

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: February 27, 2017

Item: The Foundry, 111 S. 11TH Street – Approval of Major Modification for Parking and Site Improvements – Rock Island Development LLC – MaM-003257-2016

Requested Action: **Resolution:** Approval of a Major Modification

Case Advisor: Kara V. Tragesser, AICP *KVT*

Applicant's Request: The applicant, Rock Island Development LLC, represented by Rick Baumhover of Bishop Engineering, is requesting a Major Modification to a Site Plan approval for the planned construction of 196 parking spaces, parking structures for food trucks, and patios, including a 2,600 sq. ft. patio for the planned drinking place tenant of the building (see Attachments B – Location Map, Attachment C – Site Plan, and Attachment D - Elevations). The building is proposed to have tenant space for a distillery, a beer hall, and a commercial kitchen. The applicant also requests that 67 parking spaces be deferred, initially constructing 129 stalls.

History: This property was part of the original Rock Island Railroad repair facility, constructed in the late 1800's. After the rail yard closed, the building served as industrial warehouse space (most recently Rhiner Plumbing). The previous owner purchased the property in the summer of 2007. Since then the previous owner has undertaken significant efforts to clean up the site and repair the building. The exterior repairs on the building were part of a Minor Modification permit (MM-2008-014) reviewed and approved by Staff in June, 2008. In 2008, a Major Modification to a Site Plan (MaM-2009-001) was approved for the construction of site improvements (parking, landscaping, utilities, etc.). A Planned Unit Development is being proposed for the site to govern the use of the site. The Plan & Zoning Commission recommended approval to the City Council on February 13, 2017. On February 22, 2017, the Board of Adjustment approved a Permitted Conditional Use permit for a drinking place, the Beer Hall, to be located at the site with a 2,600 sq. ft. patio. The Board of Adjustment received communication from the Union Pacific Railroad about increased traffic at the crossings and trespassing on the railroad right-of-way (see Attachment E – Union Pacific Railroad Comment Letter).

City Council Subcommittee: This project was presented to Development and Planning Subcommittee on November 14, 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:

Parking: The three planned uses of the building combined require 190 parking spaces (commercial kitchen = 48 spaces, beer hall with patio = 126 spaces, and the distillery = 32 stalls). The applicant has provided for 196 spaces on site. The applicant requests that a deferral of 67 spaces be approved until such time as the tenant build out of the space or the usage of the building requires all of the parking spaces. The applicant contends that the largest user of the parking will be the beer hall and that the beer hall will operate off-peak of the other two uses and that the distillery will have an operating staff of 5-7 employees, thus not using the full 32 stalls required of the use (see Attachment F – Rick Baumhover e-mail). Staff supports this request as the applicant has demonstrated that all of the parking required for a warehouse building can be accommodated on site. Staff recommends a trigger for the additional parking as outlined in Conditions of approval to be when parking is occurring in places other than the parking lot for the site.

Patio Screening: The PUD provides for screening of the patio on the north side of the building to a height of eight feet but does not specify how this is to be accomplished. Until the writing of this staff report, there have been ongoing discussions about the height and method of providing this screening. The Commission recommended approval of the PUD with the eight foot in height provision over the applicant's desire to only have a five foot high screening. Staff and the applicant have been working diligently to describe the appropriate screening of the patio and will be suggesting a change in wording for the PUD to still require the eight foot high screening, but provide for the use of glass or other transparent material that is solid to be used to mitigate the noise generated from the patio.

Since this arrangement has recently been agreed to for the PUD and not yet been designed for the major modification, staff notes that the major modification drawings have shown an eight foot screen wall to satisfy the condition, but fully anticipates a minor modification to redesign the screen. Any changes to the patio as approved will need to be reviewed through a zoning permit. The PUD is being revised to reflect the understanding that the eight foot screen needs to be solid but can be of a transparent material for the mitigation of noise.

Occupancy: Commissioner Southworth inquired about the occupancy rate of the patio and the beer hall at the Commission's meeting on February 13, 2017, when reviewing The Foundry PUD. The occupancy of the patio is rated at 90 persons and the beer hall is rated at 303 persons.

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 Major Modification of the site plan to construct parking, food truck garages and other site amenities, subject to the applicant meeting all City Code requirements and the following:

1. Submit payment for remaining traffic fees prior to review of the major modification by the City Council.
2. Provide final site plan drawings which have addressed remaining staff comments prior to obtaining any building permit.
3. The City Council deferring the installation of 67 parking stalls of the 196 spaces planned for the site plan until such time that the use is causing parking on the grass or other non-designated parking areas or parking off-site is occurring due to the lack of available parking stalls. At the time when the existing parking is not sufficient to accommodate the events held on-site, the City reserves the right to provide the applicant notice

to increase the number of parking stalls. The applicant will be required to provide the additional parking spaces in accordance with City regulations within the first available construction season.

Owner: The Foundry DSM, LLC
111 S. 11th Street
West Des Moines, IA 50265-4410

Applicant: Same as Owner

Applicant Representative: Rick Baumhover
Bishop Engineering
3510 104th Street
Des Moines IA 50322

Attachments:

Attachment A	=	Plan and Zoning Commission Resolution
Attachment B	=	Location Map
Attachment C	-	Site Plan
Attachment D	-	Elevations
Attachment E	-	Union Pacific Railroad Comment Letter
Attachment F	-	Rick Baumhover e-mail

RESOLUTION NO.

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE MAJOR MODIFICATION TO THE SITE PLAN FOR THE FOUNDRY PRJOECT (MaM-003257-2016) FOR THE PURPOSE OF CONSTRUCTING FOOD TRUCK GARAGES, PARKING, AND OTHER SITE AMENTIES ON PROPERTY LOCATED AT 111 S. 11TH STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the owner, Rock Island Development LLC, has requested approval for a Major Modification to a site plan (MaM-003257-2016) for approximately 4.86 acres located at 111 S. 11th Street, for the purpose constructing food truck garages, parking, and installing other site amenities associated with The Foundry development;

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 February 27, 2017, this Commission held a duly-noticed meeting to consider the application for The Foundry Major Modification (MaM-003257-2016) to allow the construction of garages, parking, and other site amenities;

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 Major Modification (MaM-003257-2016) permit to construct garages, parking, and other site amenities 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 February 27, 2017.

Craig Erickson, Chair
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 February 27, 2017.

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

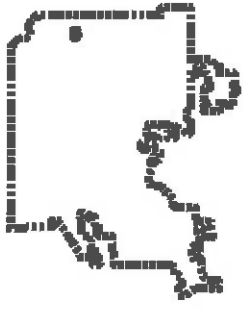
Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. Submit payment for remaining traffic fees prior to review of the major modification by the City Council.
2. Provide final site plan drawings which have addressed remaining staff comments prior to obtaining any building permit.
3. The City Council deferring the installation of 67 parking stalls of the 196 spaces planned for the site plan until such time that the use is causing parking on the grass or other non-designated parking areas or parking off-site is occurring due to the lack of available parking stalls. At the time when the existing parking is not sufficient to accommodate the events held on-site, the City reserves the right to provide the applicant notice to increase the number of parking stalls. The applicant will be required to provide the additional parking spaces in accordance with City regulations within the first available construction season.



