

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

Meeting Date: September 27, 2021

ITEM: SE Adams Street Elevated Water Storage, 2184 SE Adams Street – Approve Site Plan to allow construction of a 195-foot-tall elevated water storage structure – West Des Moines Water Works – SP-005207-2021

Resolution: Approval of Site Plan

Background: The applicant, West Des Moines Water Works, with permission from the property owner, City of West Des Moines, requests approval of a site plan to construct a 195-foot-tall elevated water storage structure at 2184 SE Adams Street. The tower will hold two million gallons of water to service the southern part of the City.

Staff Review & Comment:

- **Financial Impact:** While this water tower will provide water to the surrounding subdivisions, the driving force for construction of the tower now is to provide water to the Alluvion and Ginger East Microsoft data centers. The City will use TIF monies from the Alluvion Urban Renewal District to cover infrastructure costs associated with the reconstruction of the existing gravel road to a paved public road that will serve as access to the tower. This road will also serve the four existing single-family properties that access off the current gravel road. The reconstruction of the gravel road, however, will not occur until after construction of the tower is complete to prevent the large equipment necessary for construction of the tower from tearing up a newly constructed road. As part of development of the site itself, West Des Moines Water Works (WDMWW) is responsible for the paving of the roadway immediately adjacent to their property. WDMWW has indicated they will escrow the monies necessary to construct a cul-de-sac at the terminus of the road which is anticipated to be at the eastern end of the water tower site. The cul-de-sac will be constructed by the City as part of the reconstruction of the balance of the road and paid out of the escrowed funds.
- **History:** The property on which the structure will be built was purchased by Water Works in 2018 for this purpose. The house on the property was demolished after the purchase. The ground is currently undeveloped.
- **Key Development Aspects:**
 - **Lighting:** At the request of the City, the 'bowl' of the structure will be lit with ground mounted lights to highlight the logo and name of the City. This same lighting approach was approved and installed for the structure at 505 S. 50th Street in 2020. The lights are to be mounted on 30-foot poles as indicated on the site plan. Staff is including a condition of approval that would require the installation of shields on the lights if there is light intrusion on an adjacent residential property.
 - **Interior Access Drive:** West Des Moines Water Works (WDMWW) requests that they be allowed to have a curbless, paved drive for the section of their interior access drive within the fenced area of the site. This is being requested to accommodate large cranes, heavy machinery and trucks necessary for future periodic maintenance and placement of cellular equipment on the tower as this large equipment historically causes damage to the curbs when they must travel over them. WDMWW proposes to install curbs along the paved drive from SE Adams Street to approximately five foot past the fence and gate at the front of the site. Allowance of an access drive without curbs require a waiver by the City Council.

Additionally, as with the paving of the road and cul-de-sac, for the reasons explained above, the interior road will be gravel during construction of the tower and paved after the initial tower construction is complete. While the drive technically can remain as gravel during

development of the site, staff is raising awareness to the situation since construction of the tower will be an 18-24-month process. The necessary dust control measures on the gravel road will be undertaken during construction.

- Vacation of Portion of SE Adams Street: With the construction of Veterans Parkway, SE Adams Street was terminated on each side of Veterans Parkway instead of intersecting with or crossing over Veterans Parkway. WDMWW will take access off of the west end of SE Adams but near the eastern end of their property. The vacation of that portion of SE Adams Street west of the future cul-de-sac (WDMWW entrance) will be completed in conjunction with the City's reconstruction of SE Adams Street. Utility easements for existing utilities will be established in the vacated portion of SE Adams as part of the vacation process.
- Storm Water Management Facility Maintenance Agreement (SWMFMA) and necessary easements: The provision of the SWMFMA and a sanitary sewer easement are in process but have not yet been signed and provided to staff. A condition of approval to have those documents executed prior to receiving a building permit has been added to the resolution.
- 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: September 27, 2021

Vote:

Recommendation:

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

1. Providing an executed Storm Water Facility Maintenance Agreement and required sanitary sewer easement, prior to obtaining any building permit.
2. The City Council waive the curbing requirement for the access/service drive within the site beginning five feet (5') interior to the fence/gate.
3. Prior to issuance of a building permit, West Des Moines Water Works escrow the appropriate monies with the City for use by the City to cover the construction of a cul-de-sac adjacent to their property. This cul-de-sac will be constructed by the City in conjunction with the future paving of SE Adams Street between SE Orilla Road and the water tower site.
4. If deemed necessary to mitigate light intrusion on adjacent properties, shields shall be required to be installed on the lighting which illuminates the bowl of the water tower structure.

Lead Staff Member: Kara Tragesser, AICP

Approval Meeting Dates:

Plan and Zoning Commission	September 27, 2021
City Council:	

Staff Report Reviews:

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" 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)

