CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: March 21, 2022

ITEM: Scooters Coffee Kiosk, 830 1st Street – Approve Site Plan to allow construction of an approximately 700 square foot drive-thru coffee kiosk – First Street Limited Partnership – SP-005423-2021

Resolution: Approval of Site Plan

Background: Elara Jondle with Pelds Design Services, on behalf of the applicant, ARC Holdings, and property owner, First Street Limited Partnership, requests approval of the Site Plan for the approximately 0.66-acre property located at 830 1st Street. The applicant proposes to construct an approximately 700 square foot drive-thru coffee kiosk building with associated site improvements.

Staff Review & Comment:

- *Financial Impact:* No City funding of the project. Staff time for processing of development application and inspections during construction.
- *Key Development Aspects:*
  - *Future Restaurant Building:* A 2,000 square foot future "restaurant" building is indicated on the site plan on the north side of the subject parcel. No specifics are known about the use of this "restaurant" building at this time. Any future development of this "restaurant" building and that portion of the site will need to be reviewed as a Major Modification to the site. A condition of approval has been added. This site plan approval request is only for the Scooter's Coffee kiosk portion of the site.
  - *Scooters Building Design:* Staff has worked with Scooters to develop an architectural design for the building which captures the design intent of the Val-Gate District and the precedent images from the First Street Redevelopment PUD. The building is of a mid-century modern design with a mix of stack bond brick and composite panels and a sloped roof reinforcing the design elements found in the district and in the original development era of the property.
- *Traffic Impact Study Findings:* The proposed drive-thru has approximately 135' of on-site stacking before traffic in the internal drive aisle would be affected. Based on observations of other Scooter's Coffee Shop locations, the probability of the drive-thru queue extending into the east/west drive aisle is expected to be low. In rare situations when the queue exceeds 135', drivers will likely stay to the right side of the east/west drive aisle. Designating the eastbound lane of the east/west drive aisle for westbound drive-thru stacking is not recommended. Impacts to the public street system as a result of the queue are not anticipated.
- *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: March 8, 2022
Vote: 6-0 for approval with Commissioner Conlin absent
Recommendation: Approval of site plan

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

1. The applicant acknowledging and agreeing that this site plan approval is only for the Scooter's portion of the parcel. Any development of the remainder of the site, including a "future" building as indicated on the site plan will require the review and approval of a Major Modification to the site plan prior to development.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Plan and Zoning Commission	March 8, 2022
City Council: First Reading	March 21, 2022

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	1/18/22
Recommendation	☒ Yes ☐ No ☐ Split

Location Map

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

SITE IMPROVEMENTS
FOR
SCOOTER'S 63RD & GRAND
830 1ST ST
WEST DES MOINES, IA

SITE ADDRESS
830 1ST ST
WEST DES MOINES, IA 50265

CITY CASE NUMBER
SP-005423-2021

SITE USE
PROPOSED: COFFEE DRIVE-THROUGH
FUTURE: QUICK-SERVE RESTAURANT (DRIVE-THRU FOCUS, WITH COUNTER SERVICE)
COMPREHENSIVE PLAN DESIGNATION: COMMUNITY COMMERCIAL (CMC) - NO CHANGE PROPOSED

ZONING
EXISTING: PUD #106 - 1ST STREET REDEVELOPMENT (CMC)
ADJACENT ZONING:
NORTH: PUD #106 - 1ST STREET REDEVELOPMENT (CMC)
EAST: PUBLIC ROW
SOUTH: PUD #106 - 1ST STREET REDEVELOPMENT (CMC)
WEST: PUD #108 - 1ST STREET REDEVELOPMENT (CMC)

SETBACKS (FROM PUD PERIMETER)
FRONT: 10'
SIDE: 25'
REAR: 25'

BUILDINGS
EXISTING: NONE
PROPOSED: ~ 18'x37' - 702 SQ.FT.
FUTURE: ~ 25'x80' - 2,000 SQ. FT.

BUILDING HEIGHT
MAX BUILDING HEIGHT: 36 FT
PROPOSED HEIGHT: 19 FT

PAVING
PARKING LOT: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**
CURB: 6" TALL STANDARD CURB
SIDEWALK 4" THICK P.C.C

***6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY. GEOTECHNICAL REPORT UNAVAILABLE AT THE TIME OF CIVIL SET PREPARATION. VERIFY SUBBASE DEPTH WITH ENGINEER PRIOR TO CONSTRUCTION.

MAXIMUM JOINT SPACING = PAVEMENT THICKNESS * 1.5 = 6 * 1.5 = 9 FT

SITE AREA
0.66 ACRES (28,751 SQ.FT.)

OPEN SPACE
EXISTING: 60% (17,298 SQ.FT.)
PROPOSED: 27% (7,883 SQ.FT.)
REQUIRED: 25% (7,313 SQ. FT.)

IMPERVIOUS SPACE
EXISTING: 40% (11,455 SQ.FT.)
PROPOSED: 73% (20,868 SQ.FT.)

PARKING
REQUIRED:
SCOOTER'S (PROPOSED): 5 SPACES (689/150=4.46)
RESTAURANT (FUTURE): 14 SPACES (2000/150=13.3)
TOTAL: 18 SPACES (2689/150=17.8)
PROPOSED: 23 SPACES (INCLUDING 2 HANDICAP PARKING STALLS)

SIGN
SIGNAGE TO BE COORDINATED BETWEEN CITY AND DEVELOPER

DISTURBED AREAS
ESTIMATED: 30,200 SQ.FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS LESS THAN 1 ACRE, THEREFORE A NPDES PERMIT IS NOT REQUIRED.

LEAKING UNDERGROUND STORAGE TANKS
THIS SITE IS NOT A LUST SITE

FLOODPLAIN
PER FEMA MAP #19153C0329F, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES EXCEED NOTICE CRITERIA UP TO 30 FT HEIGHT AND THEREFORE FILING WITH THE FAA IS REQUIRED
AERONAUTICAL NUMBERS: IN PROGRESS

VICINITY MAP

SHEET INDEX

C-001 - COVER SHEET
C-002 - NOTE SHEET
C-101 - TOPO SHEET
C-102 - DEMO SHEET
C-103 - SITE SHEET
C-104 - GRADING SHEET
C-105 - UTILITY SHEET
C-106 - EROSION CONTROL SHEET
C-107 - LANDSCAPING SHEET

LOT 6 OF VAL-GATE, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

SITE AREA: 0.66 AC ±

CITY OF WEST DES MOINES BENCHMARS:

BENCHMARK:	049
DESCRIPTION:	STANDARD BENCHMARK
NAVD88 - FEET:	812.36
WDM DATUM - FEET:	38.35
SECTION:	11
TOWNSHIP:	T78N
RANGE:	R25W
COUNTY:	POLK
LOCATION:	INTERSECTION OF 4TH STREET AND VINE STREET, NORTHEAST CORNER OF INTERSECTION, 50 FEET EAST OF THE CENTERLINE OF 4TH STREET, 50 FEET NORTH OF THE CENTERLINE OF VINE STREET.

BENCHMARK:	058
DESCRIPTION:	STANDARD BENCHMARK
NAVD88 - FEET:	812.24
WDM DATUM - FEET:	38.23
SECTION:	14
TOWNSHIP:	T78N
RANGE:	R25W
COUNTY:	POLK
LOCATION:	INTERSECTION OF 4TH STREET AND RAILROAD AVENUE, NORTHWEST CORNER OF INTERSECTION, 41 FEET WEST OF CENTERLINE OF 4TH STREET, 55 ± FEET NORTH OF CENTERLINE OF RAILROAD AVENUE.

IOWA ONECALL CONTACT LIST:

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CONTACT EMAIL: UPNGIS@UPNFIBER.COM

(DMS) DES MOINES, CITY OF SEWER
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CITY OF WEST DES MOINES
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WEST DES MOINES, IA 65320
PROJECT CONTACT: BRIAN PORTZ
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EMAIL: BRIAN.PORTZ@WDM.IOWA.GOV

REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR
VOLDEMARS L. PELDS
18842
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.

VOLDEMARS L. PELDS, P.E. IA. LIC. NO. 18842 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): C-001 - C-107

PELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

REVISIONS:

LEGEND:

F.F.	FINISHED FLOOR	△	CALCULATED SECTION CORNER	(E)	ELEC. MANHOLE		SINGLE INTAKE	—— CATV ——	CABLE TELEVISION
+/-	MORE OR LESS	▲	FOUND SECTION CORNER	EV	ELEC. VAULT		AREA INTAKE	—— FO ——	FIBER OPTIC
123.45G	GUTTER ELEVATION	▷	PARKING SPACE	↓	GUY ANCHOR		THROAT INTAKE	—— G ——	GAS LINE
123.45TC	TOP OF CURB ELEVATION		SIGN		TEL. JUNCTION BOX		FLARED END SECTION	—— OHE ——	OVERHEAD ELEC.
123.45/ 123.45	EXISTING/ PROPOSED ELEVATION		STREET LIGHT	TV	CABLE TV JUNCTION BOX		VALVE	—— OHT ——	OVERHEAD TEL.
FL	FLOWLINE ELEVATION		POWER POLE		GAS VALVE		FIRE HYDRANT	—— SAN ——	SANITARY SEWER
	CONTROL POINT	■	LIGHT POLE	GV	GAS METER	WM	WATER METER	—— ST ——	STORM SEWER
	CALCULATED CORNER		AREA LIGHT		SANITARY SEWER MANHOLE		WATER VALVE	—— UGE ——	UNDERGROUND ELEC.
	FOUND CORNER	ET	ELEC. TRANSFORMER		STORM SEWER MANHOLE		WATER TEE	—— UGT ——	UNDERGROUND TEL.
		EM	ELEC. METER		CLEANOUT	—— P XX ——	PROPOSED UTILITY LINE	—— W ——	WATER
		EB	ELEC. BOX	D	DOWNSPOUT	—— E XX ——	EXISTING UTILITY LINE	-o-o-o-o-	FENCE LINE

