CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: November 1, 2021

ITEM: Scooter's Coffee, 4520 University Avenue – Approve Major Modification to Site Plan to allow construction of a Scooter's Coffee kiosk – Shoppes at Three Fountains, L.C. – MaM-005308-2021

Resolution: Approval of Major Modification to Site Plan

Background: Brad Freeman with Olsson, on behalf of the applicant, ARC Holdings, LLC, and property owner, Shoppes at Three Fountains, L.C., requests approval of a Major Modification to Site Plan for the approximately 12-acre Three Fountains Commercial property generally located between 4502 and 4570 University Avenue. The applicant proposes to construct an approximately 560 square foot Scooter's Coffee kiosk building with a drive-thru, associated parking area and site improvements in the parking lot on the north side of the Barnes & Noble building.

Staff Review & Comment:

- *Financial Impact:* There are no financial impacts to the City anticipated with this request other than staff time needed for processing applications and permits and inspections.

- *History:* On October 4, 2021, the City Council approved an amendment to the Three Fountains Commercial PUD Ordinance which governs development of this site to allow the Scooter's Coffee kiosk to be located on the site as requested.

- *Key Development Aspects:*
    1. *Drive-Through Uses:* City Code requires 11 vehicle queuing spaces with 5 designated for the ordering station for drive through uses. The drive-through queuing length was amended in the Three Fountains Commercial PUD for establishments with less than 1,000 square feet of gross floor area serving only beverages via the drive through. For these establishments, a total of 9 vehicle queuing spaces (4 of which are required to be designated for the ordering station) shall be required. This reduction in the number of vehicles to be accommodated within the queue lane shall only be permitted if an associated traffic study indicates no anticipated impact to adjoining public streets or a main vehicle drive aisle within the development. The traffic study that was prepared for the Scooter's Coffee kiosk stated that the proposed site will meet this requirement.
    2. *Building Setback*: The Scooters Coffee kiosk building is proposed to be constructed in front of the Barnes & Noble building on this site in place of the free-standing ATM. The proposed location of the building did not meet the original PUD required 120' building setback from University Avenue. The Scooters building is proposed to be setback 50' from the front property line along University Avenue, which is in line with the existing PUD setback requirement of 50' along 50th Street and Corporate Drive which also border the PUD. The PUD was amended to allow the reduced 50' building setback for the proposed kiosk building.

- *Traffic Impact Study Findings:* A traffic study was completed for the proposed Scooter's Coffee kiosk drive-thru site. The amount of vehicle stacking as proposed (9 vehicles or approximately 190 feet) is expected to be adequate during typical weekday mornings, based on data of other coffee shops observed by City Engineering Services staff.

- *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:	October 25, 2021
Vote:	4-0 for approval, with Commissioners Crowley and Conlin absent and Commissioner Davis abstaining due to a potential conflict of interest
Recommendation:	Approval of Major Modification to Site Plan

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

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Plan and Zoning Commission	October 25, 2021
City Council	November 1, 2021

Staff Report Reviews:

Plan & Zoning Commission	☒ Development Coordinator (or) ☒ Director	☒ Legal Department
City Council	☒ Director ☐ Appropriations/Finance	☒ Legal Department ☑ 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	6/7/21
Recommendation	☒ Yes ☐ No ☐ Split

Location Map

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

SCOOTER'S COFFEE KIOSK

4520 UNIVERSITY AVENUE
IN WEST DES MOINES, POLK COUNTY, IOWA 50266

PROJECT TEAM & UTILITY CONTACT LIST

OWNER
R&R REALTY GROUP
1080 JORDAN CREEK PKWY, SUITE 200 N
WEST DES MOINES, IA 50266
CONTACT: JEREMY SHEPHERD, P.E.
PHONE: 515.223.4500
EMAIL: SHEPHERD.JEREMY@RRREALTY.COM

ENGINEER
OLSSON
1717 INGERSOLL AVE, SUITE 111
DES MOINES, IA 50309
CONTACT: BRAD FREEMAN, P.E.
PHONE: 515.867.2755
EMAIL: bfreeman@olsson.com

SURVEY
OLSSON
1717 INGERSOLL AVE, SUITE 111
DES MOINES, IA 50309
CONTACT: SCOTT CATRON, P.L.S.
PHONE: 515.867.2769
EMAIL: scatron@olsson.com

UTILITY SERVICE NUMBERS

WATER
NAME: WEST DES MOINES WATER WORKS
CONTACT: WILLIAM MABUCE
PHONE: 515.222.3510

WASTE WATER
NAME: CITY OF WEST DES MOINES
CONTACT: MIKE COUGHLON
PHONE: 515.222.3538

NATURAL GAS & ELECTRIC
NAME: MIDAMERICAN
CONTACT: CRAIG RANFELD
PHONE: 515.252.6632

FIBER OPTIC
NAME: FIBER PATH WEST, LLC
CONTACT: LUKE ANDERSON
PHONE: 515.223.4500

PROPERTY DESCRIPTION

WARRANTY DEED BOOK 8275 PAGE 99
LOT 2, THREE FOUNTAINS PLAT NO. 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

CITY OF WEST DES MOINES VERTICAL CONTROL NETWORK

BENCHMARK	015	073
NAVD88 (FT)	972.37	944.92
WDM DATUM (FT)	198.36	170.91
NAD83 NORTHING	583168.8	583155.3
NAD83 EASTING	1561072.9	1562200.6
SECTION	06	06
TOWNSHIP	T78N	T78N
RANGE	R25W	T25W
COUNTY	POLK	POLK
DESCRIPTION	STANDARD BENCHMARK	STANDARD BENCHMARK
LOCATION	INTERSCTION OF 59TH PLACE AND UNIVERSITY AVENUE, SOUTHEAST CORNER OF INTERSECTION, 3 FEET NORTH OF SOUTH RIGHT-OF-WAY LINE, 147 EAST OF CENTERLINE OF 59TH PLACE	INTERSECTION OF WEST LAKES PARKWAY AND UNIVERSITY AVENUE, SOUTHEAST CORNER OF INTERSECTION, 58.5 FEET EAST OF CENTERLINE OF WEST LAKES PARKWAY, 73.0 FEET SOUTH OF CENTERLINE OF UNIVERSITY AVENUE

VICINITY MAP
SCALE: 1" = 500'

SHEET LIST

NUMBER	TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	EROSION CONTROL PLAN
C6.0	STORM MANAGEMENT PLAN
C7.0	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS & NOTES

SITE DATA

PROPOSED USE	COFFEE KIOSK
REQUIRED PARKING	10 SPACES/1,000 GFA X (561 GFA) = 6 SPACES
PROPOSED PARKING	6 SPACES
EXISTING LOT AREA	531,718 SF / 12.21 ACRE
EXISTING IMPERVIOUS AREA	9,724 SF (80.8%)
EXISTING PERVIOUS AREA	2,316 SF (19.2%)
TOTAL DISTURBED AREA	12,040 SF / 0.28 ACRE
PROPOSED GROSS FLOOR AREA	561 SF
PAVEMENT/PARKING/SIDEWALK AREA	5,927 SF
TOTAL IMPERVIOUS AREA/ (% OF DISTURBED AREA)	6,488 SF/ (53.9%)
TOTAL PERVIOUS AREA/ (% OF DISTURBED AREA)	5,552 SF/ (46.1%)
EXISTING/PROPOSED LAND USE	SUPPORT COMMERCIAL (SC) (NO CHANGE)
PLANNED UNIT DEVELOPMENT (PUD)	THREE FOUNTAINS COMMERCIAL
EXISTING/PROPOSED ZONING	PUD – BUSINESS & COMMERCIAL (NO CHANGE)
EXISTING BUILDING SETBACK	120' FROM UNIVERSITY AVENUE ULTIMATE R.O.W.
PROPOSED BUILIDNG SETBACK	50' FROM UNIVERSITY AVENUE ULTIMATE R.O.W.

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
2. ALL WORK AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS, PLANS AND DETAILS SHOWN HEREIN, AND THE 2020 IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS). IN THE CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
3. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY AND OWNER. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND GOVERNING AGENCY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THE PROJECT. THIS SHALL INCLUDE THE SAFETY OF HIS OWN PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, AND ENSURE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
5. THE CONTRACTOR SHALL CONTACT IOWA ONE-CALL AT #811 OR 800-292-8989 A MINIMUM OF 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) IN ADVANCE OF ANY EXCAVATION.
6. THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE AND HAVE BEEN SHOWN FROM AVAILABLE SURVEYS AND/OR RECORDS. THERE MAY BE ADDITIONAL UTILITIES PRESENT, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE, EXACT LOCATION/SIZE, ADEQUATELY PROTECT/SUPPORT, AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL INCLUDE, AT NO ADDITIONAL COST, ANY POTHOLING OR EXPLORATORY EXCAVATIONS NECESSARY TO LOCATE EXISTING UTILITIES. UTILITIES SHALL BE LOCATED SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING FACILITIES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE GOVERNING AGENCY AND/OR THE UTILITY OWNER.
7. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED IN THE PLANS, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR SPECIFICATIONS. DO NOT SCALE DRAWINGS – USE ONLY DIMENSIONS PROVIDED ON THESE PLANS.
9. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES, AND SHALL PROVIDE ALL WORK AND MATERIALS NECESSARY TO CONSTRUCT THE PROJECT IN ITS ENTIRETY.
10. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE THERETO AND SHALL PROVIDE TEMPORARY FENCING, BARRICADES, SUPPORTS, RESTRAINTS, AND /OR BRACING WHERE REQUIRED TO PROTECT EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED AND/OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
11. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMANENT EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES, AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AND LOCAL FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS/FIRE SUPPRESSION TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY AND SHALL PROPERLY PROTECT AND BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE. STORAGE, LOSS DUE TO THEFT, OR VANDALISM OF MATERIALS AND EQUIPMENT (SECURED OR UNSECURED) WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
15. TEMPORARY POWER, TELEPHONE, AND WATER FOR THE SITE IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED.
16. CONTRACTOR SHALL REFER TO OTHER DRAWINGS ISSUED BY ARCHITECT, STRUCTURAL, ELECTRICAL, AND MECHANICAL ENGINEERS. ENSURE COORDINATION OF EXACT LOCATION AND DIMENSIONS OF BUILDINGS, EXITS, RAMPS, UTILITY ENTRANCE LOCATIONS AND GRADES AROUND THE BUILDING. IMMEDIATELY NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES.
17. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE WORK. ALL TRAFFIC CONTROL DEVICES AND METHODS OF CONTROLLING TRAFFIC THROUGH CONSTRUCTION ZONES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD, AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS. ADDITIONAL WORK IN THE RIGHT-OF-WAY OR TRAFFIC CONTROL PERMITS MAY BE NECESSARY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
18. IF UNANTICIPATED HAZARDOUS MATERIALS OF ANY KIND ARE ENCOUNTERED IN THE WORK, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL CONSTRUCTION OPERATIONS AND NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR FURTHER DIRECTION.
19. ALL DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY.
20. DURING DEMOLITION OPERATIONS, THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES USING MEANS OF THEIR CHOICE.
21. THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN. THE CONTRACTOR(S) MUST ADHERE TO GOOD HOUSEKEEPING BEST MANAGEMENT PRACTICES AT ALL TIMES. GOOD HOUSEKEEPING BEST MANAGEMENT PRACTICES FOCUS ON KEEPING THE WORK SITE CLEAN AND ORDERLY WHILE HANDLING MATERIALS AND WASTE IN A MATER THAT ELIMINATES THE POTENTIAL FOR POLLUTANT RUNOFF.
22. IN ORDER TO ATTAIN FINAL CERTIFICATION OF OCCUPANCY APPROVAL, DOCUMENTATION WILL BE REQUIRED FROM THE GENERAL CONTRACTOR VIA THE GRADING CONTRACTOR/SOIL EROSION CONTROL CONTRACTOR/OR THE PROJECT CIVIL ENGINEER THAT THE PROJECT MEETS THE CURRENT TOPSOIL PERSERVATION REQUIREMENTS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR).
23. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENT, AND/OR ANY CONNECTION TO PUBLIC SEWER AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARDS CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
24. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC RIGHT R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY OF WEST DES MOINES ENGINEERING SERVICES (515-222-3475) 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.
25. ANY CHANGES TO THE PLANS SHALL BE APPROVED IN WRITING BY THE CITY OF WEST DES MOINES. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE WITHOUT CITY APPROVAL.
26. THE CONTRACTOR SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.
27. APPROVED ACCESS WITHIN 100-FEET OF ALL SIDES OF THE BUILDING SHALL BE PROVIDED AS SOON AS CONSTRUCTION OF THE BUILDING STARTS. THE APPARATUS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THE ADAPTED IFC SECTION n502.2 AND SHALL EXTEND TO WITHIN 100-FEET OF ALL EXTERIOR WALLS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.
28. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
29. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
30. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES (515-222-3480) FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE

LICENSED PROFESSIONAL ENGINEER
BRADLEY A. FREEMAN
P25470
IOWA

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.