The Foundry 111 S. 11th Street



Legend

- Parcels
- Parks
- Greenways



333.3
166.67
0
333.3 Feet

1: 2,000

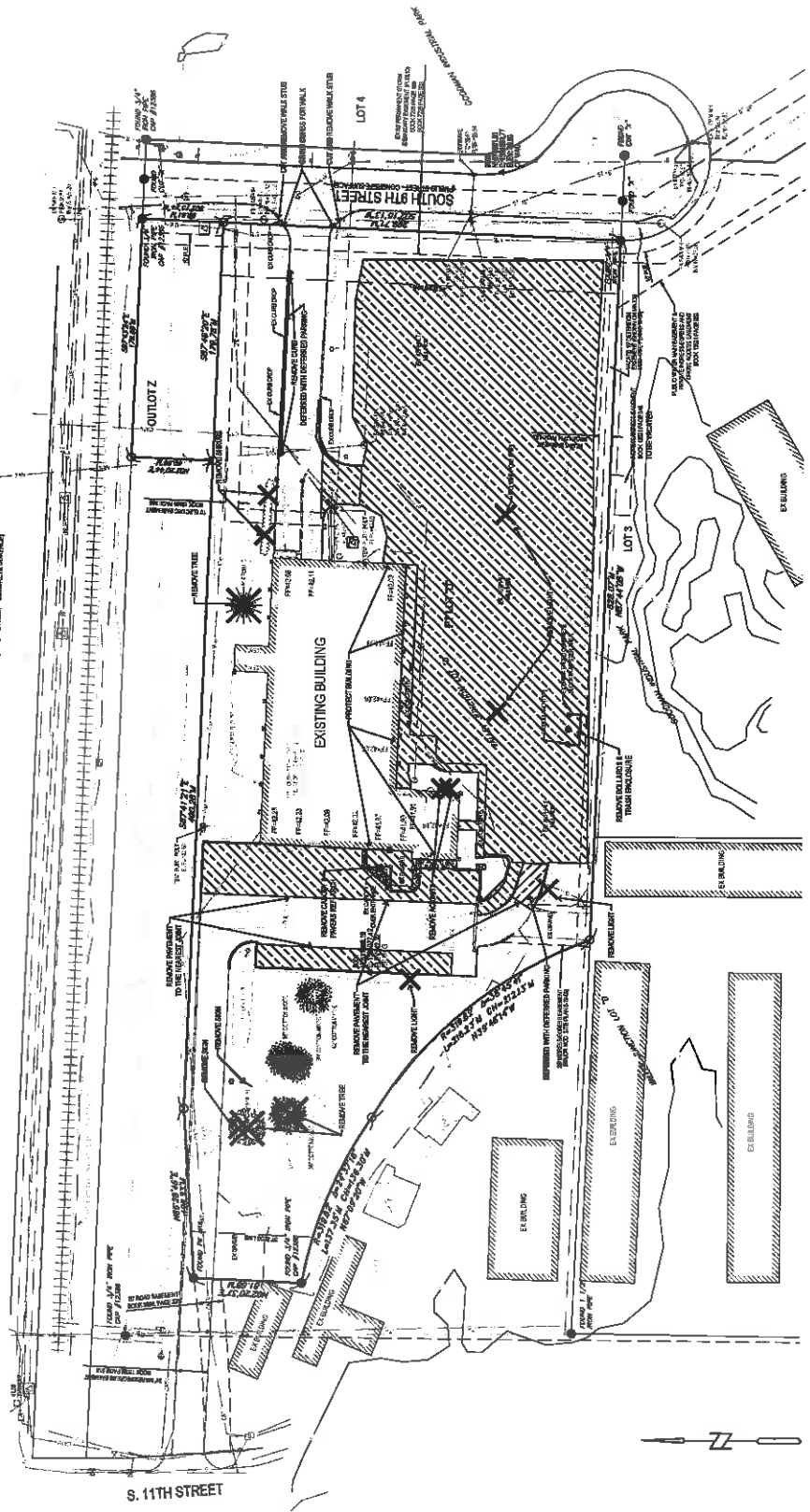
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO. 160300

GRAPHIC SCALE



DEMO NOTE:
 1. VERIFY ALL DIMENSIONS TO CENTERLINE OF ALL
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 4. VERIFY ALL DIMENSIONS TO CENTERLINE OF ALL
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Bishop Engineering
 Planning Your Successful Development
 3501 104th Street
 Des Moines, Iowa 50325-2825
 Phone: (515) 281-0217 Fax: (515) 281-0217
 Civil Engineering & Land Surveying Established 1959

THE FOUNDRY
 111 SOUTH 11th STREET, WEST DES MOINES, IOWA
DEMO PLAN

PROJECT NUMBER	160300
DATE	10/01/11
DESIGNED BY	NAF
CHECKED BY	NAF
DATE PLOTTED	10/16/11
DATE PRINTED	10/16/11
SCALE	AS SHOWN

PRELIMINARY - NOT FOR CONSTRUCTION

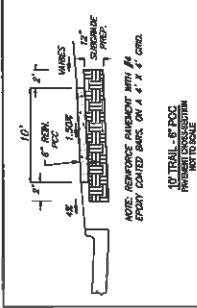
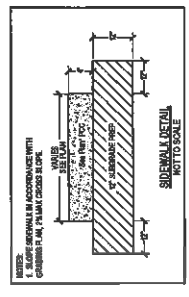
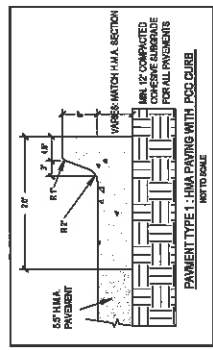
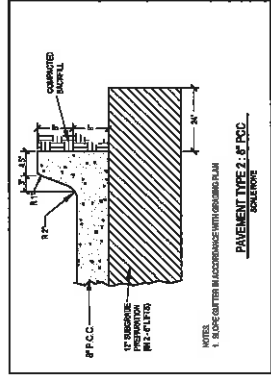
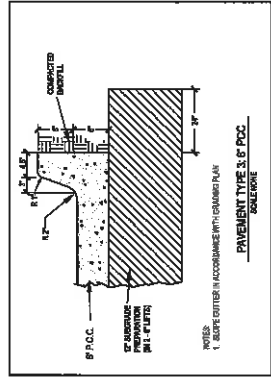
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 3501 10th Street
 Des Moines, Iowa 50319-2025
 Phone: (515) 281-2222
 Fax: (515) 281-2227
 Established 1959
 Civil Engineering & Land Surveying

THE FOUNDRY
 111 SOUTH 11th STREET, WEST DES MOINES, IOWA
LAYOUT PLAN

PROJECT NUMBER	160300
SHEET NUMBER	C2.1
DATE	3/16/17
REVISION	2/28/17
DESIGNER	NAW
CHECKER	NAW
DATE	1/20/17

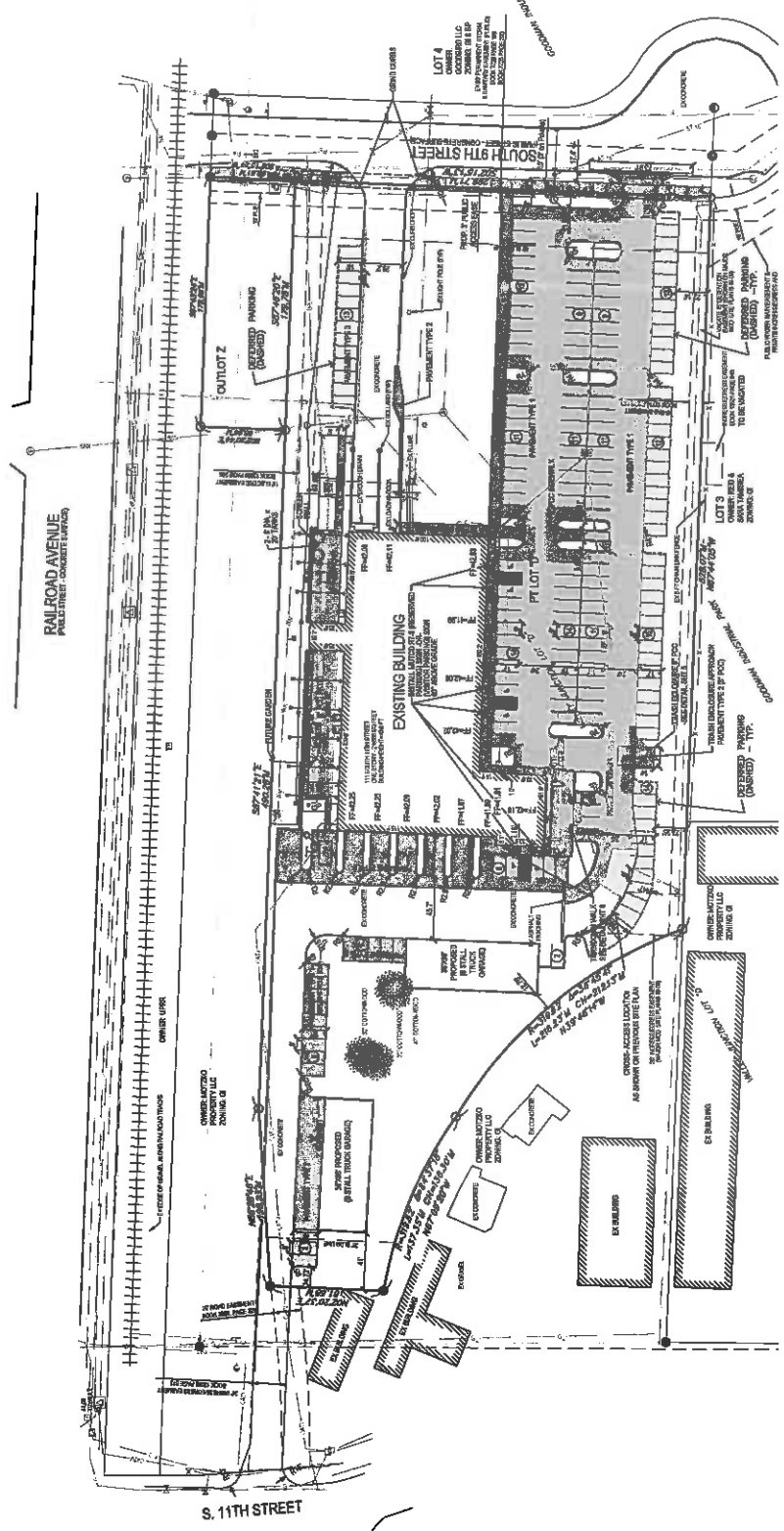
- PAVING NOTES:**
1. Standard concrete shall be minimum 4000 psi compressive strength, 17-1/2" and 10'-12" thick unless noted otherwise.
 2. All concrete shall be placed and finished in accordance with the American Concrete Institute, ACI 308R-11, Section 4.4.2.1.
 3. All concrete shall be placed and finished in accordance with the American Concrete Institute, ACI 308R-11, Section 4.4.2.2.
- PAVEMENT MARKING NOTES:**
1. Markings shall be placed in accordance with the American Concrete Institute, ACI 308R-11, Section 4.4.2.1.
- PUBLIC TRAIL NOTES:**
1. Public trail shall be placed in accordance with the American Concrete Institute, ACI 308R-11, Section 4.4.2.1.
- CONTRACTOR PROPOSAL NOTE:**
- FOR THE CONTRACTOR TO VERIFY THE EXISTING CONDITIONS AND TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION PROVIDED HEREON.



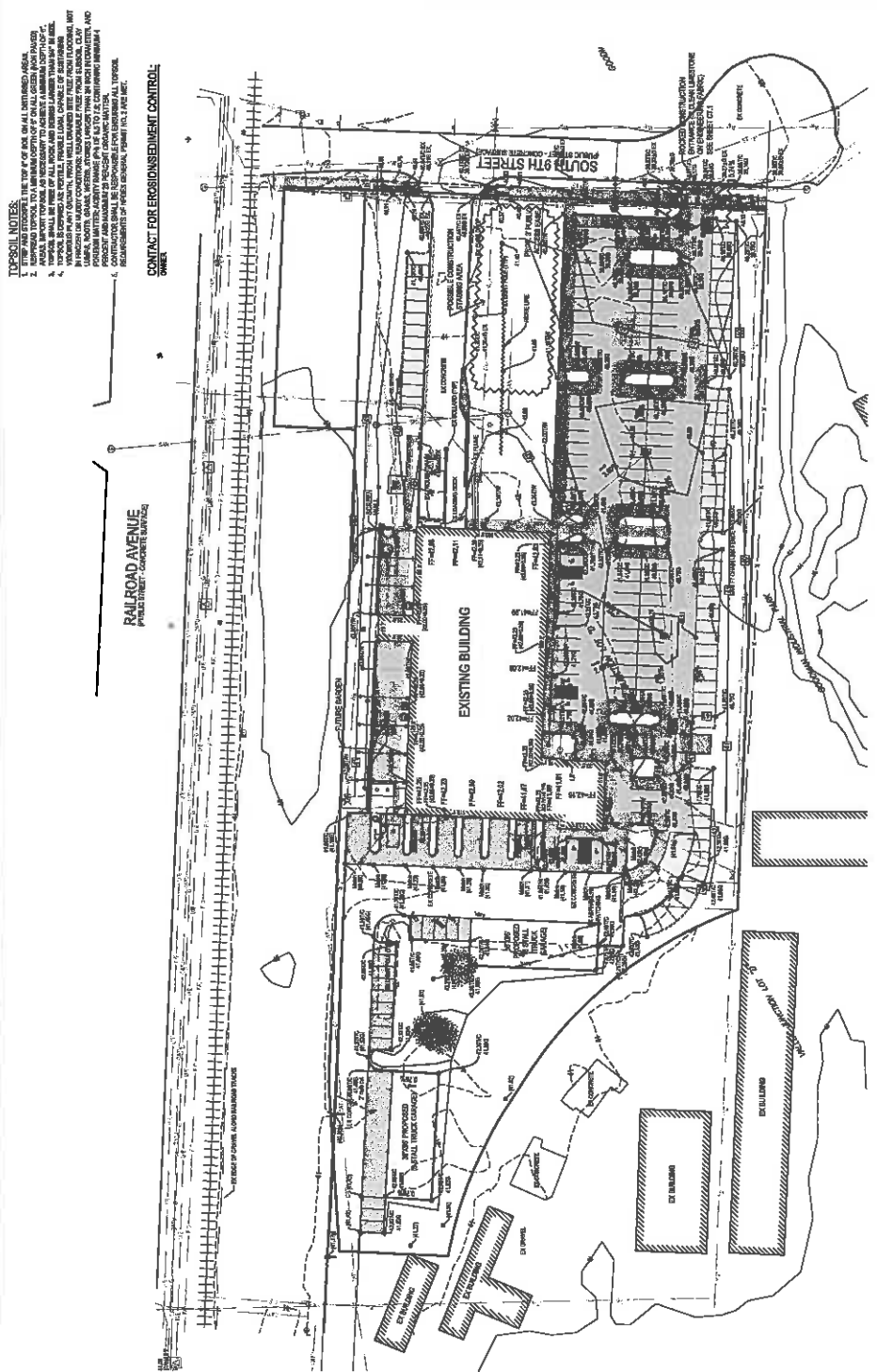
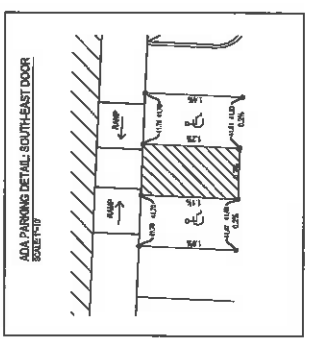
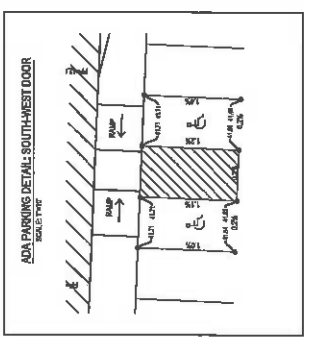
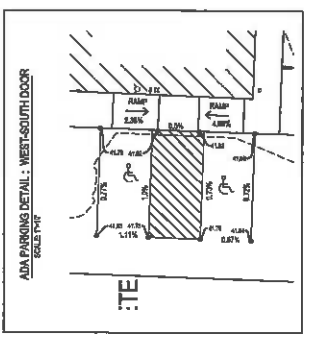
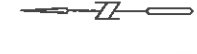
LEGEND:

PAVING TO BE PLACED INITIALLY

PAVING DEFERRED (CHANGED WHEEL USAGE AND NEED FOR PAVING) REQUIRES COMPETITION



- GRAPHIC LEGEND:**
- EXISTING CENTERLINE
 - PROPOSED CENTERLINE
 - PROPOSED EARTHWORK
 - TOP OF CURB ELEVATION
 - INTERSECTION ELEVATION
 - DRIVEWAY ELEVATION
 - PROPOSED WALL ELEVATION
 - CASE OF WALL TO EXISTING
 - TOP OF DRIVE ELEVATION
 - EXISTING ELEVATION
 - HORIZONTAL ELEVATION OF WALL FACE FINISHED
 - CURB ELEVATION AT THE TOP AND BOTTOM OF THE WALL



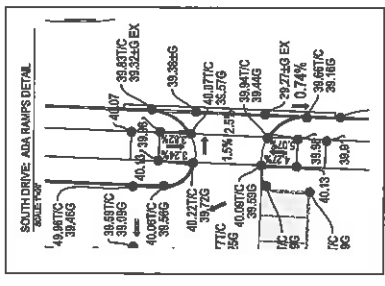
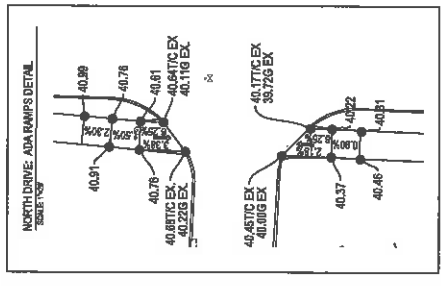
- TOPSOIL NOTES:**
1. TOPSOIL TO EXCEED THE TOP 4" OF SOIL ON ALL DISTURBED AREAS.
 2. EXISTING TOPSOIL TO A MINIMUM DEPTH OF 4" ON ALL USABLE (POST PAVED) AREAS.
 3. TOPSOIL SHALL BE FINE TO ALL FINE AND COARSE SANDS THROUGH 20 MM SIEVE.
 4. TOPSOIL SHALL BE FINE TO ALL FINE AND COARSE SANDS THROUGH 40 MM SIEVE.
 5. TOPSOIL SHALL BE FINE TO ALL FINE AND COARSE SANDS THROUGH 40 MM SIEVE.
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 20. TOPSOIL SHALL BE FINE TO ALL FINE AND COARSE SANDS THROUGH 40 MM SIEVE.

- CONTRACT FOR EROSION/SEDIMENT CONTROL:**
1. THE DEVELOPER SHALL OBTAIN AND FOLLOW THE EROSION/SEDIMENT CONTROL REPORT BY THE PROJECT MANUAL.
 2. THE DEVELOPER SHALL OBTAIN AND FOLLOW THE EROSION/SEDIMENT CONTROL REPORT BY THE PROJECT MANUAL.
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 20. THE DEVELOPER SHALL OBTAIN AND FOLLOW THE EROSION/SEDIMENT CONTROL REPORT BY THE PROJECT MANUAL.

THE FOUNDRY 111 SOUTH 11TH STREET, WEST DES MOINES, IOWA GRADING PLAN

Bishop Engineering
Planning, Survey, Development
3801 TOWN SQUARE
DES MOINES, IOWA 50325-1217
Established 1959
Civil Engineering & Land Surveying

PROJECT NUMBER	160300
DATE	8-2-17
CLIENT	2-14-17
PROJECT NAME	160300
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DATE	8-2-17
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CLIENT	2-14-17
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PROJECT NUMBER	160300
DATE	8-2-17
CLIENT	2-14-17
PROJECT NAME	160300



C3.1

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 2/16/17
 PROJECT: 160300
 DRAWING: C4.1

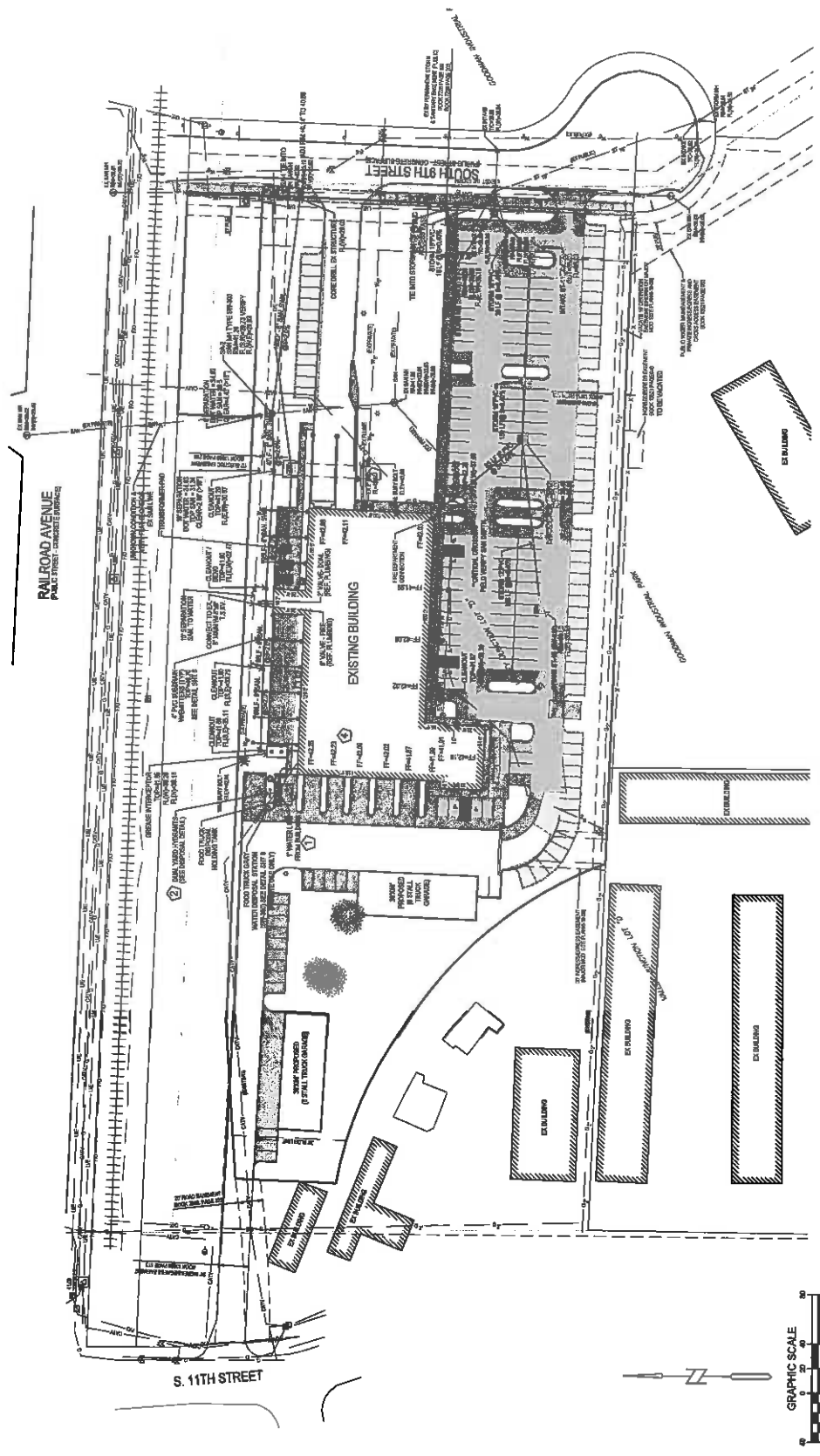
THE FOUNDRY
 111 SOUTH 14TH STREET, WEST DES MOINES, IOWA
 UTILITY PLAN

Bishop Engineering
 Planning Your Successful Development
 3601 104th Street
 Des Moines, Iowa 50325-3625
 Phone: 515.281.9277 Fax: 515.281.9277
 Civil Engineering & Land Surveying Established 1959

