

Docket Number: 23/13231

Appellants: Christopher Cox (Property Owner), 1470 NW 101st Street, Clive IA 50325, being represented by Vic Piagentini of Associated Engineering Company, 1830 SE Princeton Drive, Grimes, IA 50111

Appeal: The appellants request a front setback variance to allow the construction of a commercial auto repair business located approximately 46 feet from the western front property line, in lieu of the required 75 feet.

Background

The subject property is located at 5670 NW 1st Street, Des Moines, and is legally described as the North ½ of Lot 27 Northacre, being a part of the NW ¼ of the SW ¼ of Section 11, Township 79 North, Range 24 West of the 5th P.M. (Saylor Township). The property is just over one-half (½) acre at 0.446 acres in size and is zoned “GC” General Commercial District. The subject property is located approximately one (1) mile northwest of the corporate limits of Des Moines and approximately one and three quarters (1¾) mile south of the City of Ankeny corporate limits along NW 2nd Street. The adjacent properties to the north, east, and south are all zoned “GC” General Commercial District and contain various commercial businesses. The property to the west across NW 2nd Street is zoned “LI” Light Industrial and contains a self-storage facility. The larger unincorporated surrounding area consists of commercial uses adjacent to NW 2nd Street with single family developments occupying the areas further to the East and West of NW 2nd Street. See *Attachment A* for a vicinity map of the subject property and surrounding area.

The subject property is rectangular shaped having 81.5 feet of frontage along NW 2nd Street to the west and 81.5 feet of frontage along NW 1st Street to the east. In 2019 an existing single-family dwelling was demolished on the property. The single-family home was a legal non-conforming use and after its removal only a legal use under the current zoning of “GC” General Commercial” is allowed to be established on the property. The property is currently undeveloped and only contains a small unimproved paved entrance and some loose gravel. In September of 2023 the appellants submitted a site plan for review to establish a commercial auto repair business on the subject property. The site plan proposes a new entrance onto NW 1st Street and parking lot with a 90’ x 50’ (4500 SF) repair shop. Through review of the site plan it was determined the proposed building location does not meet the required 75-foot front setback to the west along NW 2nd Street. Detailed below is the Variance request to this setback requirement.

Summary of Request

The Polk County Zoning Ordinance, Article 6: Bulk and Use Standards, Division 5, Non-Residential Bulk Standards, Table 6.9 requires a minimum setback of 75 feet for buildings on lots adjacent to a principal arterial street within the “GC” General Commercial District. A variance of 29 feet is requested to allow for the construction of a 90’ x 50’ (4500 SF) auto repair shop to be located approximately 46 feet from the western front property line along NW 2nd Street, in lieu of the required 75 feet. The submitted application and site plan for this appeal can be found as *Attachment B*.

Staff mailed out eight (8) notices regarding this request, including the date and time of the public

hearing, to surrounding property owners within the 250-foot notification boundary. To-date staff has received no responses regarding this Appeal.

Natural Resources

The property has an elevation change of 14 feet from east to west with an elevation of 894 on the east side and an elevation of 880 on the west side of the property. The property contains no trees. The property is located outside any floodplain areas and contains no other environmental hazards or features.

Roads & Utilities

The property has frontage along NW 2nd Street, which is a paved four-lane principal arterial roadway maintained by the Iowa Department of Transportation. The property also has frontage and takes access onto NW 1st Street, a paved two-lane local roadway maintained by Polk County. Des Moines Water Works water main and Polk County sewer main are available for connection along the west side of NW 1st Street. The proposed building will be required to connect to both public sewer and water.

Recommendation

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed.

- 1.) Are there exceptional or extraordinary circumstances or special conditions applying only to the property in question and which do not exist generally on other properties in the same zoning district which makes it impossible to place a use permitted in the district on the property?

Yes. The subject property at just under a half-acre is much smaller than the properties to the north and south with the same constraints caused by having frontage along NW 1st Street and NW 2nd Street. Enforcing the entire setback on the subject property would deter any development as a building that meets the required setbacks while also meeting other site requirements for parking and stormwater would be too small for uses that are allowed under the "GC" General Commercial Zoning District.

- 2.) Is the variance necessary for the preservation and enjoyment of property rights possessed by other properties in the same zoning district in the same vicinity? (No variance can permit uses that are prohibited in a district)

Yes. An auto repair shop commercial business is a permitted use on the subject property.

- 3.) Will the variance preserve adjacent property and support the purpose of the ordinance and the public interest?

Yes. The proposed addition would have little effect on adjacent property owners. The proposed building will cause no site issues for drivers along NW 2nd Street due to the wide Right of Way between the property line and road.

- 4.) Is there a special condition or circumstance that did not result from the actions of the

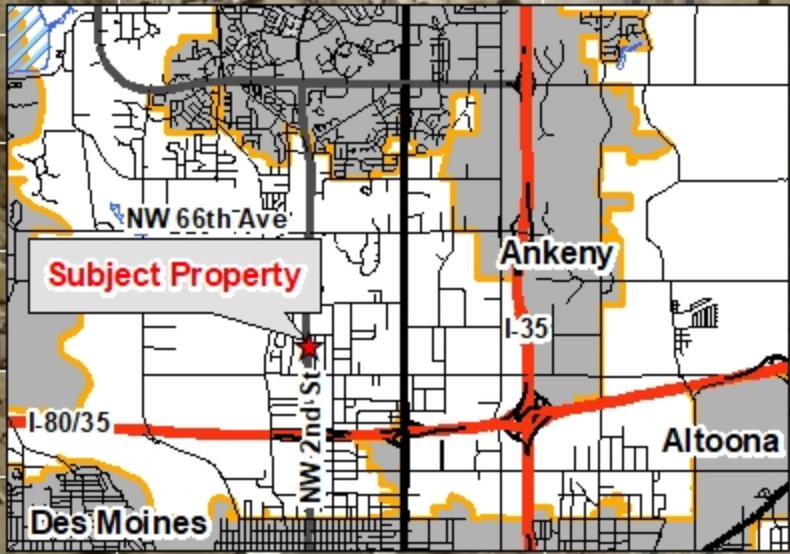
applicant?

Yes. The multiple frontages and small nature of the property did not result from actions taken by the applicant.

5.) Does the variance support the intent of Article 7 Natural Resource Protection and Article 8 Stormwater and Erosion Control Management of the Polk County Zoning Ordinance?

Yes. The appellant is required to meet the environmental provisions of the Polk County Zoning Ordinance.

