

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Meeting Date: May 10, 2021

ITEM: 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

Background: 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 5th 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:

- **Financial Impact:** 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 15th, 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.
- Building Architecture: The proposed building is three stories in height in between two one-story 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 groove” 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-groove 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.
 - Traffic Impact Study Findings: 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.
 - Easements: 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.

Plan and Zoning Commission Action:

Date:

Vote:

Recommendation:

Recommendation: Approve the Site Plan request, subject to the applicant meeting all City Code requirements, and the following 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.
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

Approval Meeting Dates:

Plan and Zoning Commission	May 10, 2021
City Council: First Reading	

Staff Report Reviews:

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

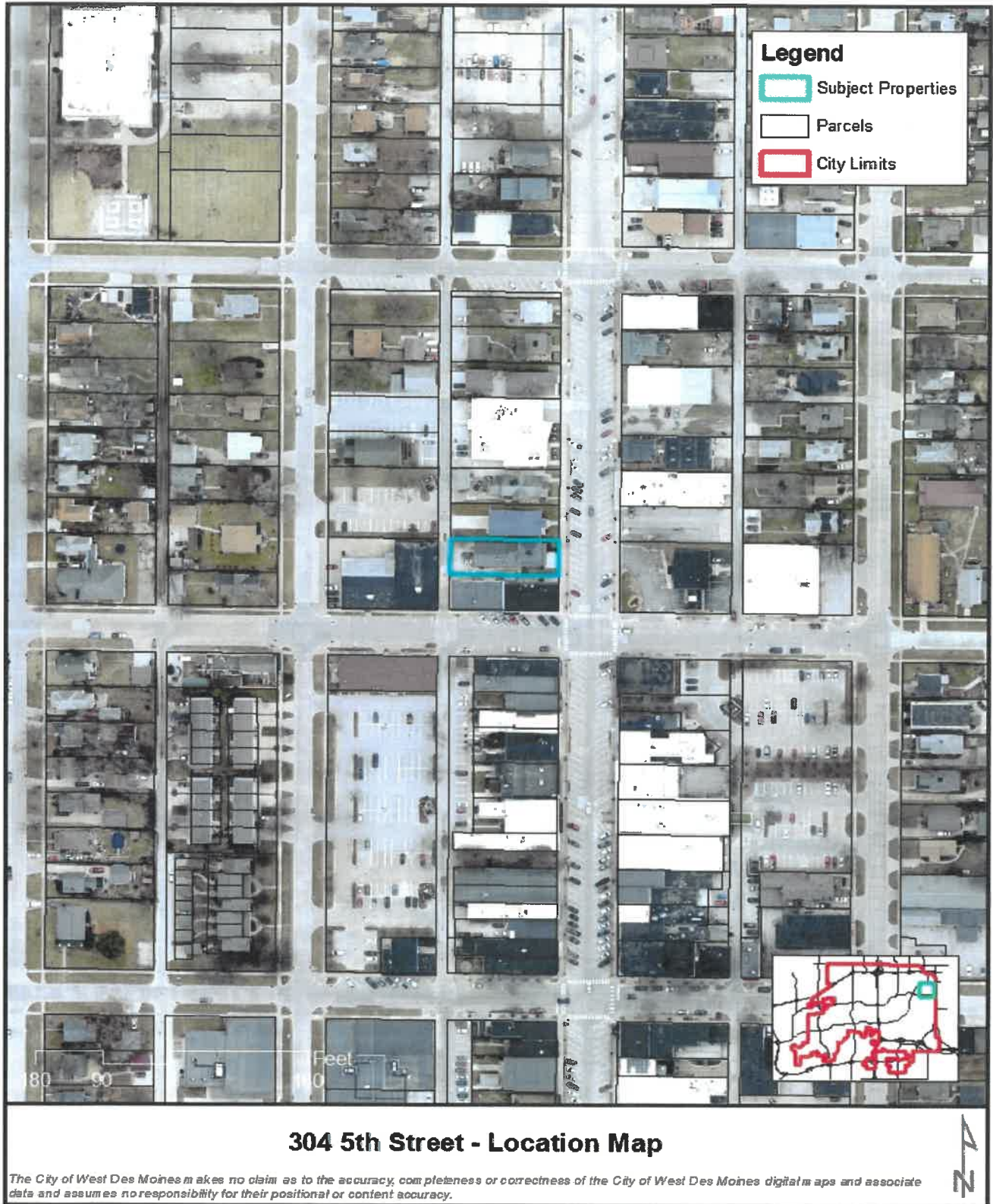
Publications (if applicable)

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

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	4/5/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



CITY CASE NUMBER SP-005043-2021

SITE ADDRESS

304 5TH ST
WEST DES MOINES, IA 50265

SITE USE

MIXED USE - COMMERCIAL AND RESIDENTIAL

ZONING

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

COMPREHENSIVE PLAN

LAND USE DESIGNATION: HISTORICAL BUSINESS (HBC)
NO CHANGE PROPOSED

SETBACKS

NO SETBACKS

BUILDINGS

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

BUILDING USES

COMMERCIAL - 5,109 SQ. FT.
RESIDENTIAL - 11 DWELLING UNITS INTENDED FOR LEASE (5,450 SQ. FT)

BUILDING HEIGHT

MAX BUILDING HEIGHT: 38 FT
PROPOSED HEIGHT: 36 FT

MAX FLOOR AREA RATIO

NONE

PAVING

PAVEMENT: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**

**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

0.188 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% (5,928 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 REQUIRED.

FLOODPLAIN

PER FEMA MAP #19153C0329F, THE SITE IS LOCATED IN ZONE X, AREA WITH REDUCED RISK DUE TO LEVEE AS OF 2/1/2019

FAA

PER FAA NOTICE CRITERIA TOOL, SITE DOES EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS REQUIRED
AERONAUTICAL STUDY NUMBERS:
2021-ACE-696-OE; 2021-ACE-697-OE

SITE IMPROVEMENTS FOR VALLEY JUNCTION MIXED USE 304 5TH ST WEST DES MOINES, IA 50265

BENCHMARK 048

DESCRIPTION: STANDARD BENCHMARK
NAVD88 - FEET: 812.36
WDM DATUM - FEET: 38.35
SECTION: 11
TOWNSHIP: T78N
RANGE: R25W
COUNTY: POLK
LOCATION: INTERSECTION OF 4TH STREET AND VINE STREET, NORTHEAST CORNER OF INTERSECTION, 50 FEET EAST OF THE CENTERLINE OF 4TH STREET, 60 FEET NORTH OF THE CENTERLINE OF VINE STREET.

BENCHMARK 058

DESCRIPTION: STANDARD BENCHMARK
NAVD88 - FEET: 812.24
WDM DATUM - FEET: 38.23
SECTION: 14
TOWNSHIP: T78N
RANGE: R25W
COUNTY: POLK
LOCATION: INTERSECTION OF 4TH STREET AND RAILROAD AVENUE, NORTHWEST CORNER OF INTERSECTION, 41 FEET WEST OF CENTERLINE OF 4TH STREET, 55 ± FEET NORTH OF CENTERLINE OF RAILROAD AVENUE.

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 MOINES, POLK COUNTY, IOWA.

TOTAL AREA: 7,242 SQ. FT.

OWNER

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

ENGINEER/ LAND SURVEYOR

PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IOWA 50316
PROJECT CONTACT: ELARA JONDLE
PHONE: (515) 265-8198
EMAIL: ELARA@PELDS.COM

APPLICANT/DEVELOPER

CUTLER DEVELOPMENT
1307 50TH ST
WEST DES MOINES, IA 50266
PROJECT CONTACT: SCOTT CUTLER
PHONE: 515-518-9345
EMAIL: SCOTT@CUTLERDEVELOPMENT.COM

ARCHITECT

PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IA 50316
PROJECT CONTACT: DANIEL PELDS
PHONE: 515-265-8198
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: 515-222-3620
EMAIL: BRYCE.JOHNSON@WDM.IOWA.GOV

VICINITY MAP



Plans included are for illustrative purposes only.

Approve plans on file with the City.

IOWA ONECALL CONTACT LIST:

(MS2G) MIDAMER-GAS
Contact Name: Craig Hanfeld
Contact Phone: 515-2526632
Contact Email: MECDSDesignLocates@midamerican.com

(MC1) VERIZON
CONTACT NAME: JOHN BACHELDER
CONTACT PHONE: 9727297000
CONTACT EMAIL: JOHN.BACHELDER@VERIZON.COM

(CT1A01) CENTURYLINK
Contact Name: Tom Sturmer
Contact Phone: 3034539927
Contact Email: Thomas.sturmer@centurylink.com

(T15) MEDIACOM COMMUNICATIONS CORP
CONTACT NAME: PAUL MAY
CONTACT PHONE: 5152462252
CONTACT EMAIL: PMAY@MEDIACOMCC.COM

(INS) AUREON NETWORK SERVICES
Contact Name: Jeff Mocko
Contact Phone: 5158300445
Contact Email: jeff.mocko@areon.com

(WDM) WEST DES MOINES WATER WORKS
CONTACT NAME: WILLIAM MABUCE
CONTACT PHONE: 5152223510
CONTACT EMAIL: DESIGN_LOCATES@WDMWW.COM

(MS2E) MIDAMER-ELEC
Contact Name: Craig Hanfeld
Contact Phone: 5152526632
Contact Email: MECDSDesignLocates@midamerican.com

(WDT) WEST DES MOINES TRAFFIC
CONTACT NAME: JIM DICKINSON
CONTACT PHONE: 5152223482
CONTACT EMAIL: JIM.DICKINSON@WDM.IOWA.GOV

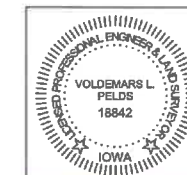
SHEET INDEX

- 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

REVISIONS:

LEGEND:

F.F.	FINISHED FLOOR	▲	CALCULATED SECTION CORNER	⊕	ELEC. MANHOLE	— CATV	CABLE TELEVISION
+/.	MORE OR LESS	▲	FOUND SECTION CORNER	⊕	ELEC. VAULT	— FO	FIBER OPTIC
123.456	GUTTER ELEVATION	▲	PARKING SPACE	⊕	GUY ANCHOR	— G	GAS LINE
123.457	TOP OF CURB ELEVATION	▲	SIGN	⊕	TEL. JUNCTION BOX	— OHT	OVERHEAD ELEC.
123.458	EXISTING/ PROPOSED ELEVATION	▲	STREET LIGHT	⊕	CABLE TV JUNCTION BOX	— OHT	OVERHEAD TEL.
FL	FLOWLINE ELEVATION	▲	POWER POLE	⊕	GAS VALVE	— SAN	SANITARY SEWER
⊕	CONTROL POINT	▲	LIGHT POLE	⊕	GAS METER	— ST	STORM SEWER
⊕	CALCULATED CORNER	▲	AREA LIGHT	⊕	SANITARY SEWER MANHOLE	— UGE	UNDERGROUND ELEC.
●	FOUND CORNER	▲	ELEC. TRANSFORMER	⊕	STORM SEWER MANHOLE	— UGT	UNDERGROUND TEL.
		▲	ELEC. METER	⊕	CLEANOUT	— W	WATER
		▲	ELEC. BOX	⊕	DOWNSPOUT	— P XX	PROPOSED UTILITY LINE
		▲		⊕		— E XX	EXISTING UTILITY LINE
		▲		⊕		—	FENCE LINE



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.

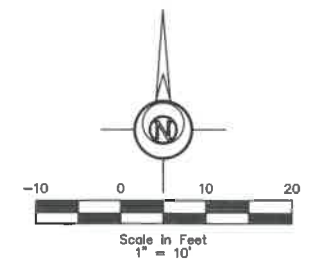
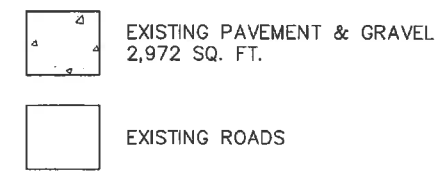
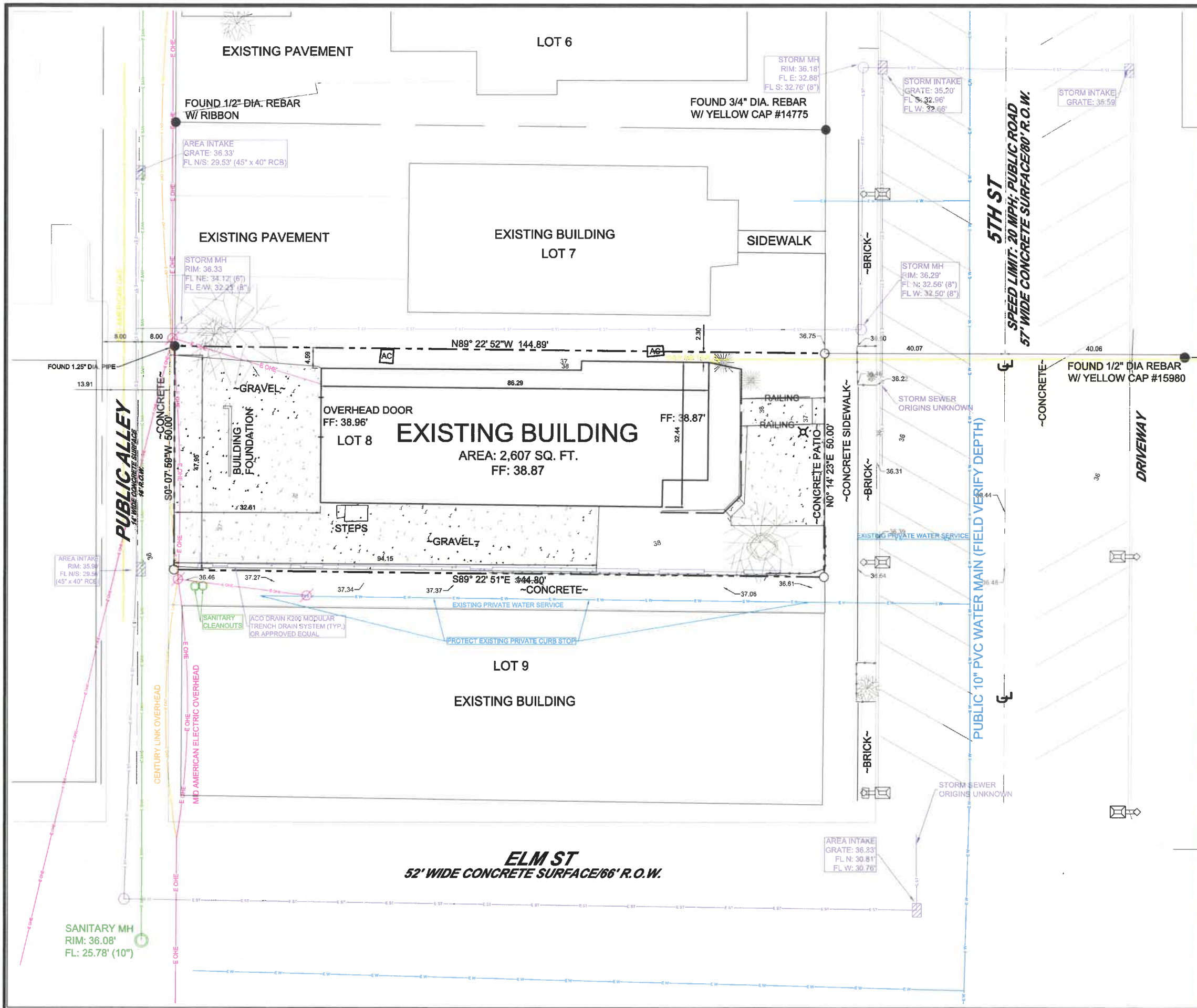
VOLDEMARS L. PELDS, P.E. IA LIC. NO. 18842 DATE _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HEREIN) _____



Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 9198

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

DATE: 5.6.2021	SCALE: B. SHORT	PROJECT: Valley Junction Mixed Use/Engineering/Site Plan/Sheet Set	SHEET NO: 20-077
----------------	-----------------	--	------------------



LEGEND:

- F.F. FINISHED FLOOR
- +/- MORE OR LESS
- CALCULATED CORNER
- FOUND CORNER
- STREET LIGHT
- POWER POLE
- LIGHT POLE
- LAMP POST
- GUY ANCHOR
- SEWER MANHOLE
- SINGLE INTAKE
- AREA INTAKE
- VALVE
- FIRE HYDRANT
- P XX PROPOSED UTILITY LINE
- E XX EXISTING UTILITY LINE
- FENCE LINE
- GAS LINE
- OHE OVERHEAD ELEC.
- OHT OVERHEAD TEL.
- SS SANITARY SEWER
- ST STORM SEWER
- UGE UNDERGROUND ELEC.
- UGT UNDERGROUND TEL.
- W WATER

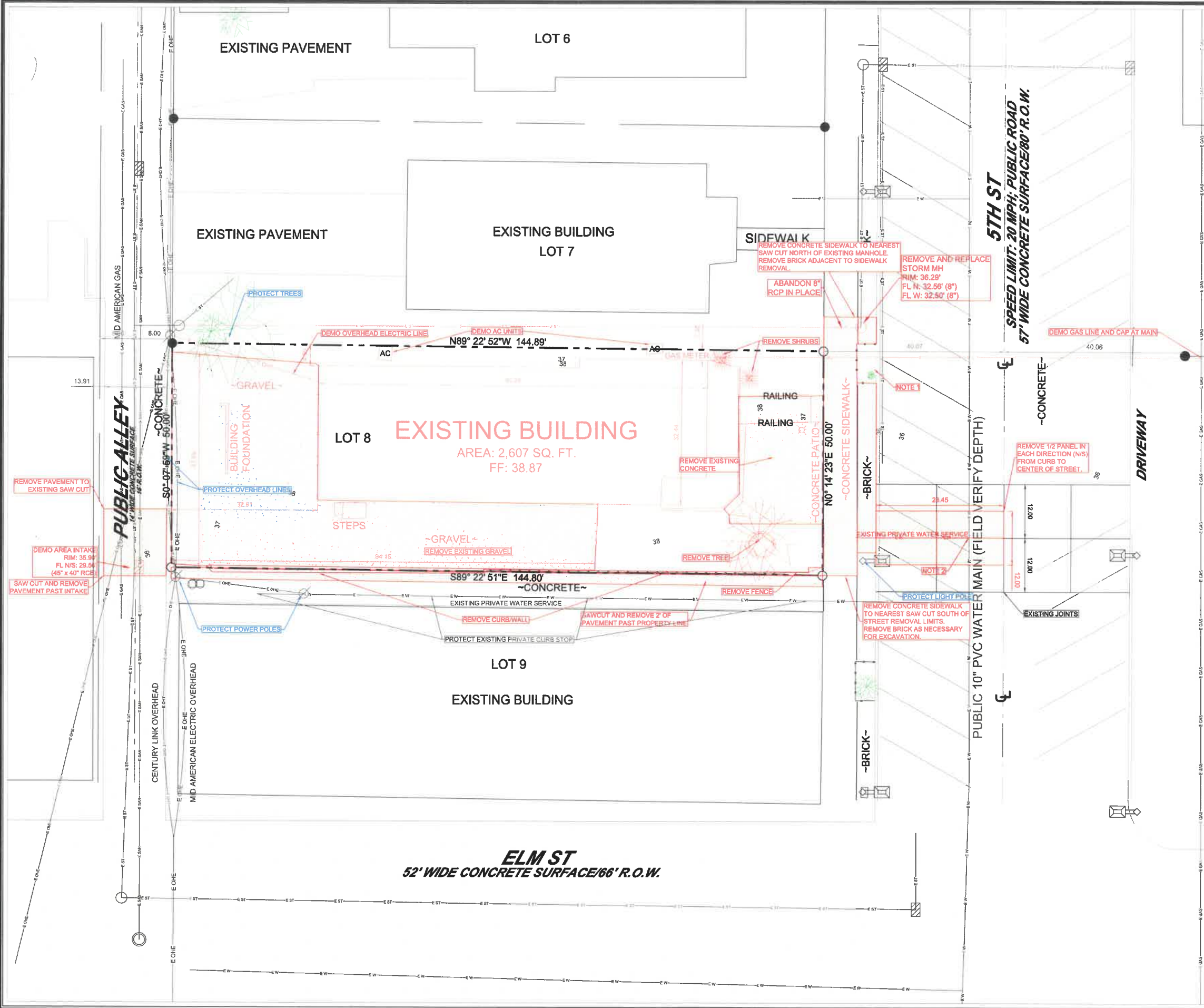
PRELIMINARY



ELDS DESIGN SERVICES

Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 9196

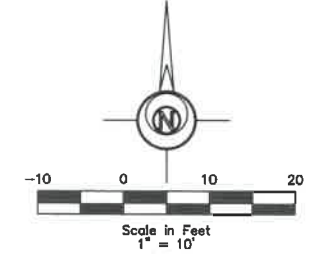
VALLEY JUNCTION MIXED USE
304 5TH ST
WEST DES MOINES, IA 50265

DATE	BY	SCALE	DATE	NO.
5.6.2021	B. SHORT	1"=10'	5.6.2021	20-077
PROJECT				3 - TOPO SHEET



-  DEMO EXISTING PAVEMENT & GRAVEL ON SITE
2,972 SQ. FT. ±
-  DEMO EXISTING PAVEMENT & BRICK IN RIGHT OF WAY.
1,162 SQ. FT. ±

- NOTES:**
1. STREETSCAPE AREA MUST BE REMOVED FOR CONSTRUCTION, PRESERVE MATERIALS AS POSSIBLE, AND REPLACE WITH MATCHING LANDSCAPED AREA.
 2. COMPLETE REMOVAL AND REPAIR OF EXISTING WATER SERVICE IS REQUIRED. THIS WILL LIKELY REQUIRE A SCHEDULED WATER OUTAGE TO BE COORDINATED WITH WATER DISTRIBUTION.
 3. PROTECT ALL UTILITIES DURING DEMOLITION AND CONSTRUCTION.



LEGEND:

- F.F. FINISHED FLOOR
- ± CALCULATED CORNER
- FOUND CORNER
- STREET LIGHT
- POWER POLE
- LIGHT POLE
- LAMP POST
- GUY ANCHOR
- SEWER MANHOLE
- SINGLE INTAKE
- AREA INTAKE
- VALVE
- FIRE HYDRANT
- P XX PROPOSED UTILITY LINE
- E XX EXISTING UTILITY LINE
- ○ ○ ○ ○ FENCE LINE
- ○ ○ ○ ○ GAS LINE
- ○ ○ ○ ○ OVERHEAD ELEC.
- ○ ○ ○ ○ OVERHEAD TEL.
- ○ ○ ○ ○ SANITARY SEWER
- ○ ○ ○ ○ STORM SEWER
- ○ ○ ○ ○ UNDERGROUND ELEC.
- ○ ○ ○ ○ UNDERGROUND TEL.
- ○ ○ ○ ○ WATER

PRELIMINARY







ELDS DESIGN SERVICES

Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 9196



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

DATE	BY	SCALE	DESCRIPTION
5.6.2021	B. SHORT	1"=10'	20-077

J:\2020 Project\20-077 - Valley Junction Mixed Use\Engineering\Site Plan\Sheet Set

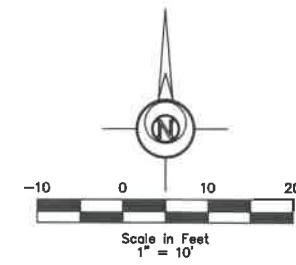
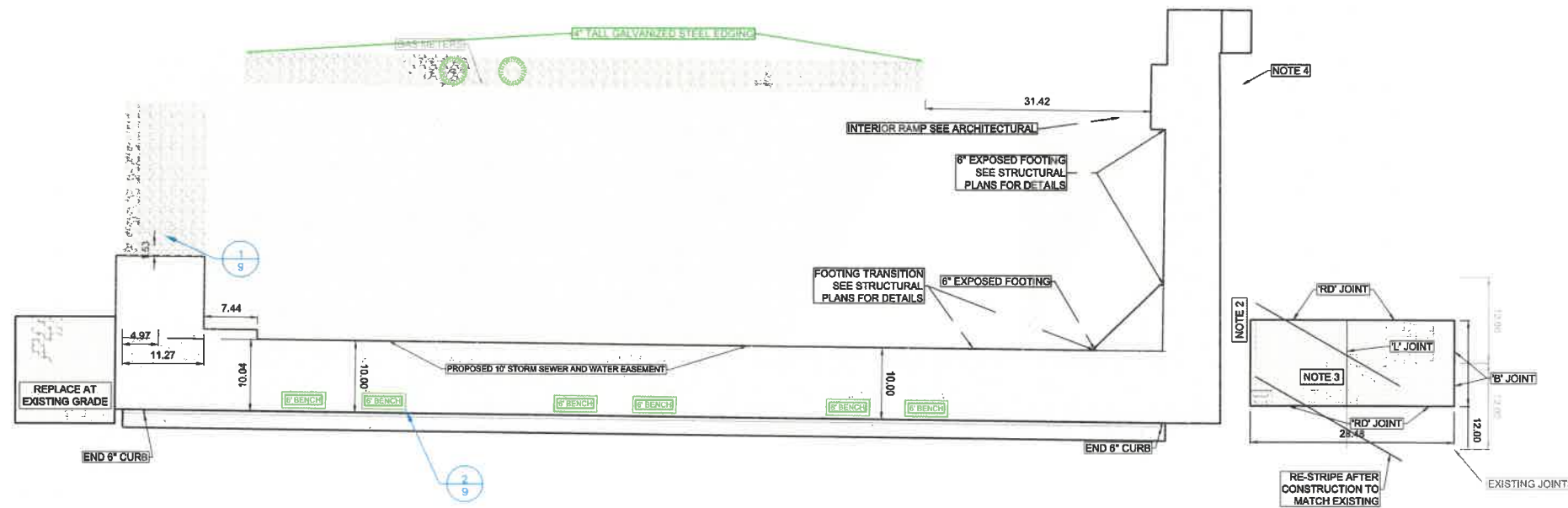
-  PROPOSED 6" P.C.C. PAVEMENT WITH 6" CRUSHED ROCK SUBBASE 2,539 SQ. FT. ±
-  REPLACE PAVEMENT TO MATCH EXISTING 342 SQ. FT. ±
-  REPLACE BRICK TO MATCH EXISTING 183 SQ. FT. ±
-  CRUSHED ROCK WITH 4" GALVANIZED STEEL EDGING 658 SQ. FT.

PROPOSED TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)
	3	BEACON OAK (QUERCUS BICOLOR 'BONNIE AND MIKE')
	2	BOXWOOD SHRUBS (BUXUS x GREEN MOUNTAIN)

NOTES:

1. 5TH ST AND THE ALLEY MUST NOT BE BLOCKED DURING CONSTRUCTION. ACCESS SHALL BE MAINTAINED FOR PUBLIC SAFETY PURPOSES.
2. MATCH EXISTING MATERIALS FOR SIDEWALK AND BRICK AREAS IN RIGHT OF WAY.
3. STREET PAVEMENT IS TO BE REPLACED AT EXISTING GRADE, MATCHING EXISTING THICKNESS.
4. RE-INSTALL STREETScape WITH MATERIALS AND PLANTINGS MATCHING EXISTING STREETScape.
5. CONTRACTOR SHALL DEVELOP TRAFFIC CONTROL PLAN.























PRELIMINARY

PLDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50306 | Ph: 515 265 9196

LEGEND:

F.F.	FINISHED FLOOR		SEWER MANHOLE		GAS LINE
+/-	MORE OR LESS		SINGLE INTAKE		OVERHEAD ELEC.
○	CALCULATED CORNER		AREA INTAKE		OVERHEAD TEL.
●	FOUND CORNER		VALVE		SANITARY SEWER
	STREET LIGHT		FIRE HYDRANT		STORM SEWER
	POWER POLE		PROPOSED UTILITY LINE		UNDERGROUND ELEC.
	LIGHT POLE		EXISTING UTILITY LINE		UNDERGROUND TEL.
	GUY ANCHOR		FENCE LINE		WATER

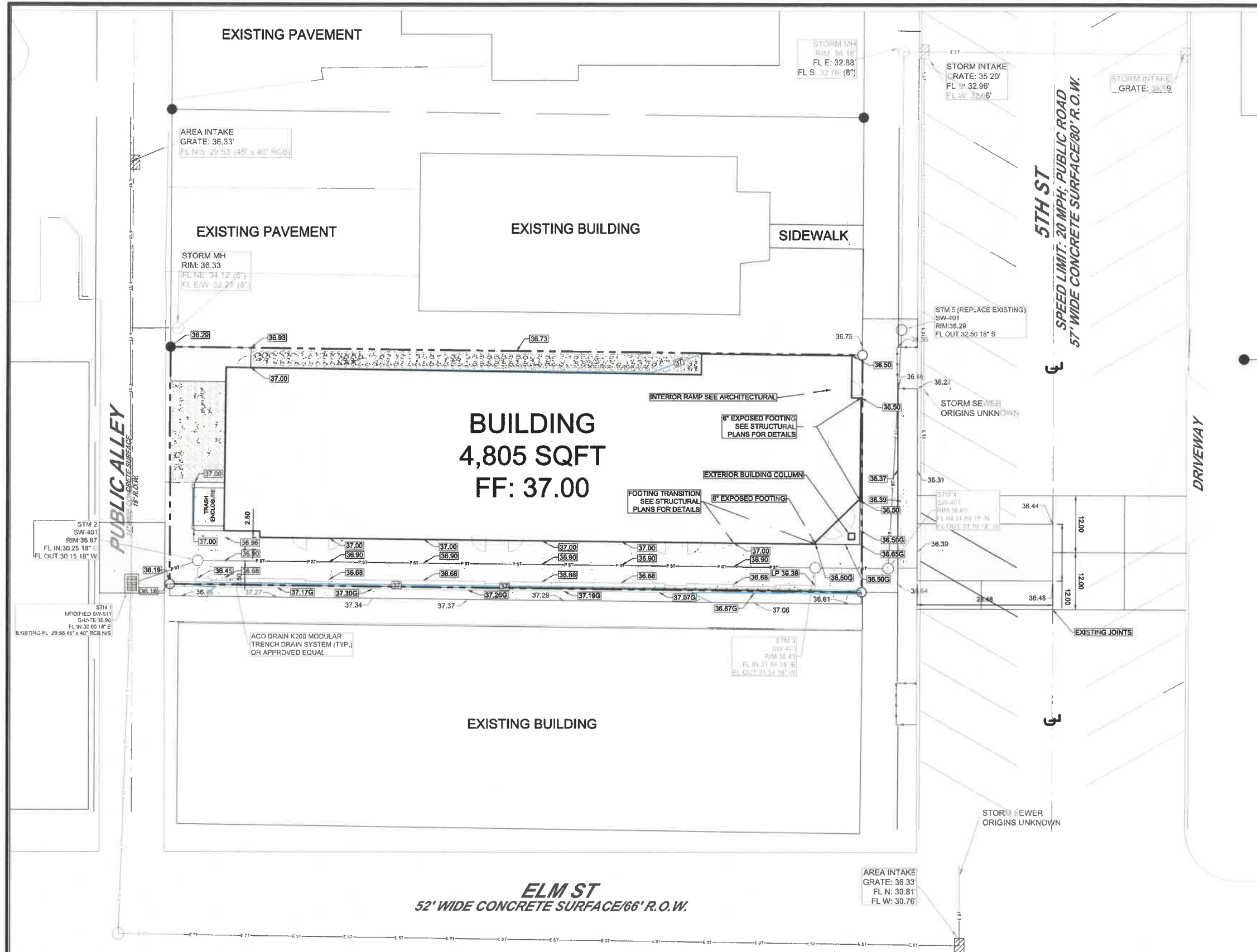
VALLEY JUNCTION MIXED USE
304 5TH ST
WEST DES MOINES, IA 50265

DATE	ISSUE
DATE	ISSUE
DATE	ISSUE
DATE	ISSUE
DATE	ISSUE
DATE	ISSUE

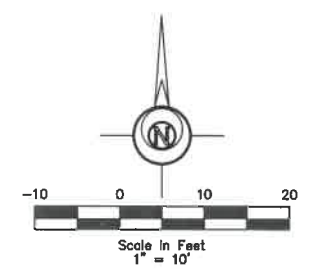
DATE: 5.6.2021
 ISSUE: 20-077

PROJECT: 20-077 - Valley Junction Mixed Use Engineering/Site Plan/Sheet Set

5 - SITE SHEET



NOTES:
 1. SEE EXTENDED GRADING SHEET FOR MORE TOPO.



PRELIMINARY

PLD ELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2223 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515.285.9196

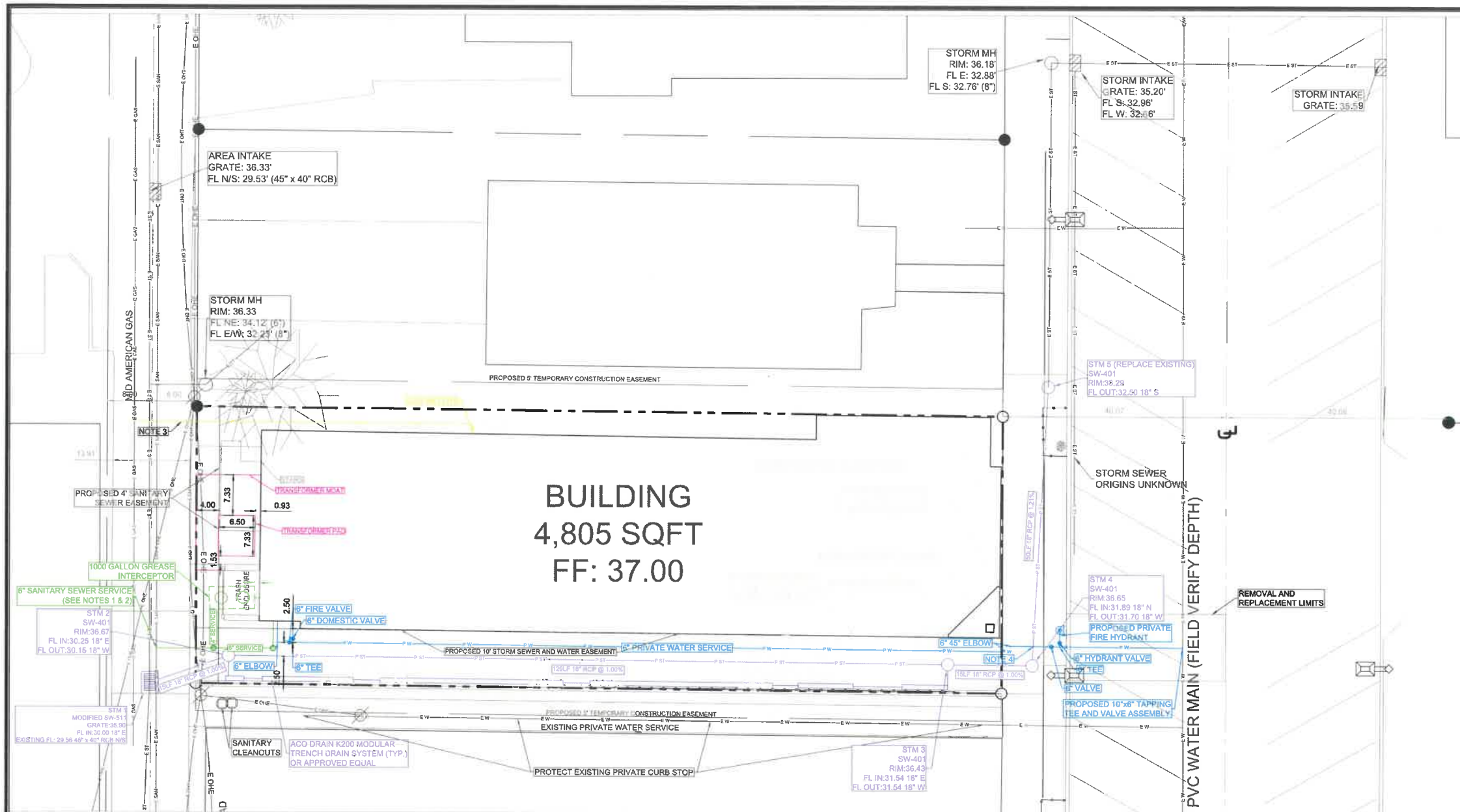
LEGEND:

F.F.	FINISHED FLOOR	○	SEWER MANHOLE	— GAS	GAS LINE
+/-	MORE OR LESS	○	SINGLE INTAKE	— OHE	OVERHEAD ELEC.
○	CALCULATED CORNER	○	AREA INTAKE	— OHT	OVERHEAD TEL.
●	FOUND CORNER	○	VALVE	— SS	SANITARY SEWER
○	STREET LIGHT	○	FIRE HYDRANT	— ST	STORM SEWER
○	POWER POLE	— P XX	PROPOSED UTILITY LINE	— UGE	UNDERGROUND ELEC.
○	LIGHT POLE	— E XX	EXISTING UTILITY LINE	— UGT	UNDERGROUND TEL.
○	GUY ANCHOR	○—○	FENCE LINE	— W	WATER

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

CITY OF WEST DES MOINES STANDARD BENCHMARK #56 ELEVATION = 38.23	CITY OF WEST DES MOINES STANDARD BENCHMARK #49 ELEVATION = 38.35
DATE: 5.6.2021	PROJECT: 20-077
SCALE: 1"=10'	DATE: 5.6.2021

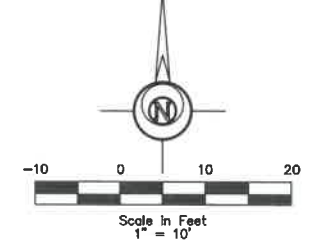
6 - GRADING SHEET



- NOTES:**
- CONTRACTOR SHALL FIELD LOCATE AND PROPERLY ABANDON IN PLACE EXISTING SANITARY SERVICE AT MAIN. INSTALL NEW 6" WYE AND SERVICE LINE. TO BE COORDINATED WITH PUBLIC SERVICES AND ENGINEERING. APPROXIMATE FLOWLINE ELEVATION = 28.04. COORDINATE SIZE WITH MECHANICAL PLANS.
 - CONTRACTOR SHALL SUPPORT EXISTING REINFORCED CONCRETE BOX CULVERT DURING EXCAVATION FOR SEWER CONNECTION.
 - COORDINATE GAS INSTALLATION WITH PROVIDER.
 - CRITICAL CROSSING
STORM FL = 31.66
MAX. TOP OF WATER ELEVATION = 30.16

QUANTITY TABLE (PRIVATE WATER MAIN)

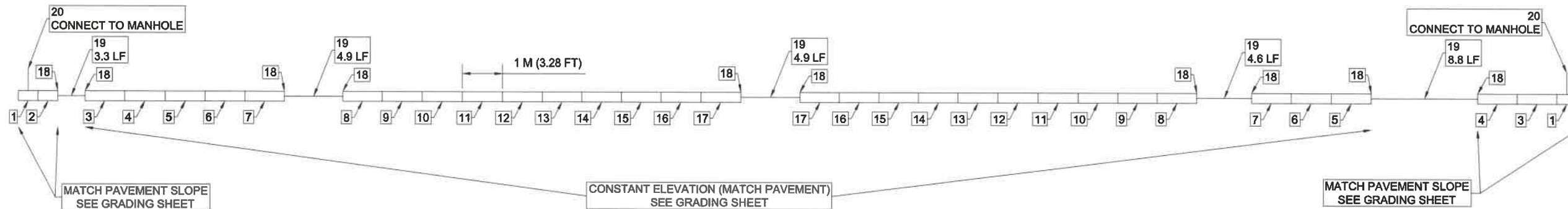
QTY	UNIT	DESCRIPTION
175	LF	6" WATER MAIN PIPE
4	EA	6" GATE VALVE
2	EA	6" TEE
2	EA	6" 45° ELBOW
1	EA	6" 90° ELBOW
1	EA	10 x 6 TAPPING TEE & VALVE ASSEMBLY
1	EA	FIRE HYDRANT ASSEMBLY



PARTS LIST - ACO DRAIN K200 TRENCH DRAIN

PART	QTY	DESCRIPTION
1	2	IN-LINE CATCH BASIN
2	1	K2-0203 CONSTANT DEPTH CHANNEL (0.5 M)
3	2	K2-20 SLOPED CHANNEL (1 M)
4	2	K2-19 SLOPED CHANNEL (1 M)
5	2	K2-18 SLOPED CHANNEL (1 M)
6	2	K2-17 SLOPED CHANNEL (1 M)
7	2	K2-16 SLOPED CHANNEL (1 M)
8	2	K2-15 SLOPED CHANNEL (1 M)
9	2	K2-14 SLOPED CHANNEL (1 M)
10	2	K2-13 SLOPED CHANNEL (1 M)
11	2	K2-12 SLOPED CHANNEL (1 M)
12	2	K2-11 SLOPED CHANNEL (1 M)
13	2	K2-10 SLOPED CHANNEL (1 M)
14	2	K2-9 SLOPED CHANNEL (1 M)
15	2	K2-8 SLOPED CHANNEL (1 M)
16	2	K2-7 SLOPED CHANNEL (1 M)
17	2	K2-6 SLOPED CHANNEL (1 M)
18	10	K2 UNIVERSAL END/OUTLET CAP
19	26.5 LF	6" PVC PIPE
20	5.2 LF	6" PVC PIPE CONNECTION TO MANHOLE

LAYOUT DIAGRAM - ACO DRAIN K200 TRENCH DRAIN



PRELIMINARY

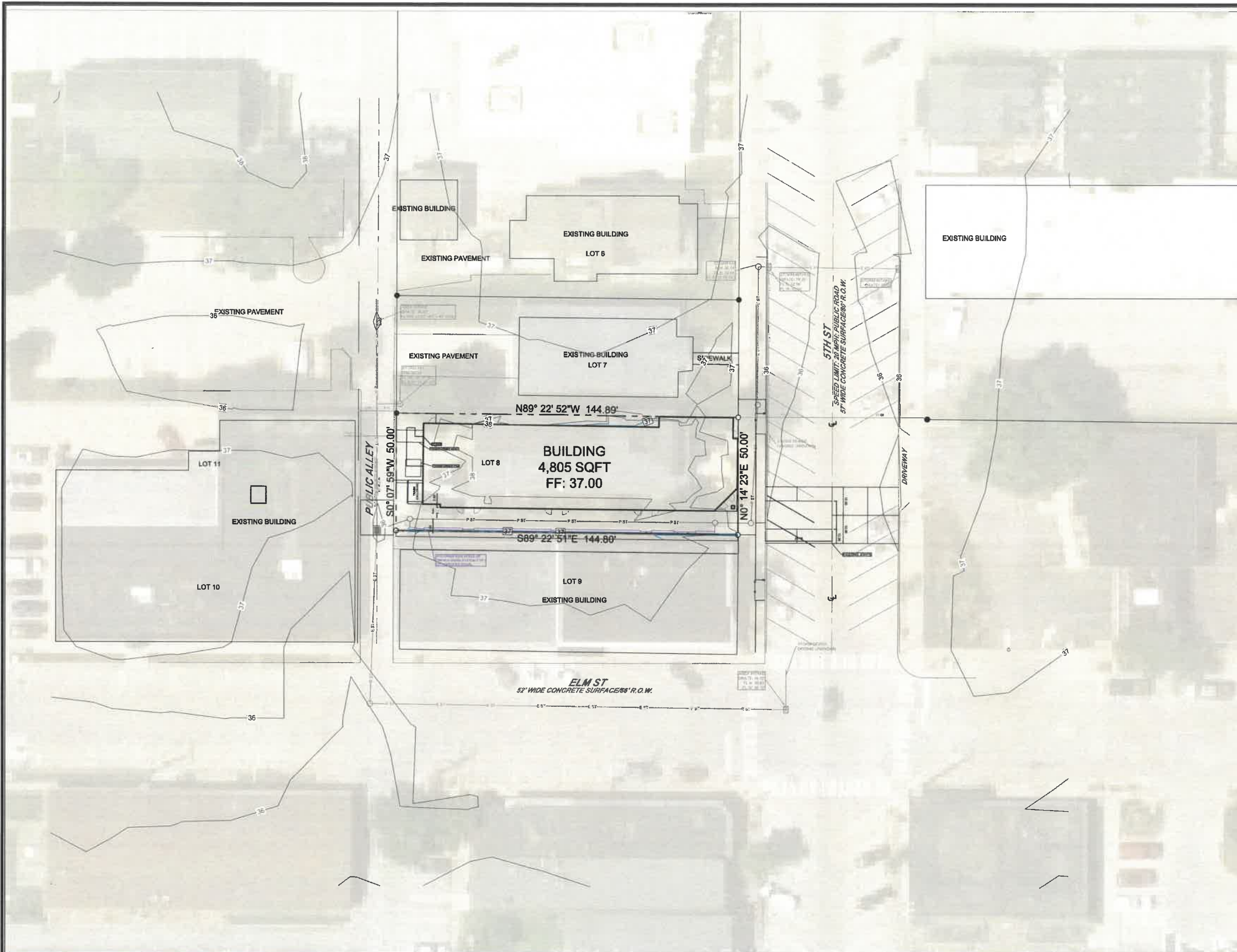
ELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2223 Dixon Street, Des Moines, Iowa 50316 | PO Box 4628, Des Moines, Iowa 50305 | Ph: 515 265 9196

