

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

Meeting Date: December 14, 2020

Item: Hatten Storage Building, 1725 All-State Court – Approval of Major Modification to a Site Plan for the construction of a storage building – Hatten Co. LLC – MaM-04907-2020

Requested Action: Recommend Approval of Major Modification to a Site plan

Case Advisor: Kara Tragesser, AICP

Applicant's Request: The applicant and property owner, Mike Hatten, Hatten Co. LLC., is requesting approval of a Major Modification to a Site Plan to construct a 4,057 sq. ft. storage building at 1725 All-State Court. The building will be placed inside the existing fenced-in area on the property.

History: The property is developed with two separate warehouse buildings. A paved area on the east with a surrounding fence serves as an outdoor storage yard with a separate entrance. The current site plan proposes to remove the asphaltic paving and replace it with concrete. Also, the site plan proposes to construct a storage building and eliminate most of the outdoor storage area.

City Council Subcommittee: This item was presented to the Development & Planning City Council Subcommittee at their December 7, 2020 meeting. No discussion was had and no disagreement with the proposal was expressed.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. The site plan is being presented at this time due to the Staff notes the following:

- **Architecture:** Staff has commented on the architecture of the building to include the wainscoting along the lower area of the building walls which would be consistent with the other two buildings on the site (See Attachment D– Existing Building treatment). Staff feels that three buildings needs to be consistent in color, materials, and treatment, even though the proposed building is behind a fence at this time. Other comments include either an architectural solution for screening the electric meter and service or placement of the on a side of the building that is not the front. Again, referencing the attachment for the existing buildings, it is clear that these are not screened as is required by code. The applicant has not had sufficient time to react to staff comments as of the writing of the staff report, so, staff has added a condition of approval to address these two items on the elevations.

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, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Major Modification to a Site Plan to allow construction of 4,057 sq. ft. storage building, subject to the applicant meeting all City Code requirements and the following:

1. Providing an executed Irrevocable Offer of Dedication of Right-of Way for two feet of additional property for right-of-way purposes, prior to the issuance of a building permit for above ground construction.
2. Providing building elevations which indicate that the wainscoting treatment of the new building will be the applied to the new building that is consistent with the existing buildings on site, colors and material to ensure consistency with existing buildings, and screening of or relocation of electric meters and service to the building, prior to the issuance of a building permit for above ground construction.

3. Providing final site plan drawings addressing remaining staff comments, prior to the issuance of a building permit for above ground construction.
4. That the City Council authorize the asphaltic paving be able to be replaced with concrete and that footings and foundation, along with private utilities, be allowed to commence upon conditional approval of the site plan.

Property Owner/Applicant:

Hatten Co. LLC
PO Box 65188
West Des Moines IA 50265
Mike Hatten
Hatten.Mike@gmail.com

Applicant's Representatives:

Bishop Engineering
3501 104th Street
Urbandale IA 50322
Michael Wahlert
MWahlert@Bishopengr.com

ATTACHMENTS:

- Attachment A - Plan and Zoning Commission Resolution
- Exhibit A - Conditions of Approval
- Attachment B - Location Map
- Attachment C - Site Plan
- Attachment D - Elevation – Existing
- Attachment E - Elevation – Proposed.

RESOLUTION NO. PZC-20-085

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, IOWA, RECOMMENDING THE CITY COUNCIL APPROVE THE MAJOR MODIFICATION TO A SITE PLAN FOR HATTEN STORAGE BUILDING TO BE LOCATED AT 1725 ALL-STATE COURT

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant and property owner, Hatten Co. LLC,, has requested approval of a Major Modification to a Site Plan for the construction of a 4,057 sq. ft. storage building at 1725 All-State Court; and

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; and

WHEREAS, on December 14, 2020, this Commission held a duly-noticed meeting to consider the Major Modification to a Site Plan Permit (MaM-004907-2020).

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, dated December 14, 2020, or as amended orally at the Plan and Zoning Commission meeting of December 14, 2020, are adopted.

SECTION 2. The Major Modification to a Site Plan (MaM-004907-2020) for the construction of a 4.057 sq. ft. storage building. is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated December 14, 2020, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on December 14, 2020.

Erica Andersen, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on December 14, 2020, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

