

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

**Meeting Date:** December 14, 2020

**Item:** Union 315 Mixed Use, 309, 313, and 315 5<sup>th</sup> Street – Approval of a Site Plan to allow construction of a mixed-use building – Taxium, LLC – SP-004778-2020

**Requested Action:** Recommend Approval of Site Plan

**Case Advisor:** Bryce C. Johnson

**Applicant's Request:** Brad Kuehl with Bishop Engineering, on behalf of the applicant and owner, Ryan Wiederstein of Taxium LLC, is requesting approval of a Site Plan to allow construction of a 23,750 square foot, 3 story mixed use building (Attachment B). The 1<sup>st</sup> floor and mezzanine level are planned to be dedicated for commercial and office space with seven dwelling units on the 3<sup>rd</sup> floor. The applicant intends to demolish the existing building and construct an entirely new building on the property.

**History:** This property was originally platted as Lot 12&13, Block 18, 1st Addition to Valley Junction on October 28<sup>th</sup>, 1903. The current structure was built in the 1940's.

**City Council Subcommittee:** This project was presented to Development and Planning Subcommittee as an informational item at the August 17, 2020 meeting. The Subcommittee was supportive of the development.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. Staff would note the following:

- **Mechanical Equipment Height.** The elevator shaft exceeds the maximum building height for the zoning district. An amendment to City code which would allow these types of building elements to exceed building height limits is in process with the second and third reading of the amendment scheduled for the December 21 City Council meeting agenda. Site plan approval will be conditioned on adoption of this amendment or the applicant obtaining a variance to allow the elevator to exceed the maximum building height of 36-feet.
- **Meter Bank Area Screening.** The site plan shows these meter areas to be located near the northeast corner of the proposed building. While the zoning code requires these features to be screened, there is an existing structure north of the subject property that provides sufficient screening. Therefore, staff is recommending a Condition of Approval that in such time when the building to north is demolished the property owner will provide sufficient screening of the meter bank area.
- **Lot Tie Agreement:** The development is proposed to be constructed on two separate but adjoining parcels. To do so, the applicant must sign a standard Lot Tie Agreement with the City to combine the two properties into a single parcel. Once joined, no portion of said properties shall be transferred, sold, or conveyed independent of the remainder of the property, without replatting or receiving specific written approval from the City of West Des Moines.

- **Parkland Dedication Agreement:** City Code requires residential developments of more than 4-units to provide for recreational amenities for the additional population that will result from the development. Because of this being a mixed-use project in a generally commercially developed area, it has presented some unique challenges with identification of appropriate valuation from which to calculate the developer's contribution for parkland. Given these unique challenges the applicant has agreed to provide for and construct a rooftop recreational type facility. The facility will provide a recreational use similar to what the City provides in neighborhood parks, shall be accessible by all residents, and would be privately maintained by developer, homeowner's association or designee.
- **Architecture:** The street level of the building is clad in brick with the upper floors in vertical metal panel siding. Wood siding is used as an accent element on the east, west and south sides of the building. The majority of the west street elevation is storefront glazing, with the south and east elevations utilizing storefront windows in moderation. Due to the proximity of the adjacent building, openings are limited on the north side however the building's exterior materials do continue across this elevation (360-degree design). Although modern in design and use of material, the design team has worked with City staff to incorporate design strategies that emphasize a human scale and transparency that will engage pedestrians and activate the street. Please see Attachment C for building elevations and images of exterior materials.

**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 the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

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

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed development and use do 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 have 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 are 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:** Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the site plan to develop a 23,750 gross square foot 3-story mixed use building, subject to the applicant meeting all City Code requirements and the following:

1. The building as proposed exceeds the maximum height allowed in the VJHB zoning district. Therefore, no building permit shall be issued unless the applicant receives an approved variance from the Board of Adjustment; or, an amendment to the Zoning Code is approved by the City Council that would allow certain building elements to exceed the current height restriction.
2. In such time when the building to north is demolished the property owner will provide sufficient screening of the meter bank area.
3. City Council approving and accepting a Lot Tie Agreement and Parkland Dedication Agreement.
4. The applicant providing final signed/sealed site plan drawings addressing any comments on the revised site plan submitted December 10, 2020 prior to obtaining any building permits.

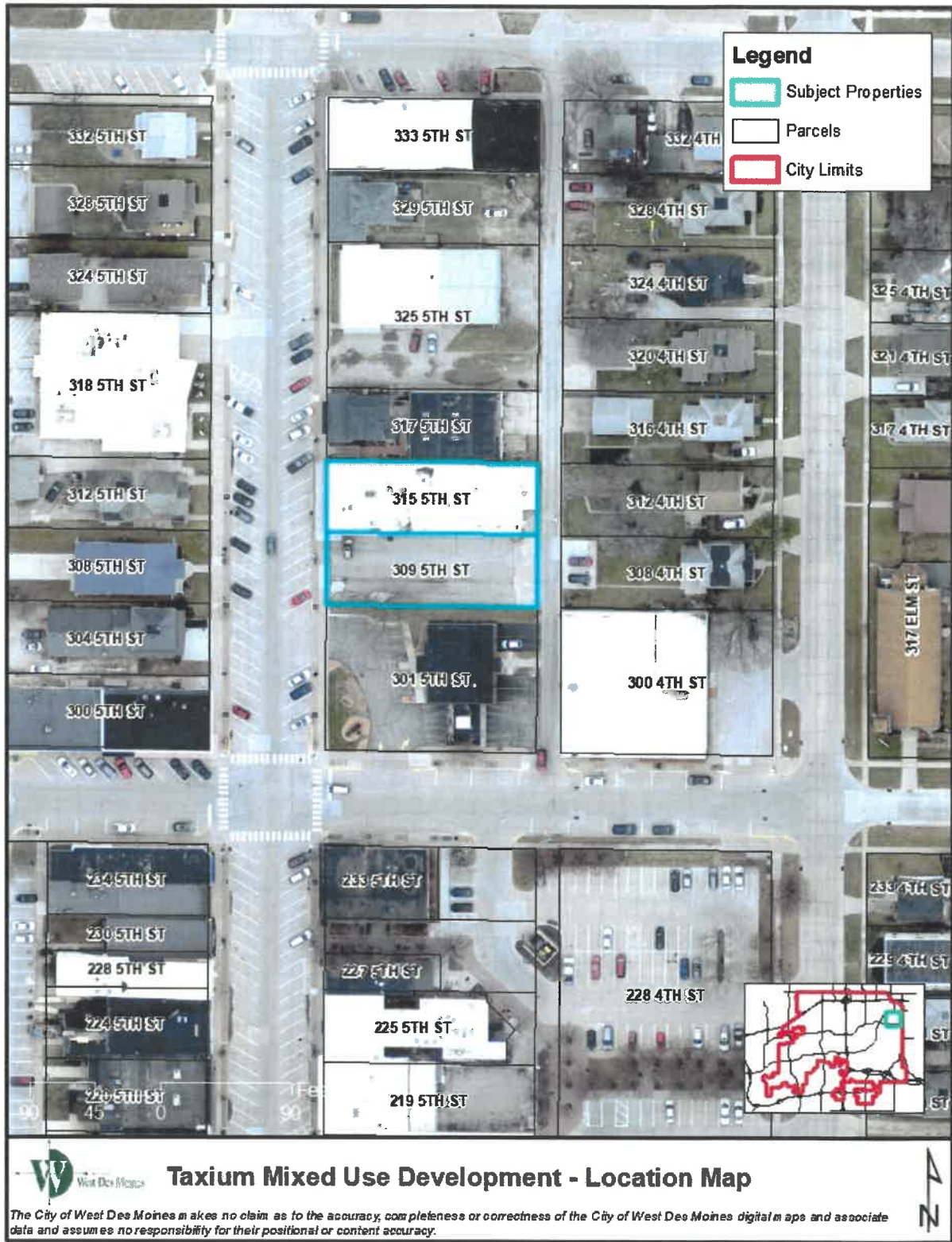
**Applicant/Owner:** Ryan Wiederstein  
 Taxium LLC .  
 PO Box 65968  
 West Des Moines, Iowa 50265  
[ryan@wbrealty.com](mailto:ryan@wbrealty.com)

**Applicant Representative:** Brad Kuehl  
 Bishop Engineering  
 3501 104<sup>th</sup> Street  
 Des Moines, Iowa 50322  
[bkuehl@bishopengr.com](mailto:bkuehl@bishopengr.com)

**Attachments:**

|                |                                       |
|----------------|---------------------------------------|
| Attachment A - | Location Map                          |
| Attachment B - | Site Plan**                           |
| Attachment C - | Building Elevations** & Materials     |
| Attachment D - | Plan and Zoning Commission Resolution |
| Exhibit A -    | Conditions of Approval                |

\*\*Plans included in staff report are for illustrative purposes only – Approved plans on file with the City.





TAXIUM 5TH MIXED USE
315 5TH, WEST DES MOINES
SITE PLAN

CITY CASE# SP-004778-2020

SHEET INDEX:

- C0.1 COVER SHEET
C0.2 SITE SURVEY
C1.1 DEMOLITION PLAN
C2.1 LAYOUT PLAN
C3.1 GRADING PLAN
C4.1 UTILITY PLAN
C5.1 LANDSCAPE PLAN

PROPERTY DESCRIPTION:
LOTS 12 AND 13, BLOCK 18 1ST ADDITION TO VALLEY JUNCTION
CONTAINS 14,500 SF (0.33 AC)

ADDRESS:
309 AND 315 5TH STREET
WEST DES MOINES, IA 50265

OWNER/PREPARED FOR:
TAXIUM LLC
PO BOX 65968
WEST DES MOINES, IA 50265
PH: 515-419-3633 (NATE FRANJE)

ZONING:
VJHB: VALLEY JUNCTION HISTORIC BUSINESS DISTRICT

BULK REGULATIONS:
(CHAPTER 9, TABLE 7.6)
LOT AREA = 14,500 SF
LOT WIDTH = 50 FEET
SETBACKS: = 0 FEET FRONT
= 0 FEET SIDE
= 0 FEET REAR
BUILDING HEIGHT = 38 FEET MAX.

BUILDING AREAS = 9,112 SF GROUND LEVEL
= 4,776 SF MEZZANINE LEVEL
= 9,882 SF UPPER LEVEL.

PARKING REQUIREMENTS:
PARKING SPACES REQUIRED
NONE REQUIRED WITHIN THE VJHB DISTRICT
PARKING PROVIDED = 8 SPACES
\* DOES NOT INCLUDE PUBLIC PARKING ALONG 5TH STREET

OPEN SPACE REQUIREMENTS:
SITE AREA = 14,500 S.F. (0.33 ACRES)
REQUIRED OPEN SPACE (0%) = 0 S.F.

IMPERVIOUS SURFACE:
EXISTING IMPERVIOUS SURFACE = 14,440 SF (99.3%)
IMPERVIOUS SURFACE REMOVED = 805 SF
IMPERVIOUS SURFACE ADDED = 0 SF
TOTAL PROPOSED IMPERVIOUS = 13,635 SF (94.0%)

SITE CONTROL AND BENCHMARKS:
BENCHMARK DATUM = NAVD83

POINT #049
ELEVATION = 812.38
DESCRIPTION: INTERSECTION OF 4TH STREET AND VINE STREET, NE CORNER OF INTERSECTION, 50 FEET EAST OF THE CENTERLINE OF 4TH STREET, 50 FEET NORTH OF THE CENTERLINE OF VINE STREET

POINT #058
ELEVATION = 812.24
DESCRIPTION: INTERSECTION OF 4TH STREET AND RAILROAD AVENUE, NW CORNER OF INTERSECTION, 41 FEET WEST OF CENTERLINE OF 4TH STREET, 55.2 FEET NORTH OF CENTERLINE OF RAILROAD AVENUE

GENERAL NOTES:

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SDAS 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.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
17. ALL CONSTRUCTION WITHIN THE PUBLIC R.O. WEASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
18. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O. WEASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS.

PAVING NOTES:

- 1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SDAS.
2. 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.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

- 1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL 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.
4. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
5. 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.
6. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
7. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
8. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID.
9. 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 10" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10" OF THE CROSSING.
10. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISIONING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
11. WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
12. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
13. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED. BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY WEST DES MOINES WATER WORKS.
14. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
15. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. WEST DES MOINES WATER WORKS WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
16. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
17. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.

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.

WETLAND NOTES:

- 1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

- 1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 02/04/2020. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

SOILS REPORT:

- 1. REFERENCE ALLENDER-SUTZKE SOILS REPORT (191527, DATED 12/30/19) FOR ADDITIONAL SOILS INFORMATION.

UTILITY CONFLICT NOTES:

- 1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

STAKING NOTES:

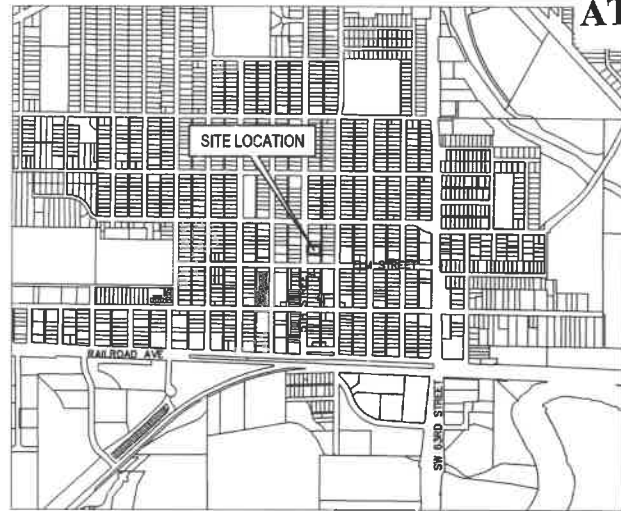
- 1. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

SPECIFICATIONS NOTES:

- 1. IN THE EVENT OF A DISCREPANCY BETWEEN THE BISHOP PROJECT SPECIFICATIONS AND: CITY OF WEST DES MOINES REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT (SDAS 2018), THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS SHALL GOVERN.
2. FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.
3. FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF WEST DES MOINES ENGINEERING DEPARTMENT FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

WEST DES MOINES WATER WORKS:

- 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(515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. ANY WATER USE FROM A HYDANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/ CONTAINMENT PROVISIONS.
5. 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 QT ORDINANCE 1287.94-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.



VICINITY MAP
SCALE: 1" = 1,000'

LEGEND:

Table listing symbols for various utilities: SAN - SANITARY SEWER, ST - STORM SEWER, W - WATER LINE, G - GAS LINE, U-E - UNDERGROUND ELECTRIC, O-E - 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, DENOTES NUMBER OF PARKING STALLS, PROPERTY CORNER - FOUND AS NOTED, PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775, SECTION CORNER - FOUND AS NOTED.

ABBREVIATIONS:

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



UTILITY MAPS PROVIDED BY:

- 1. ELECTRIC (MIDAM / 515-252-6632)
2. STORM AND SANITARY (CITY OF WDM / 515-222-3482)
3. FIBER OPTIC (CENTURYLINK / 726-278-8090)
4. CABLE (MEDIANET / 515-246-2252)
5. GAS (MIDAM / 515-252-6632)
6. WATER (WEST DES MOINES WATER WORKS / 515-222-3482)
7. OTHERS (PROVIDER / CONTACT INFO)



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: PRELIMINARY DAVID B. BENTZ, PE, 17143 DATE:
LICENSE RENEWAL DATE: DEC. 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-8825
Phone: (515)226-0487 Fax: (515)226-0417
Civil Engineering & Land Surveying
Established 1959

