# CITY OF WEST DES MOINES
# CITY COUNCIL MEETING COMMUNICATION

**DATE: May 6, 2019**

**ITEM:** Kum & Go 3035, 7265 Vista Drive – Approval of Major Modification to a Site Plan to Construct a 5,600 sq. ft. Convenience Store – Kum & Go LC – MaM-004212-2019

**RESOLUTION:** Approval of a Major Modification to a Site Plan.

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** The applicant, Kum & Go LC, is requesting approval of a Major Modification to a Site Plan to construct a 5,600 sq. ft. convenience store at 7265 Vista Drive (see Exhibit I, Attachments B – Location Map, Attachment C –Site Plan, and Attachment D – Elevations). The request includes demolition of the existing 3,242 sq. ft. store and replacing it the new, larger store.

Plan and Zoning Commission Action:
Vote: 6-0 approval, Commissioner Erickson abstained
Date: April 22, 2019
Motion: Adopt a resolution recommending the City Council approve the Major Modification to a 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 (April 1, 2019)*
- 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 Major Modification to a Site Plan for construction of a 5,600 sq. ft. convenience store, subject to the applicant meeting all City Code requirements and the following:

1. A limit of two outdoor propane vending units will be allowed, along with appropriate screening be it a screen wall or landscaping. Applicant shall provide details on screening prior to obtaining any building permit.
2. That final details of the storm water management plan be submitted, prior to obtaining any building permit.
3. That the storm water facility maintenance easement and agreement be executed and return to the City, prior to obtaining any building permit.
4. Documentation regarding the requirement for a grease interceptor be submitted to the City, prior to any building permits.
5. That the details of the storm water pollution prevention plan be submitted, along with any required permits, to the City, prior to any building permits.
6. Off-site construction easements or a signature to the application be submitted to the City, prior to any building permits.
7. Roof top mechanical units will be screened from all public view angles, prior to any occupancy permit.
8. Final, signed site plan drawings being submitted to the City, prior to any occupancy permits.

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 | April 1, 2019 | | |
| 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
- Attachment D - 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:** April 22, 2019

**Item:** Kum & Go 3035, 7265 Vista Drive – Approval of Major Modification to a Site Plan to Construct a 5,600 sq. ft. Convenience Store – Kum & Go LC – MaM-004212-2019

**Requested Action:** Recommend Approval of a Major Modification to a Site Plan

**Case Advisor:** Kara V. Tragesser, AICP

**Applicant's Request:** The applicant, Kum & Go LC, is requesting approval of a site plan to construct a 5,600 sq. ft. convenience store at 7265 Vista Drive (see Attachments B – Location Map, Attachment C –Site Plan, and Attachment D – Elevations). The request includes demolition of the existing 3,242 sq. ft. store and replacing it with the new, larger store.

**History:** The property is located within the Country Club Office Plaza Planned Unit Development (PUD). The convenience store use is a permitted conditional use in the PUD. On March 6, 2019, the West Des Moines Board of Adjustment approved a Permitted Conditional Use permit for the expansion of the use on the property.

**City Council Subcommittee:** This project was presented to Development and Planning Subcommittee on April 1, 2019. The Subcommittee is supportive of the project.

**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. Due to the recent inclement weather, the consultant has been unable to verify existing site information which may result in some minor changes to the site plan and building elevations. Staff has added a condition of approval requiring submittal of finalized drawings prior to issuance of any building permit.

**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 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 the City Council approve the Major Modification to a Site Plan to construct a 5,600 sq. ft. convenience store at 7265 Vista Drive, subject to the applicant meeting all City Code requirements and the following condition:

1. A limit of two outdoor propane vending units will be allowed, along with appropriate screening be it a screen wall or landscaping. Applicant shall provide details on screening prior to obtaining any building permit.
2. That final details of the storm water management plan be submitted, prior to obtaining any building permit.
3. That the storm water facility maintenance easement and agreement be executed and return to the City, prior to obtaining any building permit.
4. Documentation regarding the requirement for a grease interceptor be submitted to the City, prior to any building permits.
5. That the details of the storm water pollution prevention plan be submitted, along with any required permits, to the City, prior to any building permits.
6. Off-site construction easements or a signature to the application be submitted to the City, prior to any building permits.
7. Roof top mechanical units will be screened from all public view angles, prior to any occupancy permit.
8. Final, signed site plan drawings being submitted to the City, prior to any occupancy permits.

**Owner/Applicant:** Kum & Go LC
1459 Grand Avenue
Des Moines IA 50309
Dan Garneau
515-457-6389

**Applicant Representative:** Keith Weggen
Civil Design Advantage
3405 SE Crossroads Drive, Suite G
Grimes IA 50111

**Attachments:**

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

**ATTACHMENT A**

**RESOLUTION NO. PZC-19-032**

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE MAJOR MODIFICATION TO A SITE PLANT (MaM-004217-2019) TO CONSTRUCT A 5,600 SQ. FT. KUM & GO CONVENIENCE STORE AT 7265 VISTA DRIVE**

**WHEREAS,** pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Kum & Go LC has requested approval for a Major Modification to a Site Plan to construct a 5,600 sq. ft. convenience store at 7265 Vista Drive; and

**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; and

**WHEREAS,** on April 22, 2019, this Commission held a duly-noticed public meeting to consider the application for a Major Modification to a Site Plan Permit (MaM-004217-2019).

**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, April 22, 2019, or as amended orally at the Plan and Zoning Commission meeting, are adopted.

SECTION 2. The Major Modification to a Site Plan PERMIT (MaM-004217-2019) to construct a 5,600 sq. ft. convenience store 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 April 22, 2019.

Erica Andersen, Chair
Plan and Zoning Commission

ATTEST:

Michelle Kiesenberg
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 April 22, 2019.

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

ATTEST:

Michelle Kiesenberg
Recording Secretary

**EXHIBIT A**
**CONDITIONS OF APPROVAL**

1. A limit of two outdoor propane vending units will be allowed, along with appropriate screening be it a screen wall or landscaping. Applicant shall provide details on screening prior to obtaining any building permit.
2. That final details of the storm water management plan be submitted, prior to obtaining any building permit.
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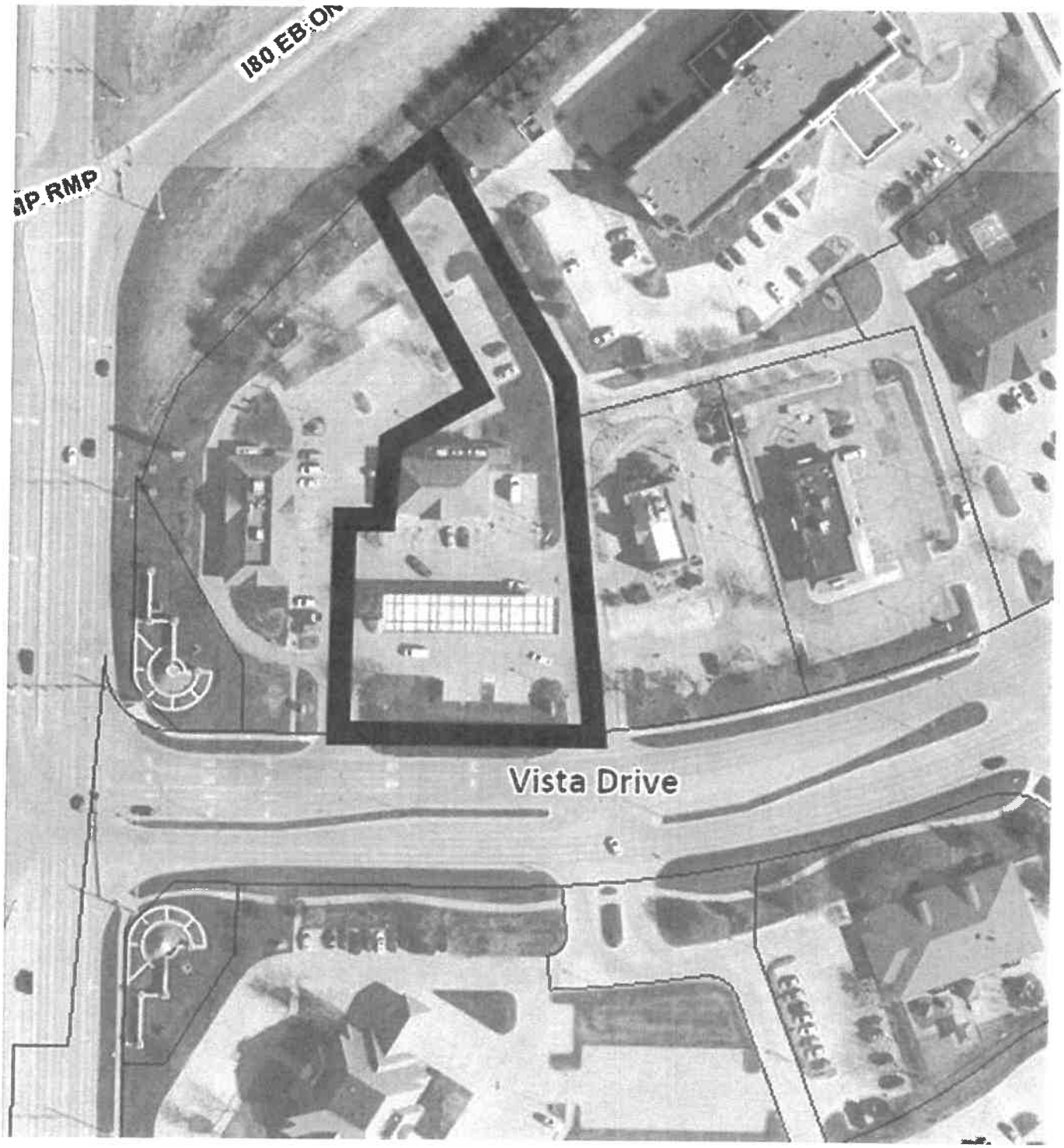
8. Final, signed site plan drawings being submitted to the City, prior to any occupancy permits.

