

Date January 24, 2022

**RESOLUTION HOLDING HEARING ON APPEAL OF GLAD TIDINGS ASSEMBLY OF GOD CHURCH OF DENIAL OF A TYPE 2 DESIGN ALTERNATIVE FOR A PUBLIC HEARING SITE PLAN FOR PROPERTY LOCATED AT 2145 EAST ARMY POST ROAD**

**WHEREAS**, at a public hearing held on November 18, 2021, the City Plan and Zoning Commission considered a request from Glad Tiding Assembly of God Church (owner), represented by Bill Wenig (officer), for approval of the Site Plan “Glad Tidings Assembly of God Church” with a Type 2 design alternative fully or partially waiving the front yard and side yard surface parking restrictions in the front yard along primary frontages set forth in Municipal Code Section 135-9.2.4(B) and 135-9.3.1(B) related to the proposed development as shown in the Site Plan submitted for the vacant property located at 2145 East Army Post Road (“Property”); and

**WHEREAS**, Section 135-2.10.3(A)(8) of the Planning and Design ordinance provides that for Civic buildings within the “P2” District, surface parking and loading is to be located within rear and interior side yards only along a non-primary façade; and

**WHEREAS**, in review and recommendation to the City Plan and Zoning Commission, the City’s Planning Administrator recommended denial of the requested Type 2 Design Alternative to waive or modify said ordinance requirements to allow the surface parking in the front yard and street facing side yard along the East Army Post Road primary frontage of the site; and

**WHEREAS**, the Plan and Zoning Commission voted 8-3 for **DENIAL** of the requested Type 2 Design Alternative to waive or modify said ordinance requirements to allow the surface parking in the front yard and street facing side yard along the East Army Post Road primary frontage of the site rather than approving it as requested by Glad Tidings Assembly of God Church; and

**WHEREAS**, Glad Tidings Assembly of God Church has timely appealed to the City Council pursuant to Municipal Code Section 135-9.3.9.B seeking further review of the Plan and Zoning Commission’s denial of the Type 2 design alternative to the Site Plan to fully or partially waiving the front yard and side yard surface parking restrictions along the East Army Post Road primary frontage set forth in Municipal Code Section 135-9.2.4(B) and 135-9.3.1(B) related to the proposed development as shown in the Site Plan submitted for the vacant property located at 2145 East Army Post Road; and

**WHEREAS**, on January 10, 2022, by Roll Call No. 22-0042, it was duly resolved by the City Council that the appeal be set down for hearing on January 24, 2022 at 5:00 P.M. in the Council Chambers; and

**WHEREAS**, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place of hearing on said appeal; and

**WHEREAS**, in accordance with said notice, those interested in said appeal and the proposed Type 2 Design Alternative, both for and against, have been given the opportunity to be heard with respect thereto and have presented their views to the City Council.

Date January 24, 2022

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa as follows:

1. Upon due consideration of the facts and any statements of interested persons and arguments of counsel, any and all arguments and objections to the Plan and Zoning Commission's denial of the Type 2 Design Alternative in form requested by Glad Tidings Assembly of God Church for property located at 2145 East Army Post Road, as described above, are hereby received and filed.
2. The communications from the Plan and Zoning Commission, and Glad Tidings Assembly of God Church are hereby received and filed.

Alternative A

MOVED BY \_\_\_\_\_ to **DENY** the Type 2 Design Alternative in form requested by Glad Tidings Assembly of God Church described above, to uphold and **APPROVE** the Type 2 Design Alternative in form approved by the Plan and Zoning Commission, and to make the following findings of fact and objections regarding the Type 2 Design Alternatives as proposed by Glad Tidings Assembly of God Church:

- a. Municipal Code Section 135-2.10.3(A)(8) requires Civic buildings within the "P2" District to have surface parking and loading located in rear yards and interior side yards along a non primary frontage.
- b. The Property is a vacant site of more than 8 acres, with no existing buildings or site conditions that make strict compliance with the applicable regulations impractical.
- c. The site is near an intersection of two primary streets, East Army Post Road and Indianola Avenue, which is noted as a Neighborhood Node on the City's Land Use Map. The future land uses and zoning show the intent of the code to promote pedestrian oriented development that engages the street, with buildings close to the public right-of-way, and there are no planned features of the development that would hinder development meeting that intent.
- d. Glad Tidings proposal for the Type 2 Design Alternative to the requirements of Section 135-2.10.3(A)(8) is for full waiver along East Army Post Road, resulting in the entire surface parking area being located in the yard between the proposed building and the abutting street, and it is based on preference, rather than need.
- e. City Planning staff recommended denial of said Type 2 design alternative for partial or full waiver of Section 135-2.10.3(A)(8) as requested by Glad Tidings Church.
- f. Glad Tidings Assembly of God Church has not met the burden required to demonstrate that its requested design alternative meets the criteria for approval or that the result of the design alternatives would equal or exceed the result of compliance with the above-stated alternate Type 2 Design Alternatives approved by the Plan and Zoning Commission, constituting a compromise position between full compliance with the Planning and Design Ordinance and Glad Tidings Church's proposal.
- g. Glad Tidings Assembly of God Church has not shown that its requested design alternative is consistent with all relevant purpose and intent statements of the Planning and Design Ordinance and with the general purpose and intent of the comprehensive plan.
- h. Glad Tidings Assembly of God Church has not shown that its requested design alternatives will not have a substantial or undue adverse effect on the public health, safety, and general welfare.

Date January 24, 2022

- i. The Type 2 Design Alternatives as proposed by Glad Tidings Assembly of God Church should not be approved for the reasons stated above.
- j. The Type 2 Design Alternatives, in form approved by the Plan and Zoning Commission, should be upheld and approved for the reasons stated above.

**Alternative B**

MOVED BY \_\_\_\_\_ to **APPROVE** the proposed Type 2 Design Alternatives in form requested by Glad Tidings Assembly of God Church and described above, and to make the following findings of fact in support of approval of the proposed Type 2 Design Alternatives:

- a. Municipal Code Section 135-2.10.3(A)(8) requires Civic buildings within the “P2” District to have surface parking and loading located in rear yards and interior side yards along a non-primary frontage, but the Design Code allows for applicants to seek a Type 2 Design Alternative.
- b. The Property is a vacant site of more than 8 acres, with but proposed site conditions, the parking will be mostly hidden from view along Army Post, and it will include a detention basin along Indianola Avenue that make strict compliance with the applicable regulations impractical along Army Post Road.
- c. The site is near an intersection of two primary streets, East Army Post Road and Indianola Avenue, which is noted as a Neighborhood Node on the City’s Land Use Map. The future land uses and zoning show the intent of the code to promote development that engages the street, with buildings close to the public right-of-way, but the proposed structure by design will not be a typical commercial building with cars parked there all the time, so it would still meet the intent.
- d. Glad Tidings proposal for the Type 2 Design Alternative to the requirements of Section 135-2.10.3(A)(8) is for full waiver along East Army Post Road, resulting in the entire surface parking area being located in the yard between the proposed building and the abutting street, based on preference to meet neighborhood and congregational need.
- e. Glad Tidings Assembly of God Church has met the burden required to demonstrate that the requested design alternative meets the criteria for approval and that the result of the design alternatives would equal or exceed the result of strict compliance with Section 135-2.10.3(A)(8) of the Planning and Design Ordinance.
- f. Glad Tidings Assembly of God Church has shown that the requested design alternative is consistent with all relevant purpose and intent statements of the Planning and Design Ordinance and with the general purpose and intent of the comprehensive plan.
- g. Glad Tidings Assembly of God Church has shown that the requested design alternative will not have a substantial or undue adverse effect on the public health, safety, and general welfare.
- h. Said Type 2 Design Alternatives, in form requested by Glad Tidings Assembly of God Church, should be approved for the above-stated reasons and incorporated into the approved Site Plan for the Property.

MOVED by \_\_\_\_\_ to adopt.

★ Roll Call Number

Agenda Item Number

Date January 24, 2022

FORM APPROVED:

Judy K. Parks - Kruse  
Judy K. Parks-Kruse, Assistant City Attorney

(SITE-2021-000020)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

**CERTIFICATE**

I, P. KAY CMELIK, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
City Clerk

November 29, 2021

Communication from the City Plan and Zoning Commission advising that at their November 18, 2021 meeting, the following action was taken regarding a request from Glad Tidings Assembly of God Church (owner), represented by Bill Wenig (officer), for review and approval of a Public Hearing Site Plan for property located in the vicinity of 2145 East Army Post Road, and for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow surface parking in a front yard and street side yard along primary frontages, per City Code Section 135-2.10.3(A)(8).

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 8-3 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
Francis Boggus		X		
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson		X		
Chris Draper	X			
Jann Freed	X			
Todd Garner	X			
Johnny Alcivar				X
Lisa Howard				X
Carolyn Jenison	X			
William Page				X
Steve Wallace	X			
Greg Wattier	X			
Emily Webb		X		

**DENIAL** of the requested Type 2 Design Alternative for parking along East Army Post Road.

**Approval** of the requested Type 2 Design Alternative for parking along Indianola Avenue.

**Approval** of the Public Hearing Site Plan, subject to compliance with all administrative comments.

## **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends denial of the requested Type 2 Design Alternative along East Army Post Road.

Staff recommends approval of the requested Type 2 Design Alternative along Indianola Avenue.

Staff recommends approval of the Public Hearing Site Plan subject to compliance with all administrative comments.

## **STAFF REPORT TO THE PLANNING COMMISSION**

### **I. GENERAL INFORMATION**

**1. Purpose of Request:** The applicant is proposing an on-site surface parking lot in the front yard of their site. The Planning and Design Ordinance requires on-site surface parking lots to be located in the rear yard or interior side yard of a Civic building in properties zoned "P2" District. Design alternative review criteria can be found in Section I, subparagraph 10 of this report. Staff analysis of the proposal can be found in Section II of the report.

**2. Size of Site:** 350,048 square feet (8.036 acres).

**3. Existing Zoning (site):** "P2" District.

**4. Existing Land Use (site):** The site is currently undeveloped.

**5. Adjacent Land Use and Zoning:**

**North** – "MX1" and "NX2"; Uses are a fueling station and single-household residential.

**South** – "N1a"; Use is single-household residential.

**East** – "P1"; Use is a cemetery.

**West** – "EX"; Uses are agriculture crops and industrial uses.

**6. General Neighborhood/Area Land Uses:** The subject property is located along the southwest corner of Indianola Avenue and East Army Post Road along a highway commercial corridor east of the Southeast 14<sup>th</sup> Street intersection, in an area that includes a mix of industrial, commercial, and residential uses.

**7. Applicable Recognized Neighborhood(s):** The subject property is in the Easter Lake Area Neighborhood. The neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on October 29, 2021 and by mailing of the Final Agenda on November 10, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on November 8, 2021 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Easter Lake Area Neighborhood mailings were sent to Jim Bollard, 4007 SE 26<sup>th</sup> Street, Des Moines, IA 50320.

**8. Relevant Zoning History:** None.

**9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Business Park, Neighborhood Mixed Use, Medium Density Residential, and Low Density Residential.

**10. Applicable Regulations:** Pursuant to Section 135-9.1.1.B of the Planning and Design Ordinance, the site plan review requirements of Chapter 135 are designed to ensure the orderly and harmonious development of property in a manner that shall:

- Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;
- Permit present development of property commensurate with fair and orderly planning for future development of other properties in the various areas of the city with respect to the availability and capacity, present and foreseeable, of public facilities and services. The factors to be considered in arriving at a conclusion concerning proposed present development of property shall include the following:
  - The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded or capacity so substantially decreased that site use will inhibit or preclude planned future development;
  - Zoning restrictions at the time of the proposal;
  - The city's comprehensive plan;
  - The city's plans for future construction and provision for public facilities and services; and
  - The facilities and services already available to the area which will be affected by the proposed site use;
- Encourage adequate provision for surface and subsurface drainage, in order to ensure that future development and other properties in various areas of the city will not be adversely affected;
- Provide suitable screening of parking, truck loading, refuse and recycling disposal, and outdoor storage areas from adjacent residential districts;
- Encourage the preservation of canopied areas and mature trees and require mitigation for the removal of trees; and
- Consider the smart planning principles set forth in Iowa Code Chapter 18B.

Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

- The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and greater consistency with the comprehensive plan.
- Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:
  - An evaluation of the character of the surrounding neighborhood, such as:
    - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
    - Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);
  - For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested;
    - The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;
    - Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;
    - Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent property, the character of the surrounding area or the public health, safety and general welfare;
    - Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and
    - Other factors determined relevant by the community development director, plan and zoning commission, or city council as applicable.



## **II. ADDITIONAL APPLICABLE INFORMATION**

Section 135-2.10.3(A)(8) of the Planning and Design Ordinance applicable to Civic buildings within the "P2" District allows for surface parking and loading to occur within rear and interior side yards only. The proposed site plan consists of a 23,000-square foot building with surface parking lot in the front yard and street side yard, with both streets classified as primary streets in the City of Des Moines Primary Streets Frontages map.

The proposed project is located on a site exceeding eight (8) acres in size, and the site is featured on the intersection of East Army Post Road and Indianola Avenue, which is noted as a Neighborhood Node on the City's Land Use Map. Within that node and the site itself, the future land use map indicates mixed-use and medium density uses, and current zoning features MX1 and NX2 zoning districts to the north and northeast of the site. The convergence of all these factors leads the intent of the code to promote development that engages the street, with buildings closer to the public right-of-way, and avoid having parking lots that front primary frontages.

The applicant has indicated that they prefer to locate the parking in front of the building and that relocating the parking to the rear or side yard is undesirable. They have also indicated some general ideas for future use of the remainder of the site, including a building expansion and proposed areas for future parking within the rear and interior side yard areas.

Along Indianola Avenue, the site plan indicates that much of the parking is proposed on the street side yard setback area. While staff notes this is also inconsistent with City Code requirements, staff recognizes that the setback from Indianola Avenue doubles as storm water detention with landscaping included around that basin and places the parking area behind even the rear property line of existing single-family residences that front Indianola Avenue. As such, staff finds the mixture of buffering and substantial setback helps offset negative impacts the code intends to mitigate by having parking in the front yard or street side yard and is supportive of allowing parking along this frontage.

Along East Army Post Road, however, staff finds that the site does have sufficient space in the rear and the interior side yards of the site to comply with code standards, as staff cites proposed future parking locations in the rear and interior side yards of the site. Additionally, given the proposed character of the future neighborhood node, staff finds parking in a front yard area within this node to be inconsistent with the future land use map and the intent of the Code. Finally, applicant has not demonstrated that they face a practical difficulty in complying with the requirement, and notes that the layout of the building, with a secondary entrance to the south, further enhances the ability to provide efficient parking to the rear of the building.

### **SUMMARY OF DISCUSSION**

Frank Dunn-Young presented staff report and recommendation.

Rick Baumhover representing Bishop Engineering stated they feel this request is keeping the general feel of the neighborhood and not damaging the character of the neighborhood. They intend to fully comply with the City's landscape standards, provide the fence buffer along the North side of the property and have also eliminated 2 rows of parking. They

have also increased the 15-foot setback to 30-foot to add more space and create more of a buffer from the parking lot. Again, they feel this fits the character of the neighborhood as developed properties around them have parking in the front.

Pastor Bill, 314 E. Army Post Road, representing Glad Tiding Assembly of God stated the idea is to present a beautiful front to the community and to provide a shorter walking distance for the elderly that attend their church. With a lot of mobile home lots in this area, they would like to keep the back portion of the parcel open for youth events, a place families can come together and be a good asset for the community.

Chris Draper asked how much concrete work has been done.

Pastor Bill stated they would like to start with the drive approaches from Army Post Road and Indianola Avenue.

Chris Draper asked if any concrete work has been done at this location. If plans change, nothing will need to be torn out.

Pastor Bill stated no but the reason for parking in the front would be for the elderly having a shorter distance to the entrance. Also, given the entrance locations, they will be eliminating security risks.

Chris Draper stated there is no sunk cost or anything that could change the flow of the parking right now.

Pastor Bill stated in the long term, it would cost more money as they would have to tear out parking in order for them to expand their building in the future. They feel this is the most effective way to minister the people attending their church.

### **CHAIRPERSON OPENED THE PUBLIC HEARING**

Jeff Rains, 3820 79<sup>th</sup> Street, Urbandale, IA, representing Rains Architecture, stated they want the drop-off and steeple to face the community and intersection. If the parking and main entrance are in the back, it would be downhill, below the level of the street, not as visible and would feel they are turning their back on the neighborhood. Given the elevation and landscaping, you won't be able to see much of that parking from East Army Post Road.

Lyle Taylor member of Glad Tidings stated this isn't a typical commercial building and will not have cars parked there all the time. As it is today, given the elevation from East Army Post Road, you can barely see what's on top.

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

Greg Wattier asked if the zoning ordinance states the front door must face a primary street and parking in the front is prohibited.

Jason Van Essen stated that is correct, there must a be a front door facing the street, with parking along the interior side or rear yard.

Greg Wattier stated if the front door faced East, those to requirements could be met.

Jason Van Essen stated correct.

Chris Draper stated the front door should face the main street and be visible, it shouldn't be different in this situation.

**COMMISSION ACTION:**

Chris Draper made a motion for the following:

Denial of the requested Type 2 Design Alternative for parking along East Army Post Road.

Approval of the requested Type 2 Design Alternative for parking along Indianola Avenue.

Approval of the Public Hearing Site Plan, subject to compliance with all administrative comments.

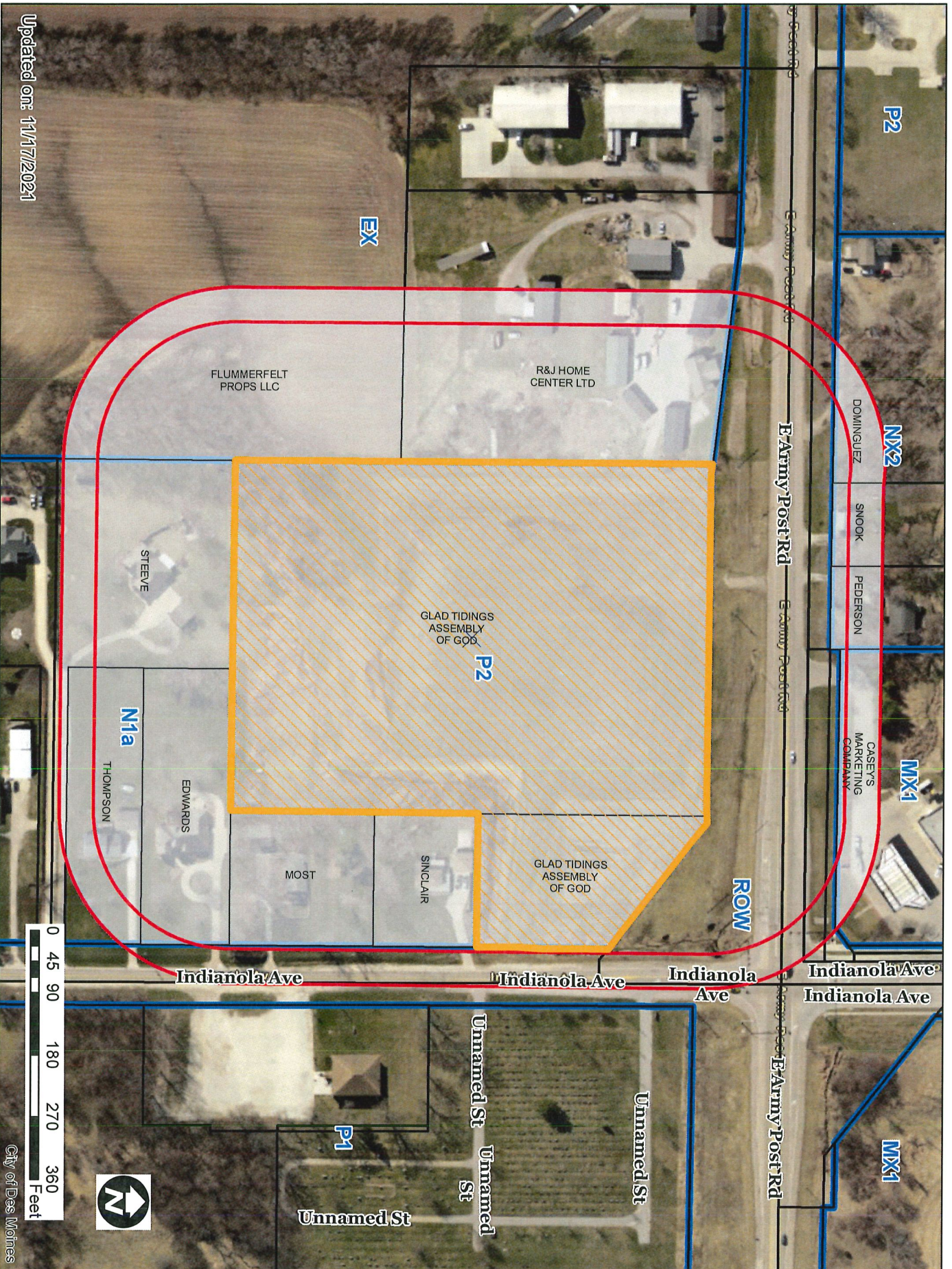
Motion passed: 8-3

Respectfully submitted,

*Bert Drost*

Bert Drost, AICP  
Planning & Urban Design Deputy Administrator

BAD:tjh



1 inch = 183 feet

# GLAD TIDINGS ASSEMBLY OF GOD CHURCH

## SITE PLAN

### LEGEND:

—SAN—	SANITARY SEWER
—ST—	STORM SEWER
—W—	WATER LINE
—G—	GAS LINE
—UE—	UNDERGROUND ELECTRIC
—OE—	OVERHEAD ELECTRIC
—TELE—	TELEPHONE LINE
—FIBER OPTIC—	FIBER OPTIC
—CATV—	CABLE TV
○	STORM MANHOLE
○	CURB INTAKE
●	SURFACE BENT
○	PLANNED FID SECTION
○	SANITARY MANHOLE
○	CLEANOUT
☒	FIRE HYDRANT
☒	SPRINKLER
☒	IRRIGATION CONTROL VALVE
○	WATER MANHOLE
○	WELL
○	WATER VALVE
○	WATER SHUT OFF
☒	YARD HYDRANT
○	ELECTRIC MANHOLE
○	ELECTRIC METER
○	ELECTRIC RISER
○	ELECTRIC WALL
○	POWER POLE
○	TRANSFORMER POLE
○	LIGHT POLE
○	ELECTRIC JUNCTION BOX
○	ELECTRIC PANEL
○	TRANSFORMER
○	GROUND LIGHT
○	GUY WIRE
○	ELECTRIC MANHOLE
○	GAS METER
○	GAS VALVE
○	AIR CONDITIONING UNIT
○	TELEPHONE RISER
○	TELEPHONE VAULT
○	TELEPHONE MANHOLE
○	TRAFFIC SIGNAL MANHOLE
○	FIBER OPTIC MANHOLE
○	FIBER OPTIC RISER
○	FIBER OPTIC FAULT
○	CABLE TV RISER
○	SIGN
○	BOLARD
○	DEMOTES NUMBER OF PARKING STALLS
○	PROPERTY CORNER - FOUND AS NOTED
○	PROPERTY CORNER - PLACED AS NOTED
○	SECTION CORNER - FOUND AS NOTED

### ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BOOK	BOOK
CONC	CONCRETE
DESID	DESIGNED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FR	FRICTION
FL	FLOW LINE
FRA	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OP	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PAGE	PAGE
PGB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PREV	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
RIGHT OF WAY	RIGHT OF WAY
RED PLASTIC CAP	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYPE	TYPICAL
YELLOW PLASTIC CAP	YELLOW PLASTIC CAP
S	SOUTH
E	EAST
W	WEST



### BENCHMARK:

DNM B44020: A CUT TRIANGLE AT NORTH END OF HEADWALL, LOCATED AT THE SW CORNER OF E. ARMY POST ROAD AND INDIANOLA AVENUE  
ELEV=128.029 (CITY OF DES MOINES DATUM)

DNM B44019: A TRIANGLE CUT IN SW CORNER OF TRAFFIC SIGNAL POLE CASE LOCATED AT THE NE CORNER E. ARMY POST ROAD AND INDIANOLA AVENUE  
ELEV=128.786 (CITY OF DES MOINES DATUM)

SITE TBM: ARROW ON FIRE HYDRANT LOCATED 160 FEET NORTH OF THE NW CORNER LOT 10.629 ACRES  
ELEV=163.24 (CITY OF DES MOINES DATUM)

### UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY; BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF UTILITIES. WHERE NECESSARY, IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WILL BE MADE TO IOWA ONE CALL FOR UTILITY INFORMATION TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

### GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.M.A. CODES AND STANDARDS, NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS.
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLANS.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND APPROVED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE(S) ON ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF DES MOINES.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, APDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS A RESULT OF CONSTRUCTION AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED INTO ADJACENT PROPERTY OR RIGHT OF WAY, SUCH THAT THE PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

### PAVING NOTES:

- THE PAVING/GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A PUBLIC STREET MUST HAVE A.D.A. DETECTABLE WARNING PANELS) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

### UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF STORM WATER DETENTION SYSTEM & DETENTION SYSTEM STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (RICH BAUMHOVER AT 515-276-6471) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION SYSTEM HAS BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TIES DISCOURAGED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH 12" TYPE B CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- WATERMANS SHALL BE C-800, SIZE OF WATERMAN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLS OF THE WATER MAIN SHALL BE DONE BY THE CITY OF DES MOINES.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF DES MOINES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

### UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONSIDERATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.

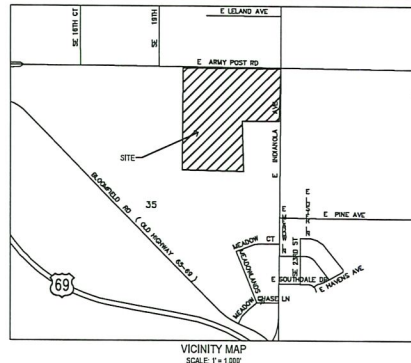
### UTILITY MAPS PROVIDED BY:

- ELECTRIC PROVIDER (CONTACT INFO)
- STORM AND SANITARY PROVIDER (CONTACT INFO)
- FIBER OPTIC PROVIDER (CONTACT INFO)
- CABLE PROVIDER (CONTACT INFO)
- GAS PROVIDER (CONTACT INFO)
- SEWER PROVIDER (CONTACT INFO)
- OTHER PROVIDER (CONTACT INFO)

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### CITY OF DES MOINES NOTES:

- THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
- ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT.
- MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD, AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
- 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.
- ALL NEW OUTDOOR LIGHTING SHALL BE LOW GLARE CUT-OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES. POLE HEIGHTS SHALL NOT EXCEED 20 FEET.
- HOWEVER, LIGHTING ELECTRICAL LINES SHALL BE UNDERGROUND.
- THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
- ALL DISTURBED AREAS SHALL BE RESTORED BY SEEDING OR SOONING PER LANDSCAPING PLAN. ANY AREA DISTURBED BY CONSTRUCTION ACTIVITY NOT SHOWN ON PLANS SHALL BE SEEDED.
- TO APPLY FOR PERMITS (SIDEWALK APPROACH, GRADING, RIGHT-OF-WAY EXCAVATION/CONSTRUCTION, FLOODPLAIN, ETC.) WITH THE CITY OF DES MOINES PLEASE VISIT THE CUSTOMER SELF-SERVICE (CSS) PORTAL. IF THIS IS YOUR FIRST TIME USING CSS OR APPLYING FOR PERMITS WITH THE CITY YOU WILL BE PROMPTED TO CREATE AN ACCOUNT BEFORE APPLYING.



### PREPARED FOR OWNER / APPLICANT:

GLAD TIDINGS ASSEMBLY OF GOD  
714 E ARMY POST ROAD  
DES MOINES, IOWA 50319-5425  
PASTOR BILL WENIG  
PH: 515/275-3056

### ZONING:

R2  
BUILDING TYPE: CIVIC (Dw/wh)  
GENERAL BUILDING SETBACKS:  
FRONT = 20'  
SIDE = 15'  
REAR = 20'

BUILDING SHALL BE SPRINKLERED

### SITE AREA:

9.19 ACRES

### PARKING REQUIREMENTS:

PARKING REQUIRED: 1 STALL PER 6 SEATS OF ASSEMBLY AREA  
+ 411 SEAT (1 PER 6) = 68 STALLS (INCL. 3 ADA STALLS)  
PROVIDED: 86 STALLS (INCL. 4 ADA)

BIKE RACKS: 1 PER 200 SEATS (MIN 2)  
+ 411 SEAT X (1 PER 200) = 2 RACKS

### MAXIMUM IMPERVIOUS AREA ALLOWED:

MAXIMUM IMPERVIOUS AREA ALLOWED = 75% OF SITE  
= 9.18 ACRES X 75% = 6.89 AC  
PROVIDED = 1.06 ACRES (10.0%)

### IMPERVIOUS SURFACE:

PROPOSED = 78,189 S.F. = 1.82 ACRES

### DISTURBED AREA:

= 3.9 ACRES

### LEGAL DESCRIPTION:

WARRANTY DEED BOOK: 1459 PAGE 484  
LOTS 3 AND 4 BARRIFF ACRES, AN OFFICIAL PLAT,  
NOW INCLUDED AND FORMING A PART OF THE CITY OF  
DES MOINES, POLK COUNTY, IOWA, EXCEPT FOR  
EASEMENTS AND COVENANTS OF RECORD.

### ADDRESS:

2145 E. ARMY POST ROAD  
DES MOINES, IOWA

**Bishop Engineering**  
"Thriving Your Successful Development"  
Des Moines, Iowa 50322-5425  
Phone: 515-275-3056 FAX: 515-275-3057  
Established 1959

**GLAD TIDINGS ASSEMBLY OF GOD CHURCH**  
2145 E ARMY POST RD, DES MOINES

**COVER SHEET**

REFERENCE NUMBER:  
120349

DESIGNED BY:  
CEJ

CHECKED BY:

REVISION DATE:  
8-31-21 CITY  
10-20-21 2nd CITY

PROJECT NUMBER:  
200526

SHEET NUMBER:  
C0.1

**SITE PLAN APPROVAL:**

APPROVED  APPROVED WITH CONDITIONS SEE EXHIBIT 'A'  
IN ACCORDANCE WITH SECTION 135-9. 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE COMMUNITY DEVELOPMENT DIRECTOR.

DATE: \_\_\_\_\_ COMMUNITY DEVELOPMENT DIRECTOR: \_\_\_\_\_

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

SIGNED: RICHARD H. BAUMHOEVER, P.E. 12386      DATE: \_\_\_\_\_

LICENSE RENEWAL DATE: DEC. 31, 2021  
PAGES OR SHEETS COVERED BY THIS SEAL:

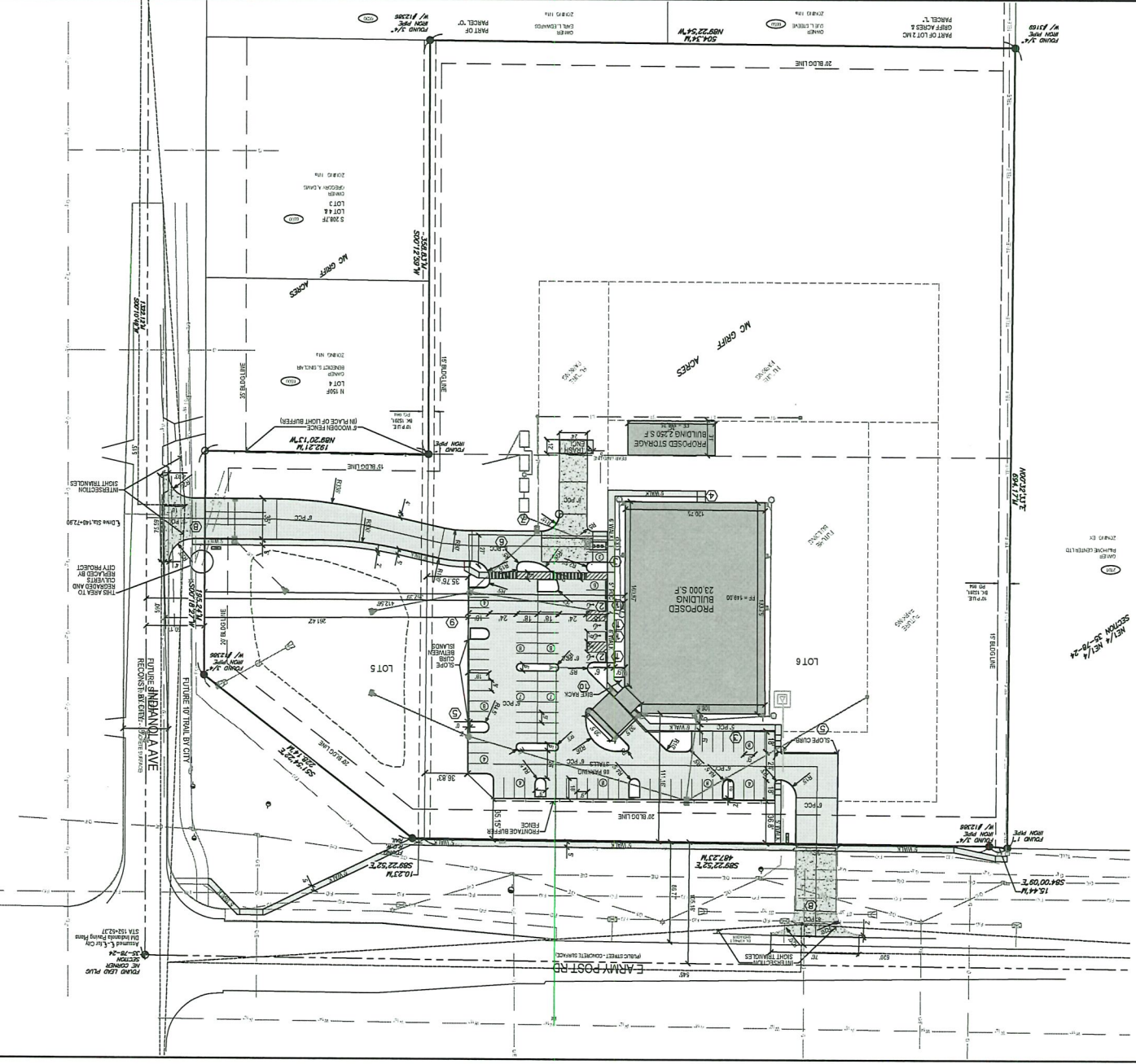
# PRELIMINARY - NOT FOR CONSTRUCTION

02/02/2021 12:02 PM LAND PROJECT 20005526 LAYOUT PLAN



- Legend:**
- PROPOSED FPCC SIDEWALK AND
  - PROPOSED FPCC PARKING/DRIVE
  - PROPOSED FPCC - HEAVY DUTY PAVT
- Keyed Notes:**
- ① HANDRAIL SIGN WITH BOLLARD (SEE DETAIL ON DETAILS SHEET)
  - ② SIDEWALK RAMP
  - ③ SIDEWALK - TURNED DOWN CURB STYLE
  - ④ 5'X7' EXIT DOOR LANDSCAPE - 5' PCC
  - ⑤ SLOPE CURB (SEE DETAIL ON DETAILS SHEET)
  - ⑥ HEAVY DUTY PCC PAVEMENT - 8" THICK PCC
  - ⑦ TRASH ENCLOSURE (SEE DETAIL ON DETAILS SHEET)
  - ⑧ 8" THICK PCC DRIVE APPROACH
  - ⑨ ON-SITE WASTEWATER TREATMENT SYSTEM (SEPTIC BIKE RACKS AND PEAK FILTERS)
  - ⑩ BIKE RACKS - SEE DETAIL SHEET FOR MODEL AND DETAILS

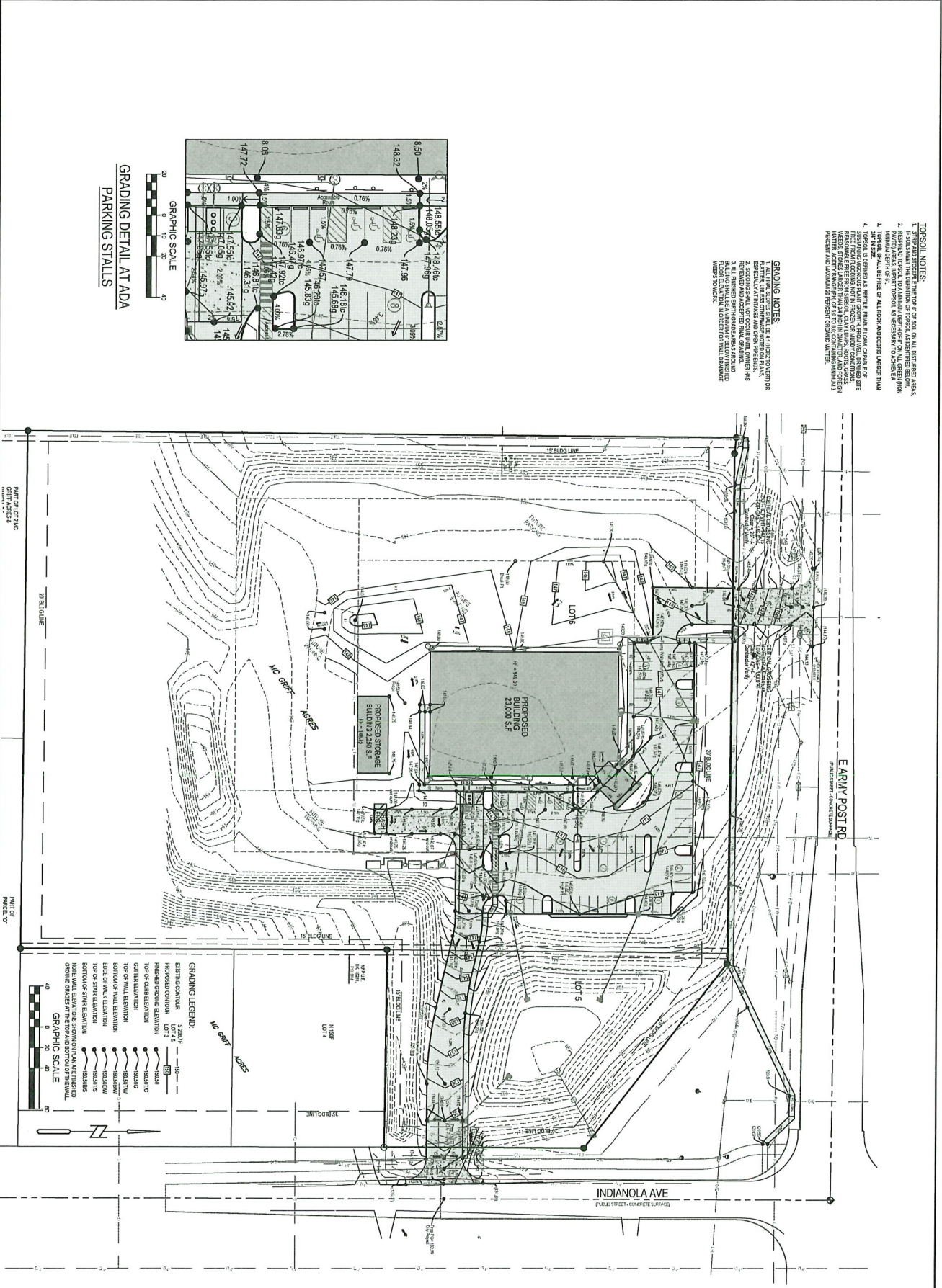
- PAVING NOTES:**
1. Place expansion joints in concrete between walks and parking lot.
  2. Shared new pavement to match existing joints and square to them approximately 10' to 15' (5' x 10' Length) with no overlap 100% of width.
- PAVEMENT MARKING NOTES:**
1. Paint a 4" yellow stop line for all stops and other markings as shown.
- TRASH ENCLOSURE**  
 DETAIL ON SHEET C6.1  
 The contractor shall be responsible for installation, maintenance and repair of the trash enclosure in accordance with the contract and the development plan during and throughout the construction process, and at all times. Includes diagrams prepared.