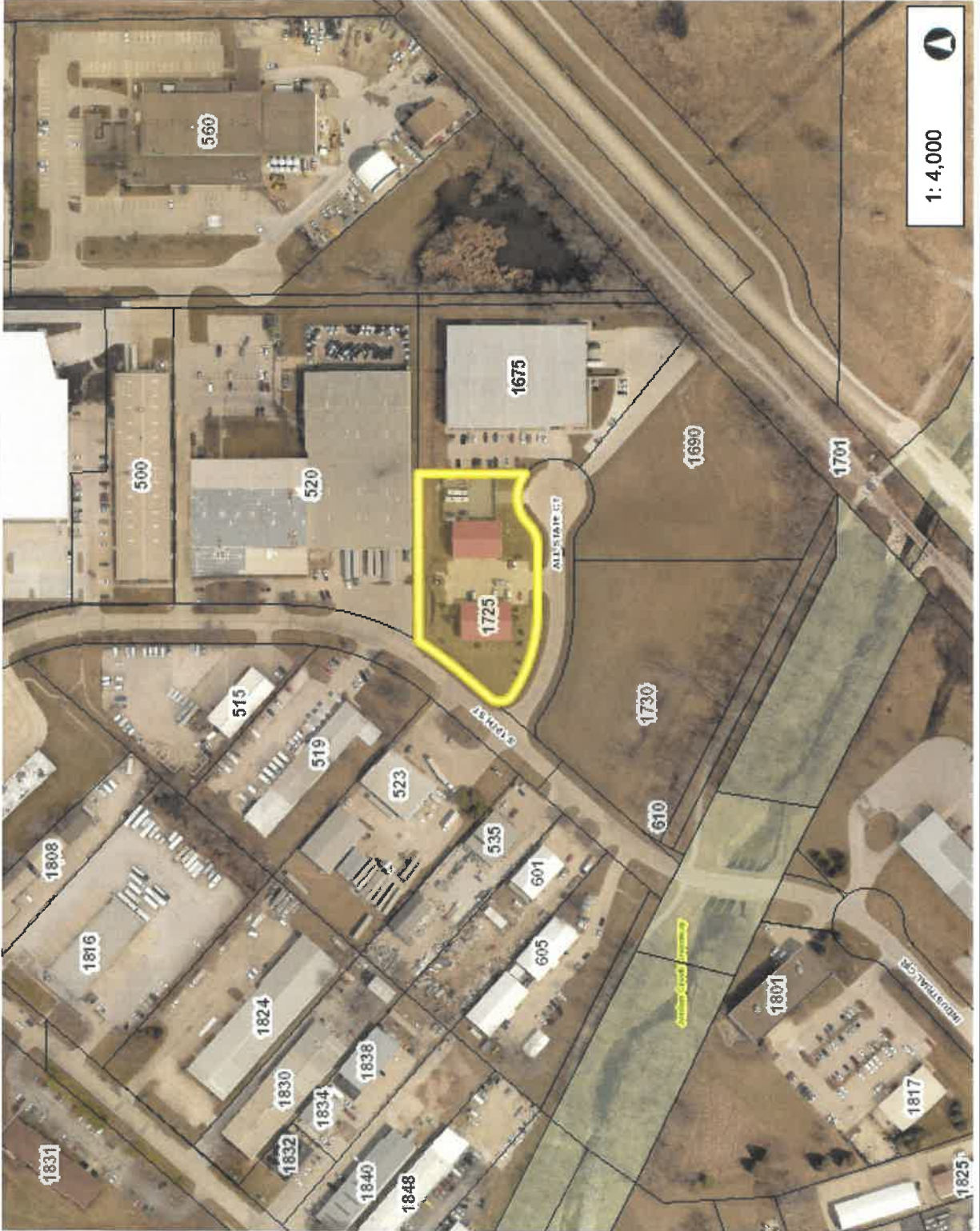
Recording Secretary

Exhibit A
Conditions of Approval

1. Providing an executed Irrevocable Offer of Dedication of Right-of Way for two feet of additional property for right-of-way purposes, prior to the issuance of a building permit for above ground construction.
2. Providing building elevations which indicate that the wainscoting treatment of the new building will be the applied to the new building that is consistent with the existing buildings on site, colors and material to ensure consistency with existing buildings, and screening of or relocation of electric meters and service to the building, prior to the issuance of a building permit for above ground construction.
3. Providing final site plan drawings addressing remaining staff comments, prior to the issuance of a building permit for above ground construction.
4. That the City Council authorize the asphaltic paving be able to be replaced with concrete and that footings and foundation, along with private utilities, be allowed to commence upon conditional approval of the site plan.



1725 All-State Court



1: 4,000

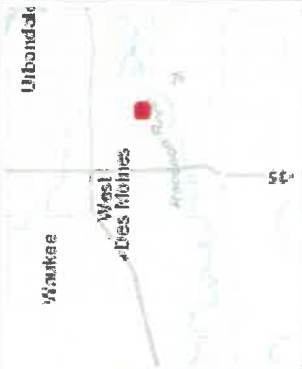


Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © City of West Des Moines, Iowa

- Legend**
- Addresses
 - Corporate Limits
 - Parcels



1725 ALL-STATE COURT SITE PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 DEMO PLAN
- C2.1 LAYOUT PLAN
- C3.1 GRADING PLAN
- C5.1 LANDSCAPE PLAN
- C7.1 SWPPP

PROPERTY DESCRIPTION:

WARRANTY DEED BOOK: 10740 PAGE: 388
 LOT 1 IN ALL-STATE INDUSTRIAL PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.
 SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY EASEMENTS OF RECORD.
 SAID TRACT OF LAND CONTAINS 1.486 ACRES (65.175 SQUARE FEET) MORE OR LESS.

ADDRESS:

1725 ALL-STATE COURT
 WEST DES MOINES, IOWA 50265

OWNER:

HATTEN CO LLC
 POB 65183
 WEST DES MOINES, IOWA 50265

ZONING:

G-GENERAL INDUSTRIAL DISTRICT
 CITY OF WEST DES MOINES COMPREHENSIVE LAND USE DESIGNATION FOR THIS PARCEL IS G-GENERAL INDUSTRIAL DISTRICT.

BULK REGULATIONS:

SETBACKS
 FRONT = 40'
 SIDE = 0' (ADJACENT TO LIKE ZONING)
 REAR = 0' (ADJACENT TO LIKE ZONING)

OPEN SPACE REQUIREMENTS:

TOTAL PARCEL SIZE PER POLK COUNTY ASSESSOR = 80,780 SF
 EXISTING OPEN SPACE = 52,289 SF (64.73%)
 PROPOSED OPEN SPACE = 53,243 SF (65.91%)
 PROPOSED OPEN SPACE W/FUTURE PARKING = 52,338 SF (64.79%)

IMPERVIOUS SURFACE:

EXISTING IMPERVIOUS = 28,491 SF (35.27%)
 PROPOSED IMPERVIOUS = 27,537 SF (34.09%)
 NET LOSS IMPERVIOUS = 954 SF
 PROPOSED + FUTURE IMPERVIOUS = 28,442 SF (35.21%)
 NET LOSS IMPERVIOUS = 49 SF

PARKING REQUIREMENTS:

0.75 SPACES PER 1,000 SF
 4,225/1000 = 4.225 * 0.75 = 3.16 OR 4 SPACES
 PER CITY STAFF, 20 STALLS FROM PREVIOUS SITE PLAN.
 TOTAL SITE REQUIRED PARKING = 24 SPACES
 TOTAL PROVIDED PARKING = 24 SPACES (INCLUDING 3 HC)
 4 SPACES (1 ADA) TO BE FUTURE

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- THE SITE PLAN HAS NO NEW SITE SURVEY; ALL EXISTING GRADES AND FEATURES ARE PREDICATED OFF OF THE OLD SURVEY AND OLD DESIGN FROM PREVIOUS PROJECT.

PAVING NOTES:

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

UTILITY NOTES:

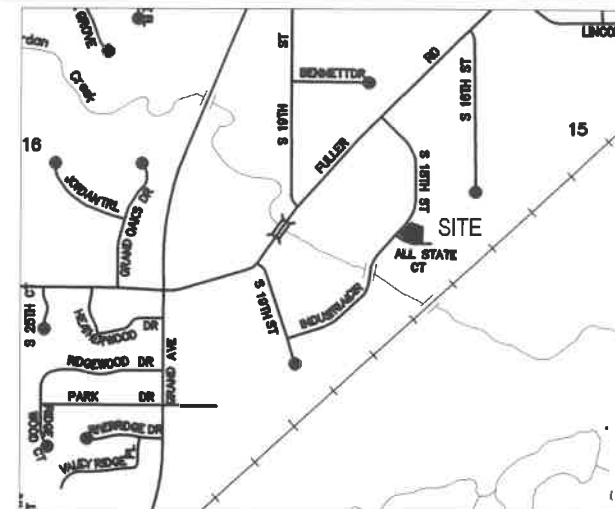
- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENTZ AT 515-278-6467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMANS SHALL BE C-300. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF WEST DES MOINES.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF WEST DES MOINES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

FLOODPLAIN/WETLAND NOTES:

- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- FEMA FIRM #19153C040F EFFECTIVE 2/1/2019. THIS PARCEL DOES NOT EXIST IN ANY IDENTIFIED FLOOD HAZARD AREA. MOST NEAR BASE FLOOD ELEVATION = 820.1 NAVD83 OR 46.08' WEST DES MOINES DATUM. FINISHED FLOOR ELEVATION OF PROPOSED BUILDING TO BE 47.25' WEST DES MOINES DATUM OR 821.25' NAVD83.