**ATTACHMENT B**

**Location Map**
**Kum & Go #3035**
**7625 Vista Drive**



# SITE PLAN DRAWINGS
# STORE #3035
# 7265 VISTA DRIVE
# WEST DES MOINES, IA 50266

## PROJECT TEAM:

**OWNER/DEVELOPER/APPLICANT:**
KUM & GO L.C.
1459 GRAND AVENUE
DES MOINES, IA 50309
ATTN: DAN GARINGAU
PH. (515) 457-8388

**ENGINEER:**
CIVIL DESIGN ADVANTAGE, LLC
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: KEITH WEGGEN
PH. (515) 369-4400

**LANDSCAPE ARCHITECT:**
CIVIL DESIGN ADVANTAGE, LLC
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: KEITH WEGGEN
PH. (515) 369-4400

**SURVEYOR:**
CIVIL DESIGN ADVANTAGE, LLC
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: KEITH WEGGEN
PH. (515) 369-4400

**GEOTECHNICAL ENGINEER:**
TERRACON CONSULTANTS, INC
500 SW 7TH STREET, SUITE M
DES MOINES, IOWA 50309
CONTACT: BRETT BRADFIELD
PH. (515) 244-3164

**WATER:**
WEST DES MOINES WATER WORKS
1605 RAILROAD AVENUE
WEST DES MOINES, IA 50265
CONTACT: WILLIAM MARCUS, PE, PO
PH. (515) 222-3510

**SANITARY SEWER:**
CITY OF WEST DES MOINES
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IA 50265
CONTACT: BRIAN HEMESATH
PH. (515) 222-3620

**ELECTRIC:**
MIDAMERICAN ENERGY
666 GRAND AVE
DES MOINES, IA 50309
CONTACT: DAWN MARTINO
PH. (515) 252-6037

**STORM SEWER:**
CITY OF WEST DES MOINES
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IA 50265
CONTACT: BRIAN HEMESATH
PH. (515) 222-3620

**TELEPHONE:**
CENTURY LINK
525 HIGH STREET #950
DES MOINES, IA 50309
CONTACT: TOM STURMER
PH: (302) 654-8880

**BUILDING DEPARTMENT:**
4200 MILLS CIVIC PARKWAY, SUITE D
WEST DES MOINES, IA 50265
CONTACT: ROD VAN GENDEREN
PH: (515) 222-3620

**HEALTH DEPARTMENT:**
DALLAS COUNTY PUBLIC HEALTH & HOME HEALTH
902 COURT STREET
ADEL, IA 50003
PH. (515) 993-3750

Kum & Go

*WHERE & MEANS MORE*

## BENCH MARKS

1. WEST DES MOINES CITY BMP 021 STANDARD BENCHMARK @ INTERSECTION OF JORDAN CREEK PKWY AND NORTH RAMP OF I-80, NORTHEAST CORNER OF INTERSECTION, 5.8' (FEET) WEST OF THE SOUTHEAST RIGHT-OF-WAY FENCE CORNER, 125' (FEET) EAST OF CENTERLINE OF JORDAN CREEK PKWY, IN PERIMETURE, APPROXIMATELY 1.5' (FEET) DEEP. ELEVATION=205.75
2. WEST DES MOINES CITY BMP 520 STANDARD BENCHMARK @ SOUTHEAST CORNER OF ASHWORTH ROAD AND 76TH PLACE, 5' (FEET) WEST OF NORTH END OF SIDEWALK AT HOUSE #941, 13' (FEET) EAST OF BACK OF CURB, 19' (FEET) NORTH OF NORTH EDGE OF DRIVEWAY AT JUNCTION OF SIDEWALK. ELEVATION=241.75
3. ARROW ON HYDRANT @ SW CORNER OF KUM & GO BUILDING. ELEVATION=918.50
4. TOP WEST LIGHT POLE BASE 50' (FEET) +/- SW OF TACO JOHNS. ELEVATION=918.79

## PROPERTY DESCRIPTION
COUNTRY CLUB OFFICE PLAZA LOT 2

## FLOOD ZONE
ZONE-X FIRM MAP #19153100B0C

## UTILITY WARNING
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITY PROVIDERS TO LOCATE THEIR UTILITIES IN THE FIELD.

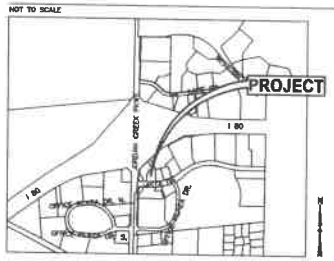
## CONSTRUCTION SCHEDULE
ANTICIPATED START DATE : APRIL, 2019
ANTICIPATED FINISH DATE : AUGUST, 2019

## SUBMITTAL DATES
SITE PLAN SUBMITTAL #1: 02/08/2019
SITE PLAN SUBMITTAL #2: 03/22/2019
SITE PLAN SUBMITTAL #3: 04/10/2019

## GENERAL LEGEND

| PROPOSED | EXISTING |
|---|---|
| LOT LINE | SANITARY MANHOLE |
| CENTER LINE | WATER VALVE BOX |
| RIGHT OF WAY | FIRE HYDRANT |
| PERMANENT EASEMENT | WATER CURB STOP |
| TEMPORARY EASEMENT | STORM SEWER MANHOLE |
| TYPE SW-501 STORM INTAKE | STORM SEWER SINGLE INTAKE |
| TYPE SW-503 STORM INTAKE | STORM SEWER DOUBLE INTAKE |
| TYPE SW-401 STORM MANHOLE | FLARED END SECTION |
| TYPE SW-301 SANITARY MANHOLE | DECIDUOUS TREE |
| STORM/SANITARY CLEANOUT | CONIFEROUS TREE |
| WATER VALVE | DECIDUOUS SHRUB |
| FIRE HYDRANT ASSEMBLY | CONIFEROUS SHRUB |
| SIGN | ELECTRIC POWER POLE |
| DETECTABLE WARNING PANEL | GUY ANCHOR |
| SANITARY SEWER WITH SIZE | STREET LIGHT |
| STORM SERVICE | POWER POLE W/ TRANSFORMER |
| WATERMAIN WITH SIZE | UTILITY POLE W/ LIGHT |
| SAWCUT (FULL DEPTH) | ELECTRIC BOX |
| SILT FENCE | ELECTRIC TRANSFORMER |
| | ELECTRIC MANHOLE OR VAULT |
| | TRAFFIC SIGN |
| | TELEPHONE JUNCTION BOX |
| | TELEPHONE MANHOLE/VAULT |
| | TELEPHONE POLE |
| | GAS VALVE BOX |
| | CABLE TV JUNCTION BOX |
| | CABLE TV MANHOLE/VAULT |
| | BENCH MARK |
| | SOIL BORING |
| | UNDERGROUND TV CABLE |
| | GAS MAIN |
| | FIBER OPTIC |
| | UNDERGROUND TELEPHONE |
| | OVERHEAD ELECTRIC |
| | UNDERGROUND ELECTRIC |
| | SANITARY SEWER W/ SIZE |
| | STORM SEWER W/ SIZE |
| | WATER MAIN W/ SIZE |

## VICINITY MAP
NOT TO SCALE




## SHEET INDEX

| | | |
|---|---|---|
| 1 | COVER SHEET | C0.0 |
| 2 | SITE PLAN | C1.1 |
| 3 | TOPOGRAPHIC SURVEY / DEMOLITION PLAN | C1.2 |
| 4 | GRADING PLAN | C2.1 |
| 5 | EROSION AND SEDIMENT CONTROL PLAN | C2.2 |
| 6 | UTILITY PLAN | C3.1 |
| 7 | PAVING GEOMETRICS & SPOT ELEVATION PLAN | C4.1 |
| 8 | LANDSCAPE PLAN | L1.1 |

## SITE DATA

| | | |
|---|---|---|
| STORE TYPE | | MARKETPLACE |
| CANOPY / DISPENSER ARRANGEMENT | | 5 DISPENSERS (SINGLE) |
| TYPE OF USE | | CONVENIENCE STORE WITH FUEL |
| HEIGHT | BUILDING | 22'-7" |
| | TOP OF MASONRY | 17'-10" |
| | CANOPY | 23'-10" |
| GROSS FLOOR AREA | | 5,800 S.F. |
| GROSS CANOPY AREA | | 3,500 S.F. |
| GROSS LOT AREA | | 250,350 S.F. 5.16 ACRES |
| FAR (INCLUDING CANOPY) | | 0.11 |
| KUM & GO BUILDING COVERAGE | | 5,800 S.F. (11.1%) |
| LANDSCAPE COVERAGE | | 15,272 SF (30.3%) |
| PARKING/DRIVE/ COVERAGE | | 29,478 SF (58.6%) |
| EXISTING IMPERVIOUS COVERAGE | | 36,451 SF (72.4%) |
| PROPOSED IMPERVIOUS COVERAGE | | 36,632 SF (72.7%) |
| BICYCLE PARKING | | 4 SPACES |
| REQUIRED PARKING | STANDARD | 26 |
| | ADA | 2 |
| | TOTAL | 28 |
| | PARKING RATIO = 1 SPACE/ 300 SF | |
| PROVIDED PARKING | STANDARD | 28 |
| | ADA | 2 |
| | TOTAL | 30 |
| | PARKING RATIO = 1.02 CARS/1000 S.F. | |

## ZONING INFORMATION

| | |
|---|---|
| ZONE: PUD - SUPPORT COMMERICAL | |
| MINIMUM LOT AREA (SQUARE FEET) | 60000 |
| MINIMUM LOT WIDTH (FEET) | 50 |
| SITE AREA PER UNIT (SQUARE FEET) | 0 |
| FRONT YARD SETBACK (FEET) | 100 |
| FRONT YARD CANOPY SETBACK (FEET) | 50 |
| SIDE YARD SETBACK (FEET) | 0 |
| REAR YARD SETBACK (FEET) | 0 |
| MAXIMUM HEIGHT (FEET) | 38 |
| MAXIMUM BUILDING COVERAGE | 0 |
| MAXIMUM IMPERVIOUS COVERAGE | 75% |
| MAXIMUM FLOOR AREA | N/A |

REFER TO GEOTECHNICAL ENGINEERING REPORT NO. 09185230 PREPARED BY TERRACON CONSULTANTS, INC. FOR GEOTECHNICAL REQUIREMENTS

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST RECENT EDITIONS OF THE DES MOINES METRO DESIGN STANDARDS, SUDAS STANDARD SPECIFICATIONS, AND ALL CITY OF WEST DES MOINES ADDENDUMS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

PROFESSIONAL LANDSCAPE ARCHITECT KEITH D. WEGGEN IOWA

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.