- UTILITY NOTES:**
1. ALL PROPOSED UTILITIES SHALL BE INDICATED UNLESS NOTED OTHERWISE.
 2. ALL UTILITIES SHALL HAVE A MINIMUM OF 6" OF COVER UNLESS NOTED OTHERWISE.
 3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE IOWA CODES AND REGULATIONS.
 4. TRANSPORTATION FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE IOWA CODES AND REGULATIONS.
 5. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT.

- Keyed Notes:**
1. PROPOSED 12" DUCTILE IRON WATER MAIN WITH 12" DUCTILE IRON VALVE ON LINE TO OUTSIDE PROPERTY.
 2. REMAINING 12" DUCTILE IRON WATER MAIN TO YARD HOUSING A COMPANY WATER HOLDING TANK SITE SEE EXHIBIT 1.
 3. DISCONNECT EXISTING DOMESTIC AND FIRE SERVICE STUBS AT 11' MAIN.
 4. MEANS TO REMOVE EXISTING WATER SERVICE FOR HOUSING TRACKS TO BE COMPLETED BY COMMERCIAL ARCHITECT/TENANT'S PLUMBING DESIGNER/BUILDING PLANS.

NOTICE
 ADVISORY
 SIGN EXAMPLE
 FOR NOTE 4



LANDSCAPE NOTES:

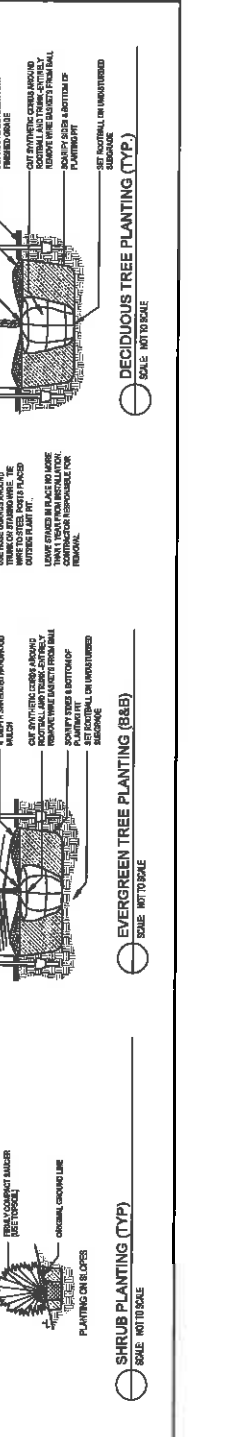
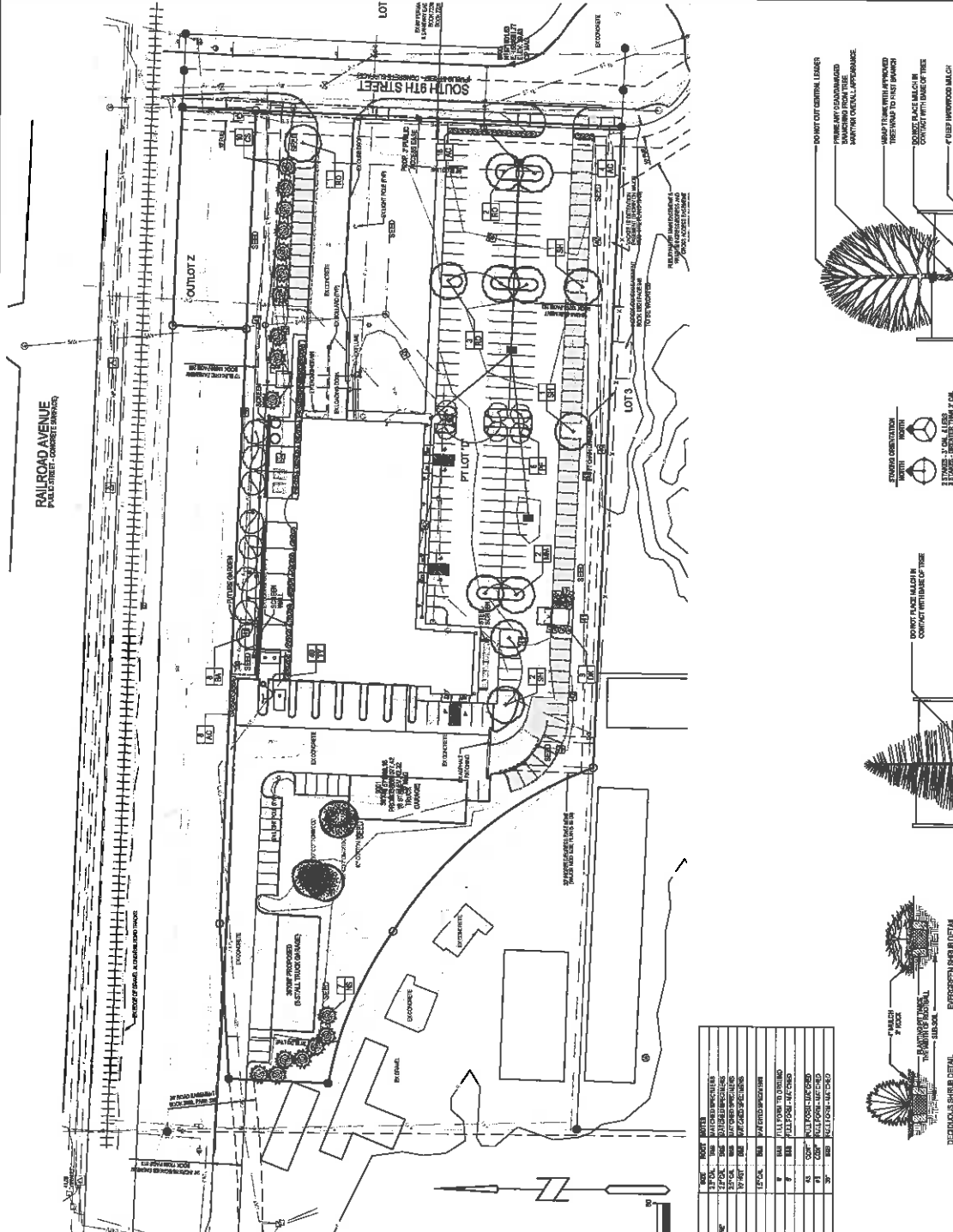
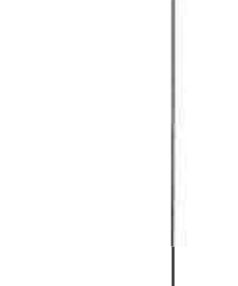
1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IOWA LANDSCAPE ACT AND ALL APPLICABLE ORDINANCES.
2. SEE ALL EXTENDED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE.
3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IOWA LANDSCAPE ACT AND ALL APPLICABLE ORDINANCES.
4. CONTRACTOR SHALL GUARANTEE ALL PLANTING FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
5. CONTRACTOR SHALL MAINTAIN ALL PLANTING THROUGHOUT THE ENTIRE TERM OF THE CONTRACT.
6. CONTRACTOR SHALL MAINTAIN ALL PLANTING THROUGHOUT THE ENTIRE TERM OF THE CONTRACT.
7. CONTRACTOR SHALL MAINTAIN ALL PLANTING THROUGHOUT THE ENTIRE TERM OF THE CONTRACT.
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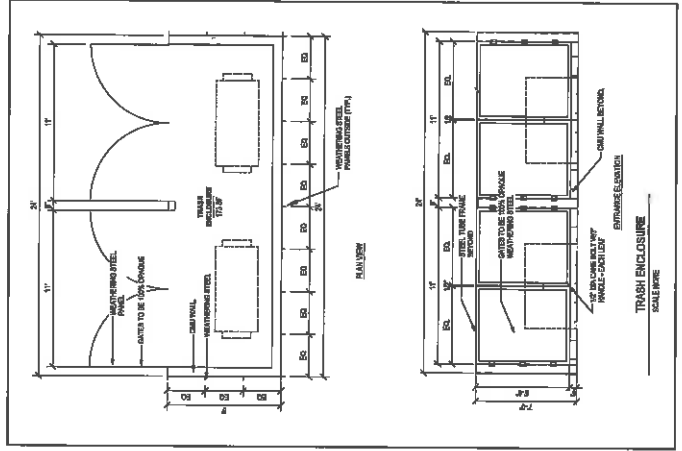
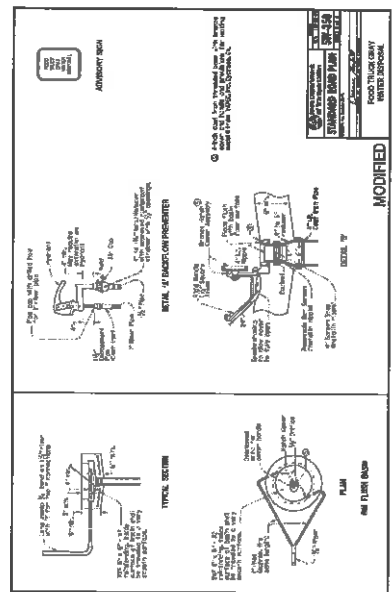
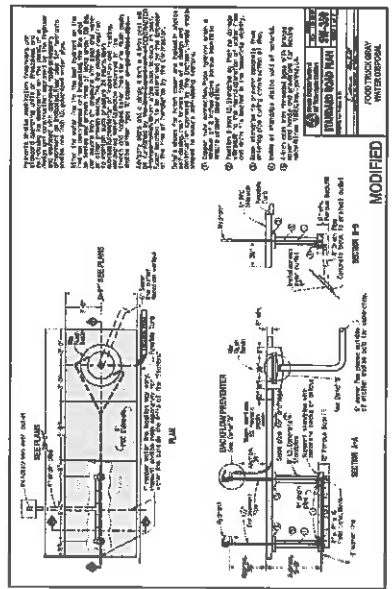
LANDSCAPE REQUIREMENTS:

ITEM	DESCRIPTION	QUANTITY	REMARKS
1	EVERGREEN SHREB	10	SEE PLANTING SCHEDULE
2	DECIDUOUS SHREB	20	SEE PLANTING SCHEDULE
3	SHRUB	50	SEE PLANTING SCHEDULE
4	TREE	10	SEE PLANTING SCHEDULE
5	PLANTING	100	SEE PLANTING SCHEDULE
6	PLANTING	200	SEE PLANTING SCHEDULE
7	PLANTING	300	SEE PLANTING SCHEDULE
8	PLANTING	400	SEE PLANTING SCHEDULE
9	PLANTING	500	SEE PLANTING SCHEDULE
10	PLANTING	600	SEE PLANTING SCHEDULE
11	PLANTING	700	SEE PLANTING SCHEDULE
12	PLANTING	800	SEE PLANTING SCHEDULE
13	PLANTING	900	SEE PLANTING SCHEDULE
14	PLANTING	1000	SEE PLANTING SCHEDULE

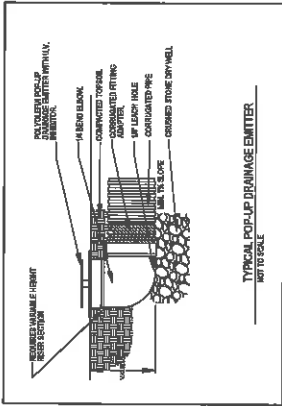
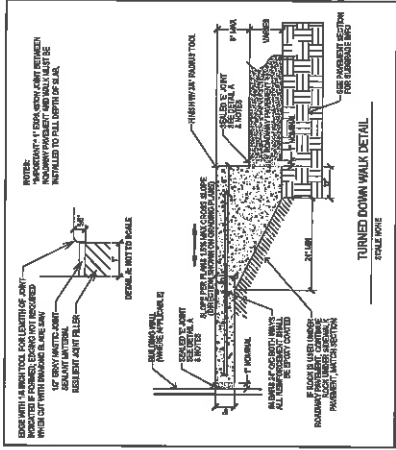
PLANTING SCHEDULE

CODE	QUANTITY	DESCRIPTION	SIZE	PLANTING DATE
01	10	EVERGREEN SHREB	12" GAL	10/15/17
02	20	DECIDUOUS SHREB	12" GAL	10/15/17
03	50	SHRUB	12" GAL	10/15/17
04	10	TREE	12" GAL	10/15/17
05	100	PLANTING	12" GAL	10/15/17
06	200	PLANTING	12" GAL	10/15/17
07	300	PLANTING	12" GAL	10/15/17
08	400	PLANTING	12" GAL	10/15/17
09	500	PLANTING	12" GAL	10/15/17
10	600	PLANTING	12" GAL	10/15/17
11	700	PLANTING	12" GAL	10/15/17
12	800	PLANTING	12" GAL	10/15/17
13	900	PLANTING	12" GAL	10/15/17
14	1000	PLANTING	12" GAL	10/15/17





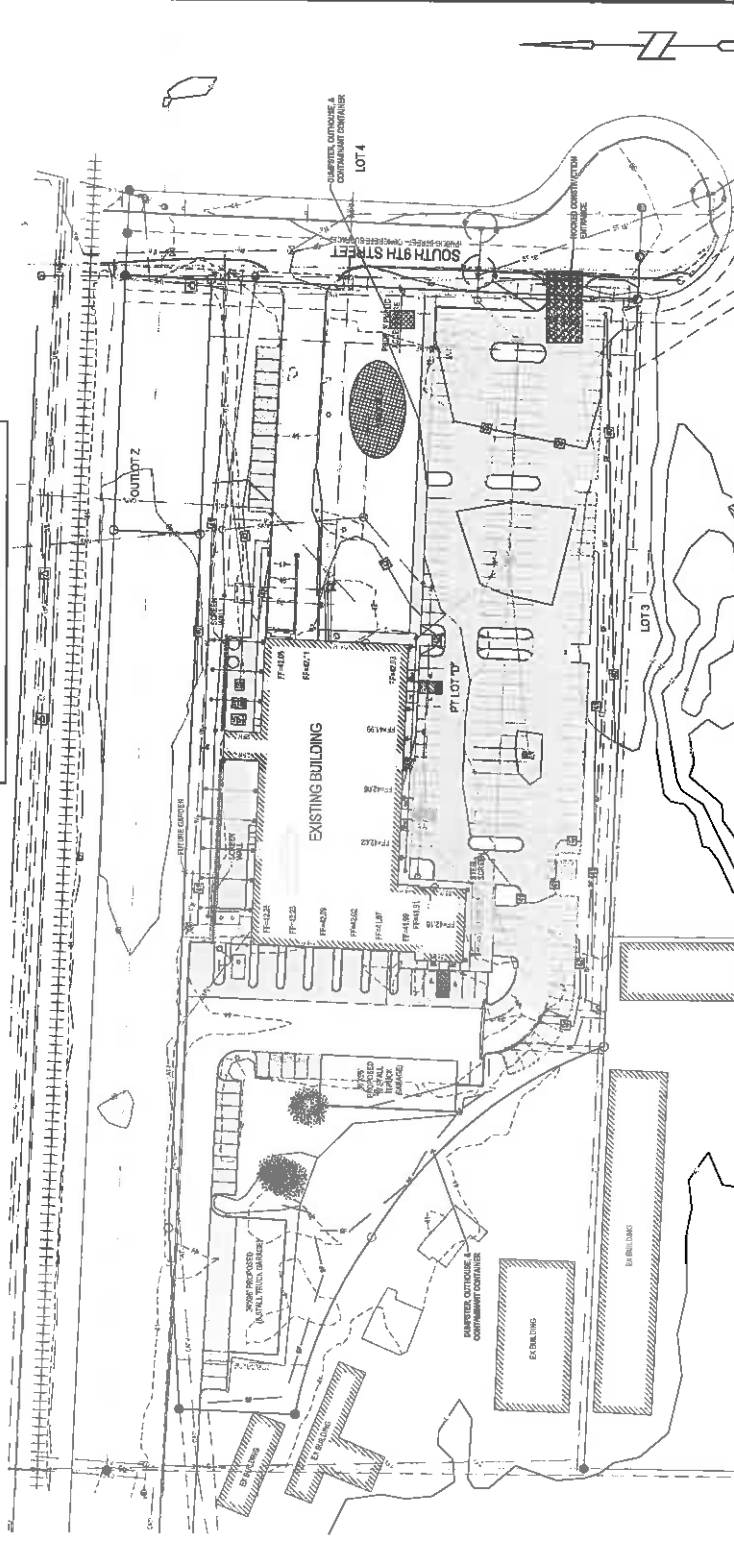
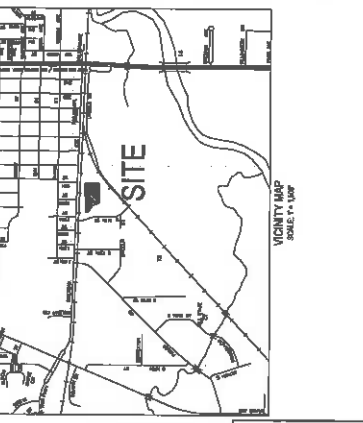
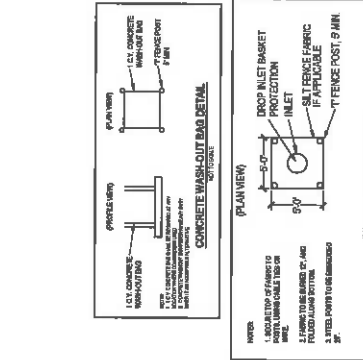
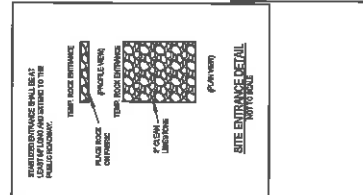
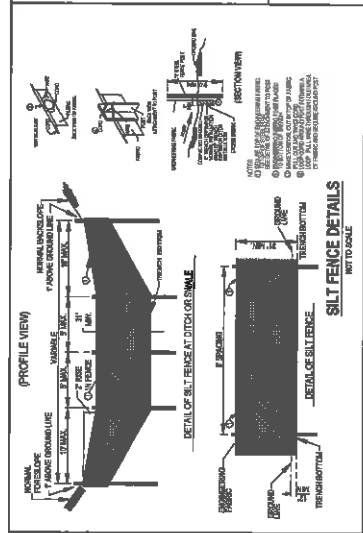
DETAILS SHEET
111 SOUTH 14th STREET, WEST DES MOINES, IOWA



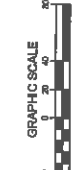
STORM WATER POLLUTION PREVENTION PLAN

EROSION CONTROL NOTES:
 1. PREPARE EROSION CONTROL PLAN WITH POLLUTION PREVENTION PLAN. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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EROSION CONTROL REMOVAL NOTES:
 1. EROSION CONTROL MEASURES SHALL BE REMOVED AS SOON AS THE UNDERLYING SURFACE IS STABLE AND CAPABLE OF SUPPORTING THE UNDERLYING USE.
 2. EROSION CONTROL MEASURES SHALL BE REMOVED AS SOON AS THE UNDERLYING SURFACE IS STABLE AND CAPABLE OF SUPPORTING THE UNDERLYING USE.
 3. EROSION CONTROL MEASURES SHALL BE REMOVED AS SOON AS THE UNDERLYING SURFACE IS STABLE AND CAPABLE OF SUPPORTING THE UNDERLYING USE.
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 9. EROSION CONTROL MEASURES SHALL BE REMOVED AS SOON AS THE UNDERLYING SURFACE IS STABLE AND CAPABLE OF SUPPORTING THE UNDERLYING USE.
 10. EROSION CONTROL MEASURES SHALL BE REMOVED AS SOON AS THE UNDERLYING SURFACE IS STABLE AND CAPABLE OF SUPPORTING THE UNDERLYING USE.



UTILITY NOTE:
 THE LOCATION OF THE UTILITIES SHOWN ON THE PLANS ARE FROM THE IOWA ONE CALL RECORDS. THE LOCATION OF ALL UTILITIES SHALL BE ACCURATELY SHOWN. IT IS THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES EXIST THAT WOULD AFFECT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



Bishop Engineering
 Planning • Design • Development
 3501 10th Street
 Des Moines, Iowa 50322-0827
 Phone: 515.281.0217 Fax: 515.281.0217
 Civil Engineering & Land Surveying Established 1959

THE FOUNDRY
 111 SOUTH 11th STREET, WEST DES MOINES, IOWA

SWPPP
 PROJECT NUMBER: 160300
 SHEET NUMBER: C7.1
 DATE: 2-15-17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NO.	REVISION	DATE	BY

DATE: 03/22/2024
DRAWN BY: JKL
CHECKED BY: ABC



VIEW OF NORTHEAST CORNER FROM RAILROAD AVENUE



VIEW OF WEST FACADE AND FOOD TRUCK GARAGES FROM PARKING LOT



VIEW OF SOUTHWEST CORNER AND FOOD TRUCK GARAGES FROM PARKING LOT



VIEW OF NORTH FACADE FROM RAILROAD AVENUE



VIEW OF SOUTHWEST CORNER AND FOOD TRUCK GARAGES FROM RAILROAD AVENUE



VIEW OF SOUTHEAST CORNER FROM PARKING LOT

GENERAL EXISTING FLOOR PLAN NOTES:

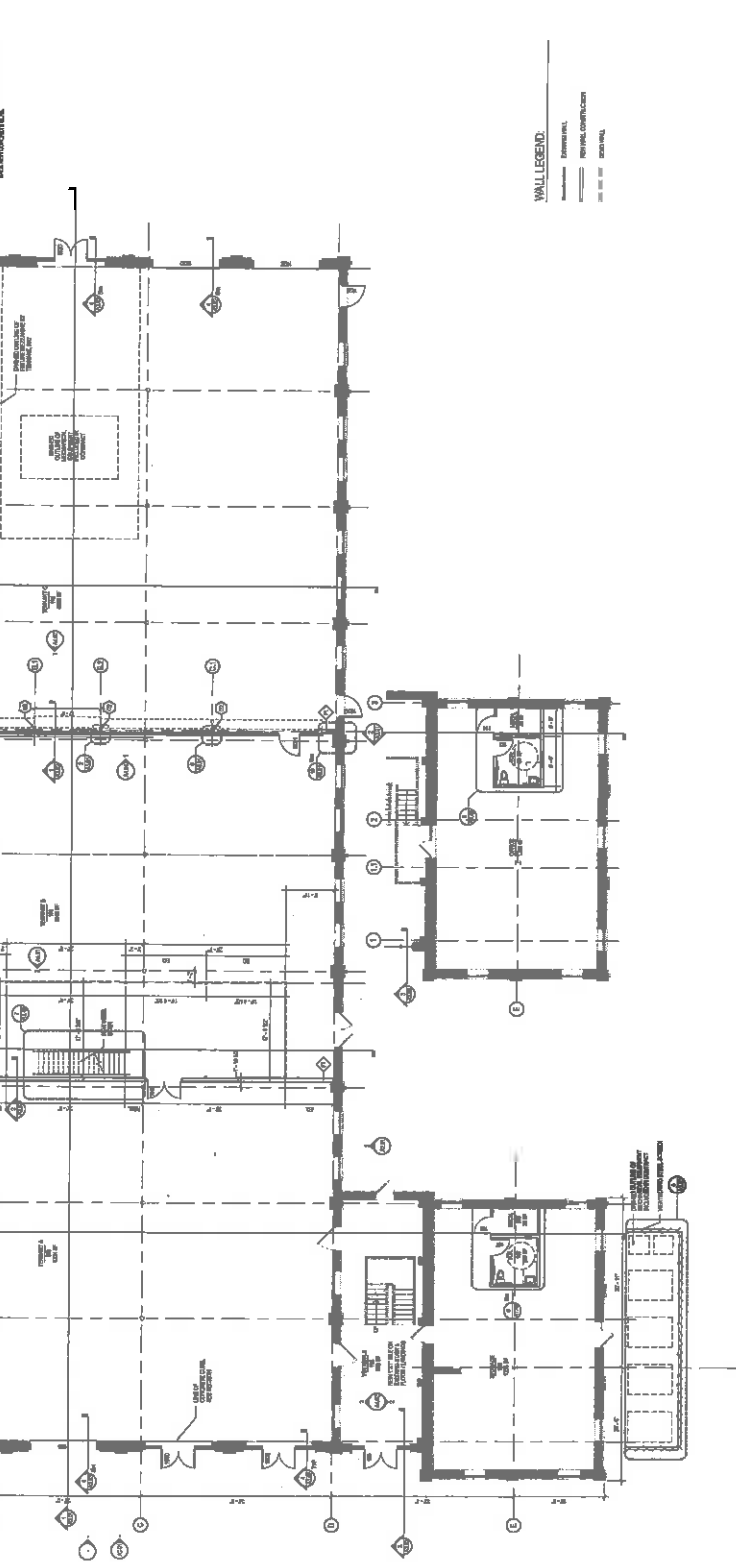
1. ALL EXISTING WALLS ARE TO REMAIN UNLESS NOTED OTHERWISE.
2. ALL EXISTING DOORS ARE TO REMAIN UNLESS NOTED OTHERWISE.
3. ALL EXISTING FLOOR FINISHES ARE TO REMAIN UNLESS NOTED OTHERWISE.
4. ALL EXISTING CEILING FINISHES ARE TO REMAIN UNLESS NOTED OTHERWISE.
5. ALL EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SYSTEMS ARE TO REMAIN UNLESS NOTED OTHERWISE.
6. ALL EXISTING STRUCTURAL MEMBERS ARE TO REMAIN UNLESS NOTED OTHERWISE.
7. ALL EXISTING PARTITIONS ARE TO REMAIN UNLESS NOTED OTHERWISE.
8. ALL EXISTING STAIRS ARE TO REMAIN UNLESS NOTED OTHERWISE.
9. ALL EXISTING ELEVATORS ARE TO REMAIN UNLESS NOTED OTHERWISE.
10. ALL EXISTING WINDOWS ARE TO REMAIN UNLESS NOTED OTHERWISE.

GENERAL FLOOR PLAN NOTES:

1. ALL NEW WALLS ARE TO BE CONSTRUCTED AS PER THE WALL SECTION.
2. ALL NEW DOORS ARE TO BE CONSTRUCTED AS PER THE DOOR SECTION.
3. ALL NEW FLOOR FINISHES ARE TO BE CONSTRUCTED AS PER THE FLOOR FINISH SECTION.
4. ALL NEW CEILING FINISHES ARE TO BE CONSTRUCTED AS PER THE CEILING FINISH SECTION.
5. ALL NEW MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SYSTEMS ARE TO BE CONSTRUCTED AS PER THE MEP SECTION.
6. ALL NEW STRUCTURAL MEMBERS ARE TO BE CONSTRUCTED AS PER THE STRUCTURAL SECTION.
7. ALL NEW PARTITIONS ARE TO BE CONSTRUCTED AS PER THE PARTITION SECTION.
8. ALL NEW STAIRS ARE TO BE CONSTRUCTED AS PER THE STAIR SECTION.
9. ALL NEW ELEVATORS ARE TO BE CONSTRUCTED AS PER THE ELEVATOR SECTION.
10. ALL NEW WINDOWS ARE TO BE CONSTRUCTED AS PER THE WINDOW SECTION.

REVISIONS:

NO.	DATE	DESCRIPTION
1		
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WALL LEGEND:

- EXISTING WALL
- NEW WALL
- NEW WALL WITH CORE
- NEW WALL WITH CORE AND PARTITION
- NEW WALL WITH CORE AND PARTITION AND WINDOW

1 2ND FLOOR PLAN NEW
2 1ST FLOOR PLAN

Tragesser, Kara

From: Rick Baumhover <rbaumhover@bishopengr.com>
Sent: Thursday, February 23, 2017 3:53 PM
To: Tragesser, Kara
Cc: Michael S. Bechtel (michaelsb@invisionarch.com); Shannon McGee (ShannonM@invisionarch.com)
Subject: the Foundry- Request for Deferral of 67 Parking Stall fro Site Plan.

Kara,

The applicant requests to stage construction of the parking lot by asking for deferment of 67 stalls until such time as the tenants and usage require full build - out. (See most recent set of site plans with deferred areas shown.)

The parking calculation require 190 stalls for the site plans as currently shown (beer hall patio at 2,600 SF). The current plan provides 196 stalls. (6 new stalls just added with latest submittal.)

The applicant anticipates the beer hall use to drive the demand for the most amount of park. And the beer hall peak usage will be staggered, (off-peak) from the other two uses.

The commercial kitchens will have peak usage from 7- 10 am , and then again at 2-5pm.

The distillery will be primarily production oriented, with an operating staff of 5- 7 employees from 8am-5pm weekdays. Weekends may see some visitors and tours, but no sales are allowed by law, so little visitor traffic expected; it would occur between 10 am and 5 pm..

The beer hall peak traffic will occur at off – hours compared to the kitchens and distillery. There will be some lunch traffic from 11am-2pm, but the peak usage will be from 6pm - 10 pm, when the kitchens and distillery are closed.

Thank you for consideration of this request, let us know if we can provide any additional information.

-Rick

Rick H. Baumhover PE/PLS

Bishop Engineering

3501 104th St.

Urbandale, IA 50322

515-276-0467 (phone) 515-276-0217 (fax)

rbaumhover@bishopengr.com