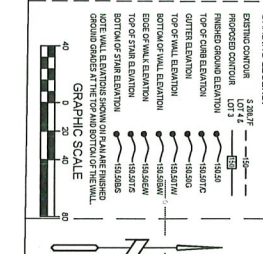
PROJECT NAME: 200526  
 SHEET NUMBER: C2.1  
 DRAWN BY: CEL  
 CHECKED BY: 10-02-21 AND CITY  
 DATE: 10-02-21  
 CITY: 2ND CITY  
 REFERENCE NUMBER: 120349  
 GLAD TIDINGS ASSEMBLY OF GOD CHURCH  
 2145 E ARMY POST RD. DES MOINES  
 LAYOUT PLAN

**Bishop Engineering**  
 "Planting Your Successful Development"  
 3501 104th Street  
 Des Moines, Iowa 50323-2837  
 Phone: (515) 259-7000 Fax: (515) 259-7007  
 Email: info@bishopeng.com  
 Established 1979  
 Civil Engineering & Land Surveying

10/20/2012 12:15:14 PM L:\LAND PROJECTS\20052005\DWG\C3\GRADING.DWG

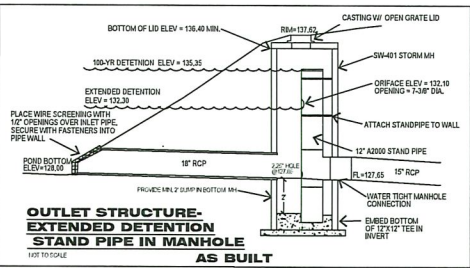
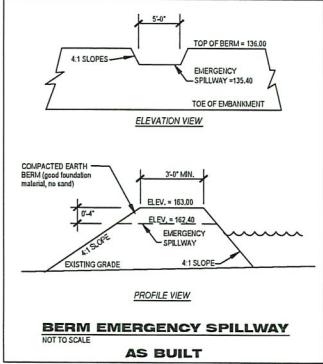


- TORSION NOTES**
1. ALL TORSION NOTES SHALL BE FOR THE ENTIRE PROJECT AREA.
  2. TORSION SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE MAINTAINED AT ALL TIMES.
  3. TORSION SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE MAINTAINED AT ALL TIMES.
  4. TORSION SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE MAINTAINED AT ALL TIMES.
- GRADING NOTES**
1. ALL GRADING SHALL BE FOR THE ENTIRE PROJECT AREA.
  2. GRADING SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE MAINTAINED AT ALL TIMES.
  3. GRADING SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE MAINTAINED AT ALL TIMES.
  4. GRADING SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE MAINTAINED AT ALL TIMES.



PROJECT NUMBER: <b>200526</b>	SHEET NUMBER: <b>C3.1</b>	<b>GLAD TIDINGS ASSEMBLY OF GOD CHURCH</b> 2145 E ARMY POST RD. DES MOINES		<b>Bishop Engineering</b> "Planning Your Successful Development" 3501 104th Street Des Moines, Iowa 50322-5825 Phone: (515)276-0467 Fax: (515)276-0217 Civil Engineering & Land Surveying Established 1959
		<b>GRADING PLAN</b>		

- UTILITY NOTES:**
- CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS AND VERIFY THAT THE SLOPE/LENGTH OF PIPE CALLOUTS MATCH WITH PIPE ELEVATIONS AT STRUCTURES. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE PLACING ANY PIPE. IF NOT CHECKED BEFORE INSTALLATION, THE REMOVAL AND REINSTALLATION OF INCORRECTLY PLACED PIPE SHALL BE AT CONTRACTOR'S EXPENSE.
  - CONTRACTOR SHALL VERIFY PIPE MATERIAL TYPE WITH CITY PLUMBING INSPECTION BEFORE INSTALLATION.
  - COSTS FOR CHECKING GRADES AND ELEVATIONS OF INCORRECTLY INSTALLED PIPE OR STRUCTURES SHALL BE PAID BY THE CONTRACTOR.
  - ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
  - ALL WATER LINES SHALL HAVE A MINIMUM OF 5% OF COVER UNLESS NOTED OTHERWISE.
  - FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TIE, BRASS VALVE AND HYDRANT.
  - PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
  - STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
  - STORM SEWER CALLED OUT AS 14-12 MAY BE EITHER 14-12 OR CLASS III RCP.
  - FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR 14-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
  - TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE SHOWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

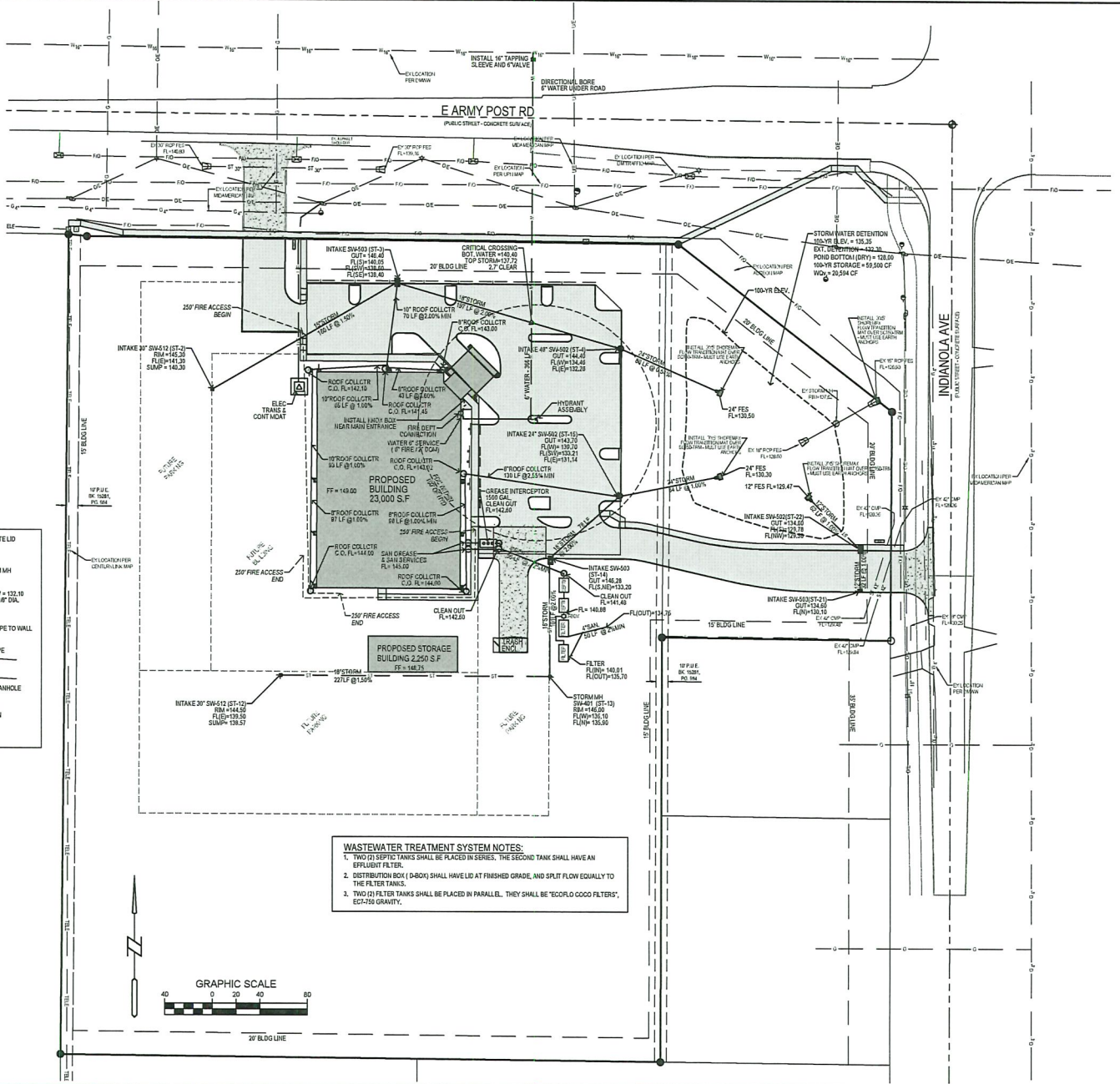


**CITY CODE SECTION 106-136(h) LAND OWNER MANAGER STORMWATER FACILITIES MAINTENANCE REQUIREMENTS:**

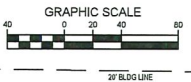
- THE STORMWATER MANAGEMENT FACILITIES, INCLUDING PIPES, INLETS AND OUTLETS, SHALL BE ANNUALLY INSPECTED AND MAINTAINED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.
- LITTER, SALT, SEDIMENT AND DEBRIS SHALL BE PROMPTLY REMOVED FROM SUCH FACILITIES.
- THE PLANTINGS AND VEGETATION WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN. IF ANY VEGETATION DIES, IT SHALL BE REPLACED WITH VEGETATION IN CONFORMANCE WITH THE PLAN AS SOON AS THE WEATHER PERMITS.
- NO GRASS CLIPPINGS, LEAVES OR OTHER YARD WASTES, SOIL, ROCKS, CONCRETE, OR SIMILAR MATERIALS, SHALL BE PLACED WITHIN A SWALE, OR RETENTION OR DETENTION POND WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- NO PORTION OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE ALTERED OR REMOVED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- RECORDS OF INSPECTION, MAINTENANCE AND REPAIR MUST BE MAINTAINED AND KEPT FOR AT LEAST FIVE YEARS AND MADE AVAILABLE UPON REQUEST TO THE CITY ENGINEER.

**DETENTION BASIN DATA:**

100 YR STORAGE ELEVATION (FUTURE)	= 135.35
BASEIN BOTTOM ELEVATION	= 128.00
100 YR DETENTION VOLUME (FUTURE)	= 59,540 CF
WATER QUALITY ELEVATION	= 132.30
WATER QUALITY VOLUME (FUTURE)	= 20,594 CF



- WASTEWATER TREATMENT SYSTEM NOTES:**
- TWO (2) SEPTIC TANKS SHALL BE PLACED IN SERIES. THE SECOND TANK SHALL HAVE AN EFFLUENT FILTER.
  - DISTRIBUTION BOX (D-BOX) SHALL HAVE LID AT FINISHED GRADE, AND SPLIT FLOW EQUALLY TO THE FILTER TANKS.
  - TWO (2) FILTER TANKS SHALL BE PLACED IN PARALLEL. THEY SHALL BE "ECORLO COCO FILTERS", EC2-750 GRAVITY.



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Des Moines, IA 50325  
Phone: 515-281-9007 Fax: 515-281-0017  
Civil Engineering & Land Surveying Established 1959

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**GLAD TIDINGS ASSEMBLY OF GOD CHURCH**  
2145 E ARMY POST RD, DES MOINES

---

**UTILITY PLAN**

---

REFERENCE NUMBER:  
120349

DRAWN BY:  
CEJ

CHECKED BY:

REVISION DATE:  
3-8-21 CITY  
10-20-21 2nd CITY

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PROJECT NUMBER:  
**200526**

SHEET NUMBER:  
**C4.1**





# PRELIMINARY- NOT FOR CONSTRUCTION

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**TREE MITIGATION NOTES:**

TOTAL AREA OF CANOPY: 123,345 SF  
 TOTAL AREA OF CANOPY REMOVED FOR SITE WORK: 80,246 SF  
 AREA OF TREES COVERED FOR MITIGATION: 72,099 SF  
 REPLACEMENT TREES AT 1 TREE PER 2000 SF REMOVED: 37 TREES

**EXISTING REMAINING TREES:**

TREES AREA UNDISTURBED: 20,200 SF  
 EXISTING TREES AT 1 TREE PER 2000 SF: 10 TREES



PROJECT NUMBER: <b>200526</b>	DATE: <b>12/01/19</b>
PROJECT NAME: <b>C5.2</b>	DRAWN BY: <b>CEJ</b>
	CHECKED BY:
	APPROVED BY:
	DATE:

**GLAD TIDINGS ASSEMBLY OF GOD CHURCH**  
 2145 E ARMY POST RD. DES MOINES

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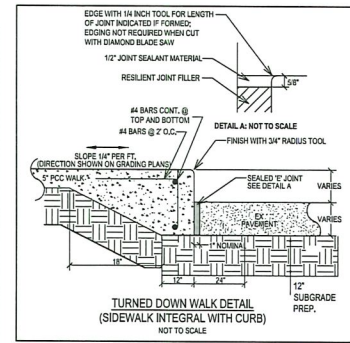
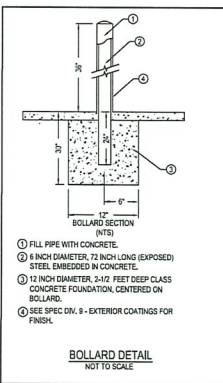
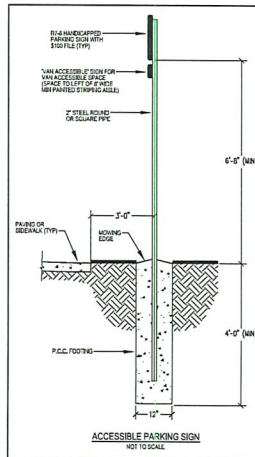
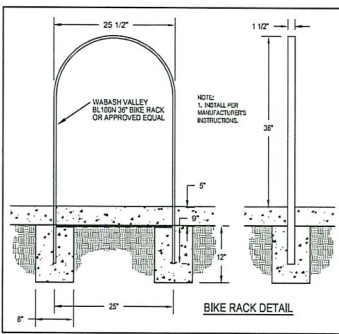
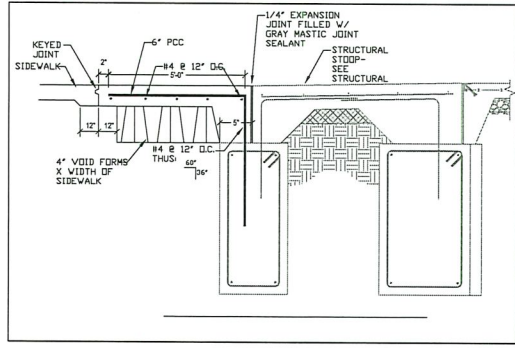
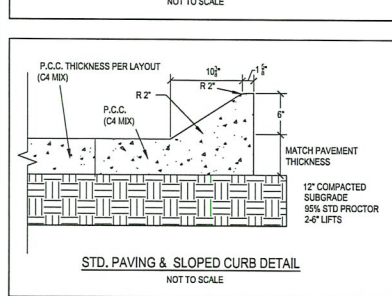
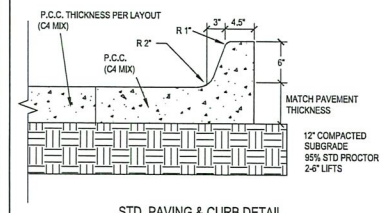
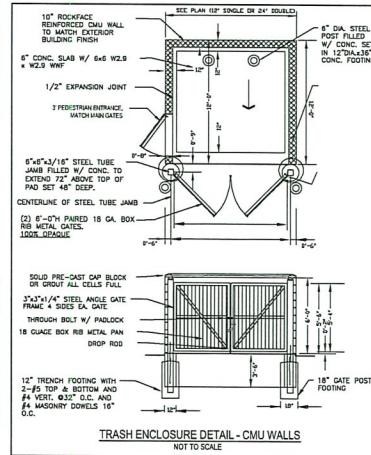
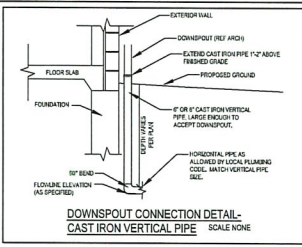
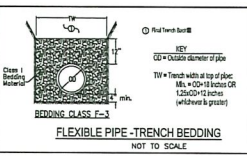
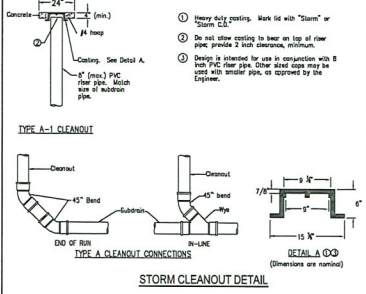
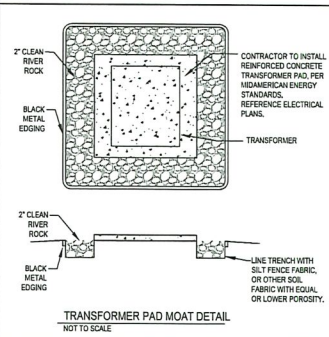
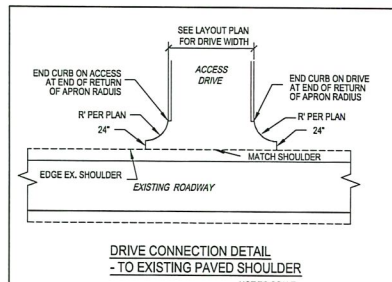
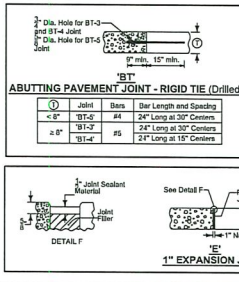
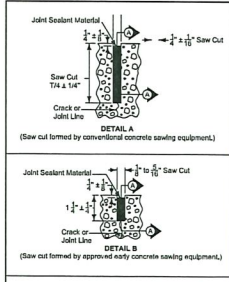
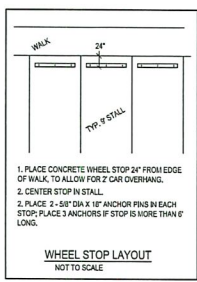
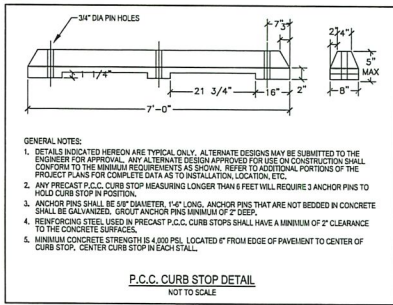
**LANDSCAPE PLAN**

**Bishop Engineering**  
 "Planning Your Successful Development"

3501 104th Street  
 Des Moines, Iowa 50322-5825  
 Phone: (515) 276-9667 Fax: (515) 276-0217

Civil Engineering & Land Surveying    Established 1959

N:\MSD PROJECTS\REINFORCEMENT\DETAILS\3/28/2018 3:28:28 PM CDT



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"Planning Your Successful Development"

3501 104th Street  
Des Moines, Iowa 50322-8933  
Phone: 515-281-1477 Fax: 515-281-1477  
Civil Engineering & Land Surveying Established 1999

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**GLAD TIDINGS ASSEMBLY OF GOD CHURCH**  
2145 E ARMY POST RD. DES MOINES

---

**DETAILS SHEET**

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REFERENCE NUMBER: 120349  
 DRAWN BY: CEJ  
 CHECKED BY:  
 REVISION DATE: 3-31-21 CITY: 10-20-21 2nd CITY

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PROJECT NUMBER: 200526  
 SHEET NUMBER: C6.1

PRELIMINARY - NOT FOR CONSTRUCTION

# STORM WATER POLLUTION PREVENTION PLAN

## EROSION CONTROL NOTES:

- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES. ADDITIONAL DETAILS AND NOTES, ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
- SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
- INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
- INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
- INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
- OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

## EROSION CONTROL REMOVAL NOTES:

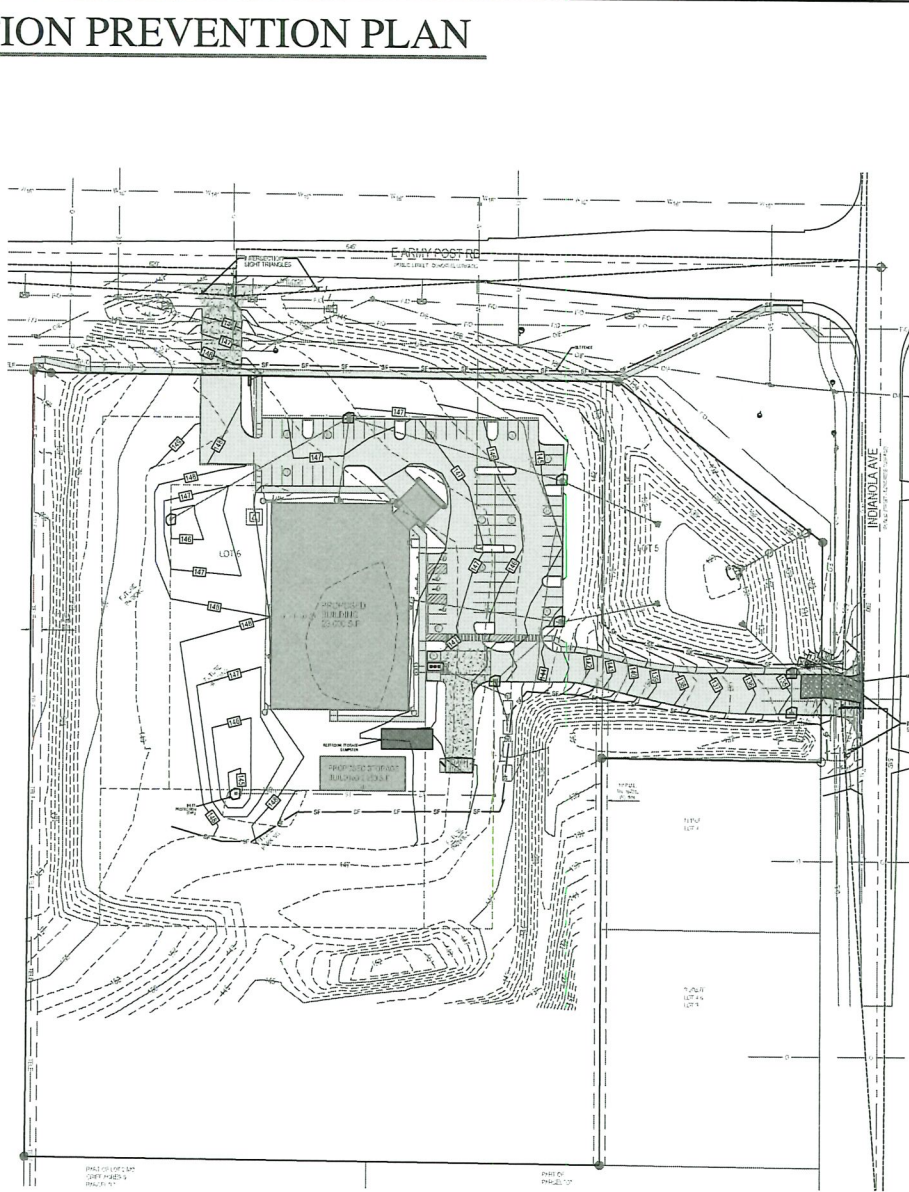
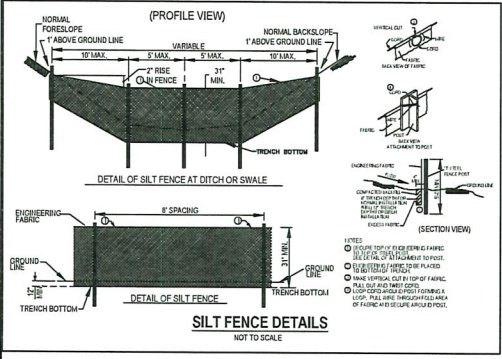
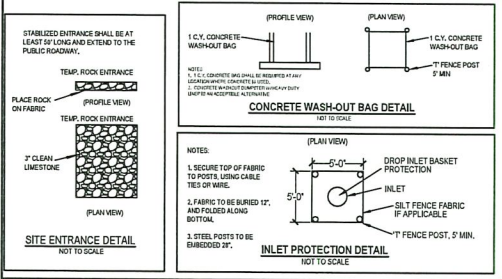
- AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION AND TEMPORARY STABILIZATION.

## BENCHMARK:

DAI BM#928 A CUT TRIANGLE AT NORTH END OF HEADWALL LOCATED AT THE SW CORNER OF E. ARMY POST ROAD AND INDIANOLA AVENUE  
ELEV=128.029 (CITY OF DES MOINES DATUM)

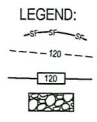
DAI BM#913 A TRIANGLE CUT IN SW CORNER TRAFFIC SIGNAL POLE BASE LOCATED AT THE NE CORNER E ARMY POST ROAD AND INDIANOLA AVENUE  
ELEV=128.765 (CITY OF DES MOINES DATUM)

SITE TBM ARROW ON FIRE HYDRANT LOCATED 160 FEET NORTH OF THE NW CORNER LOT 6 MAGRIF ACRES  
ELEV=+40.04 (CITY OF DES MOINES DATUM)



**LEGAL DESCRIPTION:**  
WARRANTY DEED BOOK 14650 PAGE 494  
LOTS 5 AND 6 MAGRIF ACRES, AN OFFICIAL PLAT,  
NOW INCLUDED IN AND FORMING A PART OF THE CITY  
OF DES MOINES, POLK COUNTY, IOWA, EXCEPT FOR  
EASEMENTS AND COVENANTS OF RECORD.

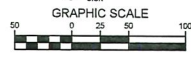
**ADDRESS:**  
2145 E ARMY POST ROAD  
DES MOINES, IOWA



**OWNER / APPLICANT:**  
GLAD TIDINGS ASSEMBLY OF GOD  
314 E ARMY POST ROAD  
DES MOINES, IOWA 50315-6825  
PASTOR BILL WEND  
PH. (515) 285-3556

**SITE AREA:**  
9.18 ACRES

**DISTURBED AREA:**  
+2.9 ACRES



**UTILITY NOTE:**  
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

**Bishop Engineering**  
"Planning Your Successful Development"  
3501 104th Street  
Des Moines, IA 50315  
PH: 515.281.4400 FAX: 515.281.6217  
Civil Engineering & Land Surveying  
Established 1959

**GLAD TIDINGS ASSEMBLY OF GOD CHURCH**  
2145 E ARMY POST RD, DES MOINES

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