PRELIMINARY

DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

CONFIDENTIAL DOCUMENT: INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY TO KUM & GO, LC, AND SHALL NOT BE DISTRIBUTED.

811 Know what's below. Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, BRACING OR EXCAVATION FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

IOWA ONE CALL 1-800-292-8989

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111
PH: 515-369-4400 FAX: 515-369-4418
PROJECT NO. 1415.34

Kum & Go
8400 Westown Parkway
West Des Moines, Iowa 50266
P: 515-226-0128
F: 515-223-9873

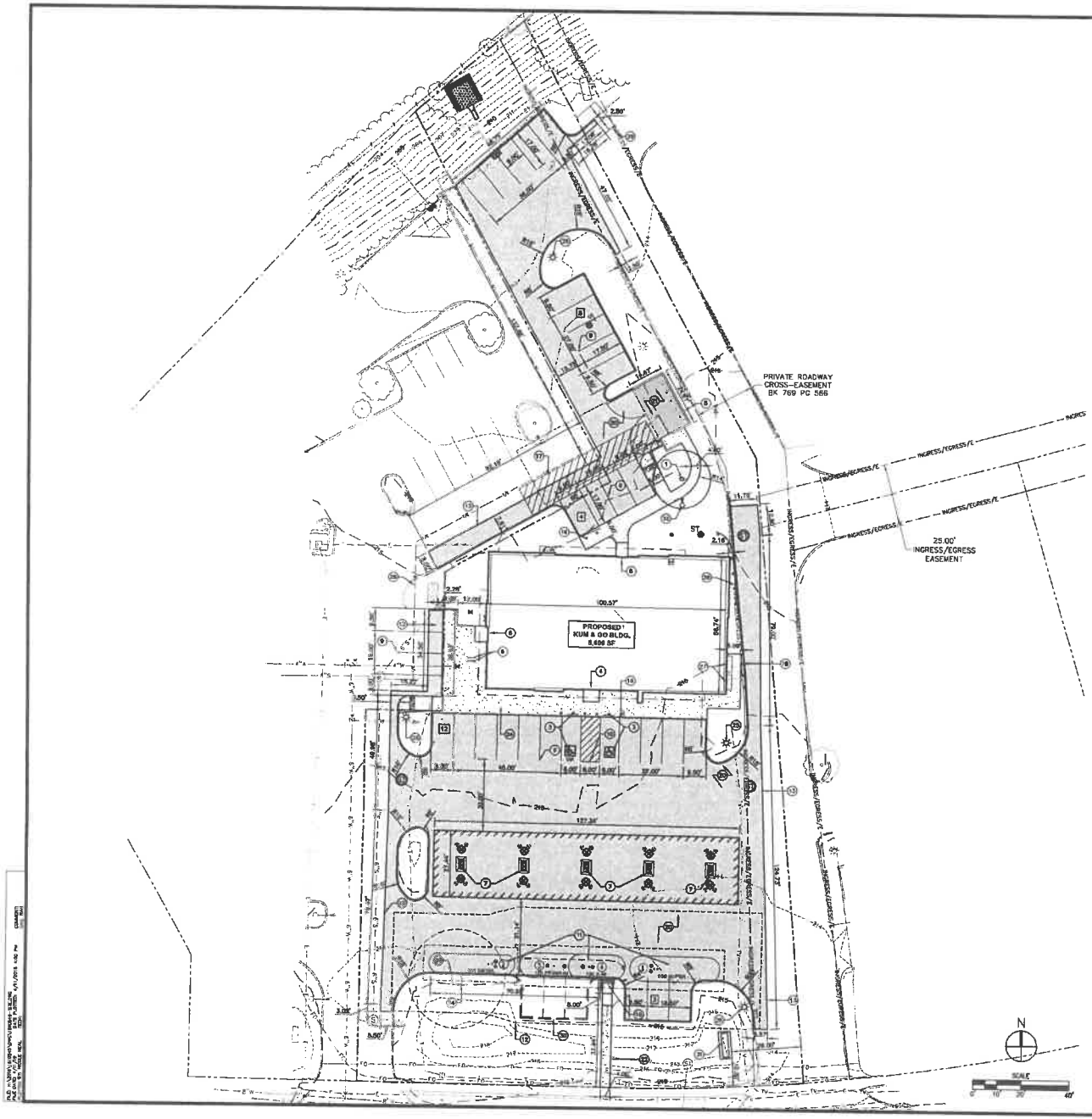
3035 - WEST DES MOINES, IOWA
7265 VISTA DRIVE
COVER SHEET

KG PROJECT TEAM:
RDP:
SDM:
CPM:

| | DATE | REVISION DESCRIPTION |
|---|---|---|
| △ | | |

DATE:
SHEET

ATTACHMENT C




## GENERAL NOTES

1. THE MOST RECENT EDITION OF THE DES MOINES METRO DESIGN STANDARDS AND ALL CITY OF WEST DES MOINES ADDENDUMS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. THE CONTRACTOR SHALL SATISFY ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
5. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
6. 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 WEST DES MOINES ENGINEERING SERVICES, (515)222-3472, TO SCHEDULE ANY REQUIRED INSPECTIONS.
7. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF WEST DES MOINES STANDARDS.
8. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
10. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
11. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
12. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
13. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
14. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
15. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT ARE DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
16. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
18. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF WEST DES MOINES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. ALL PROJECT IMPROVEMENTS SHALL MEET OR EXCEED THE KUM & GO STANDARD SITEWORK SPECIFICATIONS.
21. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING (M.E.P.) PLANS FOR THE LOCATION OF THE EMERGENCY PUMP SHUT-OFF LOCATION UNDERNEATH THE FUEL CANOPY.MONUMENT SIGNS ARE TO BE REVIEWED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
22. ALL STAKING IS TO BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR SURVEYOR.
23. PRIOR TO CONSTRUCTION OF ANY PROPOSED PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

## WEST DES MOINES GENERAL NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE 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. CONTACT BUILDING INSPECTION (515-222-3620) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
6. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOTCANDLE.
7. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE 1993 DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL AND ALL WDM ADDENDA.

## PAVEMENT THICKNESS

| | |
|---|---|
| 1. SIDEWALK | 4" P.C.C. |
| 2. STANDARD DUTY PCC PAVEMENT | 6" P.C.C. |
| 3. HEAVY DUTY PCC PAVEMENT | 7" P.C.C. |

## FLAG NOTES

1. PROPOSED 40 FOOT FLAG POLE
2. PROPOSED WIDE BASE SIGN WITH PARKING – 11.33 FEET X 2.66 FEET
3. PROPOSED ACCESSIBLE PARKING SPACE WITH POLE MOUNTED ADA PARKING SIGN
4. FRONT ENTRY – SEE ARCHITECTURAL DRAWINGS
5. PROPOSED TRASH ENCLOSURE – SEE ARCHITECTURAL DRAWINGS
6. PROPOSED INVERTED U BIKE RACK
7. PROPOSED FUEL DISPENSER ISLAND
8. PROPOSED FROST FREE STOOP – SEE ARCHITECTURAL DRAWINGS
9. PROPOSED 4 INCH YELLOW PARKING STRIPING
10. PROPOSED 4 INCH YELLOW PARKING STRIPING – 24 INCHES O.C. AT 45 DEGREES
11. PROPOSED UNDER GROUND STORAGE TANK LOCATIONS
12. TANK OVERDIG LIMITS
13. LIMITS OF PROPOSED PAVEMENT
14. PROPOSED AIR MACHINE – COORDINATE MOUNT WITH SUPPLIER
15. PROPOSED STOP SIGN PROVIDED FOR ACCESSING PUBLIC RIGHT-OF-WAY
16. PROPOSED BOLLARDS WITH BLACK PROTECTIVE COVER
17. PROPOSED 12 FEET X 80 FEET LOADING ZONE
18. PROPOSED RETAINING WALL – SEE SEPARATE WALL DRAWINGS BY OTHERS
19. PROPOSED DETECTABLE WARNING PANEL
20. PROPOSED STANDARD DUTY P.C.C. PAVEMENT
21. PROPOSED HEAVY DUTY P.C.C. PAVEMENT
22. PROPOSED P.C.C. SIDEWALK
23. CONCRETE STAMPED PATTERN – BRICK – 6 INCH MINIMUM PAVEMENT THICKNESS
24. PROPOSED 4 INCH CONCRETE SIDEWALK WITH AGGREGATE BASE – 1.5% MAX. CROSS SLOPE. REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN.
25. PROPOSED AREA LIGHT
26. PUMP STATION SPACE – 9 FEET X 19 FEET
27. PROPANE CAGE
28. IOWA DOT STEEL BEAM GUARDRAIL
29. PROPOSED TEMPORARY CONSTRUCTION EASEMENT
30. PROPOSED FUTURE PARKING STALLS
31. 5 FOOT TALL MONUMENT SIGN
32. PROPOSED FLAG POLE UPLIGHT

IOWA ONE CALL
1-800-292-8989

CIVIL DESIGN ADVANTAGE
3440 SE CORPORATE WOODS DR., BATTLE CREEK, IOWA 50111
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PROJECT NO. 1819LEAS

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# 3035 - WEST DES MOINES, IOWA
7265 VISTA DRIVE
SITE PLAN

KG PROJECT TEAM:
RDR:
RTM:
CPM:

REVISIONS

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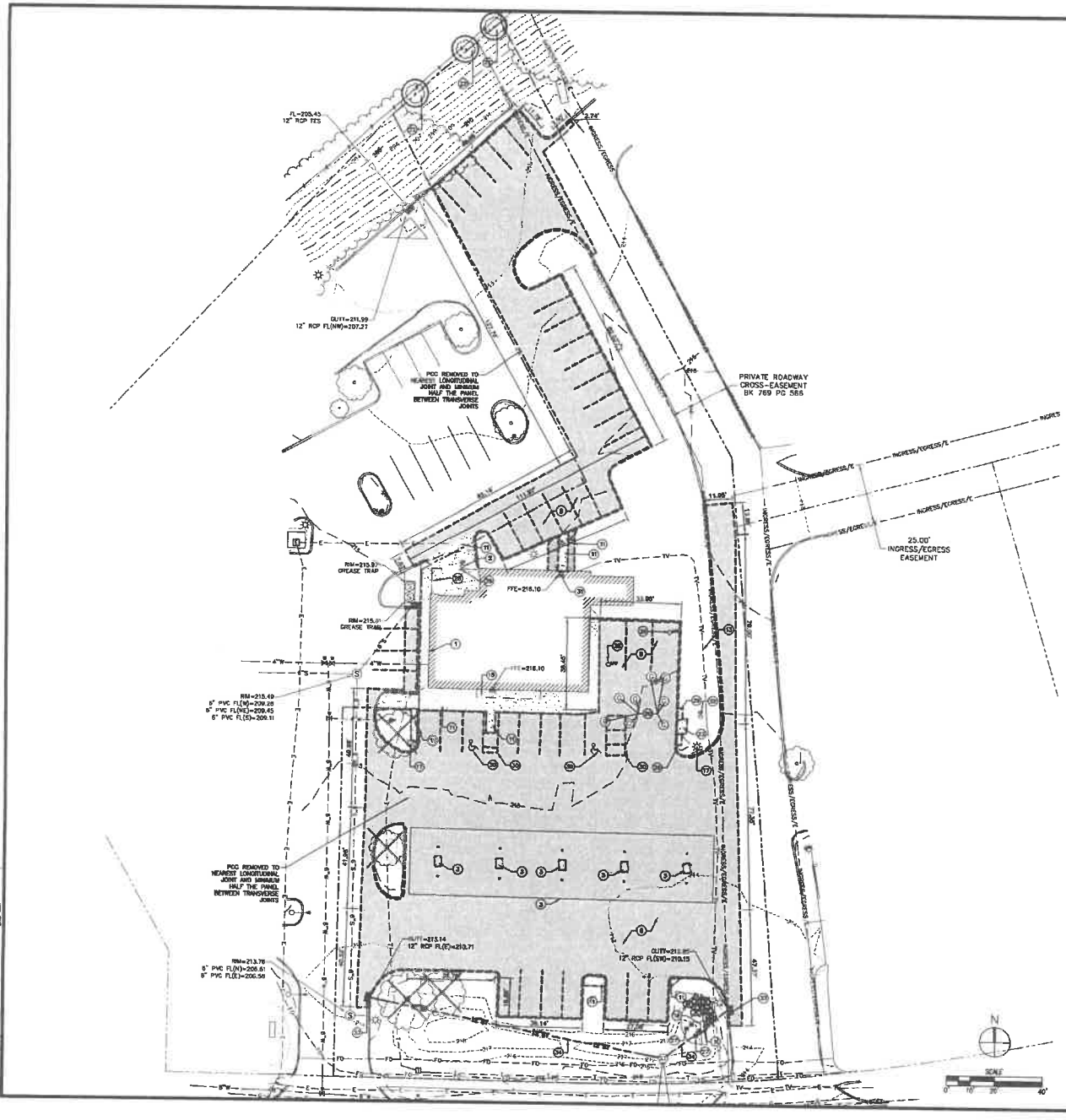


## DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH 1HS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   A. CITY OF WEST DES MOINES
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER DEPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
11. ALL PAVEMENT TO BE REMOVED SHALL BE SAW-CUT FULL DEPTH.

## FLAG NOTES

1. REMOVE AND DISPOSE OF BUILDING
2. REMOVE AND DISPOSE OF GUARD POST
3. REMOVE AND DISPOSE OF FUEL PUMP ISLAND AND CANOPY
4. REMOVE AND DISPOSE OF GUY WIRE
5. REMOVE AND DISPOSE OF SHRUB, TYP
6. REMOVE AND DISPOSE OF GAS METER
7. REMOVE AND DISPOSE OF AC UNIT
8. REMOVE AND DISPOSE OF PCC PAVEMENT
9. REMOVE AND DISPOSE OF PCC CURB AND GUTTER
10. REMOVE AND DISPOSE OF GAS CANOPY AND COLUMNS
11. REMOVE AND DISPOSE OF PCC SIDEWALK
12. REMOVE AND DISPOSE OF GAS MAIN – COORDINATE WITH LOCAL UTILITY PROVIDER
13. REMOVE AND DISPOSE OF TV LINE – COORDINATE WITH LOCAL UTILITY PROVIDER
14. REMOVE AND RELOCATE TELEPHONE BOX – COORDINATE WITH LOCAL UTILITY PROVIDER
15. REMOVE AND DISPOSE OF BUILDING OVERHANG
16. REMOVE AND DISPOSE OF ELECTRICAL BOX
17. REMOVE AND DISPOSE OF AREA LIGHT
18. REMOVE AND REPLACE OF STORM SEWER INTAKE
19. REMOVE AND DISPOSE OF MONUMENT SIGN
20. REMOVE AND DISPOSE OF UNDERGROUND STORAGE TANK AND LID
21. REMOVE AND DISPOSE OF WATER VALVE
22. PROTECT EXISTING TREE
23. REMOVE AND DISPOSE OF AIR PUMP
24. REMOVE AND DISPOSE OF 12 INCH STORM SEWER
25. PROTECT OVERHEAD ELECTRICAL POLE AND GUY WIRES
26. REMOVE AND DISPOSE OF MONITORING WELLS
27. REMOVE EXISTING SHRUBS
28. REMOVE AND DISPOSE OF RETAINING WALL
29. REMOVE AND DISPOSE OF BRICK
30. REMOVE PAINT STRIPING
31. REMOVE AND DISPOSE OF GRAVEL
32. REMOVE AND REPLACE FLAG POLE
33. PROTECT EXISTING INTAKE
34. REMOVE AND DISPOSE OF EXISTING 12 INCH STORM SEWER, PLUG OUTLET AT EXISTING INTAKE

IOWA ONE CALL
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Kum & Go

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# 3035 - WEST DES MOINES, IOWA
## 7265 VISTA DRIVE
## TOPOGRAPHIC SURVEY & DEMOLITION PLAN

KG PROJECT TEAM:
RDR:
SDM:
CPM:

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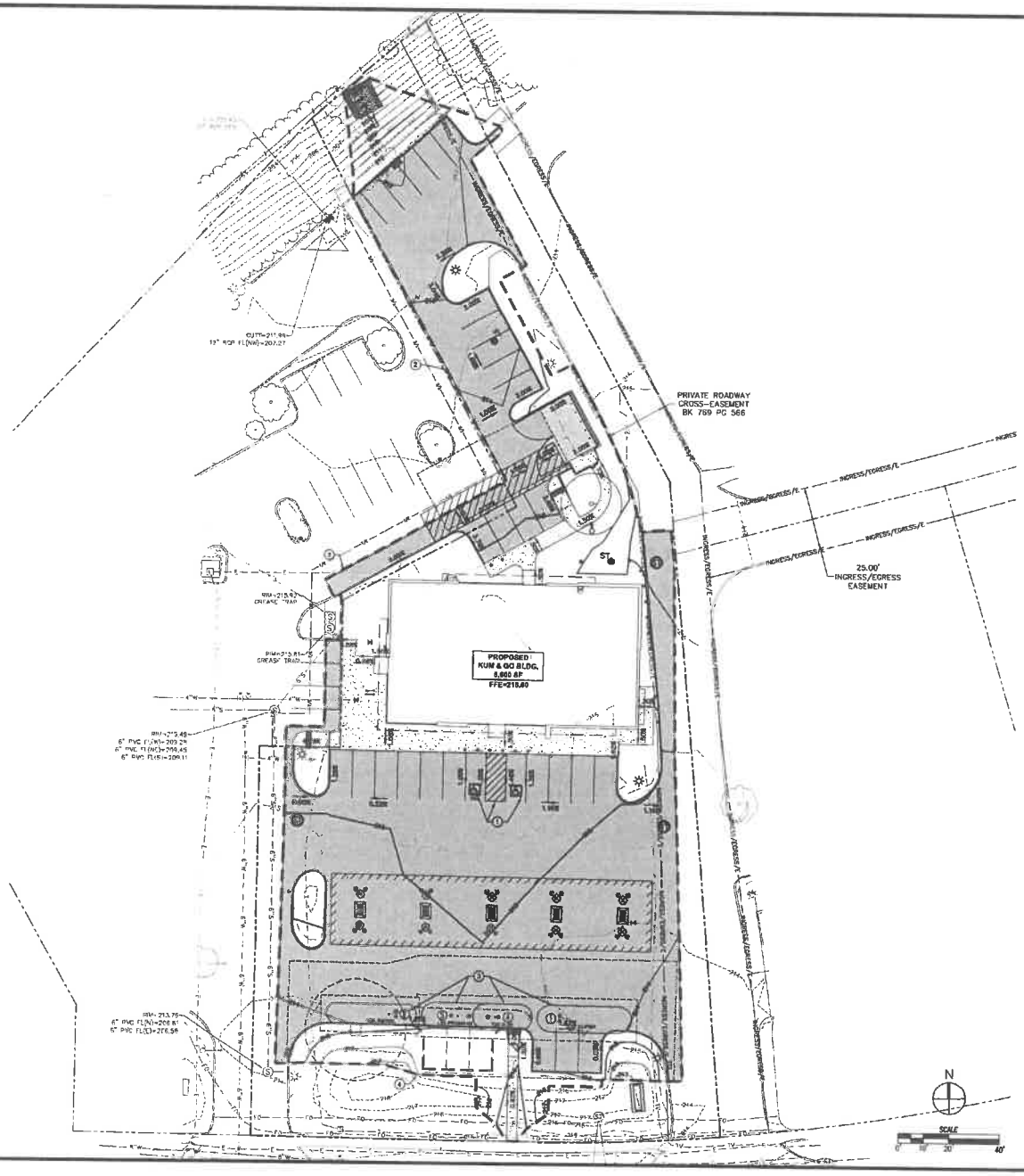
REVISIONS

DATE: 04-11-2019

SHEET NUMBER: C1.2




## GRADING NOTES

1. THE COMPLETION AND APPROVAL OF THE GOSESCO PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
13. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.
14. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TOWARD ALL STORM SEWER STRUCTURES RECEIVING OVERLAND FLOW.

## FLAG NOTES

1. ADA ACCESSIBLE STALL, NOT TO EXCEED 1.75% GRADE IN ANY DIRECTION
2. MATCH EXISTING GRADE
3. ALL FILL LIDS FOR UNDERGROUND TANKS TO BE 1 INCH ABOVE FINISHED GRADE
4. GRADING LIMITS

IOWA ONE CALL
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# 3035 - WEST DES MOINES, IOWA
7265 VISTA DRIVE

GRADING PLAN

K&G PROJECT TEAM:
RDR:
ADM:
CPM:

REVISIONS

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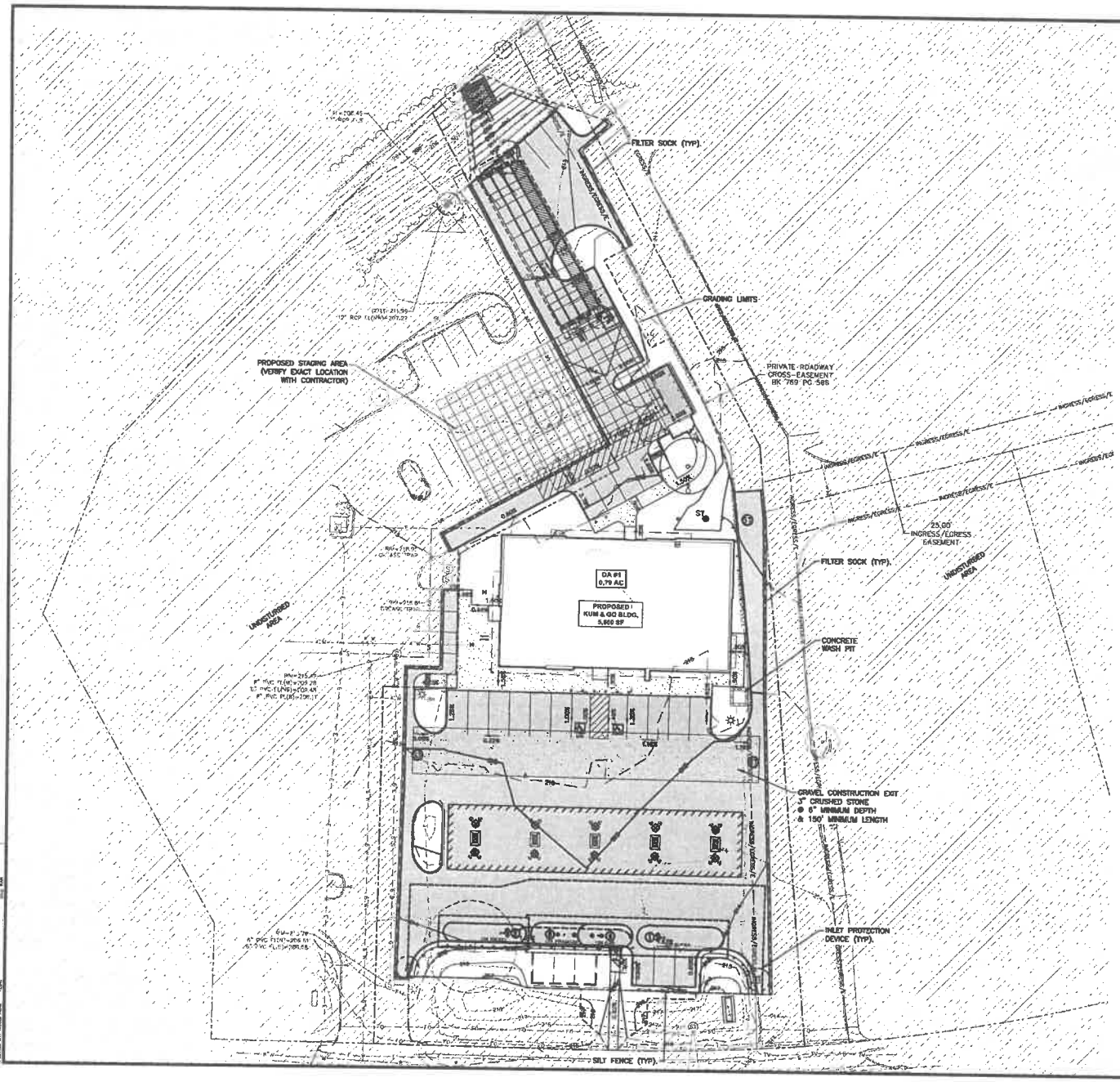


## SWPPP LEGEND

| | | | |
|---|---|---|---|
| DRAINAGE ARROW | X.XX % | CONCRETE WASHOUT PIT | |
| GRADING LIMITS | | UNDISTURBED AREA | |
| FILTER SOCK | | GRAVEL ENTRANCE | |
| SILT FENCE | | STAGING AREA | |
| INLET PROTECTION | | | |
| PORTABLE RESTROOM | R | | |

## STABILIZATION QUANTITIES

| ITEM NO. | ITEM | UNIT | TOTAL |
|---|---|---|---|
| 1 | SILT FENCE | LF | 234 |
| 2 | FILTER SOCK | LF | 1,046 |
| 3 | SEEDING, FERTILIZING, AND MULCHING | AC | 0.20 |
| 4 | INLET PROTECTION DEVICES | EA | 6 |
| 5 | CONCRETE WASHOUT PIT | EA | 1 |

## DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO UNNAMED TRIBUTARY OF IOWA RIVER ±1000 FT

| | |
|---|---|
| TOTAL AREA DISTURBED TO DISCHARGE POINT | 0.81 ACRES |
| STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT) | 2,916 CU FT |
| VOLUME PROVIDED IN FILTER SOCK (1,046 LF @ 2.0 CU FT/LF OF SOCK) | 2,092 CU FT |
| VOLUME PROVIDED IN SILT FENCE (235 LF @ 4.5 CU FT/LF OF FENCE) | 1,053 CU FT |
| TOTAL VOLUME PROVIDED | 3,145 CU FT |

## EROSION CONTROL NOTES

1. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE SWPPP AND LOCAL, STATE AND FEDERAL REQUIREMENTS. THE OWNER SHALL EMPLOY A SEPARATE FIRM TO PROVIDE SWPPP MONITORING AND UPDATES. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH THE SELECTED FIRM.
2. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO SUDAS CHAPTER 7 EROSION AND SEDIMENT CONTROL.

N

SCALE 40'

IOWA ONE CALL 1-800-292-8989

CIVIL DESIGN ADVANTAGE
3405 SE CROSS PARK, DES MOINES, IOWA 50201
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# 3035 - WEST DES MOINES, IOWA
## 7265 VISTA DRIVE
## EROSION & SEDIMENT CONTROL PLAN

KG PROJECT TEAM:
RDR:
SDM:
CPM:

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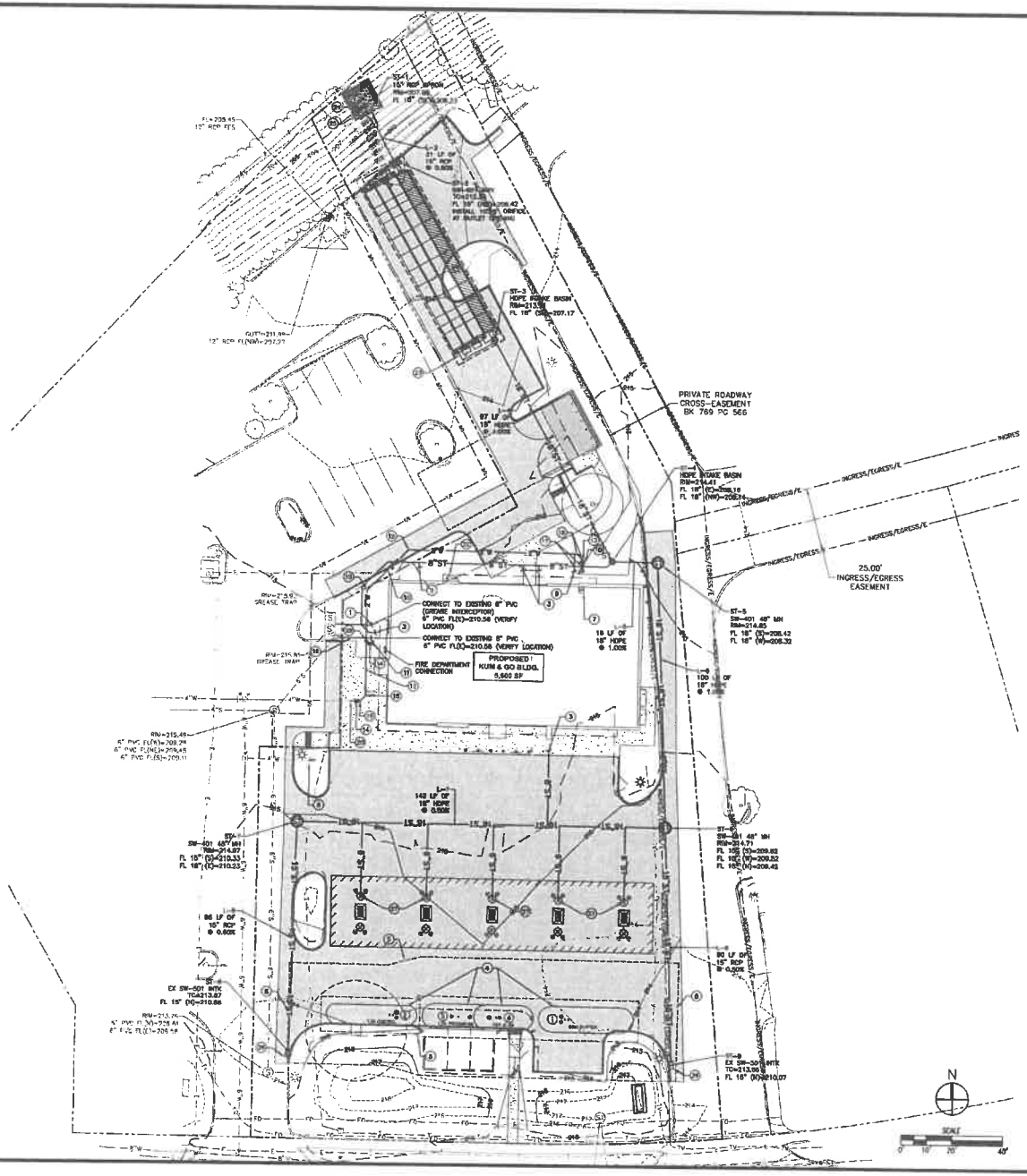



## UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE DES MOINES METRO DESIGN STANDARDS, THE WEST DES MOINES WATER WORKS CONSTRUCTION SPECIFICATIONS, AND ALL CITY OF WEST DES MOINES ADDENDUMS.
5. MAINTAIN A MINIMUM OF 6.5' COVER OVER ALL WATER MAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
7. ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, MANHOLES, UTILITY VALVES, CLEANOUTS, AND INTAKES ARE TO BE ADJUSTED AND/OR REBUILT TO FINISH GRADE AS REQUIRED.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND THE WEST DES MOINES WATER WORKS CONSTRUCTION SPECIFICATIONS.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES UNLESS OTHERWISE NOTED. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATER MAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE WEST DES MOINES WATER WORKS CONSTRUCTION SPECIFICATIONS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED TO THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS, THE WEST DES MOINES WATER WORKS CONSTRUCTION SPECIFICATIONS, AND THE LATEST VERSION OF THE UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS. ALL APPLICABLE UTILITY COMPANIES SHALL BE CONTACTED 48 HOURS PRIOR TO ANY WORK BEING STARTED.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
16. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL INLET PROTECTION AT ALL PERMANENT STORM SEWER INLETS.
17. CONTRACTOR SHALL TEST AND INSPECT ALL PROPOSED STORM SEWER, WATERMAIN AND SANITARY SEWER. ALL TESTING SHALL BE COMPLETED MEETING CITY OF WEST DES MOINES STANDARDS AND THE WEST DES MOINES WATER WORKS CONSTRUCTION SPECIFICATIONS.
18. ALL PRIVATE AND PUBLIC STORM SEWER PIPES SHALL BE CLEANED AND TELEVISED.
19. ALL CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL BE CORE DRILLED AND A LINK SEAL SHALL BE USED FOR THE CONNECTION.
20. ALL ELECTRICAL POWER, TELEPHONE, AND CABLE TELEVISION TRANSMISSION SYSTEMS SHALL BE PLACED UNDERGROUND WHENEVER REASONABLY PRACTICABLE.
21. INSTALL DOTSON 3526 GRATE AND FRAME ON ALL SW-311 INTAKES
22. ANY REINSTALLED HYDRANTS MUST BE CHECKED FOR COMPLETE FUNCTIONALITY. HYDRANTS MAY NEED TO BE REPAINTED DEPENDING ON CONDITION.
23. CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND NOTIFY THE ENGINEER OF ANY ISSUES/CONFLICTS.
24. WHERE THE STORM SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.
25. WATER SERVICE TO THE BURGER KING SHALL BE MAINTAINED AT ALL TIMES. ANY WATER DISRUPTIONS SHALL BE COORDINATED WITH BURGER KING IN ADVANCE.
26. ON THE GROUND ELECTRIC, TELEPHONE, AND OTHER UTILITY CABINETS SHALL BE SCREENED FROM PUBLIC VIEW THROUGH LANDSCAPING OR HARDSCAPING.
27. THE CONTRACTOR SHALL VERIFY THE FUNCTIONALITY OF THE EXISTING FIRE HYDRANT. IF THE HYDRANT IS NOT FULLY FUNCTIONAL IT SHALL BE REPLACED.

## WEST DES MOINES WATER WORKS STANDARD NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE 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. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE 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 1397, 54-1996. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH ROTERTAL ENGINEERING TECHNICIAN (515-222-3425) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".

## FLAG NOTES

1. CONNECT TO AND UTILIZE EXISTING GREASE INTERCEPTOR. FL=209.18 (VERIFY IN FIELD)
2. INSTALL TRANSFORMER PAD, COORDINATE WITH LOCAL UTILITY PROVIDER
3. CONNECT TO BUILDING SERVICE, SEE ARCHITECTURAL DRAWINGS FOR ROOF DRAIN LOCATIONS. FL=213.00
4. PROPOSED UNDERGROUND STORAGE TANK LOCATIONS
5. UNDERGROUND STORAGE TANK OVERDIG LIMITS
6. 6 INCH HDPE DOWNSPOUT LATERALS TO CONNECT TO STORM DRAIN, MIN. SLOPE 1 PERCENT
7. WATER METER LOCATION – INSTALL SEPARATE METERS AND BACKFLOW PROTECTION FOR DOMESTIC & IRRIGATION
8. EXISTING FIRE HYDRANT
9. PROPOSED 1 INCH IRRIGATION SERVICE OUT TO SYSTEM, SPLITS FROM 2 INCH DOMESTIC SERVICE INSIDE BUILDING
10. PROPOSED 2 INCH TYPE K COPPER DOMESTIC WATER SERVICE
11. PROPOSED 4 INCH DIP FIRE WATER SERVICE
12. PROPOSED 4 INCH DIP WATER SERVICE
13. 2 INCH CURB STOP
14. 4 INCH GATE VALVE
15. 45 DEGREE BEND
16. PROPOSED UNDERGROUND ELECTRICAL POWER SERVICE LINE, COORDINATE WITH LOCAL UTILITY PROVIDER
17. UTILITY CROSSING, CONTRACTOR TO MAINTAIN A MINIMUM OF 18 INCH VERTICAL CLEARANCE
18. PROPOSED AREA LIGHT
19. CONNECT TO AND UTILIZE EXISTING 4 INCH SANITARY SERVICE @ 2.00% MINIMUM SLOPE
20. CONNECT TO EXISTING WATER SERVICE LINE
21. 2 INCH CONDUIT
22. PROPOSED WALL MOUNTED UTILITIES LOCATION
23. PROPOSED UNDERGROUND DETENTION
24. NORTH AMERICAN GREEN SHOREMAX P550 (5 FT X 10 FT)
25. NORTH AMERICAN GREEN ROLLMAX C350 TURF REINFORCEMENT MATTING (12 FT X 13 FT)
26. ADJUST EXISTING INTAKE TO PROPOSED GRADE
27. PROPOSED CANOPY DRAIN
28. 4 INCH X 2 INCH REDUCER

| WATERMAIN QUANTITIES (PRIVATE) | |
|---|---|
| TYPE | QUANTITY |
| 4" DIP | 31 LF |
| 2" TYPE K COPPER | 120 LF |
| 2" CURB STOP | 1 |
| 4" GATE VALVE | 1 |
| 4"X2" REDUCER | 1 |
| 2"X45° BEND | 4 |
| 4"X45° BEND | 2 |

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

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR., BLDG. I, GRIMES, IOWA 50111
PH: (515) 369-4400 FAX: (515) 369-4419
PROJECT NO. 19102AR

Kum & Go
6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-8873

# 3035 - WEST DES MOINES, IOWA
7265 VISTA DRIVE
UTILITY PLAN

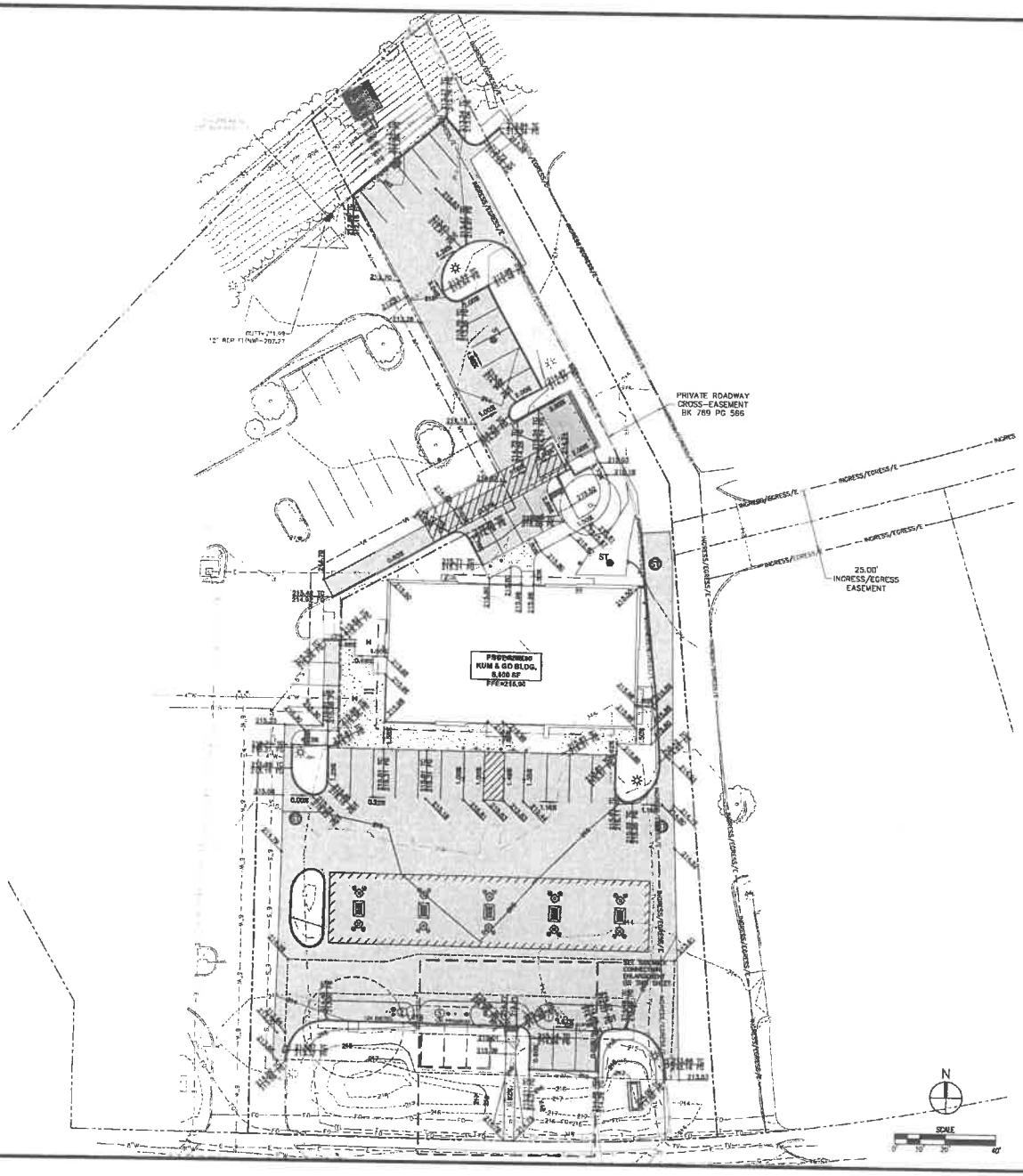
KG PROJECT TEAM:
RDR:
SDM:
CPM:

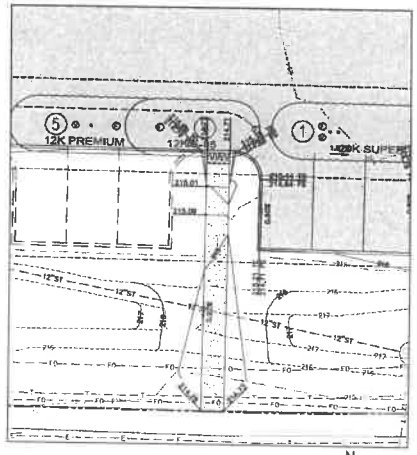
REVISIONS

| △ | DATE | REVISION DESCRIPTION |
|---|---|---|

DATE: 04-11-2019

SHEET NUMBER: C3.1




SIDEWALK CONNECTION ENLARGEMENT

IOWA ONE CALL
1-800-292-8989

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR., SUITE G, GRIMES, IOWA 50111
PH: 515-986-5456 FAX: 515-986-5479
PROJECT NO. 1905.54

Kum & Go

6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873

3035 - WEST DES MOINES, IOWA
7265 VISTA DRIVE

PAVING GEOMETRICS & SPOT ELEVATION PLAN

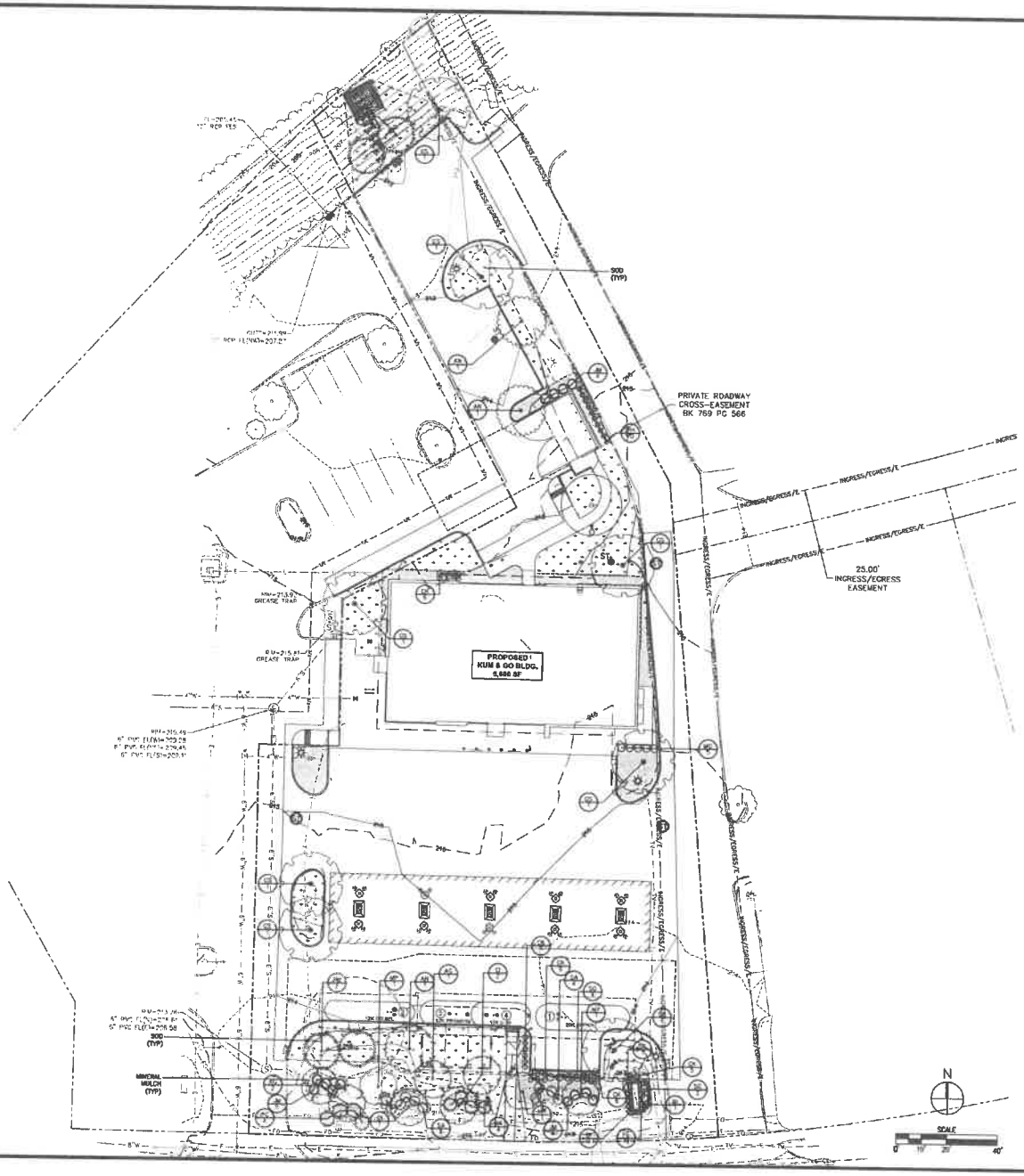
K&G PROJECT TEAM:
RDR:
SDM:
CPM:

| △ | DATE | REVISION DESCRIPTION |
|---|---|---|

REVISIONS

DATE: 04-11-2019

SHEET NUMBER:
C4.1




## LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THE PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS, TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. MINERAL MULCH OVER WEED BARRIER SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS.
9. ALL EDGING SHALL BE TRUE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

## OPEN SPACE REQUIREMENTS

SITE: 50,350 SF (1.16 ACRES)
REQUIRED OPEN SPACE: 12,587 SF (25%)
PROVIDED OPEN SPACE: 18,272 SF (50%)

LANDSCAPING REQUIRED:
TREES (1/2,000 SF): 9 TREES
SHRUBS (1/3,000 SF): 13 SHRUBS

LANDSCAPING PROVIDED
TREES
EXISTING: 1 TREES
5" CALIPER TREE: 2 TREES
4" CALIPER TREE: 2 TREES
6' TALL EVERGREEN: 4 TREES

SHRUBS
EXISTING: 4 SHRUBS
REQUIRED: 8 SHRUBS

SOD: 5,086 SF

## PLANT SCHEDULE

| DECIDUOUS TREES | QTY | COMMON NAME | BOTANICAL NAME | CONT |
|---|---|---|---|---|
| AN | 3 | GREEN COLUMN MAPLE | ACER NIGRUM 'GREENCOLUMN' | B&B, 2" CALIPER |
| AC | 3 | "AUTUMN BRILLIANCE" SERVICEBERRY | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | B&B, 1.5" CALIPER |
| CI | 3 | THORNLESS HAWTHORN | CRATAEGUS CRUS-GALLI 'INERMIS' | B&B, 1.5" CALIPER |
| GS | 6 | "SKYLINE HONEY" LOCUST | GLEDITSIA TRIACANTHOS 'SKYLINE' | B&B, 2" CALIPER |
| MP | 3 | PRAIRIFIRE CRAB APPLE | MALUS X 'PRAIRIFIRE' | B&B, 1.5" CALIPER |

| EVERGREEN TREES | QTY | COMMON NAME | BOTANICAL NAME | CONT |
|---|---|---|---|---|
| PO | 4 | BLACK HILLS SPRUCE | PICEA GLAUCA 'DENSATA' | B&B, 6' HEIGHT |

| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | SIZE |
|---|---|---|---|---|
| BI | 5 | WINTERGREEN KOREAN LITTLELEAF BOXWOOD | BUXUS SINICA INSULARIS 'WINTERGREEN' | 3 GAL |
| JM | 13 | GOLD COAST IMPROVED JUNIPER | JUNIPERUS X PFITZERIANA 'MONSAN' | 3 GAL |
| PC | 4 | PURPLE LEAF SAND CHERRY | PRUNUS X CISTENA | 3 GAL |
| SJ | 7 | GOLDMOUND SPIREA | SPIRAEA JAPONICA 'GOLDMOUND' | 3 GAL |
| SA | 10 | ANTHONY WATERER SPIRAEA | SPIRAEA X BUMALDA 'ANTHONY WATERER' | 3 GAL |
| VA | 4 | EUROPEAN CRANBERRYBUSH | VIBURNUM OPULUS 'AMERICANUM COMPACTUM' | 3 GAL |

| GRASSES | QTY | COMMON NAME | BOTANICAL NAME | SIZE |
|---|---|---|---|---|
| CR | 28 | FEATHER REED GRASS | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | 1 GAL |
| FE | 19 | BLUE FESCUE | FESTUCA GLAUCA 'ELIJAH BLUE' | 1 GAL |
| MS | 5 | MAIDEN GRASS | MISCANTHUS SINENSIS 'GRACILIMUS' | 1 GAL |
| PH | 10 | BLUE SWITCH GRASS | PANICUM VIRGATUM 'HEAVY METAL' | 1 GAL |

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

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111
PHONE: (515) 986-5456 FAX: (515) 986-5458
PROJECT NO. 181236

Kum & Go

6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-8873

# 3035 - WEST DES MOINES, IOWA
7265 VISTA DRIVE
LANDSCAPE PLAN

K&G PROJECT TEAM:
REAL:
SDM:
CPM:

REVISIONS

| △ | DATE | REVISION DESCRIPTION |
|---|---|---|

DATE: 04-11-2019

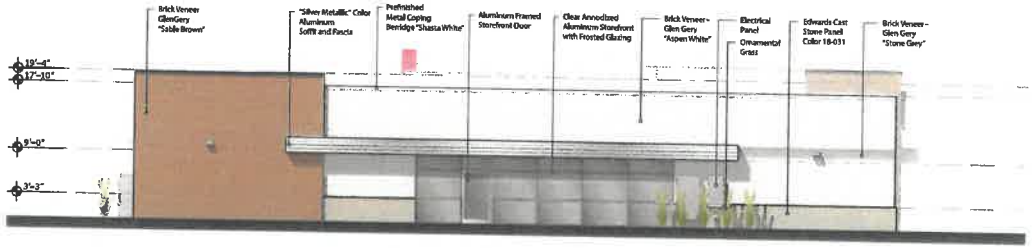
SHEET NUMBER: L1.1

## Proposed Building Signage

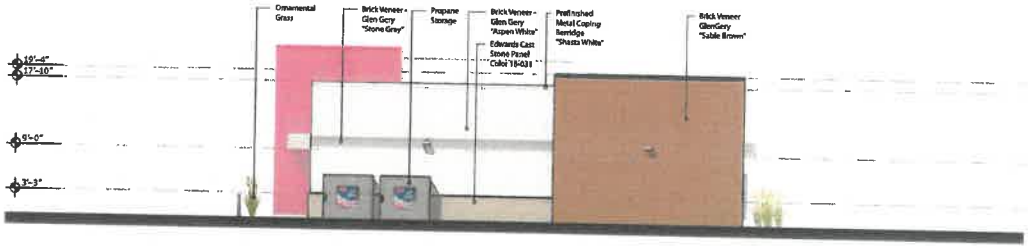
| Location | Sign | Size | Area |
|---|---|---|---|
| South Elevation | "Kum & Go" Sign | 5' x 10' | 50 SF |
| West Elevation | "Kum & Go" Sign | 5' x 10' | 50 SF |
| North Elevation | No Signage | — | 0 SF |
| East Elevation | No Signage | — | 0 SF |
| | Total | | 100 SF |

**South Elevation**
NTS

**West Elevation**
NTS




**North Elevation**
NTS




**East Elevation**
NTS


brr
ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
5700 ANTIOCH PLAZA
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-383-9000
FAX: 913-383-0004


SEAL

Kum & Go


5400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0126
F: 515-223-9873


3035 - WEST DES MOINES, IOWA
7265 VISTA DRIVE
EXTERIOR ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

| SHEET N | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

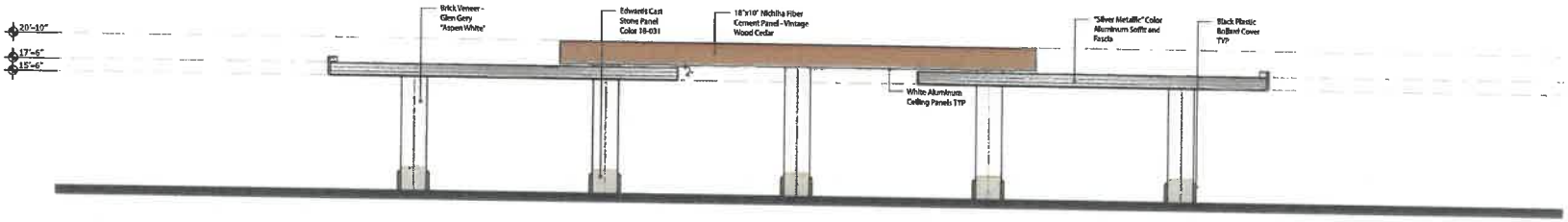
ATTACHMENT D

## Proposed Canopy Signage

| Location | Sign | Size | Area |
|---|---|---|---|
| South Elevation | "Kum & Go" Sign | 3'x 6' | 12.5 SF |
| North Elevation | No Signage | — | 0 SF |
| West Elevation | "Kum & Go" Sign | 3'x 6' | 12.5 SF |
| East Elevation | "Kum & Go" Sign | 3'x 6' | 12.5 SF |
| | Total | | 37.5 SF |

### South Elevation
NTS

0 3' 6' 12' 30'

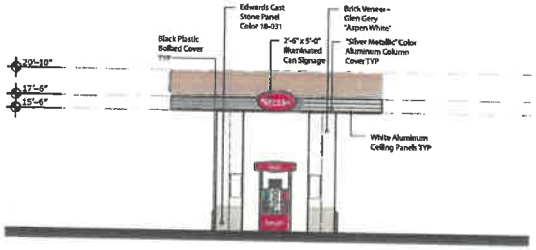



### North Elevation
NTS

0 3' 6' 12' 30'

### West Elevation
NTS

0 3' 6' 12' 30'




### East Elevation
NTS

0 3' 6' 12' 30'


brr
ARCHITECT OF RECORD:
BRR ARCHITECTURAL, INC.
6700 ANTIOCH PLACE
SUITE 300
PRAIRIE VILLAGE, KS 66208
www.brrarch.com
TEL: 913-362-0900
FAX: 913-362-0666


SEAL

Kum & Go


6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-221-9873


# 3035 - WEST DES MOINES, IOWA
7265 VISTA DRIVE

## CANOPY ELEVATIONS

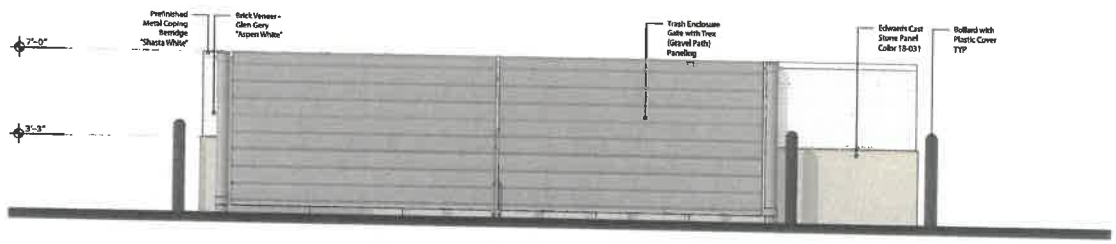
KO PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

| △ | DATE | REVISION DESCRIPTION |
|---|---|---|

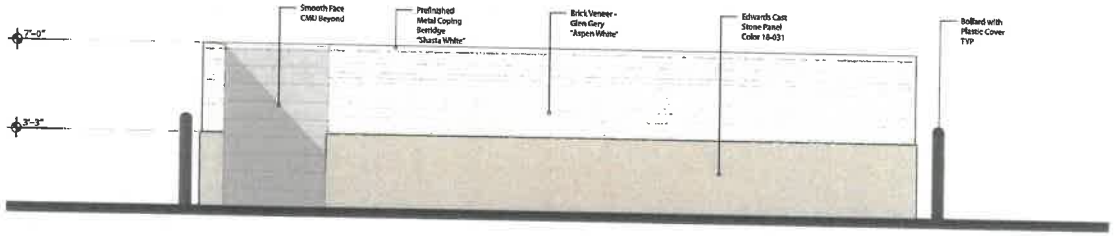
DATE: 04/11/2019

SHEET NUMBER:



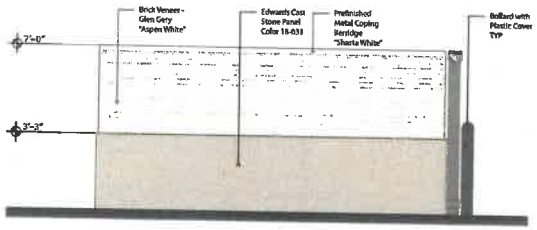

**Southwest Elevation**
NTS

0 3' 6' 12'



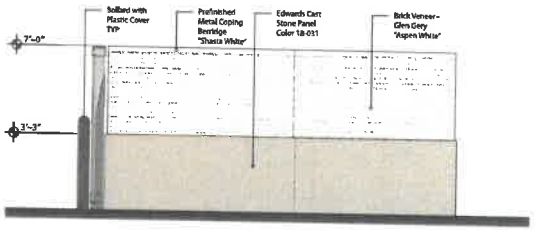

**Northeast Elevation**
NTS

0 3' 6' 12'



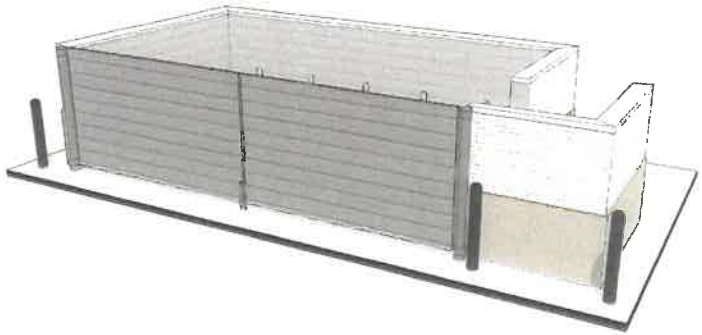

**Northwest Elevation**
NTS

0 3' 6' 12'




**Southeast Elevation**
NTS

3' 6' 12'



**Perspective**
NTS

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
8700 ARTHUR PLACE
SUITE 100
OMAHA, NE 68124
TEL: 913-263-0000
FAX: 913-262-0666

SEAL

Kum & Go

6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-8673

# 3035 - WEST DES MOINES, IOWA

7255 VISTA DRIVE

## TRASH ENCLOSURE ELEVATIONS

K/G PROJECT TEAM:
REDE:
RCM:
CPM:

| | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

REVISIONS

DATE: 04/11/2019

SHEET NUMBER:

**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 MAJOR MODIFICATION TO A SITE PLAN (MaM-004186-2018) TO CONSTRUCT A 5,600 SQ. FT. CONVENIENCE STORE AT 7265 VISTA DRIVE**

**WHEREAS,** pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, the Kum & Go LC requests a Major Modification to a site plan approval to construct a 5,600 sq. ft. convenience store at 7265 Vista Drive and legally described as:

### Legal Description of Property

Country Club Office Plaza Lot 2, an official plat now in and forming a part of the City of West Des Moines, Dallas County, Iowa

**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; and

**WHEREAS,** on April 22, 2019, the Plan and Zoning Commission recommended to the City Council approval of the Site Plan; and

**WHEREAS,** on May 6, 2019, 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 Major Modification to a Site Plan, or as amended orally at the City Council meeting on this date, are adopted.

**SECTION 2.** The Major Modification to a Site Plan (MaM-004217-2019) to construct a 5,600 sq. ft. convenience store 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 May 6, 2019.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

**EXHIBIT "A"**
**CONDITIONS OF APPROVAL**

1. A limit of two outdoor propane vending units will be allowed, along with appropriate screening be it a screen wall or landscaping. Applicant shall provide details on screening prior to obtaining any building permit.
2. That final details of the storm water management plan be submitted, prior to obtaining any building permit.
3. That the storm water facility maintenance easement and agreement be executed and return to the City, prior to obtaining any building permit.
4. Documentation regarding the requirement for a grease interceptor be submitted to the City, prior to any building permits.
5. That the details of the storm water pollution prevention plan be submitted, along with any required permits, to the City, prior to any building permits.
6. Off-site construction easements or a signature to the application be submitted to the City, prior to any building permits.
7. Roof top mechanical units will be screened from all public view angles, prior to any occupancy permit.
8. Final, signed site plan drawings being submitted to the City, prior to any occupancy permits.