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed. Since items 1-5 were answered in the affirmative, staff recommends approval of the requested variance.



NW 57th Pl

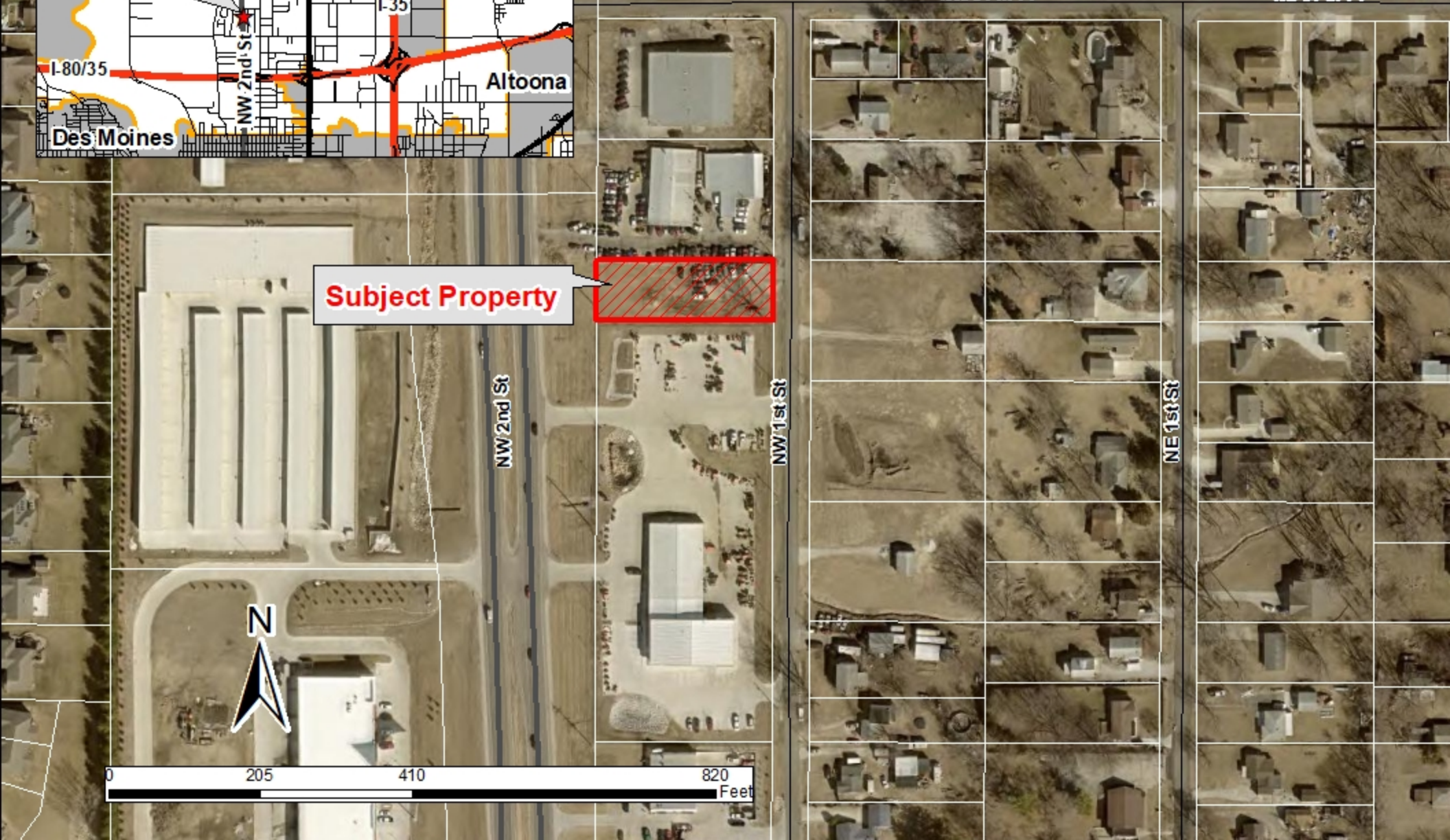
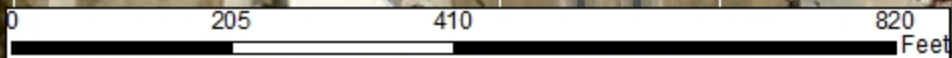
NE 57th Pl



NW 2nd St

NW 1st St

NE 1st St



Variance Appeal Application



Board of Adjustment Authority

The Polk County Board of Adjustment is empowered by Iowa law and by the Zoning Ordinance of Polk County to hear requests and to make decisions on variance appeals to the Zoning Ordinance for individual properties where provisions of the Ordinance impose a unique and unnecessary hardship on the property owner and where the granting of a variance is not contrary to the intent of the Zoning Ordinance or to the public interest.

Each variance appeal is only a request to have a hearing before the Board of Adjustment. Notice of the hearing will be provided to all property owners located within 250 feet from the subject property. The Board of Adjustment will make a determination at a public hearing whether or not to approve or deny the request based on a staff report, applicant presentation, as well as public input. All appeals that are denied shall not come back to the Board of Adjustment for one year. Refunds will not be made once notice has been sent out to adjacent property owners.

Please complete the entire application and review the Variance Regulations on page 3.

1. The undersigned applicant requests that the Board of Adjustment consider this application for a variance appeal for the following general purpose. (Describe briefly the request)

To change the setback off of 2nd Avenue from 75' to 46'.

(time stamp)
Official Use Only

2. Subject Property Address: 5670 NW 1st Street

3. Subject Property Zoning District: General Commercial GC

4. District and Parcel Number: 270/01991-000-000

5. Subject Property Legal Description (attach if necessary):

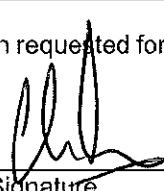
North Half of Lot 27 NORTHACRE

6. Filing Fee: \$353.00 per variance (each provision requested for a variance is considered a separate variance request)

7. Applicant(s) Information:

Christopher Cox

Applicant (Print Name)


Signature

09-14-23

date

Owner

Interest in Property (owner, renter, prospective buyer, etc.)

coxchris558@gmail.com

Email

1470 NW 101st Street, Clive, Iowa 50325

Address, City, State and Zip

515-208-4115

Phone

Fax

8. Applicant(s) Representative:

If the appeal is going to be represented by someone other than the applicant please provide that information below

Vic Piagentini

Applicant Representative (Print Name)

Associated Engineering Company of Iowa

Firm or Business Name

1830 SE Princeton Drive, Suite M, Grimes, Iowa 50111

Address, City, State and Zip

vicp@aecofiowa.com

Email

515-201-4502

Phone

Fax

5670 NW 1ST STREET

- GENERAL NOTES**
- 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.
 - ALL CONSTRUCTION PROCEDURES AND MATERIALS TO MEET OR EXCEED MINIMUM REQUIREMENTS AS PER 2021 SUDAS AND 2021 JOHNSTON SUPPLEMENTAL SPECIFICATIONS.
 - THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMANCE OF THE WORK.
 - THE URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO GRADING, EROSION CONTROL AND ASSOCIATED WORK FOR THE PROJECT.
 - THE OWNER/DEVELOPER IS RESPONSIBLE FOR MEETING ALL STATE OF IOWA DEPARTMENT OF NATURAL RESOURCES, APPLICABLE COUNTY, URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS, OR ANY OTHER CODES, REGULATIONS, OR RESTRICTIONS SET FORTH BY ANY AND ALL GOVERNING AGENCIES.
 - NOTIFY OWNER, ENGINEER, AND COUNTY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
 - ALL PROPOSED CONTOURS AND SPOT ELEVATION SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 - POST DEVELOPMENT RUNOFF SHALL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - ANY DAMAGE DONE TO THE EXISTING FENCES, YARDS OR OTHER STRUCTURES OUTSIDE THE CONSTRUCTION LIMITS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - GRADING
 - OWNER/DEVELOPER IS RESPONSIBLE FOR ALL COMPACTION, DENSITY OR ANY OTHER TEST.
 - ALL DEBRIS SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
 - ALL PROPOSED CONTOURS AND SPOT ELEVATION SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB, UNLESS OTHERWISE NOTED.
 - PRIOR TO COMMENCEMENT OF ANY BUILDING CONSTRUCTION ACTIVITY THE SITE PLAN MUST BE APPROVED BY COUNCIL AND IN FINAL FORM. ADDITIONALLY, A BUILDING PERMIT SHALL HAVE BEEN OBTAINED. PLEASE ALLOW 10 BUSINESS DAYS FOR THE BUILDING PERMIT TO BE PROCESSED.
 - RETAINING WALLS AS SHOWN WILL NEED TO BE FIELD ADJUSTED FOR HEIGHT AND LENGTH AT TIME OF CONSTRUCTION.

- DEMOLITION NOTES**
- CONTRACTOR SHALL CALL IOWA ONE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
 - DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH AS NOTED DURING CONSTRUCTION.
 - CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
 - ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.
 - INSTALL ALL INTAKE PROTECTION AND PERIMETER SILT FENCE PRIOR TO DEMOLITION.

- SITE UTILITIES**
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY ALL SIZES AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
 - ALL PROPOSED SANITARY PIPE SHALL BE SDR-35 PVC.
 - CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 6" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUS, AN 8" PVC FROST SLEEVE SHALL BE PROVIDED THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES. SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
 - ALL PROPOSED WATER ALL PROPOSED WATER SERVICES 2-INCHES OR LESS SHALL BE COPPER AND ALL WATER SERVICES GREATER THAN 2-INCHES SHALL BE PVC. 6 FOOT MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE NOTED.
 - ALL PROPOSED HDPE STORM PIPE SHALL BE IN ACCORDANCE WITH ASTM F405 AND F667. ALL CONCRETE STORM PIPING SHALL BE IN ACCORDANCE WITH ASTM C76. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL SPECS TO BE USED.
 - SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10 OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
 - SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 6" FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
 - ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (30 TO 14 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE) PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE IF ATTACHED. THE TRACER WIRE SHALL BE SECURED EVERY 6" TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
 - POLK COUNTY PUBLIC WORKS SHALL BE NOTIFIED 24 HOURS PRIOR TO CONNECTING TO PUBLIC UTILITIES.
 - VALVE OPERATION SHALL BE COORDINATED DES MOINES WATER WORKS.
 - SITE UTILITIES THAT STATES WATER MAIN SHALL MAINTAIN 18 INCHES OF VERTICAL SEPARATION FROM ALL STORM SEWER PIPES. STORM SEWER LOCATED ABOVE THE WATER MAIN AND STORM SEWER 6-18 INCHES BELOW THE WATER MAIN SHALL BE GASKETED.
 - ALL PROPOSED STORM SEWER SHALL BE PRIVATE.

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

COMPOST REQUIREMENTS

UNIFORM DARK, SOIL-LIKE APPEARANCE WITH 100% OF THE MATERIAL PASSING THROUGH A 1/4-INCH SIEVE (3/8 OR 1/2 INCH SCREEN PREFERRED), A PH RANGE BETWEEN 5.5 AND 9, A MINIMUM ORGANIC MATTER CONTENT OF 35% DRY WEIGHT AND A SOLUBLE SALT CONTENT OF LESS THAN 4.0 MMHOS/CM.

- Inspection and Maintenance Procedures**
- The contractor shall be required to maintain all temporary erosion control measures in proper working order, including cleaning, repairing, or replacing them throughout the contract period. The following inspection and maintenance practices will be used to maintain erosion and sediment controls and stabilization measures.
- All control measures will be inspected at least once every seven (7) calendar days.
 - All measures will be repaired in good working order. If a repair is necessary, it will be initiated within 24 hours of the report and completed within 7 days of the event.
 - A maintenance inspection report will be made after each inspection and recorded in the project diary. The report must be signed by a qualified inspector in accordance with General Permit #2. The report shall include the inspector's findings related to the condition of any existing erosion control devices or newly seeded areas, the condition of the construction exit and review of any off-site tracking, and the inspection of any equipment storage and maintenance areas for any fuel, oil or other pollutant leaks. The inspector shall also review evidence of pollutants leaving the site.
 - The contractor/owner will be responsible for selecting a qualified inspector to conduct the inspections. Qualified is defined as a person knowledgeable in the principles and practices of erosion and sediment controls who possesses the skills to assess conditions at the construction site that could impact storm water quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of storm water discharges from the construction activity. The inspector shall also possess knowledge in the appropriate governmental agency's storm water pollution prevention and/or environmental ordinances and be able to provide the agency with any information or data requested within the time frame required by that agency. SWPPP inspectors shall also have a basic knowledge of hydrology, soil mechanics and comprehension of construction drawings and specifications. A general understanding of the equipment and materials used in managing erosion and sediment on a project site will also be required.
 - The contractor/owner will be responsible for maintaining records for 3 years from the date the site is finally stabilized.
 - Corrections not made in first 72 hrs after being documented in the weekly inspection report will be documented in the plan why it is not possible and an estimated time for completion.
- Intended Sequence of Controls**
- Install perimeter silt fence and inlet protections as required.
 - Construct temporary construction exits/entrances and designate staging/materials storage area.
 - Designate areas for temporary sanitary facilities, employee parking and dumpster location.
 - Begin clearing and grubbing operations. These operations should only take place in those areas where earthwork is expected to take place within 14 days after completion.
 - Begin topsoil stripping and designate area for stockpile. Topsoil shall be preserved on site.
 - Begin grading and stabilization operations. Areas that will not be disturbed for at least 0 days no later than 14 days from the last construction activity.
 - Complete Construction estimate 180 days.
 - Monitor SWPPP
 - Remove all silt fence and other temporary erosion controls
 - DO NOT REMOVE PERIMETER CONTROLS UNTIL UPSTREAM AREAS ARE STABILIZED.
 - Sod/seed entire site
 - File Notice of Discontinuation

Perimeter Silt Fence

Silt fence will be installed around the perimeter before construction begins. Silt fence will be installed around the stockpile once it is established. Other areas will require silt fence during construction and post construction. Break silt fence into 200 foot segments with j-hooks on the ends.

Temporary Vegetative Cover

Contractor will be responsible for temporarily stabilizing any area that will not be disturbed for at least 0 days no later than 14 days from the last construction activity.

Any area that will not be disturbed for at least 0 days no later than 14 days from the last construction activity will need to have temporary seeding. Temporary seeding is typically done for areas that will be undisturbed for less than one year and should only be done certain times of the year. Installation, seed specifications and fertilizer specifications will be according to Section 9010 of SUDAS. The typical seeding season is from March 1st to May 31st and from August 10th to September 30th. Any area requiring seeding outside of these dates may need to be mulched until such time seeding may take place. The seeded area requiring seeding will be 5 inches in depth with a disk, harrow or field cultivator. Appropriate seeding equipment shall be used to apply the seed. The seed shall then be covered by lightly tilling the seeded areas with a disk, rigid harrow, spring tooth harrow or field cultivator. Mulch all seeded areas with straw or prairie hay the same day the seed is sown. Care should be taken to minimize the displacement of the soil. Conventional or Hydromulching shall be utilized in areas that cannot be stabilized by seeding due to season or ground conditions. Installation and materials will be according to Section 9010 of SUDAS. Conventional mulching shall be applied uniformly at a rate of 2 tons/acre for dry cereal straw or 2.5 tons/acre for prairie hay. The mulch needs to be worked into the soil with a heavy tucker or similar device designed to anchor the mulch into soil using dull blades or disks. Hydromulching shall be applied in multiple layers from opposing directions where possible. A homogeneous slurry needs to be mixed per manufacturer's recommendations. If the soil is dry, the contractor shall dampen the soil prior to application to avoid clumping of the material. The slurry shall be applied evenly over the area at the following rates: wood cellulose mulch at 2600 lb/acre dry weight and tackifier at 50 lb/acre; bonded fiber matrix at 3600 lb/acre dry weight; and mechanically bonded fiber matrix at 3600 lb/acre dry weight.

Construction Entrance

Temporary stabilized exits will be installed at any areas leaving the site that have potential of construction traffic tracking sediment on to existing paved areas. The exit area will be installed at a minimum of 150 feet in length and consist of a 3" crushed rock at a minimum depth of 6 inches. A layer of geotextile filter fabric may need to be installed prior to the rock in order to reduce the displacement of soil underneath the crushed rock. The exit shall be flared at the end closest to the paved areas to provide greater protection. The exit should be graded to prevent runoff from flowing onto the existing paved areas. The construction exit will be installed according to Section 9 of SUDAS and at locations shown on the Erosion and Sediment Control Plan.

Dust Control

Dust control shall be used in areas that are susceptible to wind erosion. Installation will be according to Section 9 of SUDAS and shall be used as needed based on weather and site conditions. The most common dust control agent is water. It should be applied frequently to any ground surface that has problems with dirt particles becoming airborne which could result in low visibility health hazards or offsite damage to surrounding properties. Chemical agents such as Calcium Chloride, Lignosulfonate or Soapstock can also be used.

Trash and Construction Debris Disposal

All trash materials will be collected and disposed of into designated trash receptacles or dumpsters located in the staging area. All trash containers will have a secured lid, be placed in an area away from storm water conveyances and drains, and meet all local and state solid waste management regulations. No construction debris will be allowed to be buried onsite. Trash placed in the receptacles will only be trash related to construction on the construction site. The site superintendent is responsible for training all personnel on the correct procedure for the disposal of trash and construction debris.

Dumpsters and/or trash receptacles will be installed once the staging area is constructed.

Concrete Washout Area

Concrete trucks will be allowed to washout or discharge excess concrete in specifically designated areas. The washout will be installed as shown on the detail provided in Section 4 of the SWPPP. The washout area should be constructed at a minimum length and width of 10 feet and will be lined with a 10 mil thick plastic lining. Filter sock will be installed surrounding the washout area to prevent the spillage of concrete. The site superintendent is responsible for posting signs at the washout locations to ensure concrete operators use the proper facility.

Non-Storm Water Discharges

The following is a list of non-storm water discharges allowed by the Environmental Protection Agency and the Iowa Department of Natural Resources and may occur at the job site under the condition that no pollutants will be allowed to come into contact with the water prior to or after its discharged from the site:

- Water from fire fighting activities and fire hydrant flushing excluding the presence of dry residual chlorine
- Water used to wash vehicles when detergents are not used
- Potable water sources including waterline flushing, irrigation drainage and routine building wash downs excluding detergents.
- Uncontaminated air conditioning condensate
- Uncontaminated springs or ground water
- Foundation or footing drains where flows have not been exposed to solvents
- Pavement wash waters where spills or leaks of hazardous material has not occurred and no detergents are present
- Water used to control dust
- Uncontaminated excavation dewatering

Prohibited Discharges

The following discharges are prohibited under the permit, and are considered a violation should any occur:

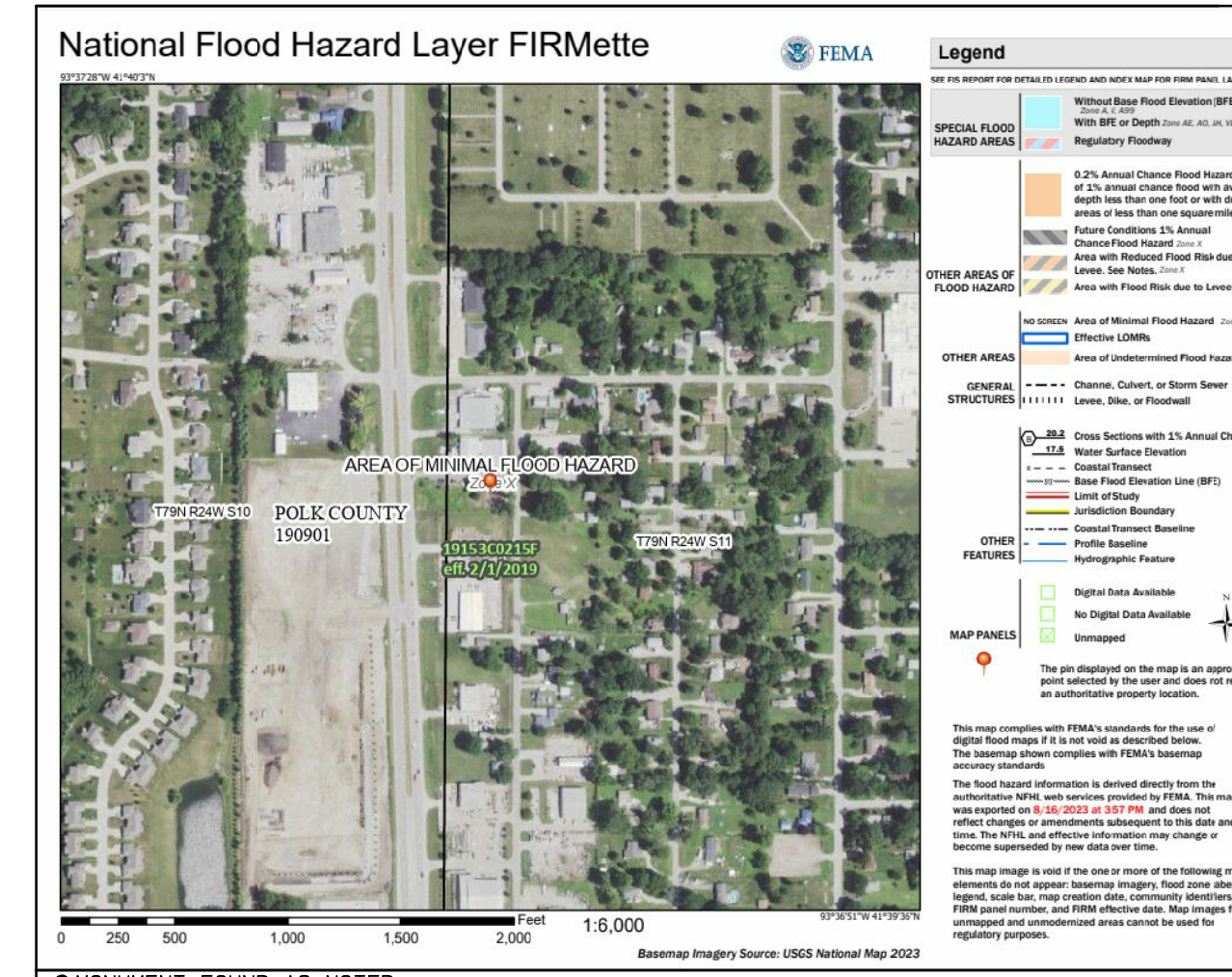
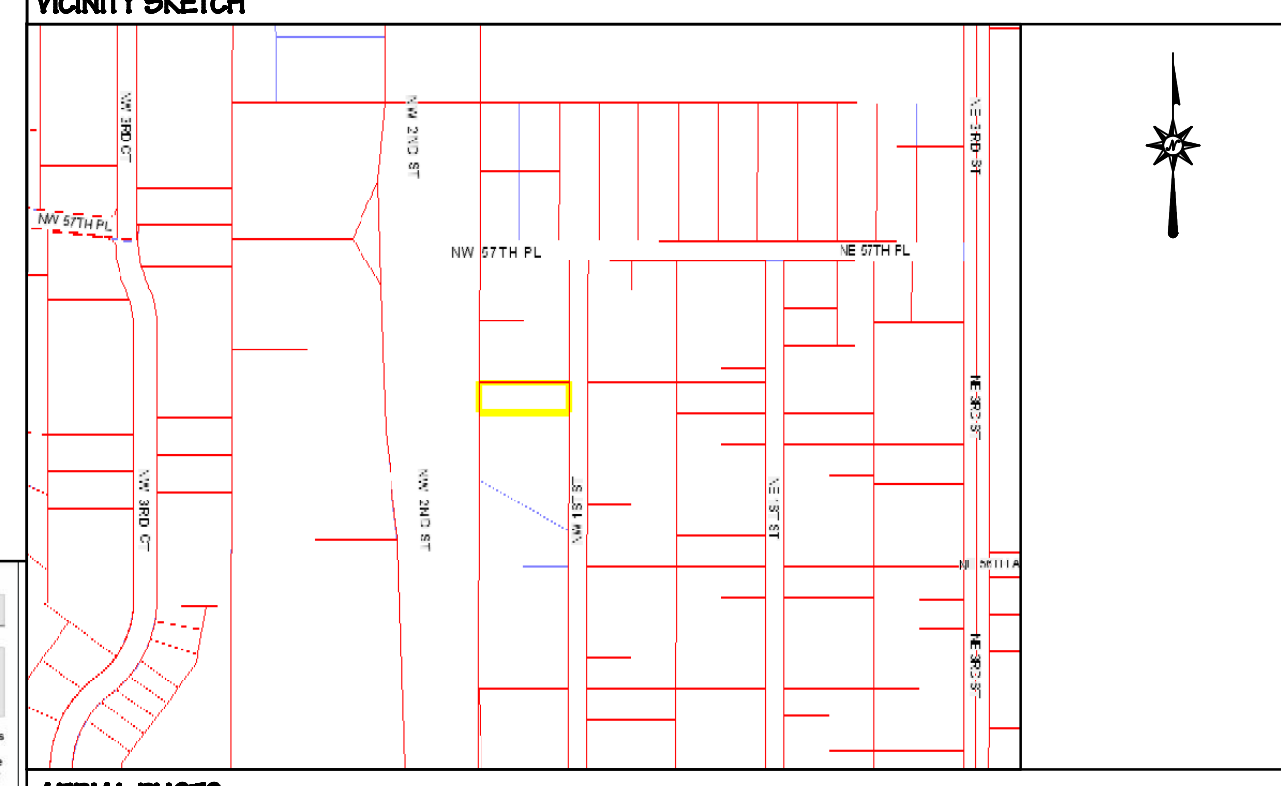
- Wastewater from washout of concrete, and from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials.
- Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
- Soaps, solvents, or detergents used in vehicle and equipment washing
- Toxic or hazardous substances from a spill or other release.
- The following shall NOT discharge directly to the storm drain or to surface water
 - Saw cutting and grinding
 - Vehicle wash
- Discharges of runoff from material storage areas containing chemicals, fuels, grease, oil or hazardous materials;

