CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

7(b)

DATE: **October 3, 2016**

ITEM: West Green Industrial Park, 175 S. 9th Street – Approval of Preliminary Plat to subdivide the property into 36 lots for industrial development and one outlot – Next Phase Development, LLC. – PP-003125-2016

RESOLUTION: **Approval of a Preliminary Plat**

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Next Phase Development is requesting approval of a Preliminary Plat for approximately 7.107 acres located at 175 S. 9th Street. The applicant proposes to subdivide the property into 36 lots for industrial development and one outlot. The development is to be put into a horizontal property regime (condominium) (see Exhibit I - Attachment B – Location Map and Attachment C – Preliminary Plat).

Plan and Zoning Commission Action:
Vote: 5-0 approval, Commissioners Crowley and Southworth absent
Date: September 26, 2016
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat

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 (July 11, 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 Preliminary Plat to subdivide the property into 36 lots for industrial development and one outlot, subject to the applicant meeting all City Code requirements

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
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	July 11, 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 - Preliminary Plat

Exhibit II - City Council Resolution

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: September 26, 2016

Item: West Green Industrial Park, 175 S. 9th Street – Approval of Preliminary Plat to subdivide the property into 36 lots for industrial development and one outlot – Next Phase Development, LLC. – PP-003125-2016

Requested Action: Approval of Preliminary Plat

Case Advisor: Kara Tragesser, AICP

Applicant's Request: Next Phase Development is requesting approval of a Preliminary Plat for approximately 7.107 acres located at 175 S. 9th Street. The applicant proposes to subdivide the property into 36 lots for industrial development and one outlot. The development is to be put into a horizontal property regime (condominium) (see Attachment B – Location Map and Attachment C – Preliminary Plat).

History: The project covers Lots 2 and 3, Goodman Industrial Park. 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. A Major Modification was approved by the City Council on May 2, 2016 for the construction of 91,650 sq. ft. of industrial buildings at 175 S. 9th Street and 250 South 11th Street. A minor modification application also has been submitted for the construction of additional parking on the site and to enhance the architecture of the buildings now that the buildings will be owner occupied and include contractor offices, as well as the proposed self-storage.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on July 11, 2016; the Subcommittee was supportive of the development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment.

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.

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 Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create 36 lots for industrial development and one outlot for common area, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing final drawings of the preliminary plat which addresses staff remaining comments prior to the final plat proceeding to the City Council for approval.

Owner/Applicant:
Next Phase Development LLC
175 S. 9th Street
West Des Moines IA 50265
Reid Tamisiea
515-480-1818

Applicant Rep:
Cooper Crawford &Associates
475 S. 50th Street, Suite 800
West Des Moines IA 50265
Brad Overturf
515-224-1344

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Location Map
Attachment C	-	Preliminary Plat

ATTACHMENT A

RESOLUTION NO. PZC-16-058

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO 36 LOTS FOR INDUSTRIAL DEVELOPMENT AND ONE OULOT FOR COMMON AREA

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Next Phase Development LLC, has requested approval for a Preliminary Plat (PP-003126-2016) to create 36 lots for industrial development and one outlot for common area on a 7.107 acres at 175 S. 9th Street;

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 September 26, 2016, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat;

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 Preliminary Plat to subdivide the property into 36 lots for industrial development and one outlot for common area is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the meeting, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on September 26, 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 September 26, 2016, by the following vote:

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

ATTEST:

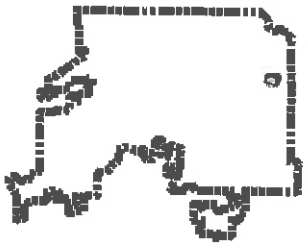
Recording Secretary

S:___Development Projects\Goodman Industrial\Lots 2 & 3\West Green Industrial Park\West Green Industrial Park\Preliminary Plat\PP-003125-2016_SR_West Green Industrial Park Preliminary Plat_PZ_09-26-2016.Docx

Exhibit A
CONDITIONS OF APPROVAL

1. The applicant providing final drawings of the preliminary plat which addresses staff remaining comments prior to the final plat proceeding to the City Council for approval.

West Green Industrial Park



Legend

- Parcels
- Parks
- Greenways

375.3 0 187.65 375.3 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

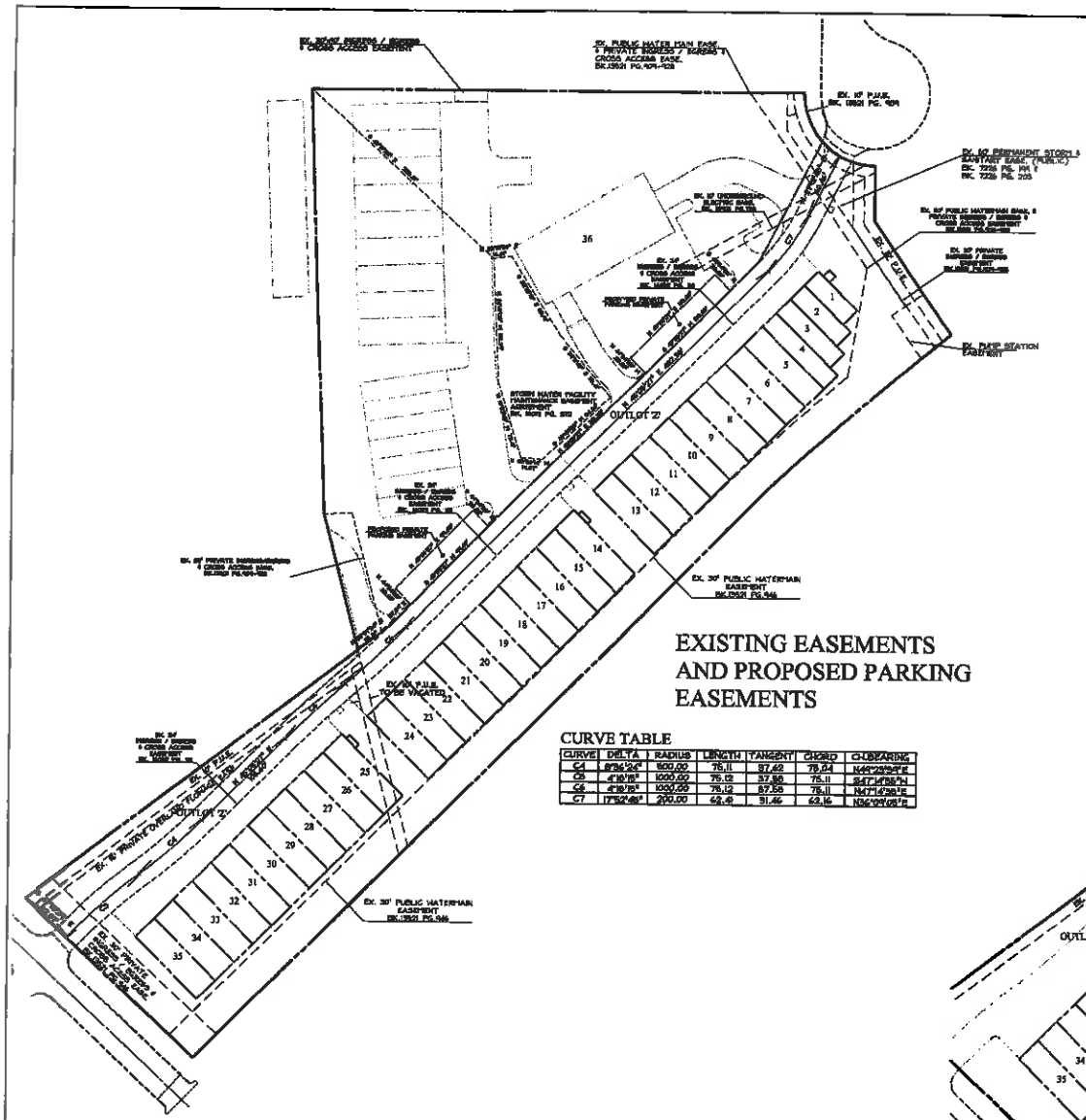
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

WEST GREEN INDUSTRIAL PARK PLAT 1

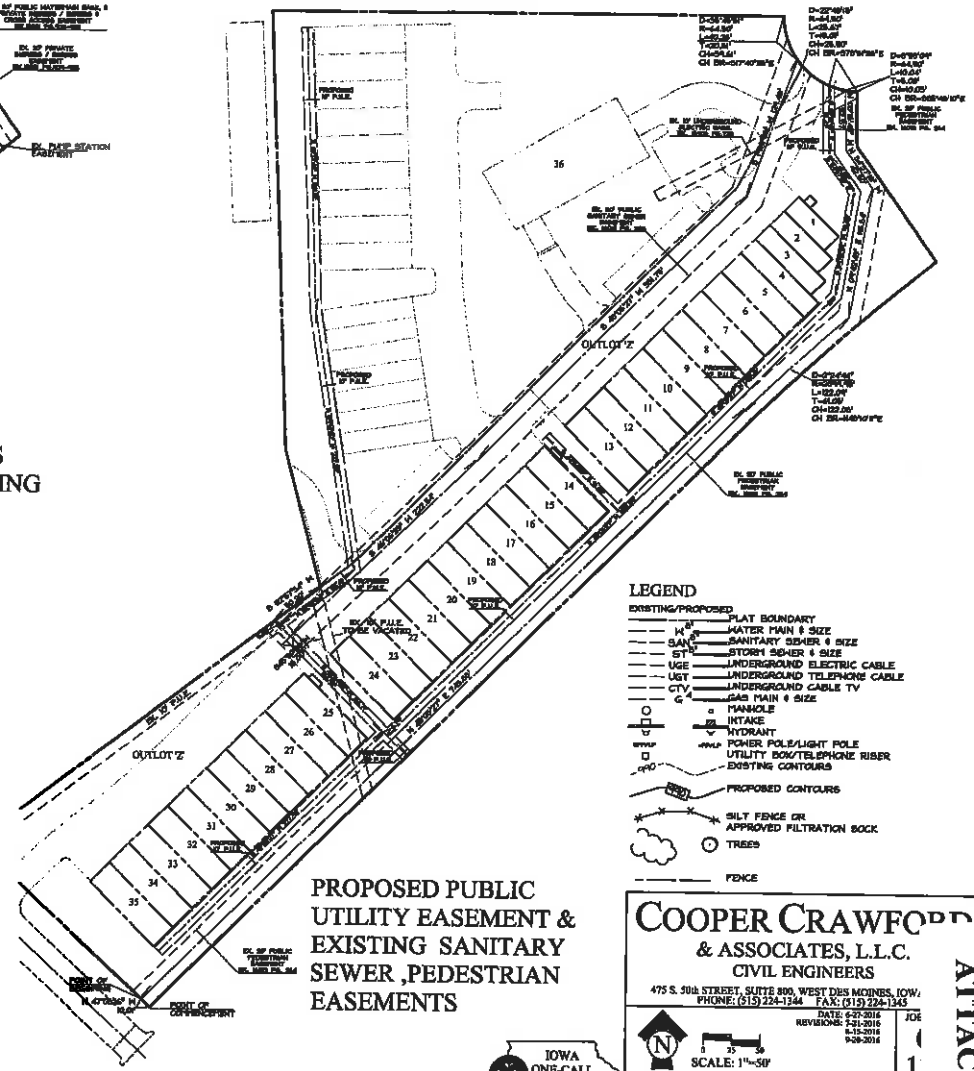
175 S. 9th STREET



EXISTING EASEMENTS AND PROPOSED PARKING EASEMENTS

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C4	8°36'24"	500.00	75.11	37.62	75.04	N44°23'59"E
C5	4°19'12"	1000.00	75.12	37.56	75.11	S47°14'55"N
C6	4°19'12"	1000.00	75.12	37.56	75.11	N47°14'55"E
C7	17°52'49"	200.00	62.41	31.46	62.16	N36°09'05"E



PROPOSED PUBLIC UTILITY EASEMENT & EXISTING SANITARY SEWER ,PEDESTRIAN EASEMENTS

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
- EXISTING CONTOURS
- 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 800, WEST DES MOINES, IOWA
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 6-27-2016
REVISIONS: 7-21-2016
8-12-2016
9-20-2016

SCALE: 1"=50'

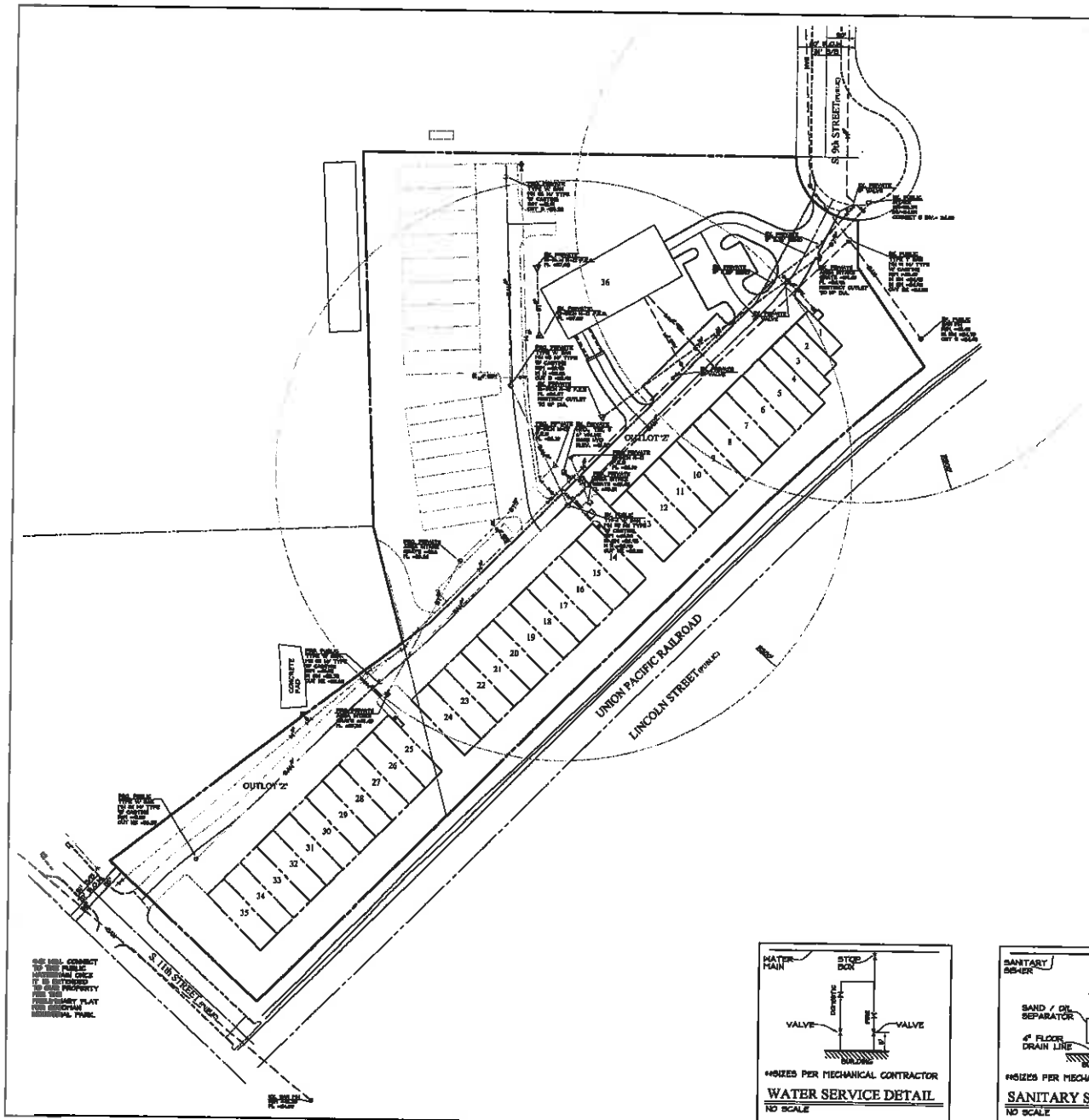
APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

PRELIMINARY PLAT
WEST GREEN INDUSTRIAL PARK

JOB 1

SHEET 4

ATTACHMENT C



STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

Location: Part of Gov. 15, T78N, R25W.
Nature of Construction Activity: single family residential
Areas: Total site area = 7.07 acres
Site area affected = 7.07 acres
Runoff coefficient = 0.45 (natural ground)
Approximate slopes anticipated 3:1, or flatter.
Report from this project will flow into external ditches and waterways which will flow into the Raccoon River.

CONTROLS

Erosion and sediment controls
- Stabilization practices
  - Existing vegetation is preserved wherever possible.
  - Permanent seeding and/or sodding.
- Structural practices
  - Silt fences
  - Rock outlet protection (riprap)
- Storm water management
  - Infiltration of runoff onsite.
  - Velocity dissipation devices at discharge locations to provide non-erosive velocity flows.
- Waste disposal
  - site.
- Off-site vehicle tracking of sediments shall be minimized.

MAINTENANCE

Maintain effective operating conditions of all protective measures identified in this plan.
- silt fencing is cleaned when they have lost 50% of their capacity.
- Drainage swales remain unblocked.
- Rock outlet protection (riprap) remains intact.

INSPECTIONS

Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized at least

storm that is 0.5 inches or greater.
- Inspect site for evidence of, or the potential of, pollutants entering the drainage system from stored materials.
- Observe erosion and sediment controls to ensure that they are operating correctly.
- Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.
- Inspect discharge locations to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.
- Any modifications to the plan as a result of an inspection shall be implemented within 7 calendar days of the inspection.

of the prevention plan until project termination, this report will contain the following:
- A summary of the scope of the inspection.
- Qualifications of the personnel making the inspection.
- Major observations relating to the implementation of the prevention plan.
- Any actions taken.
- Signature.

NON-STORM WATER DISCHARGES

Water from flushing

controls consisting of:
- Rock outlet protection (riprap)
- Silt fencing
- Existing vegetation

CONTRACTORS

The grading contractor shall have the responsibility of implementing the measures contained in this plan.
- All contractors and subcontractors shall sign a certification statement before conducting any professional service at the site relating to the National Pollutant Discharge Elimination System (NPDES) permit.

WEST GREEN INDUSTRIAL PARK PLAT 1

175 S. 9th STREET

EROSION CONTROL CONTACT

TIDY SITE SERVICES, LLC
175 S. 9TH STREET
WEST DES MOINES, IA 50265
PH. (515) 460-1515

EROSION CONTROL INSTALLATION SCHEDULE

BEGIN INSTALLATION OF EROSION CONTROL MEASURES JULY 2016

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 PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE CHP. 94-NEW. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RINTERNA, ENGINEERING TECHNICIAN (515-222-3446) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS 48 HOURS BEFORE CONSTRUCTION BEGINS BY CALLING 222-3446.
8. WEST DES MOINES WATERWORKS SHALL HAVE ACCESS RIGHTS TO ACCESS THE WATER INFRASTRUCTURE INCLUDING CURB STOPS.
9. WATER SERVICE CONNECTION SHALL BE IN COMPLIANCE WITH WATER SERVICE AND METERING SPECIFICATIONS DRAWING 811.

BENCHMARK

MDM 849
INTERSECTION OF 4th STREET AND VINE STREET, NORTHWEST CORNER OF INTERSECTION, 50 FEET EAST OF THE CENTERLINE OF 4th STREET, 50 FEET NORTH OF THE CENTERLINE OF VINE STREET.

ELEVATION _____ 952.56 (NAVD88 Datum)
98.86 (NGVD Datum)

MDM 858
INTERSECTION OF 4th STREET AND RAILROAD AVENUE, NORTHWEST CORNER OF INTERSECTION, 15 FEET WEST OF CENTERLINE OF 4th STREET, 50 +/- FEET NORTH OF CENTERLINE OF RAILROAD AVENUE

ELEVATION _____ 952.34 (NAVD88 Datum)
98.25 (NGVD Datum)

LEGEND

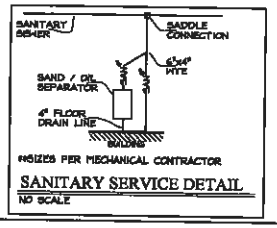
EXISTING/PROPOSED

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

*SIZES PER MECHANICAL CONTRACTOR

WATER SERVICE DETAIL

NO SCALE



*SIZES PER MECHANICAL CONTRACTOR

SANITARY SERVICE DETAIL

NO SCALE

IOWA ONE-CALL

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 500, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

N — SCALE: 1"=50'

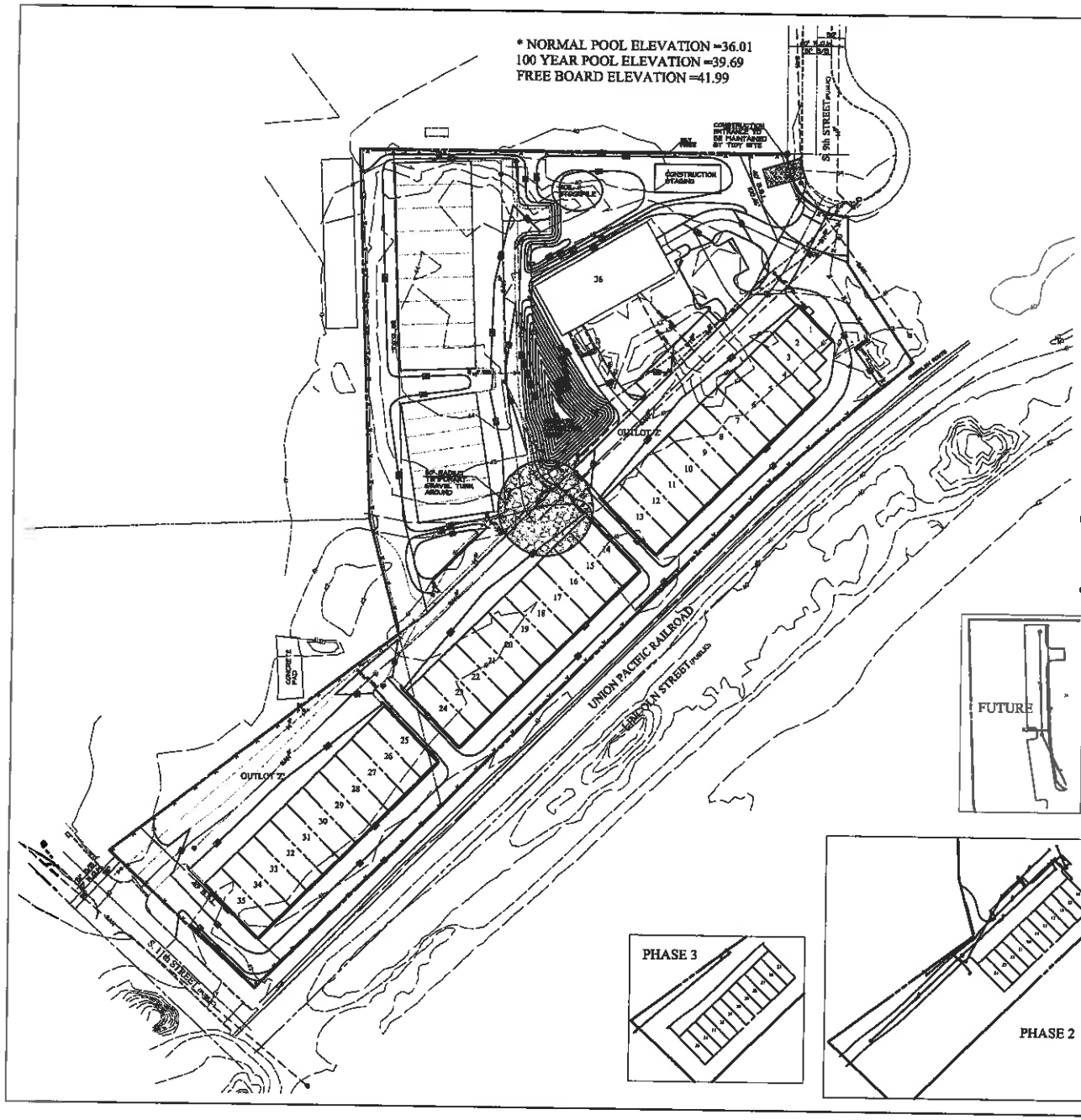
DATE: 6-27-2016
REVISIONS: 7-21-2016, 8-15-2016

APPROVED: (X-X-2001) INITIALS: XXX AS-BUILT: (X-X-2001)

PRELIMINARY PLAT
WEST GREEN INDUSTRIAL PARK

JOB NUMBER CC 1771

SHEET 3 OF 4



STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

Location: Part of Sec. 15, T78N, R25N.
Nature of Construction Activity: Single family residential
Areas: Total site area = 7.97 acres
Site area affected = 7.97 acres
Runoff coefficient = 0.40 (Rational method)
Approximate slopes: antecedent B-C, or flatter.
Runoff from this project will flow into the internal drives and stormsewer which will flow into the Raccoon River.

CONTROLS

Erosion and sediment controls
- Stabilization practices
  - Existing vegetation is preserved wherever possible.
  - Permanent seeding and/or sodding.
- Structural practices
  - Silt fences.
  - Drainage swales
  - Rock outlet protection (riprap)
- Storm water management
  - Infiltration of runoff swales.
  - Velocity dissipation devices at discharge locations to provide non-erosive velocity flows.
- Waste disposal
  - site.
  - Off-site vehicle tracking of sediments shall be minimized.

MAINTENANCE

Maintain effective operating conditions of all protective measures specified in this plan.
- Silt fencing is cleaned when they have lost 50% of their capacity.
- Drainage swales remain unobstructed.
- Rock outlet protection (riprap) remains intact.

INSPECTIONS

Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized at least

storm that is 0.5 inches or greater.
- Inspect site for evidence of, or the potential of, pollutants entering the drainage system from stored materials.
- Observe erosion and sediment controls to ensure that they are operating correctly.
- Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.
- Inspect discharge locations to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.
- Any modifications to the plan as a result of an inspection shall be implemented within 7 calendar days of the inspection.

of the prevention plan until project termination, the report will contain the following:
- A summary of the scope of the inspection.
- Qualifications of the personnel making the inspection.
- Major observations relating to the implementation of the prevention plan.
- Any actions taken.
- Signature.

NON-STORM WATER DISCHARGES

Water main flushing

controls consisting of:
- Rock outlet protection (riprap)
- Silt fencing
- Existing vegetation

CONTRACTORS

The grading contractor shall have the responsibility of implementing the measures contained in this plan.
- All contractors and subcontractors shall sign a certification statement before conducting any professional service at the site relative to the National Pollutant Discharge Elimination System (NPDES) permit.

WEST GREEN INDUSTRIAL PARK PLAT 1

175 S. 9th STREET

EROSION CONTROL CONTACT

TIDY SITE SERVICES, LLC
175 S. 9TH STREET
WEST DES MOINES, IA 50265
PH. (515) 480-1818

EROSION CONTROL INSTALLATION SCHEDULE

BEGIN INSTALLATION OF EROSION CONTROL MEASURES JULY 2016

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 (515-222-3660) 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/CONTAMINANT PROGRAM.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 5-97, 94-2-2-2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH BOTTERIA, ENGINEERING TECHNICIAN (515-222-3466) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS 48 HOURS BEFORE CONSTRUCTION BEGINS BY CALLING 222-3446.

BENCHMARK

HDM 6AN
INTERSECTION OF 6th STREET AND VINE STREET, NORTHWEST CORNER OF INTERSECTION, 50 FEET EAST OF THE CENTERLINE OF 4th STREET, 50 FEET NORTH OF THE CENTERLINE OF VINE STREET.

ELEVATION _____ 92.26 (NAVD88 Datum)
98.38 (HDM Datum)

HDM 6BA
INTERSECTION OF 4th STREET AND RAILROAD AVENUE, NORTHWEST CORNER OF INTERSECTION, 4 FEET WEST OF CENTERLINE OF 4th STREET, 98 +/- FEET NORTH OF CENTERLINE OF RAILROAD AVENUE

ELEVATION _____ 92.34 (NAVD88 Datum)
98.28 (HDM Datum)

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- W 6" — 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
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES
- FENCE

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

DATE: 6-27-2016
REVISIONS: 7-21-2016
8-15-2016
9-29-2016

SCALE: 1"=50'

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

PRELIMINARY PLAT
WEST GREEN INDUSTRIAL PARK

JOB NUMBER CC 1771

SHEET 2 OF 4

WEST GREEN INDUSTRIAL PARK PLAT 1

175 S. 9th STREET

OWNER/APPLICANT

WEST PHASE DEVELOPMENT, LLC.
175 S. 9th STREET
WEST DES MOINES, IOWA 50265
PH. 515-850-2319

COMP. PLAN

EXISTING: GENERAL INDUSTRIAL
PROPOSED: GENERAL INDUSTRIAL

ZONING

EXISTING: GENERAL INDUSTRIAL

SETBACKS

FRONT - 40 FEET
SIDE - 20'/0
REAR - 25'

UTILITIES

WATER SERVICE - WEST DES MOINES WATER WORKS
SANITARY SERVICE - CITY OF WEST DES MOINES SANITARY SEWER SYSTEM

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 7.407 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD.

FLOOD HAZARD INFORMATION

MAP #19153C0209C DATED: FEBRUARY 6, 2006

THIS AREA IS 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

NGVD 1929
INTERSECTION OF 4th STREET AND VINE STREET, NORTHEAST CORNER OF INTERSECTION, 50 FEET EAST OF THE CENTERLINE OF 4th STREET, 50 FEET NORTH OF THE CENTERLINE OF VINE STREET.

ELEVATION ..... 93.36 (NAVD88 Datum)
92.89 (NGVD Datum)

NGVD 1929
INTERSECTION OF 4th STREET AND RAILROAD AVENUE, NORTHWEST CORNER OF INTERSECTION, 5 FEET WEST OF CENTERLINE OF 4th STREET, 50 +/- FEET NORTH OF CENTERLINE OF RAILROAD AVENUE

ELEVATION ..... 92.34 (NAVD88 Datum)
91.87 (NGVD Datum)

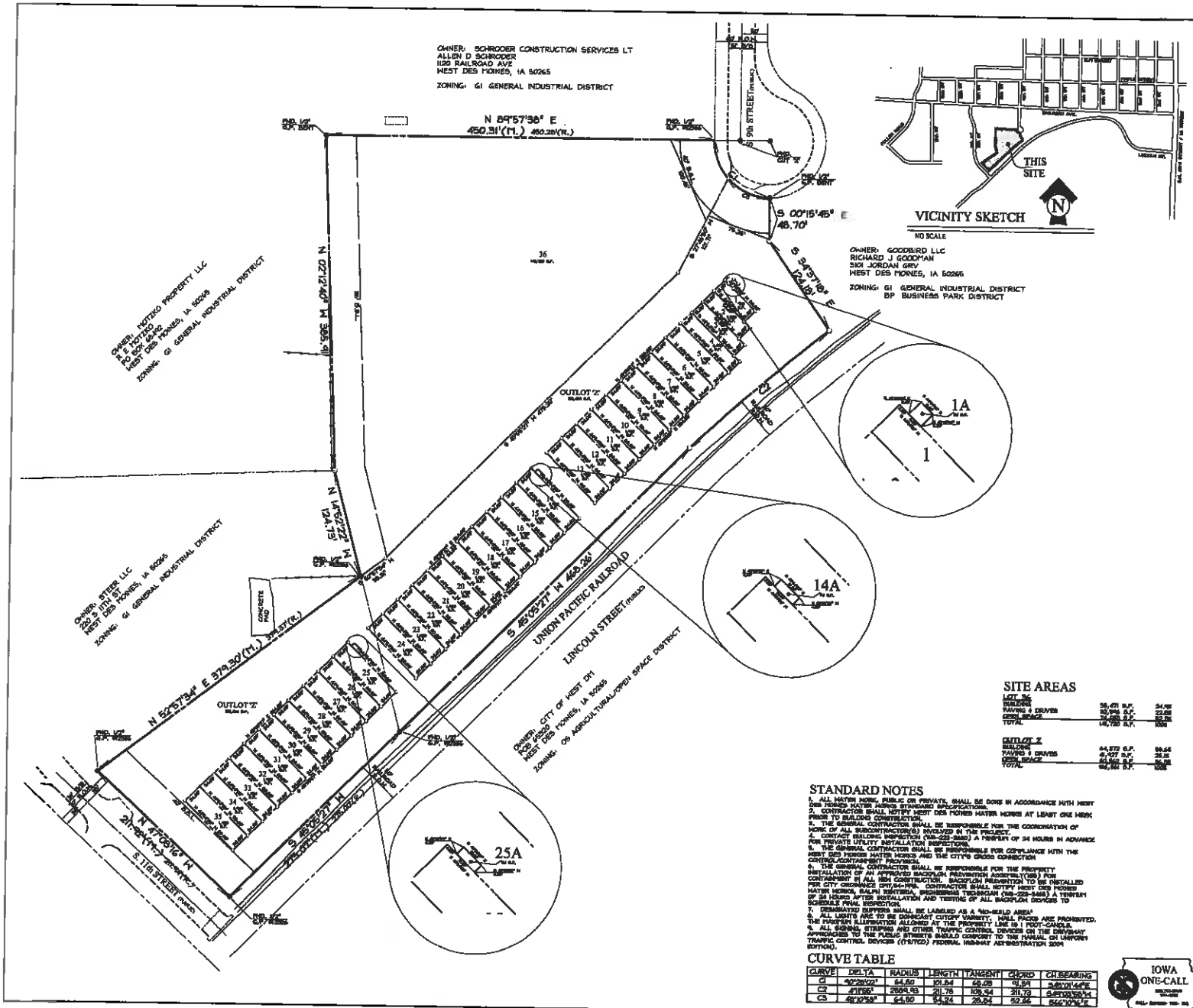
NOTES

1. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND NPDES ADDENDUM.
2. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE NPDES CONSTRUCTION DIVISION "CLINT CARPENTER" (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
3. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
4. LOTS 1A, 14A, AND 25A TO BE MAINTAINED BY THE ASSOCIATION.

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- CBU — CLUSTER MAILBOX UNIT



SITE AREAS

LOT 25		
BUILDING	35,471 S.F.	24.0%
PAVING & DRIVES	33,996 S.F.	23.0%
OPEN SPACE	79,493 S.F.	53.0%
TOTAL	148,700 S.F.	100%

OUTLOT Z		
BUILDING	44,572 S.F.	59.4%
PAVING & DRIVES	31,127 S.F.	41.5%
OPEN SPACE	0.00 S.F.	0.0%
TOTAL	75,699 S.F.	100%

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 PROVISIONS.
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 297.04-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH WESTERA, ENGINEERING TECHNICIAN (515-222-3483) 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 SIGNS, 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 2004 EDITION).

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C1	40°28'00"	64.50	101.84	53.08	99.74	S 45°01'44" E
C2	4°18'56"	2684.93	201.76	100.94	201.72	S 47°03'35" W
C3	48°10'58"	64.50	54.24	28.84	52.66	S 66°10'16" E

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811
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LICENSED PROFESSIONAL ENGINEER
KEVEN J. CRAWFORD
13166
IOWA

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.

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13166
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-4

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

SCALE: 1"=50'

DATE: 8-22-2016
REVISIONS: 7-31-2016
8-15-2016
9-29-2016

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

JOB NUMBER CC 1771

PRELIMINARY PLAT
WEST GREEN INDUSTRIAL PARK

SHEET 1 OF 4

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 PRELIMINARY PLAT (PP-003125-2016) TO SUBDIVIDE PROPERTY AT 175 S. 9th STREET INTO 36 LOTS FOR INDUSTRIAL DEVELOPMENT AND ONE OUTLOT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, Next Phase Development LLC requests approval for a preliminary plat to subdivide property into the 36 lots for industrial development and one outlot at 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 September 26, 2016, the Plan and Zoning Commission recommend to the City Council approval of the Preliminary Plat; and

WHEREAS, on October 3, 2016, this City Council held a duly-noticed meeting to consider the application for a preliminary plat

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 preliminary plat, or as amended orally at the City Council meeting on this date, are adopted.

SECTION 2. The Preliminary Plat to subdivide property into 36 lots for industrial development and one outlot is approved, 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 entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on October 3, 2016.

_____
Steven Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The applicant providing final drawings of the preliminary plat which addresses staff comments prior to the final plat proceeding to the City Council for approval.