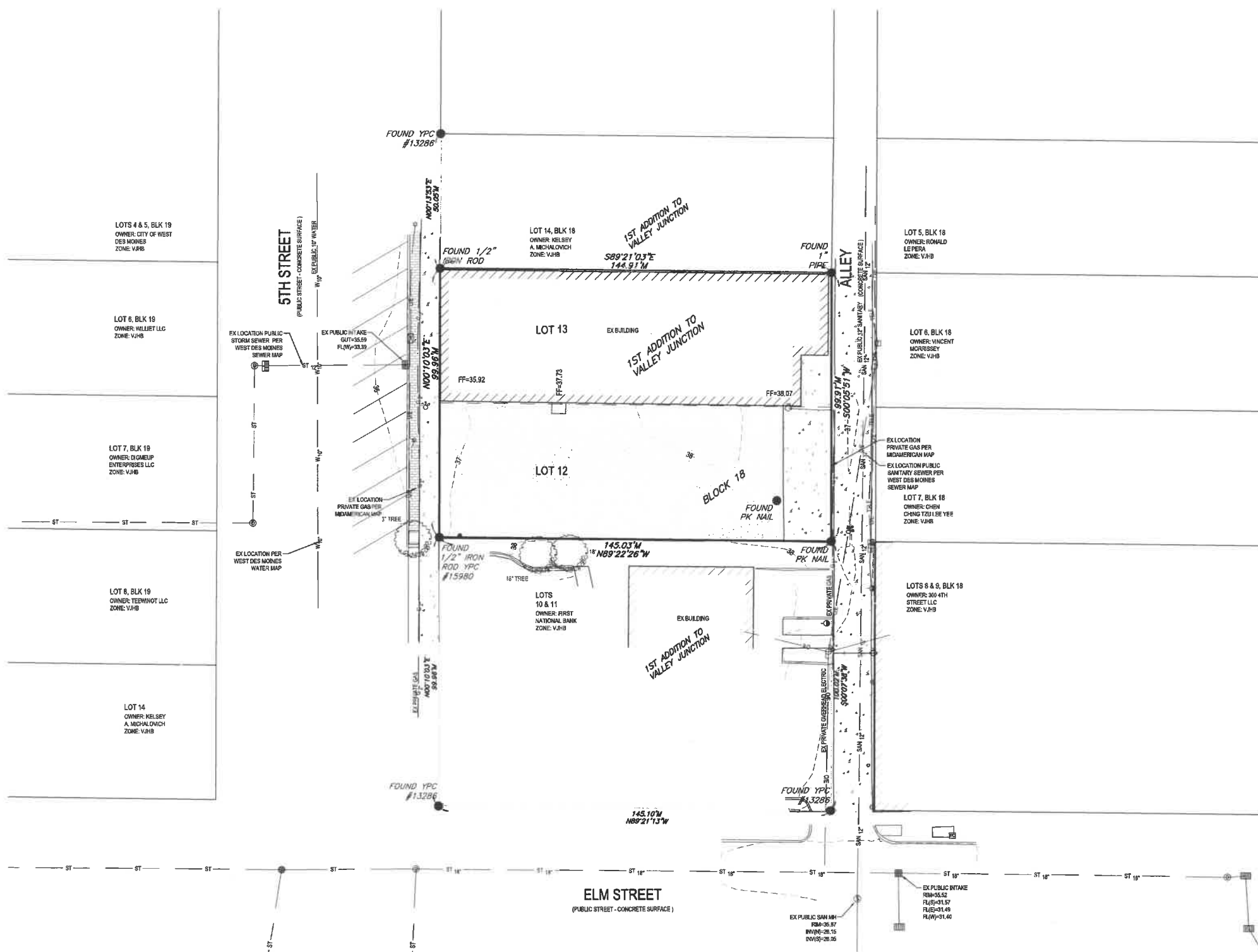
TAXIUM 5TH MIXED USE
315 5TH STREET, WEST DES MOINES, IOWA
COVER SHEET

REFERENCE NUMBER:
DRAWN BY: BK
CHECKED BY: DB
REVISION DATE: 05/06/20 CONCEPT, 06/15/20 CHECK #1, 06/26/20 DD SET, 06/29/20 CITY #1, 08/07/20 CITY #2, 09/04/20 CITY #3, 09/21/20 CITY #4.
PROJECT NUMBER: 190669
SHEET NUMBER: C0.1

# 309 & 315 5TH STREET, WEST DES MOINES SITE SURVEY



VICINITY MAP  
SCALE: 1" = 1,000'



**PROPERTY DESCRIPTION:**  
(DEED BOOK 17436, PAGE 875)  
LOTS 12 AND 13, BLOCK 18, 1ST ADDITION TO VALLEY JUNCTION, AN OFFICIAL PLAT IN WEST DES MOINES, POLK COUNTY, IOWA

**ADDRESS:**  
309 & 315 5TH STREET  
WEST DES MOINES, IA 50265

**OWNER:**  
TAXIUM, LLC  
PO BOX 65968  
WEST DES MOINES, IA 50265  
PHONE: 515-419-3533

**PREPARED FOR:**  
TAXIUM, LLC  
PO BOX 65968  
WEST DES MOINES, IA 50265  
PHONE: 515-419-3533

**ZONING:**  
INFORMATION OBTAINED FROM CITY OF WEST DES MOINES  
VJ-HB - VALLEY JUNCTION HISTORIC BUSINESS

**SITE CONTROL AND BENCHMARKS:**  
BENCHMARK DATUM = NAVD83

**POINT #049**  
ELEVATION = 812.36  
DESCRIPTION: INTERSECTION OF 4TH STREET AND VINE STREET, NE CORNER OF INTERSECTION, 50 FEET EAST OF THE CENTERLINE OF 4TH STREET, 50 FEET NORTH OF THE CENTERLINE OF VINE STREET

**POINT #058**  
ELEVATION = 812.24  
DESCRIPTION: INTERSECTION OF 4TH STREET AND RAILROAD AVENUE, NW CORNER OF INTERSECTION, 41 FEET WEST OF CENTERLINE OF 4TH STREET, 55 FEET NORTH OF CENTERLINE OF RAILROAD AVENUE

**NOTES:**  
1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS WEB PAGE  
2. PARENTHESES ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

**LEGEND:**

|          |  |
|----------|--|
| — SAN —  | SANITARY SEWER   |
| — ST —   | STORM SEWER  |
| — W —    | WATER LINE   |
| — G —    | GAS LINE   |
| — UE —   | UNDERGROUND ELECTRIC   |
| — OE —   | OVERHEAD ELECTRIC  |
| — TELE — | TELEPHONE LINE   |
| — F/O —  | 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 MANHOLE  |
| ⊞        | FIBER OPTIC RISER  |
| ⊞        | FIBER OPTIC FAULT  |
| ⊞        | CABLE TV RISER   |
| ⊞        | SIGN   |
| ⊞        | BOLLARDS   |
| ⊞        | DENOTES NUMBER OF PARKING STALLS   |
| ⊞        | PROPERTY CORNER - FOUND AS NOTED   |
| ⊞        | PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # XXXXX OR AS NOTED |
| ⊞        | SECTION CORNER - FOUND AS NOTED  |
| ⊞        | SITE CONTROL POINT - MONUMENT AS NOTED   |

**ABBREVIATIONS:**

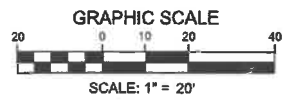
|      |                         |
|------|-------------------------|
| AC   | ACRES                   |
| ASPH | ASPHALT                 |
| BK   | BOOK                    |
| CONC | CONCRETE                |
| D    | DEEDED DISTANCE         |
| EX   | EXISTING                |
| ENCL | ENCLOSURE  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

- UTILITY MAPS PROVIDED BY:**
- ELECTRIC (MIDAMERICAN / 515-252-6632)
  - STORM AND SANITARY (CITY OF WEST DES MOINES / CONTACT INFO)
  - FIBER OPTIC (AUREON / 515-830-0445)
  - CABLE (MIDAMERICAN / CONTACT INFO)
  - GAS (MIDAMERICAN / 515-252-6632)
  - WATER (WEST DES MOINES WATER WORKS / 515-222-3510)
  - OTHERS (PROVIDER / CONTACT INFO)



**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.

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Civil Engineering & Land Surveying  
Established 1959

## 309 & 315 5TH STREET WEST DES MOINES, IOWA SITE SURVEY

|                   |                      |
|-------------------|----------------------|
| REFERENCE NUMBER: |                      |
| DRAWN BY:         |                      |
| CHECKED BY:       | BK                   |
| REVISION DATE:    | 02/12/20<br>07/24/20 |
| PROJECT NUMBER:   | 190669               |
| SHEET NUMBER:     | C0.2                 |