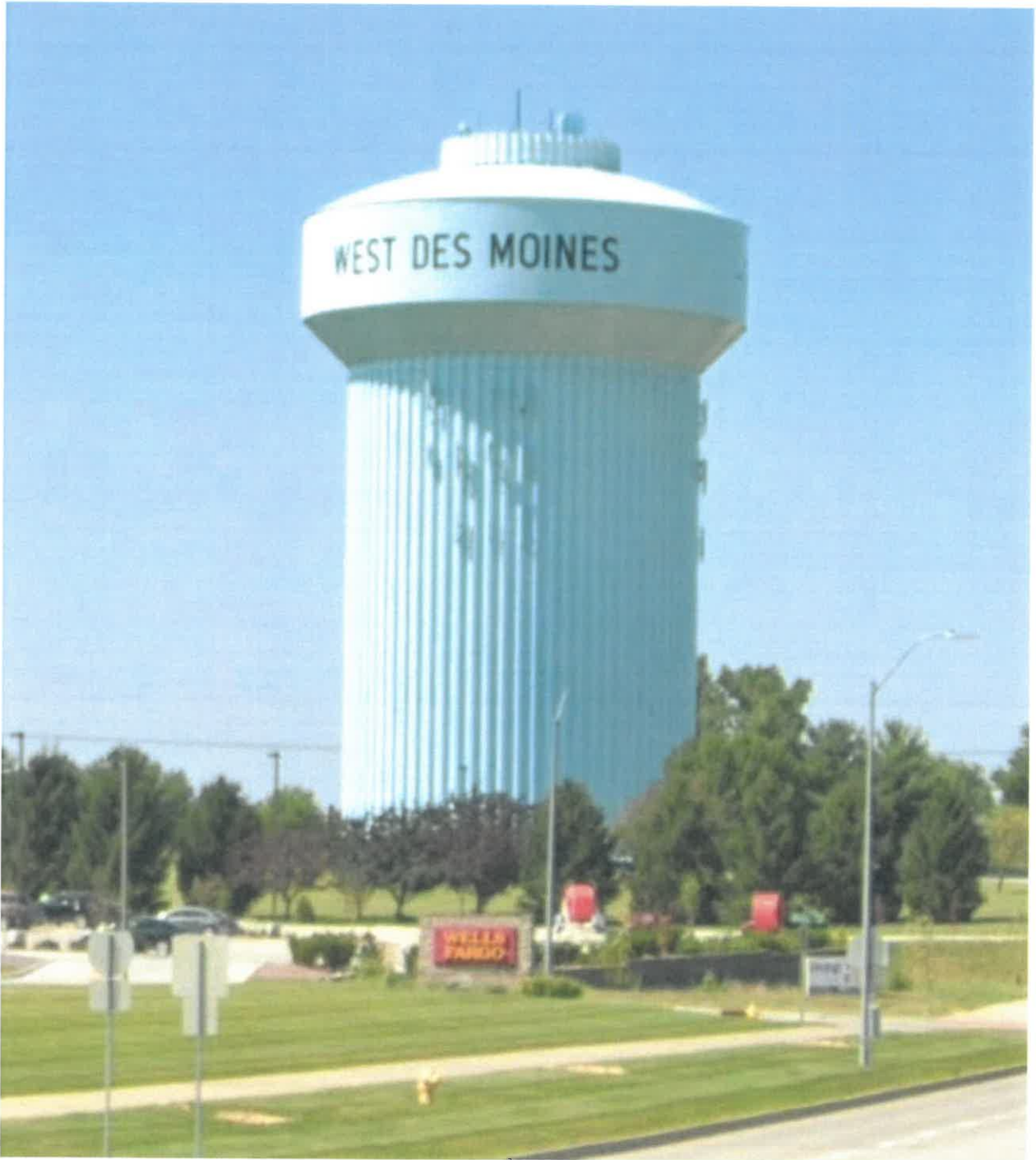
Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	June 21, 2021
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

