ERIK'S BIKES PUD SKETCH

SITE INFORMATION:

ZONING ORDINANCE USED:
CITY OF WEST DES MOINES, IOWA CITY CODE -ON-LINE DATED:07-01-2019

OWNER:
Erik Saltvold
Erik's Bikes
9201 Penn Avenue S, Suite #1
Bloomington, MN 55431

APPLICANT:
APPRO DEVELOPMENT
21476 GRENADA AVE.
LAKEVILLE, MN 55044
952-469-2171

TOTAL LOT AREA:
.88 ACRES, 38,364 SF

CURRENT ZONING:
NONE (DESIGNATED CMC ON COMPREHENSIVE PLAN)

REQUESTED ZONING:
CMC

BUILDING SETBACKS:

FRONT:	PER PUD
SIDE/INTERIOR:	PER PUD
REAR:	PER PUD

PARKING SETBACKS:
15 FROM R.O.W.

SITE CONSTRAINTS:
MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE = 75-85%

SITE AREA:	38,364 S.F.
IMPERVIOUS COVERAGE:	27,408 S.F.
COVERAGE:	71%

PROPOSED BUILDING SIZE:
NEW: 7,588 SF

TOTAL: 7,588 SF

PARKING REQUIREMENTS:

REQUIRED PARKING STALL SIZE: 90 DEGREES, 9'-0" x 19'-0" 24'-0" AISLE (MIN)

