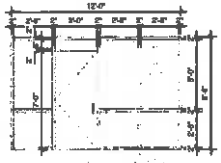
7 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL...	
TYPE MARK	DESCRIPTION
S1	MODULAR BRICK
S2	SOLDIERED STONE*
S3	SPLIT FACE BLOCK W/ SEALER
S4	EIFS*
S5	SUNSCREEN SIDING

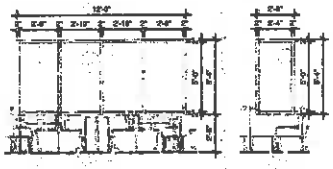
* INSTALL PER MANUFACTURES SPECIFICATIONS AND INSTRUCTIONS



8 STOREFRONT A
SCALE: 1/4" = 1'-0"

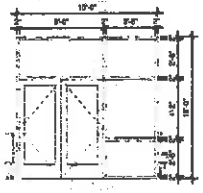


9 STOREFRONT B
SCALE: 1/4" = 1'-0"

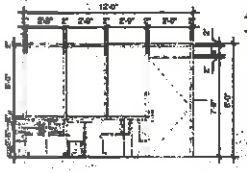


10 STOREFRONT C
SCALE: 1/4" = 1'-0"

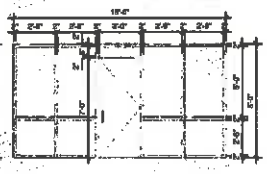
11 STOREFRONT D
SCALE: 1/4" = 1'-0"



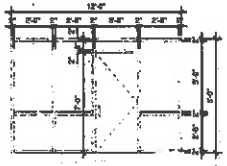
12 STOREFRONT E
SCALE: 1/4" = 1'-0"



13 STOREFRONT F
SCALE: 1/4" = 1'-0"



14 STOREFRONT G
SCALE: 1/4" = 1'-0"



15 STOREFRONT H
SCALE: 1/4" = 1'-0"

JCorp

P.O. Box 189
Hedrick, IA 52563
Phone: (515) 621-0457
Fax: (515) 621-0461
www.jcorp.biz

PROJECT:
AFM Bentley Center
605 S. 50th Street
West Des Moines, IA

1/18/2017 PERMIT SET

DATE: 11-09

PROJECT NO.:

CONTENTS:

SHEET NO.: **A2**

ATTACHMENT D

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 SITE PLAN (SP-003631-2017) TO CONSTRUCT A 17,000 SQ. FT. RETAIL CENTER AT 5045 BENTLEY DRIVE

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 site plan to construct a 17,000 sq. ft. retail center on property locally known as 5045 Bentley drive 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 18, 2017, the Plan and Zoning Commission recommend to the City Council approval of the Site Plan; and

WHEREAS, on December 27, 2017, this City Council held a duly-noticed meeting to consider the application for a Site Plan;

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 a site plan to construct a 17,000 sq. ft. retail center, or as amended orally at the City Council meeting on this date, are adopted.

SECTION 2. The Site Plan (SP-003631-2017) to construct a 17,000 sq. ft. retail center 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 27, 2017.

_____
Rick Messerschmidt, Mayor Pro Tem

ATTEST:

_____

Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The color and materials specification need to be added to the plans and elevations, prior to receiving a building permit for above ground construction.