SIGNATURE: Bradley Freeman 10/19/2021
NAME: BRADLEY A. FREEMAN DATE

LICENSE NUMBER P25470
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS: C0.0 – C6.0

811 Know what's below. Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

olsson
1717 Ingersoll Ave
Suite 111
Des Moines, IA 50309
TEL 515.331.6517

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION
1	09.14.2021	CITY COMMENTS
2	10.01.2021	CITY COMMENTS
3	10.13.2021	CITY COMMENTS

COVER SHEET

SCOOTER'S COFFEE
CONSTRUCTION DOCUMENTS

WEST DES MOINES, IOWA

2021

drawn by:	GAB
checked by:	BAF
approved by:	BAF
QA/QC by:	BAF
project no.:	021-04592
drawing no.:	C_TTL01_02104592
date:	08.09.2021

SHEET
C0.0

DWG: Z:\2021\04501-05000\021-04592\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_TTL01_02104592.dwg USER: afunke
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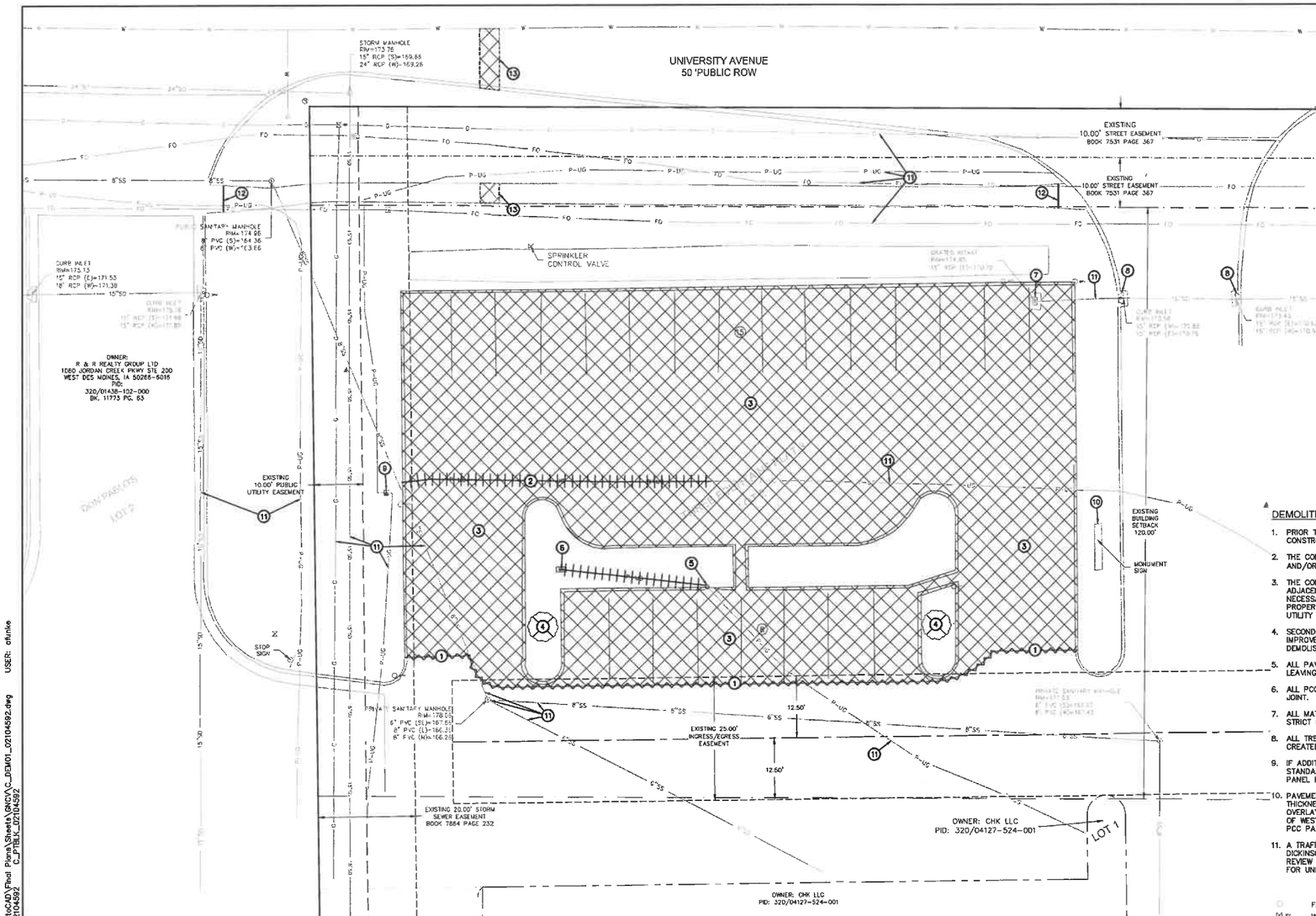

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0' 5' 10' 20'
SCALE IN FEET

DEMOLITION KEYNOTES/LEGEND

1. SAWCUT CLEAN EDGE OF CONCRETE PAVING AND REMOVE EXISTING PAVEMENT
2. REMOVE EXISTING UNDERGROUND ELECTRIC. FIELD VERIFY ROUTING AND NOTIFY UTILITY PROVIDER AND AFFECTED PROPERTIES BEFORE REMOVAL. TO BE REROUTED PER UTILITY PLAN C4.0
3. REMOVE PCC PAVEMENT
4. REMOVE TREE
5. SALVAGE LIGHT POLE AND MOVE TO NEW LOCATION (SEE SITE PLAN C2.0)
6. REMOVE EXISTING ATM
7. PROTECT EXISTING AREA INLET
8. PROTECT CURB INLET
9. PROTECT EXISTING ELECTRICAL TRANSFORMER (RAISE PAD PER GRADING PLAN C3.0)
10. PROTECT EXISTING SIGN
11. PROTECT EXISTING UTILITIES
12. INSTALL SIDEWALK CLOSURE SIGN PRIOR TO SIDEWALK REMOVAL FOR WATER SERVICE
13. PUBLIC PAVEMENT REMOVAL LIMITS. CONTACT CITY OF WEST DES MOINES ENGINEERING SERVICES FOR UNIVERSITY AVENUE LANE CLOSURE PERMIT.

DEMOLITION PLAN NOTES

1. PRIOR TO ANY DEMOLITION EROSION CONTROL MEASURES AND CONSTRUCTION FENCING SHALL BE INSTALLED.
2. THE CONTRACTOR SHALL COORDINATE ALL ITEMS TO BE SALVAGED AND/OR PROTECTED WITH SITE OWNER AND UTILITY OWNERS.
3. THE CONTRACTOR SHALL NOT INTERRUPT ANY UTILITY SERVICES TO ANY ADJACENT PROPERTIES. SHOULD ANY INTERRUPTIONS BECOME NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY AND UTILITY OWNER AND MINIMIZE THE LENGTH OF TIME THE UTILITY IS INTERRUPTED TO THE GREATEST EXTENT POSSIBLE.
4. SECONDARY WIRING, SERVICES, IRRIGATION AND OTHER MINOR SITE IMPROVEMENTS THAT ARE NOT TO REMAIN IN SERVICE ARE TO BE DEMOLISHED AND REMOVED.
5. ALL PAVEMENT SAWCUTS ARE TO BE MADE IN STRAIGHT, CLEAN LINES LEAVING A CLEAN AND STABLE EDGE AT FULL PAVEMENT DEPTH.
6. ALL PCC PAVEMENT AND ALL CURB SHALL BE REMOVED TO NEAREST JOINT.
7. ALL MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN STRICT CONFORMANCE WITH LOCAL CODES AND ORDINANCES.
8. ALL TREE REMOVAL SHALL INCLUDE STUMPS AND ROOTS. DEPRESSIONS CREATED SHALL BE FILLED TO PROVIDE DRAINAGE.
9. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX CUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.
10. PAVEMENT REPLACEMENT FOR CITY STREET WILL MATCH EXISTING PCC THICKNESS PLUS ONE INCH. MATCH EXISTING HMA THICKNESS FOR OVERLAY. PCC PATCH WILL NEED TO BE REINFORCED. VERIFY WITH CITY OF WEST DES MOINES ENGINEERING SERVICES PRIOR TO PLACING THE PCC PATCH WITH HMA.
11. A TRAFFIC CONTROL PLAN WILL NEED TO BE PROVIDED TO JIM DICKINSON--CITY OF WEST DES MOINES ENGINEERING SERVICES FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A LAND CLOSURE PERMIT FOR UNIVERSITY AVENUE.

LEGEND

FIRE HYDRANT
WATER VALVE
FIBER OPTIC VAULT
ELECTRIC METER
ELECTRIC TRANSFORMER
ELECTRIC BOX
TRAFFIC SIGNAL MANHOLE
LIGHT POLE
POWER POLE
STORM MANHOLE
SANITARY MANHOLE
SIGN
BOLLARD
SPRINKLER HEAD
DECIDUOUS TREE
FOUND MONUMENT (TYPE AS NOTED)
SET 1/2" REBAR W/ PINK PLASTIC CAP #22232
SECTION CORNER (TYPE AS NOTED)

BOUNDARY
PROPERTY LINE
SECTION LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
CENTERLINE
CURB AND GUTTER
STORM SEWER
SANITARY SEWER
WATER MAIN FROM MAP
UNDERGROUND POWER
FIBER OPTIC

olsson
1717 Ingersoll Ave
Suite 111
Des Moines, IA 50309
TEL 515.331.6517
www.olsson.com