PARKING SUMMARY:
NEW BUILDING:
RETAIL: 6,000 SF = 3.5 SPACES / 1000 S.F. = 26
TOTAL PARKING REQUIRED 27

AMOUNT OF PARKING SHOWN ONSITE = 27 TOTAL SPACES (2 ACCESSIBLE)
PARKING TO BE SCREENED W/ 3' HIGH LANDSCAPING

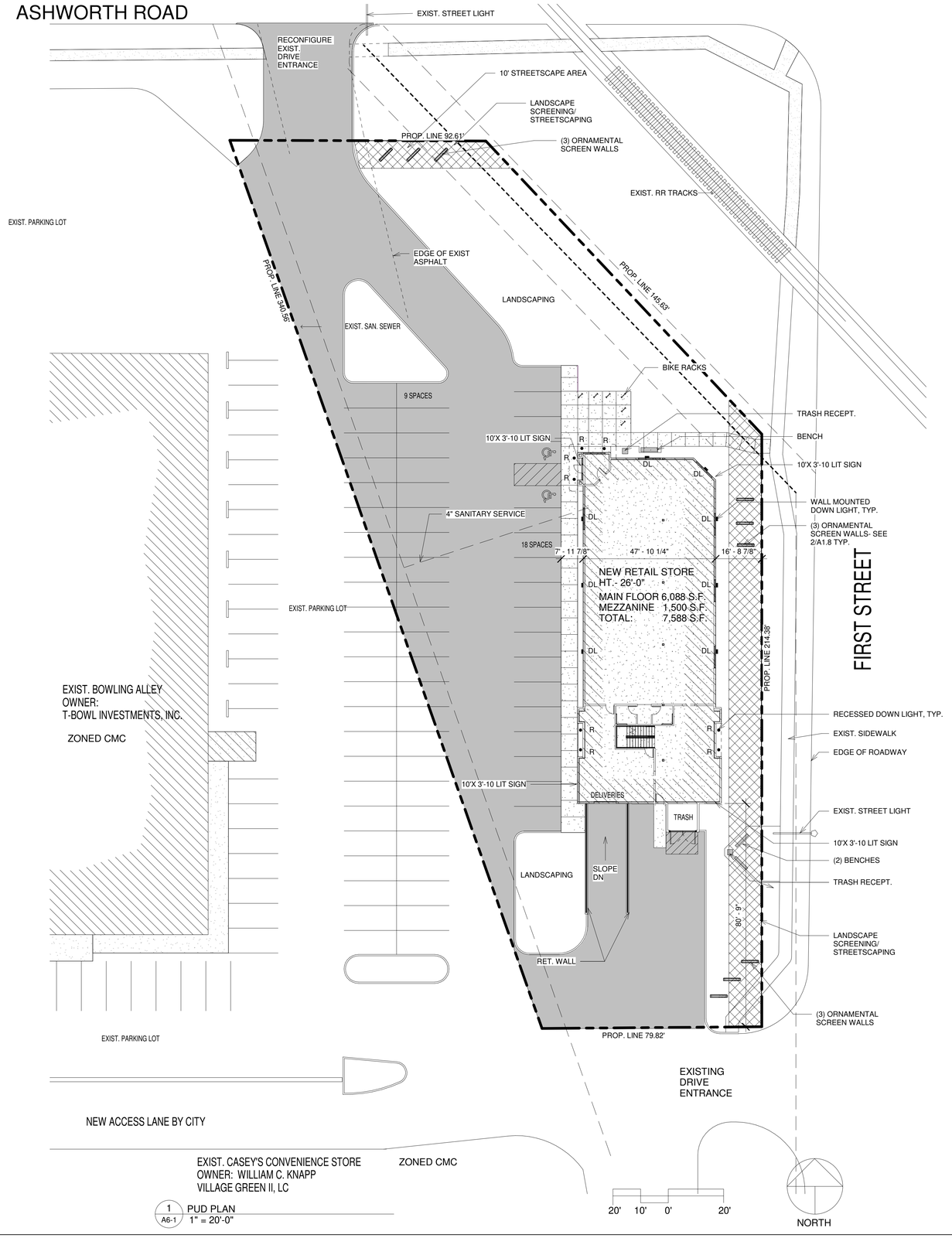
TRASH ENCLOSURE -SCREENED

LEGAL DESCRIPTION:

Part of the Vacated Ashworth Road Right of Way and Part of Lot 6, Murrowdale, an Offical Plat, now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows: Commencing at the Southwest corner of Lot 2, Mc Curnin Place, and Offical Plat, now included in and forming a part of the City of West Des Moines, Polk County, Iowa; thence North 89 degrees 33 minutes 08 seconds East, 283.54 feet on the South line of said Lot 2 to the intersection of the South line of said Lot 2 and the West Right of Way line of vacated Ashworth Road; thence North 19 degrees 21 minutes 41 seconds West 52.85 feet on the West Right of Way line of vacated Ashworth Road to the point of beginning; thence continuing North 19 degrees 21 minutes 14 seconds West, 340.56 feet on the West right of way line of vacated Ashworth Road to a point; thence South 89 degrees 51 minutes 00 seconds East, 92.61 feet to a point on the West Right of Way line of the Norfolk Southern Railway; thence South 43 degrees 15 minutes 37 seconds East 145.63 feet on the West Right of way Line of the Norfolk Southern Railway to a point 60.00 feet West of and measured perpendicular to the East line of the Northwest Quarter of Section 11, Township 78 North, Range 25 West of and the 5th P.M.; thence South 0 degrees 05 minutes 00 seconds East, 214.38 feet on a line parallel to and 60.00 feet West of the East line of said Northwest Quarter of Section 11; thence South 89 degrees 33 minutes 08 seconds West, 79.82 feet on a line parallel to and 50.00 feet North of said Lot 2, Mc Curnin Place to the point of beginning.

Bearings shown hereon are based upon the Plat of Survey recorded in Book 17854, Page 339.

Site area: 38,364 s.f.



1 / A6-1 PUD PLAN
1" = 20'-0"

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PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date

ERIK'S BIKES

950 First St.
West Des Moines, IA

PUD SKETCH

Project number	19-03-0089
Date	08/27/2020
Drawn by	BP
Checked by	JAC

A6-1

Scale As indicated

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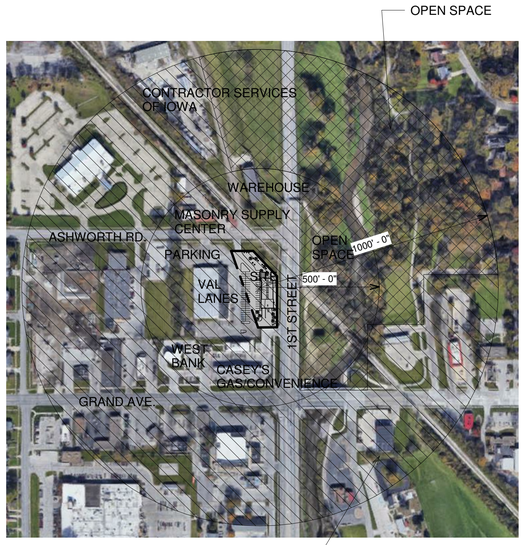
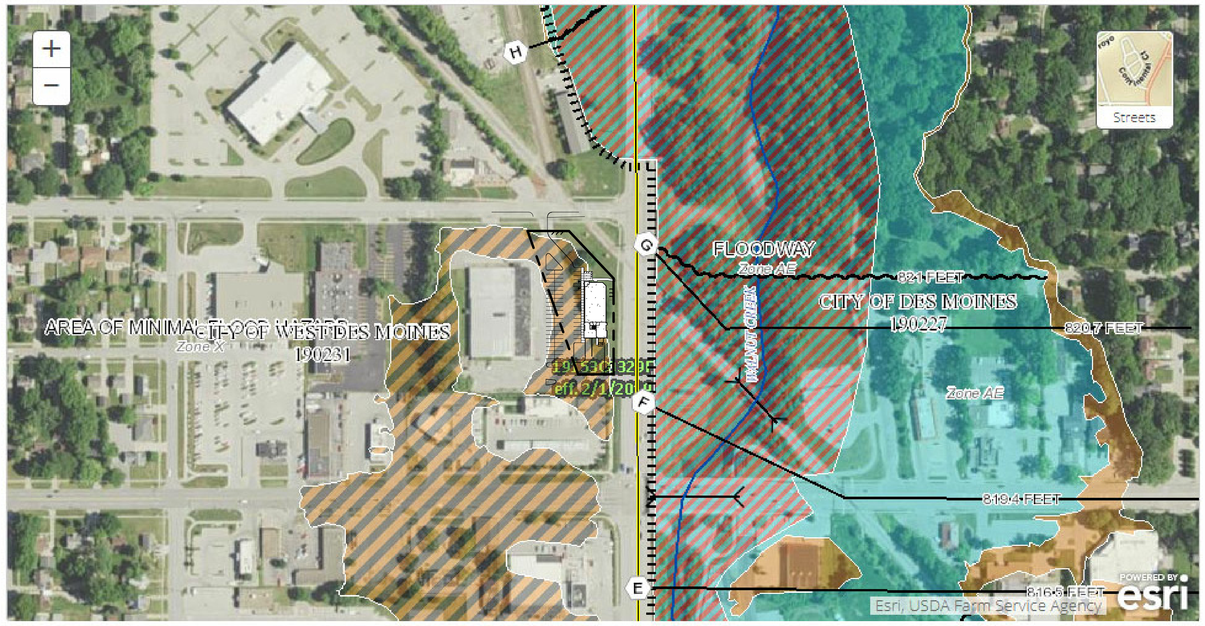


2 A6-2 VICINITY MAP
1" = 300'-0"



PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth
- Regulatory Floodway *Zone AE, AO, AH, VE, AR*

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

1 A6-2 FLOOD PLAIN MAP
1" = 160'-0"

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ERIK'S BIKES

950 First St.
West Des Moines, IA

SITE PLAN- FLOOD PLAINS

Project number	19-03-0089
Date	08/27/2020
Drawn by	BP
Checked by	JAC

A6-2

Scale: As indicated

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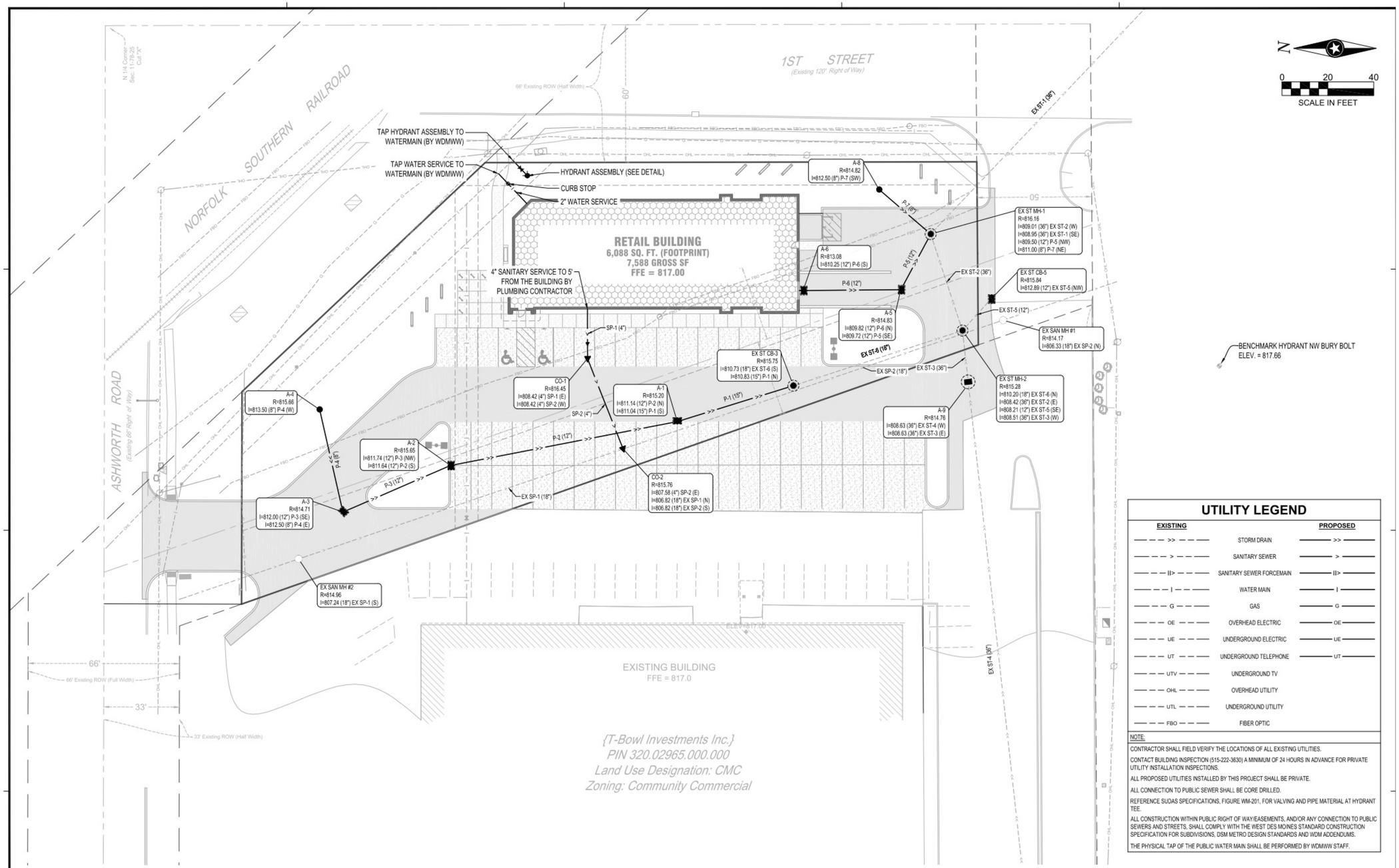

UTILITY LEGEND

EXISTING		PROPOSED
— — — >> — — —	STORM DRAIN	——— >> ———
— — — > — — —	SANITARY SEWER	——— > ———
— — — II> — — —	SANITARY SEWER FORCEMAIN	——— II> ———
— — — I — — —	WATER MAIN	——— I ———
— — — G — — —	GAS	——— G ———
— — — OE — — —	OVERHEAD ELECTRIC	——— OE ———
— — — UE — — —	UNDERGROUND ELECTRIC	——— UE ———
— — — UT — — —	UNDERGROUND TELEPHONE	——— UT ———
— — — UTV — — —	UNDERGROUND TV	
— — — OHL — — —	OVERHEAD UTILITY	
— — — UTL — — —	UNDERGROUND UTILITY	
— — — FBO — — —	FIBER OPTIC	

NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.

ALL PROPOSED UTILITIES INSTALLED BY THIS PROJECT SHALL BE PRIVATE.

ALL CONNECTION TO PUBLIC SEWER SHALL BE CORE DRILLED.

REFERENCE SUDAS SPECIFICATIONS, FIGURE WM-201, FOR VALVING AND PIPE MATERIAL AT HYDRANT TEE.

ALL CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATION FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.

THE PHYSICAL TAP OF THE PUBLIC WATER MAIN SHALL BE PERFORMED BY WDMWW STAFF.

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE GRADE	PIPE LENGTH (FT)
P-1	A-1	811.04	EX ST CB-3	810.83	15	RCP	0.40%	53
P-2	A-2	811.64	A-1	811.14	12	RCP	0.50%	101
P-3	A-3	812.00	A-2	811.74	12	RCP	0.50%	51
P-4	A-4	813.50	A-3	812.50	8	HDPE	2.18%	46
P-5	A-5	809.72	EX ST MH-1	809.50	12	RCP	0.78%	28
P-6	A-6	810.25	A-5	809.82	12	RCP	1.03%	43
P-7	A-8	812.50	EX ST MH-1	811.00	8	HDPE	5.06%	30

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (In)	STRUCTURE MATERIAL	CASTING	* TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
A-1	SW-501	36 x 24	RC	SW-604 TYPE 6	815.20	811.04	P-1
A-2	SW-501	36 x 24	RC	SW-603 TYPE R	815.65	811.64	P-2
A-3	SW-501	36 x 24	RC	SW-604 TYPE 6	814.71	812.00	P-3
A-4	ACO 903D IN-LINE	15 x 20 inch Rectangular Structure	RC	DOME GRATE	815.66	813.50	P-4
A-5	SW-501	36 x 24	RC	SW-604 TYPE 6	814.83	809.72	P-5
A-6	SW-501	36 x 24	RC	SW-604 TYPE 6	813.08	810.25	P-6
A-8	ACO 903D IN-LINE	15 x 20 inch Rectangular Structure	RC	DOME GRATE	814.82	812.50	P-7
A-9	SW-502	60 Ø	RC	SW-604 TYPE 6	814.76	809.76	EX ST-3

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (In)	STRUCTURE MATERIAL	CASTING	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
CO-1	CLEANOUT	4 Ø	PVC	SOLID	815.76	806.82	EX SP-2
CO-2	CLEANOUT	4 Ø	PVC	SOLID	816.45	808.42	SP-1

SANITARY SEWER PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	CO-2	808.42	CO-1	807.58	4"	PVC	SDR-35	2.00%	42
SP-2	BULIDING	808.85	CO-2	808.42	4"	PVC	SDR-35	2.00%	22

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No.	Description	Date

ERIK'S BIKES

950 First St.
West Des Moines, IA

SITE
PLAN-UTILITIES

Project number	19-03-0089
Date	08/27/2020
Drawn by	Author
Checked by	Checker

A6-3

Scale 1" = 20'-0"

