# CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: May 10, 2021

Valley Junction Mixed Use, 304 5th Street – Approve Site Plan to allow construction of a 10,559 gross square foot mixed use structure – Junction Development Catalyst, LLC – SP-005043-2021

Resolution: Approval of Site Plan

<u>Background</u>: Brandon Short with Pelds Design Services, on behalf of the applicant and property owner, Junction Development Catalyst, LLC, requests approval of the Site Plan for the approximately 0.166-acre property located at 304 5<sup>th</sup> Street. The applicant proposes to demolish the existing structure on site and construct a 10,559 gross square foot, 3-story, mixed use structure which includes approximately 5,109-square feet of commercial space with 11 dwelling units above.

### **Staff Review & Comment:**

• <u>Financial Impact</u>: The applicant has submitted an application for the City's Property Tax Rebate program which has tentatively been set for the June 7, 2021 City Council meeting for consideration. The project's participation in the City's Upper Story Housing Program was approved by the City Council on February 1, 2021. A development agreement related to minimum assessment value and job creation was approved by City Council on March 15<sup>th</sup>, 2021. There will be Staff time for processing of the development application and inspections during construction.

## Key Development Aspects:

- Off-Street Parking: The proposed development would require 40 parking spaces; however, City Code does not require off street parking for developments within the Valley Junction Historic Business ("VJHB") zoning district. It is important to note though the Historic West Des Moines Master Plan Study indicated that there is available parking within Valley Junction overall.
- Parkland Dedication Agreement: City Code requires residential developments of more than 4-dwelling units provide for recreational amenities for the additional population as a result of the development. The applicant is working with the Parks Department to comply with this code requirement by providing outdoor furniture in the proposed green space along the south property line of this development. Therefore, staff is recommending a Condition of Approval that the applicant continue working with the Parks Department to ensure the development complies with this code requirement.
- Construction & Staging: The applicant is indicating that construction activities will extend outside of the property and temporary construction easements are shown on the Site Plan. The City is not approving the easements as part of the site plan and it is the responsibility of the applicant to obtain written consent from the property owners for the easements. Copies of these easements will need to be provided to the City prior to the start of construction. In addition, with the multiple construction projects going on in the vicinity and the special events in the district scheduled for this summer and fall, the applicant is being asked to submit a construction staging plan for review. Lastly, the applicant for the project has been reminded to be considerate of disruptions within the Valley Junction area during

- construction and that any closure of the public sidewalk, 5th Street or alley requires the approval of a permit via the Public Services Department prior to closure.
- o Building Architecture: The proposed building is three stories in height in between two onestory commercial buildings. The majority of the building is setback four feet from the north property line and ten feet from the south property line to mitigate the bulk of the three-story mass against these one-story buildings. The east (5th Street) façade is primarily storefront windows opening up to a commercial space on the main floor to engage pedestrians and activate the street. The building is modern in design and details but openings in the façade do echo the store front and window configuration of the turn of the century buildings in the district. Exterior materials and color choices are new to the district but were chosen to mimic the character of traditional building materials. Primary cladding material on the east and south elevations is slate applied in a running bond pattern, picking up the pattern and variation of brick. Metal siding comprises the primary cladding material on the north and west elevations with two different profiles, a board and batten pattern and a "v grove" pattern typical of wood siding. The darker material choices do align with the colors of the new buildings being constructed on the east side of 5th Street. The north and west elevations utilize multiple smaller windows and the batten and v-grove patterns add interest to what could be long blank walls.
- Screening: Due to tight site conditions and required clear spacing, the applicant is requesting a waiver of screening requirements for the transformer. The landscape screening proposed for the gas meters on the north side does not effectively screen the meters. Although the tight site does present challenges with fully screening mechanical equipment, staff believes additional measures can be taken to provide more effective screening. A condition of approval that the applicant continue to work with staff on the screening, with an acceptable solution determined prior to issuance of any building permit is being recommended by Staff.
- <u>Traffic Impact Study Findings</u>: A traffic study was completed for this development on March 9, 2021. The study indicates that the proposed development is expected to generate more traffic than the existing use and more traffic than what was assumed in previous traffic modeling for the area. However, the public street system is expected to have adequate capacity to support the proposed development.
- Storm Water Improvements: The proposed development requires improving the existing storm water drainage system. A trench drain is proposed for this development. Please note, the City's Engineering Services Department has reviewed the Stormwater Management Plan and has confirmed it is adequate for the proposed development.
- <u>Easements:</u> Easement documents for water, sanitary and storm sewer utilities on site or adjacent to the site are in process, with the required width for the storm sewer still being determined. Staff is recommending that the executed water easement be provided prior to City Council approval and the executed sanitary and storm sewer easements be provided prior to issuance of any building permit.

Vesting of Entitlement: Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

Outstanding Issues: There are no outstanding issues.

<u>Plan</u>	and Zoning Commission	n Action:					
Date:							
Vote:							
Reco	mmendation:						
		the Site Plan request, subject to the ag conditions of approval:	app	licant meeting all City Code			
1.	Prior to issuance of any building permit, the applicant providing to the City copies of executed construction easements for off-site activities and a construction staging plan identifying on-site and off-site areas for staging of construction materials and equipment, contractor parking and areas of the public street, alley or sidewalk that will be barricaded for construction.						
2.	All permits for the closure of public streets, alleys and sidewalks be obtained prior to closure.						
3.	The applicant providing the executed Parkland Dedication Agreement prior to the issuance of a building permit for above ground construction and implementation of the agreed upon improvements prior to issuance of any occupancy permits, including temporary occupancy permits for either the commercial or any dwelling unit.						
4.	The applicant continuing to work with staff on the screening of the mechanical equipment, with an acceptable solution determined prior to issuance of any building permit.						
5.	Providing an executed water easement prior to City Council approval.						
6.	Providing executed sanitary sewer easements for the subject property and the adjacent property to the south if needed, and the executed storm sewer easement on the subject property prior to issuance of any building permit.						
Lead	Staff Member: Bryce	C. Johnson					
Appro	oval Meeting Dates:						
	nd Zoning Commission			May 10, 2021			
	ouncil: First Reading			,			
Staff I	Report Reviews:						
	Zoning Commission	<ul><li>☑ Development Coordinator (or)</li><li>☐ Director</li></ul>	$\boxtimes$	Legal Department			
City C	ouncil	☐ Director		Legal Department			
		☐ Appropriations/Finance		Agenda Acceptance			

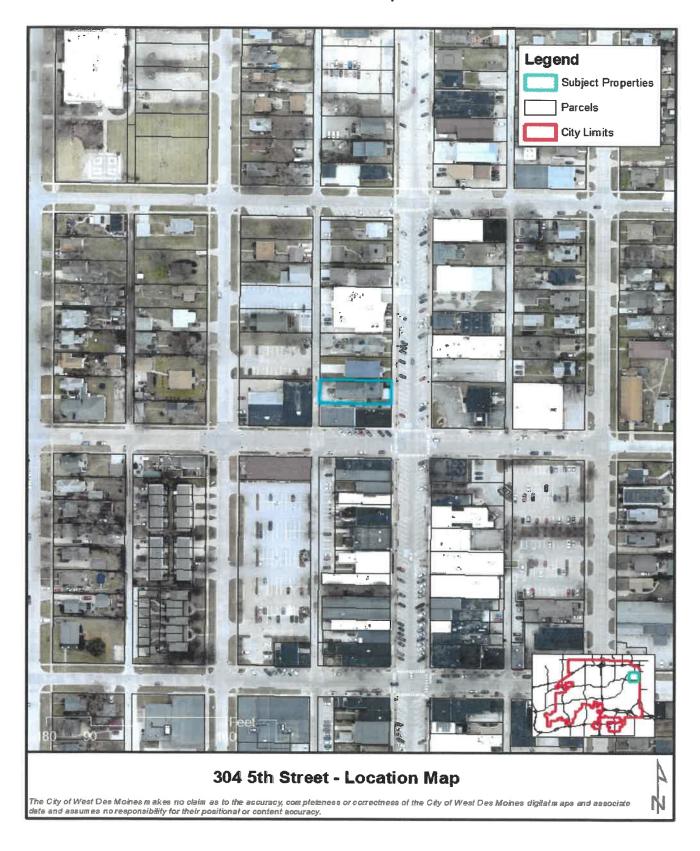
Publications (if applicable)

Published	Des Moines Register				
ln:	Community Section				
Date(s) Published	n/a				
Date(s) of					
Mailed	n/a				
Notices					

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning			
Date Reviewed	4/5/21			
Recommendation	⊠ Yes	□ No	□ Split	

## **Location Map**



## **CITY CASE NUMBER SP-005043-2021**

### SITE ADDRESS

WEST DES MOINES, IA 50265

SITE USE - COMMERCIAL AND RESIDENTIAL

EXISTING AND ADJACENT: VALLEY JUNCTION HISTORICAL BUSINESS DISTRICT NO CHANGE PROPOSED

BUILDINGS EXISTING - 2,910 PROPOSED - 4,805 SQ. FT. ~ 133' X 40'

COMMERCIAL - 5,109 SQ. FT. RESIDENTIAL - 11 DWELLING UNITS INTENDED FOR LEASE (5.450 SQ. FT)

BUILDING HEIGHT MAX BUILDING HEIGHT: 36 FT PROPOSED HEIGHT: 36 FT

#### MAX FLOOR AREA RATIO

6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SURBASE\*\*\*

\*\*\*6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

SITE AREA 0.166 ACRES (7,242 SQ.FT.)

OPEN SPACE EXISTING - 18% (1,317 SQ.FT.) PROPOSED - 5.3% (384 SQ.FT.) REQUIRED - 0%

IMPERVIOUS SPACE

EXISTING - 82% (5,925 SQ.FT.)

PROPOSED - 94,7% (6,858 SQ.FT.)

## PARKING NONE REQUIRED; NONE PROPOSED

SIGN NO FREESTANDING SIGN PROPOSED

DISTURBED AREAS ESTIMATED - 8,053 SQ.FT.

ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS LESS THAN 1 ACRE, THEREFORE A NPDES PERMIT IS NOT

FLOODPLAIN

PER FEMA MAP #19153C0329F, THE SITE IS LOCATED IN ZONE X, AREA WITH REDUCED RISK DUE TO LEVEE AS 0F 201/2019

**REVISIONS:** 

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR

## AERONAUTICAL STUDY NUMBER

#### IOWA ONECALL CONTACT LIST:

( M52G ) MIDAMER-GAS

( CTLIA01 ) CENTURYLINK

( M52E ) MIDAMER-ELEC Contact Name : Craig Ranfeld Contact Phone: 5152526632 Contact Email:

CONTACT NAME : JOHN BACHELDER CONTACT PHONE: 9727297000

(WDM) WEST DES MOINES WATER WORKS CONTACT NAME : WILLIAM MABUCE CONTACT PHONE: 5152223510

DESIGN\_LOCATES@WDMWW.COM

(WDT) WEST DES MOINES TRAFFIC

# SITE IMPROVEMENTS

# VALLEY JUNCTION MIXED USE **304 5TH ST WEST DES MOINES, IA 50265**

## VICINITY MAP





## SHEET INDEX

1 - COVER SHEET

2 - NOTE SHEET

3 - TOPO SHEET

4 - DEMO SHEET 5 - SITE SHEET

6 - GRADING SHEET

7 - UTILITY SHEET

8 - EXTENDED GRADING SHEET 9 - DETAIL SHEET

#### RANGE: LOCATION:

**BENCHMARK 049** 

SECTION: RANGE:

COUNTY

**BENCHMARK 058** 

DESCRIPTION:

SECTION:

WDM DATUM - FEET: 38.23

WDM DATUM - FEET: 38,35

INTERSECTION OF 4TH STREET AND RAILROAD AVENUE

STANDARD BENCHMARK

STANDARD BENCHMARK

NORTHWEST CORNER OF INTERSECTION, 41 FEET WEST OF CENTERLINE OF 4TH STREET, 55 ± FEET NORTH OF CENTERLINE OF RAILROAD AVENUE.

R25W
POLK
INTERSECTION OF 4TH STREET AND VINE STREET,
NORTHEAST CORNER OF INTERSECTION, 50 FEET EAST OF
THE CENTERLINE OF 4TH STREET, 50 FEET NORTH OF THE
CENTERLINE OF VINE STREET.

#### LEGAL DESCRIPTION: (WD BK: 17676 PG: 414)

LOT 8 IN BLOCK 19 OF FIRST ADDITION TO VALLEY JUNCTION AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINE POLK COUNTY, IOWA

TOTAL AREA: 7,242 SQ. FT.

#### OWNER

#### **ENGINEER/ LAND SURVEYOR**

PROJECT CONTACT: FLARA JONDLE

**ARCHITECT** 

PELDS DESIGN SERVICES

DES MOINES, IOWA 50316

PELDS DESIGN SERVICES

PHONE: (515) 265-8196

JUNCTION DEVELOPMENT CATALYST LLC 1307 50TH ST WEST DES MOINES, IA 50266 PROJECT CONTACT: SCOTT CUTLER PHONE: 515-518-9345

SCOTT@CUTLERDEVELOPMENT.COM

## APPLICANT/DEVELOPER

CUTLER DEVELOPMENT 1307 50TH ST WEST DES MOINES, IA 50266

2323 DIXON ST DES MOINES, IA 50316 PROJECT CONTACT: DANIEL PELDS PROJECT CONTACT: SCOTT CUTLER PHONE: 515-518-9345 EMAIL: SCOTT@CUTLERDEVELOPMENT.COM EMAIL: DANIEL@PELDS.COM

#### CITY CONTACT

CITY OF WEST DES MOINES
4200 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
PROJECT CONTACT: BRYCE JOHNSON
PHONE: 515-222-3820
EMAIL: BRYCE JOHNSON@WDM.IOWA.GOV

Plans included are for illustrative purposes only.

Approve plans on file with the City.



VOLDEMARS L. PELDS. P.E. No. 18842 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

# **PRELIMINARY ELDS** DESIGN SERVICES

Architecture | Engineering | Surveying 2323 Doon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50316 | Phr 515 265 919

> **VALLEY JUNCTION MIXED USE 304 5TH ST WEST DES MOINES, IA 50265**

B, SHORT 5.6.2021 20-077

LEGEND: MORE OR LESS GUTTER ELEVATION TOP OF CURB ELEVATION 23.45/123.45 EXISTING/ PROPOSED ELEVATION FLOWLINE ELEVATION

SIGN CONTROL POINT
CALCULATED CORNER ELEC. METER FOUND CORNER ELEC. BOX

CALCULATED SECTION CORNER STREET LIGHT POWER POLE LIGHT POLE AREA LIGHT

**GUY ANCHOR** TEL. JUNCTION BOX GAS METER

CABLE TV JUNCTION BOX GAS VALVE SANITARY SEWER MANHOLE STORM SEWER MANHOLE CLEANOUT

THROAT INTAKE FLARED END SECTION FIRE HYDRANT WATER METER WATER TEE -PXX-

PROPOSED UTILITY LINE

--- F XX--- FXISTING LITTLITY LINE

- SANITARY SEWER ---- ST --- STORM SEWER ---- UGE ---- UNDERGROUND FLEC UNDERGROUND TEL, \_ w \_\_ WATER

— CATV — CABLE TELEVISION — FO — FIBER OPTIC

OHE - OVERHEAD ELEC

GAS LINE

OVERHEAD TEL.

1 - COVER SHEE

#### **GENERAL NOTES**

- THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS AS HOURS PRIOR TO COMMENCING WORK
- 2. ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF WEST DES MOINES AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- 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.
- 4. 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."
- 5. PELDS DESIGN SERVICES 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 UTIL 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.
- IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- 8. 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.
- 9. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- 10. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL MORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES.
- 11. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUITING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- 12. 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. 13. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, PROVIDE
- WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION 14. ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF WEST DES MOINES.
- 15. THE CONTRACTOR SHALL CONTACT THE CITY OF WEST DES MOINES TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W/EASEMENTS. AND/OR ANY CONNECTION TO PUBLIC SEWERS AND
- 16. IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS. THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
- 17. IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION

#### **SURVEY NOTES**

1. SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN NOVEMBER 2020. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION

#### **STAKING NOTES**

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

#### **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. PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- 5. COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- 5. COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS
- 7. PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- B. PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES. UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- 9. COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION
- 10. MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL
- 11. IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
- 12. COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- 13. TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY, LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS
- 14. REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPLIRTFNANCES.
- 15. REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS REMOVE AND DISPOSE OF ALL BROSH, SHOULD, SHOULD THE TRAIN WAS LEGAL HE.S. LOUGS, DOWNED TIMBER, AND DIFFER YARD WAS LEGAL HE. SHE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE, PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS, AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY. REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- 16. SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- 17. WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL

#### **WETLAND NOTES**

1. PELDS DESIGN SERVICES 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.

## **DISCLAIMER**

- 1. THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR DIABILITY (CONSEQUENT) OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF
- 2. P.D.S DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

## **CIVIL ENGINEERING NOTES VALLEY JUNCTION MIXED USE 304 5TH ST WEST DES MOINES, IA 50265**

#### **UTILITY NOTES**

- 1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY
- 2. PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES, ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
- 4. THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN
- 5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES
- 6. THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL LITERATES INCLUDING DEPTH AND LOCATION OF ALL SERVICES IS
- 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR
- 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.
- 10. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED. REPOLITED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- 11. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC
- 12. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.

ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.

- 13. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- 14. 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.

#### **ELECTRICAL SERVICE NOTES**

- 15. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
- 16. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

#### SANITARY SERVICE NOTES

17. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN TH

#### STORM WATER SERVICE NOTES

- 18. ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
- 19. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FARRIC 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 I
- 20. ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE

#### WATER SERVICE NOTES

- 21. WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED, SIZE OF WATER MAIN AS SHOWN ON PLANS.
- 22. TRACER WIRE SHALL SE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- 23. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION
- 24. 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
- 25. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE

### **EXISTING UTILITIES NOTE**

1. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE, THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989)

## **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.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT. 3. CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL PIPE IOINTS, AND ANY OTHER APPLICABLE
- REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MA
- 4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED

#### SPECIFICATIONS NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF WEST DES MOINES SUPPLEMENTAL SPECIFICATIONS.
- 2. IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF WEST DES MOINES. REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROV THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

#### **REQUIRED AS-BUILT NOTES**

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
- 2. CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-RUILT SURVEYS
- 3. IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT

#### **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 SODDED IN ACCORDANCE WITH CITY OF WEST DES MOINES SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
- 2. SEE DETAILS FOR ALL PAVEMENT THICKNESS
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE
- 4. SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- 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

### **PAVEMENT SAWCUT NOTES**

- 1. CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION
- 2. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE '1-1' OR '1-2'
  JOINTS AND HAVE STEEL INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND
  SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT

### **SOIL NOTES**

- STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE
- 2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8 INCHES ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6 INCHES.
- 3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- 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; PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE REQUIRED. CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDFS GENERAL PERMIT NO. 2 ARE
- 6. REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SURGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

## **GRADING NOTES**

- 1. AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT
- LESS THAN 95% STANDARD PROCTOR. 2. PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AN RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARE
- 4. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- 5. FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- 6. MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL
- 8. MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
- 9. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN. SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS

#### **LANDSCAPING NOTES**

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS,
- UNLESS SPECIFIED OTHERWISE. SEED OR 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
- 3. STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
- 4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS
- 5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI
- 6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- 8. PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- 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.
- 10. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD
- 11. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED

#### **CITY OF WEST DES MOINES NOTES**

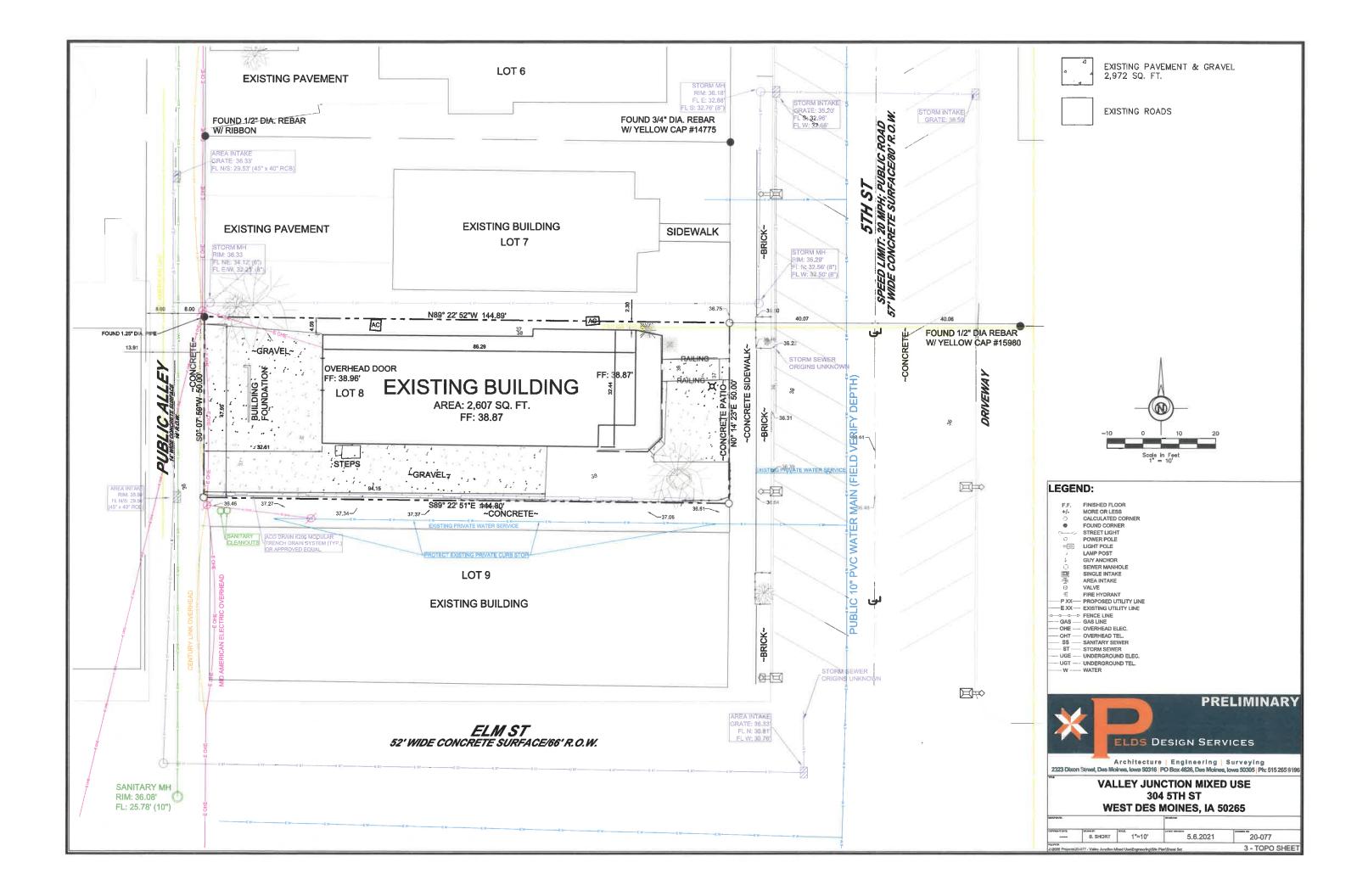
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT
- AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515) 222-3630. PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICAT
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO
- 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. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- 8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (\$15-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
- 9. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY, WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE OR LESS.
- 10. ALL CONSTRUCTION WITHIN PUBLIC R.D.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
- 11. 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 THE WDM ENGINEERING SERVICES 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE
- PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOW
- 13. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
- 14. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSE
- 15. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.

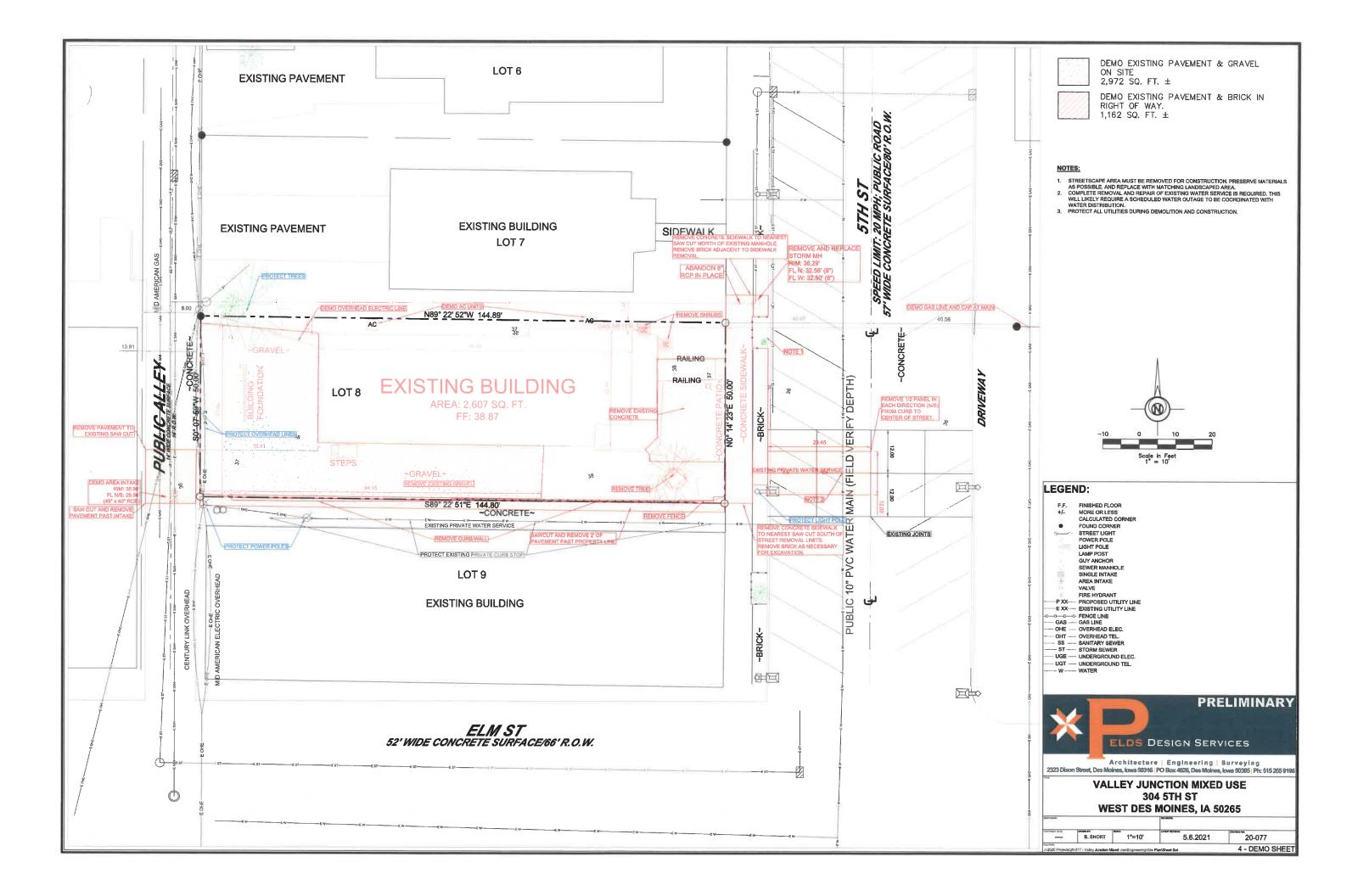


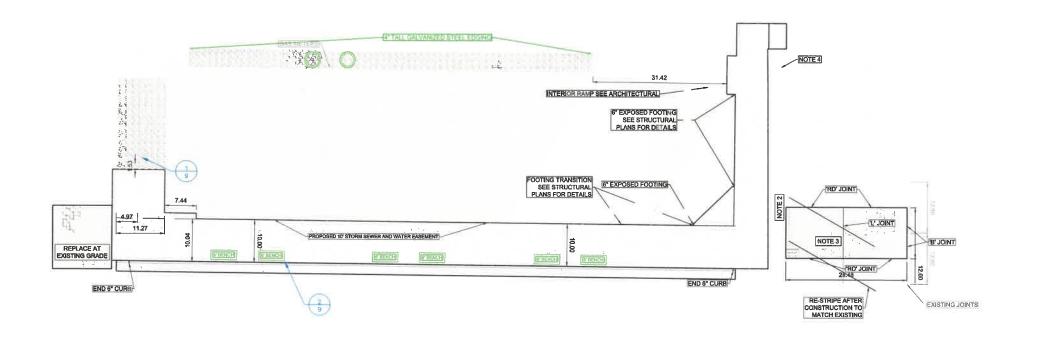
2323 Dixon Street, Des Moines, Iowa 50316 PO Box 4626, Des Moines, Iowa 50305 Ph; 515 265 919 **VALLEY JUNCTION MIXED USE** 304 5TH ST

**WEST DES MOINES. IA 50265** 

B, SHORT 20-077 2 - NOTE SHEET







PROPOSED 6" P.C.C. PAVEMENT WITH 6" CRUSHED ROCK SUBBASE 2,539 SQ. FT. ±

REPLACE PAVEMENT TO MATCH EXISTING 342 SQ. FT. ±

REPLACE BRICK TO MATCH EXISTING 183 SQ. FT. ±

CRUSHED ROCK WITH 4" GALVANIZED STEEL EDGING 658 SQ. FT.

## PROPOSED TREES:



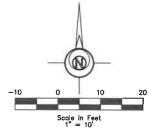
BEACON OAK (QUERCUS BICOLOR 'BONNIE AND MIKE')



BOXWOOD SHRUBS (BUXUS x GREEN MOUNTAIN)

#### NOTES:

- 5TH ST AND THE ALLEY MUST NOT BE BLOCKED DURING CONSTRUCTION, ACCESS SHALL BE MAINTAINED FOR PUBLIC SAFETY PURPOSES.
   MATCH EXISTING MATERIALS FOR SIDEWALK AND BRICK AREAS IN RIGHT OF WAY.
   STREET PAVEMENT IS TO BE REPLACED AT EXISTING GRADE, MATCHING EXISTING THICKNESS.
   REINISTALL STREETSCAPE WITH MATERIALS AND PLANTINGS MATCHING EXISTING STREETSCAPE.
   CONTRACTOR SHALL DEVELOP TRAFFIC CONTROL PLAN.



## **PRELIMINARY** ELDS DESIGN SERVICES Architecture | Engineering | Surveying 2323 Diston Street, Des Moines, Iowa 50316 PO Box 4626, Des Moines, Iowa 50305 Ph; 515 265 9196

## LEGEND:

- FINISHED FLOOR MORE OR LESS
- CALCULATED CORNER FOUND CORNER STREET LIGHT
- POWER POLE LIGHT POLE GUY ANCHOR
- SINGLE INTAKE AREA INTAKE

FENCE LINE

- GAS GAS LINE

  OHE OVERHEAD ELEC.

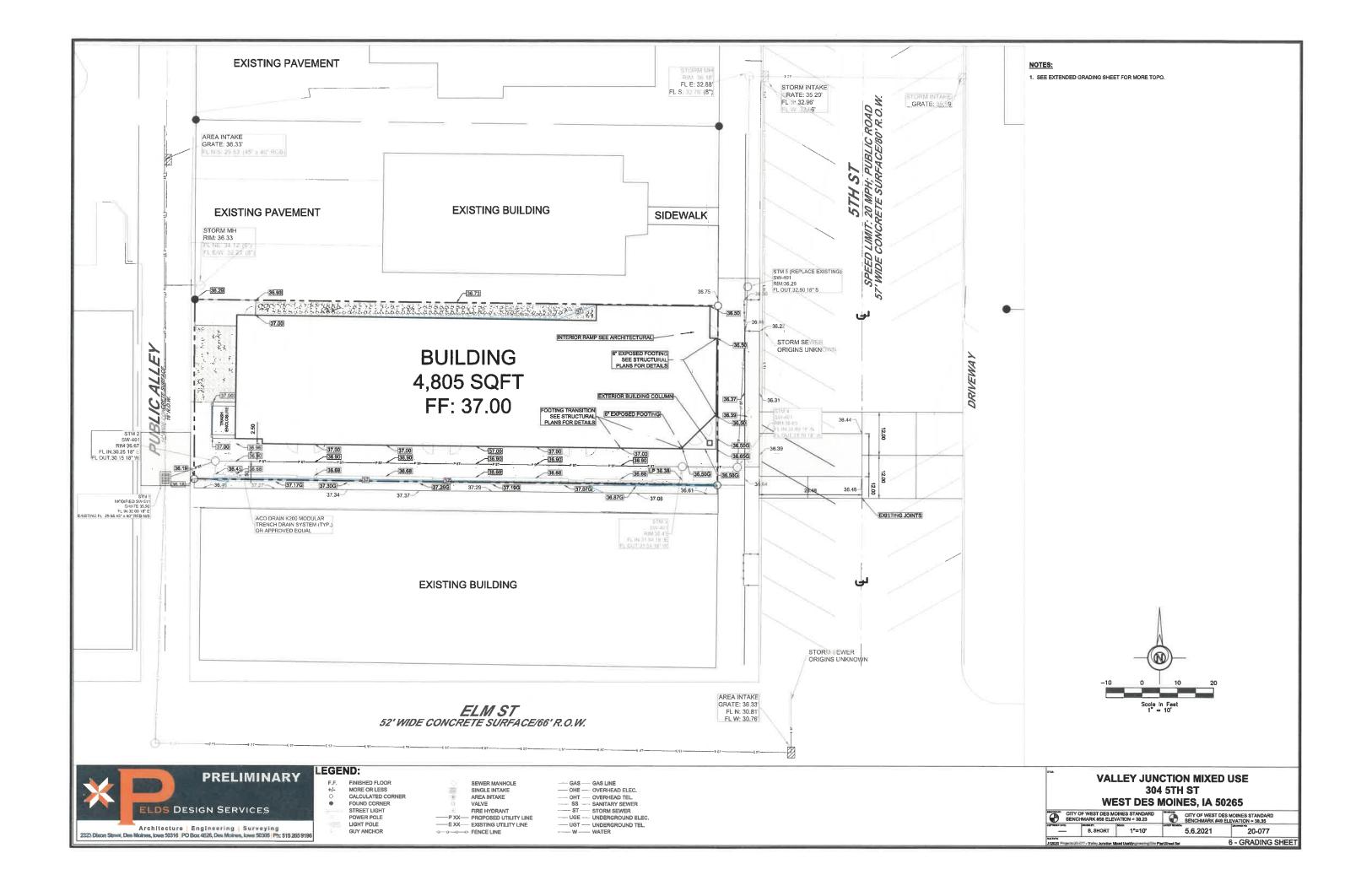
  OHT OVERHEAD TEL.

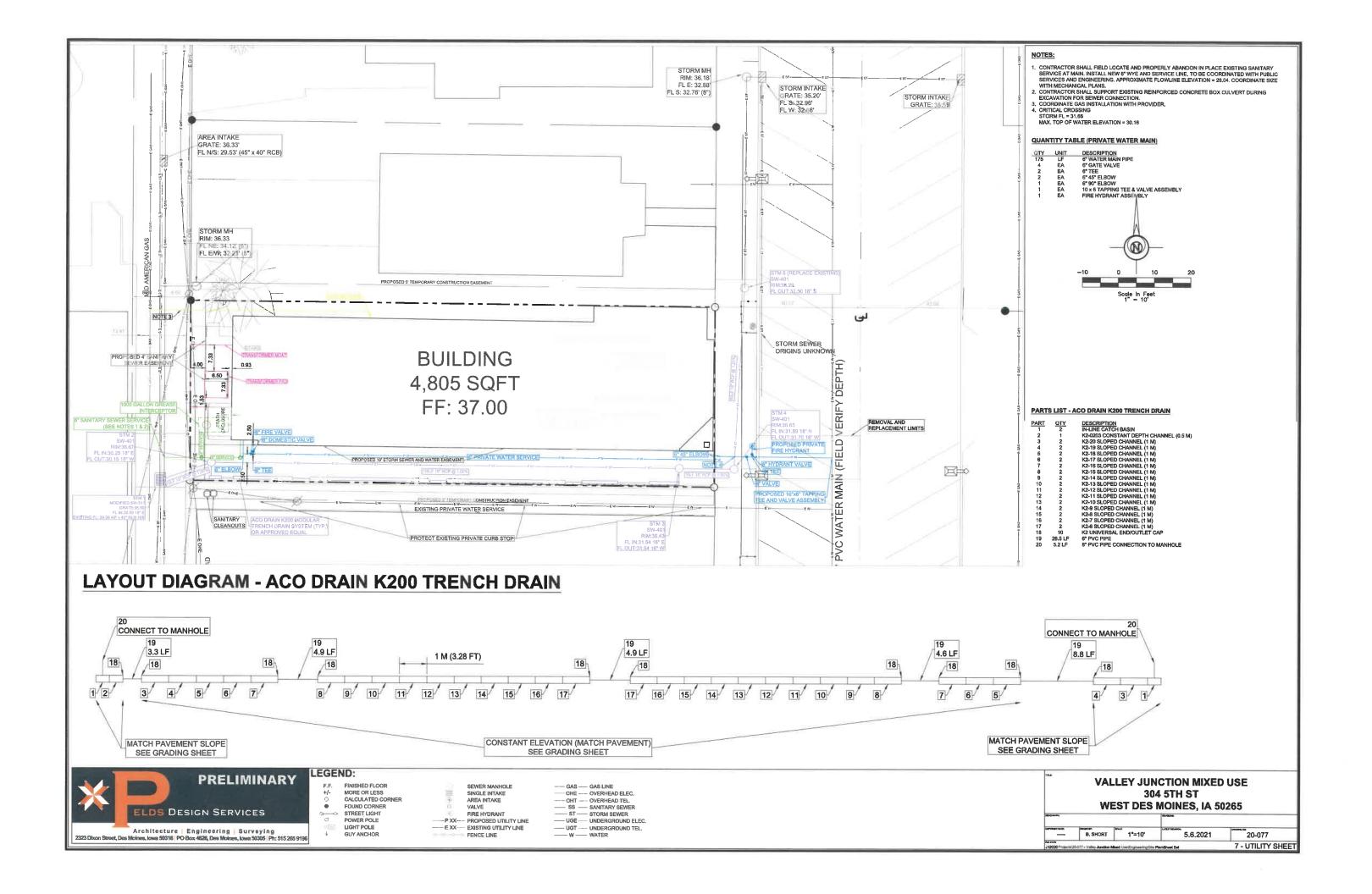
  SS SANITARY SEWER

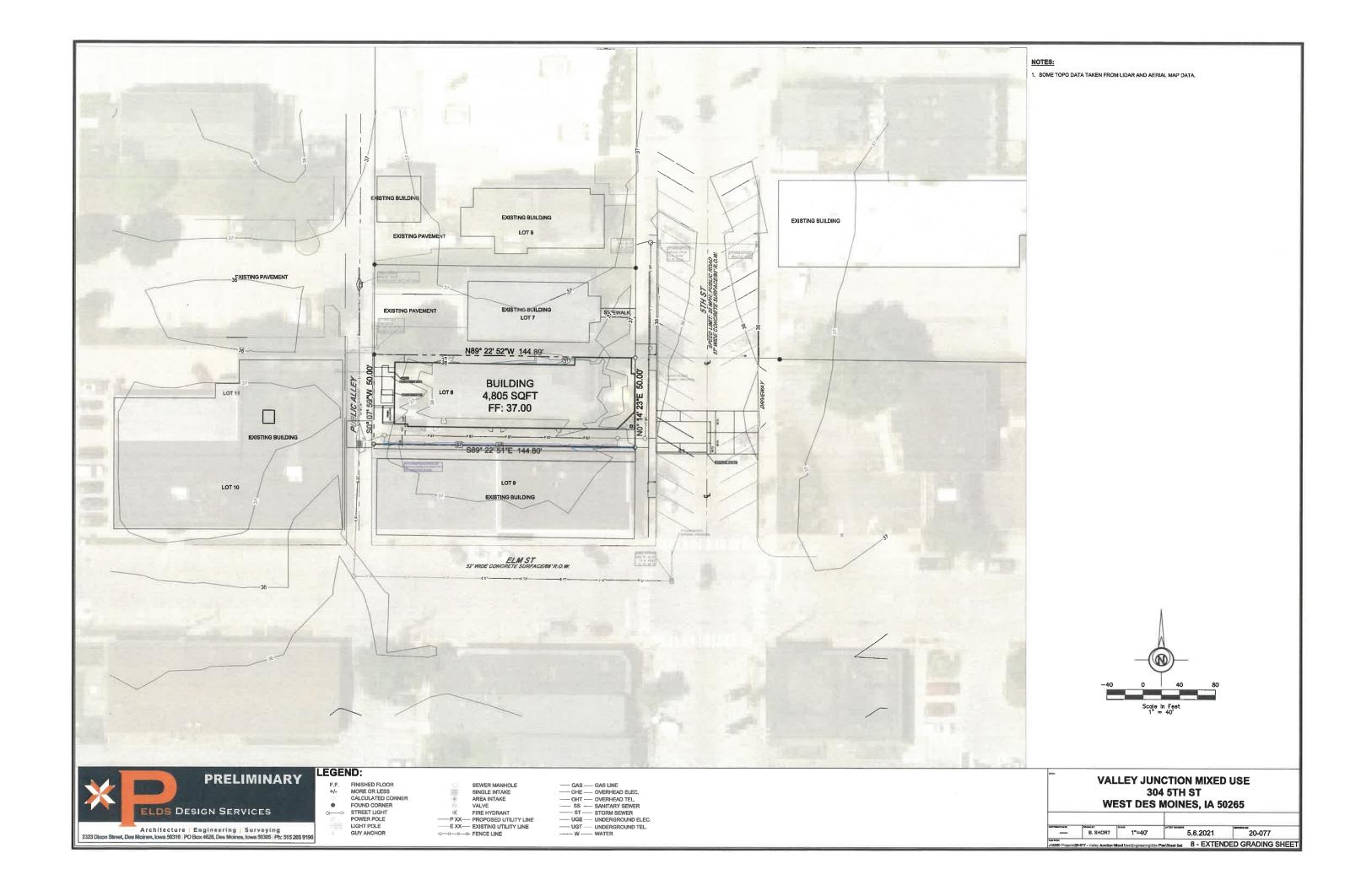
  ST STORM SEWER
- UGE UNDERGROUND ELEC.
   UGT UNDERGROUND TEL. ---- W --- WATER

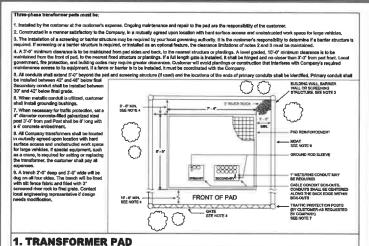
**VALLEY JUNCTION MIXED USE** 304 5TH ST **WEST DES MOINES, IA 50265** 

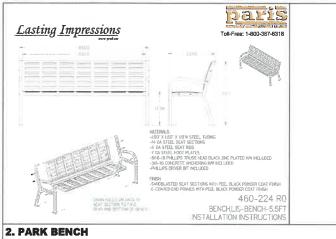
B. SHORT 1"=10" 5.6.2021 20-077 5 - SITE SHEET JA2020 Presents 20-077 - Valley Junction Mixed Use Engineering Sate Plan/Sheet Set

