CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: October 29, 2018

ITEM: Veterans Parkway Enhancements Folded Flags, Northeast Corner of SE Browns Woods Drive and Veterans Parkway – Site Plan for site improvements to accommodate folded flag art display – City of West Des Moines – SP-004075-208

RESOLUTION: Approval of Site Plan.

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The City of West Des Moines is requesting Site Plan approval to construct foundations, install electric lines and implement landscaping as part of a folded flag art display to be located at the northeast corner of SE Browns Woods Drive and Veterans Parkway (see Exhibit I, Attachment B – Location Map and Attachment C – Site Plan). The art work itself will be approved through the Art Commission and City Council under separate actions if required.

Plan and Zoning Commission Action:
Vote: 3-0 approval, Commissioners Andersen, Drake, and Southworth absent; Commissioner Erickson Abstained.
Date: October 22, 2018
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 15, 2018)*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve a Site Plan for construction of foundations and site improvements to accommodate folded flag art project on City-owned property at the northeast corner of SE Browns Woods Drive and Veterans Parkway.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
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 15, 2018		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

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

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

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: October 22, 2018

Item: Veterans Parkway Enhancements Folded Flags, Northeast corner of SE Browns Woods Drive and Veterans Parkway – Site Plan for site improvements to accommodate folded flag art display – City of West Des Moines – SP-004075-2018

Requested Action: Approval of Site Plan

Case Advisor: Kara Tragesser, AICP

Applicant's Request: The City of West Des Moines is requesting Site Plan approval to construct foundations, install electric lines and implement landscaping as part of a folded flag art display to be located at the northeast corner of SE Browns Woods Drive and Veterans Parkway (see Attachment B – Location Map and Attachment C – Site Plan). The art work itself will be approved through the Art Commission and City Council under separate actions if required.

History: The property is city-owned and was acquired when the City constructed Veterans Parkway and SE Browns Woods Drive. The property is vacant and zoned Medium Density Residential.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on October 15, 2018 for information only. No disagreement with the proposal was expressed.

It should be noted that a workshop explaining the project was held as part of the September 18, 2017 City Council meeting, and additionally Council members Trimble and Sandager were provided information on the project as part of a Bravo grant application.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment.

The proposal by the City is to construct the base or foundation for a folded flag structure on the property illustrated in the Attachment C – Site Plan. The property is owned by the City of West Des Moines as is SE Browns Woods Drive and Veterans Parkway; the significance is that there are no right-of-way lines from which to measure the setback. The project designer has determine the location of the right-of-way line based upon the classification of the streets and the required setback of 35 feet for the Medium Density zoning district was utilized as measured from what would be the right-of-way lines. All bases or foundations are behind this setback line.

The art work itself is proposed to consist of fifteen 12 foot tall folded flags that will be illuminated from within. The ground is proposed to be planted with native plant materials. There is no parking requirement as there are no habitable structures and there will be in excess of 25% of the site devoted to open space. A site plan is required to construct the bases and to place electric utilities on the site. As mentioned above, the art work itself will be approved through the Art Commission and City Council under separate actions if required

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the site plan to place foundations, electrical and landscaping to accommodate folded flag art on the site at the northeast corner of SE Browns Woods Drive and Veterans Parkway, subject to the applicant meeting all City Code requirements.

Owner: City of West Des Moines
4200 Mills Civic Parkway
West Des Moines IA 50265

Applicant: Same as owner

Applicant Rep: Marco Alvarez
Parks and Recreation Department
City of West Des Moines IA 50265
515-222-3444
Marco.alvarez@wdm.iowa.gov

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Site Plan

ATTACHMENT A

RESOLUTION NO. PZC-18-070

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 TO CONSTRUCT FOUNDATIONS AND SITE IMPROVEMENTS TO ACCOMMODATE A FOLDED FLAG ART PROJECT ON CITY-OWNED PROPERTY AT THE NORTHEAST CORNER OF SE BROWNS WOODS DRIVE AND VETERANS PARKWAY

WHEREAS, pursuant to the provisions of Title 9 of the West Des Moines Municipal Code, the applicant, the City of West Des Moines, has requested approval for a Site Plan (SP-004075-2018) to construct foundations, install electrical lines, and implement landscaping associated with a folded flag art project;

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

WHEREAS, on October 22, 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 or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Site Plan to prepare the site for a folded flag art project 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 October 22, 2018.

Chris Costa ~~Craig Erickson,~~ Chairperson
Plan and Zoning Commission

ATTEST:

Jennifer Canaday
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 October 22, 2018, by the following vote:

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

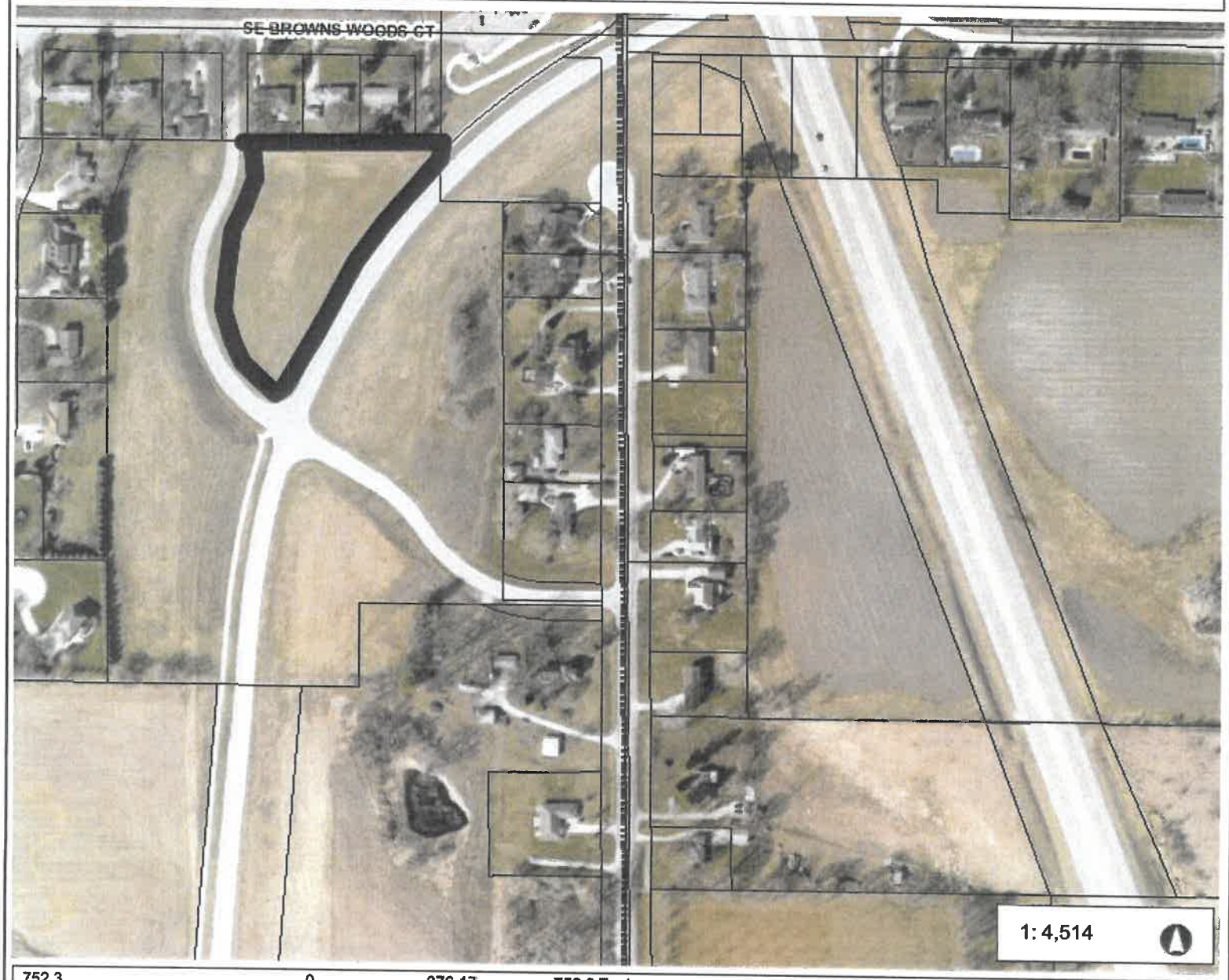
ATTEST:

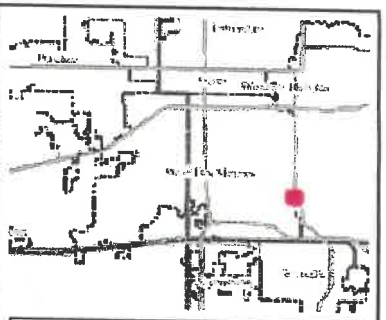
Jennifer Canaday
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. None

Veterans Parkway Enhancement: Folded Flag Structures





Legend

- Corporate Limits
- Parcels

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© 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

VETERANS PARKWAY ENHANCEMENTS, FOLDED FLAGS FEATURE

WDM PROJECT NO. PR-0510 022 2017

INTERSECTION OF VETERANS PARKWAY AND BROWN'S WOODS DRIVE

WEST DES MOINES, IOWA 50266

OCTOBER 5, 2018

SHEET INDEX

C000	COVER SHEET
C101	SITE PLAN
C401	LANDSCAPE PLAN
C501	ELEVATIONS
E101	ELECTRICAL PLAN
S101	FOUNDATION PLAN

CITY CONTACT INFO

MARCO ALVAREZ
PARK PLANNER
CITY OF WEST DES MOINES
(515) 222-3462

UTILITY CONTACTS

MID AMERICAN ENERGY
(ELECTRIC & GAS)
GAIL DAVIS
(515) 281-2510

MEIDAOOM
PAUL MAY
(515) 564-2648

AT&T CABLE
CLIFF STOCKWELL
(515) 246-2252

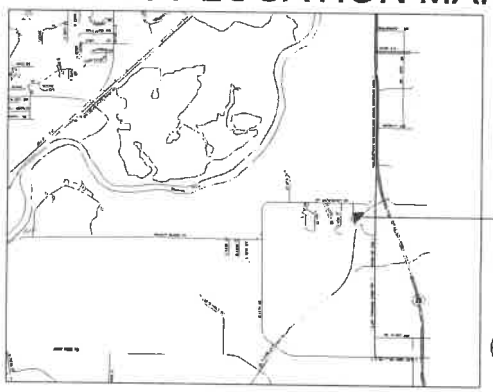
CENTURYLINK
KEN HOFFMAN
(515) 243-3398

HICKORY TECH COM
WESTON GROW
(515) 967-4769

WDM WATER WORKS
WILLIAM MABUCE
(515) 222-3510

WDM ENGINEERING
SERVICES
CONSTRUCTION
CLINT CARPENTER
(515) 222-3539

PROJECT LOCATION MAP



PROJECT LOCATION

N

GENERAL NOTES:

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING 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 VERIFICATION OF EXISTENCE OF, AND THE DETERMINATION OF THE EXACT LOCATION OF, UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR(S).
2. NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
3. ANY WATER USE FROM HYDRANT REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
5. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
6. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
7. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
8. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
9. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
10. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
11. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
12. 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.
13. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
14. 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
15. REPAIR OR REPLACE EXISTING FACILITIES (CURBS, PAVEMENT, PAVEMENT MARKINGS, UTILITIES, ETC.) TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
16. 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 OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE OWNERS REPRESENTATIVE, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT PRIOR AUTHORIZATION.
17. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
18. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
19. SPOT ELEVATIONS SHOWN REPRESENT ELEVATION AT FINISHED GRADE.
20. EROSION CONTROL MEASURES SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION TO MEET REQUIREMENTS OF ALL REGULATORY AGENCIES.
21. CONTRACTOR TO COORDINATE ANY GRADE ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
22. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
23. 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.
24. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED TO FINAL FINISH GRADES.
25. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
26. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
27. 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.
28. 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' (515-222-3539) 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.
29. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
30. STRIP TOPSOIL AND SOD FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT. RESPREAD TOPSOIL AND BACKFILL TO TOP OF CURB OR EDGE OF PAVEMENT. COMPACT BACKFILL TO PREVENT SETTLING.
31. BACKFILLING, FINISH, GRADING, AND SEEDING SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
32. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL WHICH IS NOT DESIRABLE TO BE INCORPORATED IN THE WORK INVOLVED IN THIS PROJECT - EXCAVATION, BROKEN CONCRETE, ETC. NO PAYMENT SHALL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES.
33. INSPECTION. THE CONTRACTOR SHALL CONTACT MARCO ALVAREZ, PARK PLANNER, AT THE PARKS AND RECREATION DEPARTMENT (222-3462) 24 HOURS BEFORE BEGINNING CONSTRUCTION.

STRUCTURAL 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: ALEX BRAISE

My License Renewal Date is: DECEMBER 31, —

PAGES OR SHEETS COVERED BY THIS SEAL:
S101

ELECTRICAL 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: JOHN H. WALDRON

License Number: 19689

My License Renewal Date is: DECEMBER 31,

PAGES OR SHEETS COVERED BY THIS SEAL:
E101

LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

CRAIG B. ERICKSON

PAGES OR SHEETS COVERED BY THIS SEAL:
C000, C101, C401, C501

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westmark Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.5104 | fax: 515.223.0022 | www.shive-hattery.com
Iowa | Illinois | Indiana

VETERANS PARKWAY ENHANCEMENTS - FOLDED FLAGS FEATURE

WEST DES MOINES, IA

RECORD DOCUMENT
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. SHIVE-HATTERY HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THESE DRAWINGS. SHIVE-HATTERY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE DISCOVERED RELATED TO THESE DRAWINGS.

10/5/2018

ATTACHMENT C

SITE PLAN

C101

DRAWN: JJM
APPROVED: CJE
ISSUED FOR: CITY SUBMITTAL
DATE: 10/5/2018
PROJECT NO: 4164646
FIELD BOOK: --
CLIENT NO: PR0510 022 2017

PRELIMINARY - NOT FOR CONSTRUCTION

VETERANS PARKWAY ENHANCEMENTS - FOLDED FLAGS FEATURE

WEST DES MOINES, IA

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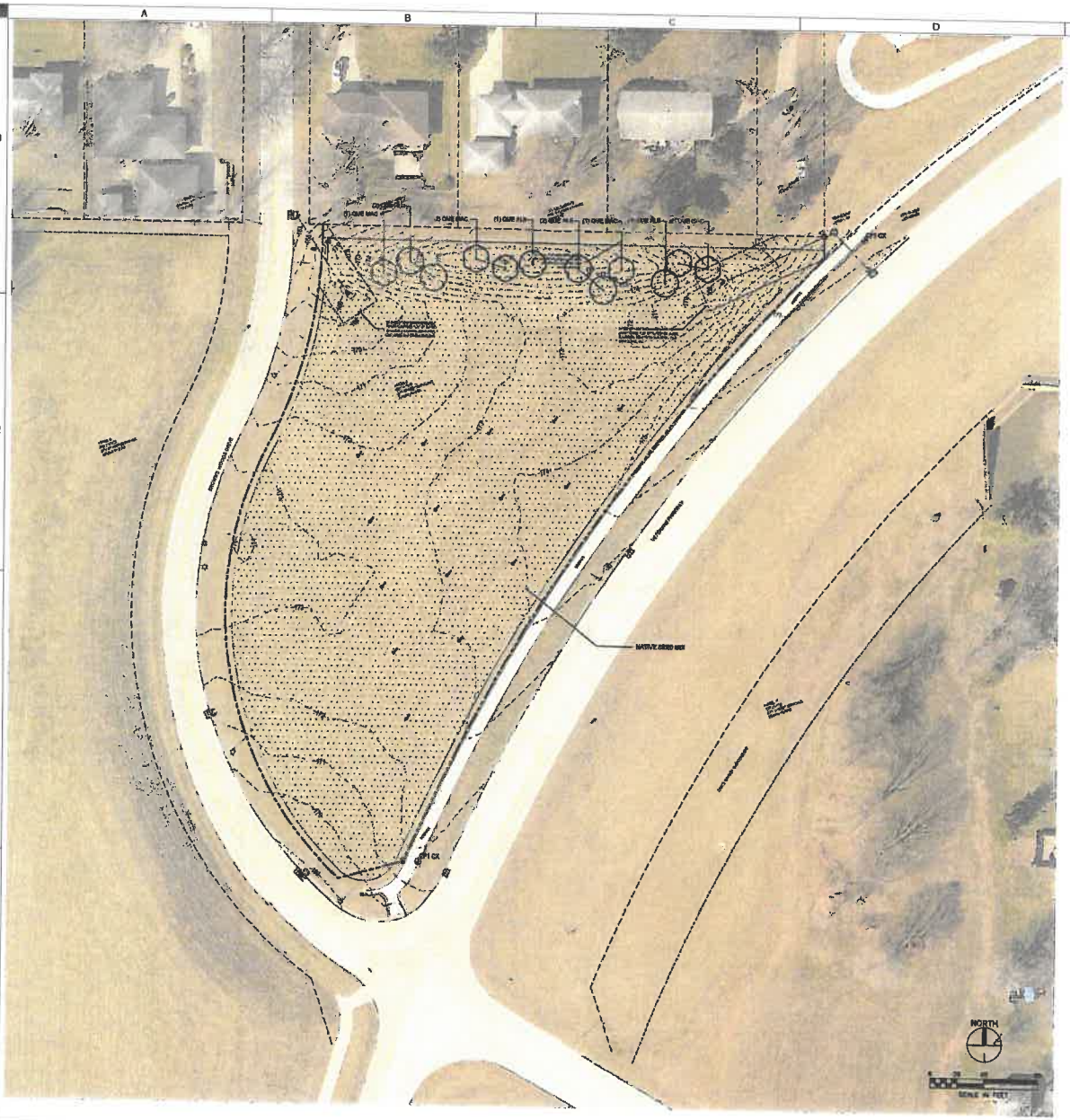
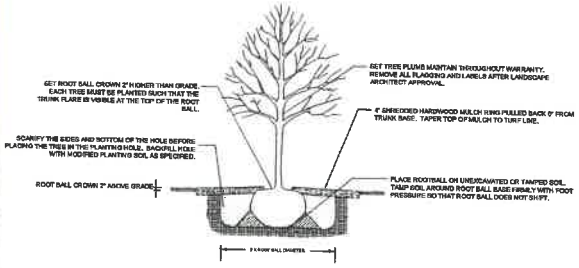
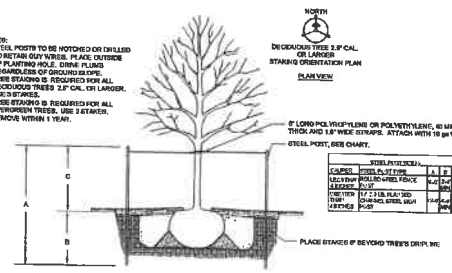




1 DECIDUOUS TREE PLANTING

NOTES:
1. STEEL POSTS TO BE NOTCHED OR DRILLED TO RETAIN GUY WIRES. PLACE OUTSIDE OF PLANTING HOLE. DRIVE PLUMB REGARDLESS OF GROUND SLOPE.
3. TREE STAKING IS REQUIRED FOR ALL DECIDUOUS TREES 2.5" CAL. OR LARGER. USE 3 STAKES.
4. TREE STAKING IS REQUIRED FOR ALL EVERGREEN TREES. USE 2 STAKES.
4. REMOVE WITHIN 1 YEAR.



STEEL POST SCHEDULE				
CALIPER	STEEL POST TYPE	A	B	C
1.5" CALIPER LARGER	ROLLED-RIBBED FENCE POST	8'-0"	2'-0"	4'-0" MINIMUM
OVER 1.5" CALIPER THAN 4 INCHES	T.P. 2.3 LB. FLAT RED GRAINED STEEL SIGN POST	10'-0"	4'-0" MIN.	4'

2 TREE STAKING DETAIL

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		REMARKS
QUE ALB	6	Quercus alba	White Oak	B & B	2"Cal		
QUE MAC	6	Quercus macrocarpa	Burr Oak	B & B	2"Cal		

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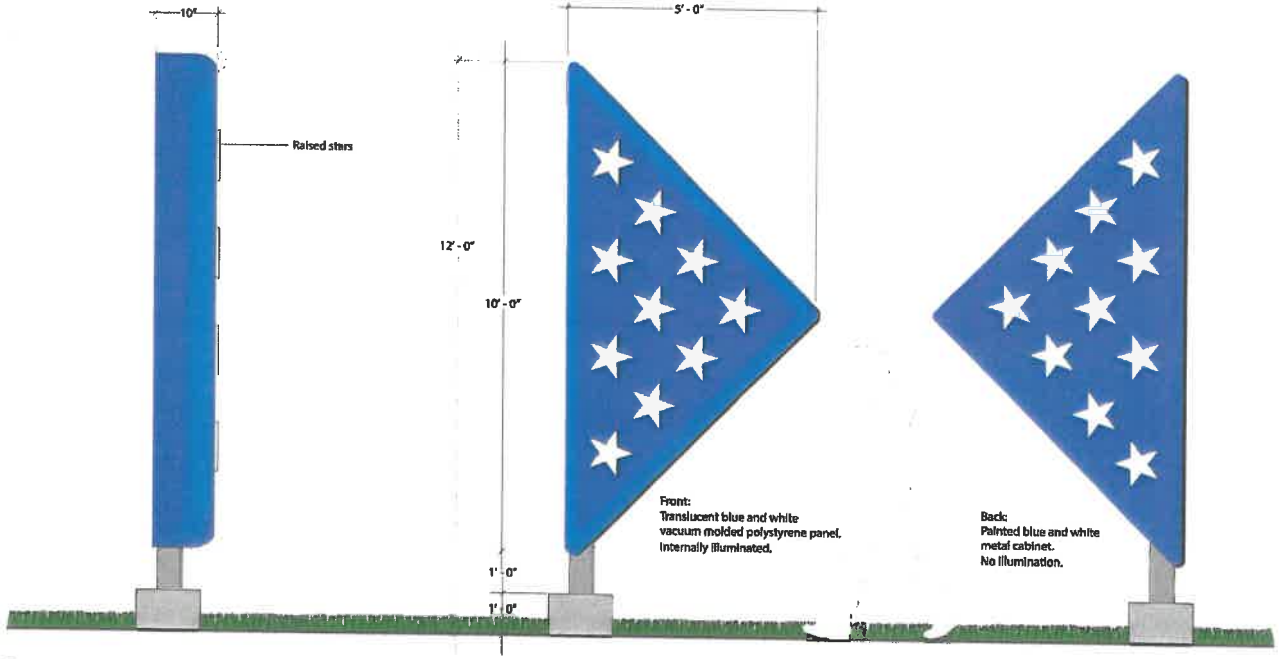
VETERANS PARKWAY ENHANCEMENTS - FOLDED FLAGS FEATURE -
WEST DES MOINES, IA

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: JBN
APPROVED: CBE
ISSUED FOR: CITY SUBMITTAL
DATE: 10/5/2018
PROJECT NO: 4164850
FIELD BOOK: --
CLIENT NO: PRA010.022.2017

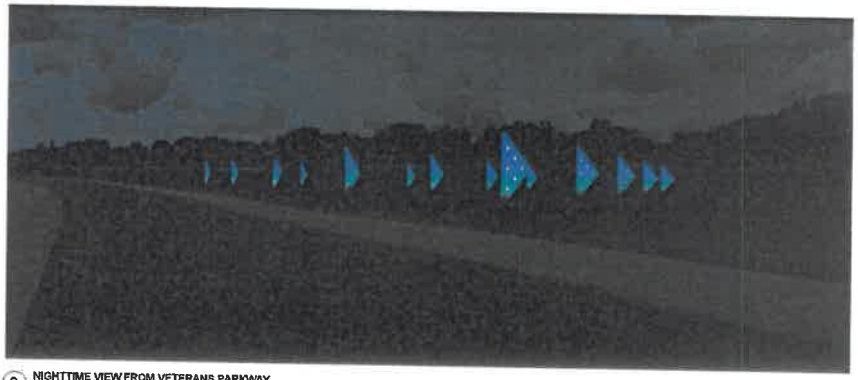
LANDSCAPE PLAN

C401



1 FLAG ELEVATION

2 DAYTIME VIEW FROM VETERANS PARKWAY



3 NIGHTTIME VIEW FROM VETERANS PARKWAY

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Iowa | Illinois | Indiana

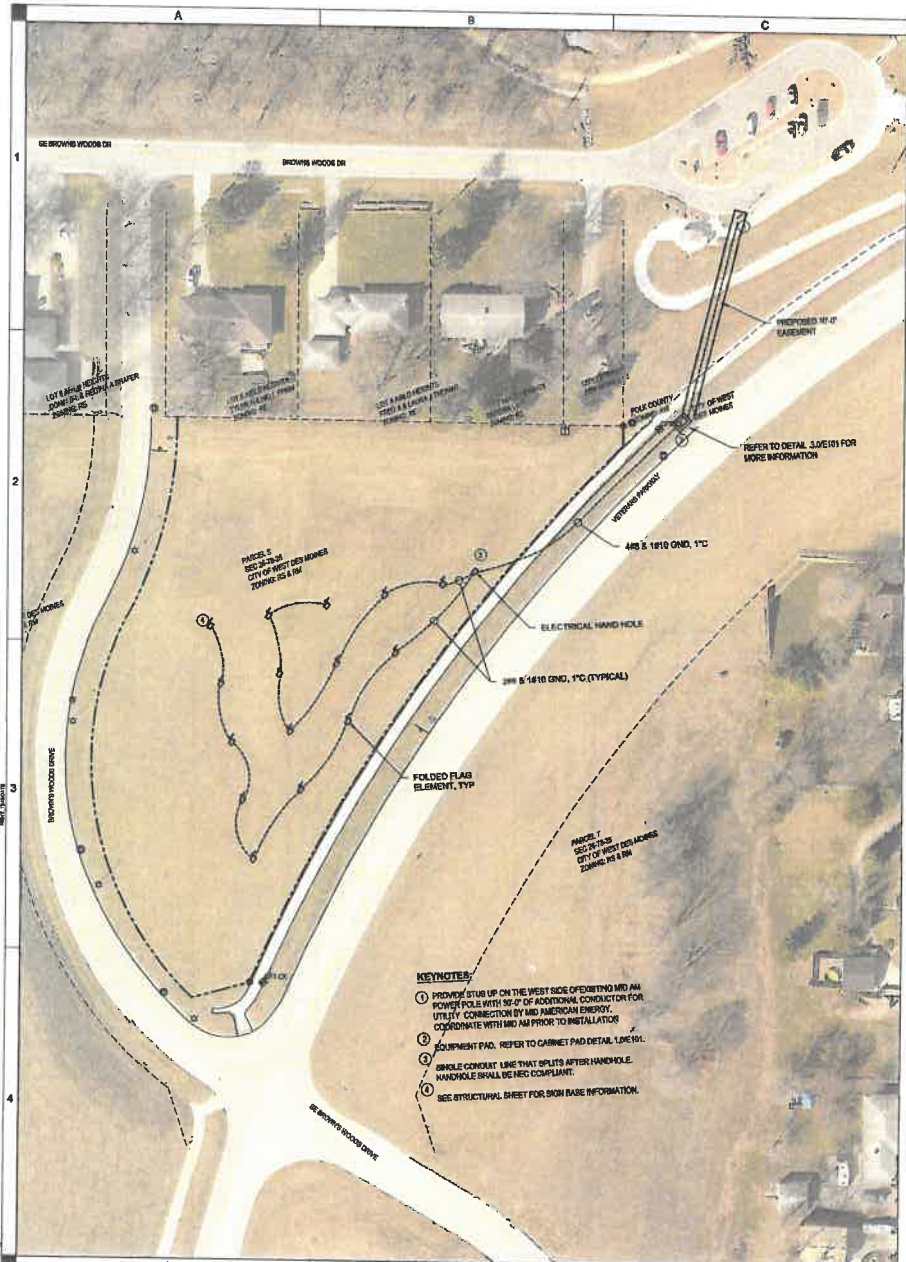
VETERANS PARKWAY
ENHANCEMENTS -
FOLDED FLAGS FEATURE
-
WEST DES MOINES, IA

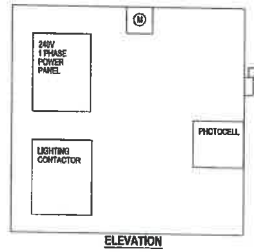
PRELIMINARY
- NOT FOR
CONSTRUCTION

DRAWN: JRN
APPROVED: CSE
ISSUED FOR: CITY SUBMITTAL
DATE: 10/5/2018
PROJECT NO: 41408A0
FIELD BOOK: --
CLIENT NO: PR-0010022-2017

ELEVATIONS

C501



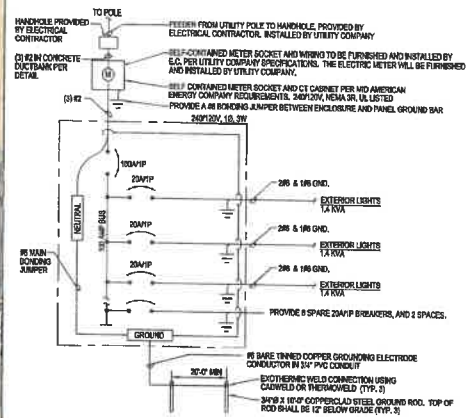


NOTES:
1. ENCLOSURE HOUSEKEEPING PAD SHALL BE 1.5" HIGH ABOVE FINISHED GRADE AND SHALL BE 1.5" WIDER THAN ENCLOSURE ON EACH SIDE.
2. ENCLOSURE FOR ELECTRICAL AND CONTROL EQUIPMENT, PAD MOUNTED, KEY LOCKABLE, BLACK POWDER COAT OR RYMAR FINISH. PROVIDE AND INSTALL ANCHOR BOLTS, ETC. AS APPROPRIATE. EQUIPMENT SHALL BE MOUNTED TO SOLID BACK PANEL WITH CABINET. COORDINATE EXACT EQUIPMENT MOUNTING WITH CABINET MANUFACTURER. EQUIPMENT SHALL BE INSTALLED TO MAINTAIN CODE REQUIRED CLEARANCES (WITH ENCLOSURE DOOR OPEN). NEMA 3R RATED. PROVIDE A CONCRETE PAD 1.5' HIGH ABOVE AND 1.5' EDGE AROUND ENCLOSURE.

ELEVATION

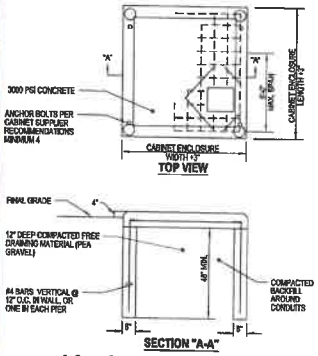
3.0 - ELEC. EQUIPMENT ENCLOSURE ELEVATION

NO SCALE



2.0 - ONE LINE DIAGRAM

NO SCALE



1.0 - CABINET PAD DETAIL

NO SCALE

ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE - LATEST EDITION ADOPTED BY THE STATE, THE STATE AMENDMENTS, LOCAL/MUNICIPAL CODES AND ORDINANCES, AND THE AUTHORITY HAVING JURISDICTION. THE COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE ADAAG (AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES).
2. IT IS THE INTENT OF THESE DOCUMENTS TO COMPLY WITH THE APPLICABLE CODES. WHERE DISCREPANCIES OCCUR, NOTIFY THE ENGINEER/ARCHITECT IN WRITING FOR INTERPRETATION. CORRECT ANY INSTALLATION THAT FAILS TO COMPLY WITH THE CODES AND STANDARDS AT NO ADDITIONAL COST TO THE OWNER.
3. ALL WORK SHALL BE IN CONFORMANCE WITH ANY AND ALL NEC REQUIREMENTS.
4. CONTRACTOR SHALL PROVIDE ALL WORK NECESSARY INCLUDING ALL LABOR, MATERIALS, PERMITS, TAXES, FEES, INSPECTIONS, HARDWARE, AND COST FOR INSTALLATION FOR A COMPLETE AND OPERATIONAL SYSTEM.
5. ALL MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE NEW, COMPLETE WITH MANUFACTURER'S GUARANTEE OR WARRANTY AND SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL).
6. COORDINATE ELECTRICAL INSTALLATION WITH ALL TRADES PRIOR TO INSTALLATION. IF ELECTRICAL WORK INSTALLED INTERFERES WITH OTHER TRADES AFTER INSTALLATION, THE CONTRACTOR SHALL MAKE ALL NECESSARY CHANGES TO CORRECT THE CONDITION AT NO ADDITIONAL COST TO THE OWNER.
7. DEVICES, HAND HOLES AND JUNCTION BOXES SHOWN ON DRAWINGS ARE DIAGRAMMATIC. COORDINATE EXACT PLACEMENT OF ALL DEVICES WITH OWNER AND OTHER TRADES PRIOR TO INSTALLATION. VERIFY DOOR SWING PRIOR TO INSTALLATION OF ALL DEVICES. ADJUSTMENT OF LOCATION PRIOR TO INSTALLATION, SHALL BE DONE WITH NO ADDITIONAL COST TO THE OWNER.
8. ALL ELECTRICAL PANELS WITH ANY BRANCH CIRCUIT/LOAD REVISIONS SHALL HAVE A NEW TYPED UPDATED CIRCUIT DIRECTORY CARD INSTALLED INSIDE THE DOOR OF THE ELECTRICAL PANEL. THE CONTRACTOR SHALL VERIFY THAT ALL UNUSED CIRCUIT BREAKERS ARE TURNED 'OFF' AND PROPERLY INDICATED AS 'SPARE' ON THE NEW CIRCUIT DIRECTORY CARD.
9. NO ENERGIZED CONDUCTORS SHALL BE EXPOSED AT ANY TIME EXCEPT WHEN THE IMMEDIATE AREA IS UNDER THE SUPERVISION OF A QUALIFIED ELECTRICIAN.
10. THE CONTRACTOR SHALL KEEP THE WORK AREA CLEAN OF ALL DEBRIS ON A DAILY BASIS. ALL NEW MATERIALS AWAITING INSTALLATION SHALL BE KEPT IN AREAS DESIGNATED BY THE OWNER.
11. THESE DRAWINGS SHALL NOT BE SCALED TO OBTAIN DIMENSIONS. REFER TO DIMENSIONED ARCHITECTURAL SITE PLANS. IF THE DIMENSIONS CANNOT BE DETERMINED BY THE INFORMATION GIVEN, CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION.
12. PERIODIC SITE OBSERVATION BY THE ENGINEER IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST DEFECTS OR DEFICIENCIES IN THE WORK OF THE CONTRACTOR.
13. THE INFORMATION CONTAINED ON THE ELECTRICAL DRAWINGS IS IN ITSELF INCOMPLETE AND VOID UNLESS USED IN CONJUNCTION WITH ALL OTHER DISCIPLINE DRAWINGS, THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., AND SHALL BE CONSIDERED THE CONTRACT DOCUMENTS AND WITH ALL THE SAME BY REFERENCE, WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE OF BY SIGNING THE CONTRACT.
14. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS OR PERIODIC OBSERVATION OF CONSTRUCTION, FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.). FOR COORDINATION OF THE VARIOUS TRADES, AND FOR SAFE CONDITIONS ON THE JOB SITE. VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER AS SOON AS THEY ARE FOUND. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ENGINEER IS OBTAINED.
15. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ATTAINING ALL PERMITS REQUIRED AND SENDING DATA SPECIFICATION SHEET SUBMITTALS FOR ALL REQUIRED SYSTEMS.

SYMBOL LIST

	GROUND		MONUMENT CONNECTION
20A/1P	BREAKER		ELECTRICAL PAD AND BUILDING
M	METER	1	KEY NOTE
			UNDERGROUND ELECTRICAL CONDUIT

NORTH

0 25 50 100

SCALE IN FEET

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
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515.223.2704 | fax: 515.223.0523 | www.shivehattery.com
Iowa | Illinois | Indiana

VETERANS PARKWAY ENHANCEMENTS - FOLDED FLAGS FEATURE

WEST DES MOINES, IA

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: RML
APPROVED: JW
ISSUED FOR: CITY SUBMITTAL
DATE: 10/9/2015
PROJECT NO: 019485.0
FIELD BOOK: --
CLIENT NO: PR-0510 022 2017

ELECTRICAL PLAN

E101

DESIGN INFORMATION

1. CODES:
   A. INTERNATIONAL BUILDING CODE (IBC) 2015
   B. AMERICAN CONCRETE INSTITUTE - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)
   D. AMERICAN INSTITUTE OF STEEL CONSTRUCTION - SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360)
      ALLOWABLE STRENGTH DESIGN (ASD)
   E. AMERICAN SOCIETY OF CIVIL ENGINEERS AND STRUCTURAL ENGINEERING INSTITUTE (ASCE/SEI 7) - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
   F. AMERICAN WELDING SOCIETY D1.1
2. DESIGN LOADS PER THE 2015 IBC (RISK CATEGORY I)
   A. DEAD LOADS
      STRUCTURE — SELF WEIGHT AS SHOWN
   D. WIND PRESSURE (ASCE 7-10)
      WIND SPEED, Vult — 115 MPH
      NOMINAL DESIGN WIND SPEED, Vasd — 90 MPH
      WIND EXPOSURE — B
      MWFRS DESIGN WIND LATERAL PRESSURE — 16.4 PSF
3. NET ALLOWABLE SOIL BEARING PRESSURES
   DRILLED PIER END BEARING — 1750 PSF
4. MINIMUM FROST PROTECTION DEPTH MEASURED FROM GRADE
   EXTERIOR FOOTING — (-3'-6")
5. GEOTECHNICAL ENGINEER TO VERIFY SOIL END BEARING ONSITE DURING CONSTRUCTION TO ENSURE ADEQUATE STRENGTH; IF ALLOWABLE BEARING PRESSURE IS BELOW THE DESIGN PRESSURE ABOVE, CONTACT ENGINEER.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO THE REFERENCED EDITION OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
2. STRUCTURAL STEEL MATERIAL STANDARDS:
   SQUARE AND RECTANGULAR HSS — ASTM A500, GR C — Fy = 50 KSI
   CAP AND BASE PLATE — ASTM A36 — Fy = 36 KSI
3. STRUCTURAL STEEL CONNECTION STANDARDS:
   WASHERS — ASTM F436
   ANCHOR RODS — ASTM F1554 — GRADE 36
   WELDING ELECTRODES (CARBON STEEL) — AWS 5.1, E70XX
4. WELDING SHALL BE IN ACCORDANCE WITH STRUCTURAL WELDING CODE, AWS D1.1, LATEST EDITION, AND SHALL BE PERFORMED BY CERTIFIED WELDERS ONLY USING PROPER ELECTRODES FOR MATERIAL BEING WELDED. PROVIDE WELD SIZE IN ACCORDANCE WITH AISC SPECIFICATIONS, BUT NOT LESS THAN 3/16" FILLET, CONTINUOUS UNLESS OTHERWISE NOTED.
5. ALL EXTERIOR EXPOSURE STEEL FRAMING, STEEL LINTEL ASSEMBLIES, BRICK RELIEF ANGLES AND CONNECTORS SHALL BE HOT DIPPED GALVANIZED. ITEMS INDICATED TO BE GALVANIZED SHALL BE HOT-DIP GALVANIZED IN COMPLIANCE WITH ASTM A123.
6. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS. STEEL SHALL BE HAND TOOLED CLEANED (SSPC-SP2) OR POWER TOOL CLEANED (SSPC-SP3).
7. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.
8. DO NOT ENLARGE MISALIGNED BOLT HOLES BY BURNING OR THERMAL CUTTING. REAM HOLES THAT MUST BE ENLARGED TO INSTALL BOLTS.

FOUNDATIONS

1. ALL EXCAVATIONS SHALL BE PROPERLY AND SAFELY BACKFILLED. DO NOT PLACE BACKFILL BEHIND BASEMENT WALLS OR RETAINING WALLS UNTIL CONCRETE HAS ATTAINED THE SPECIFIED COMPRESSIVE STRENGTH. BASEMENT WALLS SHALL NOT BE BACKFILLED UNTIL SUPPORTING FLOOR IS COMPLETED AND ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROTECT ALL BELOW GRADE WALLS FROM LATERAL EARTH PRESSURES UNTIL SUPPORTING FLOOR STRUCTURE IS COMPLETED. CONTRACTOR PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF LATERAL SHORING TO BRACE WALLS IN LIEU OF WAITING FOR FLOOR SLAB COMPLETION.
2. CONTRACTOR SHALL ACCOUNT FOR PUMPING OF WATER FROM THE EXCAVATION DUE TO SURFACE WATER, GROUND WATER AND SEEPAGE.
3. ALL FOOTINGS SHALL BE PLACED ONTO FIRM UNDISTURBED SOIL OR ACCEPTABLE COMPACTED BACKFILL AS OUTLINED IN THE SOIL REPORT AND PROJECT SPECIFICATIONS.
4. FOOTING ELEVATIONS SHOWN DESIGNATE THE MINIMUM DEPTH OF THE FOOTING WHERE THE ALLOWABLE SOIL BEARING IS EXPECTED. LOCALIZED AREAS OF UNACCEPTABLE SOILS OR POOR COMPACTION MAY BE DISCOVERED DURING THE EXCAVATION PROCESS REQUIRING OVEREXCAVATION AND BACKFILL WITH ACCEPTABLE FILL. FOOTING EXCAVATIONS SHALL BE LOWERED TO REACH SOIL MEETS THE DESIGN BEARING PRESSURE AND APPROVED BY THE GEOTECHNICAL SPECIAL INSPECTION AGENCY.
5. ACCEPTABLE BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS.
6. ACCEPTABLE SOIL SHALL BE DEFINED AS MEETING ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, SM OR A COMBINATION OF THESE TYPES.
7. UNACCEPTABLE SOILS SHALL BE DEFINED AS MEETING ASTM D2487 SOIL CLASSIFICATION GROUPS GC, SC, ML, MH, CL, CH, OL, OH, PT OR A COMBINATION OF THESE TYPES. GROUPS CL AND ML MAY BE ACCEPTABLE IF THE LIQUID LIMIT IS LESS THAN 45 AND THE PLASTICITY INDEX IS LESS THAN 20.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADES BEFORE AND AFTER PLACING THE CONCRETE AND UNTIL SUCH SUBGRADE IS FULLY PROTECTED BY THE PERMANENT BUILDING ENCLOSURE AND THE SPACE IS CONDITIONED TO REMAIN ABOVE FREEZING.
9. CONCRETE FOOTINGS AND SLABS SHALL NOT BE PLACED ON OR AGAINST SUBGRADES CONTAINING FROST, SNOW OR ICE. FROZEN SUBGRADES SHALL BE COMPLETELY THAWED AND RECONDITIONED BEFORE CONCRETE MAY BE PLACED.
10. REPEATED HEAVY CONSTRUCTION TRAFFIC OVER EXPOSED SUBGRADE WILL CAUSE RUTTING AND PUMPING WHEN SOIL IS ABOVE THE OPTIMUM MOISTURE CONTENT. AVOID EXCESS CONSTRUCTION ACTIVITY ON WET SOILS. IF SUBGRADE IS ABOVE THE OPTIMUM MOISTURE CONTENT DURING CONSTRUCTION, THEN DRYING OF THE SOIL SHALL BE CONDUCTED BY DISKING, SCARIFICATION, AND AERATION.
11. SOILS WITH A MOISTURE CONTENT ABOVE THE OPTIMUM LEVEL SHALL BE REMOVED AND REPLACED WITH COMPACTED GRANULAR FILL.
12. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY UNUSUAL SOIL CONDITIONS THAT ARE IN VARIANCE WITH THE SOIL REPORT.
13. CONTRACTOR SHALL VERIFY OPENINGS AND SLEEVES THROUGH FOUNDATION WALLS WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS. CHANGES IN SIZE, LOCATION AND NUMBER SHALL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL BY THE ENGINEER.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTES PUBLICATIONS: ACI 301, ACI 305.1, ACI 306.1, ACI 315, AND ACI 318 UNLESS NOTED OTHERWISE.
2. CONCRETE COMPRESSIVE STRENGTH (28 DAY)(F'c)
   FOOTINGS — 4000 PSI
   FOUNDATION PIERS — 4000 PSI
   DRILLED PIERS — 4000 PSI
3. CONCRETE REINFORCEMENT STANDARDS:
   DEFORMED BARS — ASTM A615 — Fy = 60 KSI
4. ALL CONCRETE SHALL BE STONE AGGREGATE UNLESS NOTED OTHERWISE. SUBMIT MIX DESIGN AND DOCUMENTATION FOR APPROVAL PER ACI 318.
5. REINFORCEMENT PROTECTION
   A. CONCRETE PLACED AGAINST EARTH — 3"
   B. CONCRETE PLACED IN FORMS BUT EXPOSED TO WEATHER OR EARTH:
      a. BARS #5 AND SMALLER — 1 1/2"
      b. BARS LARGER THAN #5 — 2"
   C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
      a. SLABS, WALLS, AND JOISTS — 3/4"
      b. BEAMS, COLUMNS — 1 1/2"
6. WHERE REQUIRED, DOWELS SHALL MATCH THE SIZE, NUMBER AND SPACING OF THE MAIN REINFORCING UNLESS NOTED OTHERWISE.
7. ALL SPLICES, STANDARD HOOKS, AND DEVELOPMENT LENGTHS TO BE PER THE REFERENCED EDITION OF ACI 318. MAKE BARS CONTINUOUS AROUND CORNERS. ALL SPLICES SHALL BE BY CONTACT LAP.
8. ALL SPLICES SHALL BE A CLASS "B" TENSION SPLICE AS DEFINED IN ACI 318. PROVIDE LAP SPLICES LENGTHS AS FOLLOWS:

BAR SIZE	4000 PSI	
	TYPICAL	TOP BARS
#3	19"	25"
#4	25"	33"
#5	31"	41"
#6	37"	49"
#7	54"	71"
#8	62"	81"
#9	70"	91"
#10	78"	102"
#11	87"	114"

LAP SPLICE LENGTHS GIVEN, ASSUME CLEAR SPACING BETWEEN BARS OF 2 BAR DIAMETERS, AND A MINIMUM CLEAR COVER OF 1 BAR DIAMETER. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12" ON FRESH CONCRETE BENEATH THE BARS.

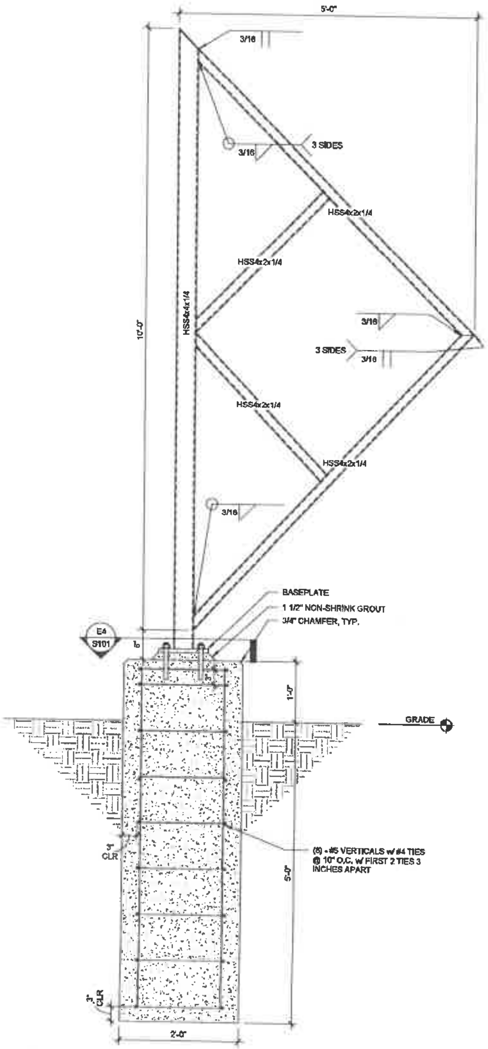
9. THERE SHALL BE NO ADDITIONAL OPENINGS LARGER THAN 10" IN CONCRETE WALLS AND SLABS NOT SHOWN. REFER TO CONCRETE OPENING DETAIL FOR ADDITIONAL REINFORCEMENT AROUND OPENINGS.
10. REINFORCING STEEL SHALL BE SECURELY FASTENED INTO FORMS PRIOR TO POURING CONCRETE. WET SETTING OF REINFORCING STEEL WILL NOT BE ACCEPTED PER ACI.
11. CONCRETE MIX - FOOTINGS AND PIERS
    COARSE AGGREGATE — 100% PASSING 1" SIEVE
    FINE AGGREGATE — 100% PASSING 3/8" SIEVE
    WATER/CEMENT RATIO — 0.45
    SLUMP — 4" +/- 1"
    AIR CONTENT — 6% +/- 1.5%

POST INSTALLED ANCHORS

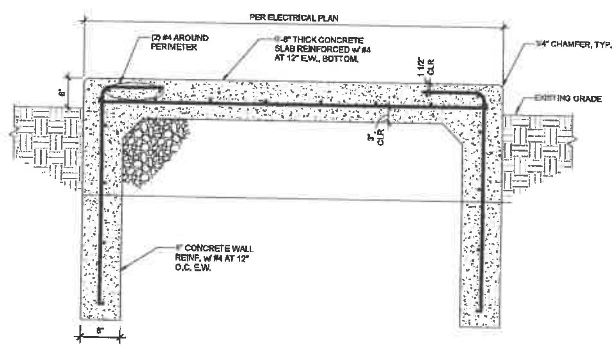
1. ADHESIVE ANCHOR SYSTEMS USED IN CONCRETE SHALL CONSIST OF ASTM A193 B7 RODS WITH HEAVY DUTY NUTS AND WASHERS. ADHESIVE SHALL BE A TWO COMPONENT STRUCTURAL ADHESIVE INJECTED IN A DUAL CARTRIDGE DISPENSING SYSTEM THAT PROPERLY MIXES THE COMPONENTS AT THE POINT OF APPLICATION. ALL COMPONENTS SHALL BE ZINC PLATED IN ACCORDANCE WITH ASTM B633 OR A HOT-DIP GALVANIZED COATING CONFORMING TO ASTM A153. (A304 & A316 STAINLESS) ADHESIVE ANCHORING SYSTEM LISTED AS BASIS OF DESIGN ARE THE SIZE AND QUANTITY SHOWN IN THE DRAWINGS. ACCEPTABLE ALTERNATE ANCHORS SHALL MATCH THE SIZE, QUANTITY AND CONFIGURATION WITH THE SAME CAPACITY OF THE BASIS OF DESIGN ANCHORS. PROVIDE ALTERNATE ANCHOR PRODUCT DATA TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. THE FOLLOWING TABLE SUMMARIZES THE ADHESIVE ANCHORS ALLOWED ON THE PROJECT:

MATERIAL ANCHORED INTO	BASIS OF DESIGN ANCHORS	ACCEPTABLE ALTERNATE ANCHORS
CRACKED & UNCRACKED CONCRETE	HILTI HIT HY 200	POWERS: PE 1000+ ITW/RED HEAD: C6+ SIMPSON SET XP

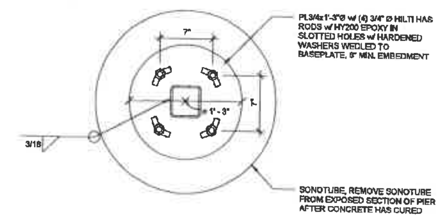
2. INSTALL ANCHOR SYSTEMS IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.
3. ALL POST INSTALLED ANCHORS SHALL HAVE ICC-ES ESR CERTIFICATION DATA SHEETS FOR ALL MATERIALS ANCHORED INTO. SUBMIT ESR DATA SHEETS TO ENGINEER FOR REVIEW AND APPROVAL.



A4 ELEVATION VIEW - DRILLED PIER
1" = 1'-0"



B4 EXTERIOR EQUIPMENT PAD
1" = 1'-0"



E4 BASEPLATE DETAIL
1 1/2" = 1'-0"

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515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

VETERANS PARKWAY ENHANCEMENTS - FOLDED FLAGS FEATURE
-
WEST DES MOINES, IA

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: CRM
APPROVED: ACB
ISSUED FOR: CITY SUBMITTAL
DATE: 10-5-2018
PROJECT NO: 4164880
FIELD BOOK:

FOUNDATION PLAN

S101

EXHIBIT II

Prepared by: KTragesser 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-004075-2018) TO CONSTRUCT FOUNDATIONS AND SITE IMPROVEMENTS TO ACCOMMODATE A FOLDED FLAG ART PROJECT ON CITY-OWNED PROPERTY AT THE NORTHEAST CORNER OF SE BROWNS WOODS DRIVE AND VETERANS PARKWAY

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, the City of West Des Moines requests site plan approval to construct foundations and site improvements to accommodate a folded flag art project on City-owned property at the northeast corner of SE Browns Woods Drive and Veterans Parkway;

Legal Description of Property

That part of the NE 1/4 of the NW 1/4 of Section 26, Township 78 North, Range 25 West of the 5th P.M., Polk County, Iowa, described as follows: Beginning at a point 975.44 feet West and 215 feet South of the NE 1/4 corner of said NW 1/4 of Section 26 (said point being 59.2 feet West of the SE 1/4 corner of Lot 7, Abild Heights); thence East along the South line of Abild Heights for a distance of 610.2 feet to the SE corner of Lot F, Abild Heights; thence South 110 feet; thence East 123.54 feet; thence South along a line parallel to the East line of said NE 1/4 of Section 26 for a distance of 780.5 feet; thence East 241.7 feet; thence South 8.4 feet; thence West 528 feet; thence South 160.5 feet; thence West along a line 1266 feet South of and parallel to the North line of said Section 26 for a distance of 497.44 feet; thence North 00° 42', West 900 feet; thence North 17° 48' East, 157.5 feet to the point of beginning.

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 October 22, 2018, the Plan and Zoning Commission recommend to the City Council approval of the Site Plan; and

WHEREAS, on October 29, 2018, 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 the site plan, or as amended orally at the City Council meeting on this date, are adopted.

SECTION 2. The Site Plan (SP-004075-2018) to construct foundations and site improvements to accommodate a folded flag art project 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 October 29, 2018

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

None.