CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: May 21, 2018

Item: JM Commercial Storage, 935 S. 50th Street – Matthew Gustafson - Approval of Site Plan to construct a 90,000 sq. ft. indoor storage building (SP-003787-2018) **(Deferred from May 7, 2018)**

Requested Action: Recommend Approval of Site Plan

Case Advisor: Kara V. Tragesser, AICP

Applicant's Request: The applicant, Matthew Gustafson, with permission from Hy-Vee Inc., the property owner, is requesting approval of a site plan to construct a 90,000 sq. ft. indoor storage building (see Attachments B – Location Map, Attachment C –Site Plan, and Attachment D – Elevations).

History: The property is undeveloped and is a part of the Wirtz Planned Unit Development with an underlying zoning of Professional Commerce Park. A preliminary plat to subdivide the property into two Professional Commerce Park lots and one public street lot was approved by the City Council on April 30, 2018. A final plat to subdivide the property is in review. The site plan was scheduled for review at the Commission's May 7, 2018, meeting and was deferred to May 21, 2018. A courtesy notice was sent to property owners within 370 feet of the project for the May 7th meeting, but no one was in attendance. No further courtesy notice was sent.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on September 5, 2017. At the meeting, Staff indicated that a developer was interested in purchasing this property for use as an indoor storage facility. The facility would be within 300 feet of residential property, however the exterior façade of the structure would be limited in height to two stories and the site would include underground parking (for future reuse of the building). There would be an office appearance with indoor access to the storage units. The PUD states that within 300 feet of residential property, office uses only are allowed and uses otherwise allowed in PCP zoning are prohibited. Due to recent Council approval of indoor storage in office districts, Staff requested guidance on whether the indoor storage would be considered office use since it appears as an office use.

The City Attorney commented that the indoor storage as currently defined by the City is an acceptable use of office space.

Subcommittee Members were supportive of allowing the indoor storage as an office use.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff notes the following:

- *Future use of the building*: Staff points out that as part of the performance measures for indoor storage in Professional Commerce Park districts the applicant must demonstrate that the site can be reused for an office building in regards to parking. The applicant has indicated that the below ground level and the first level will be used for parking in the future. Each level is 30,000 sq. ft.
- *Citizen Comments*: through citizen comments received the site plan includes two atypical elements. The first is a fence and landscaping for the buffer on along the south of the property. Typically, a landscape buffer is required and fences are not usually used in addition to the landscape buffer. The second is the berm in the buffer along 50th Street is one foot higher than that normally required. These two items are included in the site plan by the applicant in direct response to citizen comments.
- *Note on Review:* the indoor storage facility is a permitted use in the professional commerce park district, the City has already considered that these uses are allowed and that denial of the use is not an option. Staff considers that the site plan has met the performance measures set out in the zoning ordinance, the regulations generally set out in the zoning ordinance (and in a couple of cases has exceeded minimums), and has applied conditions of approval that will allow the structure to be constructed when those conditions are met.

Applicant Representative: Monica Converse
Shive-Hattery Inc.
4125 Westown Parkway, Suite 100
West Des Moines IA 50266

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plan
Attachment D	-	Elevations

ATTACHMENT A

RESOLUTION NO. PZC -18-032

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING APPROVING THE JM COMMERCIAL STORAGE SITE PLAN (SP-003787-2018) TO CONSTRUCT A 90,000 SQ. FT. INDOOR STORAGE BUILDING AT 935 S. 50TH STREET

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, JM Commercial Holdings, requests approval for a Site Plan (SP-003787-2018) to construct a 90,000 sq. ft. indoor storage facility at 935 S. 50th street;

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;

WHEREAS, on May 21, 2018, this Commission held a duly-noticed public meeting to consider the application for a Site Plan;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, May 21, 2018, or as amended orally at the Plan and Zoning Commission meeting, are adopted.

SECTION 2. The Site plan to construct a 90,000 sq. ft. indoor storage building is hereby recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the meeting and 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 May 21, 2018.

_____
Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

_____
Recording Secretary

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 held on May 21, 2018

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

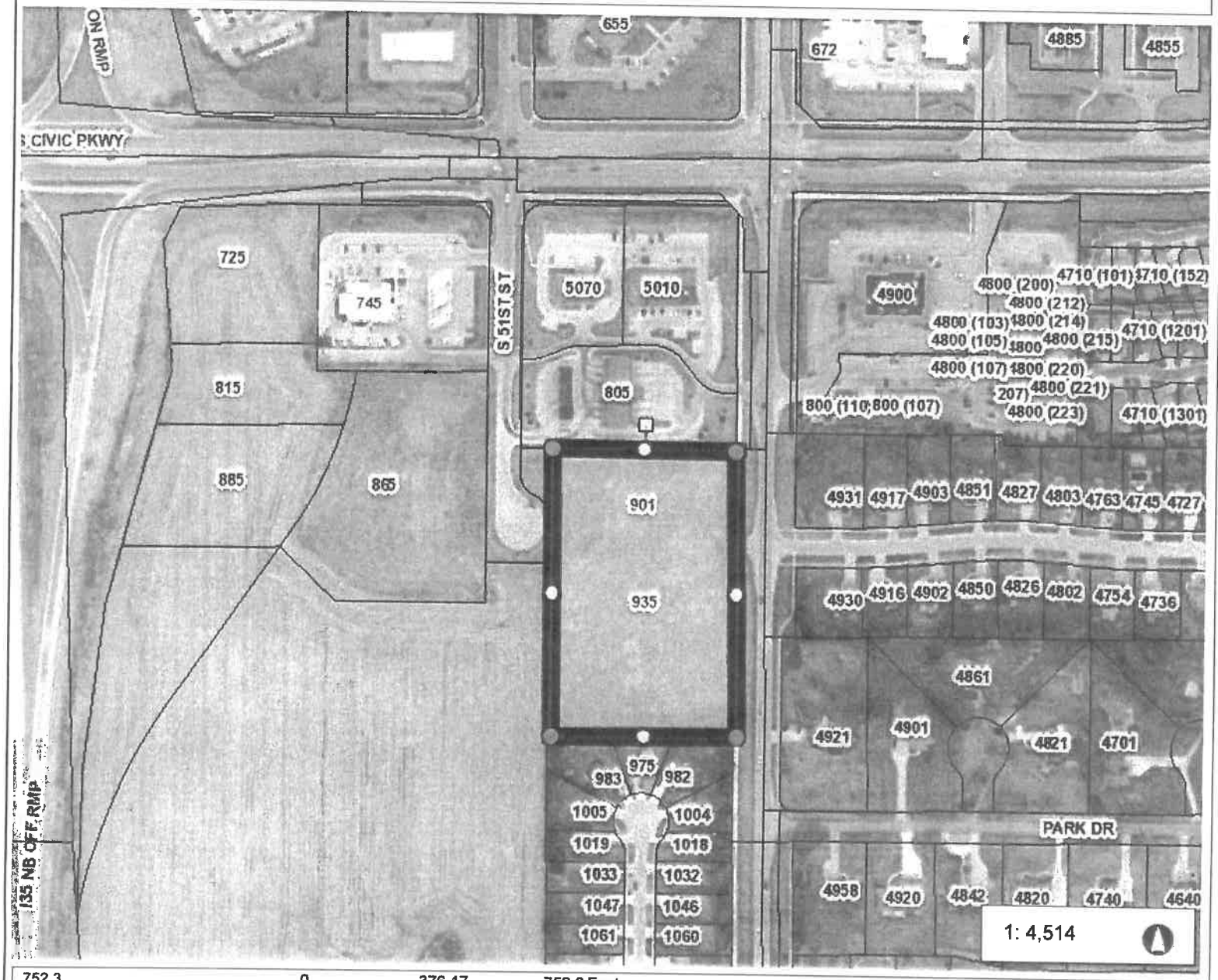
_____
Recording Secretary

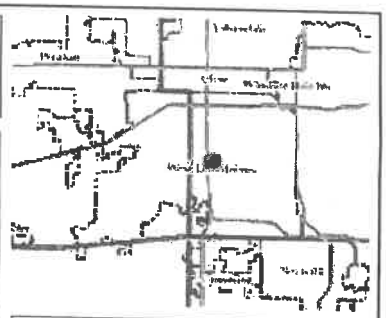
EXHIBIT A
CONDITIONS OF APPROVAL

1. If planned roof top mechanical equipment is installed and exceeds the planned parapet height, the applicant will be responsible for providing additional screening of the mechanical equipment with either an architectural solution or other method acceptable to the City. Likewise, any unanticipated ground mounted or building mounted mechanical, meters, utilities will need to be appropriately screened.

2. That site improvements proposed with the site plan are installed, inspected by the City, and determined complete, prior to final occupancy of the building.

935 S. 50th Street





Legend

- Addresses
- Corporate Limits
- Parcels

752.3 0 376.17 752.3 Feet

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Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

STORAGE BUILDING

JM COMMERCIAL HOLDINGS, LLC
935 SOUTH 50TH STREET
WEST DES MOINES, IOWA

SHEET LIST

Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL INFORMATION
C101	SITE PLAN
C201	GRADING PLAN
C301	UTILITY PLAN
C401	LANDSCAPE PLAN
C501	DETAILS
C502	DETAILS
C503	DETENTION DETAILS
C504	DETENTION DETAILS
C505	STAGING PLAN

PROPERTY OWNER

HY VEE INC
ATTN: DENNIS AUSENHUS
5820 WESTOWN PKWY
WEST DES MOINES, IA 50266

ENGINEER

SHIVE-HATTERY, INC.
ATTN: MONICA CONVERSE
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
PHONE: 515-223-8104

APPLICANT

JM COMMERCIAL HOLDINGS
ATTN: MATTHEW GUSTAFSON
MATTHEW.G@JMCOMMERCIALHOLDINGS.ORG
1050 OLSEN DRIVE SUITE 1
WAUKEE, IOWA, 50263
ATTN: (515) 987-5500

LEGAL DESCRIPTION

LOT 2 GREY HAWK BUSINESS PARK PLAT 1

ZONING

WIRTZ PLANNED UNIT DEVELOPMENT - OFFICE

COMPREHENSIVE PLAN

OFFICE (OF)

BENCHMARKS

WDM BENCHMARK #094- SOUTH 35TH STREET AT THE NORTH ENTRANCE TO SOUTHWOODS PARK, 125.5 FEET± EAST OF THE EAST BACK OF CURBS OF SOUTH 35TH STREET, 25.5 FEET SOUTH OF ENTRANCE ROAD. STANDARD BENCHMARK

ELEVATION = 119.81 CITY DATUM (893.82 NAVD88)

WDM BENCHMARK #145 - NORTH-WEST CORNER OF S 50TH STREET AND MILLS CIVIC PARKWAY, 1.5 FEET SOUTH OF EAST/WEST SIDEWALK, 4.0 FEET EAST OF RAMP/SIDEWALK, DUE NORTH OF CRACK IN PAVEMENT OF WESTBOUND LANE OF MILLS CIVIC PARKWAY. STANDARD BENCHMARK

ELEVATION = 201.08 CITY DATUM (975.09 NAVD88)

FLOOD PLAIN NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP - PANEL NUMBERS19023100115C BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2006, THIS SITE APPEARS TO BE LOCATED IN ZONE "X" (AREAS TO BE OUTSIDE 500 YEAR FLOOD PLAIN). TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF, THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN PANEL FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

PARKING SUMMARY

REQUIREMENT FOR STORAGE:
1 PARKING STALLS PER 50 STORAGE UNITS
TOTAL STORAGE UNITS = 650 UNITS
650 UNITS / 50 = 13 SPACES

TOTAL PROPOSED PARKING:
SURFACE PARKING PROVIDED = 15 SPACES

FUTURE PARKING SUMMARY

REQUIREMENT FOR OFFICE:
1 STALL PER 200 SF OF OFFICE AREA
30,000 SF / 200 = 150 SPACES

TOTAL PROPOSED PARKING:
CURRENT PARKING PROVIDED = 15 SPACES

FUTURE INTERIOR PARKING
(BASEMENT AND FIRST FLOOR) =
71 SPACES PER FLOOR X 2 = 142 SPACES

TOTAL FUTURE PARKING = 157 SPACES

SITE SUMMARY

BUILDING USE: STORAGE BUILDING
BUILDING AREA FOOTPRINT: 30,150 SF
BUILDING = 2 STORIES + BASEMENT
BUILDING GROSS SQUARE FOOTAGE: 90,000 SF
BUILDING HEIGHT AT HIGHEST POINT: PARAPET 29'-6"

OVERALL PROJECT SITE AREA: 108,663 SF (PER PROPERTY LIMITS)

PROPOSED IMPERVIOUS SUMMARY:
BUILDING: 30,150 SF
PAVING: 24,165 SF
SIDEWALKS: 1,902 SF
TOTAL: 56,217 SF

PROPOSED PROPERTY LIMITS: 108,663 SF
PROPOSED REQUIRED PERVIOUS AREA: 38,032 SF (35.0%)
PROPOSED PROVIDED PERVIOUS AREA: 52,446 SF (48.3%)

LANDSCAPE/OPEN SPACE SUMMARY:

PROPERTY LIMITS: 108,663 SF
REQUIRED OPEN SPACE: 38,032 SF OR 35%
PROVIDED OPEN SPACE: 52,446 SF OR 48%

OPEN SPACE LANDSCAPE REQUIREMENTS:
PROVIDE 2 TREES AND 3 SHRUBS PER 3000 SF OF REQUIRED OPEN SPACE.
REQUIRED OPEN SPACE = 38,032 SF
38,032 SF/3000 = 13 UNITS x 2 = 26 TREES
13 UNITS X 3 = 39 SHRUBS

INTERIOR PARKING LANDSCAPE REQUIREMENTS:
ONLY 15 TOTAL PARKING STALLS. NO INTERIOR PARKING LANDSCAPE REQUIRED

BUFFER/BERM REQUIREMENTS:
PROVIDE 30' WIDE BUFFER ALONG 50TH STREET AND ALONG SOUTH PROPERTY LINE ADJACENT TO THE 6' TALL FENCE.

PROVIDE 1 OVERSTORY OR EVERGREEN TREE, 2 ORNAMENTAL OR EVERGREEN TREES AND 6 SHRUBS PER EVERY 35 LINEAR FEET OF BUFFER
EAST PROPERTY LINE: 325 LF
325 LF / 35 = 10 UNITS x 1 OVERSTORY/EVERGREEN TREE = 10 TREES
10 UNITS X 2 UNDERSTORY/EVERGREE TREE = 20 UNDERSTORY TREES
10 UNITS x 6 SHRUBS = 60 SHRUBS

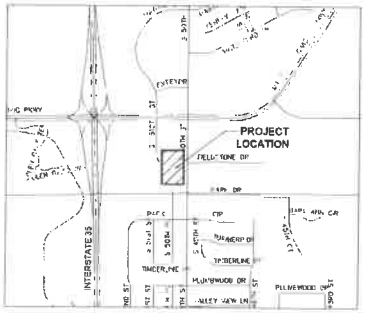
SOUTH PROPERTY LINE: 370 LF
370 LF / 35 = 11 UNITS X 1 OVERSTORY/EVERGREEN TREE = 11 TREES
11 UNITS X 2 UNDERSTORY/EVERGREEN TREE = 22 UNDERSTORY TREES
11 UNITS X 6 SHRUBS = 66 SHRUBS

STREETSCAPE LANDSCAPE RECOMMENDATION:
PROVIDE 1 TREE AND 3 SHRUBS PER 35 LINEAR FEET OF STREET FRONTAGE
NOT REQUIRED ALONG FIELDSTONE DRIVE. TREES USED FOR THE OPEN SPACE REQUIREMENT HAVE BEEN PLACED ALONG THE STREET FRONTAGE. NO SHRUBS.

RECOMMENDED PARKING LOT SCREENING
32 SHRUBS AT 3' HIGH FOR SCREENING ALONG PARKING LOT

TOTAL LANDSCAPE REQUIRED:
47 OVERSTORY/EVERGREEN TREES
42 UNDERSTORY/EVERGREENS TREES
165 SHRUBS

TOTAL LANDSCAPE PROVIDED:
23 DECIDUOUS TREES + 25 EVERGREEN TREES = 48
37 UNDERSTORY + 5 EVERGREEN TREES = 42
217 SHRUBS (20 FOUNDATION PLANTINGS)
258 GRASSES (FOUNDATION PLANTINGS)
33 PERENNIALS (FOUNDATION PLANTINGS)



VICINITY MAP
1" = 1000'

LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

HOLLY C. REID

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL
C401

CIVIL ENGINEER

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW 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.

Printed or typed name: MONICA M. CONVERSE
License Number: 21404
My License Renewal Date is: DECEMBER 31, 2017

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SHIVEHATTERY
ARCHITECTURE & ENGINEERING
4125 Westown Pkwy., Suite 100 | West Des Moines, Iowa 50266
515 223 8104 | fax: 515 223 0622 | www.shive-hattery.com
Iowa | Illinois | Indiana

WEST DES MOINES STORAGE BUILDING
JM COMMERCIAL HOLDINGS, LLC
935 S 50TH STREET, WEST DES MOINES, IA 50265

PRELIMINARY - NOT FOR CONSTRUCTION

4/27/2018

ATTACHMENT C

GENERAL NOTES:

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THE DRAWINGS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
3. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL BY CALLING 811 OR 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
4. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
6. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
7. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
8. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
9. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
10. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
11. ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
12. WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY SHIVE-HATTERY, INC. AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF SHIVE-HATTERY, INC., WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
13. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
14. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
15. CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE.
16. NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT OR OVERLAY AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY.
17. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER AND DEVELOPERS.
18. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON THE PROJECT SITE AND ANY OFF SITE BORROW OR DISPOSAL AREAS USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF IOWA CODE, FEDERAL REGULATIONS, AND LOCAL ORDINANCES.
19. CONTRACTOR SHALL NOT DISTURB VEGETATION OUTSIDE GRADING LIMITS. CONTRACTOR SHALL MINIMIZE DISTURBANCE WITHIN GRADING LIMITS TO THAT NECESSARY TO ACHIEVE PROPOSED GRADES AS SHOWN.
20. ALL AREAS DISTURBED BY CONSTRUCTION, NOT DESIGNATED AS PLANTED, SHALL BE SODDED OR SEEDED. REFER TO PLANS.
21. NO MECHANICAL EQUIPMENT OVER 3' IN HEIGHT IS ALLOWED IN ANY REQUIRED SETBACK AREA.
22. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
23. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
24. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE OPEN LANE OF TRAFFIC AT ALL TIMES WHEN PERFORMING WORK WITHIN THE PUBLIC RIGHT OF WAY. CONTRACTOR TO PROVIDE TRAFFIC CONTROL ACCORDING TO MUTCD STANDARDS AND COORDINATE WITH THE CITY OF WEST DES MOINES FOR ANY AND ALL PERMITTING RELATED TO TRAFFIC CONTROL IN THE PUBLIC R.O.W.
25. THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
26. ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
27. NOTIFY UTILITY COMPANIES WHO HAVE FACILITIES THAT ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION
28. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
29. CONTRACTOR TO COORDINATE ANY GRADE ADJUSTMENTS WITH THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
30. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
31. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ACCESS TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION. ANY WORK ON A PUBLIC STREET OR ALLEY THAT REQUIRES CLOSURE WILL REQUIRE A CLOSURE NOTICE SUBMITTED TO WEST DES MOINES PUBLIC WORKS 48 HOURS IN ADVANCE.
32. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED TO FINAL FINISH GRADES.
33. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
34. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
35. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
36. SIGNING, STRIPING OR OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO PUBLIC STREETS SHOULD CONFORM TO THE (MUTCD) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FEDERAL HIGHWAY ADMINISTRATION, 2009 EDITION),
37. 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.
38. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W. / EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWER AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION 'CLINT CARPENTER' (515-222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS / AGREEMENTS AND APPLICABLE PERMITS.
39. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
40. CONSTRUCTION PLANS FOR ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO THE CONSTRUCTION OF SAID PUBLIC IMPROVEMENTS.
41. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALLPACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOTCANDLE.
42. A THIRD-PARTY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE CITY, SHALL BE SUBMITTED TO DOCUMENT THE THICKNESS AND STRENGTH OF THE PAVEMENT, THE SUB-GRADE COMPACTION, COMPLIANCE WITH THE METRO DESIGN STANDARDS FOR STREETS, AND THE STANDARDS LISTED IN THE WEST DES MOINES "OFF STREET PARKING ORDINANCE" FOR PRIVATE STREETS, PARKING LOTS, AND DRIVEWAYS.

WATER LINE CONSTRUCTION NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. WATER TO BE INSTALLED WITH A MINIMUM COVER OF 5 FEET DEEP OR LOWER TO ACCOMMODATE UTILITY CROSSINGS.
4. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORK STANDARD SPECIFICATIONS.
5. CONTACT FIRE DEPARTMENT OF ANY CHANGES THAT AFFECT FIRE/EMERGENCY ACCESS TO SITE, BUILDING, FDC'S, PIVS, HYDRANTS, AND FRONT DOORS.
6. ALL WATER LINE SHALL BE PVC C900.
7. ALL EXISTING AND PROPOSED HYDRANTS AND VALVES SHALL BE ADJUSTED TO FINAL GRADES.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
9. 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, 54-1868. 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.
10. CONTACT WEST DES MOINES WATER WORKS FOR ANYTHING AFFECTING WATER INFRASTRUCTURE.

STORM SEWER CONSTRUCTION NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
2. ALL STORM SEWER CONSTRUCTION SHALL CONFORM TO THE DES MOINES METROPOLITAN STANDARDS WITH WEST DES MOINES ADDENDUMS AND THE WEST DES MOINES CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
3. PIPE LENGTHS SHOWN ARE INSIDE EDGE TO INSIDE EDGE OF STRUCTURES.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL STORM FLOW IN EXISTING CITY SYSTEM UNTIL NEW SYSTEM IS INSTALLED AND APPROVED.
5. ALL HDPE PIPE SHALL BE DUAL-WALLED.
6. CONTRACTOR TO MODIFY EXISTING INVERTS TO ACCOMMODATE NEW PIPE CONNECTIONS.
7. ALL HDPE BENDS AND CONNECTIONS SHALL BE MANUFACTURED CONNECTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING STORM SEWER WITHIN THE PROJECT AREA.
9. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND REBUILDING STORM STRUCTURES AS NECESSARY TO MATCH FINAL GRADES.
10. AS-BUILT DOCUMENTATION OF THE STORM WATER DRAINAGE SYSTEM WILL BE PROVIDED AND FORWARDED TO THE CITY BEFORE ISSUANCE OF THE FINAL OCCUPANCY PERMIT, AND SHALL INCLUDE ELEVATIONS, DETENTION POND CAPACITY, PIPING RESTRICTORS, AND OTHER PERTINENT INFORMATION.
11. WHERE RCP STORM SEWER CROSSES THE WATER SERVICE, PROVIDE O-RING GASKETS AT JOINTS ONE FULL LENGTH OF SEWER PIPE ON EITHER SIDE OF THE CROSSING.

SANITARY SEWER CONSTRUCTION NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
2. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE DES MOINES METROPOLITAN STANDARDS WITH WEST DES MOINES ADDENDUMS AND THE WEST DES MOINES CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
3. PIPE LENGTHS SHOWN ARE CENTERLINE TO CENTERLINE OF STRUCTURES.
4. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND REBUILDING MANHOLES AS NECESSARY TO MATCH FINAL GRADES. CHIMNEY SEALS SHALL BE USED.
5. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.

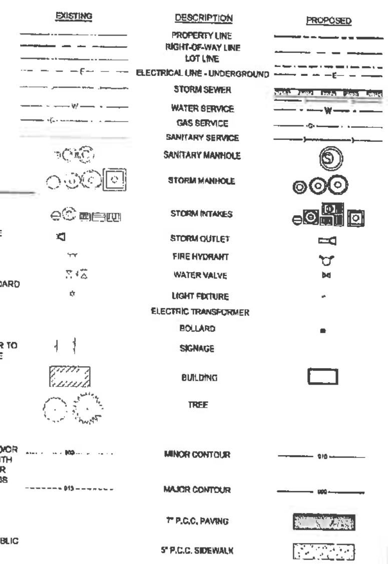
CITY OF WEST DES MOINES NOTES:

1. ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES SHALL BE CORE DRILLED.
2. ALL PUBLIC SEWER CONSTRUCTED AS A PART OF THESE PLANS WILL BE TELEVISED BY THE CITY OF WEST DES MOINES AS PART OF THE FINAL INSPECTION. NOTIFY WEST DES MOINES PUBLIC SERVICES (RON WIESE 515-222-3480) 48 HOURS IN ADVANCE OF OF INSPECTION.
3. 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.
4. FOR MAINLINE PAVING, THE CONTRACTOR SHALL SUBMIT THE PCC MIX SOURCE(S) TO THE WEST DES MOINES ENGINEERING SERVICES DEPARTMENT (BEN MCALISTER 222-3475) A MINIMUM OF 24 HOURS PRIOR TO PLACEMENT. THE CONTRACTOR SHALL USE THE SAME PCC MIX SOURCE FOR A MINIMUM OF 500 SQUARE YARDS OF CONTINUOUS PAVING.
5. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREET, THE CONTRACTOR SHALL CONTACT THE WEST DES MOINES ENGINEERING SERVICES DEPARTMENT (BEN MCALISTER 222-3475) TO OBTAIN APPLICABLE CITY PERMITS.
6. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH THE WEST DES MOINES ADDENDA.
7. COORDINATE STAGING AND TRAFFIC CONTROL WITH WEST DES MOINES EMERGENCY SERVICES.
8. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
9. COMPLY WITH ALL REQUIREMENTS OF WASTEWATER RECLAMATION AUTHORITY (WRA) FOR ANY CONNECTION TO WRA FACILITIES.

GRADING AND EROSION CONTROL NOTES:

1. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
2. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.
3. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
4. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
5. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
6. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
7. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
8. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
9. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
10. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, INLET PROTECTION, ETC.) TO PREVENT EROSION.
12. ALL STORM SEWER INTAKES THAT RECEIVE STORMWATER RUNOFF FROM DISTURBED AREAS SHALL BE PROVIDED WITH A FILTER SACK.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
    PEZZETTI EROSION CONTROL
    ATTN: MIKE KOSLOSKE
    5700 UNIVERSITY AVENUE, SUITE 220
    WEST DES MOINES, IA 50266
    TEL:1-515-987-0639
14. OWNER SHALL ASSUME RESPONSIBILITY FOR ALL EROSION CONTROL UNTIL DELEGATED TO CONTRACTOR ONCE THE PROJECT CONSTRUCTION STARTS.
15. A SWPPP WILL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.

LEGEND:



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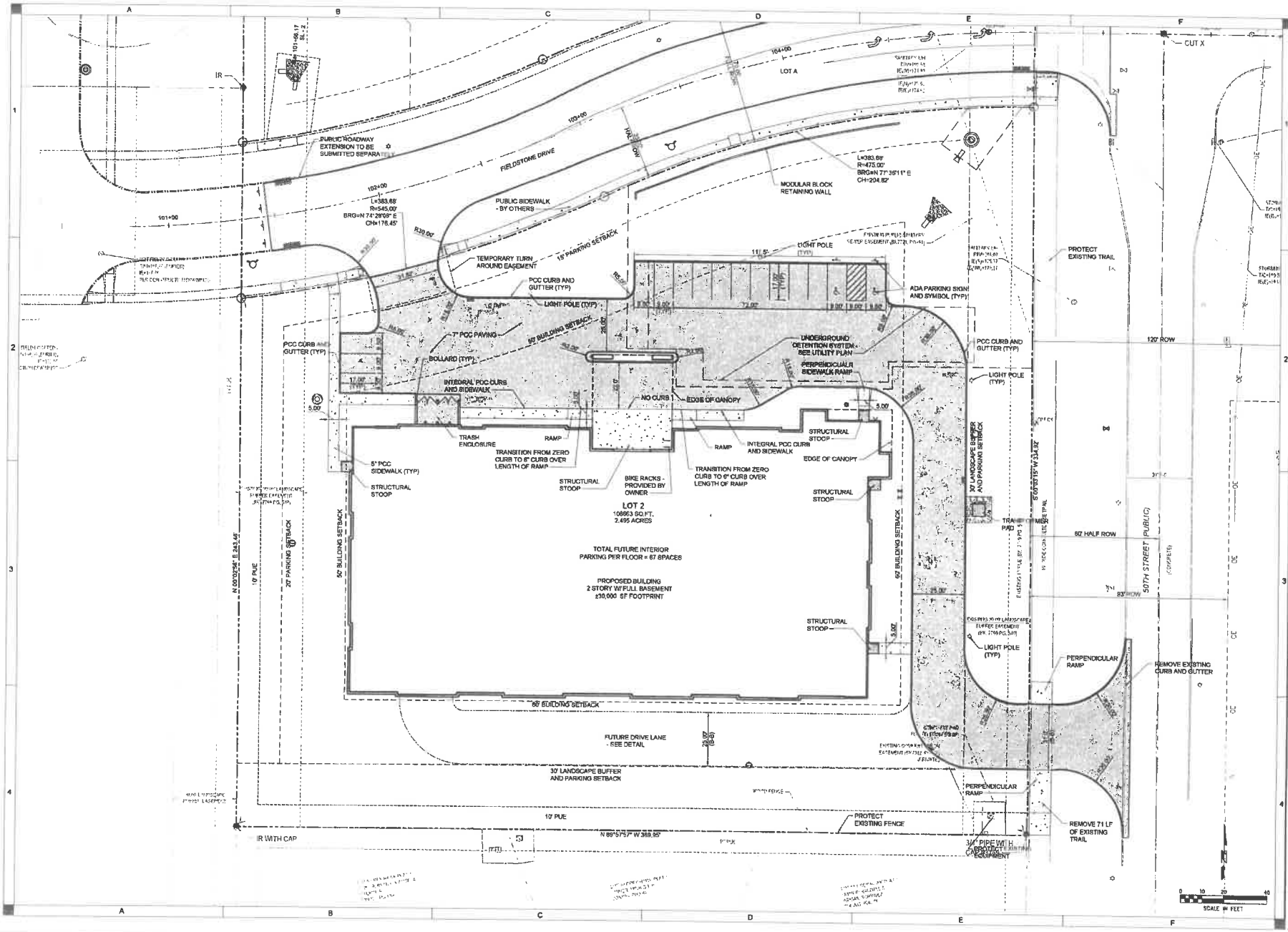
WEST DES MOINES STORAGE BUILDING
JM COMMERCIAL HOLDINGS, LLC
935 S 50TH STREET, WEST DES MOINES, IA 50265

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: CWH
APPROVED: MMC
ISSUED FOR: CITY SUBMITTAL
DATE: 4/27/2018
PROJECT NO: 4172741
FIELD BOOK: —
CLIENT NO: —

GENERAL INFORMATION

C001



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WEST DES MOINES STORAGE BUILDING

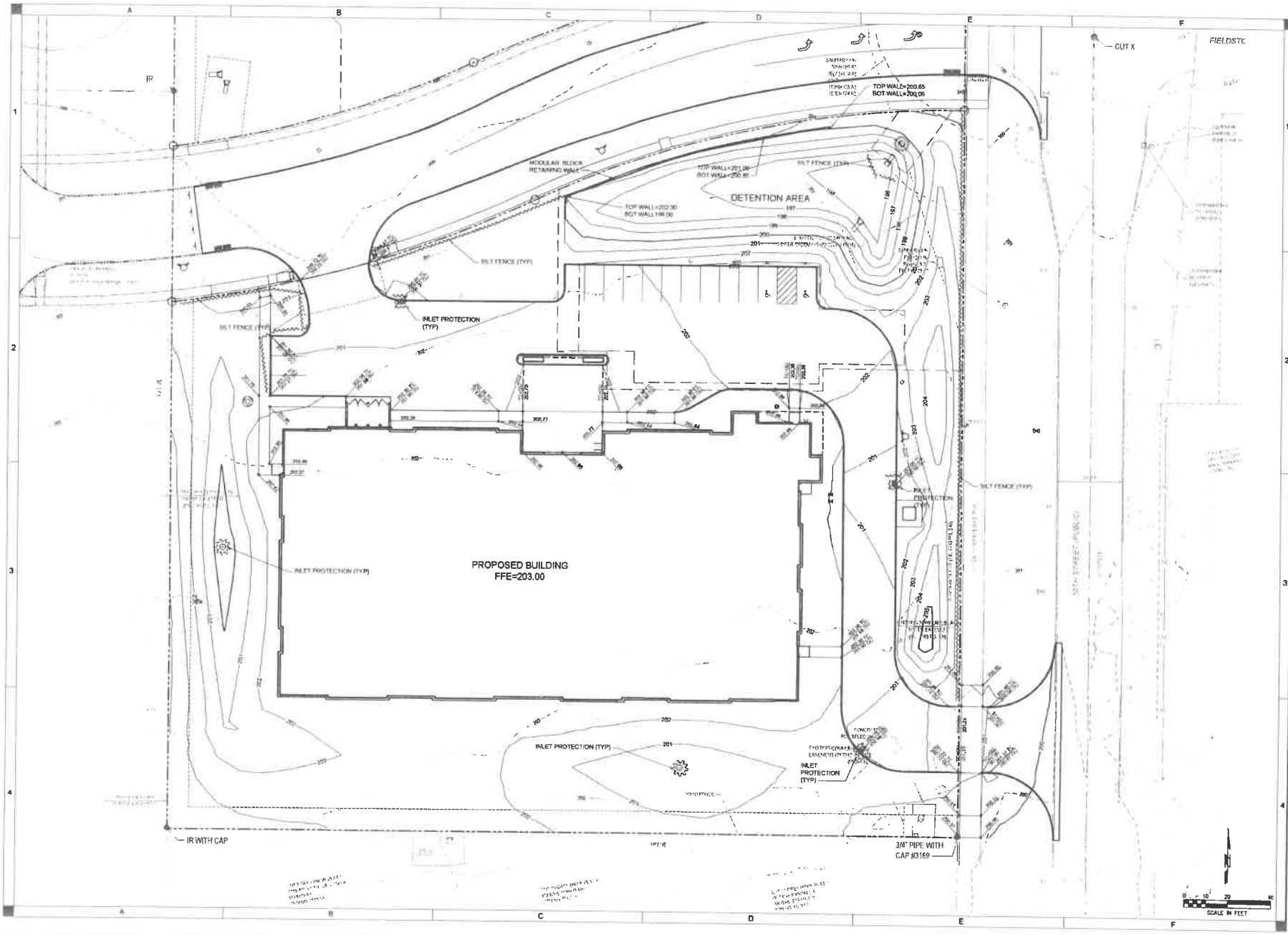
JM COMMERCIAL HOLDINGS, LLC
938 S 50TH STREET, WEST DES MOINES, IA 50265

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: CIM
APPROVED: MAC
ISSUED FOR: CITY SUBMITTAL
DATE: 02/27/2018
PROJECT NO: 117261
FIELD BOOK: —
CLIENT NO: —

SITE PLAN

C101



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WEST DES MOINES STORAGE BUILDING

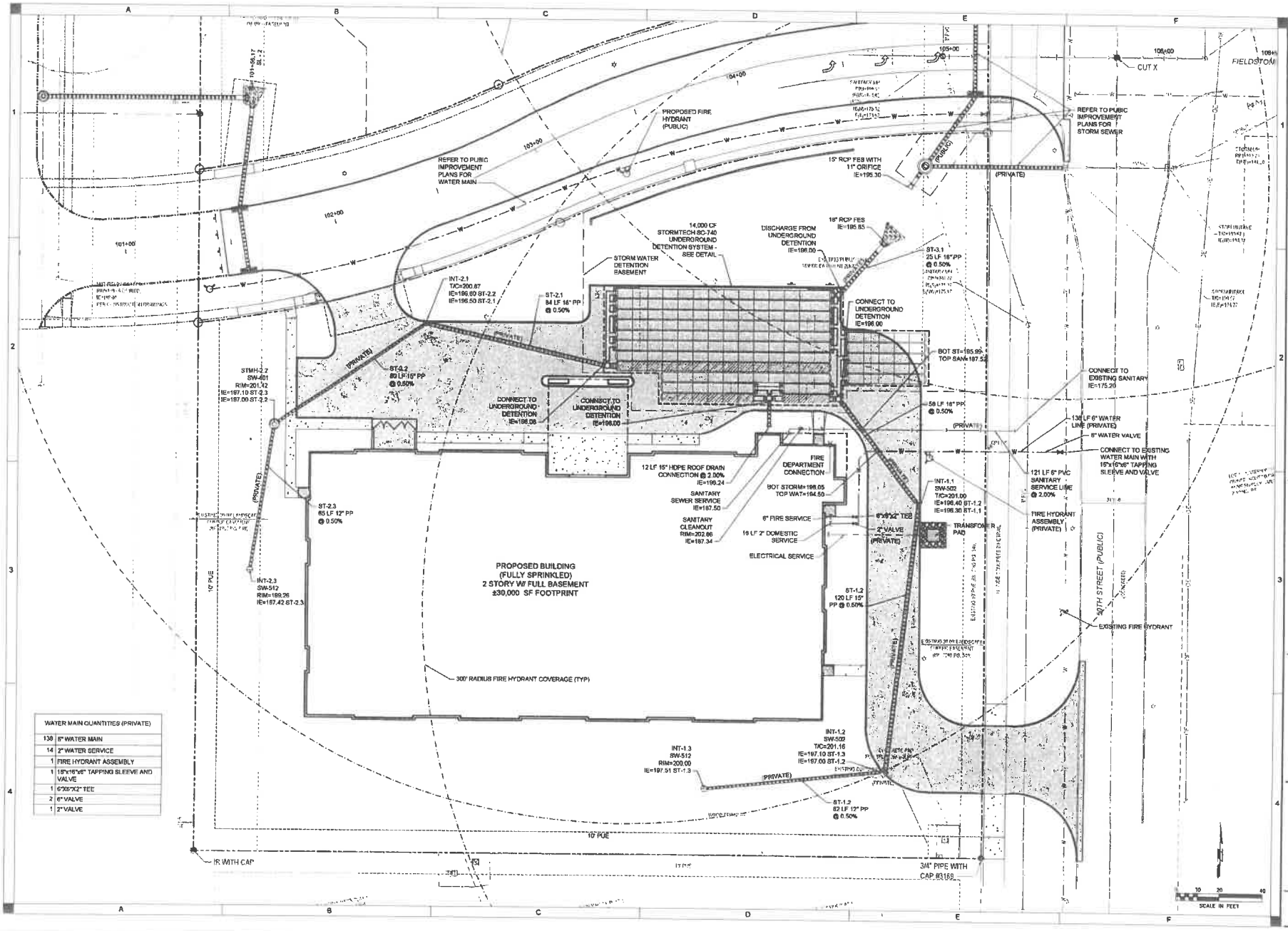
JM COMMERCIAL HOLDINGS, LLC
935 S 50TH STREET, WEST DES MOINES, IA 50265

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: CHH
APPROVED: MMC
ISSUED FOR: CITY SUBMITTAL
DATE: 4/27/2018
PROJECT NO: 4172701
FIELD BOOK: --
CLIENT NO: --

GRADING PLAN

C201



WATER MAIN QUANTITIES (PRIVATE)	
138	6" WATER MAIN
14	2" WATER SERVICE
1	FIRE HYDRANT ASSEMBLY
1	18"x16"x6" TAPPING SLEEVE AND VALVE
1	6"X6"X2" TEE
2	6" VALVE
1	2" VALVE

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SEAL

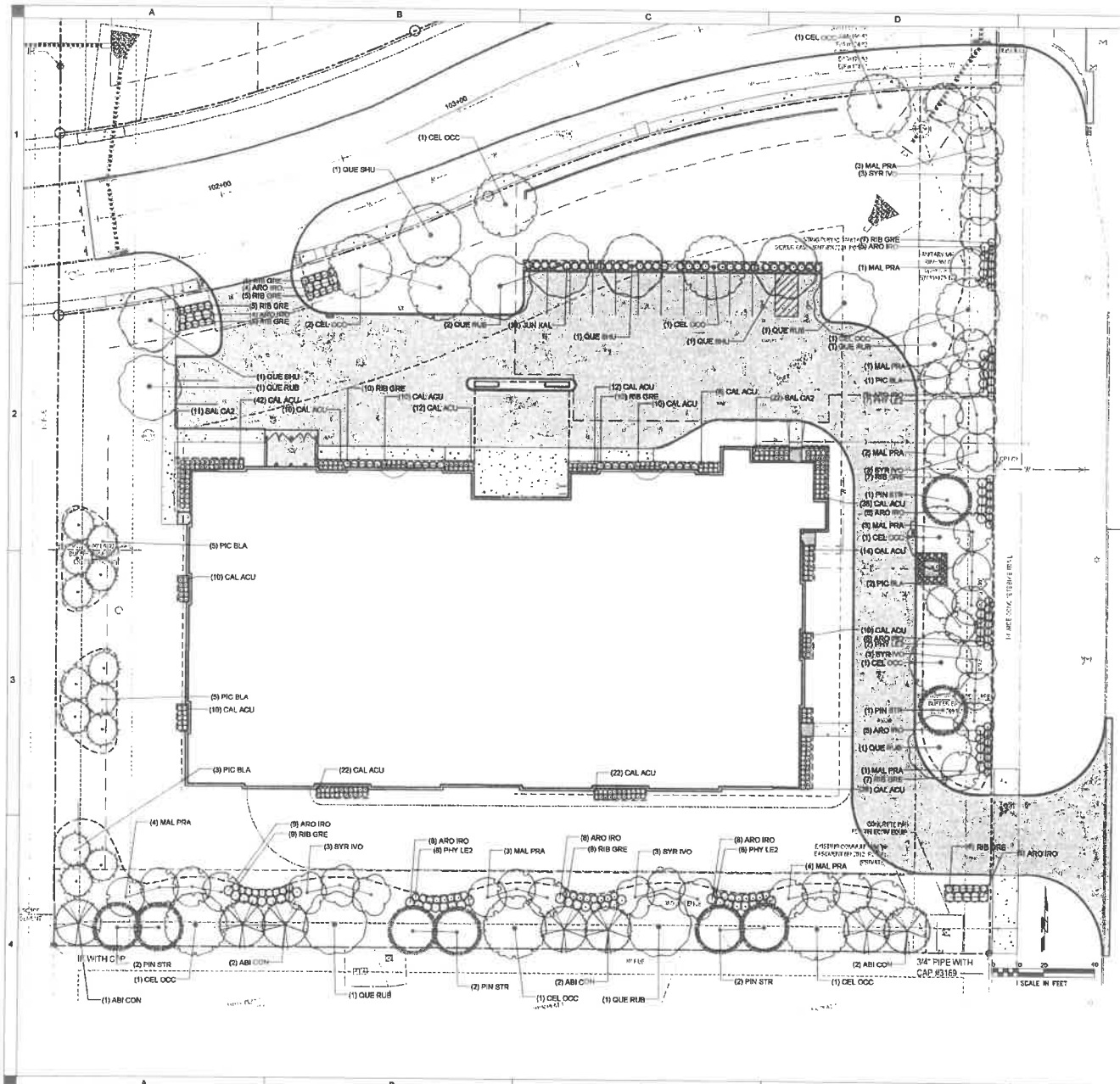
WEST DES MOINES STORAGE BUILDING
JM COMMERCIAL HOLDINGS, LLC
935 S 60TH STREET, WEST DES MOINES, IA 50265

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: CVH
APPROVED: JMC
ISSUED FOR: CITY SUBMITTAL
DATE: 4/27/2018
PROJECT NO: 417274
FIELD BOOK: --
CLIENT NO: --

UTILITY PLAN

C301



PLANT SCHEDULE OPEN SPACE

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ABI CON	1	Abies concolor	White Fir	Air R	6' HT.
CEL OCC	5	Celtis occidentalis	Common Hackberry	Air R	#7
PIC BLA	13	Picea glauca densata	Black Hills Spruce	Air R	6' HT.
QUE RUB	4	Quercus rubra	Red Oak	Air R	#7
QUE SHU	4	Quercus shumardii	Shumard Red Oak	Air R	#7

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ARO IRO	13	Aronia melanocarpa 'Iroquois Beauty' TM	Iroquios Beauty Chokeberry	5 gal	
JUN KAL	32	Juniperus x pfitzeriana 'Kelley's Compact'	Juniper	3 gal	
RIB GRE	26	Ribes alpinum 'Green Mound'	Green Mound Alpine Current	3 gal	

PLANT SCHEDULE EAST BUFFER

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
CEL OCC	3	Celtis occidentalis	Common Hackberry	Air R	#7
MAL PRA	11	Malus x 'Prairifire'	Prairifire Crab Apple	Air R	#7
PIC BLA	3	Picea glauca densata	Black Hills Spruce	Air R	6' HT.
PIN STR	2	Pinus strobus	White Pine	Air R	6' HT.
QUE RUB	2	Quercus rubra	Red Oak	Air R	#7
SYR IVO	9	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	Air R	#7

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ARO IRO	25	Aronia melanocarpa 'Iroquois Beauty' TM	Iroquios Beauty Chokeberry	5 gal	
PHY LE2	14	Physocarpus opulifolius 'Lemon Candy'	Lemon Candy Dwarf Ninebark	3 gal	
RIB GRE	21	Ribes alpinum 'Green Mound'	Green Mound Alpine Current	3 gal	

PLANT SCHEDULE SOUTH BUFFER

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ABI CON	6	Abies concolor	White Fir	Air R	6' HT.
CEL OCC	3	Celtis occidentalis	Common Hackberry	Air R	#7
MAL PRA	11	Malus x 'Prairifire'	Prairifire Crab Apple	Air R	#7
PIN STR	6	Pinus strobus	White Pine	Air R	6' HT.
QUE RUB	2	Quercus rubra	Red Oak	Air R	#7
SYR IVO	6	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	Air R	#7

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ARO IRO	33	Aronia melanocarpa 'Iroquois Beauty' TM	Iroquios Beauty Chokeberry	5 gal	
PHY LE2	16	Physocarpus opulifolius 'Lemon Candy'	Lemon Candy Dwarf Ninebark	3 gal	
RIB GRE	17	Ribes alpinum 'Green Mound'	Green Mound Alpine Current	3 gal	

PLANT SCHEDULE - ENTIRE PROJECT

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ABI CON	7	Abies concolor	White Fir	Air R	6' HT.
CEL OCC	11	Celtis occidentalis	Common Hackberry	Air R	#7
MAL PRA	22	Malus x 'Prairifire'	Prairifire Crab Apple	Air R	#7
PIC BLA	16	Picea glauca densata	Black Hills Spruce	Air R	6' HT.
PIN STR	8	Pinus strobus	White Pine	Air R	6' HT.
QUE RUB	8	Quercus rubra	Red Oak	Air R	#7
QUE SHU	4	Quercus shumardii	Shumard Red Oak	Air R	#7
SYR IVO	15	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	Air R	#7

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ARO IRO	71	Aronia melanocarpa 'Iroquois Beauty' TM	Iroquios Beauty Chokeberry	5 gal	
CAL ACU	258	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	
JUN KAL	32	Juniperus x pfitzeriana 'Kelley's Compact'	Juniper	3 gal	
PHY LE2	30	Physocarpus opulifolius 'Lemon Candy'	Lemon Candy Dwarf Ninebark	3 gal	
RIB GRE	84	Ribes alpinum 'Green Mound'	Green Mound Alpine Current	3 gal	
SAL CA2	33	Salvia x 'Caradonna'	Sage	1 gal	

LANDSCAPE NOTES:

1. ALL TREES SHALL BE PER THE RECOMMENDATIONS AND REQUIREMENTS OF THE CURRENT ANSI 'AMERICAN STANDARDS FOR NURSERY STOCK.'
2. PROTECT ALL EXISTING AND NEW STRUCTURES AND UTILITY SERVICES DURING INSTALLATION OF ALL PLANT MATERIAL. NOTIFY ENGINEER IMMEDIATELY UPON CONFLICT OF PLANTS, STRUCTURES, AND UTILITIES.
3. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
4. ALL PLANTING BEDS SHALL RECEIVE PRE-EMERGENT WEED PREVENTER, AND HARDWOOD MULCH TO A DEPTH AS SPECIFIED, UNLESS OTHERWISE NOTED.
5. REPAIR ALL AREAS OF DISTURBANCE WITH SEED UNLESS NOTED OTHERWISE.
6. ALL AREAS INDICATED TO RECEIVE ROCK SHALL BE PLACED ATOP WEED BARRIER AND BOUNDED BY EDGING AS SPECIFIED.
7. PLANTING BEDS SHALL BE TILLED TO A DEPTH OF 24" TO DECOMPACT SOILS.
8. ISLANDS SHALL BE CORED OUT TO REMOVE ALL GRANULAR AND COMPACTED SUBBASE TO A DEPTH OF 36" BELOW FINISH PAVING SURFACE.

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WEST DES MOINES STORAGE BUILDING

JM COMMERCIAL HOLDINGS, LLC

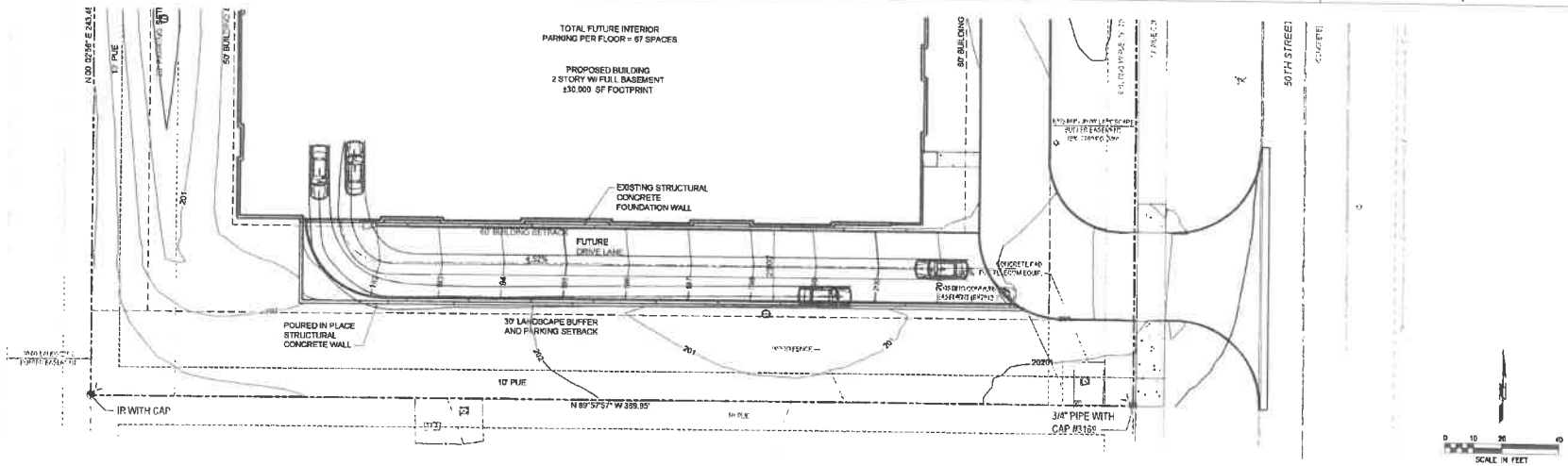
933 S 50TH STREET, WEST DES MOINES, IA 50266

PRELIMINARY - NOT FOR CONSTRUCTION

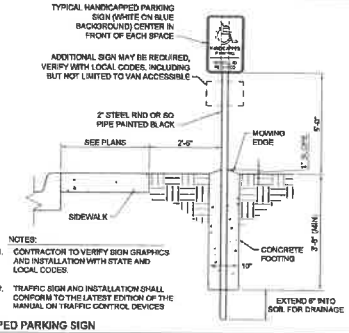
DRAWN: GJM
APPROVED: HCR
ISSUED FOR: CITY SUBMITTAL
DATE: 4/27/2018
PROJECT NO: 417221
FIELD BOOK: —
CLIENT NO: —

LANDSCAPE PLAN

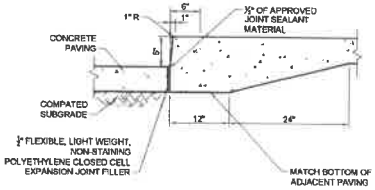
C401



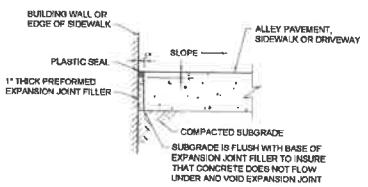
A2 FUTURE DRIVE LANE
1"=20'



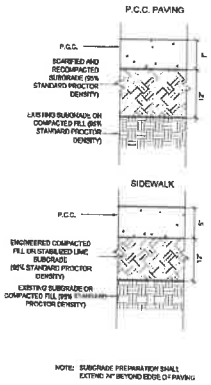
A3 HANDICAPPED PARKING SIGN
NOT TO SCALE



C3 INTEGRAL PCC CURB AND SIDEWALK
NOT TO SCALE

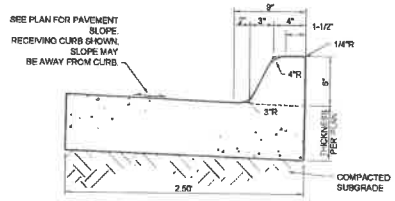


D3 1" EXPANSION JOINT BETWEEN BUILDING AND PAVEMENT
NOT TO SCALE

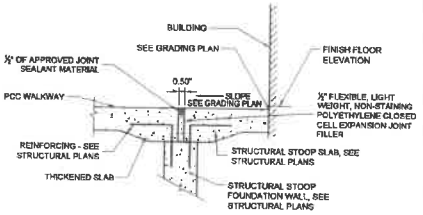


F4 PAVEMENT CROSS SECTIONS
NOT TO SCALE

A4 HANDICAPPED PARKING SYMBOL
NOT TO SCALE



C4 6" PCC CURB AND GUTTER
NOT TO SCALE



D4 PCC WALK @ STRUCTURAL STOOP
NOT TO SCALE

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WEST DES MOINES
STORAGE BUILDING

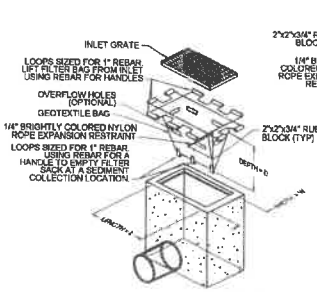
JM COMMERCIAL HOLDINGS, LLC
935 S 50TH STREET, WEST DES MOINES, IA 50265

PRELIMINARY
- NOT FOR
CONSTRUCTION

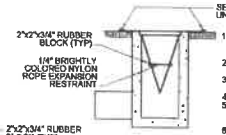
DRAWN: CWM
APPROVED: MMC
ISSUED FOR: CITY SUBMITTAL
DATE: 12/17/2018
PROJECT NO: 417274
FIELD BOOK: —
CLIENT NO: —

DETAILS

C501



ISOMETRIC VIEW
DO NOT USE ON ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS



ELEVATION VIEW
PROFILE VIEW OF INSTALLED FILTER SACK

1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE WILL BE WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OILS SPILLS ARE A CONCERN.
4. INSPECT PER REGULARTORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	600 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GALMIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC-1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

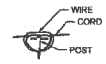
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	8420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GALMIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC-1

FILTER SACKS
GRATED INLETS

A2 FILTER SACKS
NOT TO SCALE

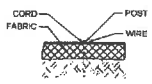
GENERAL NOTES:

1. SECURE TOP OF ENGINEERING FABRIC TO STEEL POST.
2. ENGINEERING FABRIC TO BE FOLDED ACROSS BOTTOM OF TRENCH.
3. ENGINEERING FABRIC SHALL HAVE A MINIMUM 36" WIDTH.
4. FOR MACHINE INSTALLATION, POSTS SHALL BE EMBEDDED 28" BELOW GROUND LINE. ALL COMPACTION SHALL BE ACCOMPLISHED BY DRIVING OVER EACH SIDE OF SILT FENCE 2-4 TIMES WITH DEVICE EXERTING 60PSI OR GREATER.
5. FOR TRENCH INSTALLATION, POSTS SHALL BE EMBEDDED 28" BELOW THE TRENCH BOTTOM. ALL COMPACTION SHALL BE ACCOMPLISHED WITH A MECHANICAL OR PNEUMATIC TAMPER.

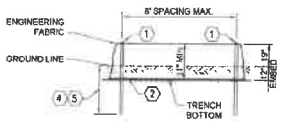


NOTE:
TWIST CORD AND PLACE AROUND POST, SECURE WITH WIRE.

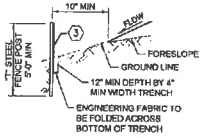
POST TOP VIEW



FRONT VIEW

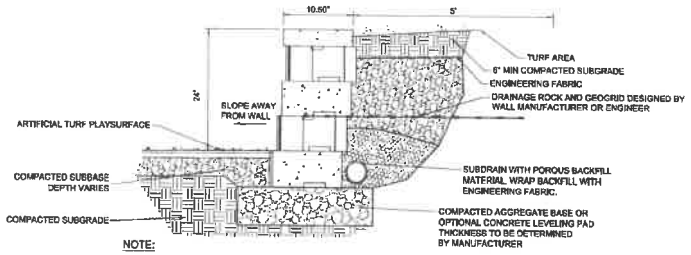


DETAILS OF SILT FENCE



TYPICAL SECTION SILT FENCE

A4 SILT FENCE
NOT TO SCALE



NOTE:

1. STRUCTURAL DRAWINGS AND DESIGN OF RETAINING WALL TO BE PROVIDED BY MANUFACTURER OR ENGINEER.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF RETAINING WALL TO LANDSCAPE ARCHITECT FOR APPROVAL.

D4 SEGMENTAL BLOCK RETAINING WALL
NOT TO SCALE

SHIVEHATTERY
ARCHITECTURE & ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
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WEST DES MOINES
STORAGE BUILDING

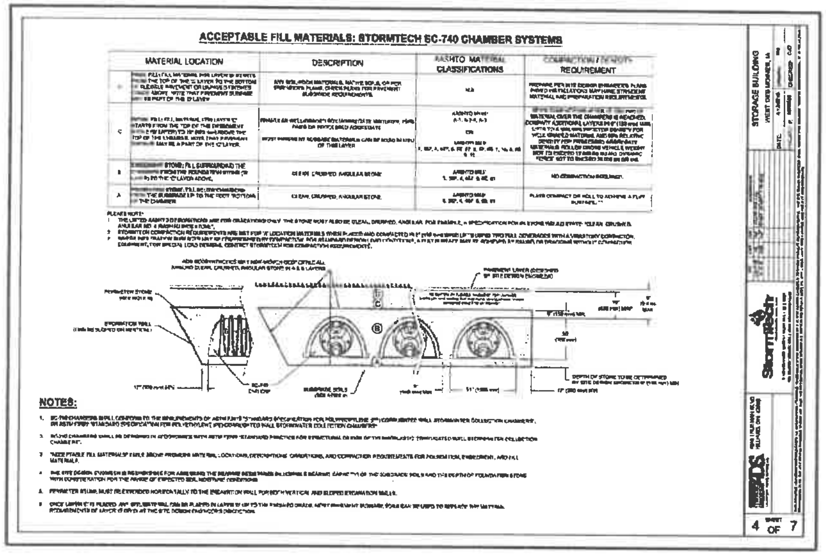
JM COMMERCIAL HOLDINGS, LLC
935 S 50TH STREET, WEST DES MOINES, IA 50265

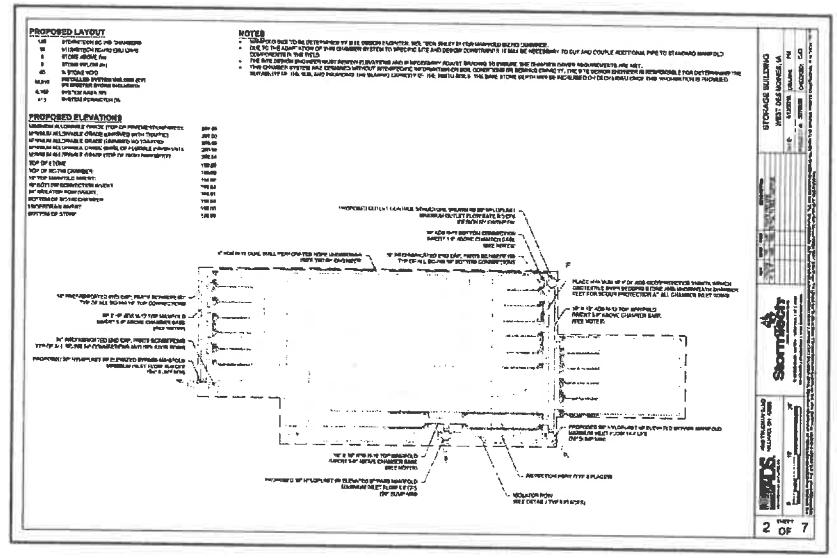
PRELIMINARY
- NOT FOR
CONSTRUCTION

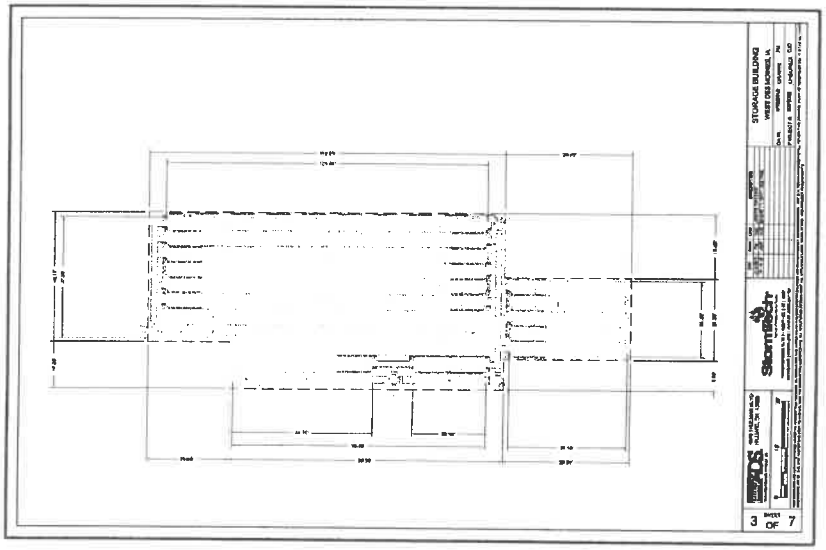
DRAWN: CWR
APPROVED: MMC
ISSUED FOR: CITY SUBMITTAL
DATE: 4/27/2018
PROJECT NO: 6172741
FIELD BOOK: —
CLIENT NO: —

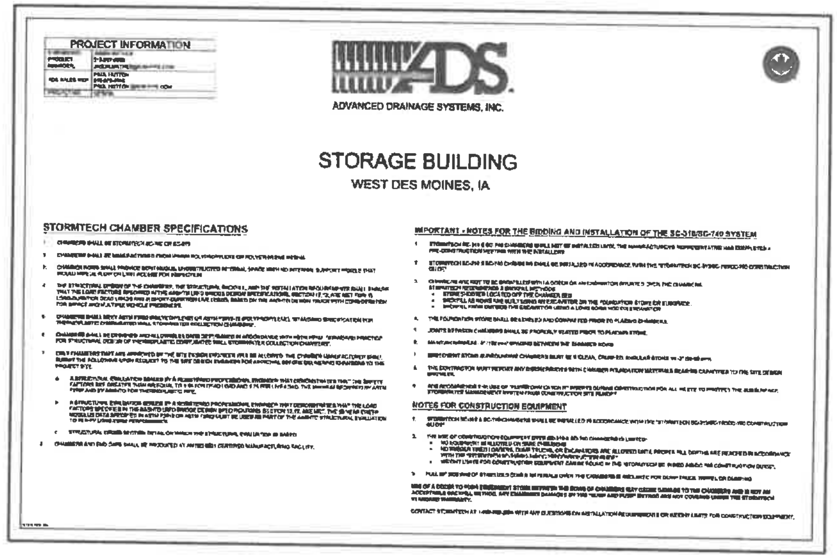
DETAILS

C502









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WEST DES MOINES
STORAGE BUILDING

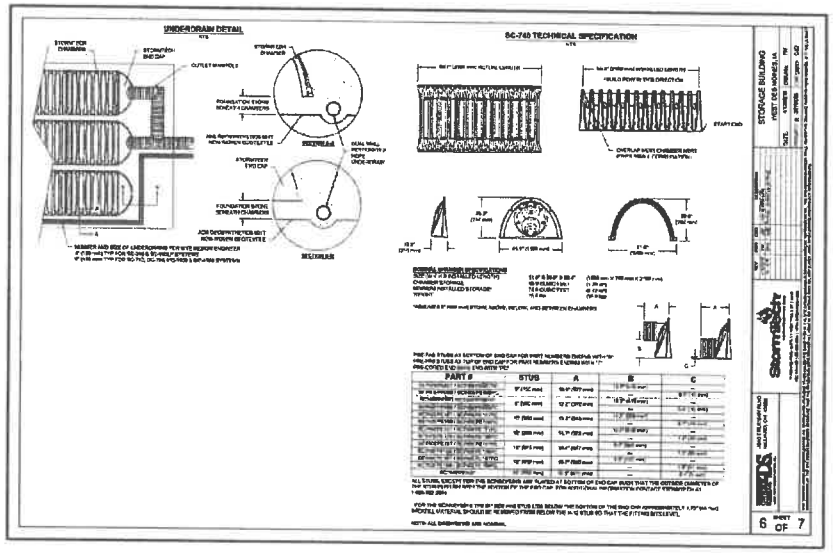
JM COMMERCIAL HOLDINGS, LLC
935 S 50TH STREET, WEST DES MOINES, IA 50265

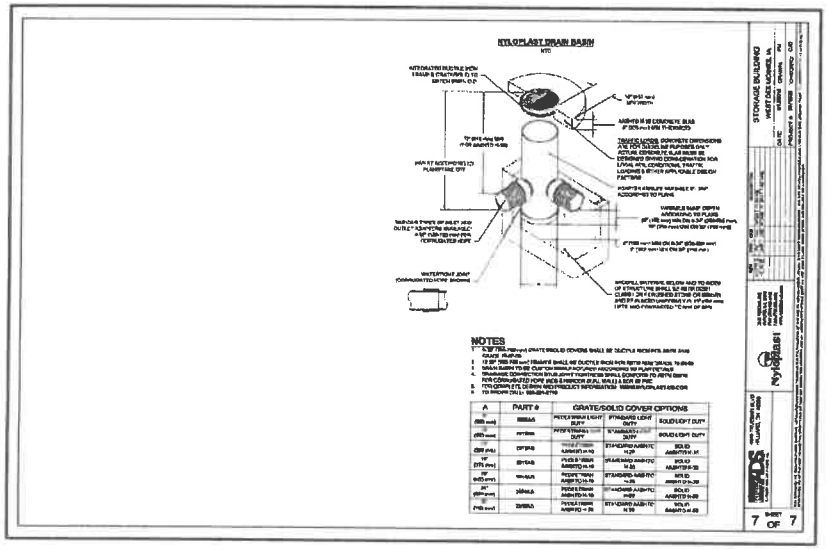
PRELIMINARY - NOT FOR CONSTRUCTION

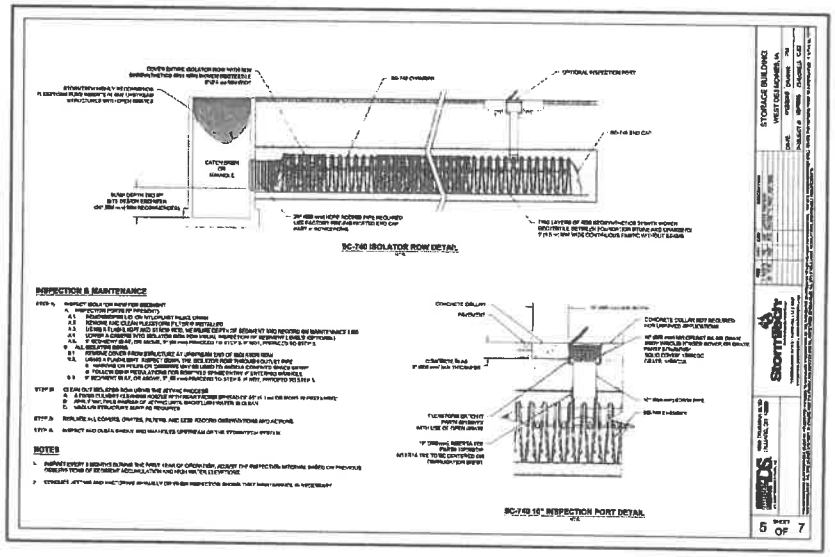
DRAWN:	AJH
APPROVED:	MMC
ISSUED FOR:	CITY SUBMITTAL
DATE:	4/27/2018
PROJECT NO:	4172741
FIELD BOOK:	—
CLIENT NO:	—

DETENTION DETAILS

C503







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WEST DES MOINES
STORAGE BUILDING

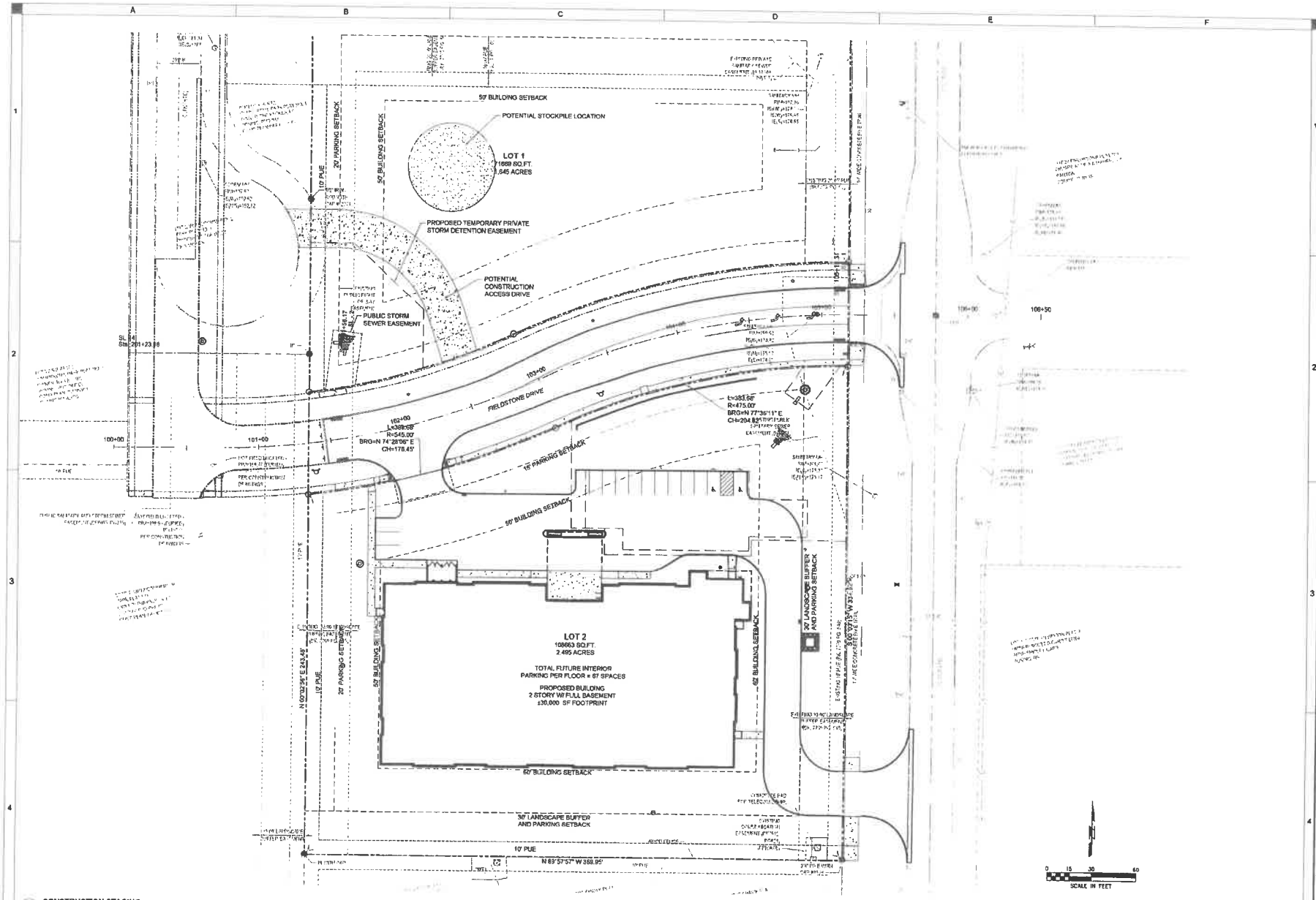
JM COMMERCIAL HOLDINGS, LLC
935 S 90TH STREET, WEST DES MOINES, IA 50266

PRELIMINARY
- NOT FOR
CONSTRUCTION

DRAWN: AJR
APPROVED: MMC
ISSUED FOR: CITY SUBMITTAL
DATE: 4/27/2018
PROJECT NO: 417274
FIELD BOOK: --
CLIENT NO: --

DETENTION
DETAILS

C504



A4 CONSTRUCTION STAGING
NOT TO SCALE

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4123 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
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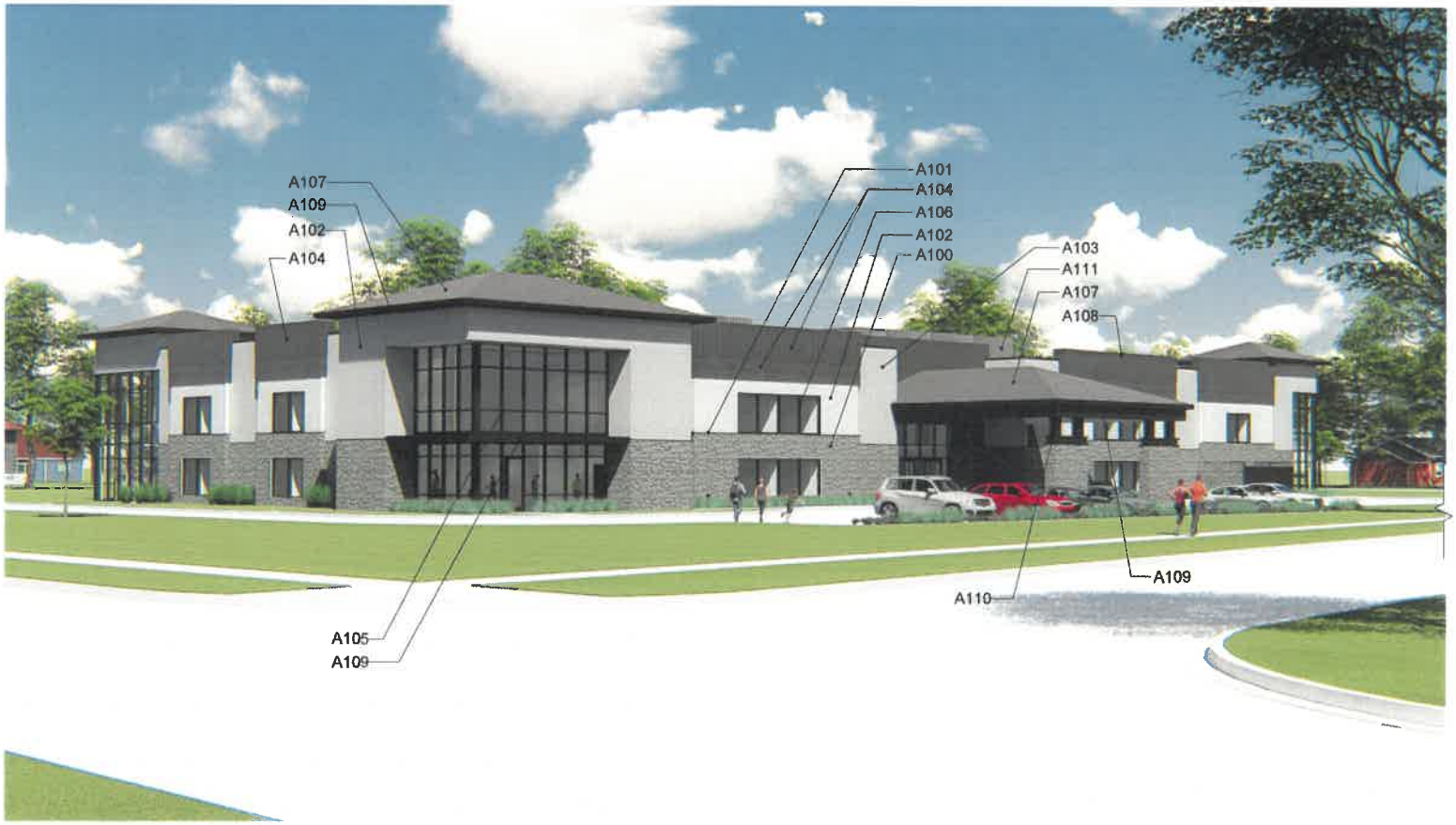
WEST DES MOINES STORAGE BUILDING
JM COMMERCIAL HOLDINGS, LLC
935 S 50TH STREET, WEST DES MOINES, IA 50266

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: CWH
APPROVED: HMC
ISSUED FOR: CITY SUBMITTAL
DATE: 4/27/2018
PROJECT NO: 417221
FIELD BOOK: –
CLIENT NO: –

STAGING PLAN

C505



KEYNOTE LEGEND	
KEY	NOTE
A100	CULTURED STONE - COLOR; OXFORD, PATTERN; MOUNTAIN LEDGE, MFR; CENTURION STONE
A101	CAPSTONE: [illegible], COLOR; GRAY, MFR; [illegible] LIMESTONE
A102	EIFS, COLOR #1 - REQUISITE GRAY SW7023, MFR; SHERWIN [illegible] LIAMS
A103	EIFS, COLOR #2 - [illegible]KDROP [illegible] LIAMS
A104	[illegible]STECTURAL METAL PANEL - COLOR; GRAY, MFR; CENTRIA
A105	[illegible] DARK [illegible]
A106	ALUMINUM WINDOWS: DARK BRONZE
A107	ROOF; STANDING SEAM, DARK BRONZE
A108	PARAPET [illegible] METAL, DARK BRONZE
A109	[illegible]TER; PRE-FINISHED METAL, DARK BRONZE
A110	DOWNSPOUT: PRE-FINISHED METAL, DARK BRONZE
A111	ROOF TOP [illegible]: ALUMINUM ARCHITECTURAL METAL PANEL, COLOR; GRAY, MFR; ARCHITECTURAL LOUVERS V-4TV-4" DEEP

PERSPECTIVE VIEW - FRONT

WEST DES MOINES STORAGE BUILDING

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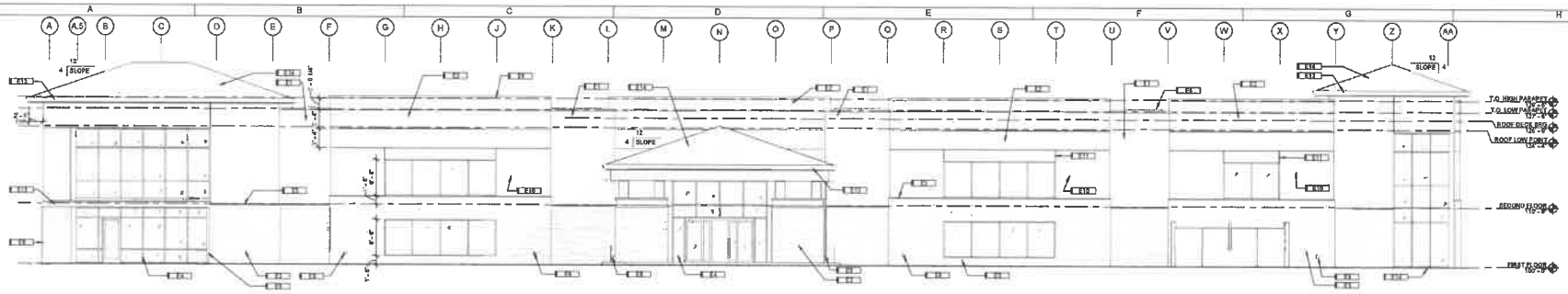
WEST DES MOINES STORAGE BUILDING

JM COMMERCIAL HOLDINGS LLC.
901 S 50TH STREET WEST DES MOINES IA 50265

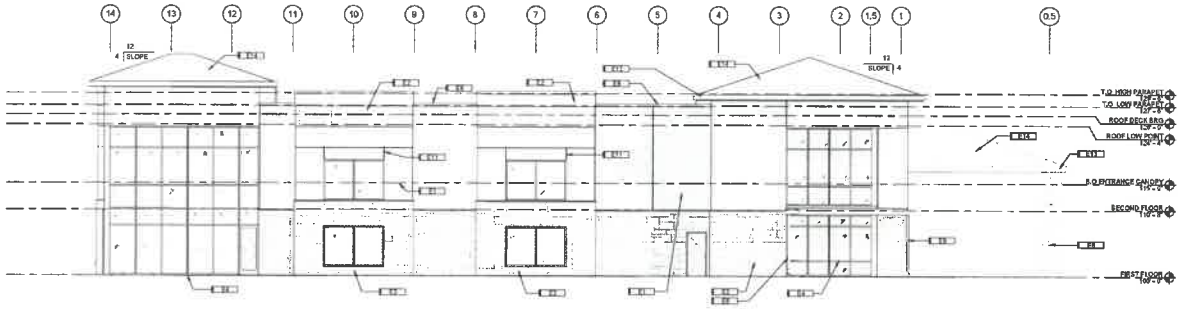
PRELIMINARY - NOT FOR CONSTRUCTION

ATTACHMENT D

PRESPECTIVE VIEW & DRAWN: TR/JLB APPROVED: PJP



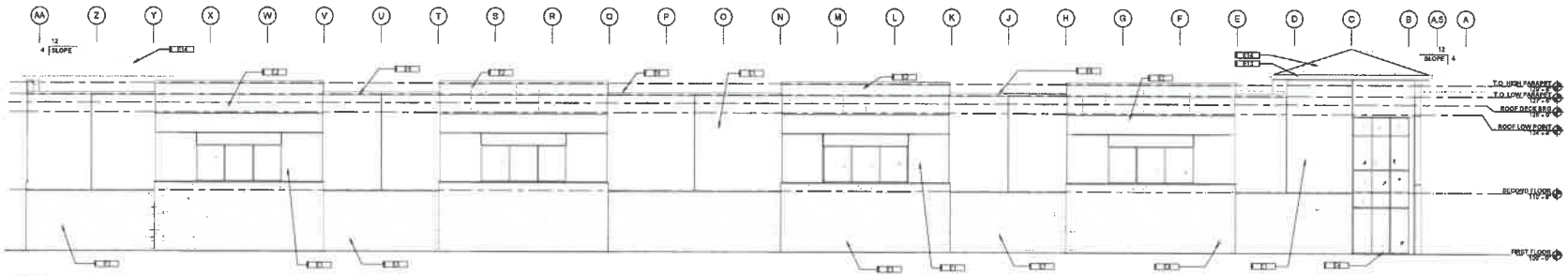
2A NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



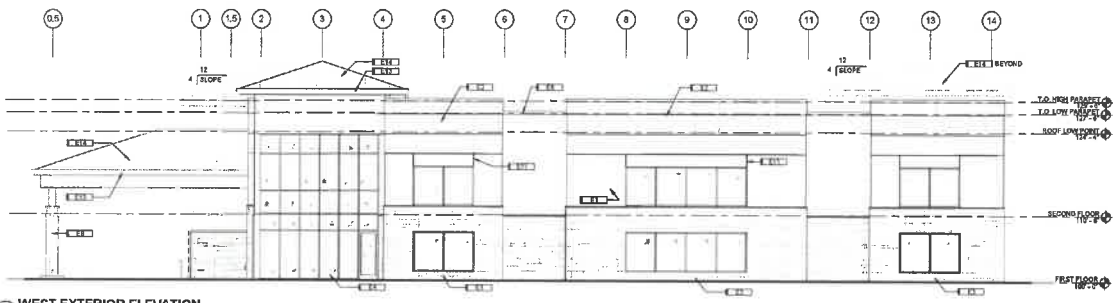
3A EAST EXTERIOR ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND

KEY	NOTE
E1	EXTERIOR INSULATED FINISH SYSTEM - COLOR-1
E2	PRE-FINISHED METAL WALL PANEL
E3	[illegible] LAYED STONE VENEER
E4	[illegible] MOUNTAIN WALL W/ INSULATED GLAZING
E5	CAS[illegible] STONE BASE
E6	PRE-FINISHED METAL CAP FLASHING
E8	SURFACE [illegible] ED METAL [illegible]
E9	THROUGH WALL STORM PRE-SWO LAUSS TONGUE; PROVIDE CONCRETE SPLASH BLOCK AT GRASSY AREAS, COORDINATE W/ APPROPRIATE TRADES.
E10	EXTERIOR INSULATED FINISH SYSTEM - COLOR-2
E11	S.J. = 1.5" X .75" DEEP SCORED/BEVELED [illegible] IN EIFS
E13	PREFINISHED [illegible] GUTTER WITH INTERNAL SLOPE
E14	PREFINISHED STANDING SEAM [illegible]



5A SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



6A WEST EXTERIOR ELEVATION
1/8" = 1'-0"

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WEST DES MOINES STORAGE BUILDING

JIN COMMERCIAL HOLDINGS I LLC.
901 S 50TH STREET WEST DES MOINES IA 50265

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: EIP
APPROVED: PJP
ISSUED FOR PRE-APPLICATION SUBMITTAL
DATE: 2021-04-27
PROJECT NO: 21-0239
FIELD BOOK:

EXTERIOR ELEVATIONS

A200

2D PRESPECTIVE VIEW - BACK NS

5D PRESPECTIVE VIEW - FRONT NW

6D PRESPECTIVE VIEW - FRONT NE

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WEST DES MOINES STORAGE BUILDING

JM COMMERCIAL HOLDINGS LLC.
901 S 50TH STREET WEST DES MOINES IA 50265

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: EIP
APPROVED: RLH
ISSUED FOR: PRE-APPLICATION SUBMITTAL
DATE: 05.03.2019
PROJECT NO: 172740
FIELD BOOK:

PERSPECTIVE VIEWS

G013