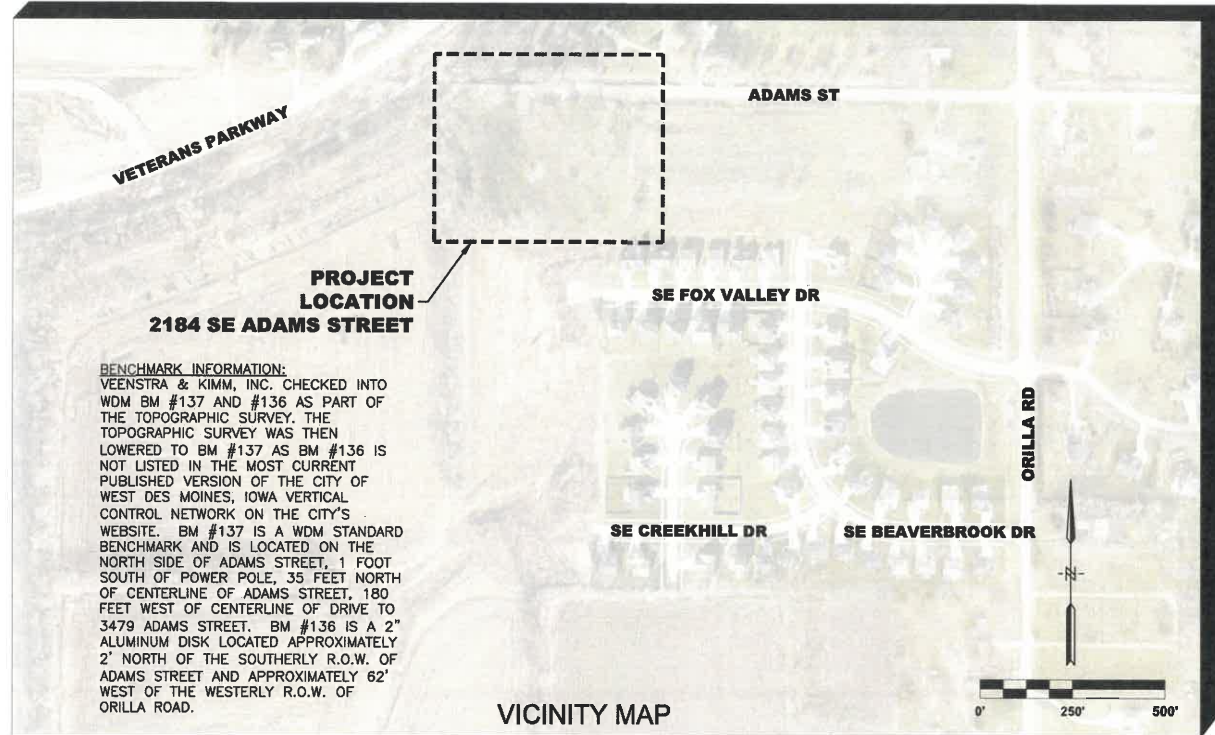
Location Map





505 South 50th Tower Elevation – New Tower proposed to be similar

SITE PLAN SUBMISSION FOR ADAMS STREET ELEVATED WATER STORAGE TANK WEST DES MOINES WATER WORKS



CURRENT OWNER INFORMATION:
CITY OF WEST DES MOINES
4200 MILLS CIVIC PARKWAY SUITE 1D
WEST DES MOINES, IOWA 50265

APPLICANT INFORMATION:
WILLIAM MABUCE, P.E.
WEST DES MOINES WATER WORKS
1505 RAILROAD AVENUE
WEST DES MOINES, IA 50265

ARCHITECT INFORMATION:
N/A

PROPERTY LEGAL DESCRIPTION:
PARCEL "F" OF THE SURVEY OF THE NE¼ OF THE SE¼ AND OF THE NW¼ OF THE SE¼ OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA, AS RECORDED IN BOOK 2008, PAGE 2468 ON MARCH 26, 2008 IN THE OFFICE OF THE WARREN COUNTY RECORDER

PARCEL NUMBERS:
ID#92870040824 & ID#92870040844

CASE NUMBER:
SP-005207-2021

CURRENT LAND USE:
UNDEVELOPED / TURF

PROPOSED LAND USE:
ELEVATED WATER STORAGE TANK

CURRENT ZONING: RM-8
PROPOSED ZONING: RM-8, NO CHANGE

SETBACKS:
SEE INCLUDED DIMENSIONAL PAGE

ADJACENT PROPERTY OWNERS:
SEE INCLUDED DIMENSIONAL PAGE

PROPERTY AREA:
3.8 ACRES EXCLUDING R.O.W.

PROPOSED BUILDING DETAILS:
2.0 MILLION GALLON ELEVATED WATER STORAGE TANK

EXISTING STRUCTURES:
NO STRUCTURES PRESENT

PARKING SPACES:
ADEQUATE PARKING IS AVAILABLE FOR MAINTENANCE PERSONNEL.

LIGHTING:
SITE LIGHTING PLAN INCLUDED WITH LANDSCAPE PLAN. LOGO LIGHTING IS BEING DESIGNED BY OTHERS

DUST FREE SURFACE TREATMENT:
PROPOSED PAVEMENT TO BE 24' WIDE DUST FREE SURFACING WITH NO CURB AND GUTTER. TEMPORARY AGGREGATE SURFACING TO BE USED FROM FUTURE CUL-DE-SAC R.O.W. TO EXISTING AGGREGATE SURFACED ADAMS ST. REMAINDER OF DRIVEWAY TO BE PAVED AFTER ADAMS STREET IS PAVED

IMPERVIOUS AREA:
EXISTING - NONE
NEW PAVING - 6,430 SF
NEW TOWER PEDESTAL - 5,026 SF
TOTAL SITE AREA - 3.8 ACRES
PAVED AREA PERCENTAGE = 6.92%

LANDSCAPING:
3.8 ACRES EXCLUDING R.O.W.
NO PLANNED LANDSCAPE PLAN

SIGNAGE:
NO PLANNED MONUMENT SIGN

WATER AND SEWER SERVICES:
WATER SERVICE TO TOWER TO BE SERVED INTERNALLY
6" SEWER SERVICE INSTALLATION AND MATERIALS TO CONFORM TO CITY OF WEST DES MOINES STANDARDS AND SPECIFICATIONS

STORM WATER MANAGEMENT:
REFER TO STORM WATER MANAGEMENT PLAN DATED 6-14-2021

EROSION CONTROL:
EROSION CONTROL WILL BE IMPLEMENTED PRIOR TO CONSTRUCTION AND IN ACCORDANCE WITH THIS PROJECT'S SWPPP. A COMBINATION OF WATTLES, INTAKE PROTECTION, TEMPORARY SEEDING AND MULCHING, AND ROLLED EROSION CONTROL FABRIC WILL BE USED AS EROSION CONTROL MEASURES.

OPEN SPACE:
REQUIRED OPEN SPACE = MINIMUM 25%
PROVIDED OPEN SPACE - 154,072 SF
PROVIDED OPEN SPACE - 93.08%

BUFFER REQUIREMENTS:
REQUIRED BUFFER - MIN. 30 FEET BUFFER ALONG SOUTH PROPERTY LINE

PROVIDED BUFFER - SEE DRAWING 6, LANDSCAPE PLAN

REQUIRED 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 SPECIFICATIONS."
- "CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION."
- "THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION"
- "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."
- "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 (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION."
- "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."
- ALL CONSTRUCTION WITHIN PUBLIC R.O.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.
- 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 APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.
- COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
- LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
- ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.
- NO TRASH ENCLOSURES OR GENERATORS WILL BE ON THE PROPERTY.

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY - APPROVED PLANS ON FILE WITH THE CITY

	NEW SEWER/INTAKE		BUILDING ELEVATION MARKER
	EXISTING SEWER/INTAKE		CENTERLINE
	NEW WATER MAIN		DIAMETER
	FUTURE WATER MAIN		ELEVATION
	NEW FORCE MAIN		POLYVINYLCHLORIDE PIPE
	NEW HYDRANT		CAST IRON PIPE
	NEW WATER VALVE		DUCTILE IRON PIPE
	EXISTING SANITARY SEWER AND SIZE		CORRUGATED METAL PIPE
	EXISTING STORM SEWER AND SIZE		VITRIFIED CLAY PIPE
	EXISTING WATER MAIN AND SIZE		REINFORCED CONCRETE PIPE
	EXISTING FORCE MAIN AND SIZE		REINFORCED CONCRETE ARCH PIPE
	GAS MAIN AND SIZE		LINED REINFORCED CONCRETE PIPE
	UNDERGROUND POWER LINE		LINED CONCRETE PRESSURE PIPE
	OVERHEAD POWER LINE		STATION
	UNDERGROUND TELEPHONE LINE		LINE AHEAD
	FIBER OPTICS		LINE BACK
	TOP OF EMBANKMENT		BM-2 BENCH MARK AND NUMBER
	TOE OF EMBANKMENT		ROW RIGHT-OF-WAY
	EXISTING MANHOLE		PI POINT OF INTERSECTION
	AREA OR BEEHIVE INTAKE		POT POINT ON TANGENT
	EXISTING HYDRANT		LF LINEAR FEET
	EXISTING WATER VALVE		TH TACKED HUB
	POWER POLE		SB-2 SOIL BORING AND NUMBER
	TELEPHONE POLE		PVC POINT OF VERTICAL CURVATURE
	STREET LIGHT		PVT POINT OF VERTICAL TANGENCY
	GUY ANCHOR		VC VERTICAL CURVE
	RAILROAD CONTROL LIGHT		PC POINT OF CURVATURE
	RAILROAD SIGN		PT POINT OF TANGENCY
	UTILITY ACCESS COVER		MO MIDDLE ORDINATE
	TREE AND SIZE		DWG. DRAWING
	EVERGREEN AND SIZE		CP-1 CONTROL POINT AND NUMBER
	STUMP AND SIZE		(TYP.) TYPICAL
	BUSH, SHRUB OR HEDGE		HPG HIGH PRESSURE GAS
	CURB STOP AND BOX		IPG INTERMEDIATE PRESSURE GAS
	SHAPE TO DRAIN		INV. INVERT
	TRAFFIC SIGNAL		E.W., E.F. EACH WAY, EACH FACE
	TELEPHONE JUNCTION BOX		E.W. EACH WAY
	NEW GROUND CONTOURS		AT AT
	EXISTING GROUND CONTOURS		(BI#) BID ITEM NUMBER
	EASEMENT LINE		BOP BEGINNING OF PROJECT
	EXISTING LIGHT		EOP END OF PROJECT
			BOC BACK OF CURB
			PCC PORTLAND CEMENT CONCRETE
			HMA HOT MIX ASPHALT

NOTE: THIS IS A GENERAL LEGEND. ITEMS MAY OR MAY NOT APPEAR ON DRAWINGS.

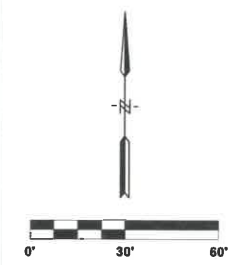
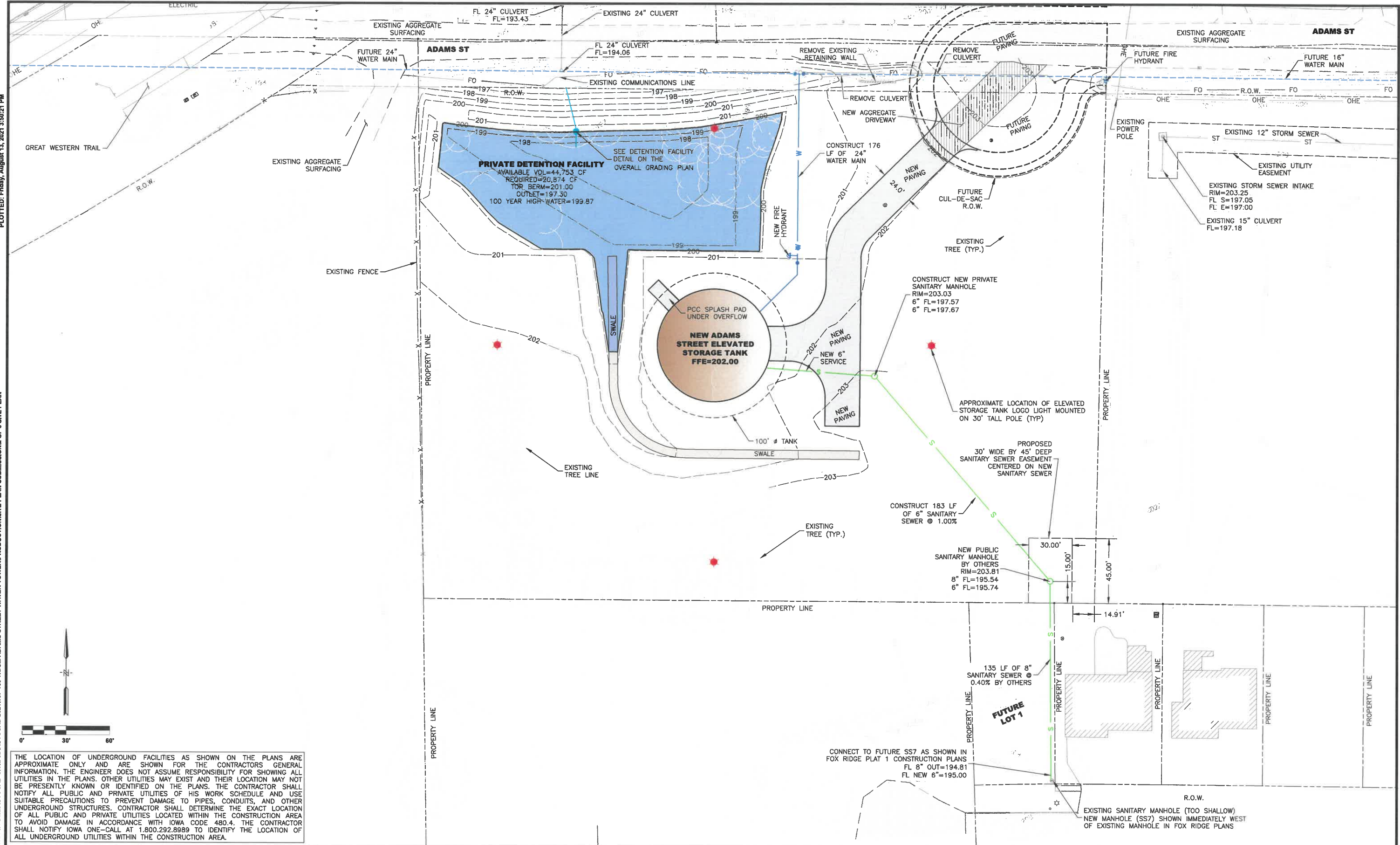