VICINITY MAP

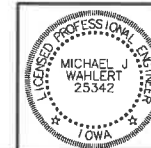
SCALE: 1" = 1,000'

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- FO — FIBER OPTIC
- CATV — CABLE TV
- SM — STORM MANHOLE
- CI — CURB INTAKE
- SI — SURFACE INTAKE
- FE — FLARED END SECTION
- SMH — SANITARY MANHOLE
- CL — CLEANOUT
- FH — FIRE HYDRANT
- SPR — SPRINKLER
- ICV — IRRIGATION CONTROL VALVE
- WMH — WATER MANHOLE
- WV — WELL
- WV — WATER VALVE
- WSS — WATER SHUT OFF
- YH — YARD HYDRANT
- EMH — ELECTRIC MANHOLE
- EM — ELECTRIC METER
- ER — ELECTRIC RISER
- EV — ELECTRIC VAULT
- PP — POWER POLE
- TP — TRANSFORMER POLE
- LP — LIGHT POLE
- EJ — ELECTRIC JUNCTION BOX
- EP — ELECTRIC PANEL
- TR — TRANSFORMER
- GL — GROUND LIGHT
- GW — GUY WIRE
- EHH — ELECTRIC HANDHOLE
- GM — GAS METER
- GV — GAS VALVE
- ACU — AIR CONDITIONING UNIT
- TRR — TELEPHONE RISER
- TVV — TELEPHONE VAULT
- TMH — TELEPHONE MANHOLE
- TSMH — TRAFFIC SIGNAL MANHOLE
- FOMH — FIBER OPTIC MANHOLE
- FOR — FIBER OPTIC RISER
- FOF — FIBER OPTIC FAULT
- CTR — CABLE TV RISER
- S — SIGN
- B — BOLLARD
- PN — DENOTES NUMBER OF PARKING SPACES
- PC — PROPERTY CORNER - FOUND AS NOTED
- PO — PROPERTY CORNER - PLACED AS NOTED
- SC — SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

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



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

SIGNED: *Michael J. Wahler* DATE: 11-23-2020
 MICHAEL J. WAHLERT, P.E. 25342
 LICENSE RENEWAL DATE: DEC. 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C7.1

1725 ALL-STATE COURT
 WEST DES MOINES, IOWA

COVER SHEET

REFERENCE NUMBER:
 160166

DRAWN BY:
 MJE

CHECKED BY:
 MJW

REVISION DATE:
 9-25-2020
 10-1-2020
 10-20-2020
 11-23-2020

PROJECT NUMBER:
 200501

SHEET NUMBER:
 C0.1

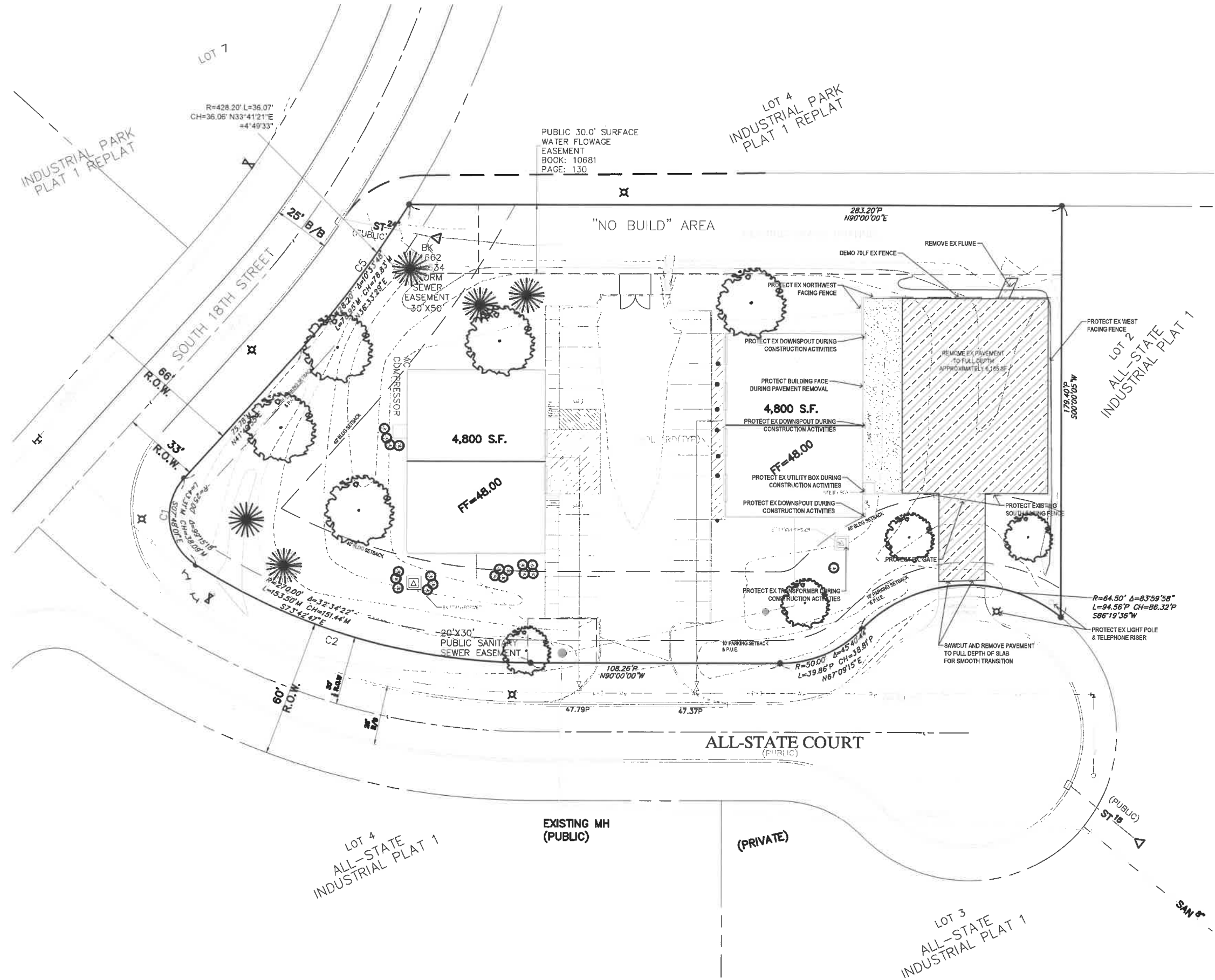


UTILITY NOTE:

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

DEMO NOTES:

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



1/23/2020 1:56:03 PM L:\LAND PROJECTS 2020\06501 ALLSTATE\DWG\1 DEMO.DWG

Bishop Engineering
 "Planning Your Successful Development"

3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515) 276-0467 Fax: (515) 276-0217
 Established 1959

**1725 ALL-STATE COURT
 WEST DES MOINES, IOWA**

DEMO PLAN

REFERENCE NUMBER:
 160166

DRAWN BY:
 MJE

CHECKED BY:
 MJB

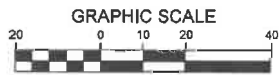
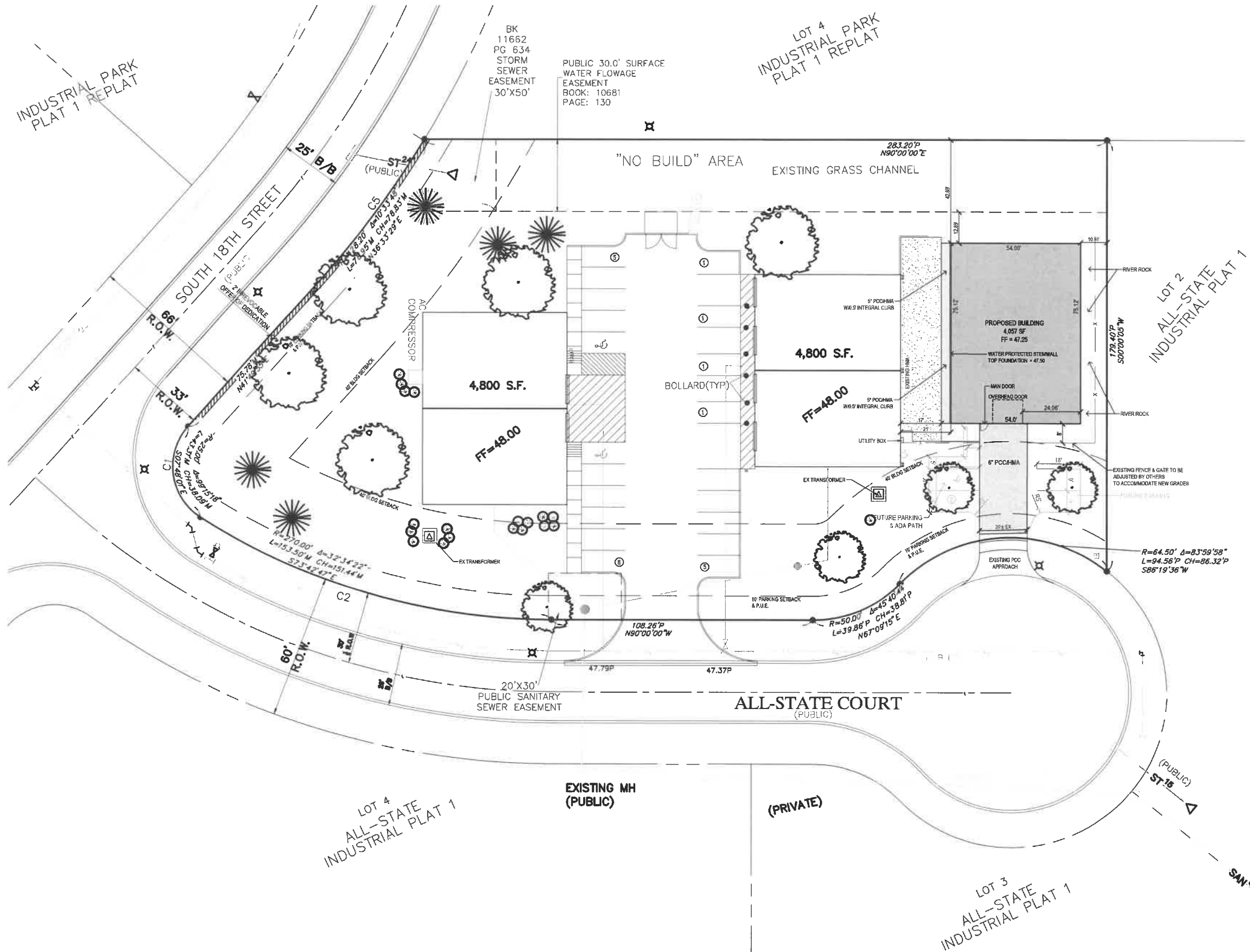
REVISION DATE:
 9-25-2020
 10-1-2020
 10-20-2020
 11-23-2020

PROJECT NUMBER:
 200501

SHEET NUMBER:
 C1.1

GENERAL NOTES:

1. BUILDING SEPARATION OF 20 FEET OR LESS REQUIRES BOTH BUILDINGS TO BE SPRINKLED. THE PROPOSED BUILDING HAS BEEN PLACED 21 FEET FROM THE EXISTING BUILDING TO THE EAST TO AVOID THE REQUIREMENT OF BOTH BUILDINGS TO BE SPRINKLED.



1/12/2020 8:02:42 AM L:\LAND PROJECTS\2020\00501 ALLSTATE\DWG\C2.LAYOUT.DWG

Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515)76-4467 Fax: (515)76-0217
 Civil Engineering & Land Surveying
 Established 1959

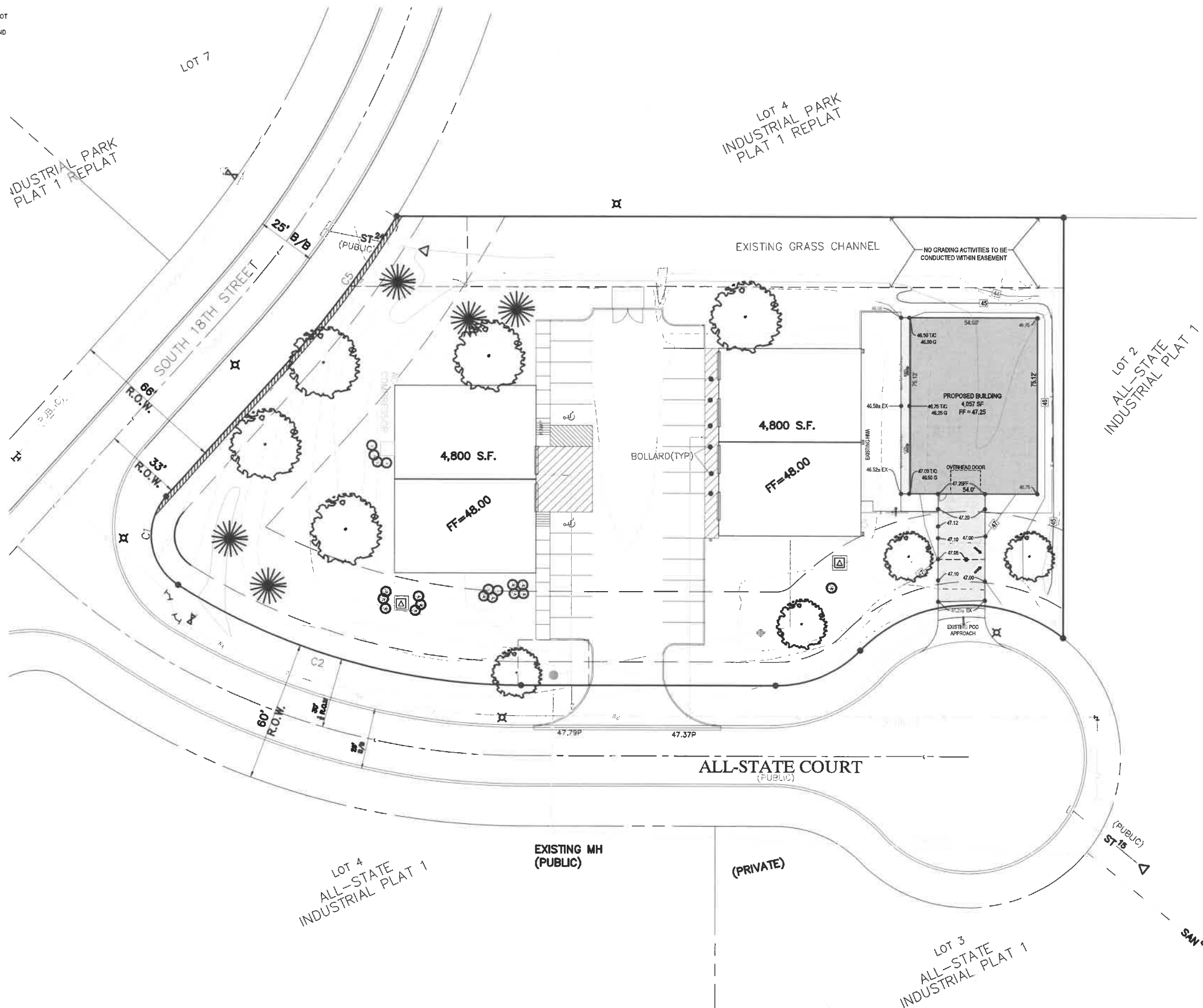
**1725 ALL-STATE COURT
 WEST DES MOINES, IOWA**