- LEGEND:**
- F.F. FINISHED FLOOR MORE OR LESS
 - +/- CALCULATED CORNER
 - FOUND CORNER
 - STREET LIGHT
 - POWER POLE
 - LIGHT POLE
 - GUY ANCHOR
 - SEWER MANHOLE
 - SINGLE INTAKE
 - AREA INTAKE
 - VALVE
 - FIRE HYDRANT
 - PROPOSED UTILITY LINE
 - EXISTING UTILITY LINE
 - 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

DATE	BY	SCALE	PROJECT NO.	SHEET NO.
5.6.2021	B. SHORT	1"=10'	20-077	7 - UTILITY SHEET

Project: 20-077 - Valley Junction Mixed Use Engineering/Design Plans/Sheet Set



NOTES:
 1. SOME TOPO DATA TAKEN FROM LIDAR AND AERIAL MAP DATA.

PRELIMINARY

ELDS DESIGN SERVICES
 Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 9196

LEGEND:

F.F.	FINISHED FLOOR	○	SEWER MANHOLE	— GAS —	GAS LINE
+/-	MORE OR LESS	○	SINGLE INTAKE	— OHE —	OVERHEAD ELEC.
—	CALCULATED CORNER	○	AREA INTAKE	— OHT —	OVERHEAD TEL.
●	FOUND CORNER	○	VALVE	— SS —	SANITARY SEWER
⊙	STREET LIGHT	○	FIRE HYDRANT	— ST —	STORM SEWER
⊙	POWER POLE	— P XX —	PROPOSED UTILITY LINE	— UGE —	UNDERGROUND ELEC.
⊙	LIGHT POLE	— E XX —	EXISTING UTILITY LINE	— UGT —	UNDERGROUND TEL.
⊙	GUY ANCHOR	— W —	WATER		
		○—○—○	FENCE LINE		

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

DATE	BY	SCALE	DATE	BY
5.6.2021	B. SHORT	1"=40'	5.6.2021	20-077

Project: 20-077 - Valley Junction Mixed Use Engineering Site Plan Sheet Set
 8 - EXTENDED GRADING SHEET

Three-phase transformer pads must be:

1. Installed by the customer at the customer's expense. Ongoing maintenance and repair to the pad are the responsibility of the customer.
2. Constructed by a mason satisfactory to the Company, in a mutually agreed upon location with hard surface access and unobstructed work space for large vehicles.
3. The installation of a screening or barrier structure may be required by your local governing authority. It is the customer's responsibility to determine if a barrier structure is required. If screening or a barrier structure is required, or installed as an optional feature, the clearance limitations of notes 2 and 3 must be maintained.
4. A 3'-0" minimum clearance is to be maintained from pad sides and back, to the nearest structure or planting. A level graded, 15'-0" minimum clearance is to be maintained from the front of pad, to the nearest front structure or planting. If a full length gate is installed, it shall be hinged and no closer than 3'-0" from pad front. Local government, fire protection, and building codes may require greater clearances. Customer will avoid plantings or construction that interferes with Company's required maintenance access to its equipment. If a fence or barrier is to be installed, it must be coordinated with the Company.
5. All conduits shall extend 5'-0" beyond the pad and screening structure (if used) and the locations of the ends of primary conduits shall be identified. Primary conduit shall be installed between 42" and 48" below final Secondary conduit shall be installed between 30" and 42" below final grade.
6. When metallic conduit is utilized, customer shall install grounding bushings.
7. When necessary for traffic protection, set a 4" diameter concrete-filled galvanized steel post 3'-0" from pad Post shall be 8' long with a 4" concrete embedment.
8. All Company transformers shall be located in mutually agreed upon location with hard surface access and unobstructed work space for large vehicles. If special equipment, such as a crane, is required for setting or replacing the transformer, the customer shall pay all expenses.
9. A trench 3'-0" deep and 3'-0" wide will be dug on all four sides. The trench will be lined with silt fence fabric and filled with 3" screened river rock to final grade. Contact local engineering representative if design needs modification.

1. TRANSFORMER PAD

Lasting Impressions
www.pd.com
Toll-Free: 1-800-387-6318

MATERIALS
-150" X 150" X 1/8" STEEL TUBING
-14 GA STEEL SEAT SECTIONS
-14 GA STEEL SEAT RIBS
-7 GA STEEL FOOT PLATES
-5/16" B PHILLIPS TUBES HEAD BLACK ZINC PLATED HW INCLUDED
-3/8" BS CONCRETE ANCHORING HW INCLUDED
-PHILLIPS DRIVER BIT INCLUDED

FINISH
-GALVANIZED SEAT SECTIONS WITH P.E.L. BLACK POWDER COAT FINISH
-E-COATED END FRAMES WITH P.E.L. BLACK POWDER COAT FINISH

460-224 RQ
BENCHES-BENCH-5.5FT
INSTALLATION INSTRUCTIONS

2. PARK BENCH

3. SW-401 STORM SEWER MANHOLE

① Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the riser.

② For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.

③ 12 inch minimum riser height above all pipe openings.

Manhole Diameter (Outside)	Manhole Depth (Outside)	Manhole Depth (Inside)
48	36	36
60	36	36
72	48	48
84	48	48
96	60	60

4. HARDSCAPE CROSS SECTION

5. TRENCH DRAIN INSTALLATION DETAIL

SPECIFICATION CLAUSE
K300 KLASIKDRAIN 'DRAINLOK' LOAD CLASS B

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE CHAIN SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACCO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTERNALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE SHALL BE AS FOLLOWS:
COMPRESSIVE STRENGTH: 14,000 PSI
FLEXURAL STRENGTH: 4,000 PSI
TENSILE STRENGTH: 1,500 PSI
WATER ABSORPTION: 0.2%
PROST PROOF: YES
SULFATE AND ALKALI RESISTANT: YES
8117 SALT SPRAY TEST COMPLIANT: YES

THE SYSTEM SHALL BE 6" (600mm) NOMINAL INTERNAL WIDTH WITH (12" (300mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL PROFILES SHALL HAVE DEVELOPED "Y" SHAPES. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACCO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACCO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY THE MANUFACTURER. SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTERFERE APPLICATION GATES SHALL BE SECURED USING 'DRAINLOK' PIN-LESS LOCKING SYSTEM CHANNELS AND GRATES SHALL BE CERTIFIED TO MEET THE SPECIFIED FINISH LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

NOTES
1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. ENGINEERING ADVISE MAY BE REQUIRED.
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. ENGINEERING ADVISE MAY BE REQUIRED.
4. THE FINISH LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/4" (3mm) ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVISE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACCO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

6. MODIFIED SW-511

MODIFIED CAST IN PLACE
Adjacent walls may have different widths based upon pipe configuration, but structure must be rectangular.

① Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.

② Wall widths vary with pipe diameter and range from 40 inches minimum to 77 inches maximum. Provide 6 inches of wall width (minimum) each side of pipe opening.

③ Provide two #4 hoop bars at top opening and at all pipe openings.

④ 12 inch minimum wall height above all pipes.

7. SW-604 STORM SEWER MANHOLE

① 12 inch minimum wall height above all pipes.

8. MODIFIED CAST IN PLACE SW-611

① 12 inch minimum wall height above all pipes.

ELDS DESIGN SERVICES
Architectural | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515.265.9196
MODIFIED CAST IN PLACE SW-611
A. SPINFIELD R.T.S. 4.19.2021 20-077

9. FIRE HYDRANT ASSEMBLY

① Do not cover drain holes or tracer wires.
② Place gate valve adjacent to tee.
③ Mount Tracer Wire Station to the side edge with the back cover. Protect pipe with 1/2" thick 10# mesh. Protect depth of 8" below grade.
④ Porous Backfill to be 1" Clean Crushed Stone or other material as approved by the Water Works.

TYPICAL SECTION
Use ductile iron pipe with mechanical joints for fire hydrant assembly and anchor tee.
Long Hydrant Assemblies - Vertical assemblies longer than twenty feet require a support pipe installed with the top of the support pipe 12" from the top of the hydrant pipe. A second valve is used. Ductile iron or steel pipe may be used between the two valves.

TYPICAL PLAN

10. FIRE HYDRANT ASSEMBLY

4. HARDSCAPE CROSS SECTION

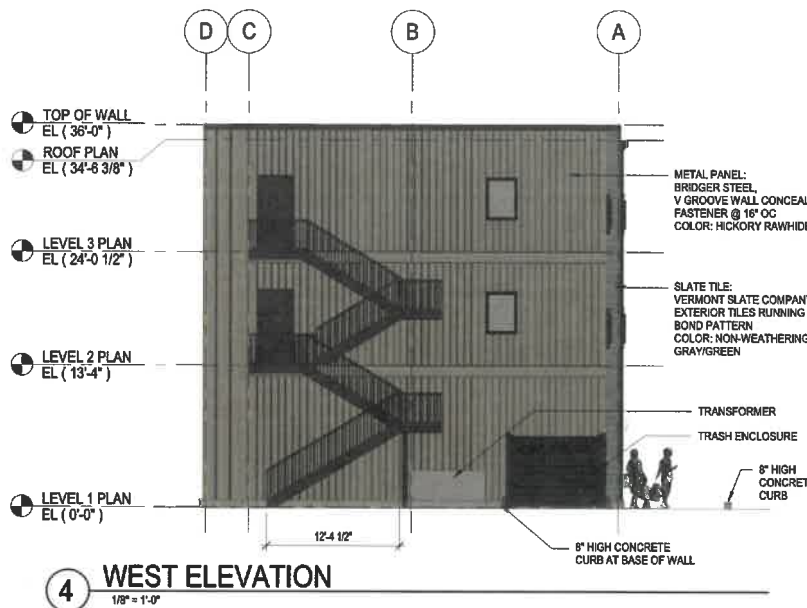
N.T.S.

PRELIMINARY

ELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515.265.9196

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

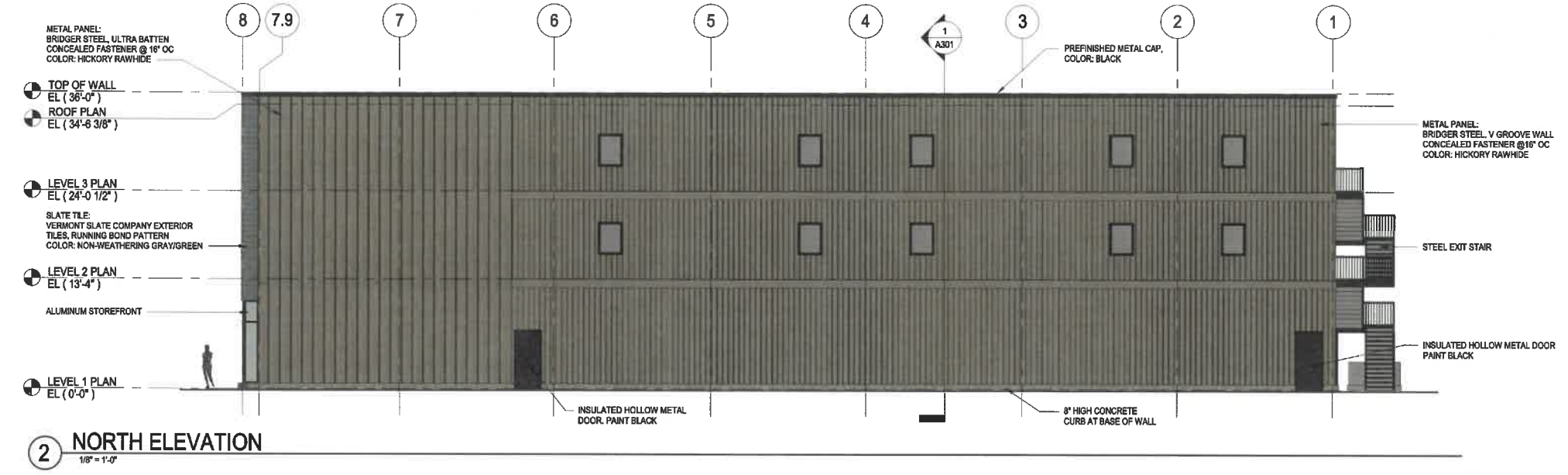
Scale: B, SHORT
Date: 5.6.2021
Sheet No: 20-077
9 - DETAIL SHEET



4 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

ARCHITECT

PELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316
P.O. Box 4628 Des Moines, Iowa 50305
P: 515-255-9165
www.pelds.com

STRUCTURAL ENGINEER

Tomlin Engineering, Inc.
13001 Blue View Court
Urbandale, Iowa 50322
P: 515-242-8222
F: 515-277-5124
www.tomlinengineering.com

MEP ENGINEER

IMEG Corp.
3122 116th Street
Des Moines, Iowa 50322
P: 515.334.9900
F: 515.334.9908
www.imegcorp.com

PROJECT NAME:
VALLEY JUNCTION MIXED USE
304 5TH STREET
WEST DES MOINES, IOWA

REVISION		
No	DESC	DATE

DESIGN DEVELOPMENT

DATE OF ISSUE: 02.23.2021
KEY PLAN

DRAWN BY: A. BASS
CHECKED BY: D. WILLRICH
JOB NUMBER: 20-077

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

**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 5th 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.

PASSED AND ADOPTED on May 10, 2021.

Erica Andersen, Chair
Plan and Zoning Commission

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 on May 10, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

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 5th 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.
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; 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.