WDMWW PROJECT #00800-170-21021

REVISED 8/6/2021

DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE	<p>ADAMS STREET ELEVATED WATER STORAGE TANK WEST DES MOINES WATER WORKS</p>	<p>INFORMATIONAL PAGE</p>	DWG. NO.
		DRAWN CALLEN	CHECKED JAP	BAR IS ONE INCH ON ORIGINAL DRAWING.			1 OF 6
		APPROVED JAP	DATE 08/03/2021	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)	PROJECT	157-159
		ISSUED FOR PRELIMINARY					

X-REFS: base drawing & aerial photo
 FILE PATH: V:\VEENSTRA & KIMM\AUTOCAD CIVIL 3D\AUTOCAD 2021\157-159 WDSM ADAMS STREET WATER TOWER\PRODUCTION\SITE PLAN SUBMISSION\2 OF 6 SITE PLAN
 PLOTTED: Friday, August 13, 2021 3:50:21 PM



THE LOCATION OF UNDERGROUND FACILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE CONTRACTORS GENERAL INFORMATION. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR SHOWING ALL UTILITIES IN THE PLANS. OTHER UTILITIES MAY EXIST AND THEIR LOCATION MAY NOT BE PRESENTLY KNOWN OR IDENTIFIED ON THE PLANS. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITIES OF HIS WORK SCHEDULE AND USE SUITABLE PRECAUTIONS TO PREVENT DAMAGE TO PIPES, CONDUITS, AND OTHER UNDERGROUND STRUCTURES. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES LOCATED WITHIN THE CONSTRUCTION AREA TO AVOID DAMAGE IN ACCORDANCE WITH IOWA CODE 480.4. THE CONTRACTOR SHALL NOTIFY IOWA ONE-CALL AT 1.800.292.8989 TO IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE CONSTRUCTION AREA.

DATE	REVISIONS	SCALE	AS NOTED
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		CHECKED	JAP
		APPROVED	JAP
		DATE	06/03/2021
		ISSUED FOR	PRELIMINARY

VERIFY SCALE
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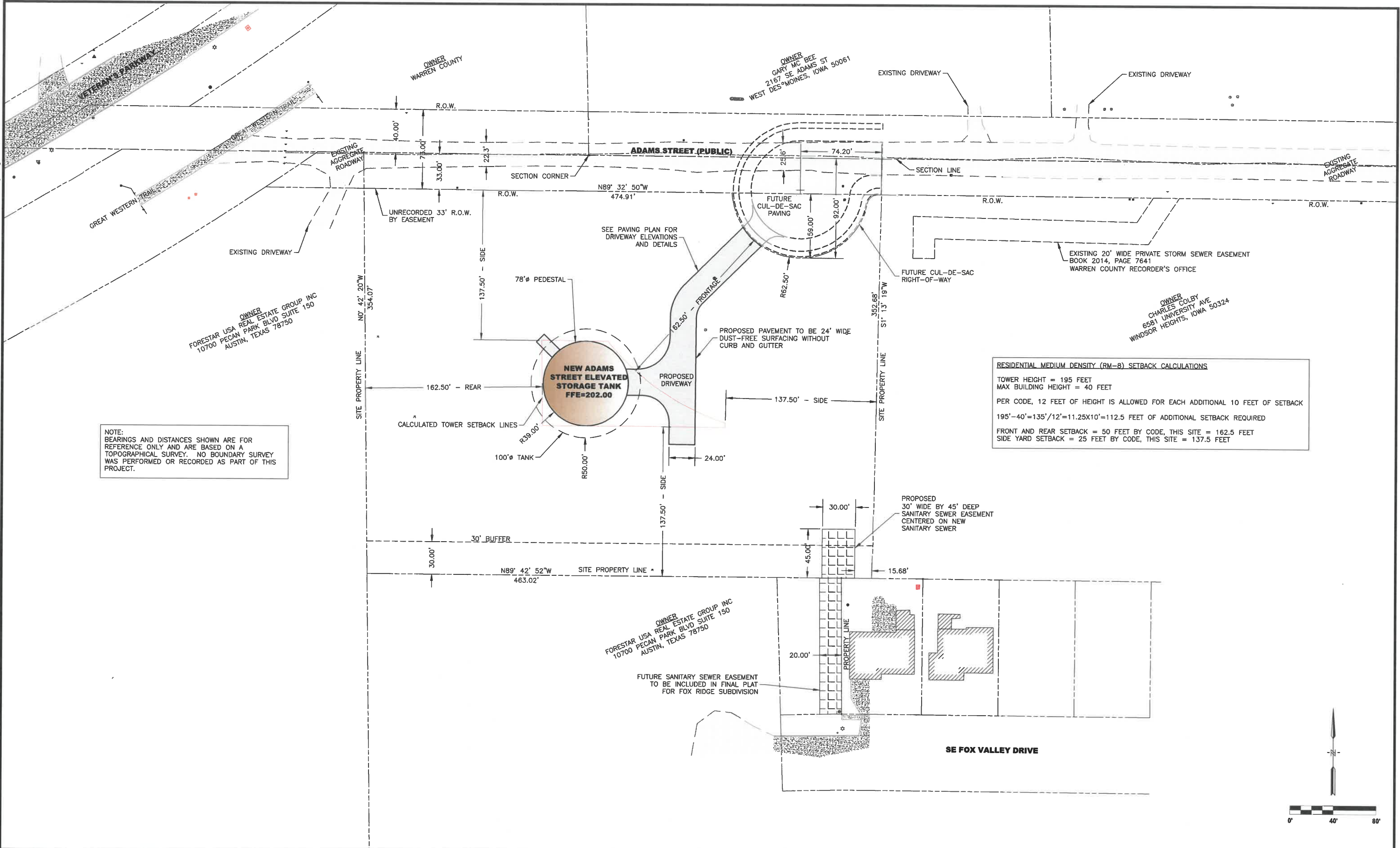
ADAMS STREET ELEVATED WATER STORAGE TANK
WEST DES MOINES WATER WORKS
 2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596
 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

SITE PLAN
2 OF 6

DWG. NO.
2 OF 6
PROJECT 157-159

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NOTE:
 BEARINGS AND DISTANCES SHOWN ARE FOR REFERENCE ONLY AND ARE BASED ON A TOPOGRAPHICAL SURVEY. NO BOUNDARY SURVEY WAS PERFORMED OR RECORDED AS PART OF THIS PROJECT.

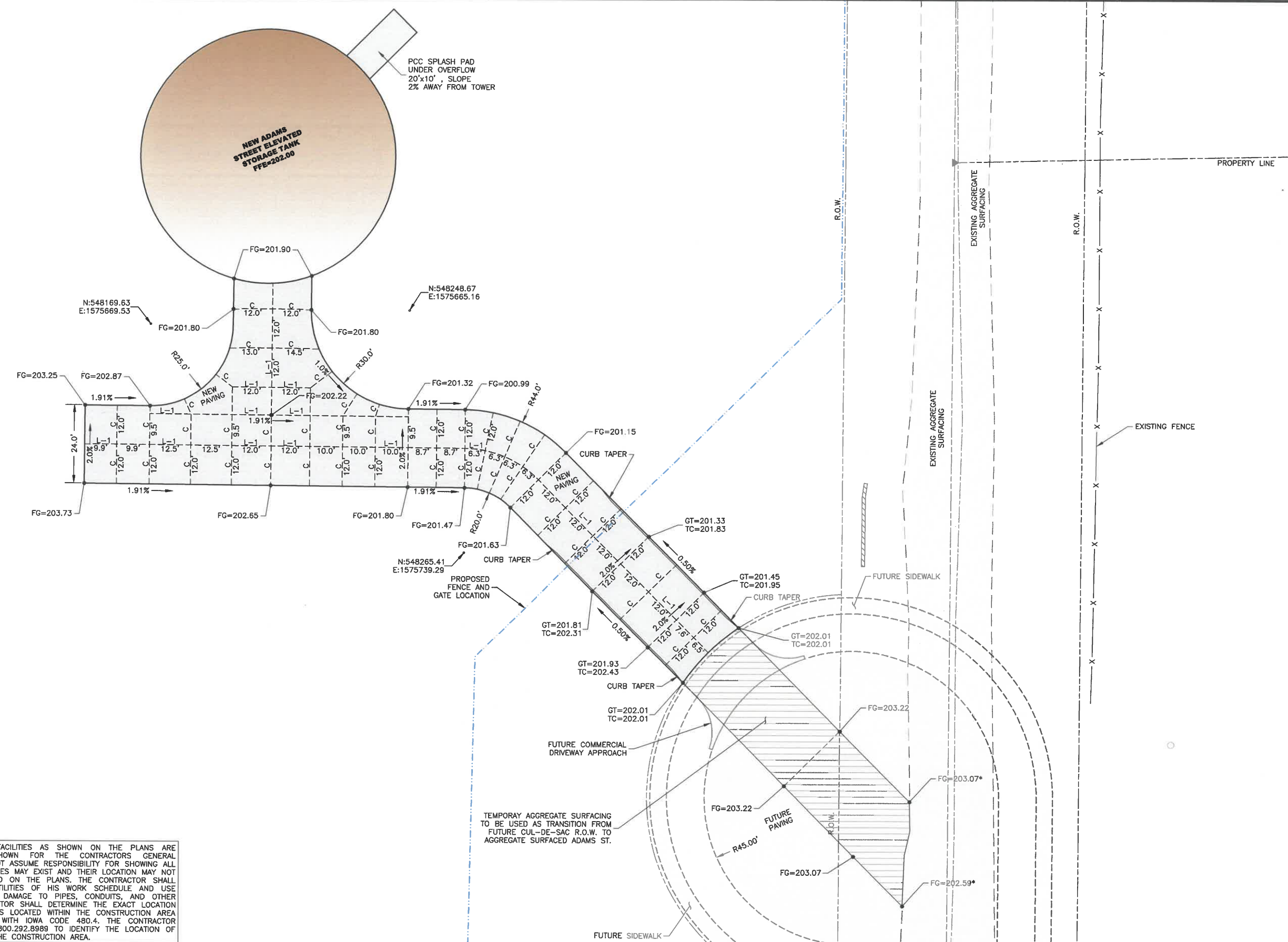
RESIDENTIAL MEDIUM DENSITY (RM-8) SETBACK CALCULATIONS
 TOWER HEIGHT = 195 FEET
 MAX BUILDING HEIGHT = 40 FEET
 PER CODE, 12 FEET OF HEIGHT IS ALLOWED FOR EACH ADDITIONAL 10 FEET OF SETBACK
 $195 - 40 = 155 / 12 = 12.9167 = 12.92$ FEET OF ADDITIONAL SETBACK REQUIRED
 FRONT AND REAR SETBACK = 50 FEET BY CODE, THIS SITE = 162.5 FEET
 SIDE YARD SETBACK = 25 FEET BY CODE, THIS SITE = 137.5 FEET



DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE	 VEENSTRA & KIMM, INC. 2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)	FIGURE	
		DRAWN	COLLEN	BAR IS ONE INCH ON ORIGINAL DRAWING.		ADAMS STREET ELEVATED WATER STORAGE TANK WEST DES MOINES WATER WORKS	DIMENSIONAL PAGE 3 OF 6
		CHECKED	JAP	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.			
		APPROVED	JAP				
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		ISSUED FOR	PRELIMINARY			PROJECT 157-159	

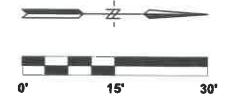
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TEMPORARY AGGREGATE SURFACING TO BE USED AS TRANSITION FROM FUTURE CUL-DE-SAC R.O.W. TO AGGREGATE SURFACED ADAMS ST.



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	CALLEN
		CHECKED	JAP
		APPROVED	JAP
		DATE	06/03/2021
		ISSUED FOR	PRELIMINARY

VERIFY SCALE
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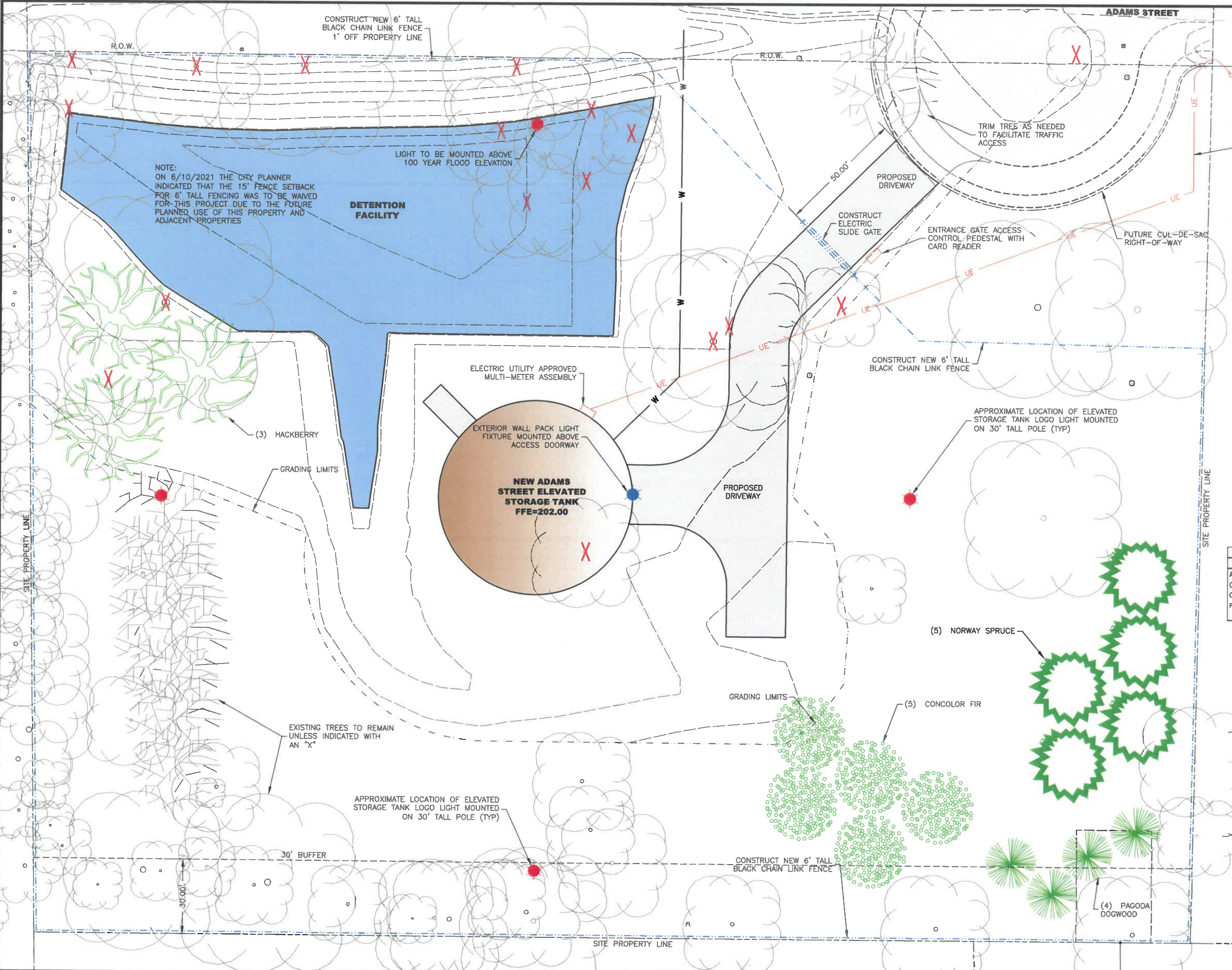