LAYOUT PLAN

REFERENCE NUMBER: 160166
DRAWN BY: MJE
CHECKED BY: MJW
REVISION DATE: 9-25-2020 10-1-2020 10-20-2020 11-23-2020
PROJECT NUMBER: 200501
SHEET NUMBER: C2.1

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 8".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5, CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPOES GENERAL PERMIT NO. 2 ARE MET.



GRADING LEGEND:

- EXISTING CONTOUR ——— 150 ———
- PROPOSED CONTOUR ——— 150 ———
- FINISHED GROUND ELEVATION ——— 150.50 ———
- TOP OF CURB ELEVATION ——— 150.50TC ———
- GUTTER ELEVATION ——— 150.50G ———
- TOP OF WALL ELEVATION ——— 150.50TW ———
- BOTTOM OF WALL ELEVATION ——— 150.50BW ———
- EDGE OF WALK ELEVATION ——— 150.50EW ———
- TOP OF STAIR ELEVATION ——— 150.50TS ———
- BOTTOM OF STAIR ELEVATION ——— 150.50BS ———

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

GRAPHIC SCALE



1/12/2020 8:22:58 AM L:\LAND PROJECTS\2020\09\01 ALLSTATE\DWG\CS GRADING.DWG

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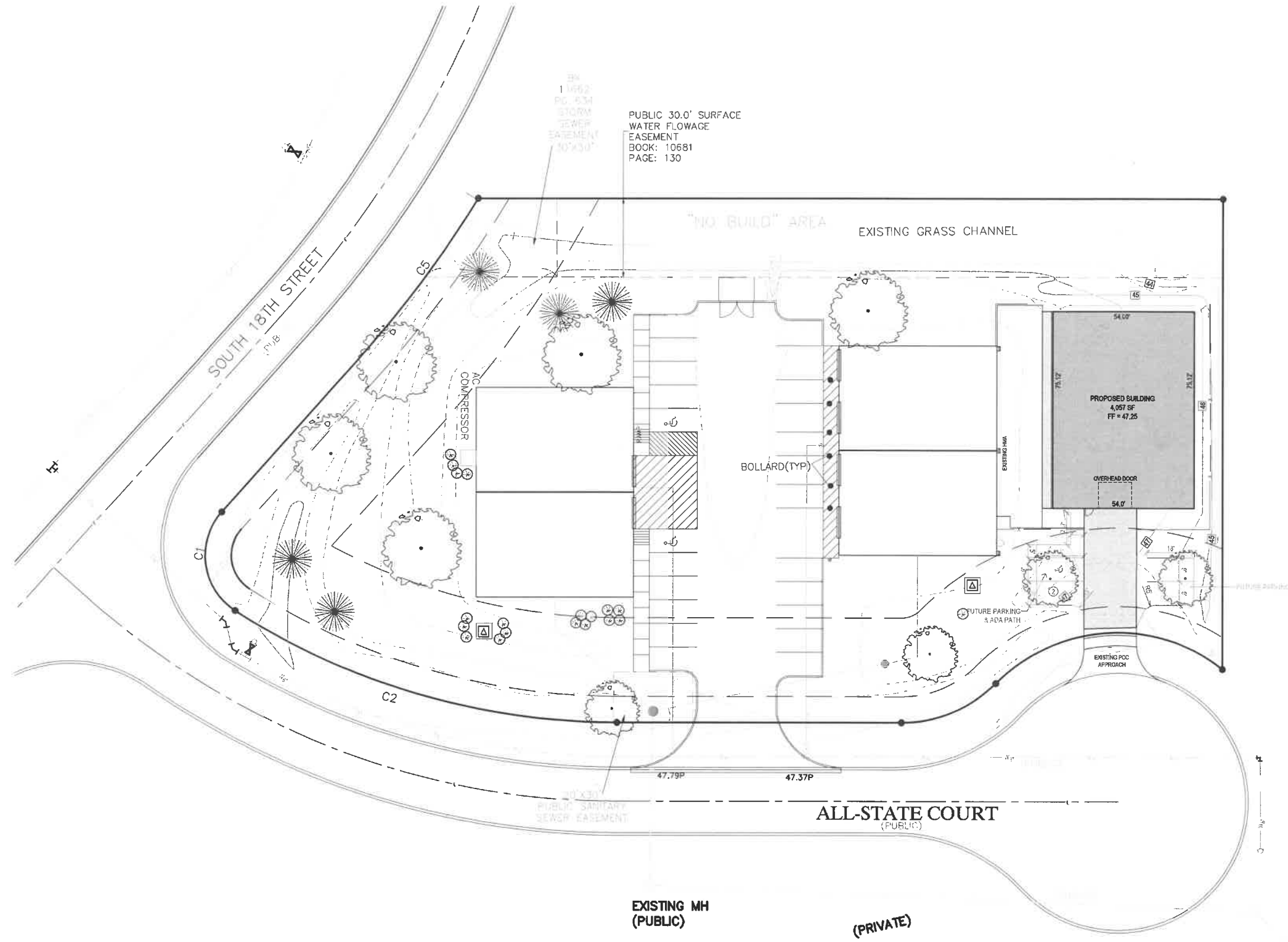
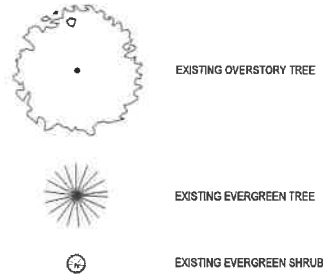
**1725 ALL-STATE COURT
 WEST DES MOINES, IOWA**

GRADING PLAN

REFERENCE NUMBER: 160166
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SHEET NUMBER: C3.1

GENERAL LANDSCAPE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF SITE	89,780 SF
REQUIRED OPEN SPACE(20%)	16,158 SF
GENERAL OPEN SPACE REQUIREMENT	
TOTAL REQUIRED TREES (2 / 3,000 SF REQUIRED OPEN SPACE)	11
TOTAL REQUIRED SHRUBS (3 / 3,000 SF REQUIRED OPEN SPACE)	17
TOTAL EXISTING TREES TO REMAIN	
TOTAL EXISTING TREES TO REMAIN	14
TOTAL EXISTING SHRUBS TO REMAIN	18



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**1725 ALL-STATE COURT
 WEST DES MOINES, IOWA**

LANDSCAPE PLAN

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DRAWN BY: MJE
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REVISION DATE: 9-25-2020 10-1-2020 10-20-2020 11-23-2020
PROJECT NUMBER: 200501
SHEET NUMBER: C5.1

STORM WATER POLLUTION PREVENTION PLAN

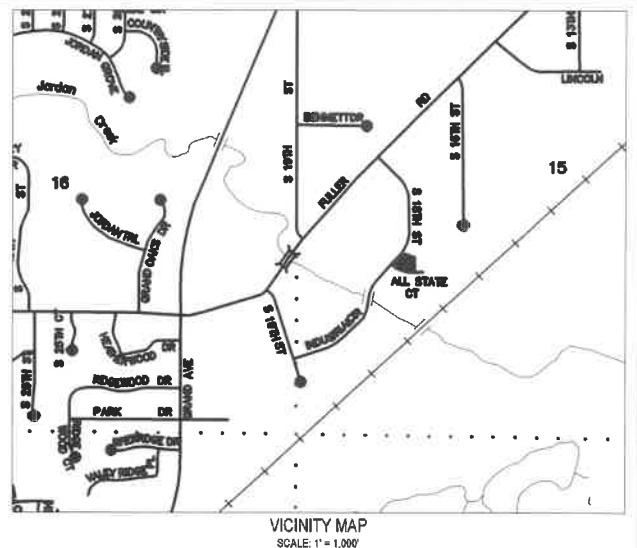
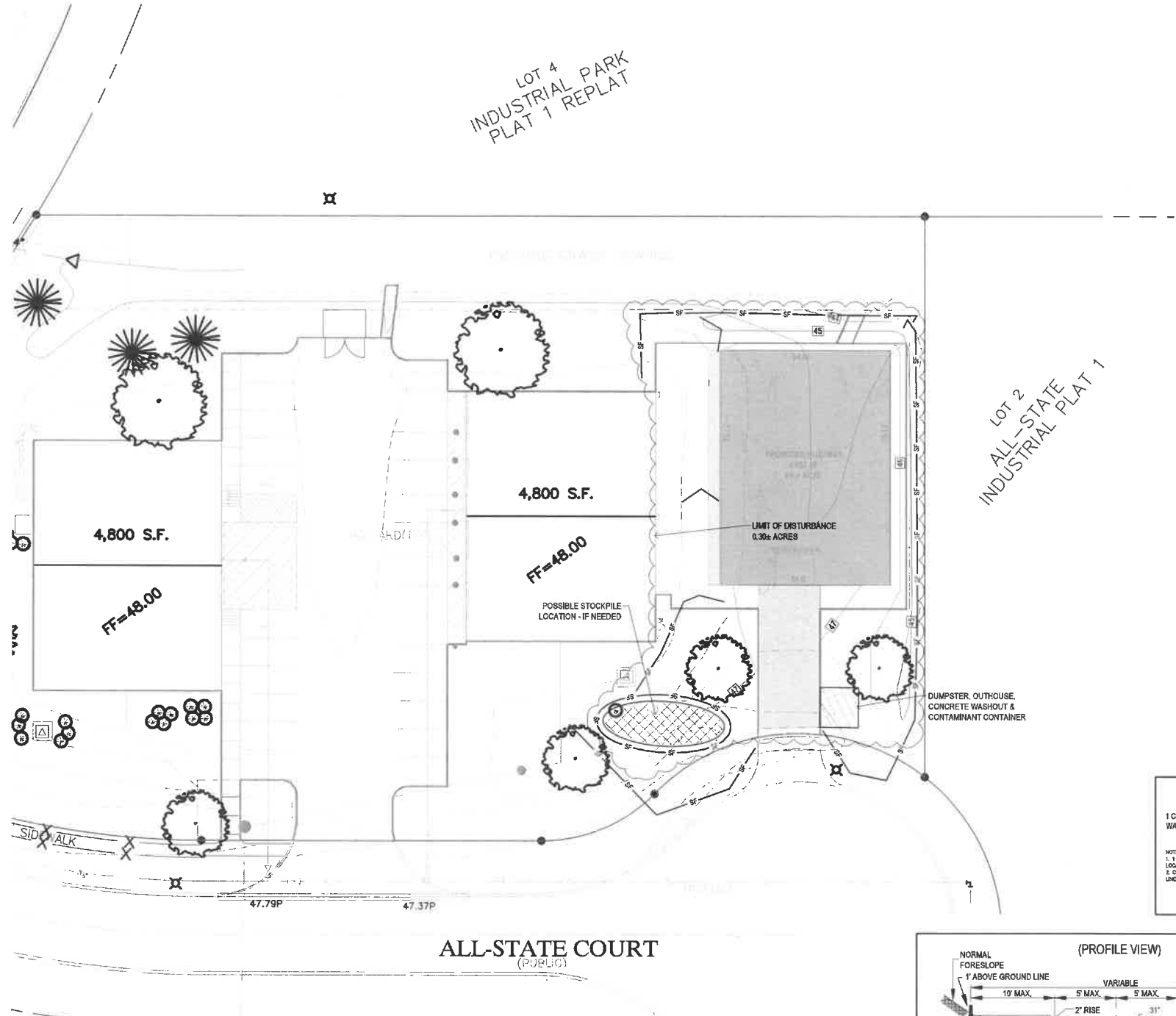
PROPERTY DESCRIPTION:
 WARRANTY DEED BK:10748 PG:389
 LOT 1 IN ALL-STATE INDUSTRIAL PLAT 1, AN OFFICIAL PLAT,
 NOW INCLUDED IN AND FORMING PART OF THE CITY OF
 WEST DES MOINES, POLK COUNTY, IOWA.