REVISIONS

REC. NO.	DATE	REVISIONS DESCRIPTION
1	06.14.2021	CITY COMMENTS
2	10.07.2021	CITY COMMENTS
3	10.13.2021	CITY COMMENTS

EXISTING CONDITIONS AND DEMOLITION PLAN

SCOOTER'S COFFEE
CONSTRUCTION DOCUMENTS

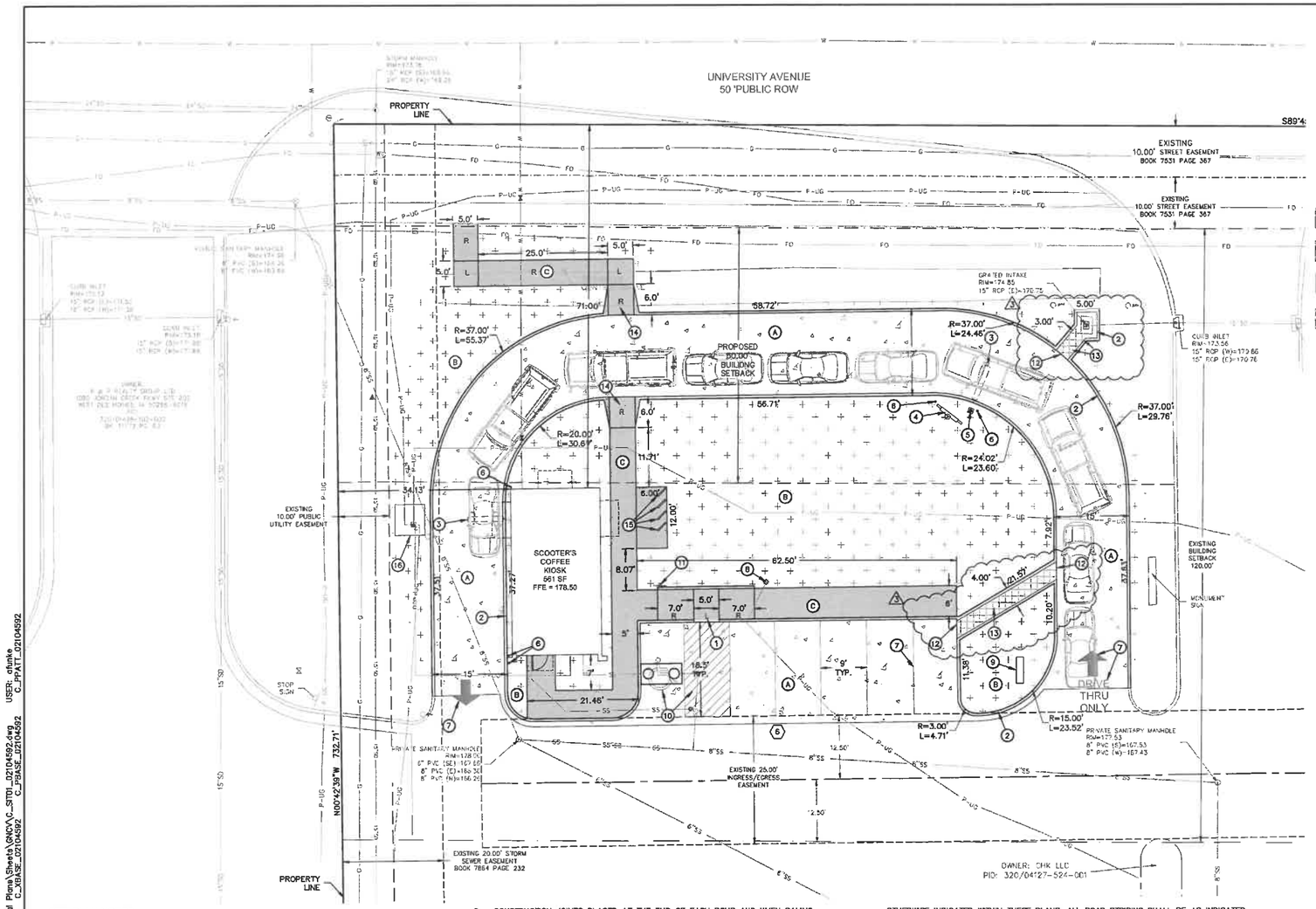
2021

WEST DES MOINES, IOWA

drawn by: ALF
checked by: BAE
approved by: BAE
QA/QC by: BAE
project no.: 021-04592
drawing no.: C_DEMO1_02104592
date: 06.06.2021

SHEET
C1.0

DWG: Z:\2021\04501-05000\021-04592\40-Design\AutoCAD\Final Plans\Sheets\GNCIV\C_DEMO1_02104592.dwg USER: cfunke
DATE: Oct 19, 2021 10:07am XREFS: C_XBASE_02104592 C_PTBLK_02104592



SITE PLAN LEGEND

- (A) PROPOSED CONCRETE PAVEMENT (REF: DETAIL SHEET C7.0)
- (B) PROPOSED LANDSCAPE AREA, KENTUCKY BLUEGRASS SOD (REF: SHEET L1.0 FOR ADDITIONAL INFORMATION)
- (C) PROPOSED CONCRETE SIDEWALK (REF: DETAIL SHEET C7.0)
- PROPOSED CONCRETE FLUME (REF: DETAIL SHEET C7.0)
- (#) PARKING STALL COUNT
- R ADA RAMP
- L ADA LANDING

KEYNOTES:

1. PROPOSED IN-LINE ADA RAMP (REF: DETAIL SHEET C7.0)
2. STANDARD CURB (REF: DETAIL SHEET C7.0)
3. LOOP SENSOR (REF: ARCH PLANS)
4. MENU BOARD (REF: ARCH PLANS)
5. SPEAKER POST (REF: ARCH PLANS)
6. BOLLARD (REF: DETAIL SHEET C7.0)
7. YELLOW PAINTED PAVEMENT MARKING (CONFORM TO MUTCD LATEST VERSION)
8. PROPSOED LOCATION FOR SALVAGED LIGHT POLE
9. DIRECTIONAL SIGN (REF: ARCH PLANS)
10. ADA PAVEMENT MARKING (REF: DETAIL SHEET C7.0)
11. ADA PARKING SIGN (REF: DETAIL SHEET C7.0)
12. CURB CUT (REF: DETAIL SHEET C7.0)
13. CONCRETE FLUME (REF: DETAIL SHEET C7.0)
14. PROPOSED PERPENDICULAR ADA CURB RAMPS (REF: DETAIL SHEET C7.0)
15. BIKE RACK (REF: DETAIL SHEET C7.0)
16. PROPOSED ELECTRICAL TRANSFORMER PAD (6'x6')

SITE PLAN NOTES

1. ALL PAVEMENT DIMENSIONS ARE TO BACK OF CURB, OR EDGE OF PAVEMENT WHERE NO CURB IS PRESENT, UNLESS OTHERWISE NOTED. DIMENSIONED TIES BETWEEN PROPERTY LINES AND BUILDING FACES OR PAVEMENT ARE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ANY ADJUSTMENTS NECESSARY FOR FOUNDATIONS, BEDDING EXTENSIONS, SURCHARGING, ETC.
2. INSTALLED PAVEMENT SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS. INSTALLED CURB & GUTTER SHALL MATCH EXISTING CURB & GUTTER IN SIZE AND TYPE OR CONTRACTOR SHALL INCLUDE A TRANSITION FROM NEW TO EXISTING OF NO LESS THAN 5' AS MEASURED ALONG BACK OF CURB.
3. ALL ASPHALT PAVING SHALL BE IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. WHERE NOT COVERED BY THE ABOVE, ASPHALT PAVING SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF IOWA DEPARTMENT OF TRANSPORTATION.
4. ALL PCC PAVING SHALL BE IN CONFORMANCE WITH LOCAL CODES AND ORDINANCES AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. WHERE NOT COVERED BY THE ABOVE, PCC PAVING SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF IOWA DEPARTMENT OF TRANSPORTATION.
5. CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS FOLLOWS (REFER TO HARDSCAPE PLANS FOR SPECIFIC TREATMENT OF THESE AREAS):
   A. CONTROL JOINTS SPACED AS SHOWN IN THESE PLANS OR AT INTERVALS NOT GREATER THAN 1.5x PANEL WIDTH OR 12 FEET (WHICHEVER IS SMALLER).
   B. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT TO ¼ THE SLAB THICKNESS. LOCAL STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE WHERE MORE STRICT THAN THOSE LISTED HERE.
   C. CONSTRUCTION JOINTS PLACED AT THE END OF EACH POUR AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE.
   D. ISOLATION JOINTS PLACED WHERE THE PAVEMENT ABUTS THE BUILDING, DRAINAGE STRUCTURES AND OTHER FIXED STRUCTURES, CONSTRUCTED WITH A 1/2" NON-EXTRUDING FILLER, CLOSED-CELL FOAM RUBBER OR A BITUMEN-TREATED FIBER-BOARD, AND WITH A THICKENED EDGE, INCREASED BY 20 PERCENT, TAPERED TO THE REGULAR THICKNESS IN 5 FEET.
   E. ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT SEALANT MATERIAL.
6. ACCESSIBLE PARKING
   A. STALLS SHALL BE SIGNED WITH CITY/ADA APPROVED SIGN AND CONSTRUCTED IN STRICT ACCORDANCE WITH CITY/ADA CODES AND ORDINANCES.
   B. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2.00 PERCENT IN ANY DIRECTION. ACCESSIBLE SIDEWALKS HAVE A MAXIMUM CROSS SLOPE OF 2 PERCENT AND A MAXIMUM LONGITUDINAL SLOPE OF 5 PERCENT.
   C. STALLS SHALL BE MARKED BY THE INTERNATIONAL HANDICAPPED SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH SHARP EDGES AND ENDS.
7. PAVEMENT MARKINGS SHALL NOT BE APPLIED UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ARCHITECT AND ENGINEER, THE INSTALLED PAVEMENT IS ALLOWED TO AGE AS RECOMMENDED BY THE MANUFACTURER (MINIMUM OF 24 HOURS), AND THE PAVEMENT SURFACE HAS BEEN SWEPT AND CLEANED.
8. PAVEMENT MARKINGS SHALL INCLUDE TRAFFIC LANES, PARKING BAYS, AREAS RESTRICTED TO HANDICAPPED PERSONS, CROSSWALKS, AND OTHER DETAIL PAVEMENT MARKINGS SHOWN IN THESE PLANS.
9. ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE WHITE STRIPES UNLESS OTHERWISE INDICATED WITHIN THESE PLANS. ALL ROAD STRIPING SHALL BE AS INDICATED WITHIN THESE PLANS.
10. CURBS AT FIRE LANES AS DESIGNATIONS BY THE FIRE MARSHAL SHALL BE PAINTED OR OTHERWISE INDICATED PER CITY OF WEST DES MOINES AND ORDINANCES.
11. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS (FHMS) AND WEST DES MOINES CODES AND ORDINANCES. USE FLAT BLACK, WHITE, OR YELLOW AS DIRECTED WITHIN PLANS OR IN CONFORMANCE WITH THE FHMS. UNLESS OTHERWISE SPECIFIED USE LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH FS TT-P-1952 WITH DRYING TIME OF LESS THAN 45 MINUTES.
12. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN AND A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.

olsson
1717 Ingersoll Ave
Suite 111
Des Moines, IA 50309
TEL 515.331.6517 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION
1	08.13.2021	CITY COMMENTS
2	10.01.2021	CITY COMMENTS
3	10.13.2021	CITY COMMENTS

REVISIONS

SITE PLAN

SCOOTER'S COFFEE
CONSTRUCTION DOCUMENTS

2021

WEST DES MOINES, IOWA

drawn by: ALF
checked by: BAF
approved by: BAF
QA/QC by: BAF
project no: 021-04502
drawing no.: C_SITE1_02104592
date: 09.09.2021

SHEET
C2.0

DWG: Z:\2021\04501-05000\021-04592\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_SITE1_02104592.dwg USER: cfunke
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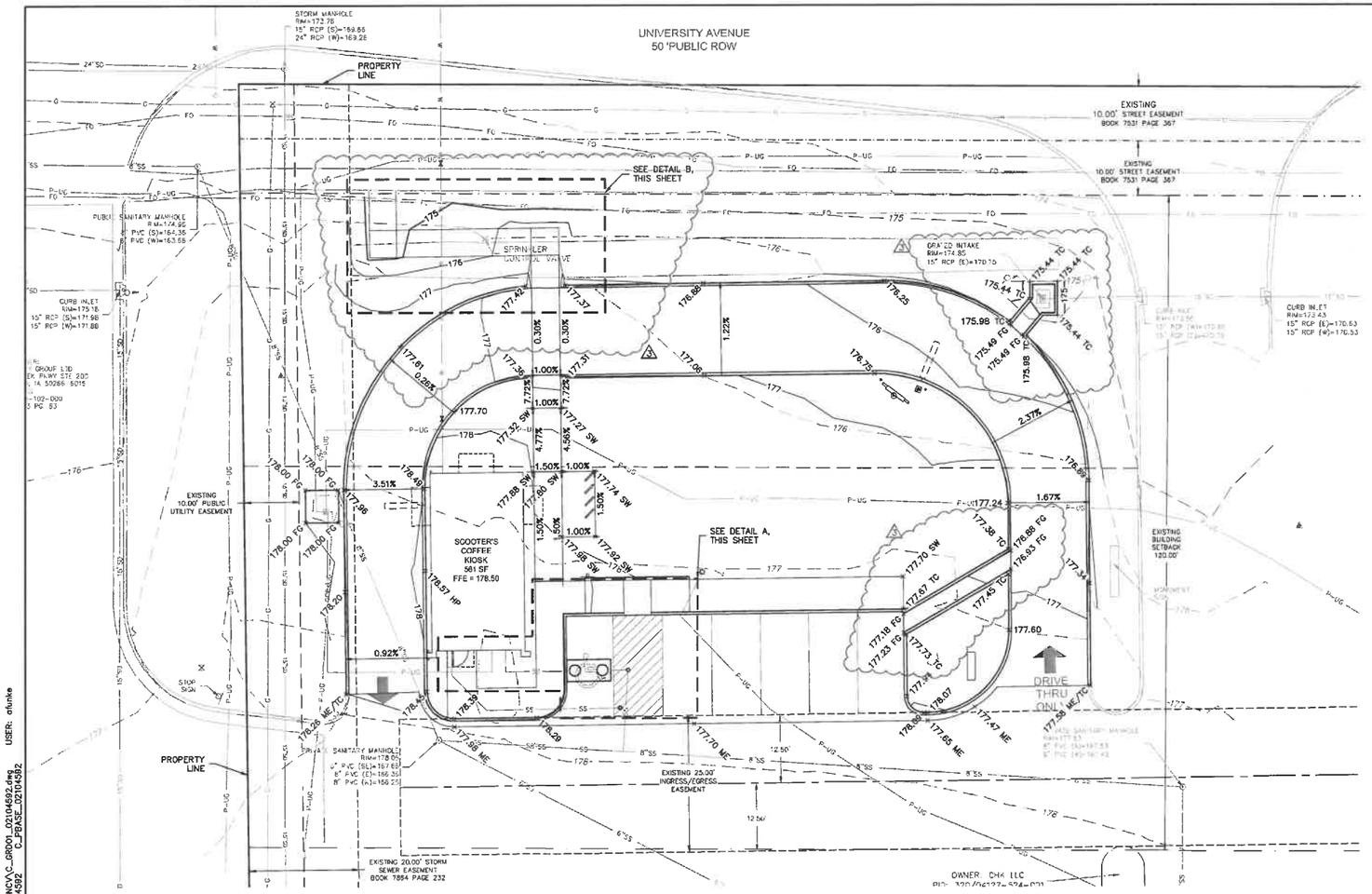
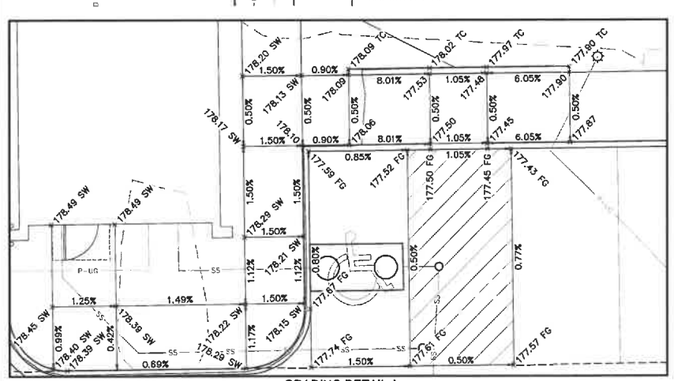
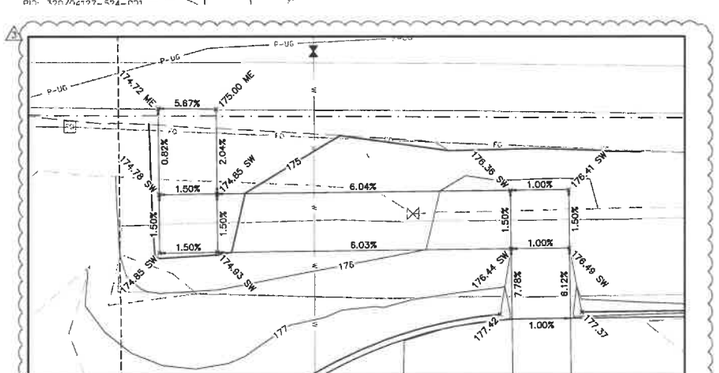




GRADING DETAIL A
SCALE: 1" = 5'



GRADING DETAIL B
SCALE: 1" = 5'

N

0' 5' 10' 20'
SCALE IN FEET

GRADING PLAN NOTES

1. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE. SURFACE OF PAVEMENT, TOP OF CURBS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT PAVEMENT DEPTH FROM ELEVATIONS SHOWN.
2. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
3. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
4. SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, TOP OF CURB, OR FINISHED GRADE UNLESS OTHERWISE INDICATED. (SEE LEGEND)

SPOT ELEVATION ABBREVIATIONS

X.X %	SLOPE
TS	TOP OF STRUCTURE
FG	FINISHED GRADE
ME	MATCH EXISTING
SW	SIDEWALK
HP	HIGH POINT

LEGEND

1345	EXISTING MAJOR CONTOUR
1346	EXISTING MINOR CONTOUR
1345	PROPOSED MAJOR CONTOUR
1346	PROPOSED MINOR CONTOUR
	PROPERTY LINE
	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	SECTION LINE

olsson
1717 Ingersoll Ave
Suite 101
Des Moines, IA 50309
TEL 515.331.6517 www.olsson.com

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3	10.13.2021	CITY COMMENTS

REVISIONS

GRADING PLAN

SCOOTER'S COFFEE
CONSTRUCTION DOCUMENTS

2021

WEST DES MOINES, IOWA

drawn by: ALF
checked by: BAF
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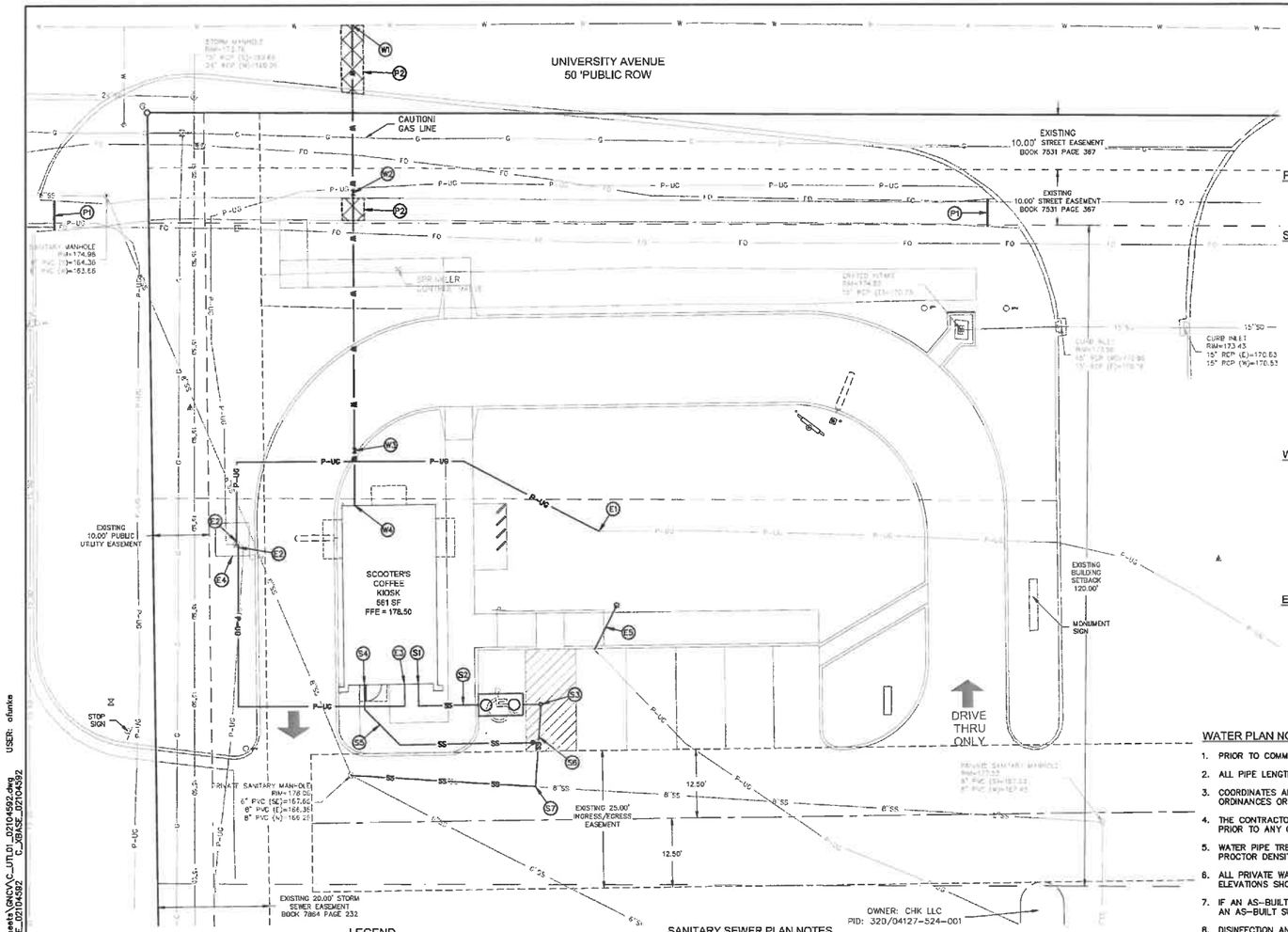

LEGEND

SS	PROOPSED SANITARY SEWER		EXISTING UNDERGROUND POWER LINE
W	PROPOSED WATER LINE		EXISTING FIBER OPTIC
P-UG	PROPSOED UNDERGROUND POWER LINE		EXISTING GAS LINE
COMM	EXISTING COMMUNICATION LINE		PROPERTY BOUNDARY
	EXISTING STORM SEWER		PROPERTY LINE
SS	EXISTING SANITARY SEWER		RIGHT OF WAY LINE
W	EXISTING WATER LINE		ROAD CENTER LINE
			SETBACK LINE

DRY UTILITY PLAN NOTES

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH UTILITY OWNER.
2. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND AND WITHIN CONDUIT UNLESS OTHERWISE SPECIFIED IN THESE PLANS. IF NOT SPECIFIED, ALL CONDUIT SHALL BE IN CONFORMANCE WITH UTILITY OWNER STANDARDS AND SPECIFICATIONS.
3. TELEPHONE AND COMMUNICATION SERVICE ROUTING AND CONDUITS, IF SHOWN AT ALL, ARE SUGGESTED ALIGNMENTS ONLY. CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AS REQUIRED BY MEP AND RELATED PLANS AS WELL AS SERVICE PROVIDER PRIOR TO PAVEMENT INSTALLATION.
4. ALL CONDUIT SHALL BE SCHEDULE 40 PVC PIPE AND SIZED PER MEP PLANS OR AS NOTED. CONDUIT SHALL BE SUFFICIENTLY FLEXIBLE TO ALLOW IT TO CONFORM TO MINOR CHANGES IN TRENCH DIRECTION OR ELEVATION. ALL OTHER BENDS SHALL BE MADE USING PRE-FORMED SWEEPS.
5. CONTACT BUILDING INSPECTION (515.222.3830) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.

IRRIGATION NOTES

1. CONTRACTOR SHALL COORDINATE IRRIGATION RESTORATION WITH THE LANDLORD/PROPERTY OWNER. NEW PRODUCTS/MATERIALS SHALL MATCH EXISTING IRRIGATION SYSTEM.

SANITARY SEWER PLAN NOTES

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF WEST DES MOINES.
2. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE LID DURING INSTALLATION.
4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF SANITARY SEWER.
5. SANITARY SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
6. MANHOLE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO ½ THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE MANHOLE.
7. PIPE PENETRATIONS SHALL BE USE GASKETS TO ENSURE WATERTIGHT SEALS.
8. TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.
9. SEWER LINE INSPECTIONS AND TESTING MUST BE SCHEDULED A MINIMUM OF TWO FULL BUSINESS DAYS IN ADVANCE. CONTRACTOR SHALL FURNISH ALL TESTING EQUIPMENT. TESTING SHALL INCLUDE
   A. MANDREL TEST OF ALL GRAVITY SEWERS. IF THE MANDREL TEST FAILS ON ANY SECTION OF PIPE, THAT SECTION SHALL BE UNCOVERED AND REPLACED.
   B. AIR PRESSURE TEST OF ALL GRAVITY SEWERS.
   C. VACUUM TEST OF ALL MANHOLES.
10. GRAVITY SANITARY SEWER AND WATER LINES SHALL BE SEPARATED BY A MINIMUM OF 10'HORIZONTALLY WHEN PARALLEL AND 2'VERTICALLY WHEN CROSSING. WATER LINES SHALL CROSS ABOVE SANITARY SEWERS.
11. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.

PUBLIC WORK KEYNOTES

- (P1) INSTALL SIDEWALK CLOSURE SIGN PRIOR TO SIDEWALK REMOVAL FOR WATER SERVICE CONNECTION.
- (P2) PUBLIC PAVEMENT REMOVAL LIMITS. CONTACT CITY OF WEST DES MOINES ENGINEERING SERVICES FOR UNIVERSITY AVENUE LANE CLOSURE PERMIT.

SANITARY SEWER KEYNOTES

- (S1) SANITARY SEWER LOCATION AT BUILDNG CONNECTION, REFERENCE MEP PLANS FOR CONTINUATION
  INV. ELEVATION = 175.01
- (S2) INSTALL 15 LF OF 4" SCHEDULE 40 PVC PRIVATE SANITARY SEWER LINE @ 1.0% MIN. AND INSTALL 1,000 GALLON GREASE INTERCEPTOR, REFERENCE MEP PLANS.
  INV. ELEVATION IN = 174.71
  INV. ELEVATION OUT = 174.71
- (S3) INSTALL 4" SANITARY SEWER CLEANOUT, SEE DETAIL ON SHEET C7.0, AND 6 LF OF 4" SCHEDULE 40 PVC PRIVATE SANITARY SEWER LINE @ 1.0% MIN.
  INV. ELEVATION = 174.69
- (S4) SANITARY SEWER LOCATION AT BUILDING CONNECTION, REFERENCE MEP PLANS FOR CONINUATION
  INV. ELEVATION = 175.01
- (S5) INSTALL 39 LF OF 4" SCHEDULE 40 PVC PRIVATE SANITARY SEWER LINE @ 1.0% MIN. AND 4" SANITARY SEWER CLEANOUT, SEE DETAIL ON SHEET C7.0.
- (S6) INSTALL 4"X4"X4" TEE AND 8 LF RISER OF 4" SCHEDULE 40 PVC PRIVATE SANITARY SEWER LINE.
  INV. ELEVATION = 174.63
- (S7) CONNECT TO EXISTING SANITARY SEWER MAIN WITH SADDLE CONNECTION PER DES MOINES METRO WASTEWATER RELAMATION AUTHORITY. CONTRACTOR TO VERIFY EXISTING SANITARY MAIN INVERT AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
  INV. ELEVATION = 166.62

WATER KEYNOTES

- (W1) CONNECT TO EXISTING WATER MAIN WITH TAPPING SLEEVE PER WEST DES MOINES WATER WORKS STANDARDS. CONTRACTOR TO VERIFY EXISTING WATER MAIN INVERT AND NOTIFY ENGINEER OF ANY DISCREPANCIES. SCHEDULE WATER MAIN TAP WITH WEST DES MOINES WATER WORKS DISTRIBUTION (515.222.3465).
- (W2) INSTALL 30 LF OF 1-1/2" PRIVATE WATER LINE AND INSTALL 1-1/2" CURB STOP 1' NORTH FROM PUBLIC SIDEWALK PER WEST DES MOINES WATER WORKS STANDARDS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- (W3) INSTALL 46 LF OF 1-1/2" PRIVATE WATER LINE AND INSTALL 1-1/2" CURB STOP WITH CURB BOX SLEEVE 10' FROM THE BUILIDNG PER WEST DES MOINES WATER WORKS STANDARDS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- (W4) INSTALL 10 LF OF 1-1/2" PRIVATE WATER LINE AND CONNECT TO BUILDING. NOTIFY ENGINEER OF ANY DISCREPANCIES. REFERENCE MEP PLANS FOR CONTINUATION.

ELECTRICAL KEYNOTES

- (E1) CONNECT TO EXISTING CONDUIT. INSTALL 84 LF OF PVC CONDUIT AROUND PROPOSED BUILIDNG. COORDINATE WITH UTILITY PROVIDER.
- (E2) CONNECT TO EXISTING POWER SOURCE PER UTILITY COMPANY STANDARDS AND SPECIFICATIONS. COORDINATE WITH UTILITY COMPANY BEFORE INSTALLING.
- (E3) INSTALL 60 LF OF PVC CONDUIT FOR PRIMARY ELECTRICAL SERVICE PER UTILITY COMPANY STANDARDS AND SPECIFICATIONS. COORDINATE WITH UTILITY COMPANY BEFORE INSTALLING.
- (E4) RAISE EXISTING ELECTRICAL TRANSFORMER PAD TO 178.00. NOTIFY UTILITY COMPANY AND EFFECTED PROPERTIES IF ELECTRICAL LINES NEED TO BE DISCONNECTED. RECONNECT ALL ELECTRICAL LINES AFTER RAISING PAD.
- (E5) INSTALL 7 LF OF PVC CONDUIT FOR SALVAGE LIGHT POLE NEW LOCATION. COORDINATE WITH UTILITY COMPANY BEFORE INSTALLING.

WATER PLAN NOTES

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH UTILITY OWNER.
2. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF FITTING OR WALL OF VAULT.
3. COORDINATES ARE PROVIDED ALONG PIPE CENTERLINE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING INSTALLATIONS.
4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF WATER.
5. WATER PIPE TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18"ABOVE TOP OF PROPOSED PIPE.
6. ALL PRIVATE WATER LINES SHALL BE A MINIMUM OF 48 INCHES AND MAXIMUM OF 60 INCHES BELOW THE FINISHED GRADE ELEVATIONS SHOWN HEREIN UNLESS OTHERWISE NOTED.
7. IF AN AS-BUILT OF A WATER LINE IS REQUIRED OR EXPECTED THE CONTRACTOR SHALL NOT BACKFILL THE TRENCH UNTIL AN AS-BUILT SURVEY IS CONDUCTED.
8. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR AND AS REQUIRED BY THE UTILITY OWNER.
9. ALL EXISTING FIRE HYDRANTS ON SITE OR IN THE RIGHT-OF-WAY BETWEEN PROPERTY AND ROADWAY SHALL BE REPAINTED PER LOCAL CODES AND ORDINANCES.
10. TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.
11. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
12. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515.222.3465) AT LEAST ONE WEEK PRIOR TO BUILIDNG CONSTRUCTION.
13. 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
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSE 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, RALPH RENTERIA, ENGINEERING TECHNICIAN (515.222.3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
16. PAVEMENT REPLACEMENT FOR CITY STREET WILL MATCH EXISTING PCC THICKNESS PLUS ONE INCH. MATCH EXISTING HMA THICKNESS FOR THE OVERALY. PCC PATCH WILL NEED TO BE REINFORCED. VERIFY WITH ENGINEERING SERVICES PRIOR TO PLACING THE PCC PATCH WITH HMA.
17. A TRAFFIC CONTROL PLAN WILL NEED TO BE PROVIDED TO JIM DICKINSON – CITY OF WEST DES MOINES ENGINEERING SERVICES FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A LANE CLOSURE PERMIT FOR UNIVERSITY AVENUE.
18. COORDINATE WORK WITH WEST DES MOINES WATER WORKS ENGINEERING TECHNICIAN TWO BUSINESS DAYS PRIOR NOTICE TO BEGGINING OF WORK (515.222.3465).

olsson
1717 Ingersoll Ave
Suite 101
Des Moines, IA 50309
TEL 515.331.8517 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION
1	08.13.2021	CITY COMMENTS
2	10.11.2021	CITY COMMENTS
3	10.13.2021	CITY COMMENTS

REVISIONS

UTILITY PLAN

SCOOTER'S COFFEE
CONSTRUCTION DOCUMENTS

WEST DES MOINES, IOWA

2021

drawn by: OAB
checked by: BBM
approved by: BAE
CA/QC by: BBM
project no.: 021-04592
drawing no.: C_UTIL01_02104592
date: 08.06.2021

SHEET
C4.0

DWG: Z:\2021\04501-05000\021-04592\40-Design\AutoCAD\Final Plans\Sheets\NCV\C_UTIL01_02104592.dwg USER: ofunke
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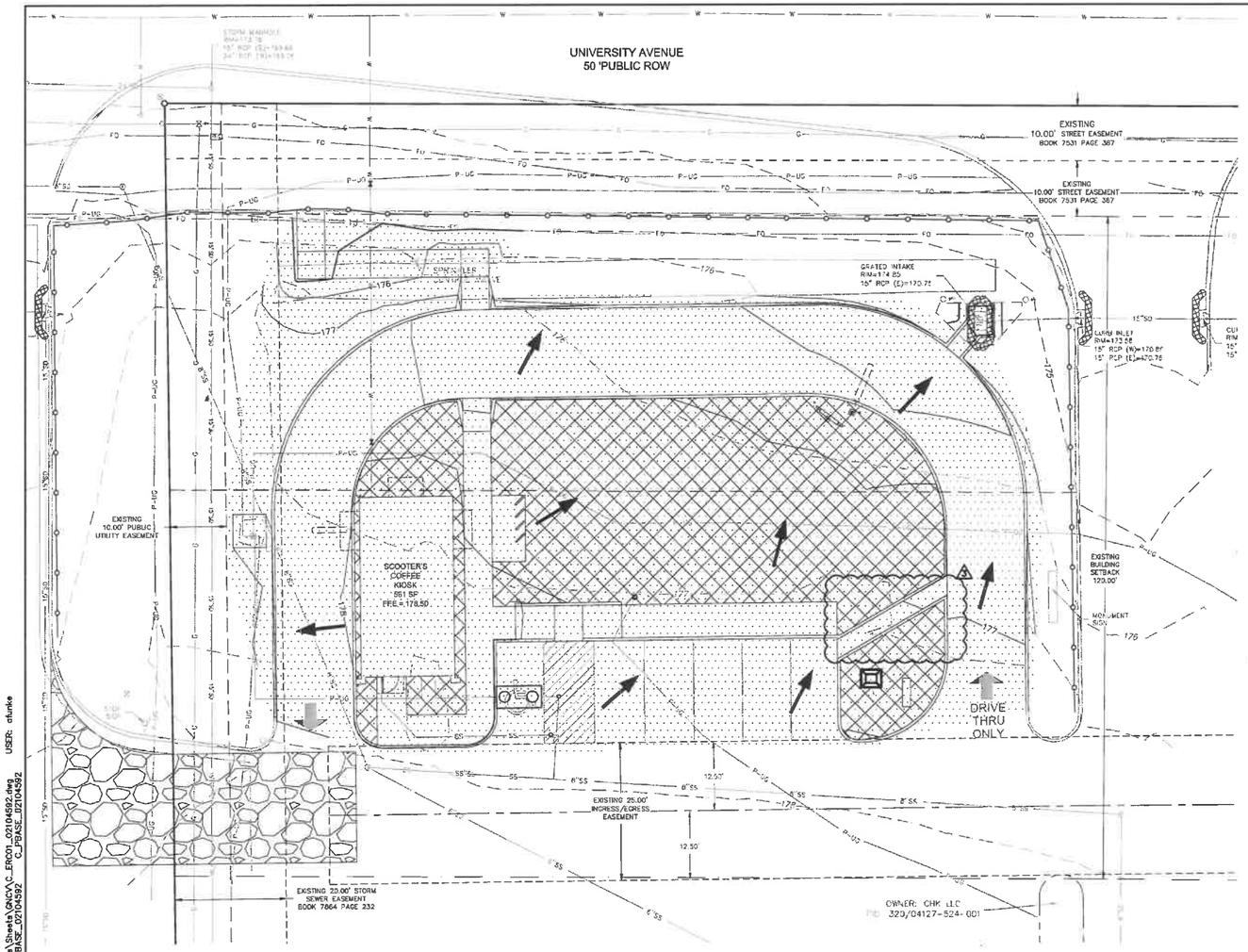
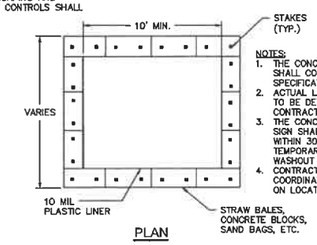


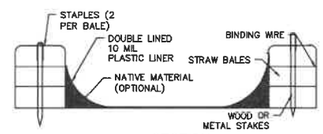
CONSTRUCTION AND EROSION CONTROL SCHEDULE

1. SILT FENCE SHALL BE INSTALLED IN THE PROPOSED LOCATIONS FOR PERIMETER CONTROL. INSTALL UPSTREAM DIVERSIONS, DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS.
2. DEMO, CLEARING AND GRUBBING SHALL BE COMPLETED.
3. SITE GRADING SHALL BE COMPLETED AND FOLLOWED UP BY UTILITY AND PAVING CONSTRUCTION ALONG WITH REDISTRIBUTION OF STRIPPINGS.
4. EROSION CONTROL SHALL BE INSPECTED AND MAINTAINED UNTIL FINAL GRADING, LANDSCAPING AND STABILIZATION IS ACHIEVED. ONCE FINAL STABILIZATION HAS BEEN ACHIEVED, SEDIMENT CONTROLS SHALL BE REMOVED.

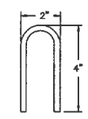


PLAN

NOTES:
1. THE CONCRETE WASHOUT SHALL COMPLY WITH SUDAS SPECIFICATION 11.600.
2. ACTUAL LAYOUT LOCATION TO BE DETERMINED BY CONTRACTOR IN FIELD.
3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
4. CONTRACTOR SHALL COORDINATE WITH OWNER ON LOCATION OF WASHOUT.



SECTION



CONCRETE WASHOUT
NOT TO SCALE

N

0' 5' 10' 20'
SCALE IN FEET

EROSION CONTROL PLAN LEGEND:

- CONCRETE WASHOUT AREA, SEE DETAIL THIS SHEET
- STABILIZED CONSTRUCTION ENTRANCE PER SUDAS DETAIL 9040.120
- WATTLE PER SUDAS DETAIL 9040.105
- FILTER SOCK PER SUDAS DETAIL 9040.102
- FLOW ARROW
- TOTAL DISTURBED AREA (0.28 AC.)
- EROSION CONTROL BLANKET PER SUDAS DETAIL 9040.103 & 9040.104

LEGEND

- 1345 — EXISTING MAJOR CONTOUR
- 1346 — EXISTING MINOR CONTOUR
- 1345 — PROPOSED MAJOR CONTOUR
- 1346 — PROPOSED MINOR CONTOUR
- PROPERTY LINE
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- SECTION LINE

EROSION & SEDIMENT CONTROL NOTES

1. THIS PROJECT DOES NOT REQUIRES AN NPDES GENERAL PERMIT NO. 2 FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS, ACCESS ROUTES, AND WATERWAYS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL "BEST MANAGEMENT PRACTICES" (BMPS) PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, DEMOLITION, OR EXCAVATION).
4. THE PLACEMENT OF EROSION AND SEDIMENT BMPS SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THE PROJECT. CONTRACTOR TO ADJUST QUANTITY, LOCATION, AND TYPE OF EROSION AND SEDIMENT CONTROL BMPS AS NECESSARY FOR THE VARIOUS PHASES OF THE WORK AND AS ACTUAL CONDITIONS WARRANT. CONTRACTOR SHALL CONTINUOUSLY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN WITH CURRENT BMPS IN ACCORDANCE WITH THE CONSTRUCTION STORMWATER PERMIT REQUIREMENTS. ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS EMPLOYED BY THE CONTRACTOR AT HIS DISCRETION WILL NOT BE MEASURED OR PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
5. APPROVED EROSION AND SEDIMENT CONTROL BMPS SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. UNLESS OTHERWISE REQUIRED BY THE STATE'S CONSTRUCTION STORMWATER PERMIT, AT A MINIMUM THE CONTRACTOR SHALL INSPECT ALL BMPS EVERY 14 DAYS, AND AFTER ALL SIGNIFICANT PRECIPITATION EVENTS I.E. RAINFALL, SNOWMELT. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS AFTER DIRECTION BY THE INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPS, OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMPS.
6. TOPSOIL AND SUITABLE EARTHEN MATERIALS SHALL BE SEGREGATED AND STOCKPILED WITHIN THE LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE FILLED AND RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSIVE ELEMENTS USING MEASURES SPECIFIED IN THE EROSION/SEDIMENT CONTROL PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
7. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION.
8. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
9. A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND AND FOR MEETING COMPACTION REQUIREMENTS.
10. THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
11. ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY. THE LOCAL CITY/COUNTY AND STATE'S GOVERNING AUTHORITY SHALL BE NOTIFIED IMMEDIATELY.
12. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL EXPORTED FROM THE SITE SHALL BE DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.
13. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING DOWN STRAW OR HAY BALES, OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE, IS PROHIBITED.
14. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.
15. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL AUTHORITIES. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.
16. STABILIZATION WILL BE INITIALIZED BY THE 14TH DAY OF CONSTRUCTION IF AREA IS TO BE OPEN 21 DAYS.
17. TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT ON SEASONAL WEATHER CHANGES.
18. DO NOT DISTURB AN AREA UNTIL NECESSARY FOR CONSTRUCTION TO PROCEED.

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REV. NO.	DATE	REVISIONS DESCRIPTION
1	08.14.2021	CITY COMMENTS
2	10.01.2021	CITY COMMENTS
3	10.13.2021	CITY COMMENTS

EROSION CONTROL PLAN

SCOOTER'S COFFEE
CONSTRUCTION DOCUMENTS

WEST DES MOINES, IOWA

2021

drawn by: ALF
checked by: BAF
approved by: BAF
QA/QC by: BAF
project no.: 021-04592
drawing no.: C_ERC01_02104592
date: 08/06/2021

SHEET
C5.0

DWG: Z:\2021\04501-05000\021-04592\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_ERC01_02104592.dwg USER: cfunke
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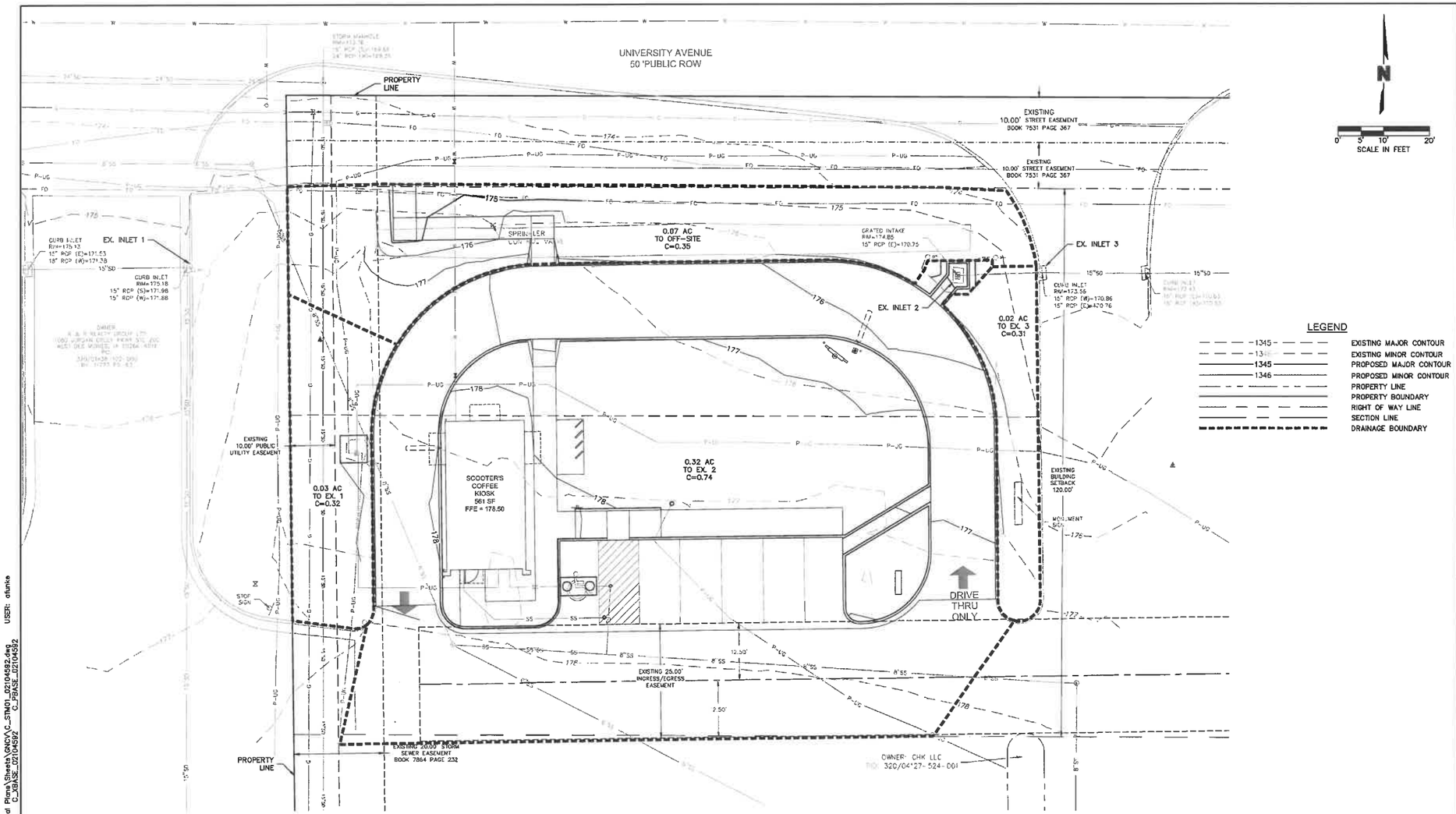

SCALE IN FEET

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPERTY LINE
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- SECTION LINE
- DRAINAGE BOUNDARY

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REVISIONS

STORM MANAGEMENT PLAN

SCOOTER'S COFFEE
CONSTRUCTION DOCUMENTS

WEST DES MOINES, IOWA

2021

drawn by: ALF
checked by: BAF
approved by: BAF
QA/QC by: BAF
project no.: 021-04592
drawing no.: C_STM01_021104592
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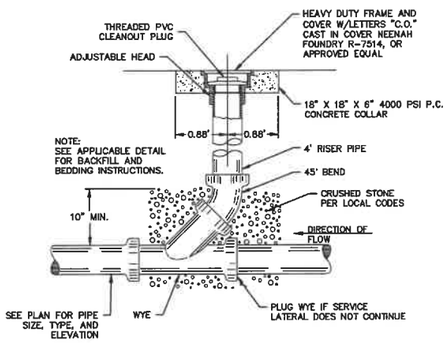

SANITARY SEWER CEANOUT DETAIL
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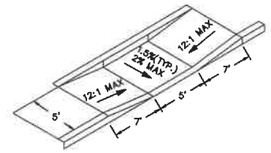

ADA RAMP DETAIL
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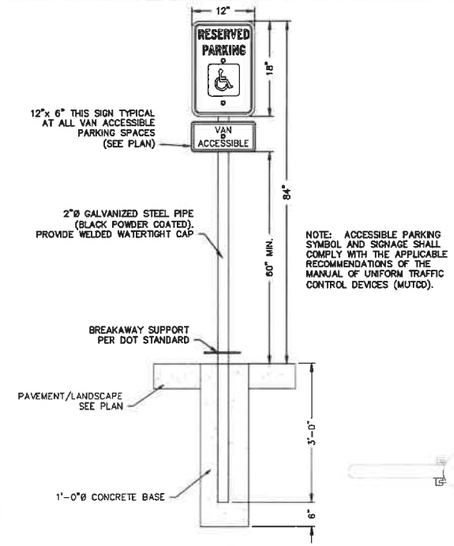

ADA PARKING SIGN DETAIL
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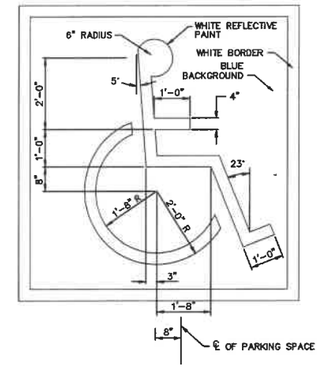

ADA PAVEMENT MARKING DETAIL
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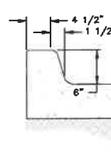

STANDARD CURB DETAIL
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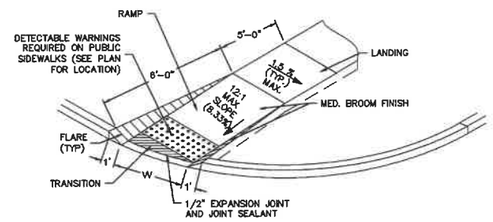

PERPENDICULAR ADA RAMP
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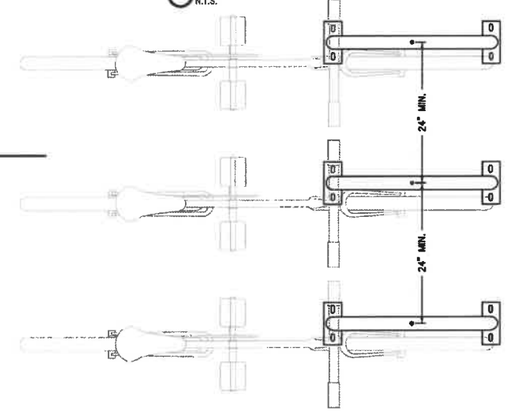
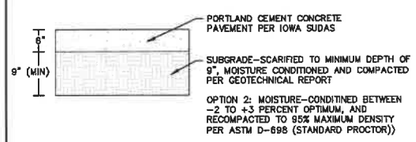


BIKE RACK PLAN VIEW



CONCRETE PAVEMENT SECTION
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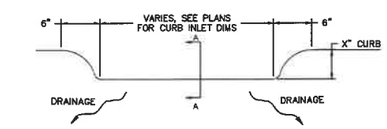

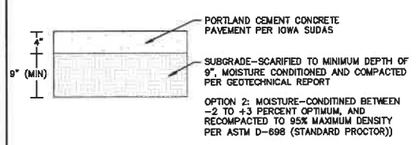

SIDEWALK PAVEMENT SECTION
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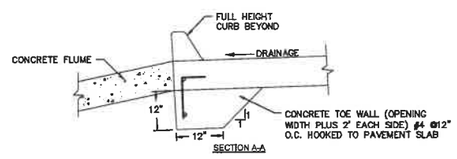

CURB CUT DETAIL
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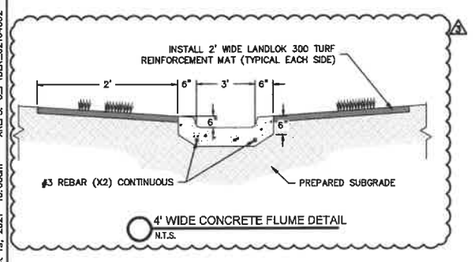

4' WIDE CONCRETE FLUME DETAIL
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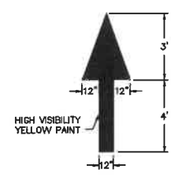
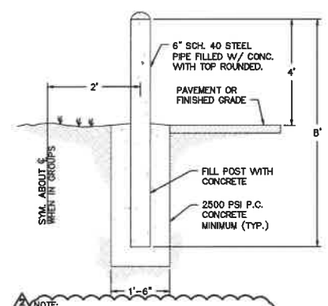


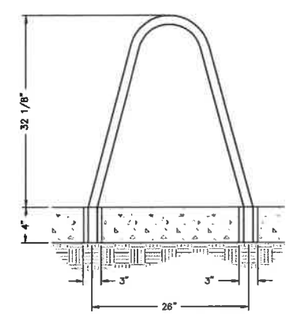
NOTES:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND ARROWS ARE TO BE PAINTED REFLECTIVE WHITE.

DIRECTIONAL ARROW DETAIL
N.T.S.



NOTE:
1. ALL PIPES SHALL BE PAINTED BENJAMIN MOORE STONE BROWN – 2112-30.

BOLLARD DETAIL
N.T.S.



BIKE RACK DETAIL
N.T.S.

1. CORE DRILL 3" DIAMETER (MINIMUM) HOLES 6" DEEP.
2. PREPARE THE HOLES FOR OUTDOOR ANCHORING CEMENT, SUCH AS KWIKSET OR SUPER POR-ROK. FOLLOW THE MANUFACTURER'S INSTRUCTIONS FOR BLOWING OUT DUST, FILLING WITH WATER, SCRUBBING, AND REMOVING EXCESS WATER.
3. PLACE THE BIKE RACK BACK INTO POSITION AND FILL THE HOLES WITH ANCHORING CEMENT.

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CONSTRUCTION DETAILS

SCOOTER'S COFFEE
CONSTRUCTION DOCUMENTS

2021

WEST DES MOINES, IOWA

drawn by: OAD
checked by: BRM
approved by: BAE
CA/QC by: BMB
project no.: 021-04592
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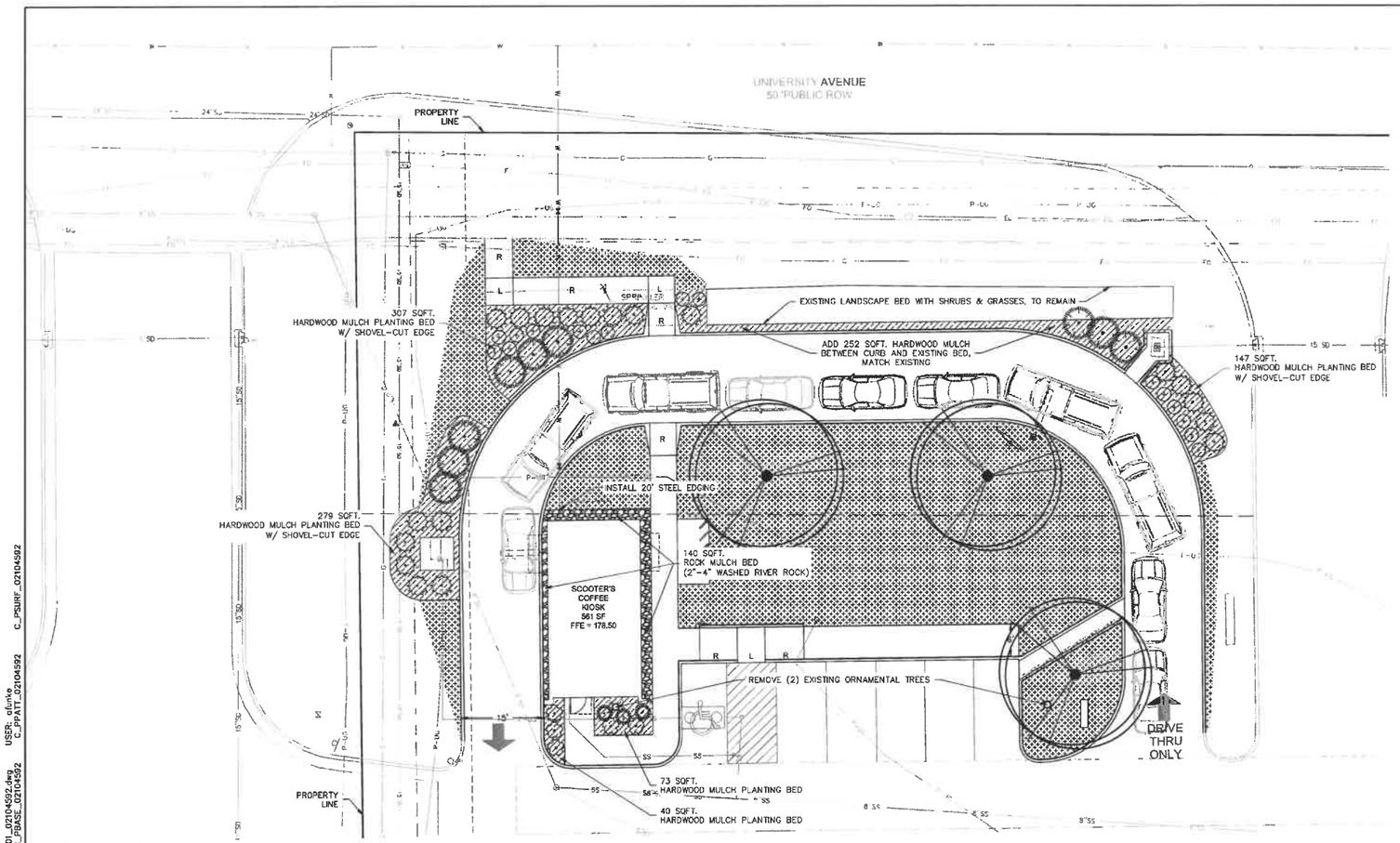

N

0' 5' 10' 20'
SCALE IN FEET

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	N/A	B & B
	9	THUJA OCCIDENTALIS 'NORM EVERS' / NORM EVERS ARBORVITAE	5 GAL	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	16	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	3 GAL
	3	JUNIPERUS VIRGINIANA 'SKYROCKET' / SKYROCKET JUNIPER	CONT., 3' – 4' HT.
	19	JUNIPERUS X MEDIA 'SEA GREEN' / SEA GREEN JUNIPER	CONT., 24" HT.
	5	SPIRAEA X BUMALDA 'GOLDMOUND' / GOLD MOUND SPIREA	CONT., 24" HT.

LANDSCAPE PLAN NOTES:

1. ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUNDCOVER SHALL BE PLANTED WITH TURF SOD OF SAME TYPE AS SPECIFIED ON PLANT SCHEDULE.
2. COMPLETE COVERAGE IRRIGATION SHALL BE PROVIDED FOR ALL PLANTING AREAS. IRRIGATION PLANS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL COORDINATE IRRIGATION RESTORATION WITH THE LANDLORD/PROPERTY OWNER. NEW PRODUCTS/MATERIALS SHALL MATCH EXISTING IRRIGATION SYSTEM.
4. AREAS OF TURF SEED PLANTED ON SLOPES EXCEEDING 4:1 (SEE GRADING PLANS) SHALL BE INSTALLED WITH AN EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC10B OR APPROVED EQUAL) AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
5. QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
7. CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
8. ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.