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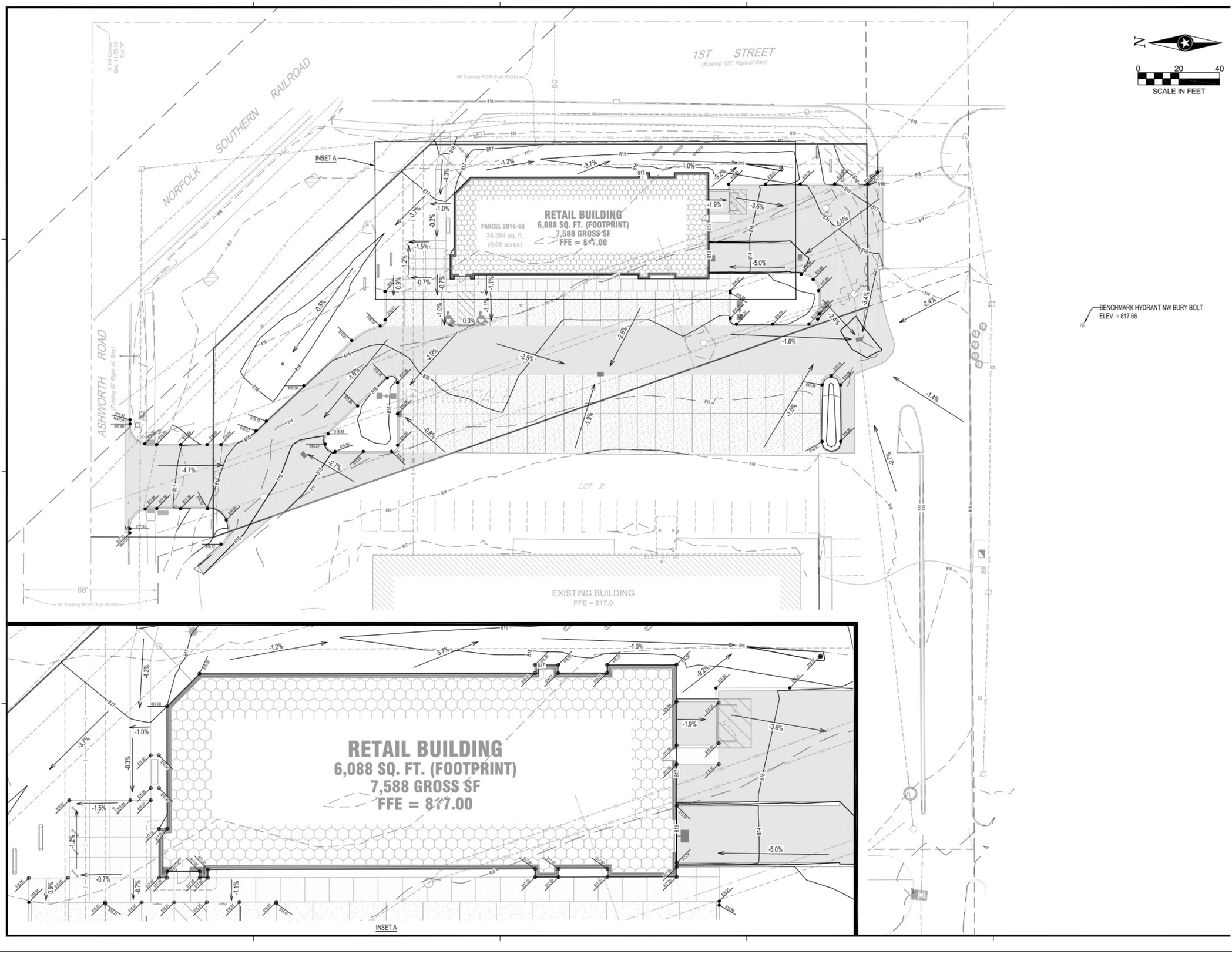

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No.	Description	Date

ERIK'S BIKES

950 First St.
West Des Moines, IA

GRADING PLAN

Project number	19-03-0089
Date	08/27/2020
Drawn by	Author
Checked by	Checker

A6-4

Scale 1" = 20'-0"

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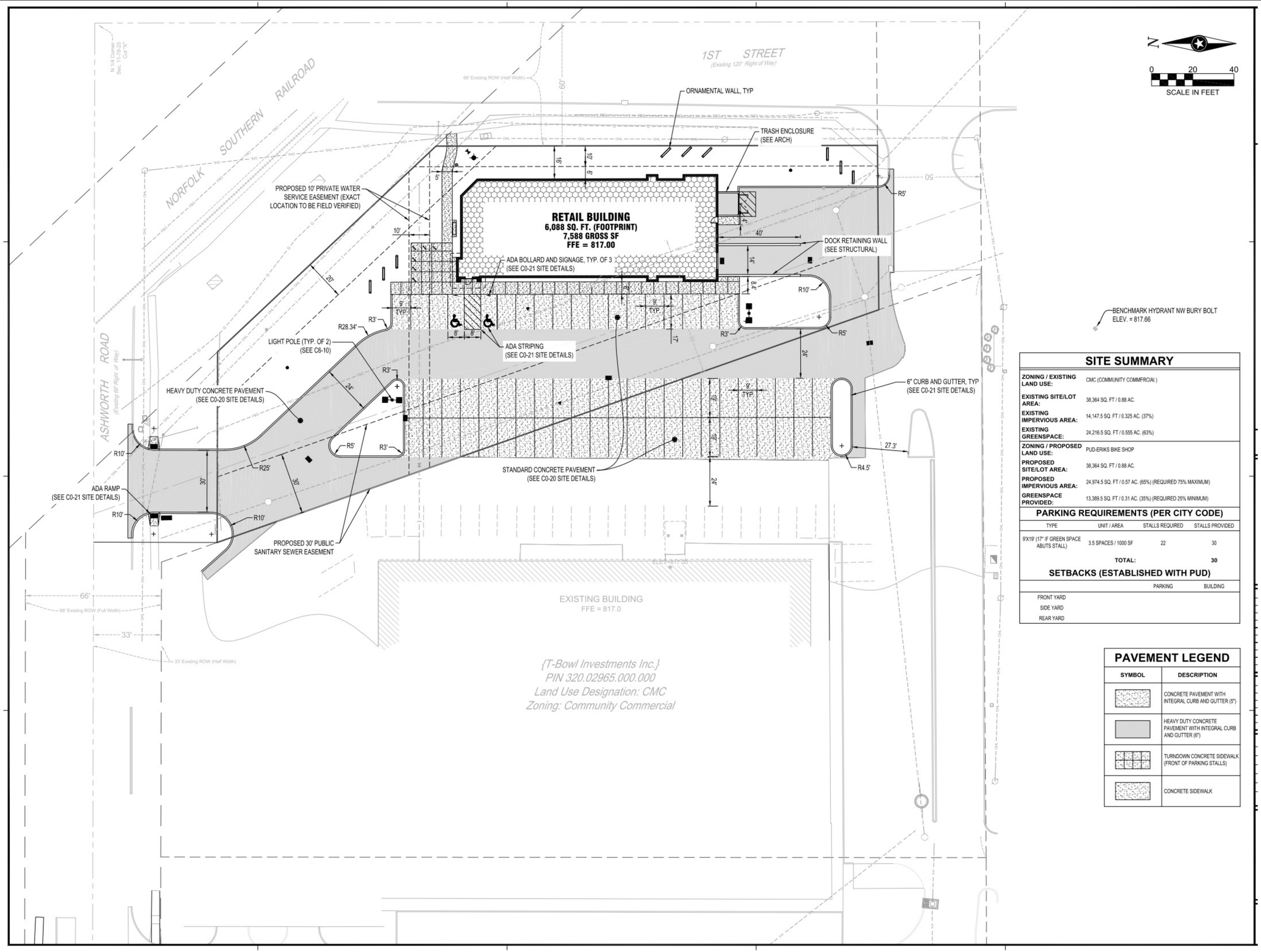

SITE SUMMARY

ZONING / EXISTING LAND USE:	CMC (COMMUNITY COMMERCIAL)
EXISTING SITE/LOT AREA:	38,364 SQ. FT / 0.88 AC.
EXISTING IMPERVIOUS AREA:	14,147.5 SQ. FT / 0.325 AC. (37%)
EXISTING GREENSPACE:	24,216.5 SQ. FT / 0.555 AC. (63%)
ZONING / PROPOSED LAND USE:	PUD-ERIKS BIKE SHOP
PROPOSED SITE/LOT AREA:	38,364 SQ. FT / 0.88 AC.
PROPOSED IMPERVIOUS AREA:	24,974.5 SQ. FT / 0.57 AC. (65%) (REQUIRED 75% MAXIMUM)
GREENSPACE PROVIDED:	13,389.5 SQ. FT / 0.31 AC. (35%) (REQUIRED 25% MINIMUM)

PARKING REQUIREMENTS (PER CITY CODE)

TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
9'X19' (17' IF GREEN SPACE ABUTS STALL)	3.5 SPACES / 1000 SF	22	30
	TOTAL:		**30**

SETBACKS (ESTABLISHED WITH PUD)

	PARKING	BUILDING
FRONT YARD		
SIDE YARD		
REAR YARD		

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER (5")
	HEAVY DUTY CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER (6")
	TURNDOWN CONCRETE SIDEWALK (FRONT OF PARKING STALLS)
	CONCRETE SIDEWALK

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ERIK'S BIKES

950 First St.
West Des Moines, IA

CIVIL SITE PLAN

Project number	19-03-0089
Date	08/27/2020
Drawn by	BP
Checked by	JAC

A6-5

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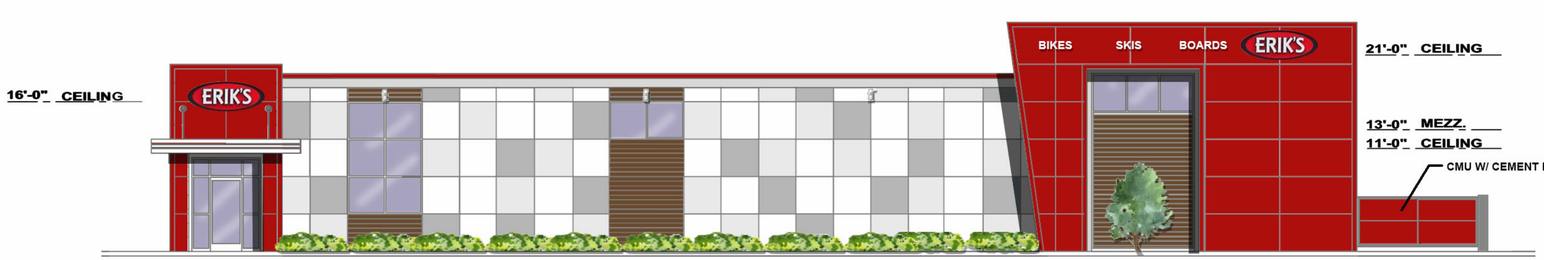
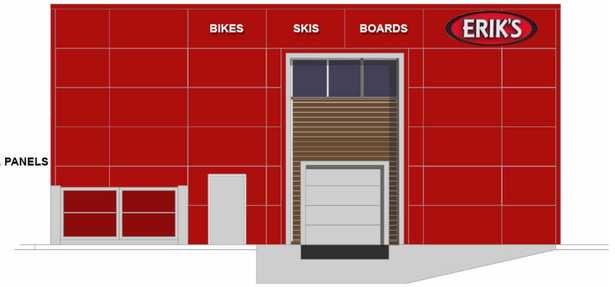
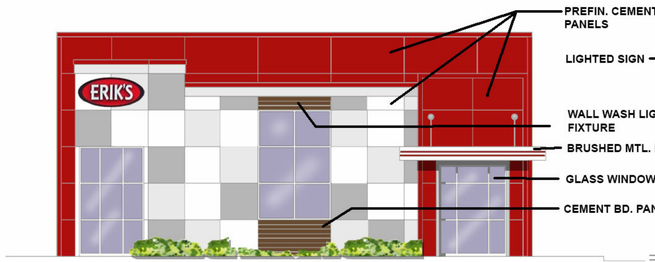


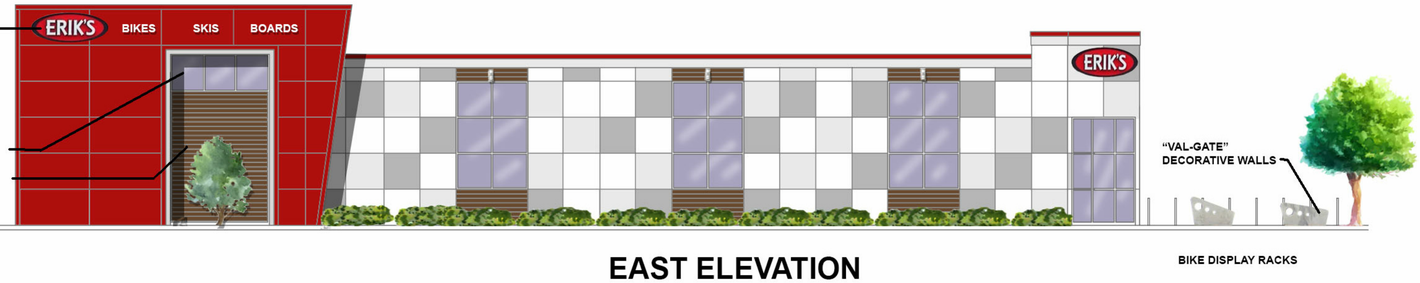
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION
VIEW FROM ASHWORTH RD.



EAST ELEVATION
VIEW FROM 1st STREET

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ERIK'S BIKES

950 First St.
West Des Moines, IA

EXTERIOR
ELEV.-COLORED

Project number	19-03-0089
Date	08/27/2020
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Checked by	JAC

A6-10

Scale

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