ADDRESS:
 1725 ALL-STATE COURT
 WEST DES MOINES, IOWA 50265

OWNER:
 HATTEN CO LLC
 POB 65188
 WEST DES MOINES, IOWA 50265

ZONING:
 Q4-GENERAL INDUSTRIAL DISTRICT

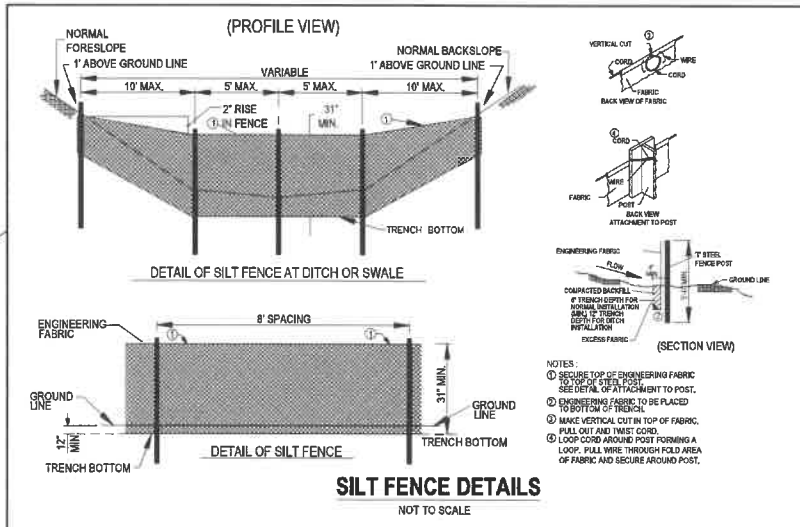
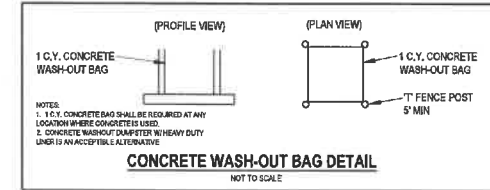
SITE AREA:
 AREA DISTURBED BY CONSTRUCTION ACTIVITIES = 0.30± AC



- EROSION CONTROL NOTES:**
- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
 - SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
 - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
 - INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
 - INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
 - OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
 - EROSION CONTROL CONTRACTOR IS SOIL-TEK WITH A CONTACT OF BRENT CAMBRIDGE (515) 298-1474. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES. EROSION CONTROL CONTRACTOR TO IDENTIFY MEASURES TO KEEP MUD AND ROCK OFF THE PUBLIC STREETS DURING GRADING ACTIVITIES.
- EROSION CONTROL REMOVAL NOTES:**
- AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

LEGEND:

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



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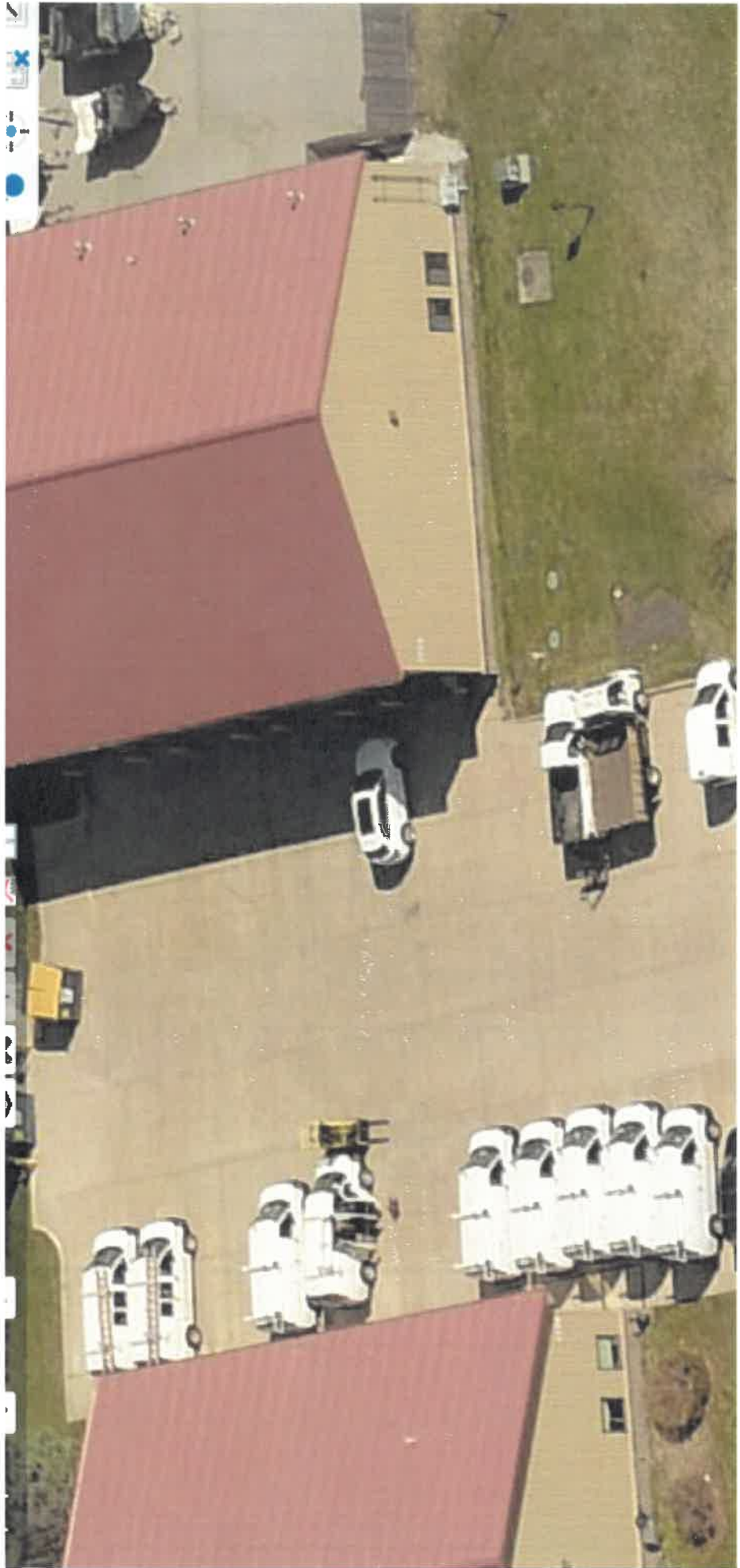
SWPPP

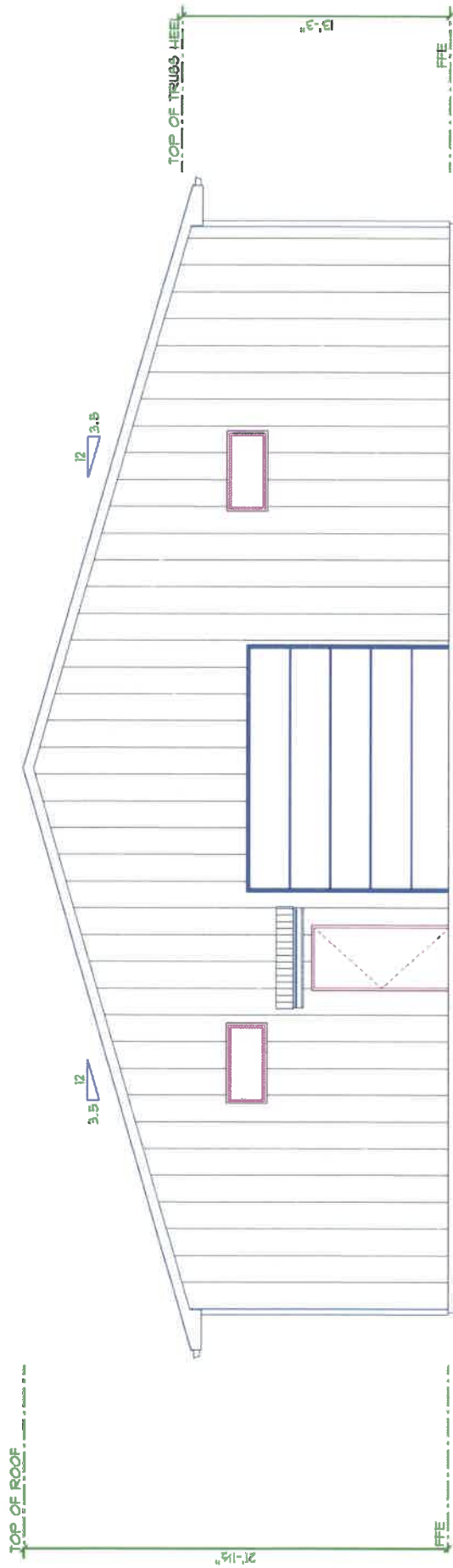
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SHEET NUMBER:	C7.1