TITLE
SCOOTER'S 63RD & GRAND
830 1ST ST
WEST DES MOINES, IA

BENCHMARK:			ISSUE DATE: 10-07-2020	
COPYRIGHT DATE: —	DRAWN BY: B. SHORT	SCALE: —	LATEST REVISION: 2.25.2022	DRAWING NO.: 21-162
FILE PATH: J:\2021 Projects\21-162 Scooter's - 63rd & Grand\Engineering\Site Plan\Sheet Set				C-001 - COVER SHEET

CIVIL ENGINEERING NOTES
FOR
SCOOTER'S 63RD & GRAND
830 1ST ST
WEST DES MOINES, IA

GENERAL NOTES

1. THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF WEST DES MOINES AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
4. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
5. PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
6. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
7. IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
8. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
9. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
10. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES.
11. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
13. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
14. ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF WEST DES MOINES.
15. THE CONTRACTOR SHALL CONTACT THE CITY OF WEST DES MOINES TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
16. IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
17. IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION

SURVEY NOTES

1. SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN OCTOBER 2021. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

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

DEMO NOTES

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

WETLAND NOTES

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

DISCLAIMER

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

UTILITY NOTES

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
6. THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
8. CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
9. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
10. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
11. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
12. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
13. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
14. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID
15. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.

ELECTRICAL SERVICE NOTES

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

SANITARY SERVICE NOTES

18. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

STORM WATER SERVICE NOTES

19. ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
20. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
21. ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE

WATER SERVICE NOTES

22. WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
23. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
24. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
25. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
26. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

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

UTILITY CONFLICT NOTES

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
3. CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

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

REQUIRED AS-BUILT NOTES

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

PAVING NOTES

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF WEST DES MOINES SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
2. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
3. DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
4. SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES

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

SOIL NOTES

1. STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
2. SOD REQUIREMENT PER SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO 12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
3. PERMANENT SEED REQUIREMENT PER SUDAS: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
4. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
5. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
7. REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

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

LANDSCAPING NOTES

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
3. STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
8. PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
9. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
10. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
11. CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
12. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

CITY OF WEST DES MOINES NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
2. AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.
3. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION
6. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
7. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
9. 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.
10. 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.
11. 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.
12. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
13. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
14. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.

PELDS DESIGN SERVICES
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2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE:
SCOOTER'S 63RD & GRAND
830 1ST ST
WEST DES MOINES, IA

BENCHMARK:			REVISIONS:	
COPYRIGHT DATE: —	DRAWN BY: B. SHORT	SCALE:	LATEST REVISION: 2.25.2022	DRAWING NO: 21-162

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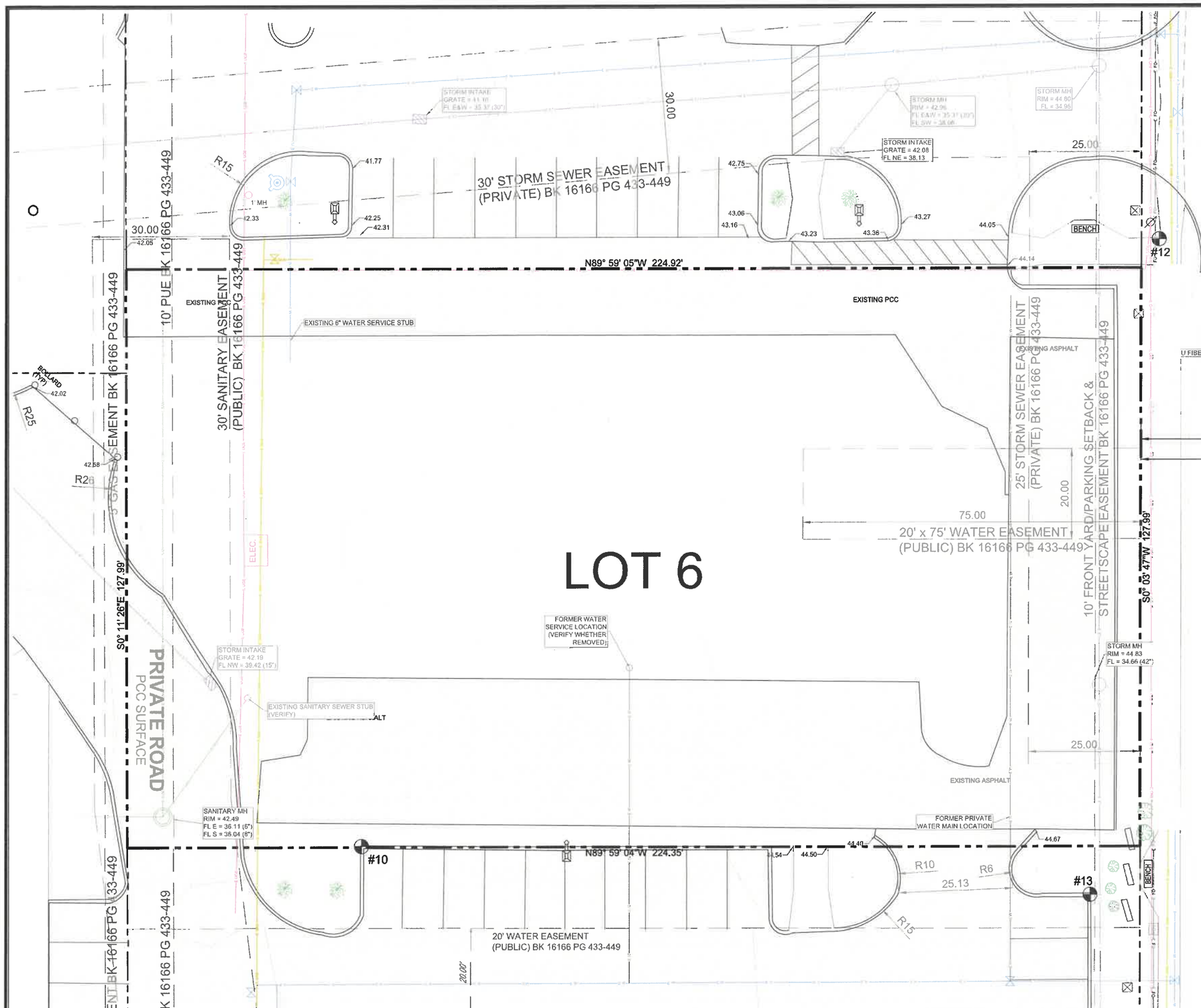
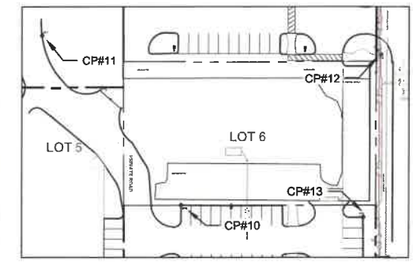
C-002 - NOTE SHEET

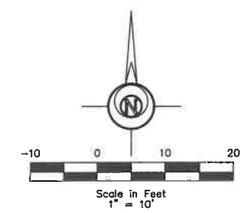


EXISTING PAVEMENT

GPS CONTROL POINTS:

Point #	North	East	Elevation	Description
10:	576112.31	1584544.37	43.89	CUT X
11:	576263.30	1584419.45	41.80	CUT X
12:	576246.45	1584720.92	45.77	CUT X
13:	576101.43	1584705.81	45.46	CUT X





LEGEND:

+/-	MORE OR LESS		ELEC. MANHOLE
F.F.	FINISHED FLOOR		SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION		STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION		TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION		CLEANOUT
FL	FLOWLINE ELEVATION		DOWNSPOUT
	CONTROL POINT		AREA INTAKE
	CALCULATED CORNER		SINGLE INTAKE
	FOUND CORNER		THROAT INTAKE
	CALCULATED SECTION CORNER		FLARED END SECTION
	FOUND SECTION CORNER		GAS VALVE
	PARKING SPACE		FIRE HYDRANT
	SIGN		WATER VALVE
	STREET LIGHT	P XX	PROPOSED UTILITY LINE
	POWER POLE	E XX	EXISTING UTILITY LINE
	LIGHT POLE	CATV	CABLE TELEVISION
	AREA LIGHT	FO	FIBER OPTIC
	GUY ANCHOR	GAS	GAS LINE
	TEL. JUNCTION BOX	OHE	OVERHEAD ELEC.
	ELEC. TRANSFORMER	OHT	OVERHEAD TEL.
	ELEC. METER	SS	SANITARY SEWER
	ELEC. BOX	ST	STORM SEWER
	ELEC. VAULT	UGE	UNDERGROUND ELEC.
	FIBER OPTIC VAULT	UGT	UNDERGROUND TEL.
	GAS METER	W	WATER
	CABLE TV JUNCTION BOX		FENCE LINE
	WATER METER		

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PRELIMINARY

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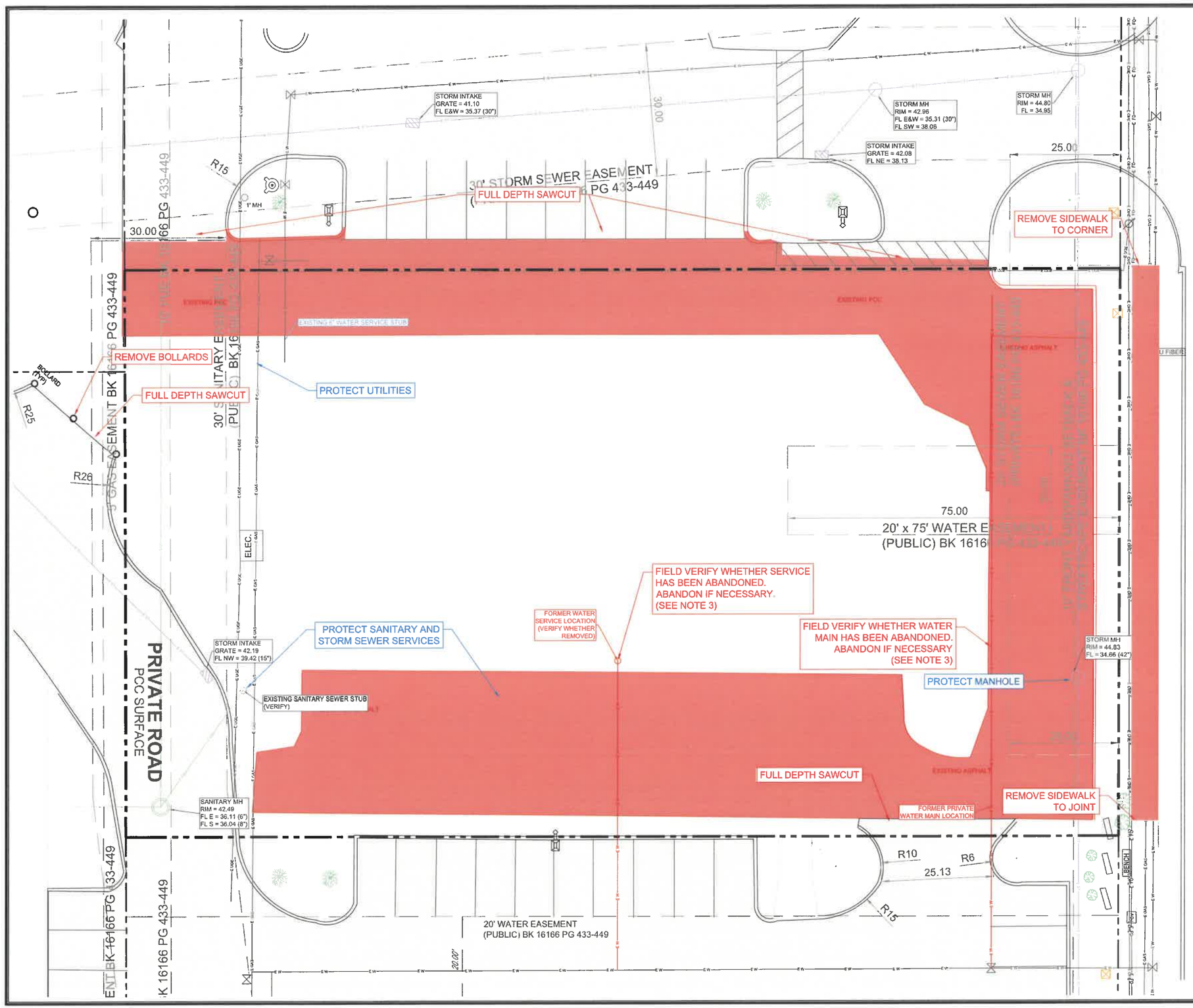
C-101 - TOPO SHEET

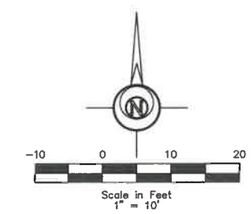
NOTES:

1. PROTECT ALL UTILITIES.
2. ALL PAVEMENT REMOVALS REQUIRE FULL-DEPTH SAW CUT.
3. COORDINATE WITH WDMWW AT 515-3465 PRIOR TO FIELD VERIFICATION OF ABANDONMENT. SERVICES SHALL BE ABANDONED AT THE MAIN IF NECESSARY. THIS MAY REQUIRE ADDITIONAL PAVEMENT REMOVAL.



PAVEMENT DEMO
11,455 SQ. FT.

EXISTING PAVEMENT



LEGEND:

+/-	MORE OR LESS		ELEC. MANHOLE
F.F.	FINISHED FLOOR		SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION		STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION		TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION		CLEANOUT
FL	FLOWLINE ELEVATION		DOWNSPOUT
	CONTROL POINT		AREA INTAKE
	CALCULATED CORNER		SINGLE INTAKE
	FOUND CORNER		THROAT INTAKE
	CALCULATED SECTION CORNER		FLARED END SECTION
	FOUND SECTION CORNER		GAS VALVE
	PARKING SPACE		FIRE HYDRANT
	SIGN		WATER VALVE
	STREET LIGHT	P XX	PROPOSED UTILITY LINE
	POWER POLE	E XX	EXISTING UTILITY LINE
	LIGHT POLE	CATV	CABLE TELEVISION
	AREA LIGHT	FO	FIBER OPTIC
	GUY ANCHOR	GAS	GAS LINE
	TEL. JUNCTION BOX	OHE	OVERHEAD ELEC.
ET	ELEC. TRANSFORMER	OHT	OVERHEAD TEL.
EM	ELEC. METER	SS	SANITARY SEWER
EB	ELEC. BOX	ST	STORM SEWER
EV	ELEC. VAULT	UGE	UNDERGROUND ELEC.
FOV	FIBER OPTIC VAULT	UGT	UNDERGROUND TEL.
GM	GAS METER	W	WATER
TV	CABLE TV JUNCTION BOX		FENCE LINE
WM	WATER METER		

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TITLE

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—	B. SHORT	1"=10'	2.25.2022	21-162

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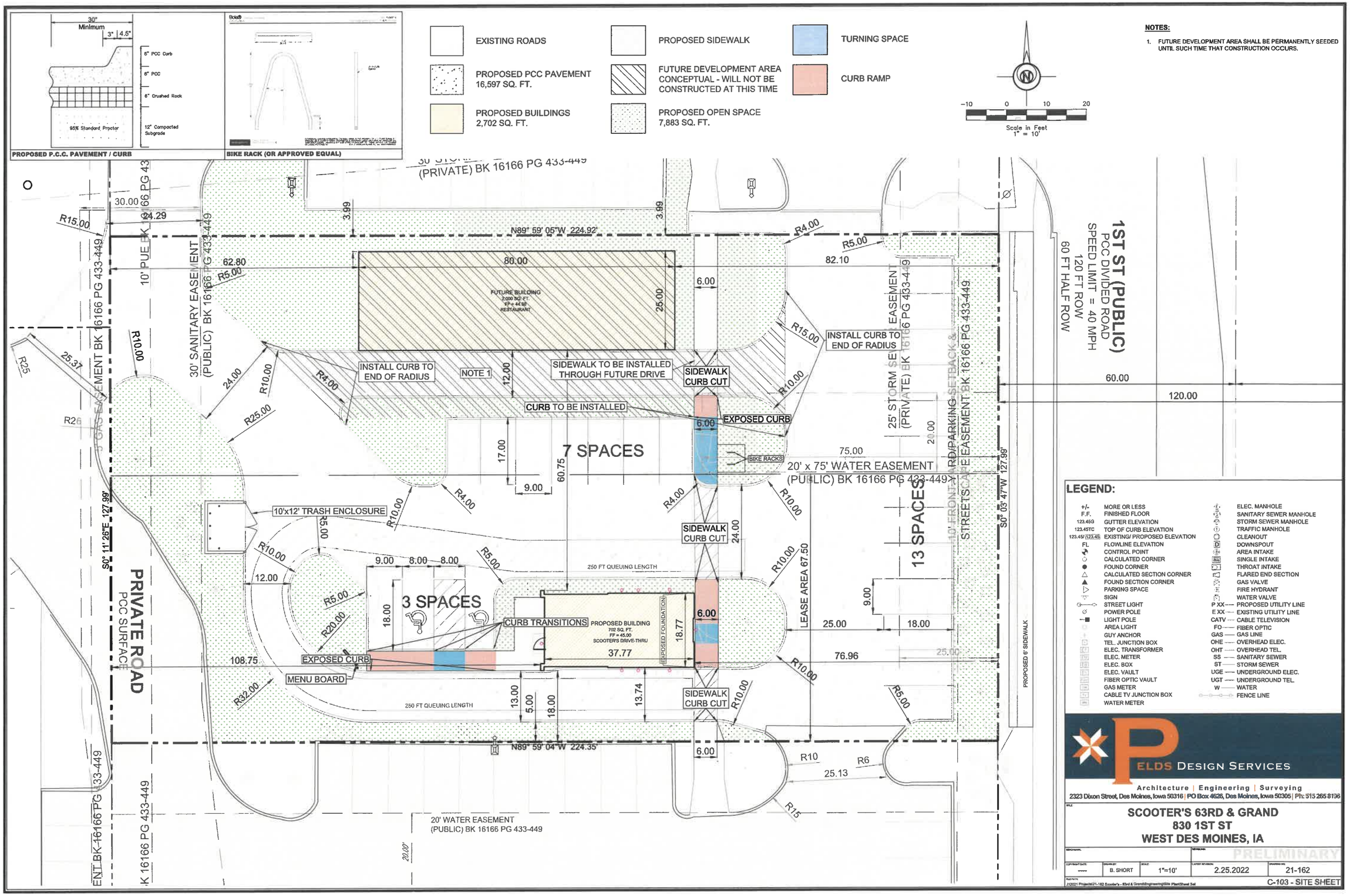
C-102 - DEMO SHEET


30" Minimum
3"
4.5"
6" PCC Curb
6" PCC
6" Crushed Rock
95% Standard Proctor
12" Compacted Subgrade
PROPOSED P.C.C. PAVEMENT / CURB
BIKE RACK (OR APPROVED EQUAL)
EXISTING ROADS
PROPOSED PCC PAVEMENT 16,597 SQ. FT.
PROPOSED BUILDINGS 2,702 SQ. FT.
PROPOSED SIDEWALK
FUTURE DEVELOPMENT AREA CONCEPTUAL - WILL NOT BE CONSTRUCTED AT THIS TIME
PROPOSED OPEN SPACE 7,883 SQ. FT.
TURNING SPACE
CURB RAMP
Scale in Feet 1" = 10'
NOTES:
1. FUTURE DEVELOPMENT AREA SHALL BE PERMANENTLY SEEDED UNTIL SUCH TIME THAT CONSTRUCTION OCCURS.
1ST ST (PUBLIC)
PCC DIVIDED ROAD
SPEED LIMIT = 40 MPH
120 FT ROW
60 FT HALF ROW
PRIVATE ROAD
PCC SURFACE
FUTURE BUILDING
2,000 SQ. FT.
FF = 44.50
RESTAURANT
7 SPACES
3 SPACES
13 SPACES
PROPOSED BUILDING
702 SQ. FT.
FF = 45.00
SCOOTER'S DRIVE-THRU
37.77
INSTALL CURB TO END OF RADIUS
NOTE 1
SIDEWALK TO BE INSTALLED THROUGH FUTURE DRIVE
SIDEWALK CURB CUT
CURB TO BE INSTALLED
EXPOSED CURB
BIKE RACKS
20' x 75' WATER EASEMENT (PUBLIC) BK 16166 PG 433-449
30' SANITARY EASEMENT (PUBLIC) BK 16166 PG 433-449
25' STORM SEWER EASEMENT (PRIVATE) BK 16166 PG 433-449
10' PUE BK 16166 PG 433-449
10'x12' TRASH ENCLOSURE
250 FT QUEUING LENGTH
CURB TRANSITIONS
MENU BOARD
LEASE AREA 67.50
PROPOSED 6' SIDEWALK
N89° 59' 05"W 224.92'
N89° 59' 04"W 224.35'
S0° 11' 26"E 127.99'
S0° 03' 47"W 127.99'
20' WATER EASEMENT (PUBLIC) BK 16166 PG 433-449
LEGEND:
+/- MORE OR LESS
F.F. FINISHED FLOOR
123.45G GUTTER ELEVATION
123.45TC TOP OF CURB ELEVATION
123.45/123.45 EXISTING/ PROPOSED ELEVATION
FL FLOWLINE ELEVATION
CONTROL POINT
CALCULATED CORNER
FOUND CORNER
CALCULATED SECTION CORNER
FOUND SECTION CORNER
PARKING SPACE
SIGN
STREET LIGHT
POWER POLE
LIGHT POLE
AREA LIGHT
GUY ANCHOR
TEL. JUNCTION BOX
ELEC. TRANSFORMER
ELEC. METER
ELEC. BOX
ELEC. VAULT
FIBER OPTIC VAULT
GAS METER
CABLE TV JUNCTION BOX
WATER METER
ELEC. MANHOLE
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
TRAFFIC MANHOLE
CLEANOUT
DOWNSPOUT
AREA INTAKE
SINGLE INTAKE
THROAT INTAKE
FLARED END SECTION
GAS VALVE
FIRE HYDRANT
WATER VALVE
P XX PROPOSED UTILITY LINE
E XX EXISTING UTILITY LINE
CATV CABLE TELEVISION
FO FIBER OPTIC
GAS GAS LINE
OHE OVERHEAD ELEC.
OHT OVERHEAD TEL.
SS SANITARY SEWER
ST STORM SEWER
UGE UNDERGROUND ELEC.
UGT UNDERGROUND TEL.
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PRELIMINARY
B. SHORT
1"=10'
2.25.2022
21-162
C-103 - SITE SHEET

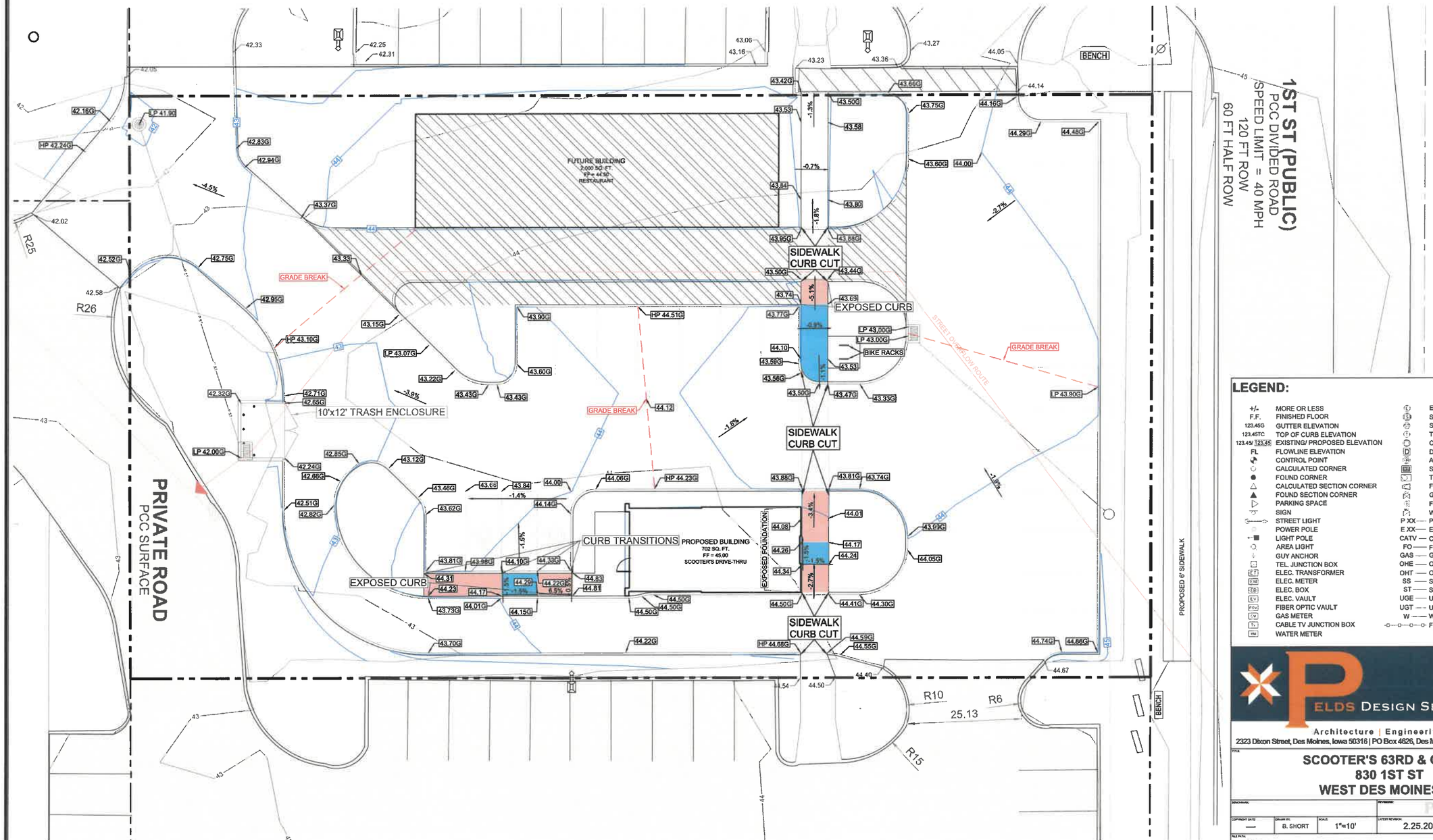
FUTURE DEVELOPMENT AREA CONCEPTUAL - WILL NOT BE CONSTRUCTED AT THIS TIME

EXISTING PAVEMENT

TURNING SPACE

CURB RAMP

Scale In Feet 1" = 10'



LEGEND:

+/-	MORE OR LESS		ELEC. MANHOLE
F.F.	FINISHED FLOOR		SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION		STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION		TRAFFIC MANHOLE
123.45/ 123.45	EXISTING/ PROPOSED ELEVATION		CLEANOUT
FL	FLOWLINE ELEVATION		DOWNSPOUT
	CONTROL POINT		AREA INTAKE
	CALCULATED CORNER		SINGLE INTAKE
	FOUND CORNER		THROAT INTAKE
	CALCULATED SECTION CORNER		FLARED END SECTION
	FOUND SECTION CORNER		GAS VALVE
	PARKING SPACE		FIRE HYDRANT
	SIGN		WATER VALVE
	STREET LIGHT	P XX	PROPOSED UTILITY LINE
	POWER POLE	E XX	EXISTING UTILITY LINE
	LIGHT POLE	CATV	CABLE TELEVISION
	AREA LIGHT	FO	FIBER OPTIC
	GUY ANCHOR	GAS	GAS LINE
	TEL. JUNCTION BOX	OHE	OVERHEAD ELEC.
	ELEC. TRANSFORMER	OHT	OVERHEAD TEL.
	ELEC. METER	SS	SANITARY SEWER
	ELEC. BOX	ST	STORM SEWER
	ELEC. VAULT	UGE	UNDERGROUND ELEC.
	FIBER OPTIC VAULT	UGT	UNDERGROUND TEL.
	GAS METER	W	WATER
	CABLE TV JUNCTION BOX		FENCE LINE
	WATER METER		

PELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE

SCOOTER'S 63RD & GRAND
830 1ST ST
WEST DES MOINES, IA

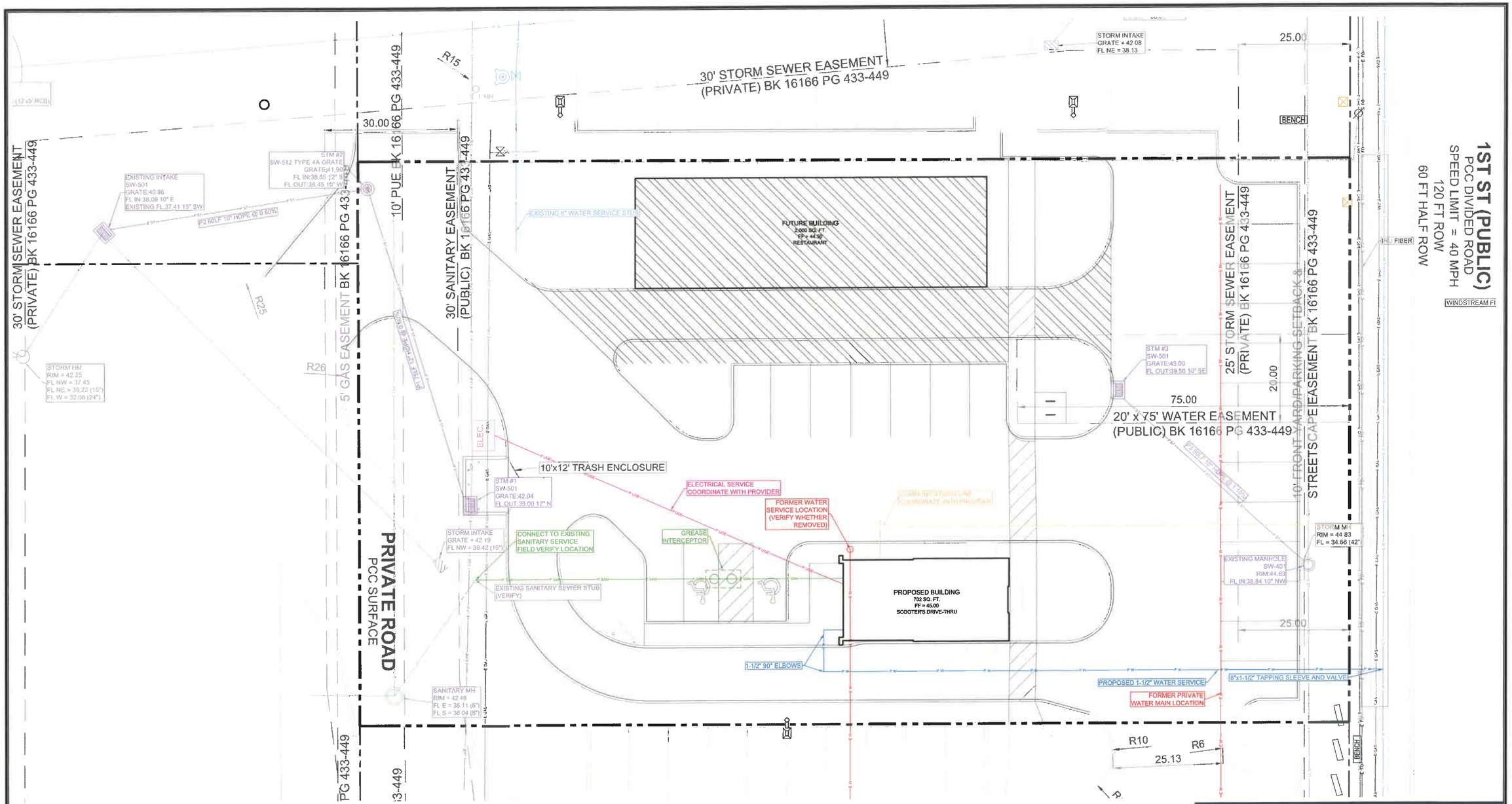
BENCHMARK:

REVISIONS: PRELIMINARY

COPYRIGHT DATE	DRAWN BY	SCALE	LATEST REVISION	DRAWING NO.
—	B. SHORT	1"=10'	2.25.2022	21-162

FILE PATH: J:\2021 Projects\21-162 Scooter's - 63rd & Grand\Engineering\Site Plan\Sheet Set

C-104 - GRADING SHEET



PRIVATE WATER QUANTITY TABLE

QTY	UNIT	DESCRIPTION
140	LF	1-1/2" WATER PIPE
2	EA	1-1/2" 90° ELBOW
1	EA	8 x 1-1/2" TAPPING TEE & VALVE ASSEMBLY

NOTES:

1. FIELD VERIFY WHETHER "FORMER WATER SERVICE" AND "FORMER PRIVATE WATER MAIN" HAVE BEEN ABANDONED. COORDINATE WITH WDMWW AT 515-222-3465 PRIOR TO FIELD VERIFICATION. ABANDON BOTH AT THE MAIN IF NECESSARY. THIS MAY REQUIRE ADDITIONAL PAVEMENT REMOVAL AND REPLACEMENT.
2. AN ADDITIONAL WATER VALVE MAY BE REQUIRED, DEPENDING ON INTERFERENCE WITH THE ADJACENT GAS MAIN.

LEGEND:

		△	CALCULATED SECTION CORNER	EM	ELEC. METER		CLEANOUT	—CATV—	CABLE TELEVISION
		▲	FOUND SECTION CORNER		ELEC. BOX	D	DOWNSPOUT	—FO—	FIBER OPTIC
+/-	MORE OR LESS	▷	PARKING SPACE	EV	ELEC. VAULT		AREA INTAKE	—GAS—	GAS LINE
F.F.	FINISHED FLOOR		SIGN	FO	FIBER OPTIC VAULT		SINGLE INTAKE	—OHE—	OVERHEAD ELEC.
123.45G	GUTTER ELEVATION		STREET LIGHT	GM	GAS METER		THROAT INTAKE	—OHT—	OVERHEAD TEL.
123.45TC	TOP OF CURB ELEVATION		POWER POLE	TJ	CABLE TV JUNCTION BOX		FLARED END SECTION	—SS—	SANITARY SEWER
123.45/123.45	EXISTING/ PROPOSED ELEVATION		LIGHT POLE	WM	WATER METER		GAS VALVE	—ST—	STORM SEWER
FL	FLOWLINE ELEVATION	○	AREA LIGHT		ELEC. MANHOLE		FIRE HYDRANT	—UGE—	UNDERGROUND ELEC.
	CONTROL POINT		GUY ANCHOR		SANITARY SEWER MANHOLE		WATER VALVE	—UGT—	UNDERGROUND TEL.
	CALCULATED CORNER		TEL. JUNCTION BOX		STORM SEWER MANHOLE	—P XX—	PROPOSED UTILITY LINE	—W—	WATER
●	FOUND CORNER	ET	ELEC. TRANSFORMER		TRAFFIC MANHOLE	—E XX—	EXISTING UTILITY LINE		FENCE LINE

Scale in Feet
1" = 10'

PELDS DESIGN SERVICES
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SCOOTER'S 63RD & GRAND
830 1ST ST
WEST DES MOINES, IA

PRELIMINARY

COPYRIGHT DATE	DRAWN BY	SCALE	LATEST REVISION	DRAWING NO.
—	B. SHORT	1"=10'	2.25.2022	21-162

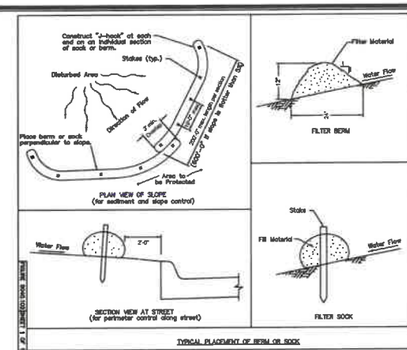
FILE PATH: J:\2021 Projects\21-162 Scooter's - 63rd & Grand\Engineering\Site Plan\Sheet Set

C-105 - UTILITY SHEET

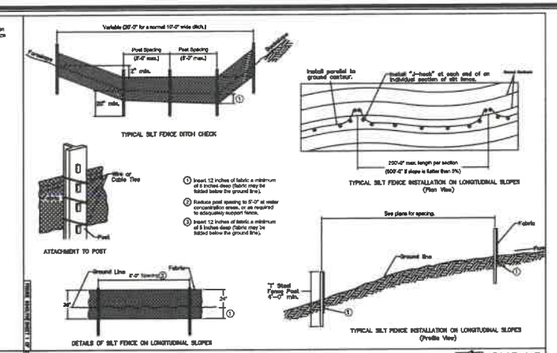
SILT FENCE

FILTER SOCK

FUTURE DEVELOPMENT AREA SHALL BE PERMANENTLY SEEDED.



9040-102 FILTER BERM AND FILTER SOCK SUDAS

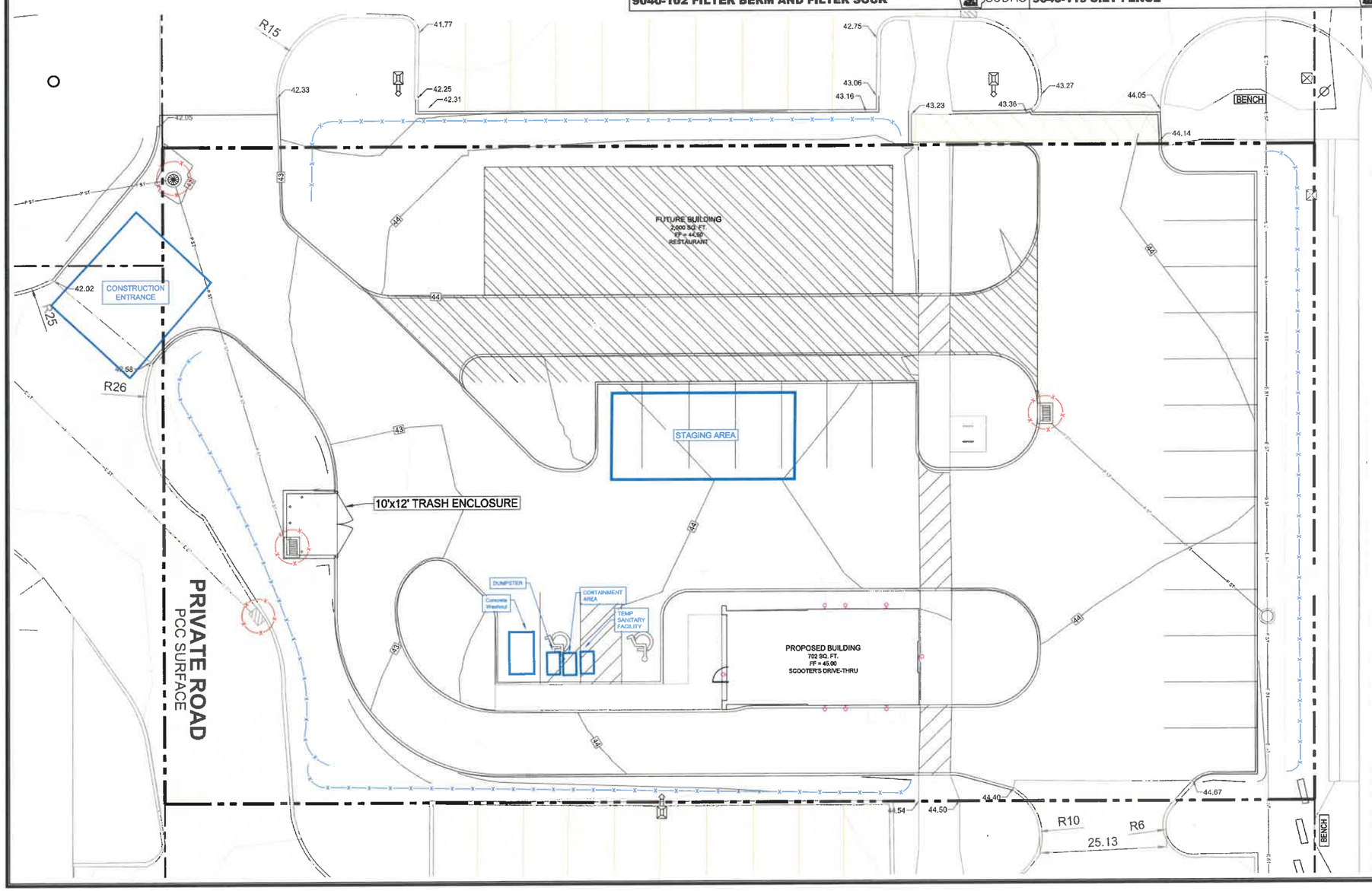


9040-119 SILT FENCE SUDAS

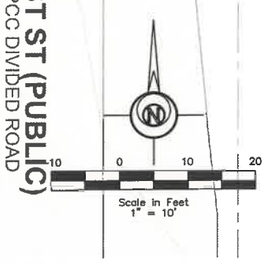
EXISTING ROAD

NOTES:

1. LOCATION OF STAGING AREAS TO CONTAIN: JOB TRAILERS, FUELING LOCATION, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, CONCRETE WASHOUT AREA. CONTROL RUNOFF WITH DIVERSION BERMS OR SILT FENCE AND DIRECT TO SEDIMENT BASIN WHERE POSSIBLE.
2. MULCH OR SOD ALL DISTURBED AREAS NOT PAVED OR DEVELOPED.
3. ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON PHASING & SITE CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, NOTING & IMPLEMENTING.
4. A MINIMUM 6" LAYER OF TOPSOIL SHALL BE RESPREAD FROM THE STOCKPILE ONSITE TO SODDED PERVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION. SEEDED AREAS TO RECEIVE A MINIMUM 8" OF TOPSOIL
5. ALL BARE AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR MORE REQUIRE IMMEDIATE STABILIZATION MEASURES (TEMPORARY SEEDING OR MULCHING)
6. ALL SLOPES 4:1 OR GREATER REQUIRE SEEDING AND MATTING



1ST ST (PUBLIC)
PCC DIVIDED ROAD
SPEED LIMIT = 40 MPH
120 FT ROW
60 FT HALF ROW



LEGEND:

+/-	MORE OR LESS		ELEC. MANHOLE
F.F.	FINISHED FLOOR		SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION		STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION		TRAFFIC MANHOLE
123.45/ 123.45	EXISTING/ PROPOSED ELEVATION		CLEANOUT
FL	FLOWLINE ELEVATION		DOWNSPOUT
	CONTROL POINT		AREA INTAKE
	CALCULATED CORNER		SINGLE INTAKE
	FOUND CORNER		THROAT INTAKE
	CALCULATED SECTION CORNER		FLARED END SECTION
	FOUND SECTION CORNER		GAS VALVE
	PARKING SPACE		FIRE HYDRANT
	SIGN		WATER VALVE
	STREET LIGHT	P XX	PROPOSED UTILITY LINE
	POWER POLE	E XX	EXISTING UTILITY LINE
	LIGHT POLE	CATV	CABLE TELEVISION
	AREA LIGHT	FO	FIBER OPTIC
	GUY ANCHOR	GAS	GAS LINE
	TEL. JUNCTION BOX	OHE	OVERHEAD ELEC.
E T	ELEC. TRANSFORMER	OHT	OVERHEAD TEL.
E M	ELEC. METER	SS	SANITARY SEWER
E B	ELEC. BOX	ST	STORM SEWER
E V	ELEC. VAULT	UGE	UNDERGROUND ELEC.
F O V	FIBER OPTIC VAULT	UGT	UNDERGROUND TEL.
G V	GAS METER	W	WATER
T V	CABLE TV JUNCTION BOX		FENCE LINE
W M	WATER METER		

PELDS DESIGN SERVICES

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SCOOTER'S 63RD & GRAND
830 1ST ST
WEST DES MOINES, IA

BENCHMARK			REVISIONS: PRELIMINARY	
COPYRIGHT DATE: ----	DRAWN BY: B. SHORT	SCALE: 1" = 10'	LATEST REVISION: 2.25.2022	DRAWING NO: 21-162
FILE PATH: J:\2021 Projects\21-162 Scooter's - 63rd & Grand\Engineering\Site Plan\Sheet Set			C-106 - EROSION CONTROL SHEET	

EXISTING ROADS

PROPOSED PCC PAVEMENT

PROPOSED BUILDINGS

PROPOSED SIDEWALK

PROPOSED OPEN SPACE
7,417 SQ. FT.

FUTURE DEVELOPMENT AREA
CONCEPTUAL - TO BE SEEDED
AT THIS TIME

LANDSCAPING REQUIREMENTS:

STREETSCAPE (PER GRAND AVE. REDEVELOPMENT PLAN)
128' FRONTAGE ON 1ST ST
8 TREES (2 PER 50' FRONTAGE, MIN. 50% OVERSTORY)
26 SHRUBS (10 PER 50' FRONTAGE)
4 ORNAMENTAL WALL STONES (3 PER 100')

REQUIRED OPEN SPACE
25% OPEN SPACE = 7,313 SQ. FT.
5 TREES (2 PER 3,000 SQ FT, MIN. 50% OVERSTORY OR EVERGREEN)
8 SHRUBS (3 PER 3,000 SQ. FT.)

EVERGREENS REQUIRED
35%*11 TREES = 4 EVERGREEN TREES (PROVIDED)

PROPOSED TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	4	FRASER FIR (ABIES FRASERI)	2" CALIPER B&B	30'-50' & 10'-25'
	4	'JEFFERSRED' AUTUMN BLAZE MAPLE (ACER x FREEMANII 'JEFFERSERED)	2" CALIPER B&B	40'-55' & 30'-40'
	4	LITTLELEAF LINDEN (TILIA CORDATA)	2" CALIPER B&B	50'-60' & 40'

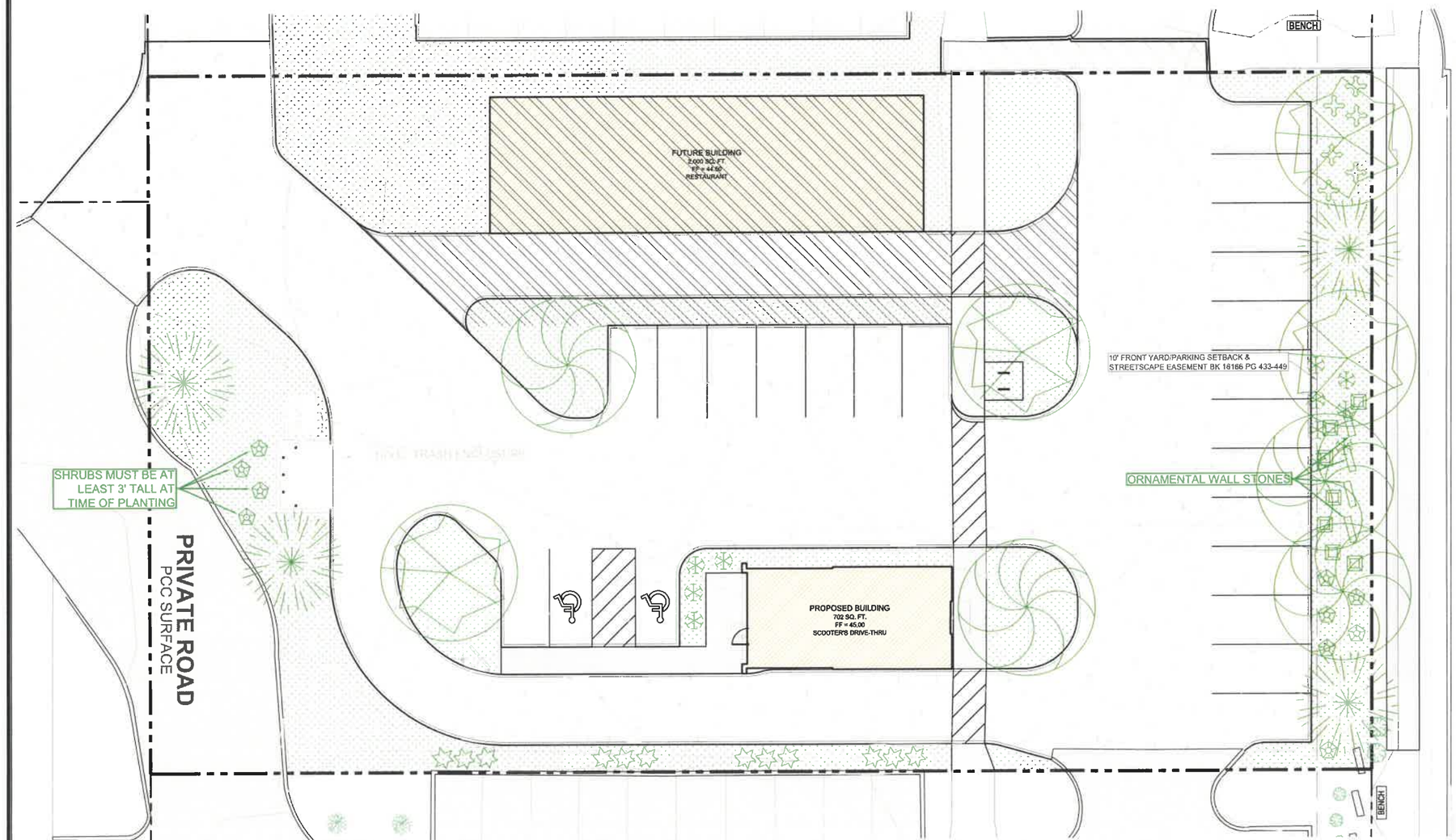
12 TOTAL TREES

PROPOSED SHRUBS & GRASSES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	11	'SUNRISE' FORSYTHIA (FORSYTHIA x 'SUNRISE')	3 GALLON	5' & 5'
	10	SEA GREEN JUNIPER (JUNIPERUS x 'PFITZERIANA')	3 GALLON	4'-6' & 6'-8'
	6	COMPACT BURNING BUSH (EUONYMUS ALATUS 'COMPACTUS')	3 GALLON	5'-8' & 6'-10'
	7	DWARF MUGO PINE (PINUS MUGO VAR. PUMILLO)	1.5 GALLON	3'-5' & 6'-10'
	12	'HAMELIN' FOUNTAIN GRASS (PENNISETUM ALOPECUROIDES 'HAMELIN')		

46 TOTAL SHRUBS, 6 GRASSES

-10 0 10 20
Scale in Feet
1" = 10'



LEGEND:

+/-	MORE OR LESS
F.F.	FINISHED FLOOR
123.45G	GUTTER ELEVATION
123.45TC	TOP OF CURB ELEVATION
123.45/123.45	EXISTING/ PROPOSED ELEVATION
FL	FLOWLINE ELEVATION
	CONTROL POINT
	CALCULATED CORNER
	FOUND CORNER
	CALCULATED SECTION CORNER
	FOUND SECTION CORNER
	PARKING SPACE
	SIGN
	STREET LIGHT
	POWER POLE
	LIGHT POLE
	AREA LIGHT
	GUY ANCHOR
	TEL. JUNCTION BOX
ET	ELEC. TRANSFORMER
EM	ELEC. METER
EB	ELEC. BOX
EV	ELEC. VAULT
FOV	FIBER OPTIC VAULT
GM	GAS METER
TV	CABLE TV JUNCTION BOX
WM	WATER METER
	ELEC. MANHOLE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	TRAFFIC MANHOLE
	CLEANOUT
	DOWNSPOUT
	AREA INTAKE
	SINGLE INTAKE
	THROAT INTAKE
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	FIRE HYDRANT
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P XX	PROPOSED UTILITY LINE
E XX	EXISTING UTILITY LINE
CATV	CABLE TELEVISION
FO	FIBER OPTIC
GAS	GAS LINE
OHE	OVERHEAD ELEC.
OHT	OVERHEAD TEL.
SS	SANITARY SEWER
ST	STORM SEWER
UGE	UNDERGROUND ELEC.
UGT	UNDERGROUND TEL.
W	WATER
	FENCE LINE

PELDS DESIGN SERVICES
Architecture | Engineering | Surveying
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TITLE
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830 1ST ST
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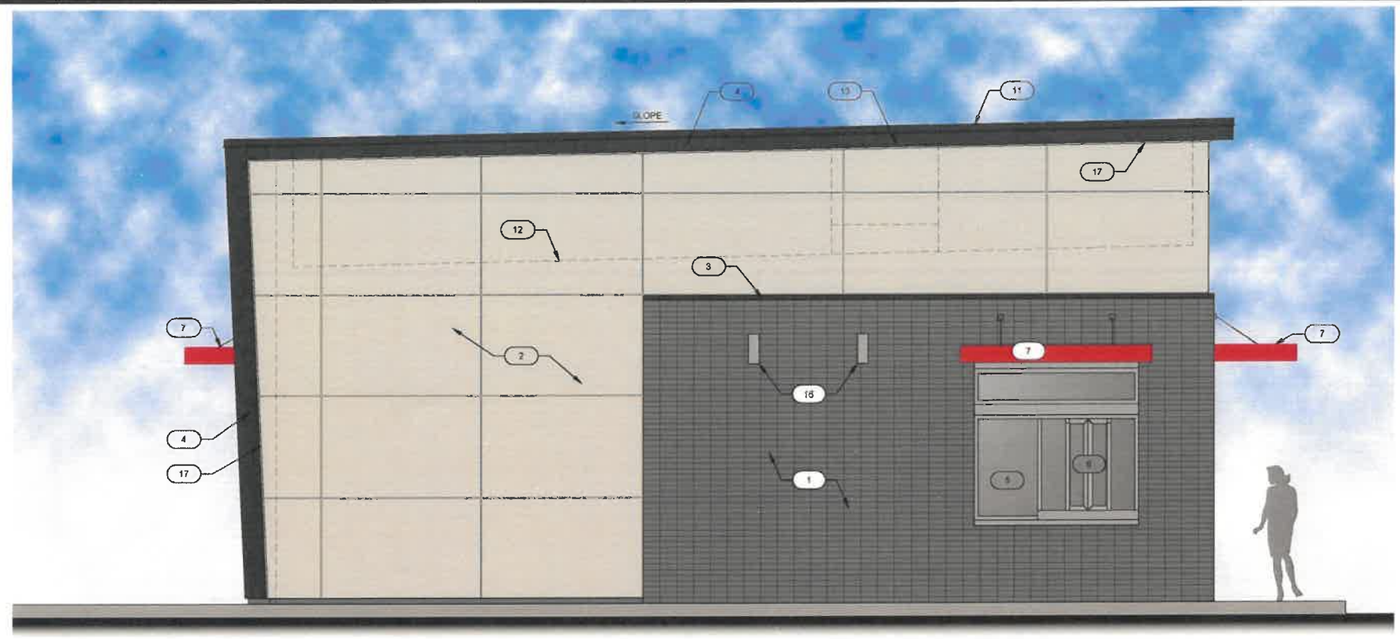
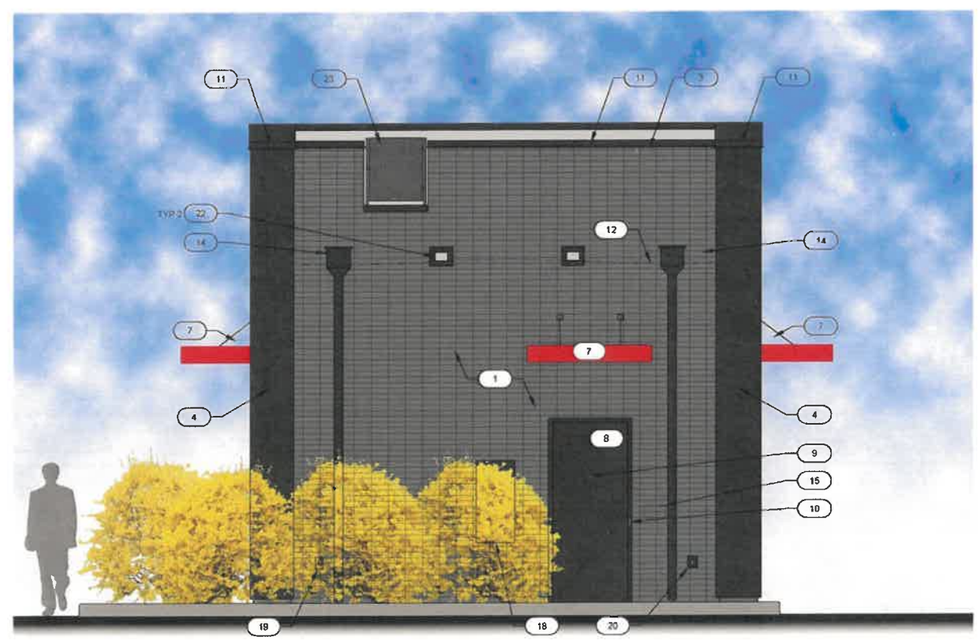
BENCHMARK:			REVISIONS: PRELIMINARY	
COPYRIGHT DATE: —	DRAWN BY: B. SHORT	SCALE: 1"=10'	LATEST REVISION: 2.25.2022	DRAWING NO.: 21-162

FILE PATH: J:\2021 Projects\21-162 Scooter's - 63rd & Grand\Engineering\Site Plan\Sheet Set

C-107 - LANDSCAPING SHEET



2 EXTERIOR ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST
SCALE: 3/8" = 1'-0"

KEYNOTES

X

1. STACK BOND FACE BRICK, SIOUX CITY BRICK - COLOR: EBONITE SMOOTH (DARK CHARCOAL)
2. HARDIE REVEAL PANEL SYSTEM HZ5 - SMOOTH FINISH. USE COUNTERSUNK FASTENERS W/ FILLER. SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
3. 20 GAUGE METAL FLASHING - COLOR: BLACK
4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED CLEAR ANODIZED ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: CLEAR ANODIZED
7. AWNING BY OTHERS - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL. EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 9/A6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED SCONCE LIGHT FIXTURE, CLEAR ANODIZED
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. NOT USED
22. ROOF OVERFLOW SCUPPER. SEE DETAIL 8/A6.3
23. SOLID METAL ROOF ACCESS GATE. PAINT TO MATCH BRICK

WARMAN ARCHITECTURE + DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051

Scooter's Coffee Drive-Thru #802
830 1st Street
West Des Moines, IA

EXTERIOR ELEVATIONS

Adam Cockerill
ARC Holdings, LLC
3815 Summit Plaza Dr, #104
Belleview, NE 68123

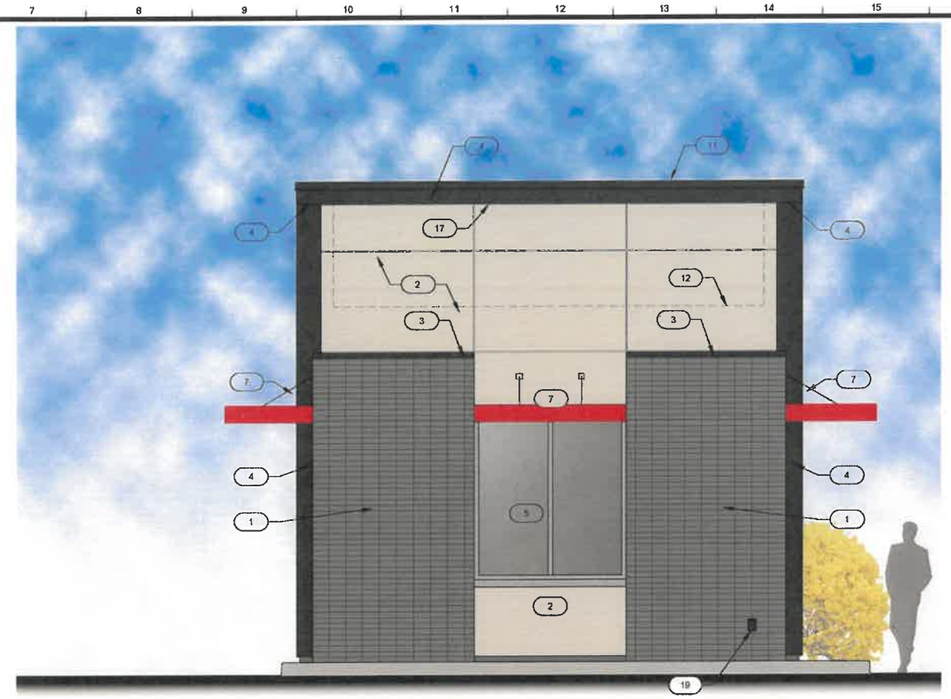
REVISIONS

#	BY	DATE	SOURCE

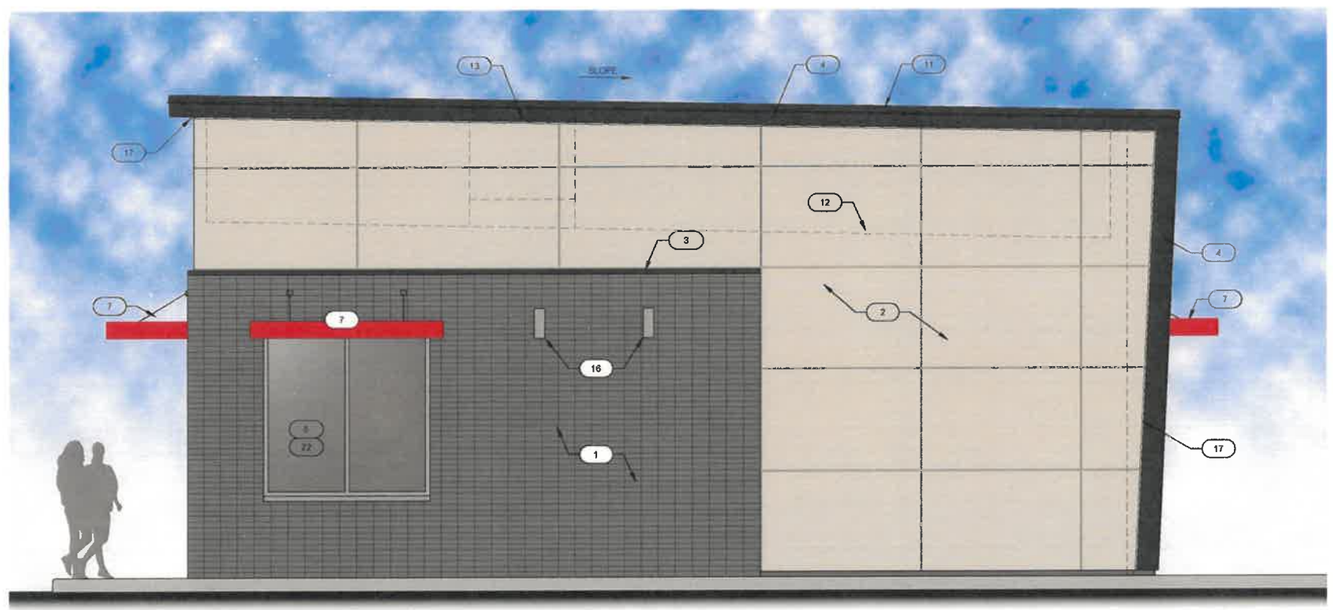
DATE:	12.19.21
DESIGNED BY:	KAW
DRAWN BY:	JDE
APPROVED BY:	KAW

SHEET NUMBER
A3.1

JOB NUMBER
5724-21



2 EXTERIOR ELEVATION - EAST
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
SCALE: 3/8" = 1'-0"

KEYNOTES

1. STACK BOND FACE BRICK, SIOUX CITY BRICK - COLOR EBONITE SMOOTH (DARK CHARCOAL)
2. HARDIE REVEAL PANEL SYSTEM HZ5 - SMOOTH FINISH. USE COUNTERSUNK FASTENERS W/ FILLER, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
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4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED CLEAR ANODIZED ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: CLEAR ANODIZED
7. AWNING BY OTHERS - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
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15. MAILBOX BY OWNER
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18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. NOT USED
22. SPANDREL GLASS

WARMAN ARCHITECTURE & DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051

Scooter's Coffee Drive-Thru #802
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EXTERIOR ELEVATIONS

Adam Cockerill
ARC Holdings, LLC
3616 Summit Plaza Dr. #104
Bellevieve, NE 68123

REVISIONS

#	BY	DATE	SOURCE

DATE:	12.19.21
DESIGNED BY:	KAW
DRAWN BY:	JDE
APPROVED BY:	KAW

SHEET NUMBER
A3.2

JOB NUMBER
5724-21

A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-22-017

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant, ARC Holdings, and property owner, First Street, LP, request approval of the Site Plan for the approximately 0.66-acre property located at 830 1st Street as depicted on the location map included in the staff report. The applicant requests approval to construct a Scooter's Coffee building with drive-thru 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-005423-2021), 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 March 8, 2022.

Erica Andersen

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 March 8, 2022, by the following vote:

AYES: Andersen, Costa, Crowley, Davis, Drake, Hatfield

NAYS:

ABSTENTIONS:

ABSENT: Conlin

ATTEST: Jennifer Canaday

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 SITE PLAN TO ALLOW CONSTRUCTION OF AN APPROXIMATELY 700 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, and property owner, First Street Limited Partnership, request approval of the Scooter's Coffee kiosk Site Plan for that property located at 830 1st Street and legally described in attached Exhibit 'B' for the purpose of construction of an approximately 700 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 Site Plan complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code; and

WHEREAS, on March 8, 2022, the Plan and Zoning Commission recommended to the City Council, by a 6-0 vote for approval of the Site Plan; and

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

NOW, THEREFORE, The City Council does approve the Scooter's Coffee Kiosk Site Plan (SP-005423-2021), 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 March 21, 2022

_____
Russ Trimble, Mayor

ATTEST:

_____
Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on March 21, 2022, by the following vote.

Exhibit A: Conditions of Approval

1. The applicant acknowledging and agreeing that this site plan approval is only for the Scooter's portion of the parcel. Any development of the remainder of the site, including a "future" building as indicated on the site plan will require the review and approval of a Major Modification to the site plan prior to development.

Exhibit B: Legal Description

LOT 6, VAL-GATE, AN OFFICIAL PLAT WITHIN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA