CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: May 2, 2016

ITEM: West Green Industrial, 175 S. 9th Street and 250 S. 11th Street – Approval of a Site Plan to Construct 91,560 sq. ft. of General Industrial Buildings - Reid and Sara Tamisiea – SP-003001-2016

RESOLUTION: **Approval of a Site Plan**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicants, Reid and Sara Tamisiea, are requesting site plan approval for the construction of 91,650 sq. ft. of industrial buildings at 175 S. 9th Street and 250 South 11th Street (see Exhibit I - Attachments B – Location Map. Attachment C – Site Plan, and Attachment D - Elevations). The buildings will be used for storage or small business operations.

Plan and Zoning Commission Action:
Vote: 5-0 approval, Commissioner Brown and Costa absent
Date: April 25, 2016
Motion: Adopt a resolution recommending the City Council approve the Site Plan

OUTSTANDING ISSUES: There are no outstanding issues.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – Development and Planning (*March 17, 2016)*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve the site plan to allow construction of 91,560 sq. ft. of industrial buildings to include storage and businesses, subject to the applicant meeting all City Code requirements and the following:

1. Submit final storm water management plans which address staff comments and providing an executed Storm Water Facility Maintenance Agreement, prior to obtaining the first occupancy permit, including a temporary occupancy permit.

2. Provide final site plan drawings which have addressed remaining staff comments prior to obtaining a building permit.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	BW
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	March 17, 2016		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution
- Attachment B - Location Map
- Attachment C - Site Plan
- Attachment D - Elevations

Exhibit II - City Council Resolution

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: April 25, 2016

Item: West Green Industrial, 175 S. 9th Street and 250 S. 11th Street – Approval of a Site Plan for the construction of 91,560 sq. ft. of industrial buildings– Reid and Sara Tamisiea – SP-003001-2016

Requested Action: **Resolution**: Approval of a Site Plan

Case Advisor: Kara V. Tragesser, AICP

Applicant's Request: The applicants, Reid and Sara Tamisiea, are requesting site plan approval for the construction of 91,650 sq. ft. of industrial buildings at 175 S. 9th Street and 250 South 11th Street (see Attachments B – Location Map. Attachment C – Site Plan, and Attachment D - Elevations). The buildings will be used for storage or small business operations.

History: The project covers Lots 2 and 3, Goodman Industrial Park. On Lot 3, there is an existing building which is proposed to remain. The balance of the two properties is undeveloped and is proposed to have industrial buildings as noted above constructed. The Plan & Zoning Commission approved a grading plan and phased site plan at their April 11, 2016, meeting to initiate grading, install utilities, and construct footings and foundations. The City Council approved the installation of utilities and the construction of footings and foundations at their April 18, 2016, meeting.

City Council Subcommittee: This project was presented to Development and Planning Subcommittee on March 17, 2016. The Subcommittee was supportive of the project.

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

Easements: The applicant has provided easements for ingress/egress, sanitary sewer, and a pedestrian/trail.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Site Plan Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the site plan to allow the construction of 91,560 sq. ft. of industrial buildings storage and small business subject to the applicant meeting all City Code requirements and the following:

1. Submit final storm water management plans which address staff comments and providing an executed Storm Water Facility Maintenance Agreement, prior to obtaining the first occupancy permit, including a temporary occupancy permit.

2. Provide final site plan drawings which have addressed remaining staff comments prior to obtaining a building permit.

Owner:
Reid and Sara Tamisiea
175 S. 9th Street
West Des Moines IA 50265
515-420-1818

Applicant: Same as Owner

Applicant Representative:
Brad Overturf
Cooper Crawford & Associates
475 S. 50th Street
West Des Moines IA 50265
515-224-1344
boverturf@cooper-crawford.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Site Plan
Attachment D	-	Elevations

ATTACHMENT A

RESOLUTION NO. PZC-16-028

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE WEST GREEN INDUSTRIAL SITE PLAN (SP-003001-2016) FOR THE PURPOSE OF CONSTRUCTING 91,560 SQ. FT. OF INDUSTRIAL BUILDINGS AT 175 S. 9TH STREET AND 250 S. 11TH STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the owners, Reid and Sara Tamisiea, have requested approval for a Site Plan (SP-003001-2016) for approximately 7.10 acres located at 175 S. 9th Street and 250 S. 11th Street, Lots 2 and 3, Goodman Industrial Park, for the purpose constructing 91,560 sq. ft. of industrial buildings for storage and small business.

WHEREAS, studies and investigations were made and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, on April 25, 2016, this Commission held a duly-noticed meeting to consider the application for West Green Industrial (SP-003001-2016) to allow the construction of 91,560 sq. ft. of industrial buildings at 175 S. 9th Street, and 250 S. 11th Street;

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

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

SECTION 2. The Site Plan (SP-003001-2016) permit to construct 91,560 sq. ft. of industrial buildings for that site located at 175 S. 9th Street and 250 S. 11th Street is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report including conditions added at the meeting and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on April 25, 2016.

Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on April 25, 2016.

AYES: Andersen, Crowley, Erickson, Hatfield, Southworth
NAYS: -0-
ABSTENTIONS: -0-
ABSENT: Costa, Brown

ATTEST:

Recording Secretary

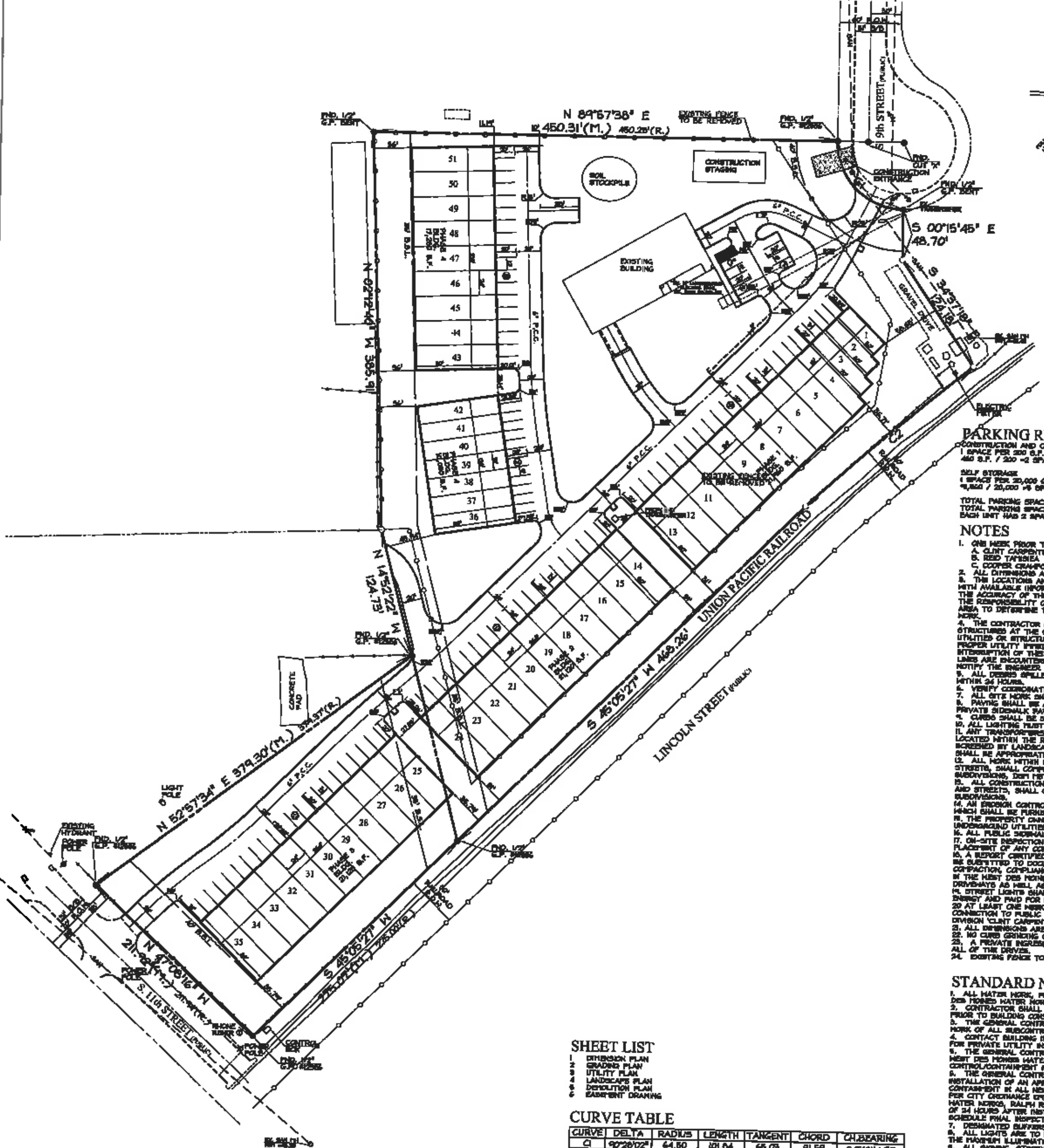
EXHIBIT A
CONDITIONS OF APPROVAL

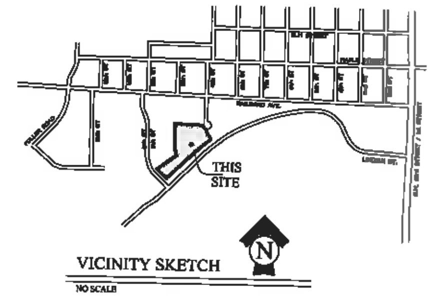
1. Submit final storm water management plans which address staff comments and providing an executed Storm Water Facility Maintenance Agreement, prior to obtaining the first occupancy permit, including a temporary occupancy permit.
2. Provide final site plan drawings which have addressed remaining staff comments prior to obtaining a building permit.

ATTACHMENT B

WEST GREEN INDUSTRIAL PARK

175 S. 9th & 250 S. 11th STREET





OWNER/APPLICANT

NEXT PHASE DEVELOPMENT, LLC.
175 S. 4th STREET
WEST DES MOINES, IOWA 50265

COMP. PLAN

EXISTING: GENERAL INDUSTRIAL
PROPOSED: GENERAL INDUSTRIAL

LAND USE

EXISTING: VACANT
PROPOSED: OFFICE AND STORAGE UNITS

ZONING

EXISTING: GENERAL INDUSTRIAL

SETBACKS

FRONT -40 FEET
SIDE - 35'/0
REAR -35'

BUILDING HEIGHT

20.5' FEET

SITE AREAS

BUILDING	93,672 S.F.	30.3%
PAVING & DRIVES	67,887 S.F.	21.6%
OPEN SPACE	142,322 S.F.	46.4%
TOTAL	304,881 S.F.	100%

TOTAL IMPERVIOUS AREA (BUILDINGS, PAVING, & WALKS) 166,715 S.F. 53.%
REQ'D OPEN SPACE = 61,416 S.F. (304,881 × 20%)

LEGAL DESCRIPTION

LOTS 2 AND 3 GOODMAN INDUSTRIAL PARK, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, POLK COUNTY IOWA.

SAID TRACT OF LAND CONTAINS 7.10 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD.

FLOOD HAZARD INFORMATION

MAP #19153C0331C DATED: FEBRUARY 16, 2006

THIS AREA SHOWN ON FLOOD INSURANCE RATE MAP LABELED AS "THIS ARE PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEE, DIKE OR OTHER STRUCTURE SUBJECT TO FAILURE DURING LARGER FLOODS

BENCHMARK

WDM 849
INTERSECTION OF 4th STREET AND VINE STREET, NORTHEAST CORNER OF INTERSECTION, 50 FEET EAST OF THE CENTERLINE OF 4th STREET, 90 FEET NORTH OF THE CENTERLINE OF VINE STREET.

ELEVATION________ 812.36 (NAVD88 Datum)
35.86 (WDM Datum)

WDM 888
INTERSECTION OF 4th STREET AND RAILROAD AVENUE, NORTHWEST CORNER OF INTERSECTION, 41 FEET WEST OF CENTERLINE OF 4th STREET, 55 +/- FEET NORTH OF CENTERLINE OF RAILROAD AVENUE

ELEVATION________ 812.24 (NAVD88 Datum)
35.29 (WDM Datum)

LEGEND

EXISTING/PROPOSED
- PLAT BOUNDARY
- W 8" WATER MAIN & SIZE
- SAN 8" SANITARY SEWER & SIZE
- ST STORM SEWER & SIZE
- UGE UNDERGROUND ELECTRIC CABLE
- UGT UNDERGROUND TELEPHONE CABLE
- CTV UNDERGROUND CABLE TV
- G 4" GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES
- FENCE

PARKING REQUIREMENTS

CONSTRUCTION AND CONTRACTORS
1 SPACE PER 200 S.F. OFFICE
480 S.F. / 200 =2 SPACES

SELF STORAGE
1 SPACE PER 20,000 G.F.A.
91,860 / 20,000 =5 SPACES

TOTAL PARKING SPACES REQUIRED =7 SPACES
TOTAL PARKING SPACES PROVIDED =7 SPACES INCLUDING 1 HANDICAP
EACH UNIT HAS 2 SPACES =112 SPACES

NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
   A. CLINT CARPENTER, WEST DES MOINES PUBLIC WORKS, 222-3480
   B. REID TAMSIEA
   C. COOPER CRAWFORD & ASSOCIATES, L.L.C.
2. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
3. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
4. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
5. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY CONTRACTOR WITHIN 24 HOURS.
6. VERIFY COORDINATES AND BUILDING CORNERS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
7. ALL SITE WORK SHALL BE IN ACCORDANCE WITH WEST DES MOINES STANDARDS.
8. PAVING SHALL BE A MINIMUM OF 6-INCH P.C.C. IN PUBLIC RIGHT-OF-WAY AND PRIVATE DRIVE PAVING. PRIVATE SIDEWALK PAVING SHALL BE A MIN. OF 4-INCH P.C.C.
9. CURBS SHALL BE 6-INCH ROLL CURB.
10. ALL LIGHTING MUST BE DOWNCAST IN NATURE.
11. ANY TRANSFORMERS, JUNCTION BOXES, OR OTHER SUCH UTILITY USES OVER 3 FEET IN HEIGHT CANNOT BE LOCATED WITHIN THE REQUIRED SETBACK. OTHER SUCH USES NOT ABOVE 3 FEET IN HEIGHT MUST BE SCREENED BY LANDSCAPING MATERIALS. ALL MECHANICAL EQUIPMENT, GAS, WATER, AND UTILITY METERS SHALL BE APPROPRIATELY SCREENED.
12. ALL WORK WITHIN PUBLIC R.O.W., EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
13. ALL CONSTRUCTION WITHIN PUBLIC R.O.W. / EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
14. AN EROSION CONTROL CONTRACTOR SHALL BE HIRED PRIOR TO CONSTRUCTION BEGINNING, THE NAME OF WHICH SHALL BE FURNISHED TO THE CITY BEFORE GRADING STARTS.
15. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION POND AND UNDERGROUND UTILITIES ON THE SITE.
16. ALL PUBLIC SIDEWALKS ADJACENT TO THIS SITE SHALL BE CONSTRUCTED WITH THE PROJECT.
17. ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.
18. A REPORT CERTIFIED BY A THIRD-PARTY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE CITY, SHALL BE SUBMITTED TO DOCUMENT THE THICKNESS AND STRENGTH OF THE PAVEMENT, THE SUB-GRADE COMPACTION, COMPLIANCE WITH THE METRO DESIGN STANDARDS FOR STREETS, AND THE STANDARDS LISTED IN THE WEST DES MOINES "OFF STREET PARKING ORDINANCE" FOR PRIVATE STREETS, PARKING LOTS, AND DRIVEWAYS AS WELL AS THE GEOTECHNICAL REPORT.
19. STREET LIGHTS SHALL BE INSTALLED ON ALL PUBLIC STREETS ADJACENT TO THIS SITE BY MID AMERICAN ENERGY AND PAID FOR BY THE APPLICANT/OWNER.
20. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN THE PUBLIC R.O.W. / EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION 'CLINT CARPENTER' (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
21. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
22. NO CURB GRINDING ON COMMERCIAL DRIVEWAYS IS ALLOWED.
23. A PRIVATE INGRESS / EGRESS AND CROSS ACCESS EASEMENT SHALL COVER PLACED ON THIS SITE OVER ALL OF THE DRIVES.
24. EXISTING FENCE TO BE REMOVED.

STANDARD NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPERTY INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE ... CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO-BUILD AREA"
8. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.
9. ALL SIGNING, STRIPING AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS SHOULD CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ((MUTCD) FEDERAL HIGHWAY ADMINISTRATION 2009 EDITION).

SHEET LIST

1. DIMENSION PLAN
2. GRADING PLAN
3. UTILITY PLAN
4. LANDSCAPE PLAN
5. DEMOLITION PLAN
6. EASEMENT DRAWING

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C1	90°28'02"	64.50	101.84	65.03	91.59	S45°01'44"E
C2	4°11'55"	2884.95	211.78	105.94	211.73	S49°03'56"W

IOWA ONE-CALL

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS 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.

LICENSED PROFESSIONAL ENGINEER KEVEN J. CRAWFORD 13156 IOWA

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3, 5-6

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA
PHONE: (515) 224-1344 FAX: (515) 224-1345

SCALE: 1"=50'

DATE: 2-16-2016
REVISIONS: 3-18-2016
4-5-2016
4-20-2016

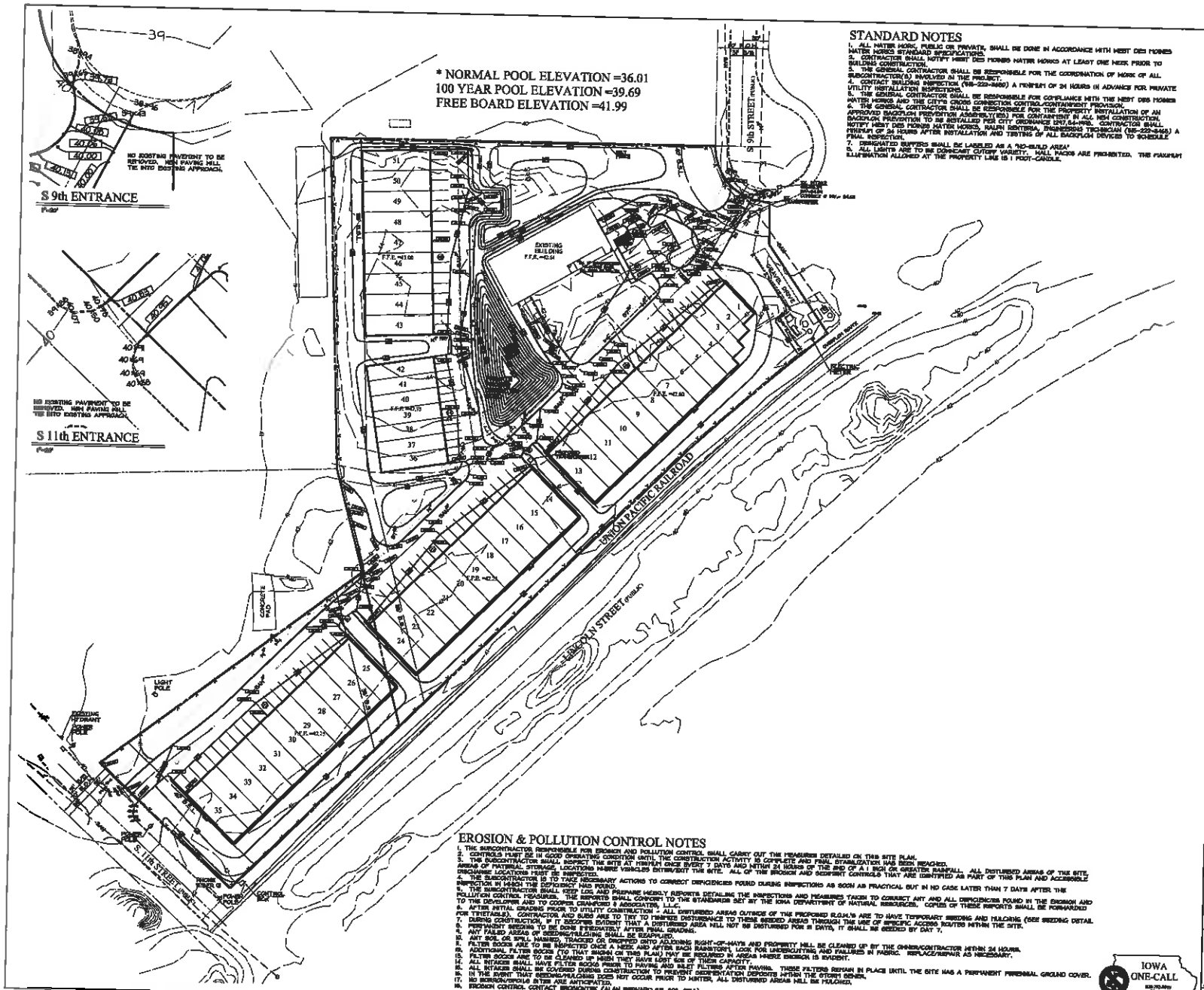
APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

DIMENSION PLAN
WEST GREEN INDUSTRIAL PARK

ATTACHMENT C

WEST GREEN INDUSTRIAL PARK

175 S. 9th & 250 S. 11th STREET



STANDARD NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3620) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPERLY INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. NOTIFY WEST DES MOINES WATER WORKS, RAJAN BENTERIA, ENGINEERING TECHNICIAN (515-222-3445) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO-BUILD AREA".
8. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. HALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.

GRADING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THESE FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
5. STOCKPILE SUFFICIENT TOP SUBSOIL A MINIMUM OF 4-INCHES ON UNPAVED AREAS.
6. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR AND TEST ALL GEOTECHNICAL RECOMMENDATIONS.
9. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
10. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE. ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
11. A MINIMUM OF ONE FOOT OF COMPACTED CONSERVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS.
13. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
14. ALL WORK WITHIN PUBLIC R.O.W., CONNECTION TO PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH WEST DES MOINES STANDARD SPECIFICATIONS INCLUDING ALL APPLICABLE PERMITS.
15. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 4" ABOVE ADJACENT GRADE AND THE CLEARANCE BETWEEN ANY WOOD MATERIAL AND THE SOIL SHALL BE A MINIMUM OF 6".
16. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT NO LESS THAN 1/2 FOR A DISTANCE OF 6'.
17. THE WEST GREEN INDUSTRIAL PARK OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STORM SEWERS AND COMMON AREAS, INCLUDING THE DETENTION POND.
18. ANY GRADING WITHIN PUBLIC R.O.W. WILL NEED TO CONFORM WITH THE
19. ALL SIDEWALK SLOPES GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL SHALL BE ACCOMPANIED BY A HANDRAIL.
20. CROSS SLOPE ON ALL SIDEWALKS NOT TO EXCEED 2.0%.
21. ALL SPOTS ARE TO TOP OF BLAD UNLESS OTHERWISE NOTED.

EROSION & POLLUTION CONTROL NOTES

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS SITE PLAN.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF THE END OF A 1 INCH OR GREATER RAINFALL. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE. ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE MONTHLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING (SEE SEEDING DETAIL FOR TREATABLE). CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 21 DAYS, IT SHALL BE SEEDED BY DAY 7.
8. PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
10. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR WITHIN 24 HOURS.
11. ADDITIONAL FILTER SOCKS (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT.
12. FILTER SOCKS ARE TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
13. ALL INTAKES SHALL HAVE FILTER SOCKS PRIOR TO PAVING AND INLET FILTERS AFTER PAVING.
14. ALL INTAKES SHALL BE CONVERTED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
15. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
16. NO BORROW/SPOILS SITES ARE ANTICIPATED.
17. EROSION CONTROL CONTACT BROMANIK (ALAN BERNARD 515-505-6266).

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- W 6" — WATER MAIN & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- ST 12" — STORM SEWER & SIZE
- UGE — UNDERGROUND ELECTRIC CABLE
- UGT — UNDERGROUND TELEPHONE CABLE
- CTV — UNDERGROUND CABLE TV
- G 4" — GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- 940 — EXISTING CONTOURS
- 940 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES
- FENCE

IOWA ONE-CALL

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 200, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

N — 0 25 50 — SCALE: 1"=50'

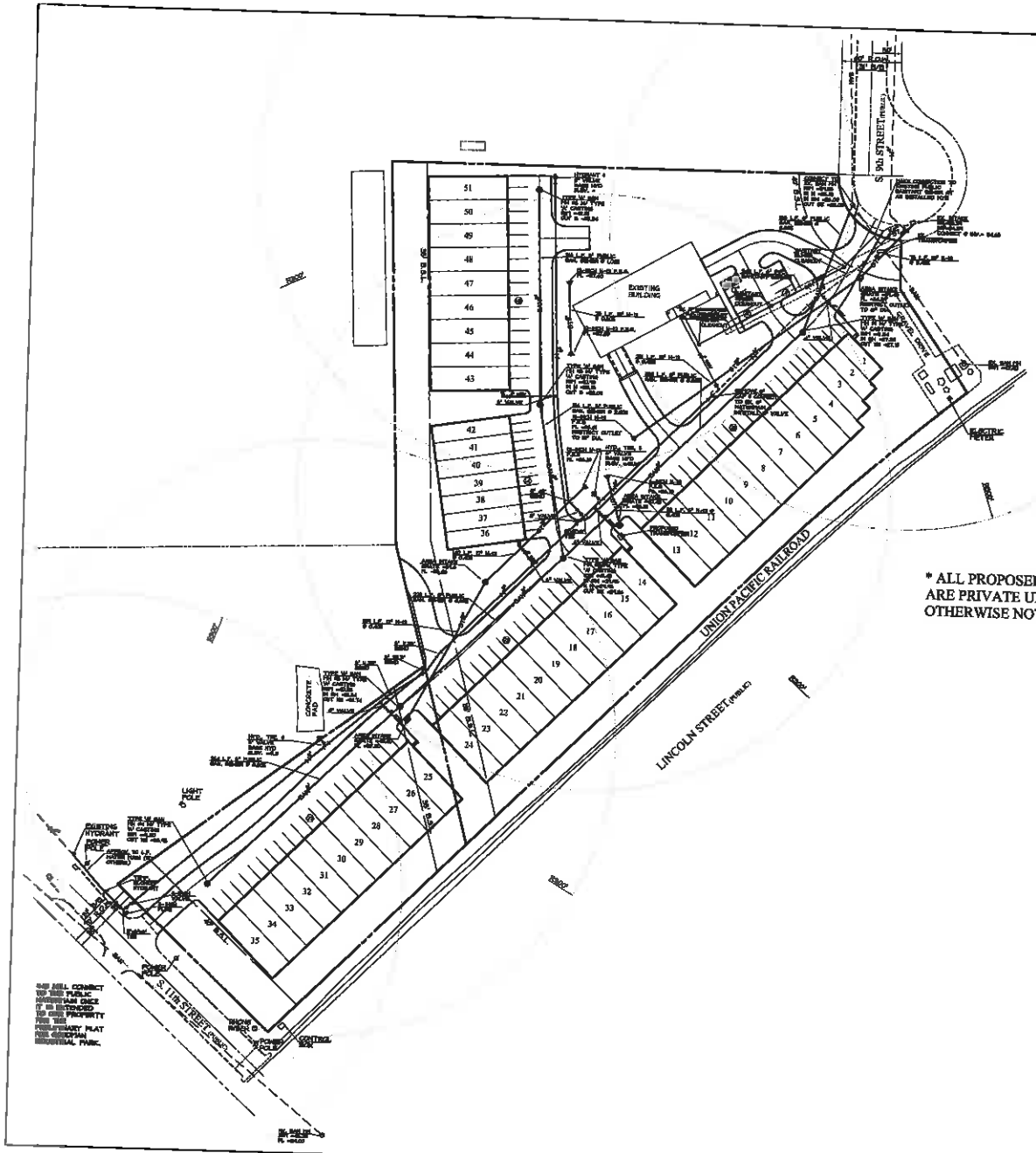
DATE: 2-25-2016
REVISIONS: 3-18-2016, 4-5-2016, 4-20-2016

JOB NUMBER CC 1771

APPROVED: (XX-X-2003) INITIALED: XXX AS-BUILT: (XX-X-2003)

GRADING PLAN
WEST GREEN INDUSTRIAL PARK

SHEET 2 OF 6



WATER QUANTITIES

175 L.F.	6-INCH WATERMAIN
2 EA.	HYDRANT, TEE, & 6-INCH VALVE
1 EA.	HYDRANT & 6-INCH VALVE
3 EA.	6-INCH VALVE
5 EA.	6-INCH VALVE
1 EA.	6"x6"x6" TEE
1 EA.	6-INCH 45° BEND
4 EA.	6-INCH 11.25° BEND
1 EA.	6-INCH 22.5° BEND
1 EA.	BLOW OFF HYDRANT

WEST GREEN INDUSTRIAL PARK

175 S. 9th & 250 S. 11th STREET

UTILITY NOTES

1. ALL ELECTRICAL, TELEPHONE AND CABLE TELEVISION TRANSMISSION SYSTEMS SHALL BE PLACED UNDERGROUND. ANY TELEPHONE, ELECTRICAL, OR OTHER UTILITY BOXES SHALL BE PROHIBITED FROM BEING LOCATED IN THE FRONT YARD AREA AND VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE UTILIZING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS.
5. THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
6. WORK WITHIN PUBLIC R.O.W., CONNECTION TO PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH WEST DES MOINES STANDARD SPECIFICATIONS INCLUDING ALL APPLICABLE PERMITS. THE CONTRACTOR SHALL CONTACT CLINT CARPENTER AT WDM PUBLIC WORKS (222-3462) PRIOR TO CONSTRUCTION.
7. ALL EXISTING UTILITIES ON THE PLAN ARE PUBLIC UNLESS OTHERWISE NOTED.
8. ALL WORK MUST BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
9. ALL SIDEWALKS ARE LESS THAN 1 UNIT VERTICAL TO 20 UNITS HORIZONTAL.
10. CONTACT WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
11. ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES SHALL BE CORE DRILLED.
12. PROPERTY OWNER SHALL MAINTAIN PRIVATE STORM SEWER AND DETENTION BASINS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROGRAM.
14. ADDITIONAL HYDRANTS AND FIRE SUPPRESSION MEASURES MAY BE ADDED AT THE DIRECTION OF THE CITY'S FIRE MARSHAL.
15. THE CITY OF WEST DES MOINES SHALL PROVIDE WATER, SEWAGE, AND STORM SEWER SERVICE.
16. WATERMAIN WILL HAVE TO BE PRESSURE TESTED AND DISINFECTED BEFORE USE.

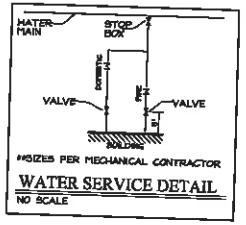
STANDARD NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTOR (515-222-3620) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROGRAM.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPERTY INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1970.64-4.4(6). CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH KINTERSA, ENGINEERING TECHNICIAN (515-222-3449) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO-BUILD AREA" PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- W — WATER MAIN & SIZE
- SAN — SANITARY SEWER & SIZE
- ST — STORM SEWER & SIZE
- UGE — UNDERGROUND ELECTRIC CABLE
- UGT — UNDERGROUND TELEPHONE CABLE
- CTV — UNDERGROUND CABLE TV
- G — GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES
- FENCE



WATER SERVICE DETAIL

NO SCALE

IOWA ONE-CALL

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
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N — 0 25 50 — SCALE: 1"=50'

DATE: 3-18-2016
REVISIONS: 3-15-2016, 4-3-2016, 4-20-2016

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER CC 1771

UTILITY PLAN
WEST GREEN INDUSTRIAL PARK

SHEET 3 OF 6

WEST GREEN INDUSTRIAL PARK

175 S. 9th & 250 S. 11th STREET

OPEN SPACE LANDSCAPE REQUIREMENTS

BASED ON 30% REQUIRED OPEN SPACE = 209,551 S.F. X .20 =41,916 S.F.
(2 TREES AND 3 SHRUBS PER 3,000 S.F. OPEN SPACE (41,172 / 3000 =21)

REQUIRED: 42 TREES
63 SHRUBS

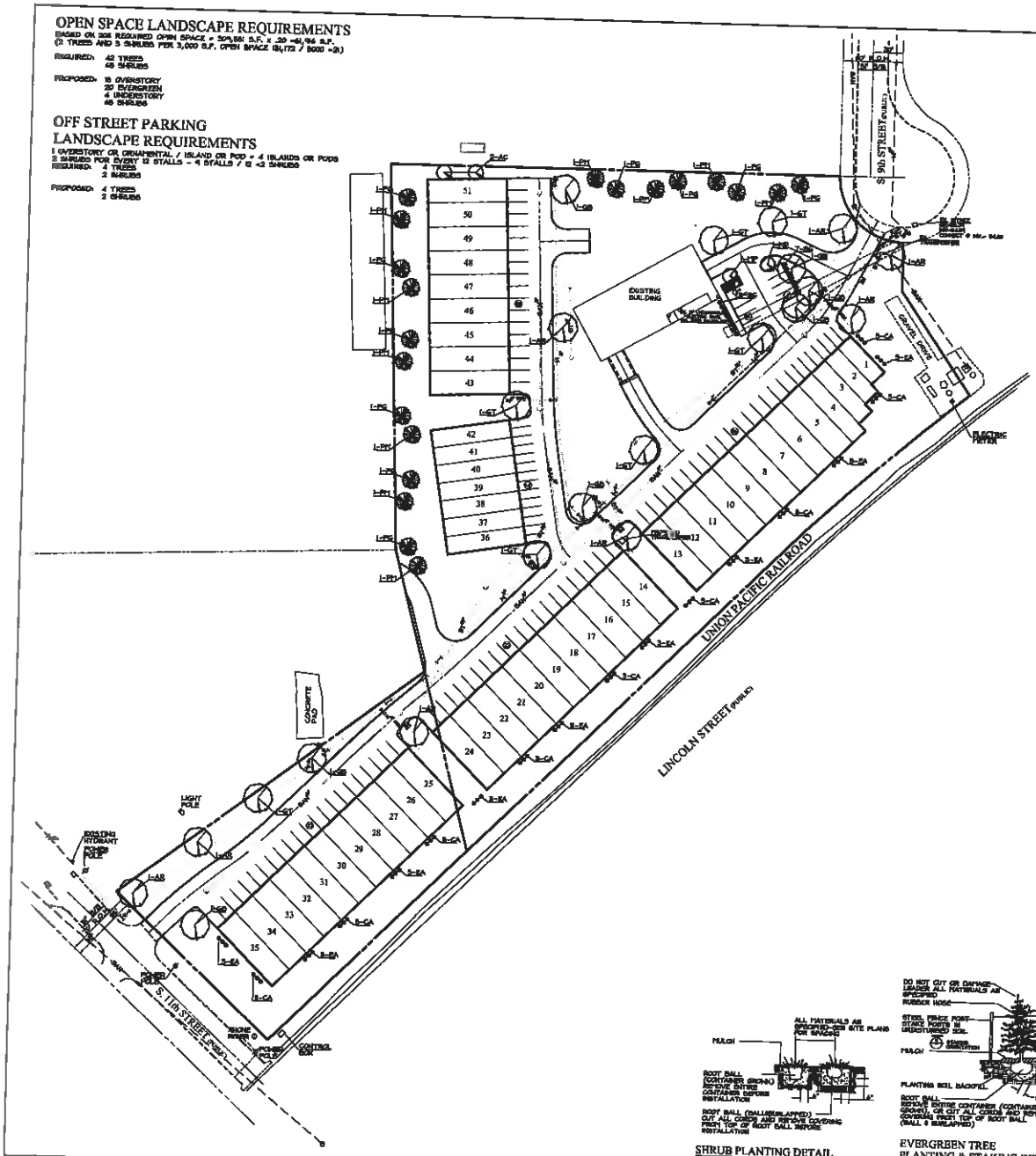
PROPOSED: 16 OVERSTORY
22 EVERGREEN
4 UNDERSTORY
45 SHRUBS

OFF STREET PARKING LANDSCAPE REQUIREMENTS

1 OVERSTORY OR ORNAMENTAL / ISLAND OR POD = 4 ISLANDS OR PODS
2 SHRUBS FOR EVERY 12 STALLS = 4 STALLS / 12 =3 SHRUBS

REQUIRED: 4 TREES
2 SHRUBS

PROPOSED: 4 TREES
2 SHRUBS



PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
5	AR	Acer x freemanii 'Jeffersred' AUTUMN BLAZE FREEMAN MAPLE	2 1/2" cal.	B&B	SEE PLAN
4	GB	Ginkgo biloba cv. GINKGO	2 1/2" cal.	B&B	SEE PLAN
7	GT	Gleditsia triacanthos HONEYLOCUST	2" cal.	B&B	SEE PLAN
2	AC	Amelanchier canadensis SHADBLOW SERVICEBERRY	6'-8' ht.	B&B	MULTI-STEM
2	MP	Malus spectab 'Prairifire' PRAIRIFIRE CRABAPPLE	1 1/2" cal.	B&B	SEE PLAN
8	PG	Picea pungens glauca COLORADO BLUE SPRUCE	6'-8' ht.	B&B	SEE PLAN
10	PM	Pseudotsuga menziesii DOUGLAS FIR	6'-8' ht.	B&B	SEE PLAN
16	SJ	Spiraea x 'Goldmound' GOLDMOUND SPIREA	18"-24" ht.	CONT.	SEE PLAN
11	CS	Cornus alba RED-TWIG DOGWOOD	5 gal.	CONT.	SEE PLAN
37	EA	Euonymus alatus BURNING BUSH	18"-24" ht.	CONT.	SEE PLAN

LANDSCAPING NOTES

1. ALL SITE WORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1990).
6. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
7. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
8. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
9. ALL TREES, SHRUBS, BEDS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED BARK MULCH.
10. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
11. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
12. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 6 FEET FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10 FEET FROM R.O.W.
13. ALL LANDSCAPING SHALL BE INSTALLED WITH THIS CONTRACT.
14. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BUFFER PARK AND OPEN SPACE LANDSCAPING.
15. ALL AREAS SHALL BE TURF OR PLANTINGS UNLESS OTHERWISE INDICATED.
16. ALL BUFFER AND OPEN SPACE LANDSCAPING SHALL BE INSTALLED PRIOR TO FINAL OCCUPANCY.

STANDARD NOTES

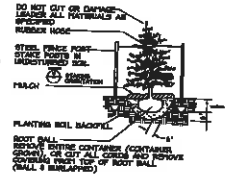
1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATION.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3620) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROGRAM.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPERLY INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE (SW) 84-1995. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, INLINE MONITORING, ENGINEERING TECHNICIAN (515-222-3446) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO-BUILD AREA" PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.

LEGEND

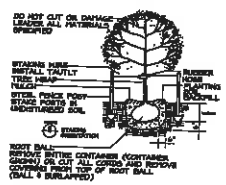
EXISTING/PROPOSED

- PLAT BOUNDARY
- W 8" — WATER MAIN & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- ST 8" — STORM SEWER & SIZE
- UGE — UNDERGROUND ELECTRIC CABLE
- UGT — UNDERGROUND TELEPHONE CABLE
- CTV — UNDERGROUND CABLE TV
- G 4" — GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- 940 — EXISTING CONTOURS
- 940 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES
- FENCE

SHRUB PLANTING DETAIL
NO SCALE



EVERGREEN TREE
PLANTING & STAKING DETAIL
NO SCALE



DECIDUOUS TREE
PLANTING & STAKING DETAIL
NO SCALE

IOWA ONE-CALL

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PHONE: (515) 224-1344 FAX: (515) 224-1345

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SCALE: 1"=50'

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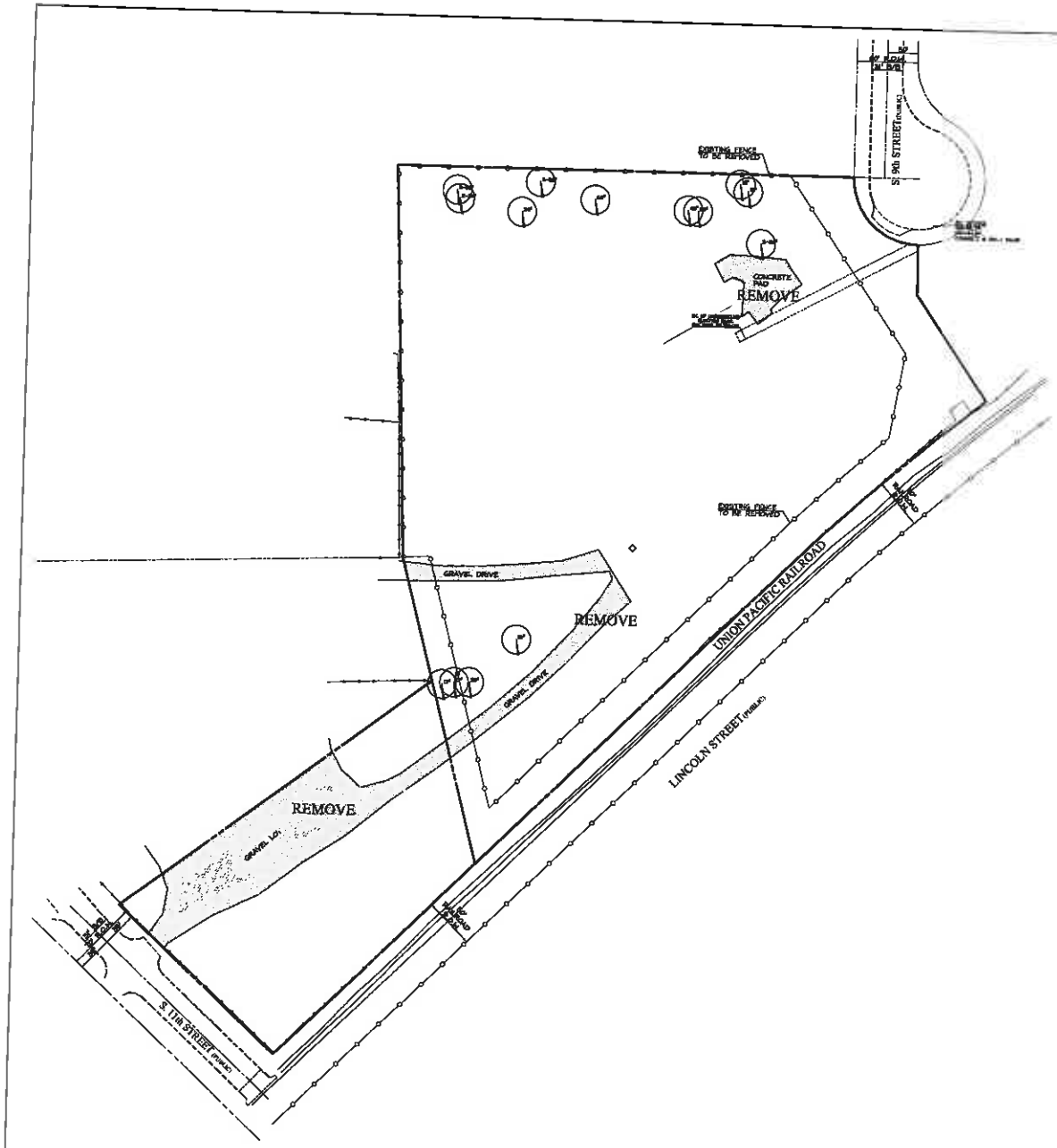
JOB NUMBER CC 1771

LANDSCAPE PLAN
WEST GREEN INDUSTRIAL PARK

SHEET 4 OF 6

WEST GREEN INDUSTRIAL PARK

175 S. 9th & 250 S. 11th STREET



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- CTV — UNDERGROUND CABLE TV
- G — GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- 640 — EXISTING CONTOURS
- 640 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES
- FENCE

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N

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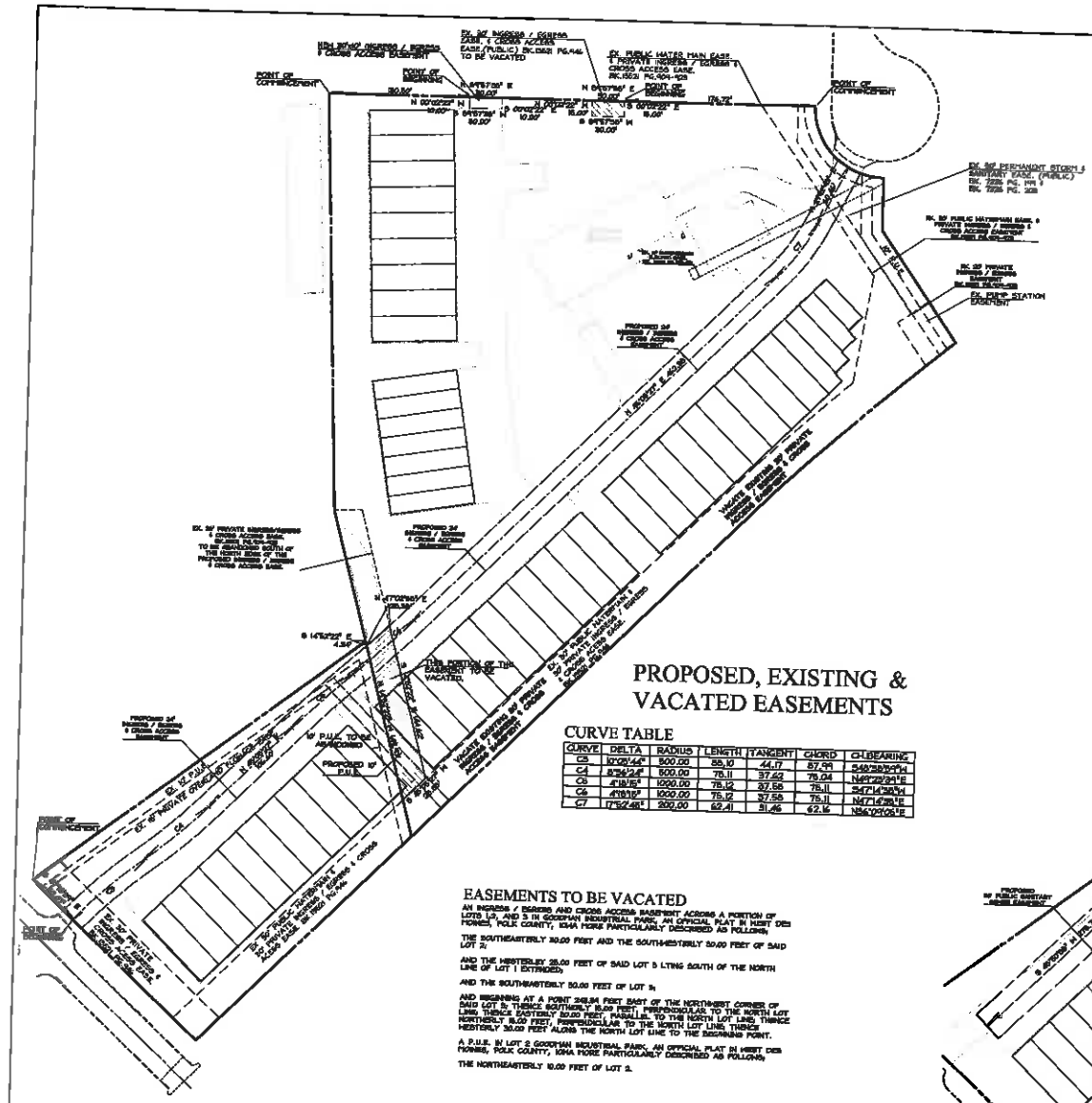
DEMO PLAN
WEST GREEN INDUSTRIAL PARK

SHEET 5 OF 6

WEST GREEN INDUSTRIAL PARK

175 S. 9th & 250 S. 11th STREET



PROPOSED, EXISTING & VACATED EASEMENTS

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH-BEARING
C3	10°05'44"	500.00	88.10	44.17	87.94	S48°38'54"W
C4	8°34'24"	500.00	75.11	37.62	75.04	N49°22'31"E
C5	4°18'15"	1000.00	75.12	37.56	75.11	S47°14'38"W
C6	4°18'15"	1000.00	75.12	37.56	75.11	N47°14'38"E
C7	17°52'48"	200.00	62.41	31.46	62.16	N36°04'05"E

EASEMENTS TO BE VACATED

AN INGRESS / EGRESS AND CROSS ACCESS EASEMENT ACCESS A PORTION OF LOTS 1-3, AND 5 IN GOODMAN INDUSTRIAL PARK, AN OFFICIAL PLAT IN WEST DES MOINES, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 80.00 FEET AND THE SOUTHWESTERLY 50.00 FEET OF SAID LOT 2;

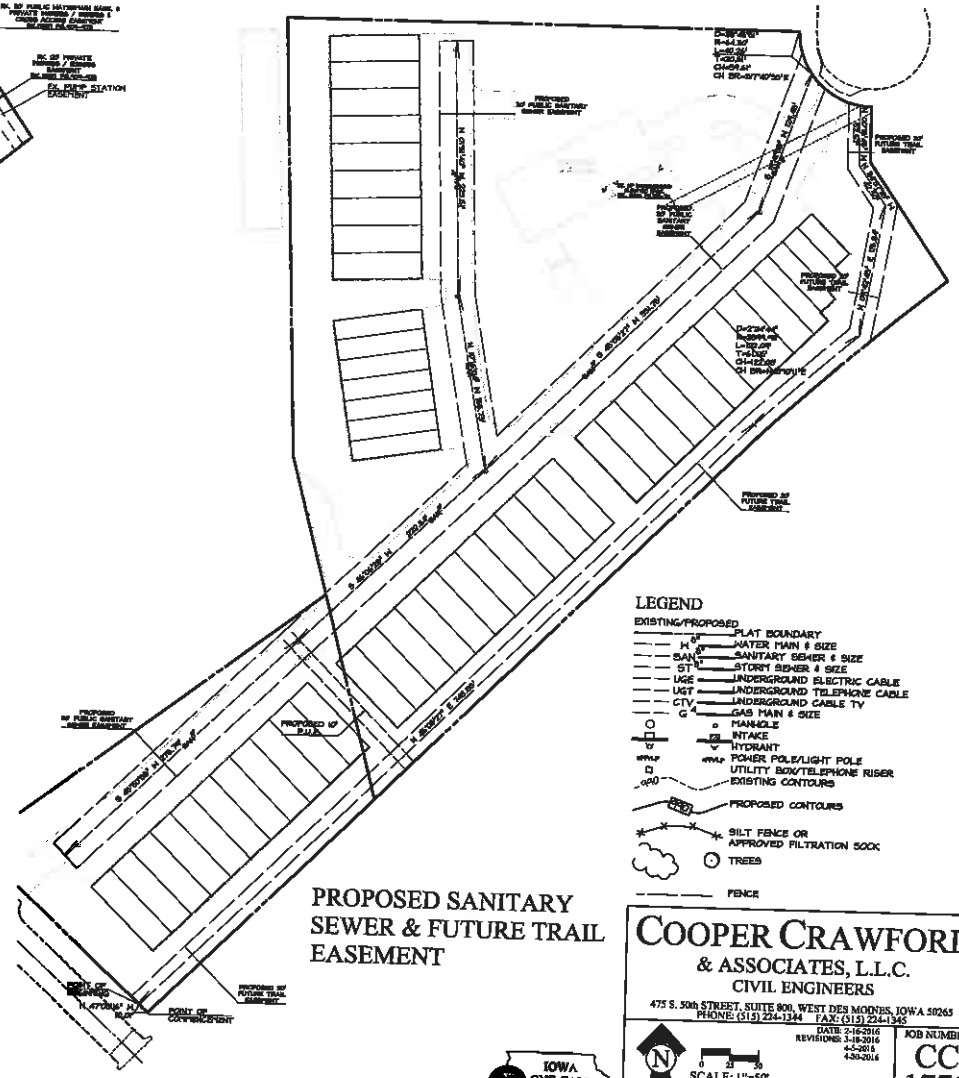
AND THE WESTERLY 28.00 FEET OF SAID LOT 3 LYING SOUTH OF THE NORTH LINE OF LOT 1 EXTENDED;

AND THE SOUTHEASTERLY 50.00 FEET OF LOT 5;

AND BEGINNING AT A POINT 248.84 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTHERLY 15.00 FEET, PERPENDICULAR TO THE NORTH LOT LINE; THENCE EASTERLY 50.00 FEET, PARALLEL TO THE NORTH LOT LINE; THENCE NORTHERLY 15.00 FEET, PERPENDICULAR TO THE NORTH LOT LINE; THENCE WESTERLY 38.00 FEET ALONG THE NORTH LOT LINE TO THE BEGINNING POINT.

A P.U.E. IN LOT 2 GOODMAN INDUSTRIAL PARK, AN OFFICIAL PLAT IN WEST DES MOINES, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY 10.00 FEET OF LOT 2.



PROPOSED SANITARY SEWER & FUTURE TRAIL EASEMENT

LEGEND

EXISTING/PROPOSED

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- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES
- FENCE

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CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

N

SCALE: 1"=50'

DATE: 2-16-2016
REVISIONS: 3-18-2016, 4-5-2016, 4-26-2016

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER CC 1771

EASEMENT DRAWING
WEST GREEN INDUSTRIAL PARK

SHEET 6 OF 6

EXHIBIT II

Prepared by: KTragesser City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE SITE PLAN (SP-003001-2016) TO ALLOW FOR THE CONSTRUCTION OF 91,560 SQ. FT. OF INDUSTRIAL BUILDINGS ON PROPERTY LOCATED AT 175 S. 9th STREET AND 250 S. 11th STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, Reid and Sara Tamisiea request approval for a site plan to construct 91,560 sq. ft. of industrial buildings for property legally described as:

Legal Description of Property

Lots 2 and 3 Goodman Industrial Park, an official plat now in and forming a part of the City of West Des Moines, Polk County, Iowa

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on April 25, 2016, the Plan and Zoning Commission recommended to the City Council approval of the Site Plan; and

WHEREAS, on May 2, 2016, this City Council held a duly-noticed meeting to consider the application for a phased site plan

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report for the phased site plan, or as amended orally at the City Council hearing on May 2, 2016, are adopted.

SECTION 2. The Site Plan to construct 91,560 sq. ft. of industrial buildings is approved, subject to compliance with all conditions in the staff report, including conditions added at the Hearing, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on May 2, 2016.

_____
Steve Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. Submit final storm water management plans which address staff comments and providing an executed Storm Water Facility Maintenance Agreement, prior to obtaining the first occupancy permit, including a temporary occupancy permit.

2. Provide final site plan drawings which have addressed remaining staff comments prior to obtaining a building permit..