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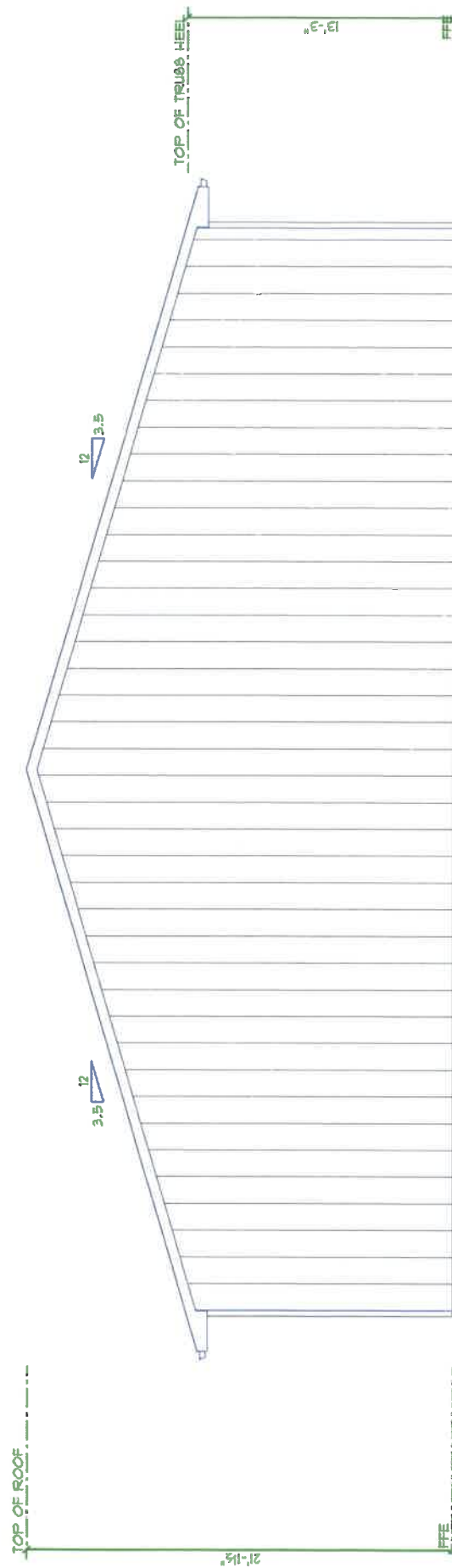


UTILITY NOTE:
 THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

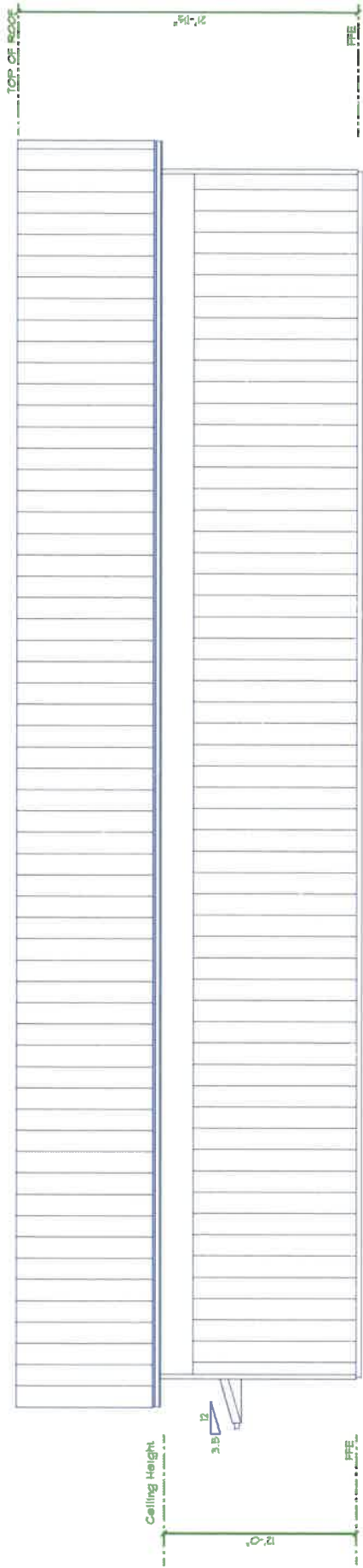




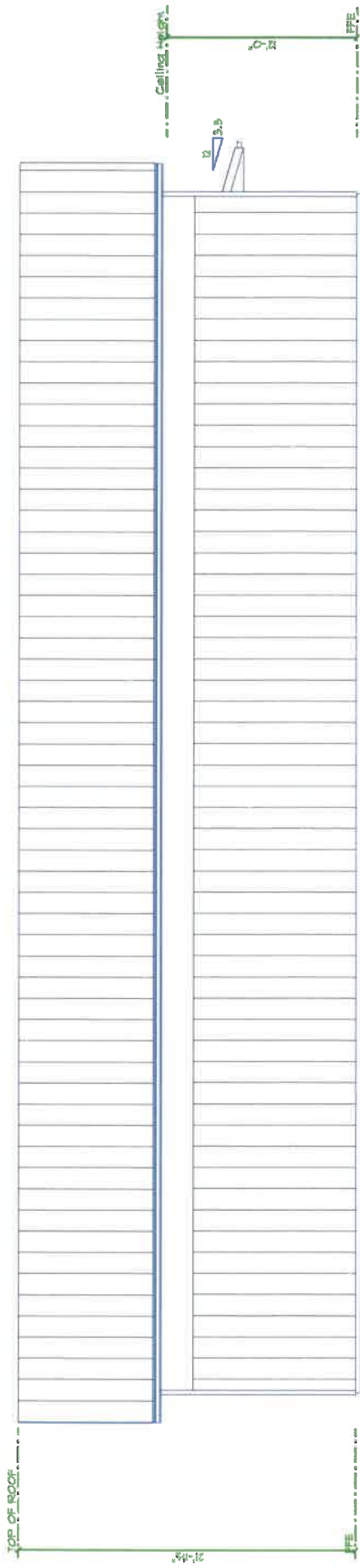
South Elevation



North Elevation



East Elevation



West Elevation