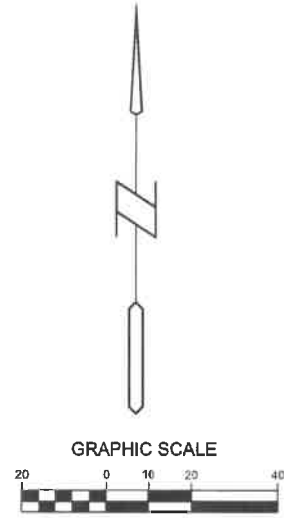
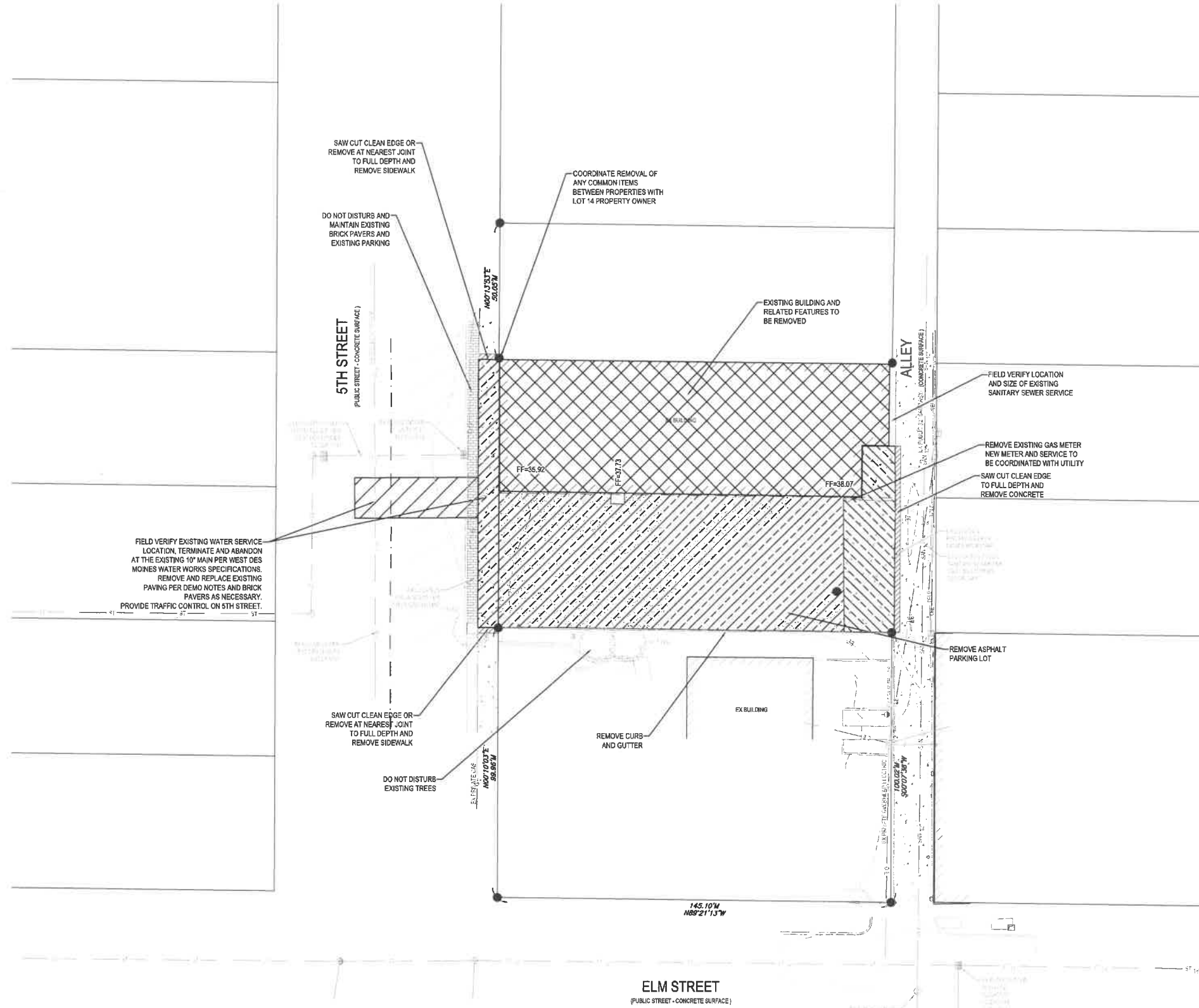
02/12/2020 2:46:41 PM M:\LAND PROJECTS 2016\190669 - VALLEY JUNCTION MIXED USE\DWG\C0.2 SITE SURVEY.DWG

**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.
4. CONTACT UTILITY COMPANIES TO COORDINATE REMOVALS AND/OR RELOCATIONS.
5. SIDEWALK AND PAVEMENT REMOVAL WITHIN 5TH STREET AND THE ALLEY SHALL OCCUR AT EXISTING JOINTS. NO HALF PANEL REMOVAL WILL BE ALLOWED.

**UTILITY MAPS PROVIDED BY:**

1. ELECTRIC (MIDAMERICAN / 515-252-6632)
2. STORM AND SANITARY (CITY OF WEST DES MOINES / CONTACT INFO)
3. FIBER OPTIC (AUREON / 515-830-0445)
4. CABLE (MEDIACOM / CONTACT INFO)
5. GAS (MIDAMERICAN / 515-252-6632)
6. WATER (WEST DES MOINES WATER WORKS / 515-222-3510)
7. OTHERS (PROVIDER / CONTACT INFO)



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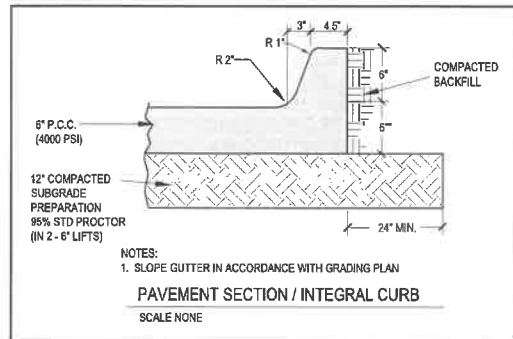
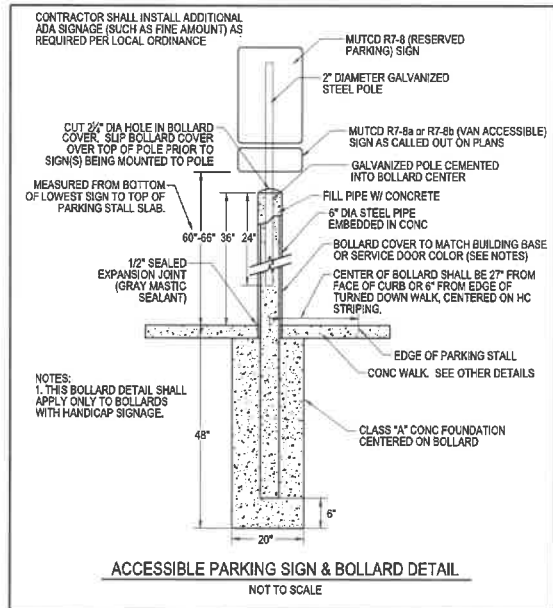
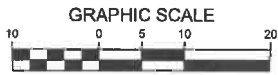
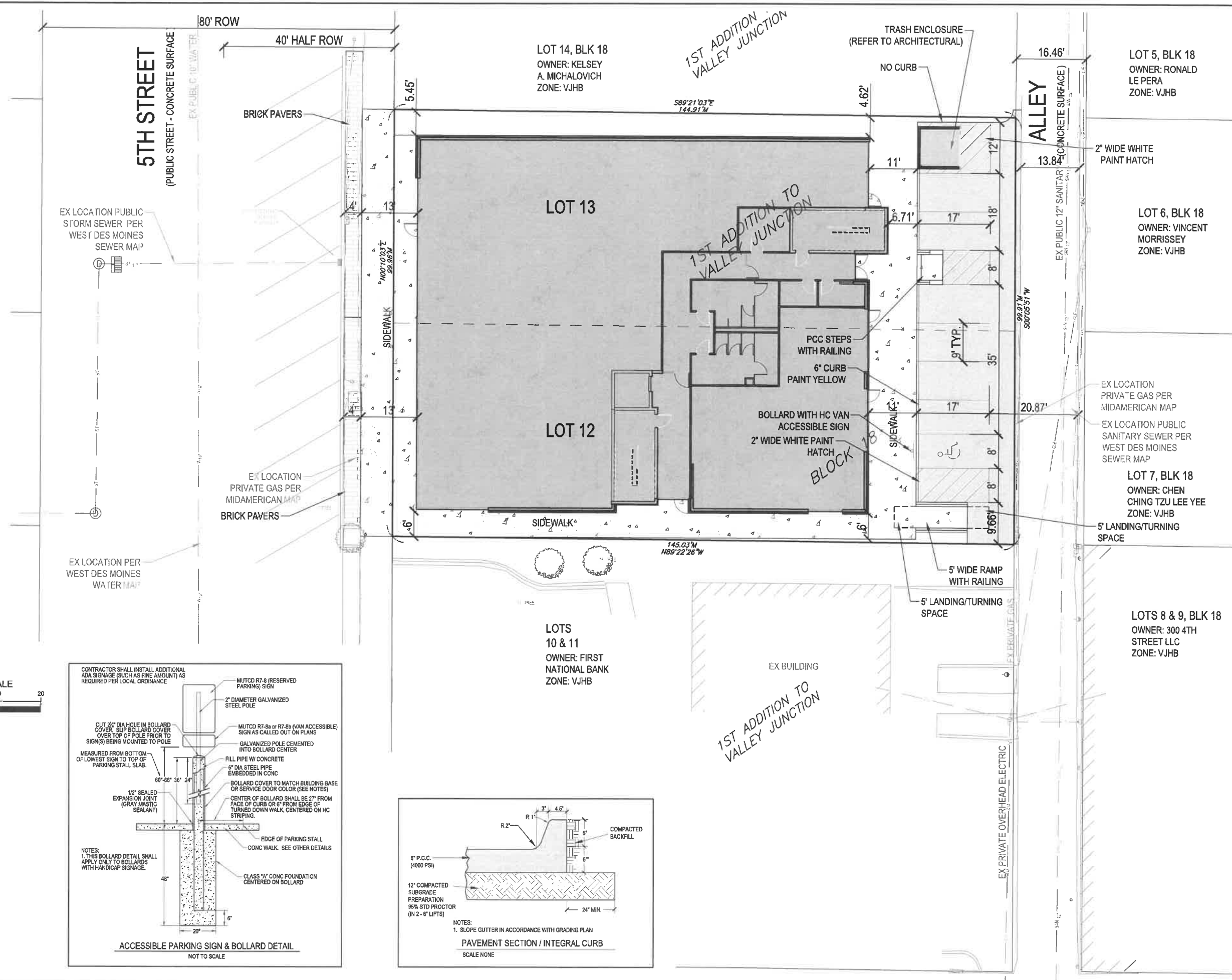
**TAXIUM 5TH MIXED USE**  
**315 5TH STREET, WEST DES MOINES, IOWA**  
**DEMO PLAN**

|                   |   |
|-------------------|---|
| REFERENCE NUMBER: |   |
| DRAWN BY:         | BK  |
| CHECKED BY:       | DB  |
| REVISION DATE:    | 05/06/20 CONCEPT<br>06/15/20 CHECK#1<br>06/26/20 DD SET<br>06/29/20 CITY#1<br>08/07/20 CITY#2<br>09/04/20 CITY#3<br>09/21/20 CITY#4 |
| PROJECT NUMBER:   | 190669  |
| SHEET NUMBER:     | C1.1  |

PRELIMINARY - NOT FOR CONSTRUCTION

8/21/2020 2:58:42 PM MILAND PROJECTS 2019109069 - VALLEY JUNCTION MIXED USE\DWG\C2.1\_LAYOUT.DWG

GENERAL NOTES:  
1. REFER TO SHEET C0.1



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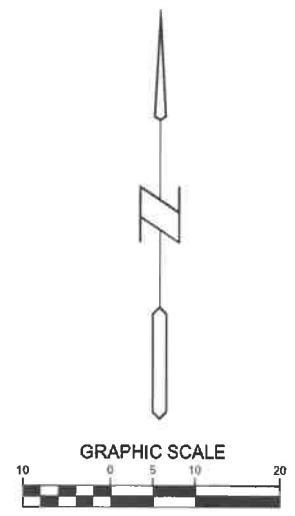
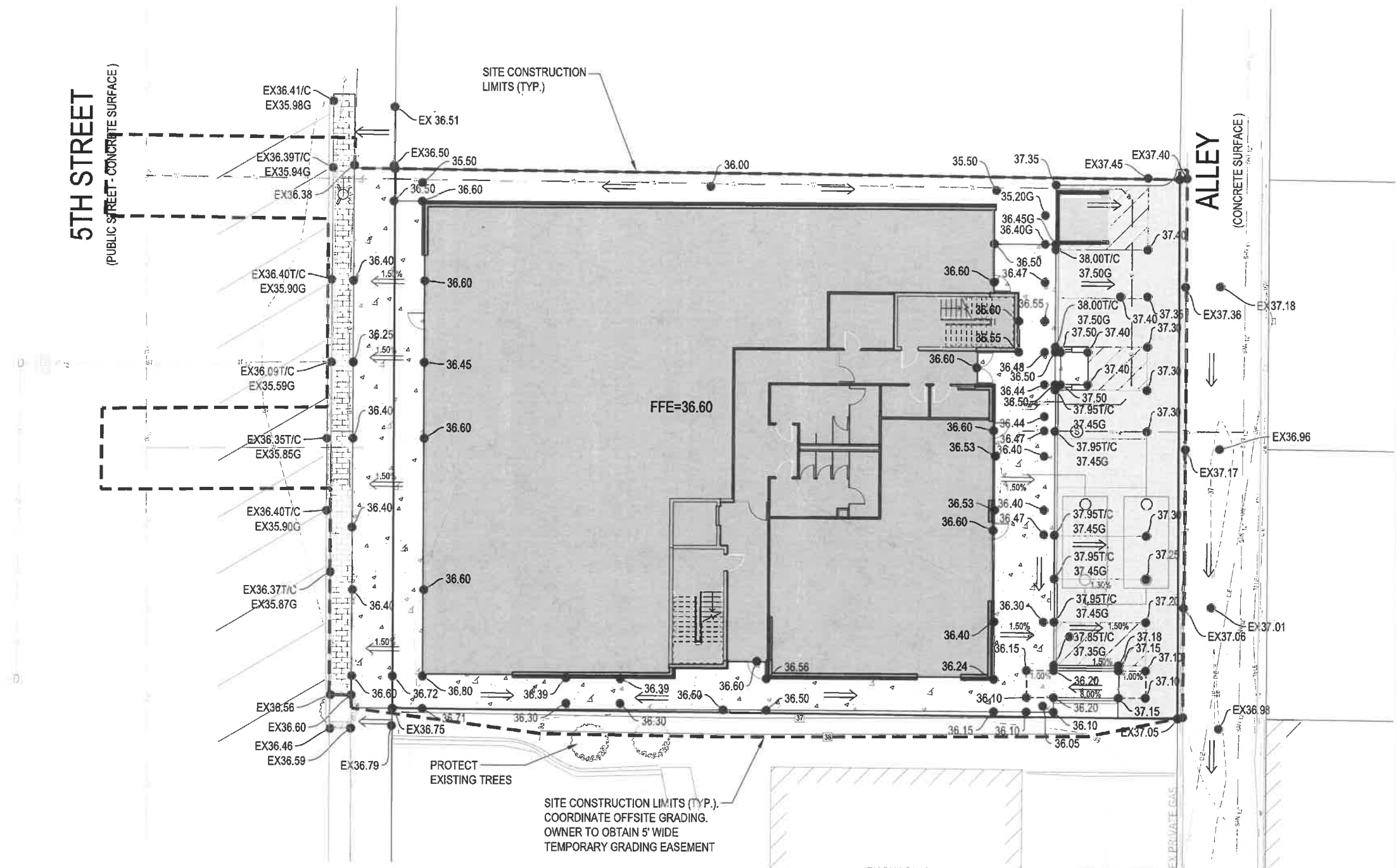
**TAXIUM 5TH MIXED USE**  
315 5TH STREET, WEST DES MOINES, IOWA  
**LAYOUT PLAN**

|   |
|---|
| REFERENCE NUMBER:   |
| DRAWN BY:<br>BK   |
| CHECKED BY:<br>DB   |
| REVISION DATE:<br>05/06/20 CONCEPT<br>06/15/20 CHECK#1<br>06/26/20 DD SET<br>06/29/20 CITY#1<br>08/07/20 CITY#2<br>09/04/20 CITY#3<br>09/21/20 CITY#4 |
| PROJECT NUMBER:<br>190669   |
| SHEET NUMBER:<br>C2.1   |



PRELIMINARY- NOT FOR CONSTRUCTION

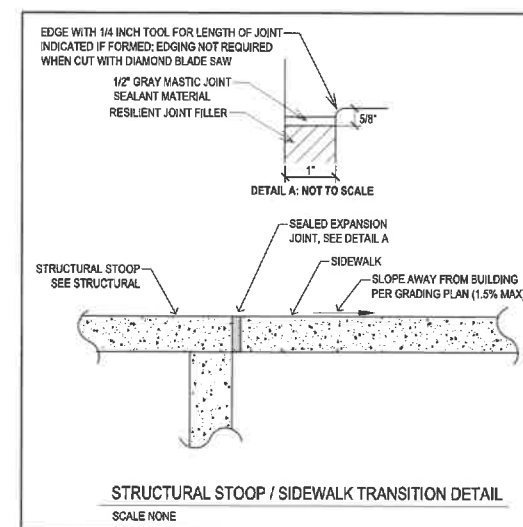
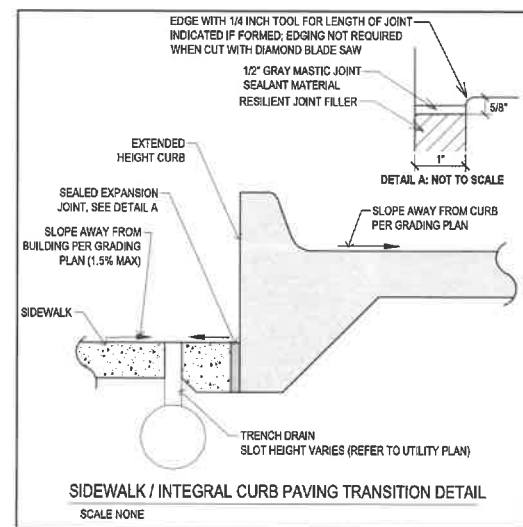
**TOPSOIL NOTES:**  
 1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.  
 2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 4" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".  
 3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.  
 4. TOPSOIL IS DEFINED AS: FERTILE, FRABLE 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 NPDES GENERAL PERMIT NO. 2 ARE MET.



**GRADING LEGEND:**

|                           |     |           |
|---------------------------|-----|-----------|
| EXISTING CONTOUR          | --- | 150       |
| PROPOSED CONTOUR          | --- | 150       |
| FINISHED GROUND ELEVATION | ●   | 150.59    |
| TOP OF CURB ELEVATION     | ●   | 150.58T/C |
| GUTTER ELEVATION          | ●   | 150.58G   |
| TOP OF WALL ELEVATION     | ●   | 150.58T/W |
| BOTTOM OF WALL ELEVATION  | ●   | 150.58B/W |
| EDGE OF WALK ELEVATION    | ●   | 150.58E/W |
| TOP OF STAIR ELEVATION    | ●   | 150.58T/S |
| BOTTOM OF STAIR ELEVATION | ●   | 150.58B/S |

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



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**TAXIUM 5TH MIXED USE**  
 315 5TH STREET, WEST DES MOINES, IOWA  
**GRADING PLAN**

|                   |   |
|-------------------|---|
| REFERENCE NUMBER: |   |
| DRAWN BY:         | BK  |
| CHECKED BY:       | DB  |
| REVISION DATE:    | 05/06/20 CONCEPT<br>06/15/20 CHECK#1<br>06/26/20 DD SET<br>06/29/20 CITY#1<br>08/07/20 CITY#2<br>09/04/20 CITY#3<br>09/21/20 CITY#4 |
| PROJECT NUMBER:   | 190669  |
| SHEET NUMBER:     | C3.1  |

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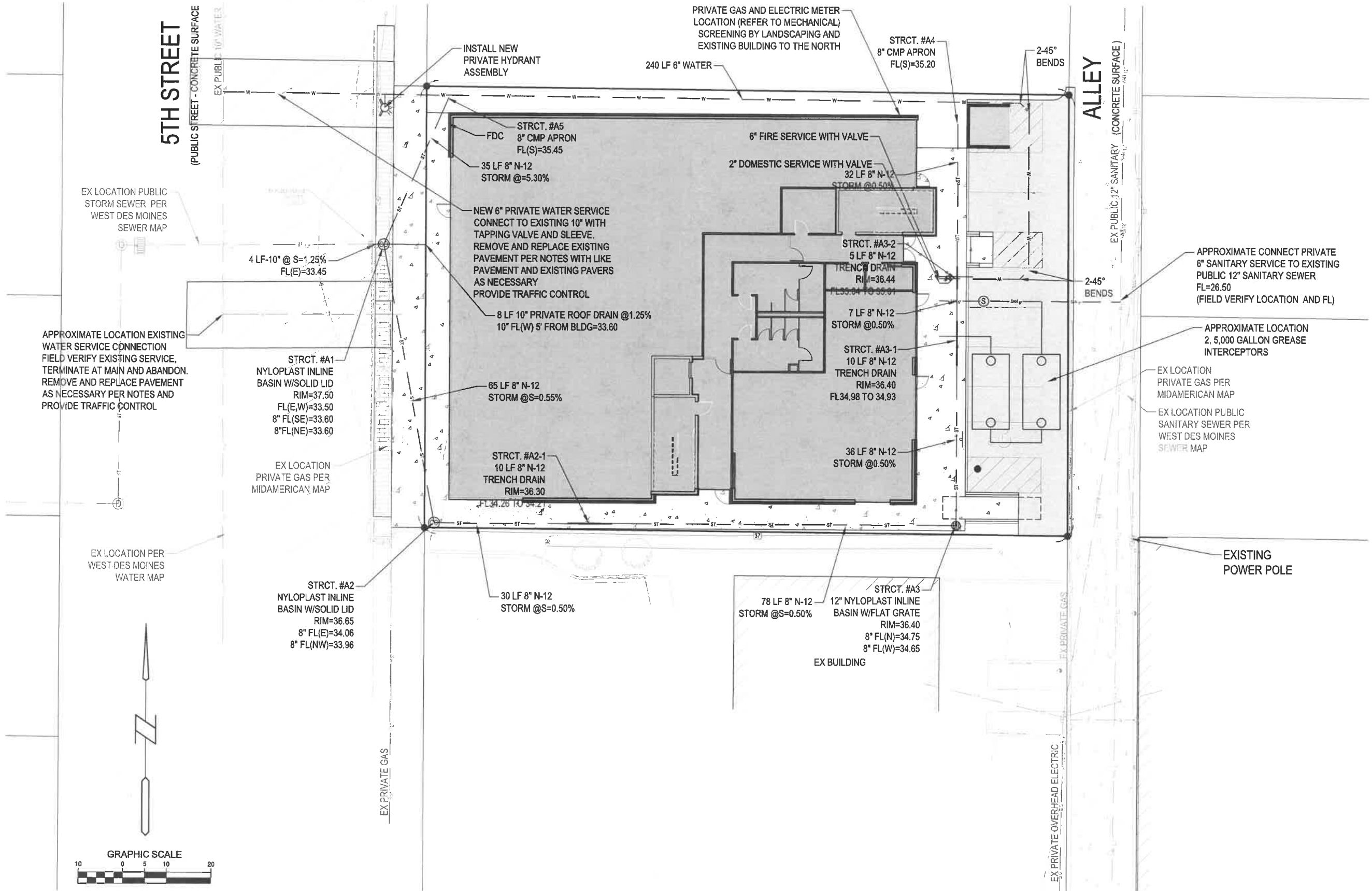
PRELIMINARY- NOT FOR CONSTRUCTION

09/21/2020 3:18:48 PM I:\LAND PROJECTS 2019\190669 - VALLEY JUNCTION MIXED USE\DWG\C4.1 UTILITY.DWG

- UTILITY NOTES:**
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
  2. ALL WATER LINES SHALL HAVE A MINIMUM OF 3.5' OF COVER UNLESS NOTED OTHERWISE.
  3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH VALVE AND HYDRANT.
  4. NEW WATER MAIN OR SERVICE TO BE PRIVATELY OWNED AND MAINTAINED.
  5. SIDEWALK AND PAVEMENT REMOVAL WITHIN 5TH STREET AND THE ALLEY SHALL OCCUR AT EXISTING JOINTS, NO HALF PANEL REMOVAL WILL BE ALLOWED.

**WATER QUANTITY ESTIMATE:**  
QUANTITY ESTIMATE IS APPROXIMATE ONLY, DETAILED PLANS GOVERN.

|                                       |        |
|---------------------------------------|--------|
| HYDRANT ASSEMBLY                      | 1 EA   |
| 6" WATER SERVICE (TO 5' OUTSIDE BLDG) | 240 LF |
| 2" WATER SERVICE (TO 5' OUTSIDE BLDG) | 5 LF   |
| 6" VALVE                              | 1 EA   |
| 2" VALVE                              | 1 EA   |
| CONNECT TO WATER MAIN                 | 1 EA   |
| TERMINATE/ABANDON EXISTING MAIN       | 1 EA   |
| REMOVE AND REPLACE PAVEMENT           | 1 SF   |



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**TAXIUM 5TH MIXED USE**  
315 5TH STREET, WEST DES MOINES, IOWA

**UTILITY PLAN**

|                   |   |
|-------------------|---|
| REFERENCE NUMBER: |   |
| DRAWN BY:         | BK  |
| CHECKED BY:       | DB  |
| REVISION DATE:    | 05/06/20 CONCEPT<br>06/15/20 CHECK#1<br>06/26/20 DD SET<br>06/29/20 CITY#1<br>08/07/20 CITY#2<br>09/04/20 CITY#3<br>09/21/20 CITY#4 |
| PROJECT NUMBER:   | 190669  |
| SHEET NUMBER:     | C4.1  |

PRELIMINARY - NOT FOR CONSTRUCTION

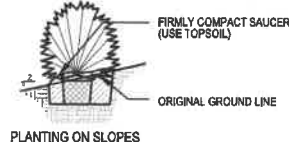
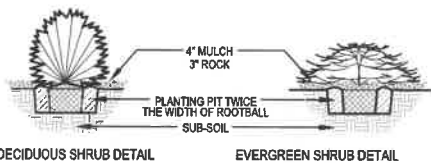
**LANDSCAPE NOTES:**

- ALL SOODING, SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
- SOD ALL DISTURBED RIGHT-OF-WAY AREAS.
- SEED ALL DISTURBED AREAS OUTSIDE THE PROPERTY LINE, UNLESS NOTED OTHERWISE. SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
- STAKE SOD ON ALL SLOPES 3:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES (IN LAWN AREAS) TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL EDGING SHALL BE DURAEDGE 1/8" STEEL EDGING - COLOR GREEN, OR APPROVED EQUAL.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER ROCK IS INSTALLED.

- SOD:** PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE).
- SEED:** SEED TYPE TO BE "SUBDIVISION MIXTURE" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL SEED WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 100 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.
- ROCK:** WHEN NOTED SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF TRAP ROCK OR WASHED RIVER ROCK (1.5" NOMINAL SIZE). ALL ROCK BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER ROCK IS INSTALLED.

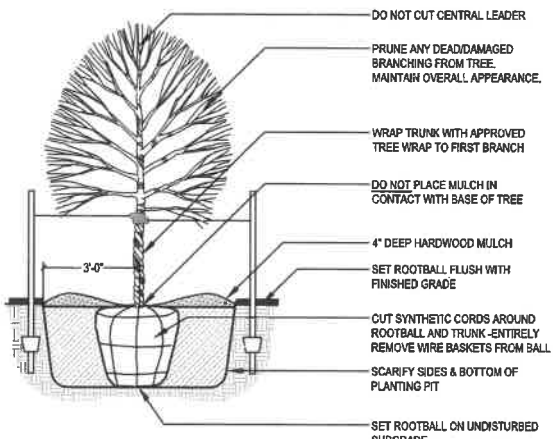
**LANDSCAPE REQUIREMENTS:**

|  |           |
|--|-----------|
| TOTAL SIZE OF LOT                                | 14,500 SF |
| TOTAL REQUIRED OPEN SPACE (9%)                   | 0 SF      |
| PARKING PERIMETER TREE REQUIREMENT (1 PER 40 LF) |           |
| TOTAL PARKING PERIMETER - 40 LF / 40 =           | 1         |
| PARKING PERIMETER TREES PROVIDED                 | 2         |
| TOTAL TREES PROVIDED                             | 2         |
| TOTAL SHRUBS PROVIDED                            | 6         |



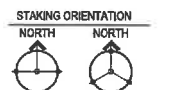
**SHRUB PLANTING (TYP.)**

SCALE: NOT TO SCALE



**DECIDUOUS TREE PLANTING (TYP.)**

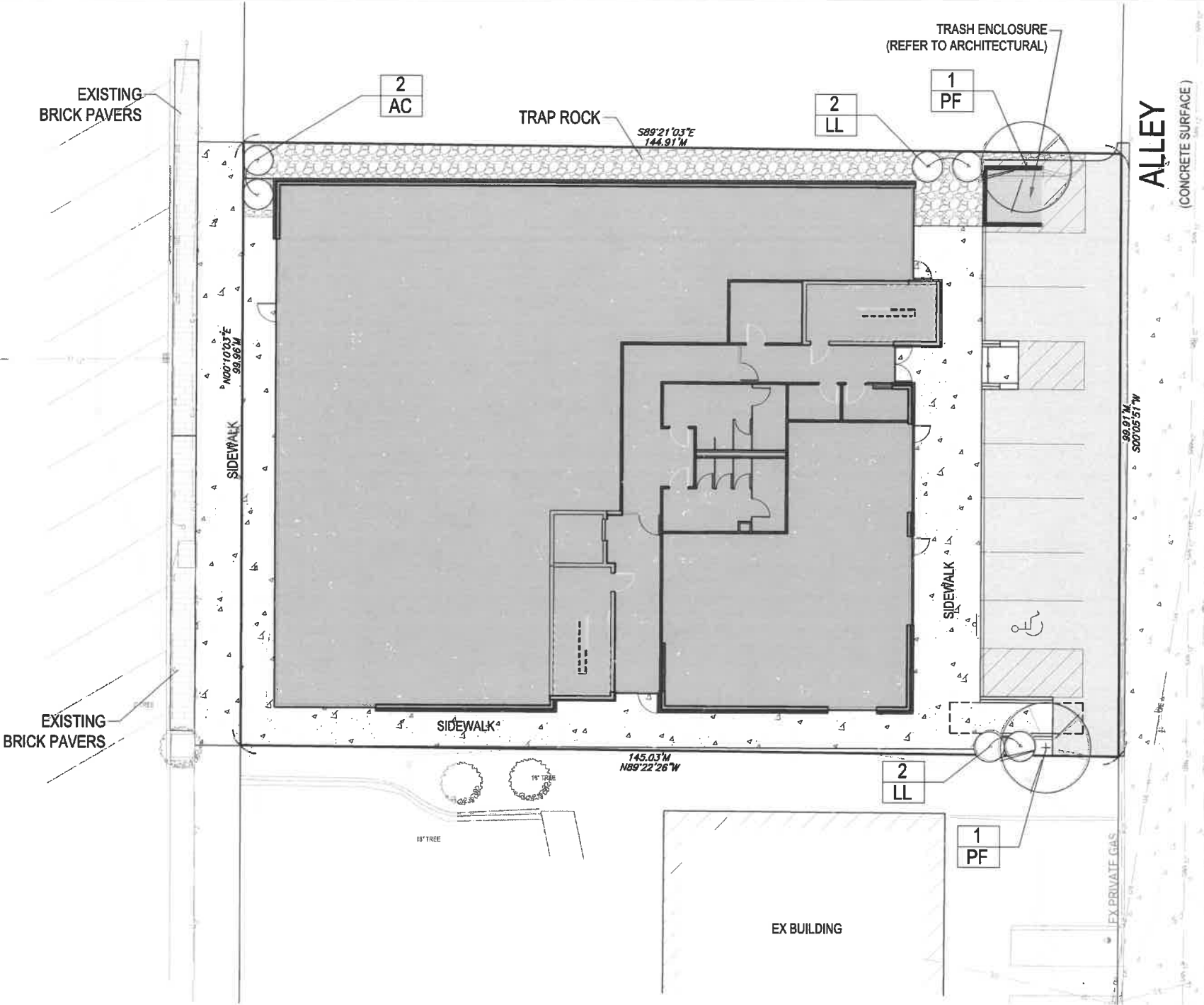
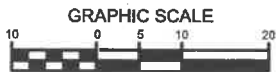
SCALE: NOT TO SCALE



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

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

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



**PLANTING SCHEDULE**

| CODE | QUAN | COMMON NAME            | LATIN NAME                  | SIZE     | ROOT | NOTES               |
|------|------|------------------------|-----------------------------|----------|------|---------------------|
| PF   | 2    | PRAIRIE FIRE CRABAPPLE | MAULUS PRAIRIE FIRE         | 1.5" CAL | B&B  | MATCHED SPECIMENS   |
| LL   | 4    | LITTLE LIME HYDRANGEA  | HYDRANGEA PANICULATA 'LIME' | #3       | CONT | FULL FORM - MATCHED |
| AC   | 2    | ALPINE CURRAWANT       | RIBES ALPIMUM               | #5       | CONT | FULL FORM - MATCHED |

NOTE: OVERSTORY TREES SHALL MEET BOTH MINIMUM CALIPER SIZE INDICATED ABOVE AS WELL AS CITY REQUIRED HEIGHT MINIMUM OF 8' UNDERSTORY AND EVERGREENS TREES SHALL MEET BOTH MINIMUM CALIPER SIZE INDICATED ABOVE AS WELL AS CITY REQUIRED HEIGHT MINIMUM OF 6'

**Bishop Engineering**  
"Planning Your Successful Development"

3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515) 276-1467 Fax: (515) 276-0217

Civil Engineering & Land Surveying  
Established 1959

TAXIUM 5TH MIXED USE  
315 5TH STREET, WEST DES MOINES, IOWA

**LANDSCAPE PLAN**

REFERENCE NUMBER:

DRAWN BY:  
BK

CHECKED BY:  
DB

REVISION DATE:  
05/06/20 CONCEPT  
06/15/20 CHECK#1  
06/26/20 DD SET  
06/28/20 CITY#1  
08/07/20 CITY#2  
09/04/20 CITY#3  
09/21/20 CITY#4

PROJECT NUMBER:  
190669

SHEET NUMBER:

C5.1



**CONSTRUCTION DOCUMENTS**



**ARCHITECT**  
 RDG Planning & Design  
 301 Grand Avenue  
 Des Moines, Iowa 50309  
 (515) 281-9141

**STRUCTURAL**  
 KAPLAN ENGINEERING  
 1229 73rd St. Suite C  
 Des Moines, IA 50314  
 (515) 271-7422

**M/E/P**  
 HCL ENGINEERING  
 300 4th Street  
 Des Moines, IA 50319  
 (515) 281-9141

**CIVIL**  
 Blasing Engineering  
 204 Main Street  
 Des Moines, IA 50319  
 (515) 274-4427

**309 - 315 5TH STREET, WEST DES MOINES, IOWA 50265**

**TAXIUM, LLC**

KEY PLAN

| ISSUANCE  | DATE                  |
|---|-----------------------|
| PROJECT NO.   | 3043.791.00           |
| PROJECT:  | RDG Planning & Design |
| THESE DOCUMENTS HAVE BEEN PREPARED BY RDG PLANNING & DESIGN SPECIFICALLY FOR THE TAXIUM - MIXED USE PROJECT. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF RDG PLANNING & DESIGN. REPRODUCTION IS PROHIBITED. |                       |
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**EXTERIOR ELEVATIONS**

**A05.01**



KEYED EXTERIOR ELEVATION NOTES

SHEET SIZE: 24" x 36"  
 PLOT: 1/8" = 1'-0"  
 DATE: 08/14/2024



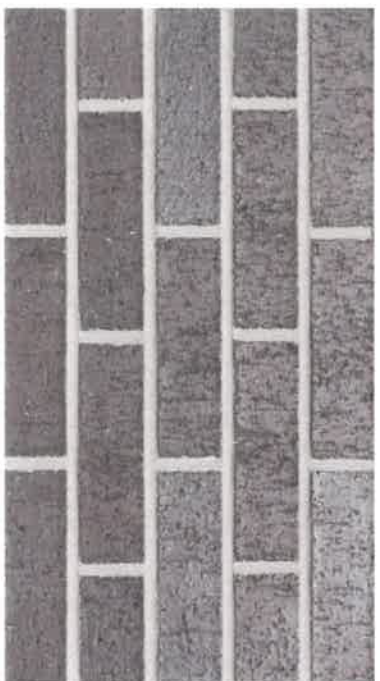


1 SW Corner from 5th



2 East View from Parking

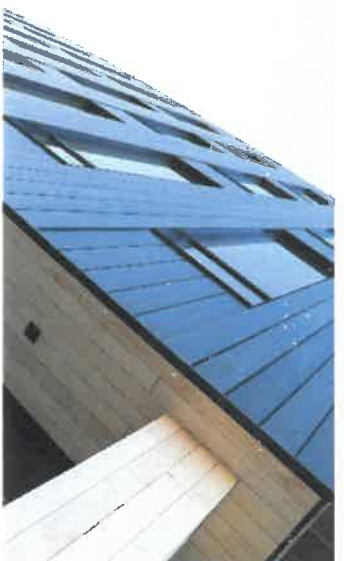
**UNION 315 MATERIAL IMAGES**



**Brick**



**Modified Wood Siding**



**Metal Panel Siding**



**Mechanical Screening**



CONSTRUCTION DOCUMENTS



ARCHITECT  
 STRUCTURAL  
 MEP ENGINEERING  
 CIVIL  
 309 5th Street  
 West Des Moines, IA 50268  
 (515) 281-7326

309 - 315 5TH STREET, WEST DES MOINES, IOWA 50265  
 TAXIUM, LLC

KEY PLAN

ISSUANCE DATE  
 PROJECT NO. 3093,791.00  
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EXTERIOR ELEVATIONS

A05.01



KEYED EXTERIOR ELEVATION NOTES

SCALE: 1/8" = 1'-0"  
 DATE: 08/20/20



1 SW Corner from 5th



2 East View from Parking



# UNION 315 MATERIAL IMAGES



Brick



Modified Wood Siding



Metal Panel Siding



Mechanical Screening

RESOLUTION NO. PZC-20-071

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A SITE PLAN (SP-004778-2020) FOR THE CONSTRUCTION OF A 23,750 SQUARE FOOT 3 STORY MIXED USE BUILDING**

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant and owner, Taxium LLC, has requested approval for a Site Plan (SP-004778-2020) for the construction of a 23,750 square feet 3 story mixed use building;

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

**WHEREAS**, on December 14, 2020, this Commission held a duly noticed public meeting to consider the application for a Site Plan;

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

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

SECTION 2. The Site Plan (SP-004778-2020) permit for construction of a 23,750 square foot 3 story mixed use building, is hereby approved by the Plan and Zoning Commission, 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 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. The building as proposed exceeds the maximum height allowed in the VJHB zoning district. Therefore, no building permit shall be issued unless the applicant receives an approved variance from the Board of Adjustment; or, an amendment to the Zoning Code is approved by the City Council that would allow certain building elements to exceed the current height restriction.
2. In such time when the building to north is demolished the property owner will provide sufficient screening of the meter bank area.
3. City Council approving and accepting a Lot Tie Agreement and Parkland Dedication Agreement.
4. The applicant providing final signed/sealed site plan drawings addressing any comments on the revised site plan submitted December 10, 2020 prior to obtaining any building permits.