ADAMS STREET ELEVATED WATER STORAGE TANK
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PAVING PLAN

DWG. NO.
5 OF 6
PROJECT 157-159

X-REFS: base drawing - cut de sac & aerial photo
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EXISTING UTILITY POLE SERVICE CONNECTION TO BE COORDINATED WITH UTILITY COMPANY

UNDERGROUND ELECTRIC SERVICE ENTRANCE RACEWAY

LANDSCAPING REQUIREMENTS

THE ENTIRE SITE IS 163,792 SF. 25% OF THE SITE MUST BE OPEN SPACE. 2 TREES AND 6 SHRUBS MUST BE PLANTED EVERY 3000 SF OF OPEN SPACE FOR THIS R-8 ZONED AREA. FOR EVERY 10 SHRUB REQUIREMENT, 1 TREE CAN BE PLANTED IN ITS PLACE. 35% OF THE REQUIRED TREES MUST BE CONIFEROUS. 163,792 SF X 25% = 40,948 SF/3000 SF = 13.64 UNIT. 1 UNIT = 2 TREES AND 3 SHRUBS. 13.64 X 2 TREES = 27.3 TREES. 13.64 X 3 SHRUBS = 40.92 SHRUBS. 40.92 SHRUBS/10 TREES = 4.1 TREES. 27.3 TREES + 4.1 TREES = 31.4 TREES. WE ROUND UP TO 32 TREES REQUIRED FOR THIS SITE DEVELOPMENT PROJECT. 50% OF THE TOTAL REQUIRED TREES MUST BE CONIFEROUS. 50% OF 32 = 16 CONIFEROUS TREES. THEREFORE OUR SITE WILL REQUIRE 16 CONIFEROUS TREES AND 16 DECIDUOUS TREES TO MEET THE REQUIREMENTS. CURRENTLY THERE ARE 25 EXISTING TREES ON THE SITE THAT WILL REMAIN. OF THE EXISTING TREES, 8 ARE CONIFEROUS AND 17 ARE DECIDUOUS. ADDING THE PROPOSED 10 CONIFEROUS TREES AND 7 DECIDUOUS TREES, THE PROJECT WILL HAVE A TOTAL OF 18 CONIFEROUS TREES AND 24 DECIDUOUS TREES WHEN SITE IS CONSTRUCTED. THERE WILL BE 42 TOTAL TREES AFTER CONSTRUCTION OF THE SITE IS COMPLETED WHICH EXCEEDS THE REQUIRED TOTAL PLANTING OF 32 TREES. ADDITIONALLY, THIS SITE REQUIRES 16 CONIFEROUS TREES AND WE WILL HAVE A TOTAL OF 18 CONIFEROUS TREES WHEN CONSTRUCTION IS COMPLETED.

LANDSCAPING NOTES

1. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEED, FERTILIZED, AND MULCHED.
2. NEW FENCE SHALL BE 6' TALL BLACK CHAIN LINK AND INSTALLED 1' OFF OF PROPERTY LINE UNLESS NOTED OTHERWISE.
3. REMOVE ALL TREES MARKED BY RED "X"
4. PROTECT ALL TREES NOT INDICATED FOR REMOVAL BY RED "X"
5. THIN OUT SMALL TREES AND UNDERBRUSH AS DIRECTED BY LANDSCAPE ARCHITECT TO FACILITATE FENCE CONSTRUCTION. TRIM ALL TREES ADJACENT TO NEW FENCE TO 8' ABOVE GRADE
6. TRIM TREES AS NEEDED TO PROVIDE CLEAR LIGHT PATH TO TOWER
7. PLANT ALL VEGETATION PER SUDAS 2021 EDITION, SECTION 9030 -PLANT MATERIAL AND PLANTING, AND, WDM CODE TITLE 9 ZONING, CHAPTER 19 LANDSCAPING. WHERE CONFLICT OCCURS, WDM CODE SHALL GOVERN.

PLANT SCHEDULE				
SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	QUANTITY
Abies Concolor	Concolor Fir	6 Feet Tall Min., 5 Gal.	Container	5
Celtis Occidentalis	Hackberry	2.5 Inch Dia.	B and B	3
Cornus Alternifolia	Pagoda Dogwood	1.5 inch Dia.	B and B	4
Picea Abies	Norway Spruce	6 Feet Tall Min., 5 Gal.	Container	5

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	CALLEN
		CHECKED	JAP
		APPROVED	JMM
		DATE	08/03/2021
		ISSUED FOR	PRELIMINARY

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

VEENSTRA & KIMM, INC.

ADAMS STREET ELEVATED WATER STORAGE TANK
WEST DES MOINES WATER WORKS

2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596
 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

LANDSCAPE PLAN

FIGURE
6 OF 6

PROJECT 157-159

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-081**

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant, West Des Moines Water Works, and property owner, City of West Des Moines, request approval of the Site Plan for the approximately 3.8-acre property generally located at 2184 SE Adams Street as depicted on the location map included in the staff report. The applicant requests approval to construct a 195-foot-tall elevated water storage structure, 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-005207-2021), 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 September 27, 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 September 27, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary