

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

**Meeting Date:** September 10, 2018

**Item:** 542 5th Street – Approval of a Site Plan to construct a 4,500 SF multi-tenant Commercial building – R & H Properties LLC. – SP-003992-2018

**Requested Action:** Approval of Site Plan

**Case Advisor:** J. Bradley Munford 

**Applicant's Request:** Monica Converse of Shive-Hattery, Inc, on behalf of R & H Properties LLC is requesting approval of a site plan to construct a 4,500 SF multi-tenant building.

**History:** The property is currently zoned Valley Junction Historic Business. The land was originally platted as Lots 61 & 62 Butlers Add to Valley Junction in 1893. The building that was just recently demolished from the site was built in 1962 and was home to Scotty's Shoppe.

**City Council Subcommittee:** The proposed site plan was presented to the Development and Planning Subcommittee on August 20, 2018. The Applicant requested exceptions for the use of wheel stops, sidewalk width and buffering between uses. The Subcommittee was supportive of the exceptions and the development.

**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:

**Use of Wheel Stops and Sidewalk Width:** Per the design standards for off street parking, 4" integral curbing is required, and prefabricated portable wheel stops are not allowed and parking stalls that abut a sidewalk are required to be six feet in width to accommodate vehicle bumper overhang while maintaining a 4 foot pedestrian path. The applicant is requesting that the City allow the use of wheel stops and allow the minimum pedestrian path to be three feet along the western side of the building due to topography and design challenges of redeveloping this infill site. Accommodating curbing and a six-foot sidewalk adjacent to the parking stalls would result in the need to shift the building east and raise the building elevation which will result in an increase the slopes which tie into both the alley and 5<sup>th</sup> Street to somewhat uncomfortable percentages. The applicant has indicated that the parking that will be along the western side will be for employees only and not for patrons. Given the history of the area, size constraints of the site and that parking is not required in the Valley Junction Historic Business District, Staff and the Subcommittee are supportive of the request.

**Buffering Between Uses:** Under code, buffers consisting of landscaping is required to be implemented between dissimilar land uses. The applicant is requesting that the City Council allow a fence in lieu of landscaping along the south property line and waive buffering along the north and west property lines. The applicant has worked closely with residential property owners in the area, some of whom have provided letters indicating support of the project and no need for buffering, and the property owner to the south is supportive of using a fence to provide buffering instead of landscaping (see Attachment E). Staff and the Subcommittee are supportive of the request to waive buffering requirements as stated in Code.

**Public Improvements:** This project necessitates improvements to an adjacent alley on the west side of the property. The applicant has submitted public improvement plans for the alley, but have yet to be finalized and formally approved by the City Engineer. For timing purposes, the applicant is requesting that the City Council approve the application with a condition that the City approves the Public Improvement Plans prior to initiating improvements to either the alley or the subject property, and that the public improvements are accepted by the City Council prior to any occupancy of the building. Staff is comfortable with the request and recommends a condition of approval indicating such.

Storm Water Management Plan: The applicant has submitted a Storm Water Management Plan for the development, but have yet to be finalized and formally approved by the City Engineer. For timing purposes, the applicant is requesting that the City Council approve the application with a condition that the City approves the Storm Water Management Plan prior to initiating improvements to either the alley or the subject property. Staff is comfortable with the request and recommends a condition of approval indicating such.

**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 approving the site plan to allow construction of a 4,500 SF multi-tenant commercial building, subject to the applicant meeting all City Code requirements and the following:

1. The City Council approves a waiver of the requirement for 4" integral curbing and instead authorizes the use of wheel stops along the west side of the proposed building and accepting the resulting minimum three-foot pedestrian pathway between vehicle bumpers and the western face of the building.
2. The City Council accepting a fence in lieu of landscape buffering along the south property line and approving a waiver of buffering along the north and west property lines.
3. The applicant acknowledges and agreeing that no site improvements may be initiated prior to the City Engineer's approval of Public Improvement Plans and that the City Council must accept public improvements prior to issuance of occupancy permits, including temporary occupancy permits.
4. The applicant acknowledges and agreeing that no site improvements may be initiated prior to the City Engineer's approval of Storm Water Management Plan.

5. The applicant acknowledging and agreeing that at such time that improvements to Vine Street are made that necessitates the relocation of the existing sidewalk, that the applicant will be responsible for said relocation and sidewalk reconstruction.
6. Prior to issuance of any occupancy permits, including temporary occupancy permits, the applicant executing a Street Light Agreement committing to the placement of street lights on metal poles adjacent to the applicant's property if deemed necessary at such time that overhead electric is placed underground.
7. Prior to issuance of any occupancy permits, including temporary occupancy permits, the applicant executing an Irrevocable Offer of Right-of-Way Dedication for the dedication of an additional five feet of right-of-way at such time it is requested by the City.
8. Prior to issuance of any occupancy permits, including temporary occupancy permits, the applicant agreeing to implement screening to staff's satisfaction of any ground, wall-mounted, or roof-top mechanical equipment determined visible from public streets or adjacent properties.
9. The applicant acknowledges and agrees that prior to issuance of any new building permits, site plan drawings addressing remaining review comments shall be submitted to the City for review and final approval.

**Property Owner/Applicant:** R & H Properties LLC.  
 901 30<sup>th</sup> Street  
 West Des Moines, IA 50265  
[Brenden@hannahhomesiowa.com](mailto:Brenden@hannahhomesiowa.com)

**Applicant's Representatives:** Monica Converse  
 Shive-Hattery, Inc.  
 4125 Westown Parkway, Suite 100  
 West Des Moines, Iowa 50266  
[Mconverse@shive-hattery.com](mailto:Mconverse@shive-hattery.com)

**Attachments:**

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plan
Attachment D	-	Building Elevations
Attachment E	-	Letters of Support for Neighbors

RESOLUTION NO. PZC-18-058

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A SITE PLAN (SP-003992-2018) TO CONSTRUCT A 4,500 SF MULTI-TENANT COMMERCIAL BUILDING**

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq. of the West Des Moines Municipal Code, the applicant, The R & H Properties LLC., has requested approval for a Site Plan (SP-003992-2018) for construction of a 4,500 SF multi-tenant commercial building on a 0.33 acre site located at the 542 5th Street;

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

**WHEREAS**, on September 10, 2018, this Commission held a duly-noticed public meeting to consider the application for a Site Plan;

**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 September 10, 2018 or as amended orally at the Plan and Zoning Commission hearing of September 10, 2018, are adopted.

SECTION 2. The 542 5th Street Commercial Building Site Plan (SP-003992-2018) to allow construction a 4,500 SF multi-tenant commercial building, is recommended to the City Council for approval, 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 permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on September 10, 2018.