CONTACT INFORMATION	SITE LOCATION INFORMATION
LAND OWNER CHRISTOPHER COX 1470 NW 101ST ST OLIVE, IA 50325-6712 PHONE: (515) 208-4115 EMAIL:	SITE ADDRESS 5670 NW 1ST STREET DES MOINES, IOWA 50313
OWNER(S) CONTACT CHRISTOPHER COX 1470 NW 101ST ST OLIVE, IA 50325-6712 PHONE: (515) 208-4115 EMAIL:	LEGAL DESCRIPTION N 1/2 LOT 27 NORTHCARE DISTRICT/PARCEL: 270/01991-000-000
UTILITY PROVIDERS MEDITACOM MR. CHAD ERNST 2205 INGERSOLL AVENUE DES MOINES, IOWA 50312 (515) -246-2213 MIDAMERICAN ENERGY ELECTRIC TRCNSSLSLON MR. STEVE HARRISON, P.E. 3500 104TH STREET URDANALE, IA 50322 (515) 252-6560 SHARRISON@MIDAMERICAN.COM DES MOINES WATER WORKS TAYLOR ANDREW 2201 GEORGE FLAG PARKWAY DES MOINES, IOWA 50321 (515) 323-8204 ANDREW@DMWW.COM MIDAMERICAN ENERGY MR. CHUCK WELLMAN 200 SE 3RD STREET DES MOINES, IOWA 50309 (515) -242-3979 CAWELLMAN@MIDAMERICAN.COM	ENGINEERING COMPANY PROJECT MANAGER VICTOR PLAGENTINS 1830 SE Princeton Drive, Suite M Grimes, Iowa 50111 Email: vic@AECofIowa.com Phone #: (515) 255-3156 ext. 2
AREA SUMMARY AREA SUMMARY BUILDINGS 4,900 SF (23%) PAVING 5,029 SF P.C.C. WALKS 602 SF OPEN SPACE 9,209 SF (48%) TOTAL 19,334 SF	ZONING INFORMATION GC - GENERAL COMMERCIAL DISTRICT
AREA SUMMARY AREA SUMMARY BUILDINGS 4,900 SF (23%) PAVING 5,029 SF P.C.C. WALKS 602 SF OPEN SPACE 9,209 SF (48%) TOTAL 19,334 SF	ZONING INFORMATION GC - GENERAL COMMERCIAL DISTRICT
OSR FAR Provided=53% Req'd Mini.= 35% Provided=21% Req'd Maxi.= 35%	AREA SUMMARY AREA SUMMARY BUILDINGS 4,900 SF (23%) PAVING 5,029 SF P.C.C. WALKS 602 SF OPEN SPACE 9,209 SF (48%) TOTAL 19,334 SF
BUILDING USE = OFFICE	AREA SUMMARY AREA SUMMARY BUILDINGS 4,900 SF (23%) PAVING 5,029 SF P.C.C. WALKS 602 SF OPEN SPACE 9,209 SF (48%) TOTAL 19,334 SF
PARKING INFORMATION OFFICE SPACE (3 SPACE PER 1000 SF (14 STALLS)) PARKING REQUIRED 14 STALLS PARKING PROVIDED 15 STALLS	AREA SUMMARY AREA SUMMARY BUILDINGS 4,900 SF (23%) PAVING 5,029 SF P.C.C. WALKS 602 SF OPEN SPACE 9,209 SF (48%) TOTAL 19,334 SF
NPDES GENERAL PERMIT REQUIREMENTS TOTAL SITE AREA = 0.44 ACRES TOTAL DISTURBED AREA = 0.44 ACRES NPDES GENERAL PERMIT #2: IS NOT REQUIRED	AREA SUMMARY AREA SUMMARY BUILDINGS 4,900 SF (23%) PAVING 5,029 SF P.C.C. WALKS 602 SF OPEN SPACE 9,209 SF (48%) TOTAL 19,334 SF

AREA SUMMARY	OSR FAR	Provided	Req'd Mini.	Req'd Maxi.
BUILDINGS	4,900 SF	23%	35%	
PAVING	5,029 SF			
P.C.C. WALKS	602 SF			
OPEN SPACE	9,209 SF	48%		
TOTAL	19,334 SF			

HORIZONTAL/VERTICAL CONTROL

HORIZONTAL CONTROL: IOWA SOUTH, NAD 83 DATUM
 VERTICAL: NAVD88



MONUMENT FOUND AS NOTED SET 5/8" RE-ROD W/CAP 3228 SECTION CORNER FOUND AS NOTED CORNER FOUND AS NOTED SANITARY MANHOLE AS NOTED STORM MANHOLE AS NOTED TRAFFIC MANHOLE AS NOTED UTILITY MANHOLE AS NOTED PHONO MANHOLE AS NOTED ELECTRIC MANHOLE AS NOTED GAS METER AS NOTED GAS VALVE AS NOTED UTILITY POLE AS NOTED WELL AS NOTED	FIREHYDRANT AS NOTED EXISTING WATER VALVE PROPOSED WATER VALVE CURB INTAKE AS NOTED AREA INTAKE AS NOTED HANDICAP PARKING AS NOTED ELEVATED TRANSFORMER BOX AS NOTED UTILITY BOX AS NOTED SANITARY MANHOLE AS NOTED EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION MEASURED DISTANCE OR BEARING RECORDED DISTANCE OR BEARING	EXISTING CONTOUR PROPOSED CONTOUR FENCE LINES AS NOTED BURIED TELEVISION AS NOTED BURIED CABLE/UTILITIES AS NOTED OVER-HEAD ELECTRIC & UTILITIES GAS MAIN AS NOTED SANITARY MANHOLE AS NOTED STORM SEWER AS NOTED SANITARY MANHOLE AS NOTED BURIED TELEPHONE BURIED CABLE/UTILITIES AS NOTED	ENGINEERING CERTIFICATION I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.	DATE PRINTED Mon Sep 11, 2023
SONEN: NICHOLAUS COFFELT IOWA REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 15873 DATE ISSUED: 01/15/2013	DATE: 09/11/2023 SHEET # 211892	SHEET # 211892	SHEET # 211892	SHEET # 211892

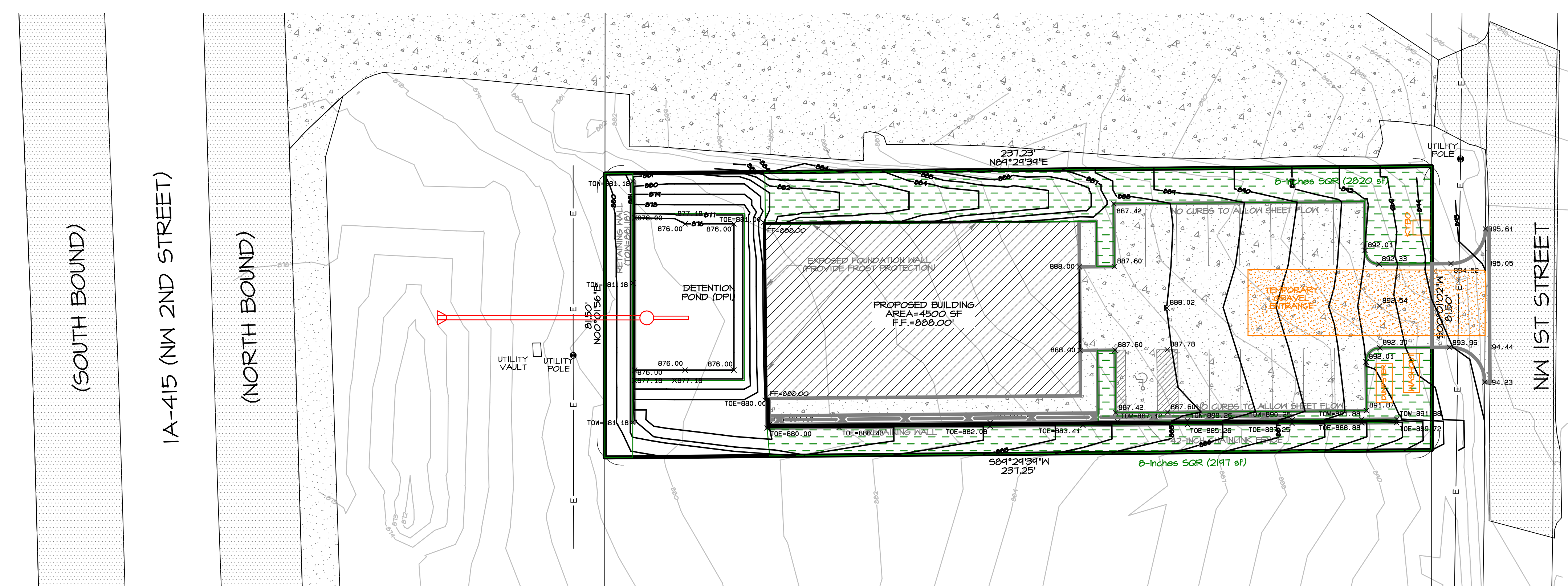
ASSOCIATED ENGINEERING
AEC COMPANY OF IOWA
 1830 SE Princeton Drive, Suite M, Grimes, Iowa 50111
 Phone: (515) 255-3156

5670 NW 1ST STREET
 Cover Sheet

DEMOLITION PLAN



GRADING PLAN



AREA SUMMARY
 PAVING = 5,023 SF
 BUILDING = 4,000 SF
 TOTAL SITE = 19,334 SF

Aimpervious = 9,023 SF (46.7%)
 Apervious = 10,311 SF (53.3%)

VOLUMETRIC RUNOFF COEFFICIENT
 Rv = 0.05 + 0.009 (I)
 = 0.05 + 0.009 (46.7)
 = 0.47

WATER QUALITY VOLUME
 WQv = [(P) (Rv) (A)] / 12
 = [(1.25) (0.47) (10,311)] / 12
 = 505 CUBIC FEET

SOIL RECHARGE VOLUME
 Rev = [(S) (Rv) (A)] / 12
 = [(0.34) (0.47) (10,311)] / 12
 = 137 CUBIC FEET

WQv & Rev WILL BE MANAGED BY PLACING 8-INCHES OF AMMEND SOIL. SEE DRAWING FOR SOIL QUALITY RESTORATION AREAS.

VOLUME = 642 CUBIC FEET OF STORAGE
 %SOM = 3.2%
 WATER STORAGE PER 6-INCHES SOIL = 1.7 INCHES PER 8 INCHES OF SOIL AREA
 = (642 CF) / (1.7) * 12

REQUIRED SQR = 4,532 SQUARE FEET
 PROVIDED SQR = 5,017 SQUARE FEET

Table CS-S6-7: Water volume managed based on disturbed soils amended with compost.

Assume a soil bulk density of 2 g/cm³ (120 lb/ft³) for soil material (compacted subsoil or B-horizon).

Soil (in)	Weight Soil (lb)	Weight Compost (lb)	Total Weight (lb)	% OM	Water Volume Managed (in)
7 1/2	70	3.7	73.7	1.5	1.2
6 1/2	60	7.4	67.4	3.2	1.7
5 1/2	50	11.1	61.1	5.5	2.4
4 1/2	40	14.8	54.8	8.1	3.2

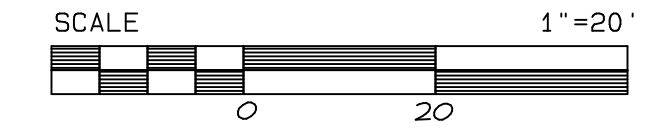
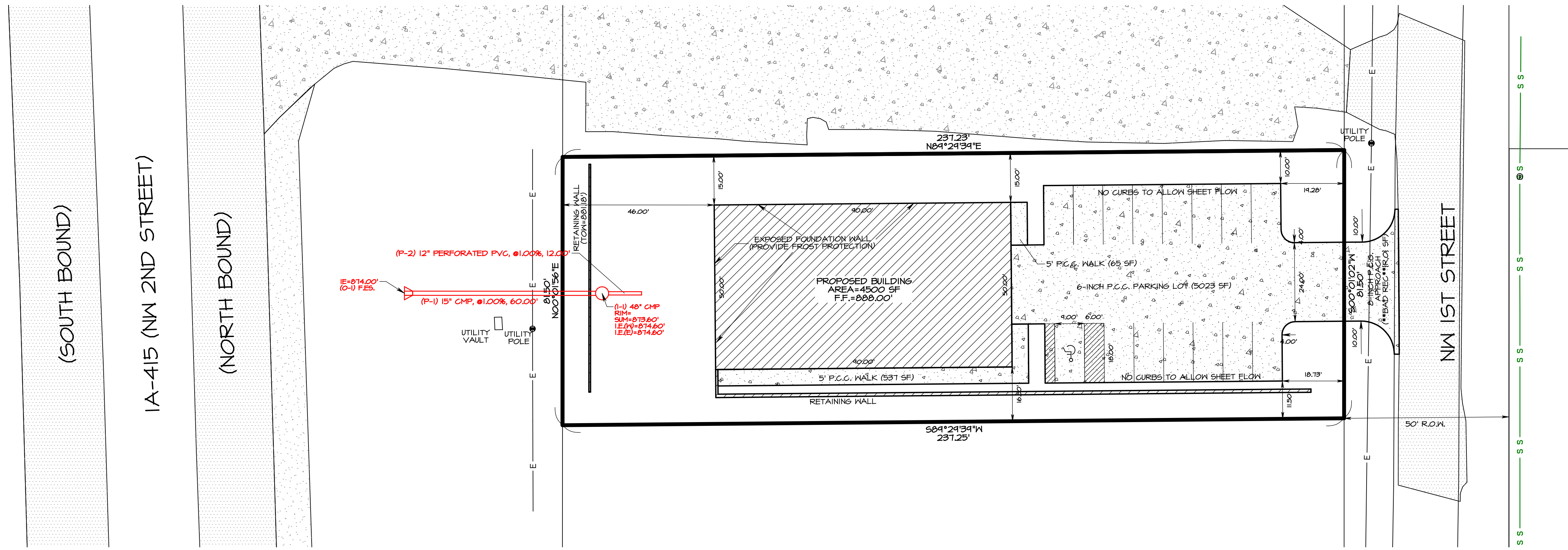
- PREPARING SQR
- TILL THE TOP 8 INCHES OF SOIL
 - SPREAD 2 INCHES OF MULCH OVER TILLED 8 INCHES OF SOIL
 - RETILL THE TOP 6 INCHES OF TILLED SOIL AND 2 INCHES OF MULCH.

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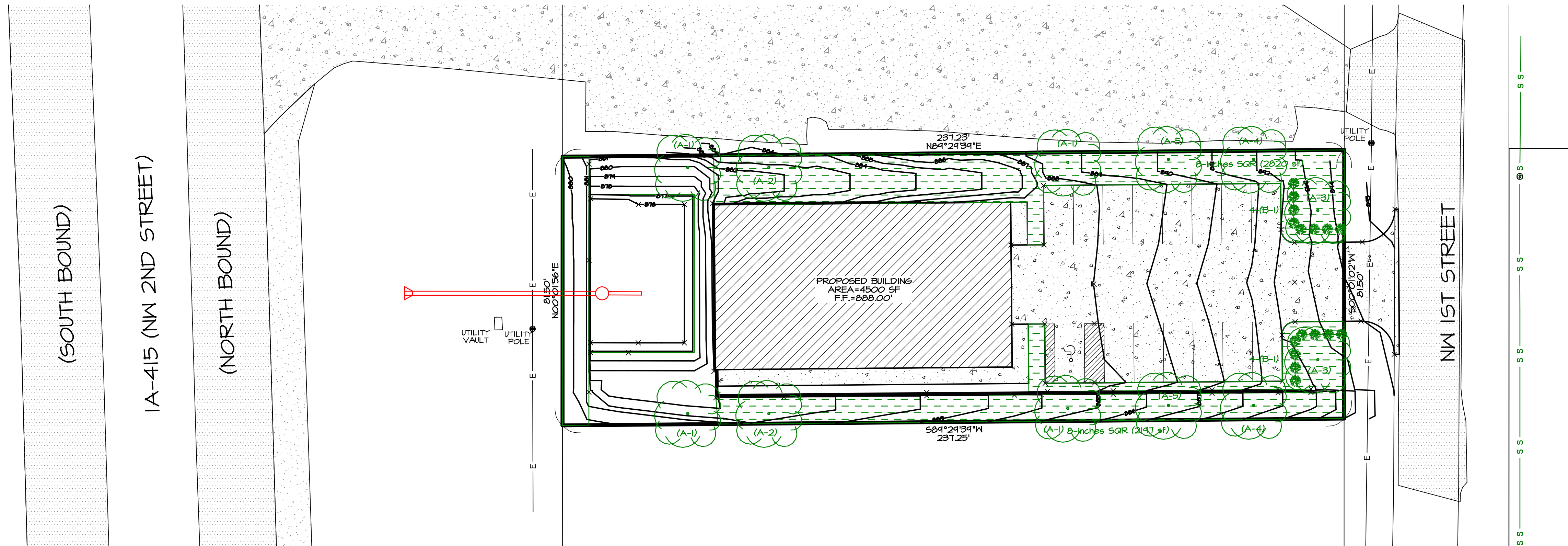
5670 NW 1ST STREET
 DEMOLITION PLAN/GRADING PLAN

DATE APPROVED
 DATE PRINTED
 Mon Sep 11, 2023
 AEC #: 211092
 SHEET 2

DIMENSIONING PLAN



LANDSCAPING PLAN



LANDSCAPING SCHEDULE/REQUIREMENTS

LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE AT PLANTING	QUANTITY
(A-1)	GINKGO	Ginkgo biloba	1.5-inch CALIPER	4 EACH
(A-2)	HONEYLOCUST, THORNLESS	Gleditsia triacanthos var.	1.5-inch CALIPER	2 EACH
(A-3)	BIRCH, RIVER	Betula nigra	1.5-inch CALIPER	2 EACH
(A-4)	NORTHERN RED OAK	Quercus rubra	1.5-inch CALIPER	2 EACH
(A-5)	KENTUCKY COFFEE TREE	Gymnocladus dioica	1.5-inch CALIPER	2 EACH
(B-1)	KARL FORESTER	Calamagrostis acutiflora	5 GALLON	4 EACH
(B-2)	YELLOW TWIG DOGWOOD	Cornus sericea 'Flaviramea'	5 GALLON	4 EACH