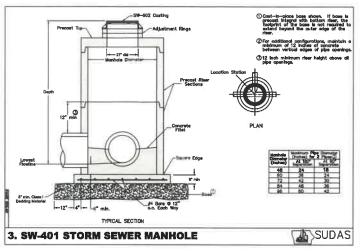


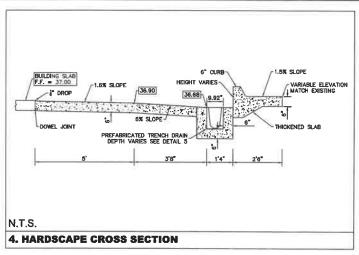


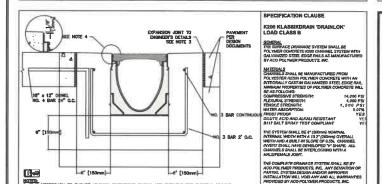








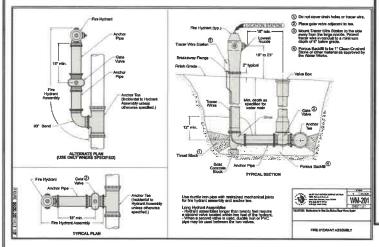


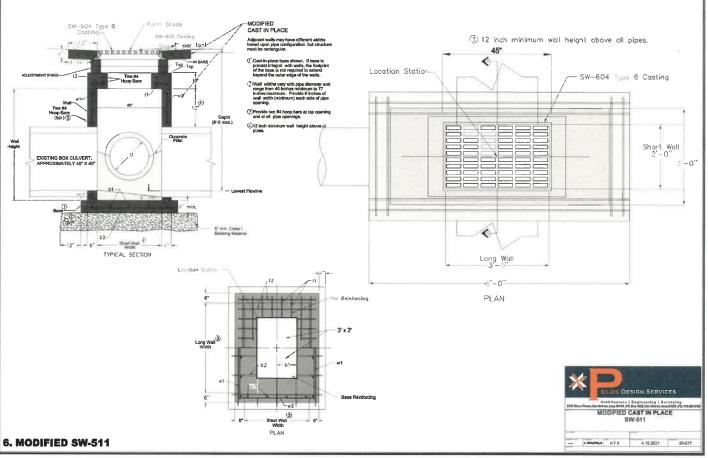


S. ENGREENING ADDRESS MAY SEE REQUIRED.

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# A RESOLUTION OF THE PLAN AND ZONING COMMISSION NO. PZC-21-033

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, Junction Development Catalyst, LLC, request approval of the Site Plan for the approximately 0.166-acre property located at 304 5<sup>th</sup> Street as depicted on the location map included in the staff report. The applicant requests approval to construct a 10,559 gross square foot, 3-story, mixed use structure which includes approximately 5,109-square feet of commercial space with 11 dwelling units above, and associated site improvements; and

**WHEREAS**, the Site Plan request complies with the findings stated in the applicable provisions of Title 9, the Comprehensive Plan and City Code.

**NOW THEREFORE**, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Site Plan (SP-005043-2021), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

	Erica Andersen, Chair
I HEREBY CERTIFY that the foregoing resolution	Plan and Zoning Commission  was duly adopted by the Plan and Zoning
Commission of the City of West Des Moines, Iowa the following vote:	a, at a regular meeting on May 10, 2021, by
AYES:	
NAYS:	

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Recording Secretary

PASSED AND ADOPTED on May 10, 2021

Prepared by: Bryce C. Johnson, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320 515-222-3620

When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

### RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A SITE PLAN TO ALLOW CONSTRUCTION OF A 10,559 GROSS SQUARE FOOT, 3-STORY, MIXED USE STRUCTURE WHICH INCLUDES APPROXIMATELY 5,109-SQUARE FEET OF COMMERCIAL SPACE WITH 11 DWELLING UNITS ABOVE, AND ASSOCIATED SITE IMPROVEMENTS

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner, Junction Development Catalyst, LLC, requests approval of Valley Junction Mixed Use Site Plan for that property located at 304 5<sup>th</sup> Street and legally described in attached Exhibit 'B' for the purpose of constructing a 10,559 gross square foot, 3-story, mixed use structure which includes approximately 5,109-square feet of commercial space with 11 dwelling units above, and associated site improvements; 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,** the Site Plan complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code.

**WHEREAS,** on TBD, the Plan and Zoning Commission recommended to the City Council, by a X-X vote, approval of the Site Plan; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Site Plan.

WHEREAS, the City Council is accepting Parkland Dedication Agreement

**NOW, THEREFORE,** The City Council does approve the Valley Junction Mixed Use Site Plan (SP-005043-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, 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 TBD	•		
Steven K. Gaer, Mayor			
ATTEST:			
Ryan Jacobson, City Clerk			

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on TBD, by the following vote.

## **Exhibit A: Conditions of Approval**

- 1. Prior to issuance of any building permit, the applicant providing to the City copies of executed construction easements for off-site activities and a construction staging plan identifying on-site and off-site areas for staging of construction materials and equipment, contractor parking and areas of the public street, alley or sidewalk that will be barricaded for construction.
- 2. All permits for the closure of public streets, alleys and sidewalks be obtained prior to closure.
- The applicant providing the executed Parkland Dedication Agreement prior to the issuance of a building
  permit for above ground construction and implementation of the agreed upon improvements prior to
  issuance of any occupancy permits, including temporary occupancy permits for either the commercial
  or any dwelling unit.
- 4. The applicant continuing to work with staff on the screening of the mechanical equipment, with an acceptable solution determined prior to issuance of any building permit.
- 5. Providing an executed water easement prior to City Council approval.
- 6. Providing executed sanitary sewer easements for the subject property and the adjacent property to the south; and the executed storm sewer easement on the subject property prior to issuance of any building permit.

## **Exhibit B: Legal Description**

LOT 8 IN BLOCK 19 OF FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.