\_\_\_\_\_  
Craig Erickson  
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 September 10, 2018, by the following vote:

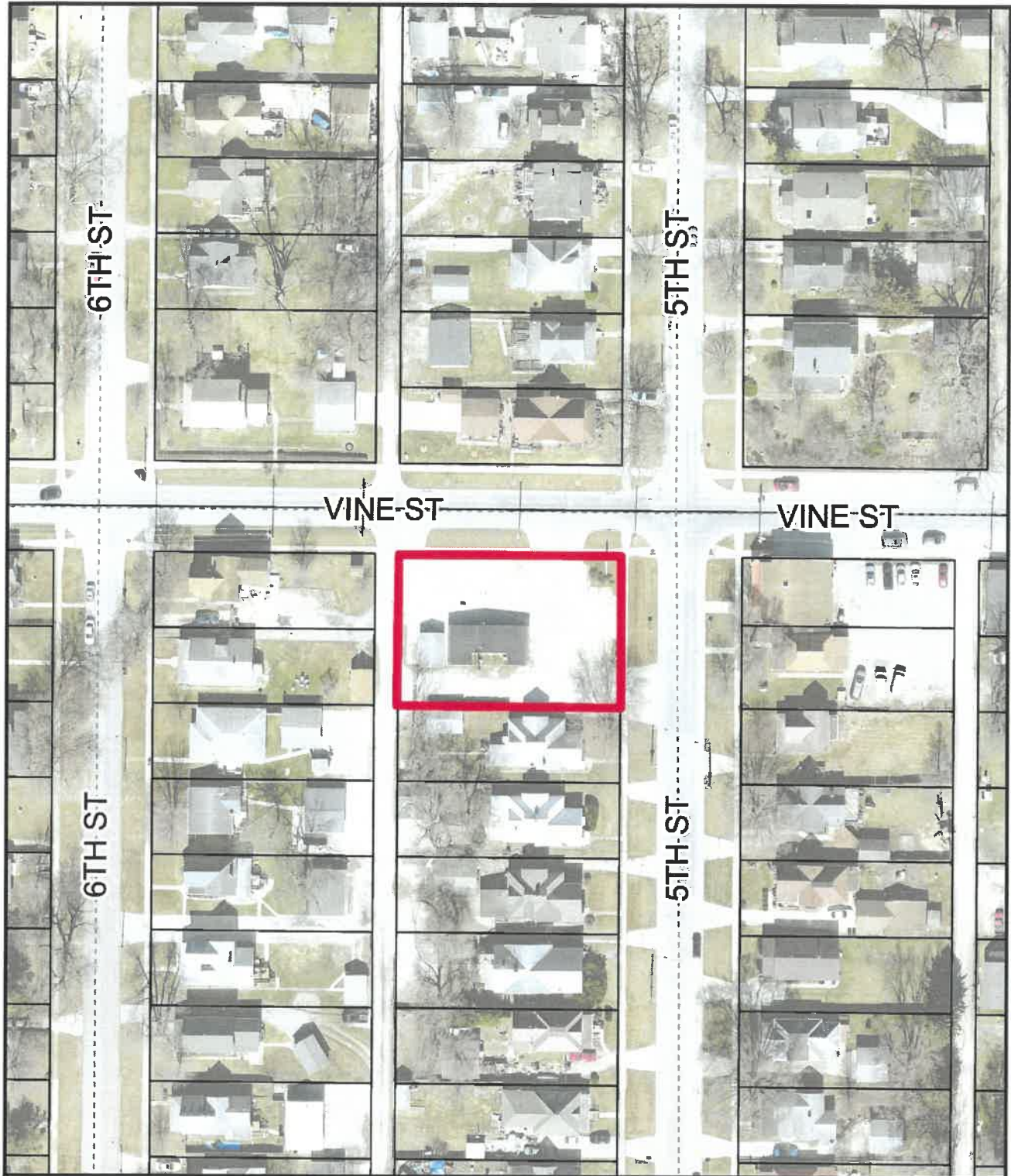
- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

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

**EXHIBIT A  
CONDITIONS OF APPROVAL**

1. The City Council approves a waiver of the requirement for 4” integral curbing and instead authorizes the use of wheel stops along the west side of the proposed building and accepting the resulting minimum three-foot pedestrian pathway between vehicle bumpers and the western face of the building.
2. The City Council accepting a fence in lieu of landscape buffering along the south property line and approving a waiver of buffering along the north and west property lines.
3. The applicant acknowledges and agreeing that no site improvements may be initiated prior to the City Engineer’s approval of Public Improvement Plans and that the City Council must accept public improvements prior to issuance of occupancy permits, including temporary occupancy permits.
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7. Prior to issuance of any occupancy permits, including temporary occupancy permits, the applicant executing an Irrevocable Offer of Right-of-Way Dedication for the dedication of an additional five feet of right-of-way at such time it is requested by the City.
8. Prior to issuance of any occupancy permits, including temporary occupancy permits, the applicant agreeing to implement screening to staff’s satisfaction of any ground, wall-mounted, or roof-top mechanical equipment determined visible from public streets or adjacent properties.
9. The applicant acknowledges and agrees that prior to issuance of any new building permits, site plan drawings addressing remaining review comments shall be submitted to the City for review and final approval.



### 542 5th Street Commercial Building



# COMMERCIAL BUILDING

R&H PROPERTIES LLC  
542 5TH STREET  
WEST DES MOINES, IOWA

**SHIVEHATTEF**  
ARCHITECTURE ENGINEERING  
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa  
515.223.8104 | www.shive-hattery.com  
Iowa | Illinois | Indiana

SEAL

SHEET LIST	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL INFORMATION
CD01	DEMO PLAN
C101	SITE PLAN
C201	GRADING AND UTILITY PLAN
C501	DETAILS
C502	STAGING PLAN

**PROPERTY OWNER**

R&H PROPERTIES LLC  
ATTN: BRENDEN HANNAH AND DAVE RALPH  
901 30TH STREET  
WEST DES MOINES, IA 50265

**ENGINEER**

SHIVE-HATTERY, INC.  
ATTN: MONICA CONVERSE  
4125 WESTOWN PARKWAY, SUITE 100  
WEST DES MOINES, IA 50268  
PHONE: 515-223-8104

**APPLICANT**

R&H PROPERTIES LLC  
ATTN: BRENDEN HANNAH AND DAVE RALPH  
BRENDEN@HANNAH-HOMESIOWA.COM  
901 30TH STREET  
WEST DES MOINES, IOWA, 50265  
ATTN: (515) 778-8284

**LEGAL DESCRIPTION**

LOTS 61 & 62 BUTLER'S ADDITION TO VALLEY JUNCTION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

**ZONING**

VALLEY JUNCTION HISTORIC BUSINESS DISTRICT

**COMPREHENSIVE PLAN**

HISTORIC BUSINESS (HBC)

**BENCHMARKS**

WDM BENCHMARK #049 - INTERSECTION OF 4TH STREET AND VINE STREET, NORTHEAST CORNER OF INTERSECTION, 50 FEET EAST OF THE CENTERLINE OF 4TH STREET, 50 FEET OF THE CENTERLINE OF VINE STREET. STANDARD BENCHMARK  
ELEVATION = 38.35 CITY DATUM (812.36 NAVD88)

WDM BENCHMARK #058 - INTERSECTION OF 4TH STREET AND RAILROAD AVENUE, NORTHWEST CORNER OF INTERSECTION, 41 FEET WEST OF CENTERLINE OF 4TH STREET, 55 ± FEET NORTH OF CENTERLINE OF RAILROAD AVENUE. STANDARD BENCHMARK  
ELEVATION = 38.23 CITY DATUM (812.24 NAVD88)

**FLOOD PLAIN NOTE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP - PANEL NUMBERS 1902310011C BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2006, A PORTION OF THE SITE APPEARS TO BE LOCATED IN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) THE REMAINDER IS IN ZONE "X" (AREAS TO BE OUTSIDE 500 YEAR FLOOD PLAIN), TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN PANEL FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

**PARKING SUMMARY**

REQUIREMENT FOR V.I.H.B.  
0 STALLS REQUIRED

TOTAL PROPOSED PARKING:  
SURFACE PARKING PROVIDED = 17 SPACES

**SITE SUMMARY**

BUILDING USE: COMMERCIAL BUILDING  
BUILDING AREA FOOTPRINT: 4,500 SF  
BUILDING = 1 STORY  
BUILDING GROSS SQUARE FOOTAGE: 4,500 SF  
BUILDING HEIGHT AT HIGHEST POINT: PARAPET 18'

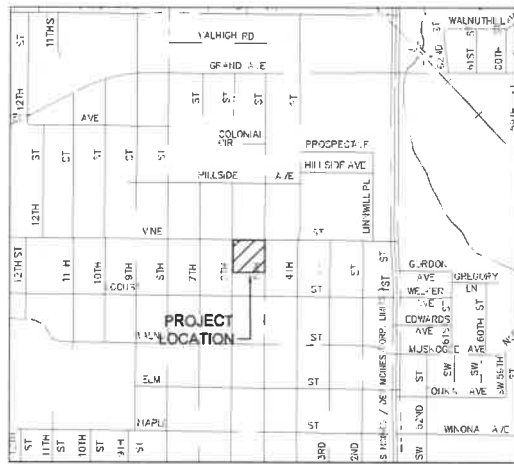
OVERALL PROJECT SITE AREA: 14,560 SF (PER PROPERTY LIMITS)  
OVERALL PROJECT SITE AREA: 18,050 SF (PER CONSTRUCTION LIMITS)

PROPOSED IMPERVIOUS SUMMARY: (PER CONSTRUCTION LIMITS)  
BUILDING: 4,500 SF  
PAVING: 8,285 SF  
SIDEWALKS: 1,638 SF  
TOTAL: 14,423 SF (79.9% OF CONSTRUCTION LIMITS)

PROPOSED PROPERTY LIMITS: 18,050 SF (PER CONSTRUCTION LIMITS)  
REQUIRED PERVIOUS AREA: 0 SF (0%)  
PROPOSED PERVIOUS AREA: 3,854 SF (20.1%)

**LANDSCAPE SUMMARY**

NO LANDSCAPING IS BEING PROVIDED. FENCING WILL BE USED FOR BUFFERS. ALL DISTURBED AREAS ARE TO BE SODDED.



VICINITY MAP  
1" = 1000'

COMMERCIAL BUILDING

R&H PROPERTIES LLC  
542 5TH STREET, WEST DES MOINES, IOWA 50265

PRELIMINARY  
- NOT FOR  
CONSTRUCTION

**CIVIL ENGINEER**

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW 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.

Printed or typed name: MONICA M. CONVERSE  
License Number: 21-404  
My License Renewal Date is: DECEMBER 31, 2017  
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:  
C000, C001, C101, C201, C301, C501, C502

09/05/2018  
REVIEW

PROJECT NO.: 418345-0  
CLIENT NO.: 1

C000

**GENERAL NOTES:**

- THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THE DRAWINGS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
- IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL BY CALLING 811 OR 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
- THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
- ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
- REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
- ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
- WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY SHIVE-HATTERY, INC. AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF SHIVE-HATTERY, INC., WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
- CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE.
- NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT OR OVERLAY AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY.
- STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON THE PROJECT SITE AND ANY OFF SITE BORROW OR DISPOSAL AREAS USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF IOWA CODE, FEDERAL REGULATIONS, AND LOCAL ORDINANCES.
- CONTRACTOR SHALL NOT DISTURB VEGETATION OUTSIDE GRADING LIMITS. CONTRACTOR SHALL MINIMIZE DISTURBANCE WITHIN GRADING LIMITS TO THAT NECESSARY TO ACHIEVE PROPOSED GRADES AS SHOWN.
- ALL AREAS DISTURBED BY CONSTRUCTION, NOT DESIGNATED AS PLANTED, SHALL BE SODDED OR SEEDED. REFER TO PLANS.
- NO MECHANICAL EQUIPMENT OVER 3' IN HEIGHT IS ALLOWED IN ANY REQUIRED SETBACK AREA.

**WATER LINE CONSTRUCTION NOTES:**

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- WATER TO BE INSTALLED WITH A MINIMUM COVER OF 5 FEET DEEP OR LOWER TO ACCOMMODATE UTILITY CROSSINGS.
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORK STANDARD SPECIFICATIONS.
- CONTACT FIRE DEPARTMENT OF ANY CHANGES THAT AFFECT FIRE/EMERGENCY ACCESS TO SITE, BUILDING, FDC'S, FIVS, HYDRANTS, AND FRONT DOORS.
- ALL WATER LINE SHALL BE DUCTILE IRON WITH NITRILE GASKETS.
- ALL EXISTING AND PROPOSED HYDRANTS AND VALVES SHALL BE ADJUSTED TO FINAL GRADES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
- CONTACT WEST DES MOINES WATER WORKS FOR ANYTHING AFFECTING WATER INFRASTRUCTURE.

**BENCHMARKS:**

WDM BENCHMARK #049 - INTERSECTION OF 4TH STREET AND VINE STREET, NORTHEAST CORNER OF INTERSECTION, 50 FEET EAST OF THE CENTERLINE OF 4TH STREET, 50 FEET OF THE CENTERLINE OF VINE STREET. STANDARD BENCHMARK  
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ELEVATION = 38.23 CITY DATUM (812.24 NAVD88)

- ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
- THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL PROVIDE AT LEAST ONE OPEN LANE OF TRAFFIC AT ALL TIMES WHEN PERFORMING WORK WITHIN THE PUBLIC RIGHT OF WAY. CONTRACTOR TO PROVIDE TRAFFIC CONTROL ACCORDING TO MUTCD STANDARDS AND COORDINATE WITH THE CITY OF WEST DES MOINES FOR ANY AND ALL PERMITTING RELATED TO TRAFFIC CONTROL IN THE PUBLIC R.O.W.
- THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
- ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
- NOTIFY UTILITY COMPANIES WHO HAVE FACILITIES THAT ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- CONTRACTOR TO COORDINATE ANY GRADE ADJUSTMENTS WITH THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ACCESS TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION. ANY WORK ON A PUBLIC STREET OR ALLEY THAT REQUIRES CLOSURE WILL REQUIRE A CLOSURE NOTICE SUBMITTED TO WEST DES MOINES PUBLIC WORKS 48 HOURS IN ADVANCE.
- ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED TO FINAL FINISH GRADES.
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- SIGNING, STRIPING OR OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO PUBLIC STREETS SHOULD CONFORM TO THE (MUTCD) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FEDERAL HIGHWAY ADMINISTRATION, 2009 EDITION).
- 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 SEWER AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION CLINT CARPENTER (515-222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS / AGREEMENTS AND APPLICABLE PERMITS.
- DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
- CONSTRUCTION PLANS FOR ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO THE CONSTRUCTION OF SAID PUBLIC IMPROVEMENTS.
- ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOTCANDLE.
- A THIRD-PARTY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE CITY, SHALL BE SUBMITTED TO DOCUMENT THE THICKNESS AND STRENGTH OF THE PAVEMENT, THE SUB-GRADE COMPACTION, COMPLIANCE WITH THE METRO DESIGN STANDARDS FOR STREETS, AND THE STANDARDS LISTED IN THE WEST DES MOINES "OFF STREET PARKING ORDINANCE" FOR PRIVATE STREETS, PARKING LOTS, AND DRIVEWAYS.

**SANITARY SEWER CONSTRUCTION NOTES:**

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
- ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE WEST DES MOINES METROPOLITAN STANDARDS WITH WEST DES MOINES ADDENDUMS AND THE WEST DES MOINES CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
- PIPE LENGTHS SHOWN ARE CENTERLINE TO CENTERLINE OF STRUCTURES.
- CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND REBUILDING MANHOLES AS NECESSARY TO MATCH FINAL GRADES. CHIMNEY SEALS SHALL BE USED.
- ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.

**CITY OF WEST DES MOINES NOTES:**

- ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES SHALL BE CORE DRILLED.
- ALL PUBLIC SEWER CONSTRUCTED AS A PART OF THESE PLANS WILL BE TELEVISED BY THE CITY OF WEST DES MOINES AS PART OF THE FINAL INSPECTION. NOTIFY WEST DES MOINES PUBLIC SERVICES (RON WESSE 515-222-3480) 48 HOURS IN ADVANCE OF INSPECTION.
- IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.
- FOR MAINLINE PAVING, THE CONTRACTOR SHALL SUBMIT THE PCC MIX SOURCE(S) TO THE WEST DES MOINES ENGINEERING SERVICES DEPARTMENT (BEN MCALISTER 222-3475) A MINIMUM OF 24 HOURS PRIOR TO PLACEMENT. THE CONTRACTOR SHALL USE THE SAME PCC MIX SOURCE FOR A MINIMUM OF 500 SQUARE YARDS OF CONTINUOUS PAVING.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREET, THE CONTRACTOR SHALL CONTACT THE WEST DES MOINES ENGINEERING SERVICES DEPARTMENT (BEN MCALISTER 222-3475) TO OBTAIN APPLICABLE CITY PERMITS.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE WEST DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH THE WEST DES MOINES ADDENDA.
- COORDINATE STAGING AND TRAFFIC CONTROL WITH WEST DES MOINES EMERGENCY SERVICES.
- LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
- COMPLY WITH ALL REQUIREMENTS OF WASTEWATER RECLAMATION AUTHORITY (WRA) FOR ANY CONNECTION TO WRA FACILITIES.

**GRADING AND EROSION CONTROL NOTES:**

- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, INLET PROTECTION, ETC.) TO PREVENT EROSION.
- ALL STORM SEWER INTAKES THAT RECEIVE STORMWATER RUNOFF FROM DISTURBED AREAS SHALL BE PROVIDED WITH A FILTER SACK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.  
HANNAH HOMES LLC  
ATTN: BRENDEN HANNAH  
901 30TH STREET  
WEST DES MOINES, IA 50266  
TEL:1-515-778-9284
- OWNER SHALL ASSUME RESPONSIBILITY FOR ALL EROSION CONTROL UNTIL DELEGATED TO CONTRACTOR ONCE THE PROJECT CONSTRUCTION STARTS.

**LEGEND:**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	LOT LINE	---
---	ELECTRICAL LINE - UNDERGROUND	---
---	STORM SEWER	---
---	WATER SERVICE	---
---	GAS SERVICE	---
---	SANITARY SERVICE	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	STORM INTAKES	---
---	STORM OUTLET	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	LIGHT FIXTURE	---
---	ELECTRIC TRANSFORMER	---
---	BOLLARD	---
---	SIGNAGE	---
---	BUILDING	---
---	TREE	---
---	MINOR CONTOUR	---
---	MAJOR CONTOUR	---
---	8" P.C.C. PAVING	---
---	5" P.C.C. SIDEWALK	---
---	REMOVE CONCRETE	---
---	REMOVE ASPHALT	---
---	REMOVE GRAVEL	---
---	REMOVE SIDEWALK	---

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ARCHITECTURE & ENGINEERING  
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266  
515.225.8104 | www.shive-hattery.com  
Iowa | Illinois | Indiana

**COMMERCIAL BUILDING**  
R&H PROPERTIES LLC  
542 5TH STREET, WEST DES MOINES, IOWA 50265

**PRELIMINARY  
- NOT FOR  
CONSTRUCTION**

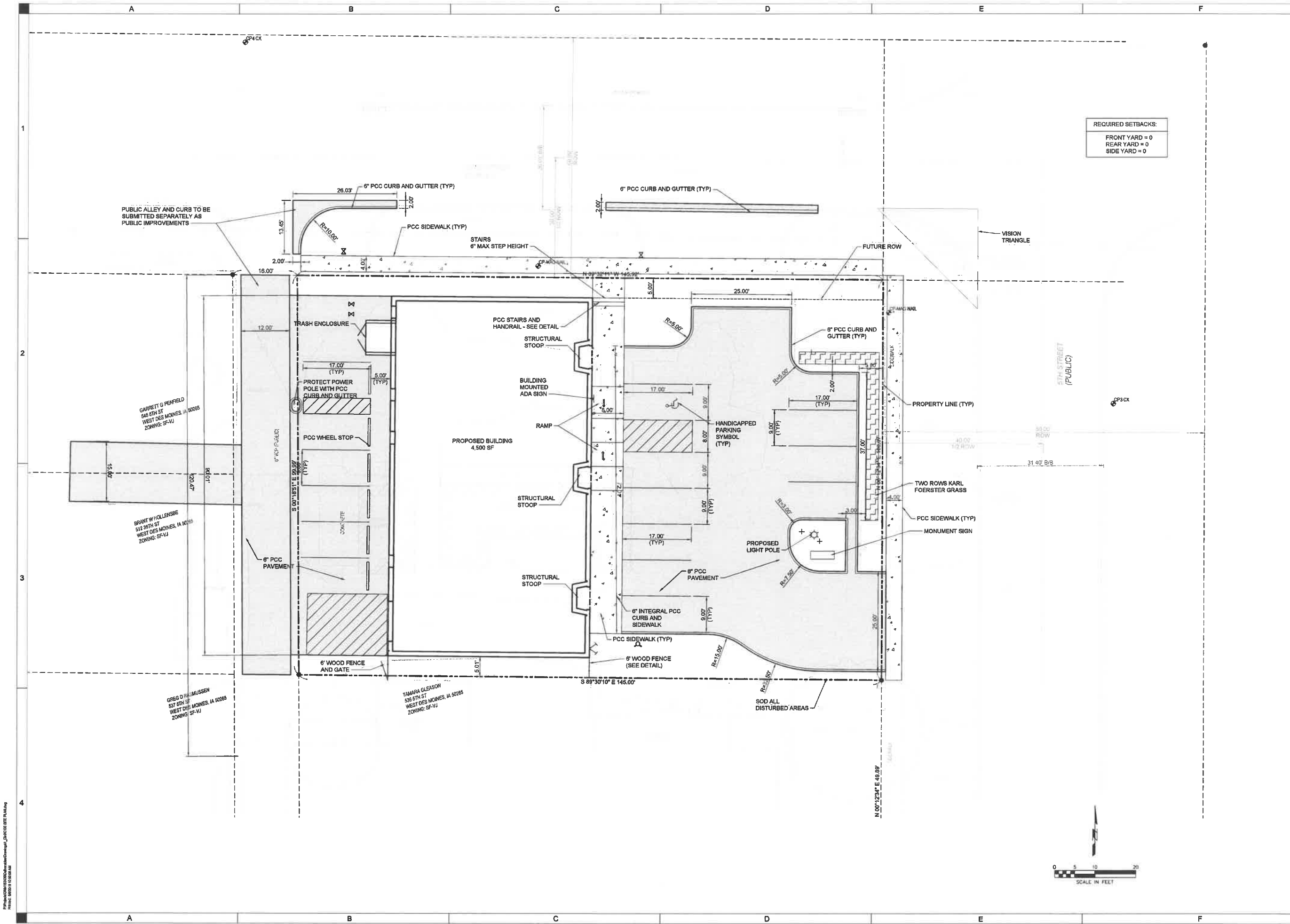
DRAWN: CWH  
APPROVED: MHC  
ISSUED FOR: REVIEW  
DATE: 08/05/2018  
PROJECT NO: 41834-0  
FIELD BOOK: --  
CLIENT NO: --

**GENERAL  
INFORMATION**

**C001**







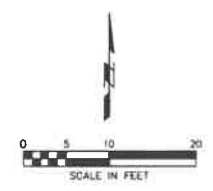
REQUIRED SETBACKS:  
 FRONT YARD = 0  
 REAR YARD = 0  
 SIDE YARD = 0

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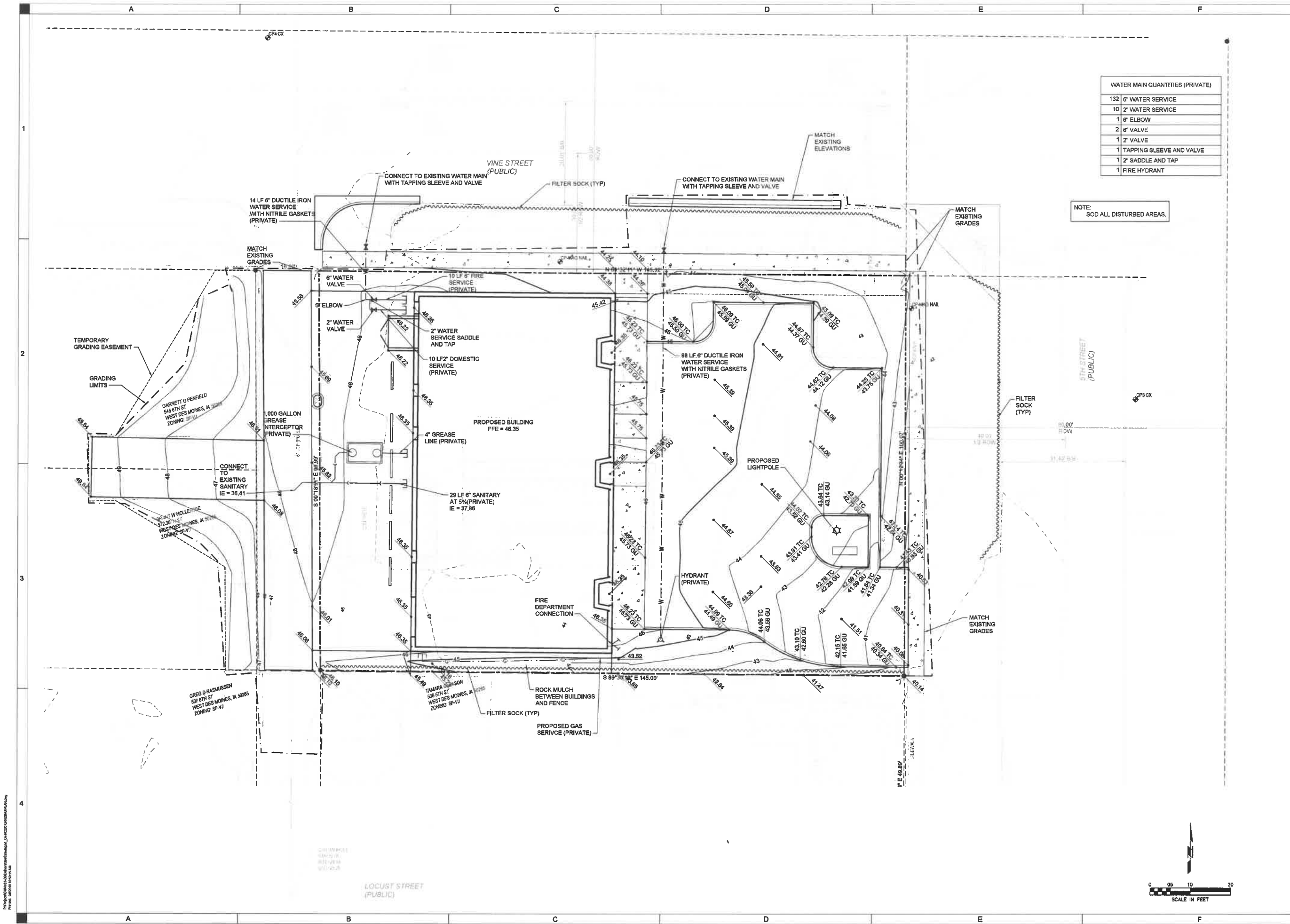
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 R&H PROPERTIES LLC  
 542 5TH STREET, WEST DES MOINES, IOWA 50265

**PRELIMINARY  
 - NOT FOR  
 CONSTRUCTION**

DRAWN: CWH  
 APPROVED: MMC  
 ISSUED FOR: REVIEW  
 DATE: 06/09/2018  
 PROJECT NO: 41834-0  
 FIELD BOOK: --  
 CLIENT NO: --



**SITE PLAN**  
**C101**



WATER MAIN QUANTITIES (PRIVATE)	
132	6" WATER SERVICE
10	2" WATER SERVICE
1	6" ELBOW
2	6" VALVE
1	2" VALVE
1	TAPPING SLEEVE AND VALVE
1	2" SADDLE AND TAP
1	FIRE HYDRANT

NOTE:  
SOD ALL DISTURBED AREAS.

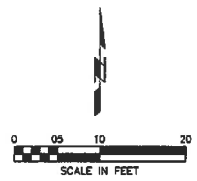
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 515.223.8104 | www.shivehattery.com  
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 R&H PROPERTIES LLC  
 542 5TH STREET, WEST DES MOINES, IOWA 50265

**PRELIMINARY  
 - NOT FOR  
 CONSTRUCTION**

DRAWN: CWH  
 APPROVED: MMC  
 ISSUED FOR: REVIEW  
 DATE: 08/05/2019  
 PROJECT NO: 41834-0  
 FIELD BOOK: -  
 CLIENT NO: -

**GRADING AND  
 UTILITY PLAN**  
**C201**

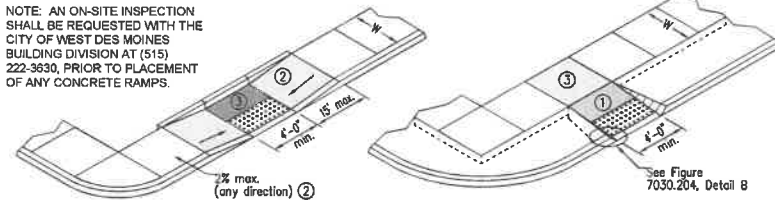


Project: 41834-0-C201-Grading and Utility Plan  
 Date: 08/05/2019

If crosswalks are marked, locate ramps, exclusive of flares, within the crosswalk markings.

- ① Perpendicular ramp: Maximum running slope of 8.3%. Maximum cross slope of 2%. At mid-block crossings, cross slope may exceed 2% to match roadway grade.
- ② Parallel ramp: Maximum cross slope of 2%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- ③ Landing: Maximum slope of 2% in any direction. At mid-block crossings, cross slope of landing may exceed 2% to match roadway grade.
- ④ Flare required if ramp is contiguous with sidewalk.
- ⑤ Provide 2% cross slope across median for drainage. For wide medians (12 feet or greater), curb ramps may be used at both sides with a 48 inch by 48 inch minimum landing in between.
- ⑥ For crossings controlled by signals and timed for full crossing, detectable warnings are not required at medians.

NOTE: AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE CITY OF WEST DES MOINES BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.



**PARALLEL RAMP**  
(For Class A Sidewalk)  
(For use with restricted right-of-way)  
(All ramp slope within sidewalk)

**PERPENDICULAR RAMP**  
(For Class B Sidewalk)

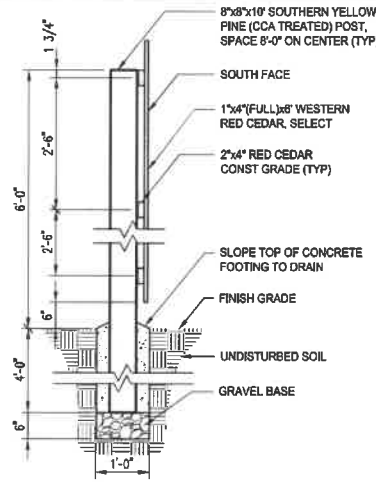
**RAMP AT DRIVE ENTRANCE**

**A2 SIDEWALK RAMPS**  
NOT TO SCALE

Key  
W = Sidewalk width as specified in the contract documents.  
= Ramp  
= Landing  
= Detectable warning



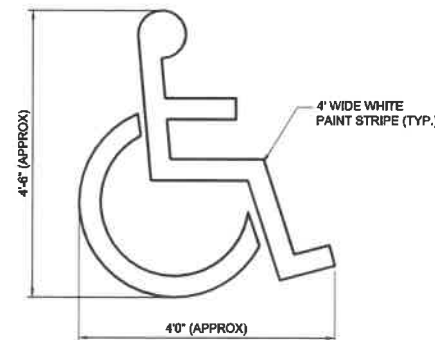
**STYLE DETAIL**



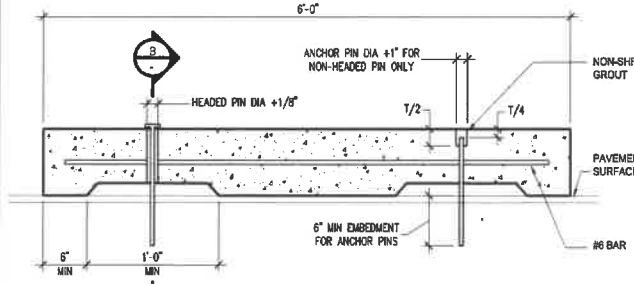
**SECTION VIEW**

NOTE: ASSEMBLE WITH GALVANIZED SCREWS

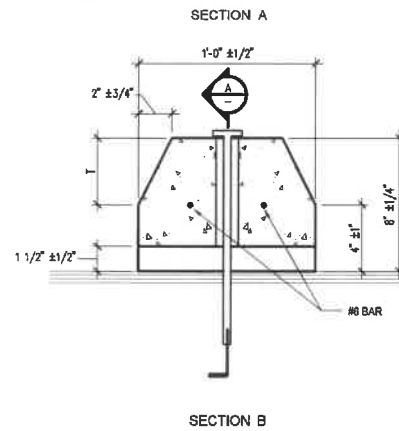
**A3 6" HIGH WOOD FENCE**  
NOT TO SCALE



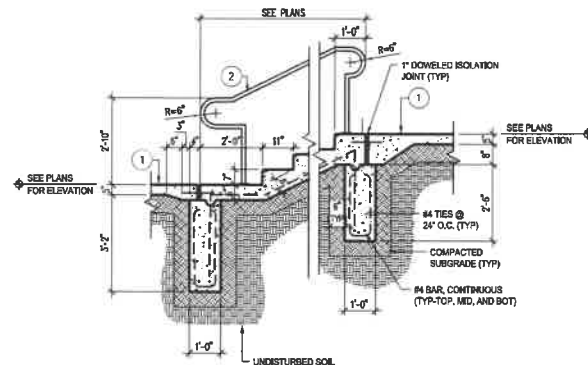
**A4 HANDICAPPED PARKING SYMBOL**  
NOT TO SCALE



**D1 6" PCC CURB AND GUTTER**  
NOT TO SCALE

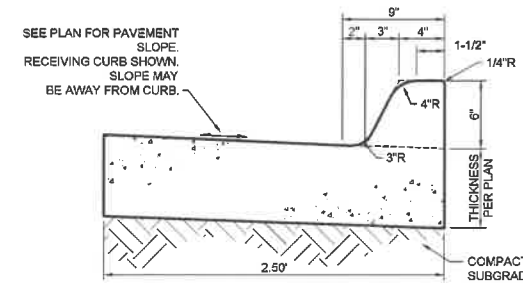


**C2 PCC WHEEL STOP**  
NOT TO SCALE

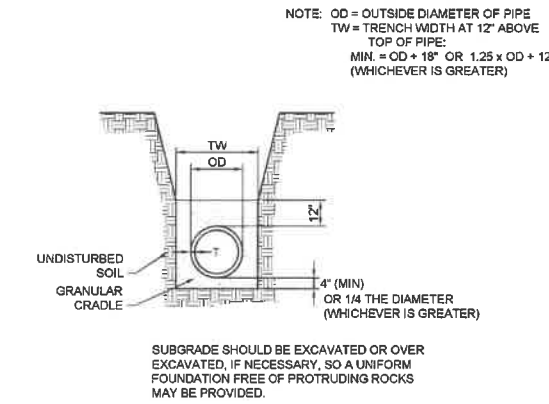


- NOTE:  
1. RISER NOSSE SHALL HAVE 1/2" RADIUS (TYP).  
2. PROVIDE CONSTRUCTION JOINT BETWEEN P.C.C. STEPS AND FOUNDATIONS.  
3. EACH RISER SHALL HAVE ONE #4 BAR AT NOSE WITH 2" CLEAR.  
4. DOWELS AT ISOLATION JOINT SHALL BE #4 AT 18" AT 12" O.C., CENTERED.  
5. PROVIDE #4 AT 18" O.C. EACH WAY, AT STAIRS WITH MACHINE DOWELS (18" X 18" LEGS).
- ① 6" P.C.C. SIDEWALK
  - ② 1 1/2" O.D. STD. STEEL PIPE HANDRAIL LOCATED LEFT AND RIGHT - INSET 6" FROM EDGE OF PAVING. FINISH: HOT DIPPED GALVANIZED.

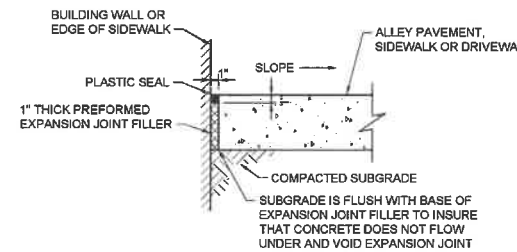
**C4 PCC STAIRS AND HANDRAIL**  
NOT TO SCALE



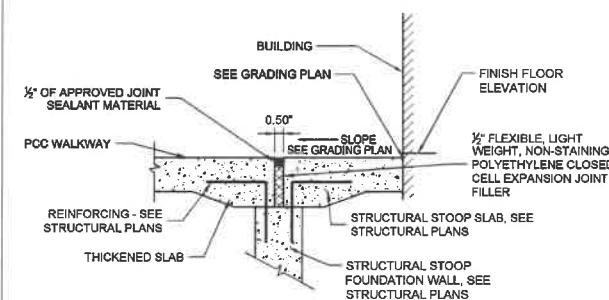
**D1 6" PCC CURB AND GUTTER**  
NOT TO SCALE



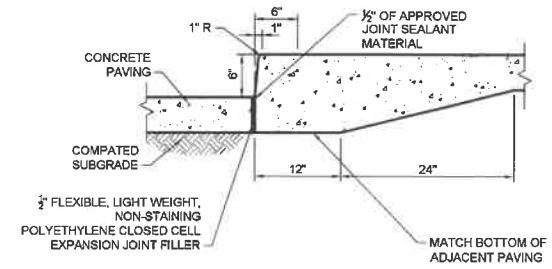
**D2 FLEXIBLE PIPE BEDDING**  
NOT TO SCALE



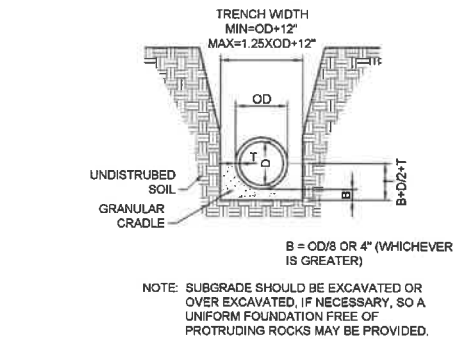
**D3 1" EXPANSION JOINT BETWEEN BUILDING AND PAVEMENT**  
NOT TO SCALE



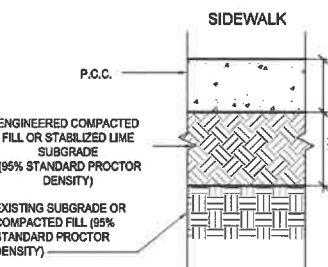
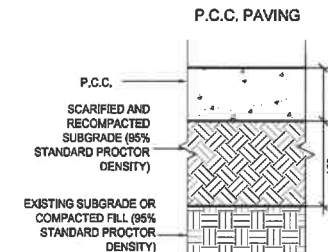
**D4 PCC WALK @ STRUCTURAL STOOP**  
NOT TO SCALE



**E1 INTEGRAL PCC CURB AND SIDEWALK**  
NOT TO SCALE



**E2 RIGID PIPE EXCAVATION & BEDDING**  
NOT TO SCALE



NOTE: SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING

**E4 PAVEMENT CROSS SECTIONS**  
NOT TO SCALE

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542 5TH STREET, WEST DES MOINES, IOWA 50265

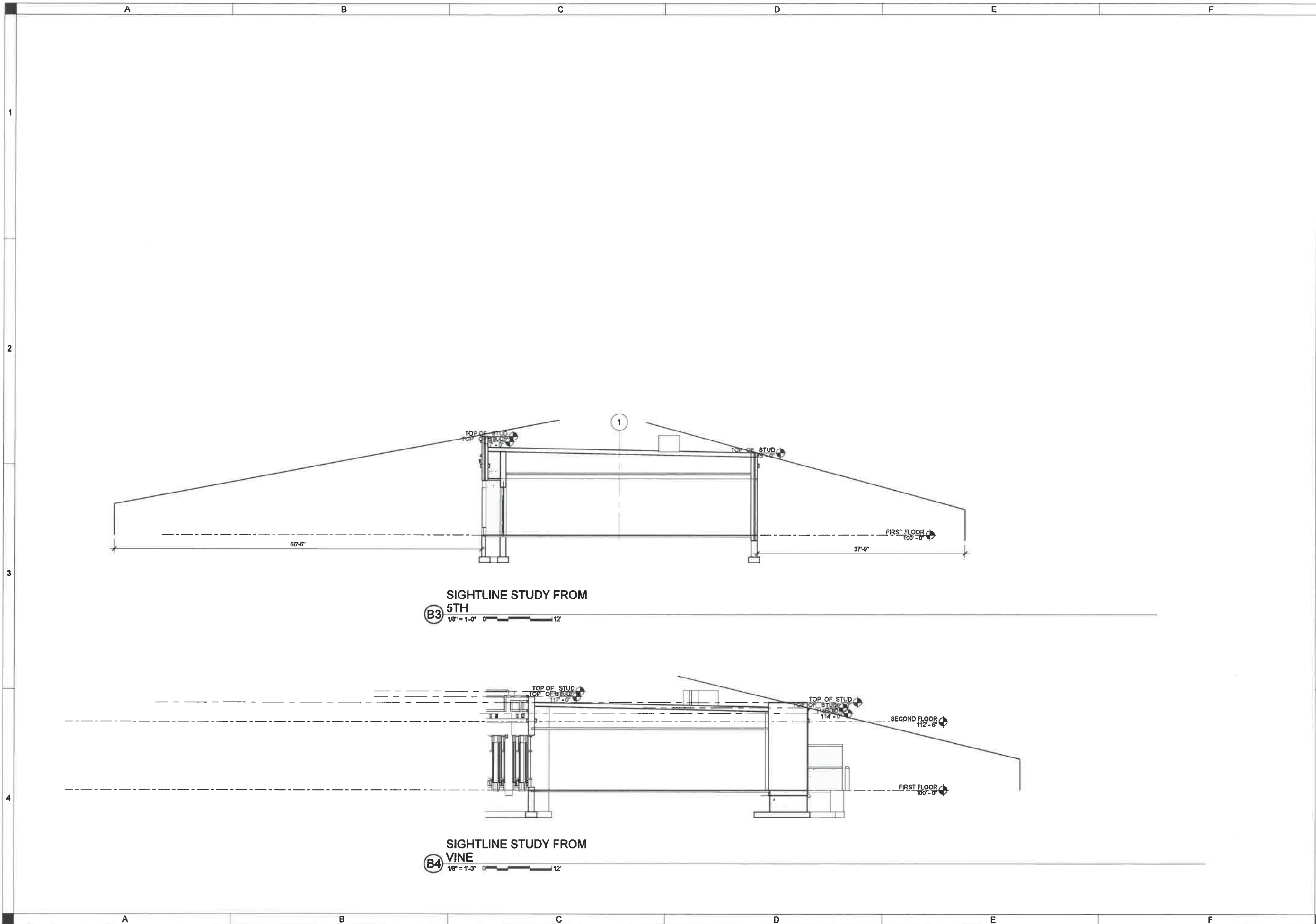
**PRELIMINARY - NOT FOR CONSTRUCTION**

DRAWN: CMH  
APPROVED: MMC  
ISSUED FOR: REVIEW  
DATE: 08/05/2016  
PROJECT NO: 41834-0  
FIELD BOOK: -  
CLIENT NO: -

**DETAILS**  
**C501**



Crkshp04a\_Land\_2018.rvt (A301-A-Cor)\_Sheet.rvt  
Printed: 8/20/2018 3:28:44 PM



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**COMMERCIAL BUILDING**

R&H PROPERTIES LLC  
 542 5TH STREET,  
 WEST DES MOINES, IOWA 50265

**PRELIMINARY  
 - NOT FOR  
 CONSTRUCTION**

DRAWN:	Author
APPROVED:	Approver
ISSUED FOR:	Issued For
DATE:	Issue Date
PROJECT NO.:	4189430
FIELD BOOK:	

**SIGHTLINE  
 STUDY**

**A301**

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COMMERCIAL BUILDING

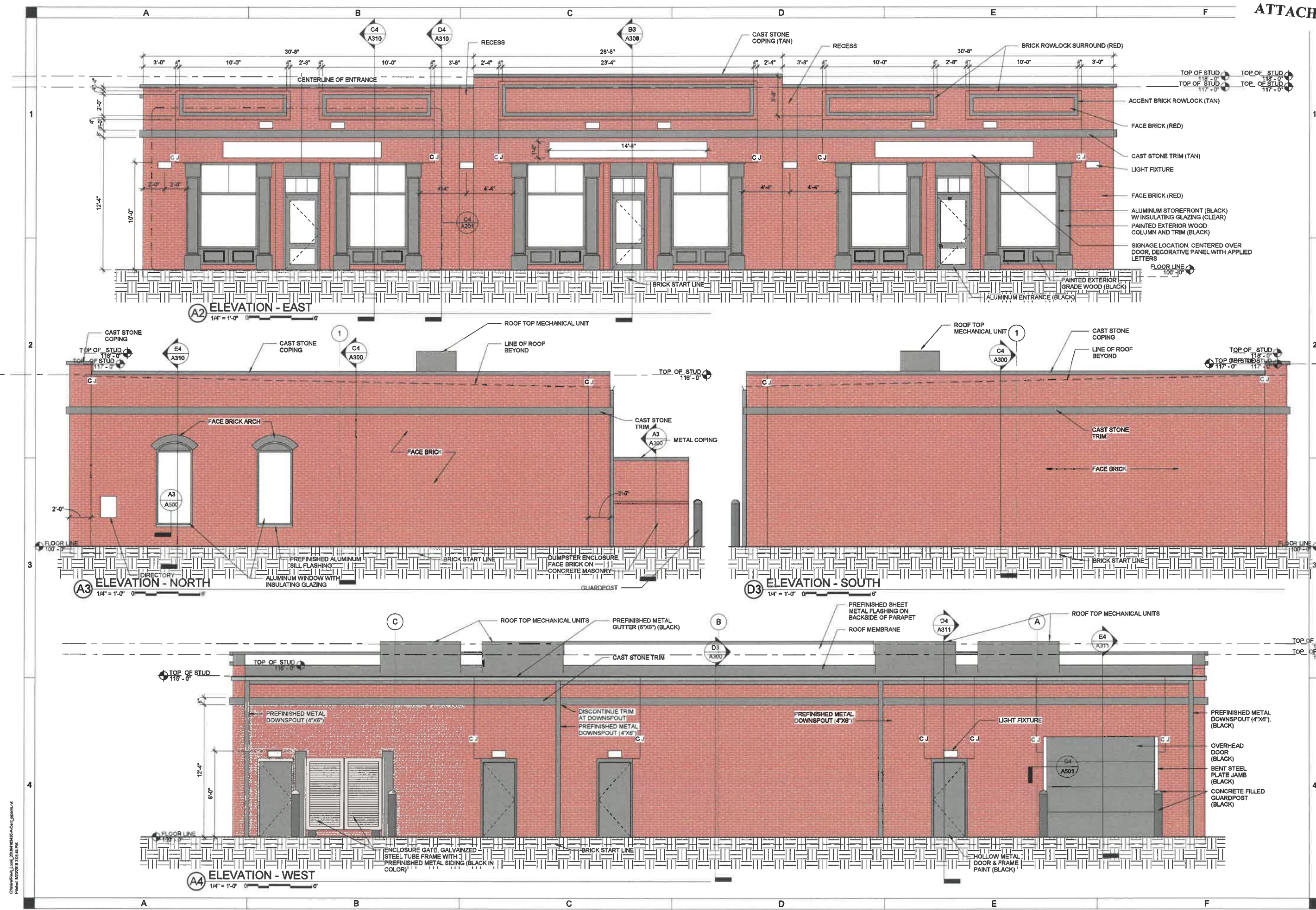
R&H PROPERTIES LLC  
 542 5TH STREET,  
 WEST DES MOINES, IOWA 50265

**PRELIMINARY  
 - NOT FOR  
 CONSTRUCTION**

DRAWN: RMS  
 APPROVED: PJP  
 ISSUED FOR: [ ]  
 DATE: [ ]  
 PROJECT NO: 4183430  
 FIELD BOOK:

ELEVATIONS

A200



Client: [ ]  
 Date: 01/14/2024  
 Project: [ ]

# FEISS

## OL9004TXB: 1-Light Large Lantern

### Dimensions:

**Width:** 15"  
**Height:** 15 5/8"  
**Weight:** 3.52 lbs.

**Extends:** 16 5/8"  
**Wire:** 8" (color/Black/White)  
**Mounting Proc.:** Cap Nuts  
**Connection:** Mounted To Box

### Bulbs:

1 - Medium A19 100w Max. 120v - Not Included

### Features:

- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

### Material List:

1 Body - Aluminum - Textured Black

### Safety Listing:

Safety Listed for Wet Locations

### Instruction Sheets:

Trilingual (English, Spanish, and French) (OL9000-OL8801-OL8004)



Collection: Redding Station

UPC #:014817587715

Finish: Textured Black (TXB)

### Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	7 7/8	4 3/4	1		6 1/8	

### Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	OL9004TXB	1	014817587715	20	18	18	3.75	5.2		

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8/14/2018

Hannah Homes, LLC Mail - Zoning Board request for for fencing at 542 5th St



Brenden Hannah &lt;brenden@hannahhomesiowa.com&gt;

## Zoning Board request for for fencing at 542 5th St

1 message

Sarah McKiness &lt;smckiness@yahoo.com&gt;

Sun, Aug 12, 2018 at 6:23 PM

To: "Brenden@hannahhomesiowa.com" &lt;Brenden@hannahhomesiowa.com&gt;

Hi Brenden,

I wasn't too pleased to hear about your conversation with Kent. We feel like we have been on the front lines in the battle to get a decent neighbor at 542 5th. It's been a long few years.

Thank you for keeping the lines of communication open with us about your progress on "saving" the corner of 5th and Vine. After two years of property being completely ignored by the previous owner, it's such a relief to see it mowed on a regular basis.

The proposed fencing or screening raises many issues, in our opinion. The ones that pop up immediately are:

- \* No other corner business properties in the neighborhood are fenced or screened. The home south of your lot has a 6 foot fence, so that addresses that owner's privacy issues. With the lax policing done by Code Enforcement, fences down here translates to giant weeds growing in all the alleys. We don't need any more weeds.
- \* An alley fence or screen on a corner lot would not only obstruct the view of cars on Vine, 5th and 6th, but would also create visual obstructions for pedestrians and bicyclists. (Greg Rasmussen gets a ton of bike traffic to his home.)
- \* A fence or screen would also provide a great place for people to conduct questionable, if not illegal, activities. It used to be a common occurrence at Scott's between the business and garage and behind the business where people were shielded from view by the privacy fence next door. I personally, would be paranoid, and wonder who might be hiding behind it, if I was walking by at night. Our neighborhood has a LOT of foot traffic at all hours.
- \* Any type of visual obstruction will make the corner look like it's being segregated, rather than blending in with the surrounding neighborhood. Not a good idea in an area that's mostly residential, and not what you are intending.

I can't help but wonder where the idea of fencing or screening originated. It seems very odd to us. At any rate, we are 100% against it. Let me know if you would like us to call Kevin to voice our concerns. I'm sure he will agree with us. And thank you again for keeping us in the loop on your progress!

Sarah and Kent Kehlenbeck  
602 5th St  
515-778-4025

[https://mail.google.com/mail/u/0/?ui=2&ik=b98e5418a8&jsver=0kP6PJd6EqM.en.&cbl=gmail\\_fe\\_180808.12\\_p1&view=pt&q=smckiness%40yahoo.com...](https://mail.google.com/mail/u/0/?ui=2&ik=b98e5418a8&jsver=0kP6PJd6EqM.en.&cbl=gmail_fe_180808.12_p1&view=pt&q=smckiness%40yahoo.com...) 1/2

August 14th, 2018

City of West Des Moines  
PO Box 65320  
West Des Moines, IA 50265-0320

To Whom It May Concern:

As the property owner at 545 6th St, I am in support of the proposed project at 542 5th St, directly east of my property, without the need for any buffering or fencing.

Thank you,

  
Signed

Garrett Penfield  
Printed

August 14th, 2018

City of West Des Moines  
PO Box 65320  
West Des Moines, IA 50265-0320

To Whom It May Concern:

As a nearby property owner, I would like to voice my support of the proposed project at 542 5th Street. Also, I strongly feel that screening or buffering should not be required. As a proud resident of Valley Junction, I am excited about this new project and what it means for our community.

Thank you,

*[Handwritten Signature]* Greg Rasmussen 537 6<sup>th</sup> St WDM  
Signed Printed Address

*[Handwritten Signature]* Kristy Rasmussen 537 6<sup>th</sup> St WDM  
Signed Printed Address

Signed Printed Address

Signed Printed Address

Signed Printed Address

August 14th, 2018

City of West Des Moines  
PO Box 65320  
West Des Moines, IA 50265-0320

To Whom It May Concern:

As the property owner at 536 5th St, located directly south of 542 5th St, I am in support of the proposed fence to be used as a buffer between these properties.

Thank you,

  
Signed

  
Printed