STATE OF IOWA
CHRISTOPHER J. HOLMQUIST
LANDSCAPE ARCHITECT
NO. LA0753
PROFESSIONAL LANDSCAPE ARCHITECT

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

SIGNATURE: 2021.08.31
NAME: CHRISTOPHER J. HOLMQUIST DATE

LICENSE NUMBER LA00753
MY LICENSE RENEWAL DATE IS JUNE 30, 2023

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS: L1.0 & L2.0

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LANDSCAPE PLAN

SCOOTER'S COFFEE
CONSTRUCTION DOCUMENTS

WEST DES MOINES, IOWA

2021

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SHEET
L1.0

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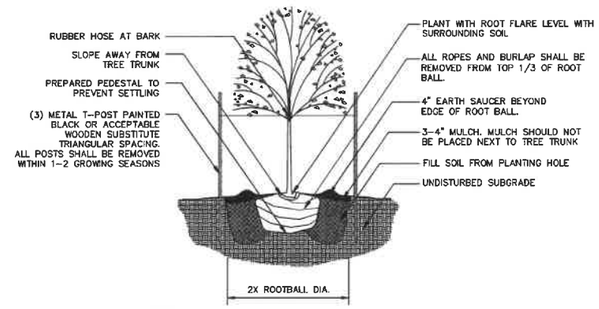
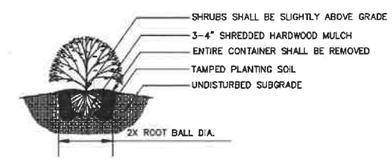


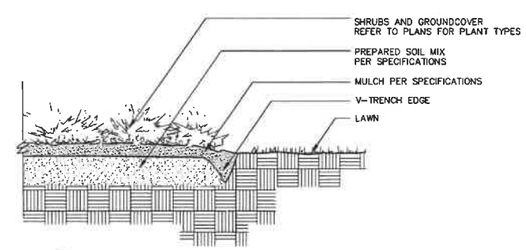
NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

1 Deciduous Tree Planting Detail
not to scale



NOTES:
1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH ANLA STANDARDS
2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
4. SOAK GENEROUSLY TO COMPACT AND SETTLE

2 Shrub Planting Detail
not to scale



3 V-Trench Edging Detail
not to scale

PLANTING NOTES

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
2. LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
3. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
4. PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF WEST DES MOINES, IOWA AND THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL TREES SHALL BE CALIPERED AND ANY UNDERSIZED TREES SHALL BE REJECTED. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 12" ABOVE THE GRADE.
7. PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15–JUNE 15) OR FALL (SEPTEMBER 1 – OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
8. CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE THE LANDSCAPE ARCHITECT APPROVE ALL STAKING PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROP INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
10. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
11. BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
12. ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A MINIMUM OF 3–4" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLANS.
13. CULTIVATED LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED OR SEEDED AREAS. STEEL EDGING IS TO BE USED ON ALL ROCK MULCH BEDS ABUTTING SODDED OR SEEDED AREAS.
14. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
17. THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

STATE OF IOWA
CHRISTOPHER J. HOLMQUIST
LANDSCAPE ARCHITECT NO. LA0753
PROFESSIONAL LANDSCAPE ARCHITECT

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

SIGNATURE: 2021.08.31
NAME: CHRISTOPHER J. HOLMQUIST DATE

LICENSE NUMBER LA00753
MY LICENSE RENEWAL DATE IS JUNE 30, 2023

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS: L1.0 & L2.0

olsson
1717 Ingersoll Ave
Suite 111
Des Moines, IA 50309 TEL 515.331.6517 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION
1	06.14.2021	CITY COMMENTS
2	10.01.2021	CITY COMMENTS
3	10.19.2021	CITY COMMENTS

REVISIONS

LANDSCAPE DETAILS & NOTES

SCOOTER'S COFFEE
CONSTRUCTION DOCUMENTS

WEST DES MOINES, IOWA

2021

drawn by: AJF
checked by: BAF
approved by: BAF
QA/QC by: BAF
project no.: 021-04592
drawing no.: C_LSC02_02104592
date: 08.30.2021

SHEET
L2.0

DWG: Z:\2021\04501-05000\021-04592\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_LSC02_02104592.dwg USER: cfunke
DATE: Oct 19, 2021 10:09am XREFS: C_PTBLK_02104592

KEYNOTES

(X)

1. HARDIE PLANK HZ10 LAP SIDING CEDARMILL 6-1/4", SEE HARDIE DETAIL SHEET A6.5 - COLOR: BENJAMIN MOORE STONE BROWN (2112-30) EGGSHELL FINISH
2. SLIMBRICK EQUAL TO MUTUAL MATERIALS COLOR: WHEAT
3. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A6.5 - COLOR: BENJAMIN MOORE BLACK BEAN SOUP (2130-10
4. 20 GUAGE METAL ACCENTS AND SOFFITS - COLOR: DARK BRONZE
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: BENJAMIN MOORE STONE BROWN (2112-30) EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GUAGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT; TOTAL SQUARE FOOTAGE NOT TO EXCEED 32 SQ. FT.
22. SPANDREL GLASS
23. CONNECT TO UNDERGROUND DRAIN PIPING, REF. CIVIL

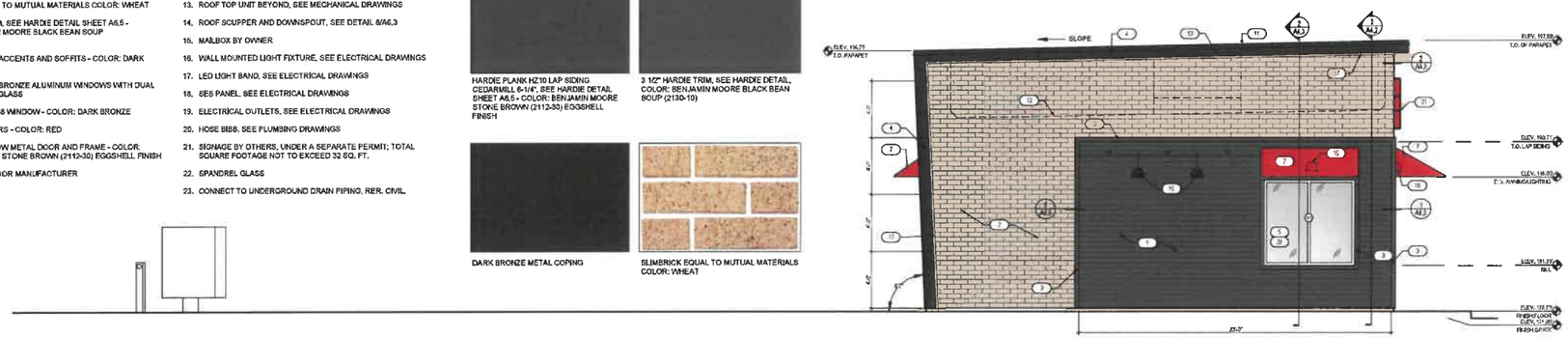
MATERIAL BOARD

HARDIE PLANK HZ10 LAP SIDING CEDARMILL 6-1/4", SEE HARDIE DETAIL SHEET A6.5 - COLOR: BENJAMIN MOORE STONE BROWN (2112-30) EGGSHELL FINISH

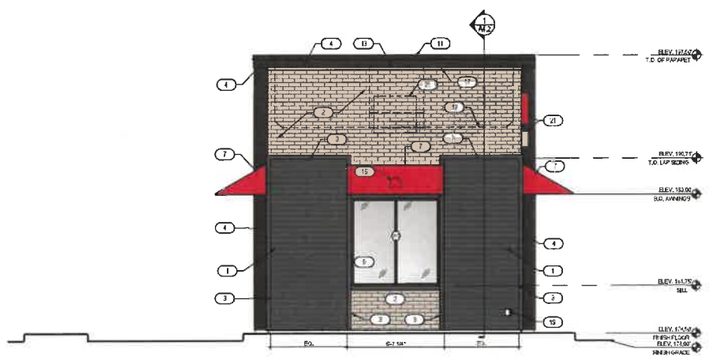
3 1/2" HARDIE TRIM, SEE HARDIE DETAIL, COLOR: BENJAMIN MOORE BLACK BEAN SOUP (2130-10)

DARK BRONZE METAL COPING

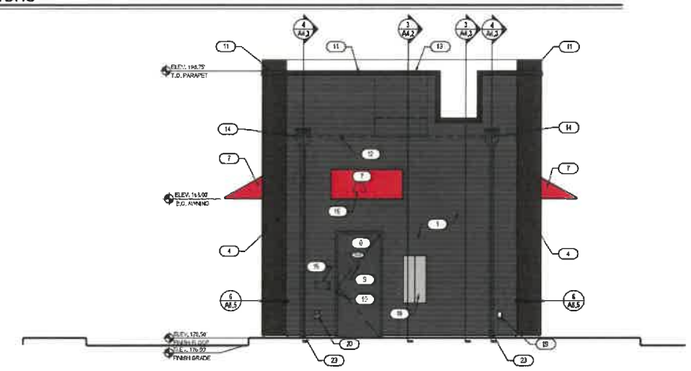
SLIMBRICK EQUAL TO MUTUAL MATERIALS COLOR: WHEAT



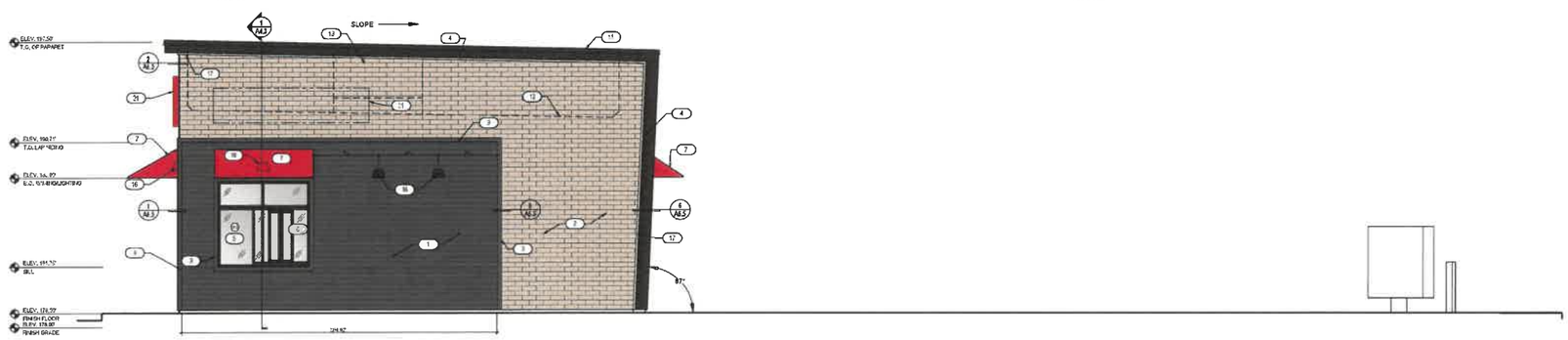
4 EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

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GHA
Architecture / Development
14801 Quorum Drive
Suite 800
Dallas Texas 75254
Ph: 972 239-9004
Fax: 972 239-9054

EST. 1998 SCOOTER'S COFFEE

PROJECT ADDRESS:
4520 UNIVERSITY AVE. WEST DES MOINES, IA 50266

REVISIONS:

TITLE:
EXTERIOR ELEVATIONS

DATE:
09/10/2021

PROJECT NO.
210615

- [ ] DESIGN DEVELOPMENT
- [ ] PERMIT SUBMITTAL
- [x] BID PACKAGE
- [ ] CONSTRUCTION ISSUE

SHEET NO.
A3.1

A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-088

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant, ARC Holdings, LLC, and property owner, Shoppes at Three Fountains, L.C., request approval of a Major Modification to Site Plan for the approximately 12-acre Three Fountains Commercial property generally located between 4502 and 4570 University Avenue as depicted on the location map included in the staff report. The applicant requests approval to construct an approximately 560 square foot Scooter's Coffee kiosk building with drive-thru and associated site improvements; and

WHEREAS, the Major Modification to 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 Major Modification to Site Plan (MaM-005308-2021), 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 October 25, 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 October 25, 2021, by the following vote:

AYES: Andersen, Costa, Drake, Hatfield

NAYS:

ABSTENTIONS: Davis

ABSENT: Conlin, Crowley

ATTEST:

Recording Secretary

Prepared by: Brian Portz, 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 MAJOR MODIFICATION TO ALLOW CONSTRUCTION OF AN APPROXIMATELY 560 SQUARE FOOT SCOOTER'S COFFEE KIOSK WITH DRIVE-THRU

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, ARC Holdings, LLC, and property owner, Shoppes at Three Fountains, L.C., request approval of Scooter's Coffee Major Modification for that property generally located between 4502 and 4570 University Avenue and legally described in attached Exhibit 'B' for the purpose of constructing an approximately 560 square foot Scooter's Coffee kiosk with drive-thru 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 Major Modification complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code.

WHEREAS, on October 25, 2021, the Plan and Zoning Commission recommended to the City Council, by a 4-0 vote, for approval of the Major Modification; and

WHEREAS, the City Council is approving the address assignment of 4566 University Ave for the building; and

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

NOW, THEREFORE, The City Council does approve the Scooter's Coffee Major Modification (MaM-005308-2021), 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 November 1, 2021.

_____

Matthew McKinney, Mayor Pro Tem

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 November 1, 2021, by the following vote.

Exhibit A: Conditions of Approval

1. None

Exhibit B: Legal Description

Warranty Deed, Book 8275 Page 99

Lot 2, Three Fountains Plat No. 3, An Official Plat Now Included in And Forming

A Part of The City of West Des Moines, Polk County, Iowa