CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: November 4, 2019

ITEM: Scheels Warehouse, 175 S. 9th St. Building 300 – Approval of Site Plan to Construct a 30,000 sq. ft. Warehouse and Approval and Acceptance of Sanitary Sewer Easement – Scheels All-Sports Inc. – SP-004481-2019

RESOLUTION: Approval of a Site Plan and Approval and Acceptance Sanitary Sewer Easement

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant Reid Tamisiea of Next Phase Development, with permission from property owner Scheels All-Sports Inc., is requesting approval of a site plan to construct a 30,000 sq. ft. warehouse building. The underlying zoning of the parcel is General Industrial. The warehousing use, which is the predominate use in the building, is classified as SIC 1541, General Contractors, Industrial Buildings, and Warehouses and is considered a Permitted Use at this location. The design, materials, colors and detailing of the building matches the other adjacent industrial buildings that have been constructed within the larger site (see Exhibit I).

Plan and Zoning Commission Action:
Vote: 6-0 approval, Commissioner Drake absent
Date: October 28, 2019
Motion: Adopt a resolution recommending the City Council approve the Site Plan

Applicant and Representative spoke on the project. Commission inquired as to whether they accepted all staff recommendations, the applicant responded affirmatively. Commission inquired on whether the stormwater management plan, which is still under review, intends for water to be directed into the Raccoon River, the applicant remarked that the plan proposed directing stormwater into the shared detention site on the property.

OUTSTANDING ISSUES: There are no outstanding issues. This approval allows for phased construction of the site which is documented within the recommended conditions of approval. The applicant has provided the sanitary sewer easement and updated site plan drawings for review. When the finalized site plan is provided, the applicant can proceed with site grading, some site utilities and building footings and foundations. Staff realized that the restrictions on installation of storm water infrastructure was not tied to the provision and approval of the Storm Water Management Plan as it should be as this details the infrastructure needed. Staff has modified condition of approval #3 to reflect this. Upon completion and acceptance of the Storm Water Management Plan, the applicant can proceed with installation of storm water infrastructure, above ground construction and the remaining site work.

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 *(October 7, 2019)*
- Staff Review and Comments
  - *Parking*
  - *Phase Allowance for Construction*

- 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 a 30,000 sq. ft. warehouse, subject to the applicant meeting all City Code requirements and the following:

1. Provide final site plan drawings addressing outstanding drawing comments prior to grading activities commencing onsite and obtaining a building permit allowing for only the installation of footing and foundations and private utilities, except storm water infrastructure.
2. ~~Provide executed sanitary sewer easement prior to grading activities commencing onsite and obtaining a building permit allowing for only the installation of footing and foundations and private utilities, except storm water infrastructure.~~ *Completed. Acceptance of easement included in site plan approval action.*
3. Provide and receive City approval of a Storm Water Management Plan prior to obtaining a building permit allowing for above ground construction and installation of other site amenities*, including storm water infrastructure as* shown on the approved site plan.
4. If deemed necessary by the City due to affects or modifications to the storm water management facilities serving the site, applicant shall provide an executed Storm Water Management Facility Maintenance Agreement and as-built drawings of storm water facilities prior to issuance of a Final Occupancy Permit.

Lead Staff Member: Sean Griffin, Development Services Intern

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	October 7, 2019		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

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

Exhibit II - City Council Resolution
- Exhibit A - Conditions of Approval

Exhibit III - Sanitary Sewer Easement

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: October 28, 2019

Item: Scheels Warehouse, 175 S. 9th St. Building 300 – Approval of Site Plan to Construct a 30,000 sq. ft. Warehouse– Scheels All-Sports Inc. – SP-004481-2019

Requested Action: Recommend Approval of Site Plan

Case Advisor: Sean Griffin, Development Services Intern

Applicant's Request: The applicant Reid Tamisiea, with permission from property owner Scheels All-Sports Inc., is requesting approval of a site plan to construct a 30,000 sq. ft. warehouse building. The underlying zoning of the parcel is General Industrial. The warehousing use, which is the predominate use in the building, is classified as SIC 1541, General Contractors, Industrial Buildings, and Warehouses and is considered a Permitted Use at this location. The design, materials, colors and detailing of the building matches the other adjacent industrial buildings that have been constructed within the larger site (see Attachments B – Location Map, Attachment C – Site Plan, and Attachment D – Elevations).

History: The property is undeveloped and is a part of Lots 2 and 3 of Goodman Industrial Park. The property was included in a replat as West Green Industrial Park (FP-003126-2016: City Council on October 17, 2016) and an associated site plan (SP-003001-2016: City Council on May 2, 2016). The final plat and site plan called for six industrial buildings with smaller condo units within each of the buildings. This property was anticipated to have two of these buildings. On October 31, 2016 vacation of a sanitary sewer easement on the property (VAC-003254-2016) was approved by the City Council. A plat of survey for the property (POS-004394-2019) was approved on August 19, 2019 by the City Council to allow Scheel's to take ownership of the property. A vacation of an unused Public Utility Easement (PUE) was approved by the City Council on September 16, 2019 (VAC-004465-2019).

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. Staff notes the following:

Parking: Parking for the building was calculated at .75 spaces per 1,000 sq. ft. of gross floor area plus one space per employee. The building has 30,000 sq. ft. of gross floor area and will be staffed by three employees at a time. Based upon the calculations, city code requires a minimum of 25 parking spaces. The site plan provides for 20 surface parking spaces with 10 additional surface parking spaces provided through a shared parking easement with the larger condominium warehouse development, to meet the city code requirement.

Phase Allowance for Construction: There are outstanding items with regard to the review of the site plan. The storm water management plan is not complete, and there a couple of minor site plan items to address, such as plantings to be used for screening. The architectural plans for the building have been submitted and reviewed and no issues were found. To accommodate the applicant getting started before winter weather sets in, Staff is recommending approval of the site plan with conditions limiting construction in phases while the remaining site plan issues are resolved. The applicant will be allowed to grade the property and install footings and foundations and private utilities upon City Council approval of the site plan but will not be allowed to continue with above ground construction until all outstanding comments have been addressed. Staff has included conditions of approval to this effect.

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 do 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 have 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 construct a 30,000 sq. ft. building for warehousing subject to the applicant meeting all City Code requirements and the following:

1. Provide final site plan drawings addressing outstanding drawing comments prior to grading activities commencing onsite and obtaining a building permit allowing for only the installation of footing and foundations and private utilities, except storm water infrastructure.
2. Provide executed sanitary sewer easement prior to grading activities commencing onsite and obtaining a building permit allowing for only the installation of footing and foundations and private utilities, except storm water infrastructure.
3. Provide and receive City approval of a Storm Water Management Plan prior to obtaining a building permit allowing for above ground construction and installation of other site amenities shown on the approved site plan.
4. If deemed necessary by the City due to affects or modifications to the storm water management facilities serving the site, applicant shall provide an executed Storm Water Management Facility Maintenance Agreement and as-built drawings of storm water facilities prior to issuance of a Final Occupancy Permit.

Owner: Larry Theis
Scheels All-Sports Inc.
4550 15 Ave South
Fargo, ND 58103
701-232-3665
lctheis@scheels.com

Applicant: Reid Tamisiea
Po Box 65264
West Des Moines IA 50265
515-721-9115
reidtamisiea@yahoo.com

Applicant Representative: Brad Overturf
Cooper Crawford and Associates
475 S 50th St
Suite 800
West Des Moines, IA 50265
boverturf@cooper-crawford.om

Attachments:

Attachment A - Plan and Zoning Commission Resolution
Exhibit A – Conditions of Approval
Attachment B - Location Map
Attachment C - Site Plan
Attachment D - Elevations

ATTACHMENT A

RESOLUTION NO. PZC-19-071

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE SITE PLAN FOR SCHEELS WAREHOUSE (SP-004481-2019) TO CONSTRUCT A 30,000 SQ.FT. WAREHOUSE AT 175 S. 9TH STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Reid Tamisiea, with permission from the property owner, Scheels All-Sports Inc., has requested approval for a Site Plan (SP-004481-2019) to construct 30,000 sq.ft. warehouse and related site improvements on property located at 175 S. 9th St; and

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; and

WHEREAS, on October 28, 2019, this Commission held a duly-noticed public meeting to consider the application for a Site Plan;

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, October 28, 2019, or as amended orally at the Plan and Zoning Commission meeting, are adopted.

SECTION 2. The Site plan to construct 30,000 sq. ft. warehouse and related site improvements 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 October 28, 2019.

Erica Andersen, 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 October 28, 2019.

AYES: Andersen, Costa, Crowley, Erickson, Hatfield, Southworth
NAYS:
ABSTENTIONS:
ABSENT: Drake

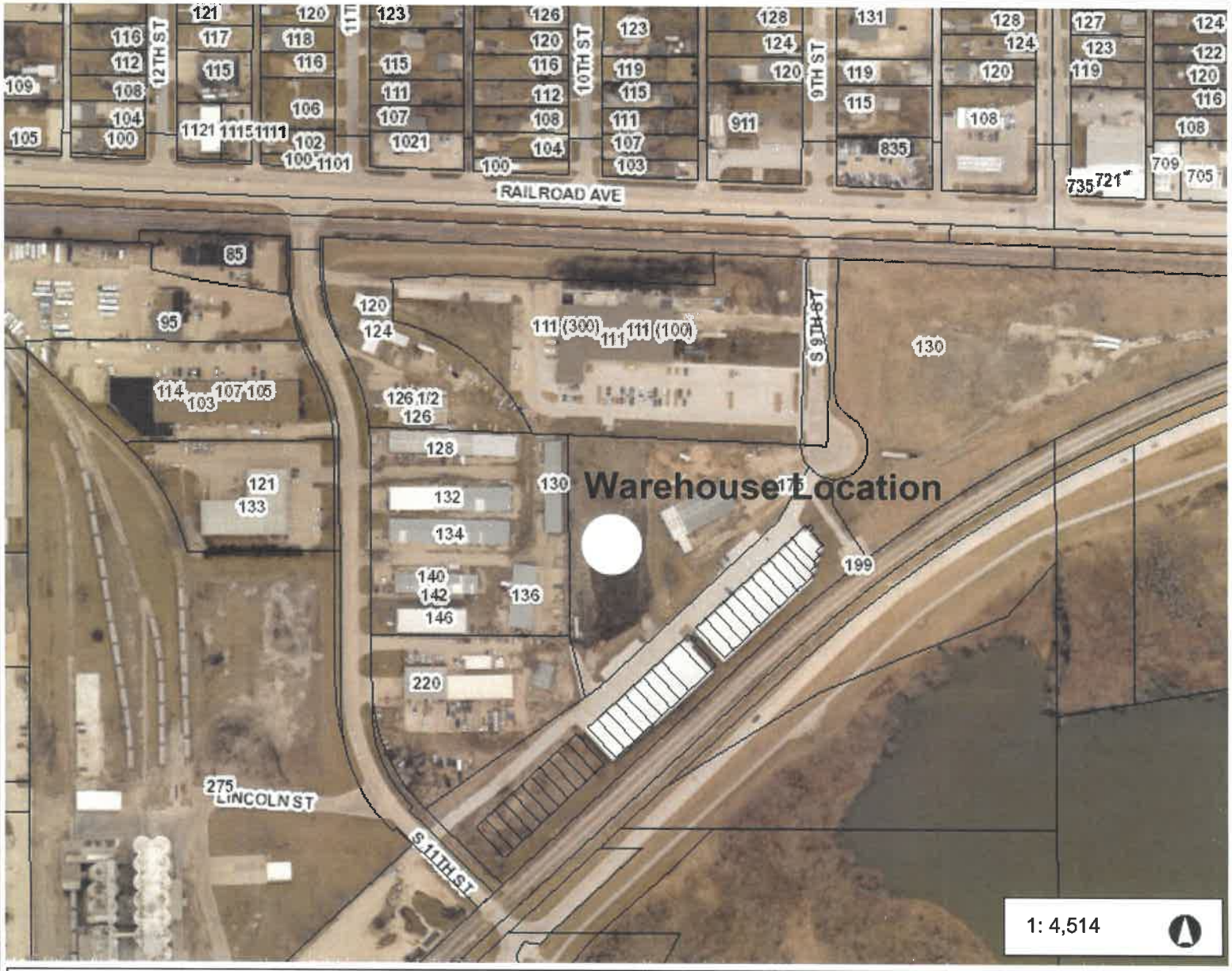
ATTEST:

Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. Provide final site plan drawings addressing outstanding drawing comments prior to grading activities commencing onsite and obtaining a building permit allowing for only the installation of footing and foundations and private utilities, except storm water infrastructure.
2. Provide executed sanitary sewer easement prior to grading activities commencing onsite and obtaining a building permit allowing for only the installation of footing and foundations and private utilities, except storm water infrastructure.
3. Provide and receive City approval of a Storm Water Management Plan prior to obtaining a building permit allowing for above ground construction and installation of other site amenities shown on the approved site plan.
4. If deemed necessary by the City due to affects or modifications to the storm water management facilities serving the site, applicant shall provide an executed Storm Water Management Facility Maintenance Agreement and as-built drawings of storm water facilities prior to issuance of a Final Occupancy Permit.

My Map



Legend

- Addresses
- Corporate Limits
- Parcels

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

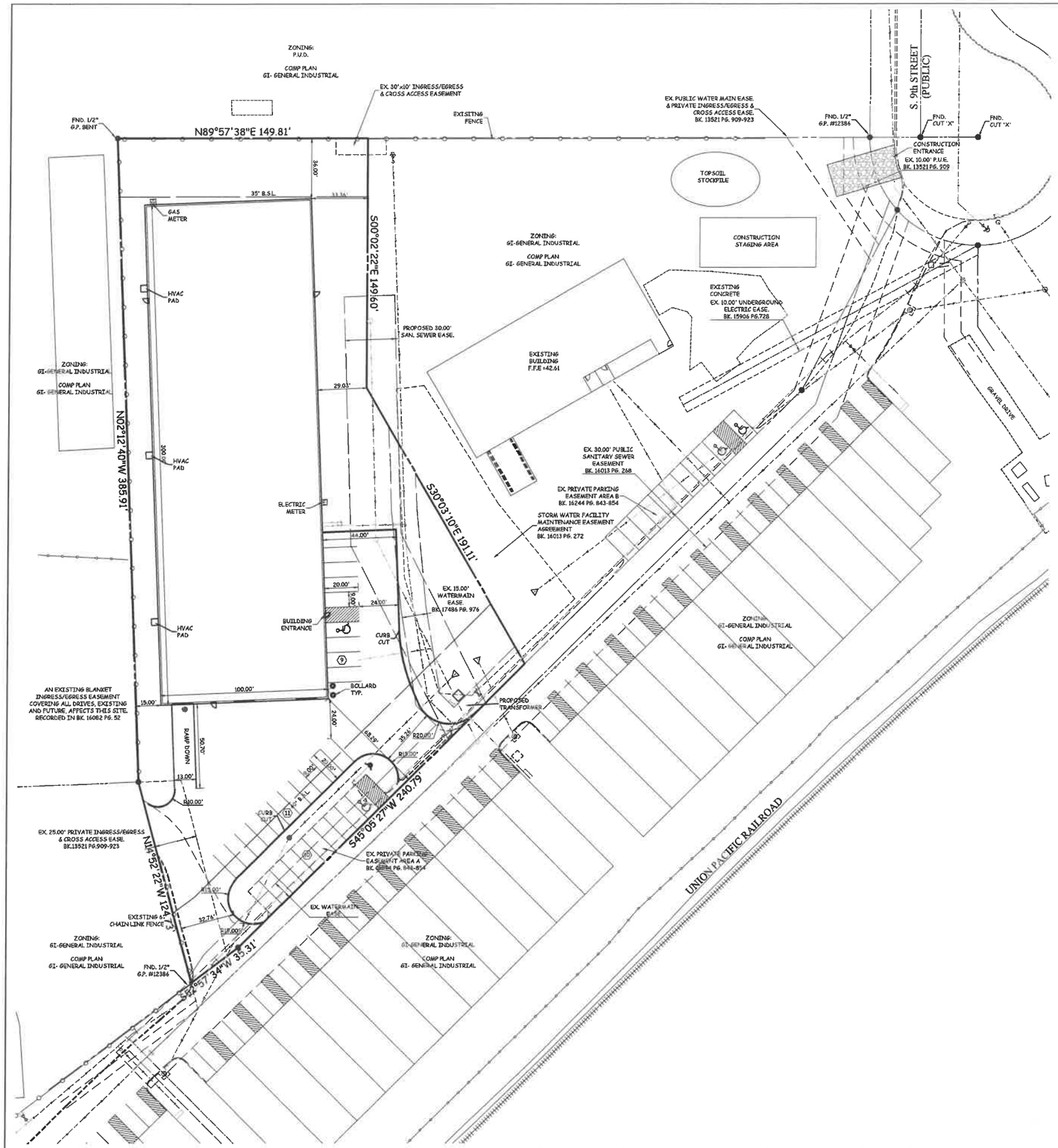
© City of West Des Moines, Iowa

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

ATTACHMENT C



VICINITY SKETCH

NO SCALE

PARKING REQUIREMENTS

WAREHOUSING, STORAGE LOTS, AND CONSTRUCTION YARDS
0.75 SPACES PER 1,000 SQUARE FEET OF GFA
1 SPACE PER EMPLOYEE
30,000 S.F. /1,000 =30 * .75 =23 SPACES
3 EMPLOYEES = 3 SPACES
TOTAL PARKING SPACES REQUIRED =26 SPACES
TOTAL PARKING SPACES PROVIDED =20 SPACES INCLUDING 1 HANDICAP PLUS 6 SHARED
=26 TOTAL SPACES W/ 1 HANDICAP

NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
2. A. CLINT CARPENTER, WEST DES MOINES PUBLIC WORKS, 222-3480
3. B. REID TAMISIEA
4. C. COOPER CRAWFORD & ASSOCIATES, L.L.C.
5. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
6. 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.
7. 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.
8. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY CONTRACTOR WITHIN 24 HOURS.
9. VERIFY COORDINATES AND BUILDING CORNERS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
10. ALL SITE WORK SHALL BE IN ACCORDANCE WITH WEST DES MOINES STANDARDS.
11. PAVING SHALL BE A MINIMUM OF 6-INCH P.C.C. IN PUBLIC RIGHT-OF-WAY AND PRIVATE DRIVE PAVING.
12. CURBS SHALL BE 6-INCH CURB.
13. ALL LIGHTING MUST BE DOWNCAST IN NATURE.
14. 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.
15. 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.
16. 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.
17. AN EROSION CONTROL CONTRACTOR SHALL BE HIRED PRIOR TO CONSTRUCTION BEGINNING, THE NAME OF WHICH SHALL BE FURNISHED TO THE CITY BEFORE GRADING STARTS.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION POND AND UNDERGROUND UTILITIES ON THE SITE.
19. ALL PUBLIC SIDEWALKS ADJACENT TO THIS SITE SHALL BE CONSTRUCTED WITH THE PROJECT.
20. ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.
21. 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.
22. STREET LIGHTS SHALL BE INSTALLED ON ALL PUBLIC STREETS ADJACENT TO THIS SITE BY MID AMERICAN ENERGY AND PAID FOR BY THE APPLICANT/OWNER.
23. 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.
24. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
25. NO CURB GRINDING ON COMMERCIAL DRIVEWAYS IS ALLOWED.
26. A PRIVATE INGRESS / EGRESS AND CROSS ACCESS EASEMENT SHALL COVER PLACED ON THIS SITE OVER ALL OF THE DRIVES.
27. NO OUTSIDE DUMPSTER WILL BE ON SITE. TRASH WILL BE HANDLED WITH AND INTERIOR DUMPSTER.

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 1297.54-1998. 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 INDEX

1 DIMENSION PLAN
2 GRADING PLAN
3 UTILITY PLAN
4 LANDSCAPE PLAN

IOWA ONE-CALL
800/292-8989
1-800-292-8989
CALL- BEFORE- YOU- DIG

SCHEELS WAREHOUSE

175 S. 9th BUILDING 300

OWNER

SCHEELS ALL SPORTS INC.
4550 15TH AVE. SOUTH
FARGO, ND 58103

CONTRACTOR/APPLICANT

NEXT PHASE DEVELOPMENT
REID TAMISIEA
PO BOX 652684
WDM,IA 50265
PH. 515-721-9115

COMP. PLAN

EXISTING: GENERAL INDUSTRIAL
PROPOSED: GENERAL INDUSTRIAL

LAND USE

EXISTING: VACANT
PROPOSED: WAREHOUSE

ZONING

EXISTING: GENERAL INDUSTRIAL

SETBACKS

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

BUILDING HEIGHT

MAX. BUILDING HEIGHT =60 FEET
BULDING HEIGHT =25.67 FEET

LEGAL DESCRIPTION

PARCEL '2019-163' OF THE PLAT OF SURVEY RECORDED IN BOOK 17463, PAGES 868-871, CITY OF WEST DES MOINES, POLK COUNTY IOWA.

SAID TRACT OF LAND CONTAINS 1.77 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD.

SITE AREAS

BUILDINGS	30,000 S.F.	38.9%
EXISTING PAVING	4,405 S.F.	5.7%
NEW PAVING	15,406 S.F.	20.0%
OPEN SPACE	27,227 S.F.	35.4%
TOTAL	77,085 S.F.	100%

TOTAL IMPERVIOUS AREA (BUILDINGS, PAVING, & WALKS) 89,459 S.F. / 64.6%
REQ'D OPEN SPACE = 15,417 S.F. (77,085 * 20%)

FLOOD HAZARD INFORMATION

MAP #19023100110 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 #49
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_____ 812.36 (NAVD88 Datum)
38.35 (WDM Datum)

WDM #58
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)
38.23 (WDM Datum)

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

LICENSED PROFESSIONAL ENGINEER KEVEN J. CRAWFORD 13156 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. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3

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: 9-6-2019
REVISIONS: 9-25-2019
10-7-2019
10-21-2019

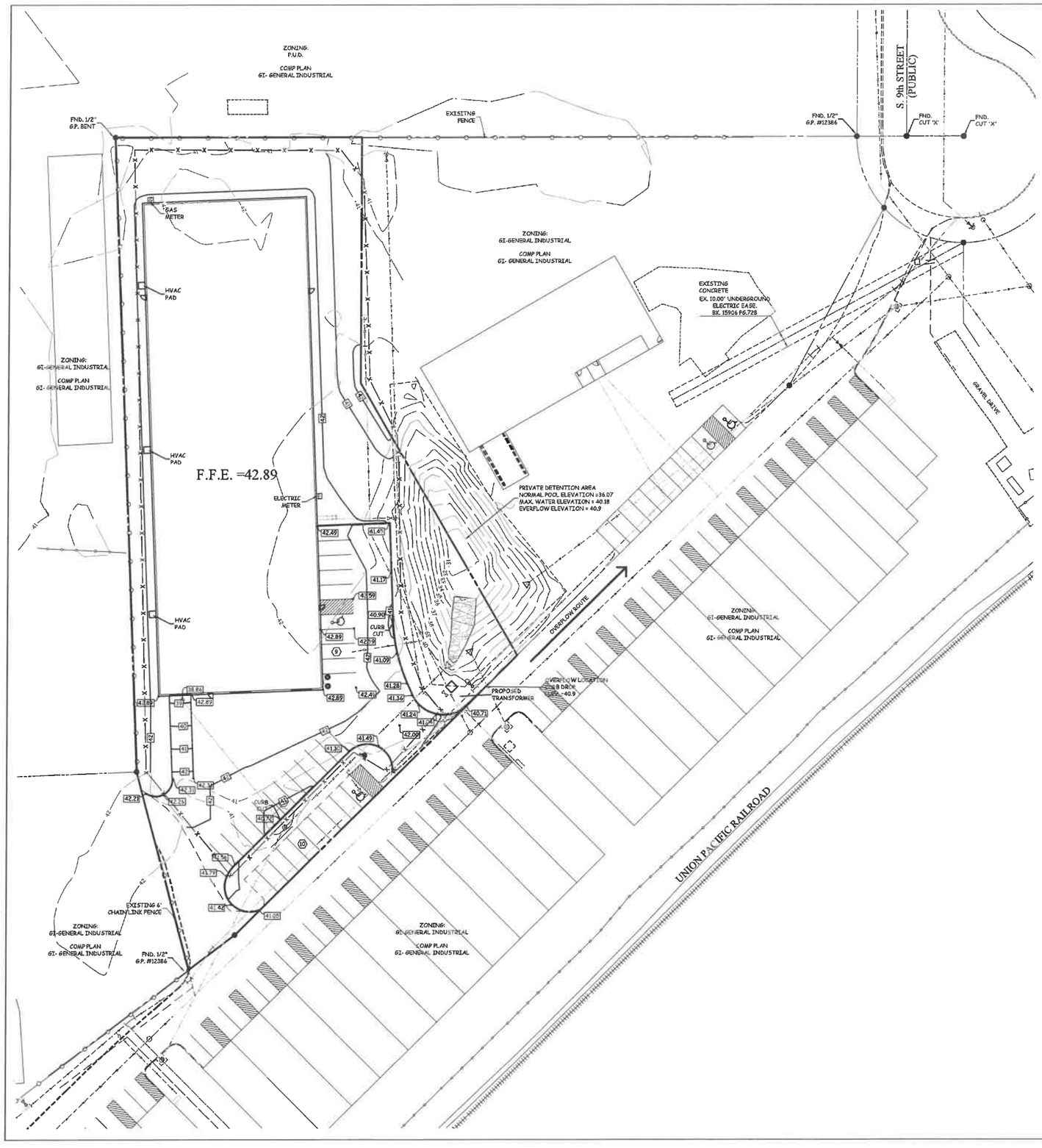
0 15 30
SCALE: 1"=30'

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

JOB NUMBER CC 1959

DIMENSION PLAN
SHCEELS WAREHOUSE

SHEET 1 of 4



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 WEEKLY 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 TIMETABLE). CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECITIC 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. FILTER SOCKS ARE TO BE INSPECTED ONCE A WEEK AND AFTER EACH RAINSTORM, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
12. ADDITIONAL FILTER SOCKS (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT
13. FILTER SOCKS ARE TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. ALL INTAKES SHALL HAVE FILTER SOCKS PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
15. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPOILS SITES ARE ANTICIPATED.
18. EROSION CONTROL CONTACT EROSIONTEK (ALAN BERNARD 515-808-4086).

SCHEELS WAREHOUSE

175 S. 9th BUILDING 300

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 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. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
5. STOCKPILE SUFFICIENT TOP RESPREAD 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 MEET 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 COHESIVE 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 6" ABOVE ADJACENT GRADE AND THE CLEARANCE BETWEEN ANY SIDING MATERIAL AND THE SOD 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 1:12 FOR A DISTANCE OF 6'.
17. THE WEST GREEN INDUSTRIAL PARK OWNER'S 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 2.00%.
21. ALL SPOTS ARE TO TOP OF SLAB UNLESS OTHERWISE NOTED.

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

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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

DATE: 9-6-2019
REVISIONS: 9-25-2019
10-7-2019
10-21-2019

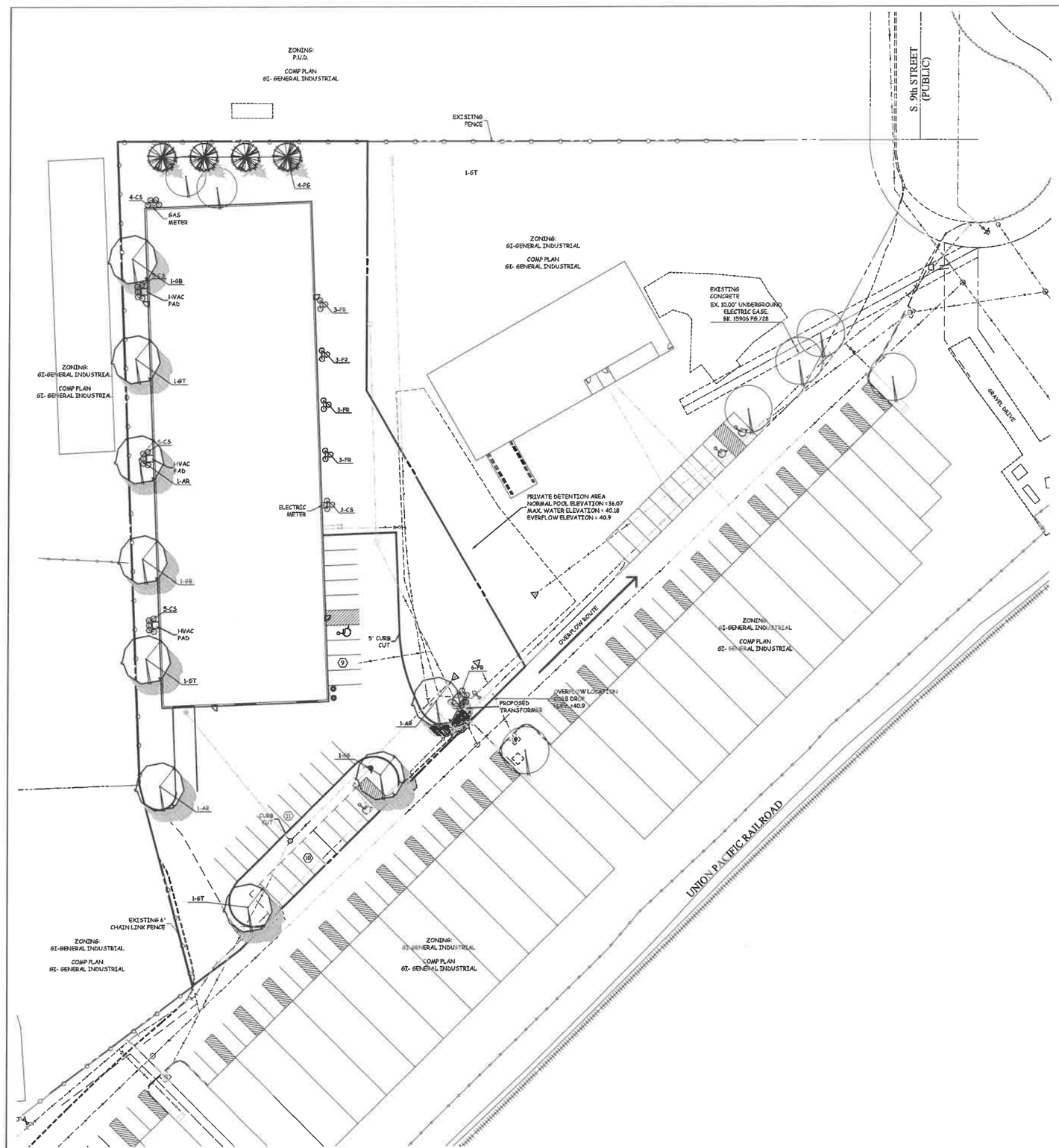
SCALE: 1"=30'

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

JOB NUMBER CC 1959

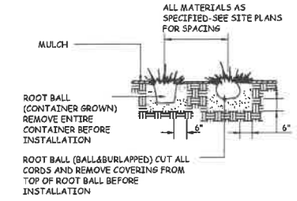
GRADING PLAN
SCHEELS WAREHOUSE

SHEET 2 of 4



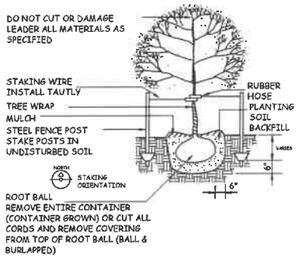
PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
3	AR	Acer x freemanii 'Jeffersred' AUTUMN BLAZE FREEMAN MAPLE	2 1/2" cal.	TS / B&B	SEE PLAN
3	GT	Gleditsia triacanthos SKYLINE HONEYLOCUST	2 1/2" cal.	TS / B&B	SEE PLAN
3	GB	Gingko biloba GINKO	2 1/2" cal.	TS / B&B	MALE ONLY
4	PG	Picea glauca BLACK HILLS SPRUCE	6'-7' ht	TS / B&B	SEE PLAN
18	FR	Calamagrostis acutiflora FEATHER REED GRASS	#1 cont.	CONT.	SEE PLAN
22	CS	Cornus alba RED-TWIG DOGWOOD	#1 cont.	CONT.	SEE PLAN



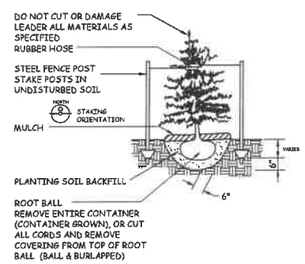
SHRUB PLANTING DETAIL

NO SCALE



DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE



EVERGREEN TREE PLANTING & STAKING DETAIL

NO SCALE

SCHEELS WAREHOUSE

175 S. 9th BUILDING 300

LANDSCAPE NOTES

1. ALL SITEWORK, 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 THES 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 5 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.

OPEN SPACE LANDSCAPE REQUIREMENTS

BASED ON 20% REQUIRED OPEN SPACE = 77,085 S.F. x .20 =15,417 S.F.
(2 TREES AND 3 SHRUBS PER 3,000 S.F. OPEN SPACE 15,417 / 3000 =5)

REQUIRED: 10 TREES
15 SHRUBS

PROPOSED: 6 OVERSTORY
4 EVERGREENS
15 SHRUBS

OFF STREET PARKING LANDSCAPE REQUIREMENTS

1 OVERSTORY OR ORNAMENTAL / ISLAND OR POD = 3 ISLANDS OR PODS
2 SHRUBS FOR EVERY 12 STALLS - 18 STALLS / 12 =2 SHRUBS

REQUIRED: 3 TREES
4 SHRUBS

PROPOSED: 3 TREES
6 SHRUBS

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

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10-21-2019
10-28-2019

0 15 30
SCALE: 1"=30'

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

JOB NUMBER
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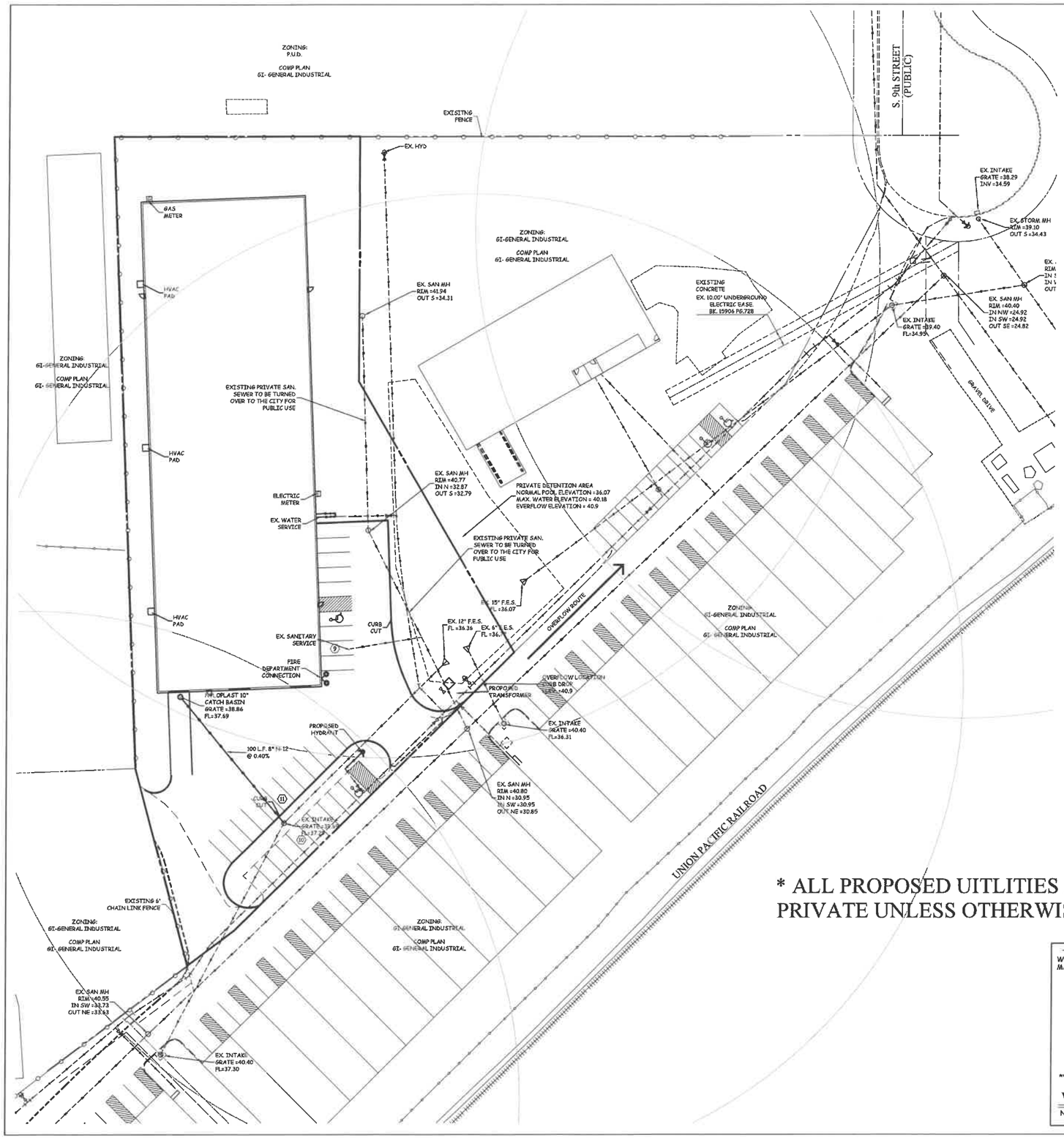
LANDSCAPE PLAN
SCHEELS WAREHOUSE

SHEET
4 of 4

SCHEELS WAREHOUSE

175 S. 9th BUILDING 300



* ALL PROPOSED UITLITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

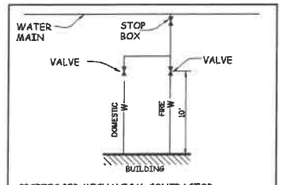
UTILITY NOTES

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 THES 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. 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 (222-3480) 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 PROVISION.
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.

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- W 8" — WATER MAIN & SIZE
- SAN 6" — 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
- PP/LP — POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES



**SIZES PER MECHANICAL CONTRACTOR

WATER SERVICE DETAIL

NO SCALE

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

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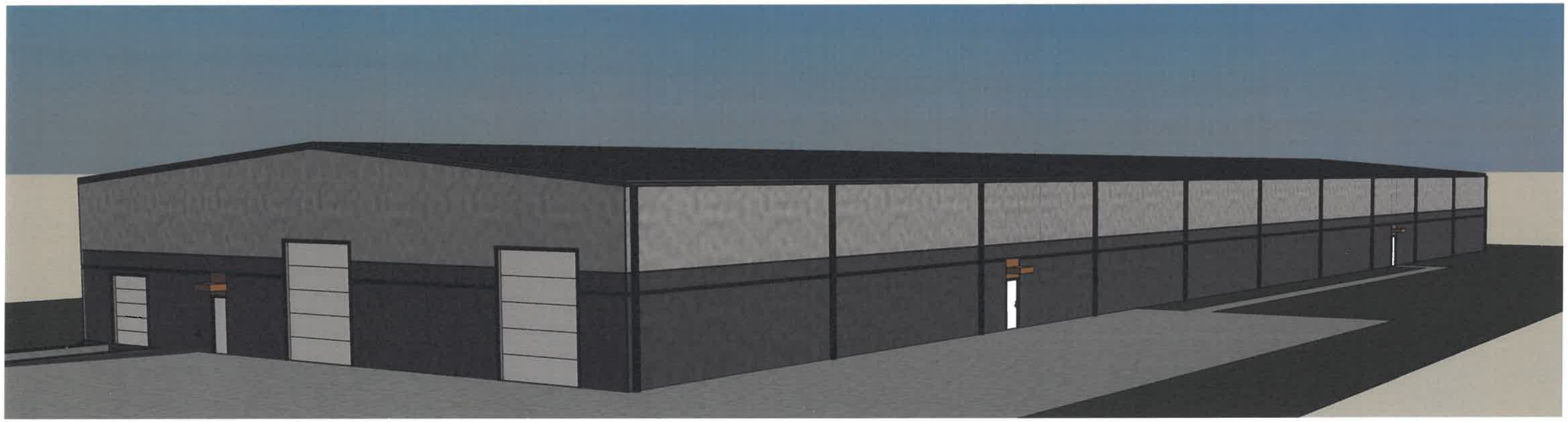
UTILITY PLAN
SCHEELS WAREHOUSE

SHEET 3 of 4



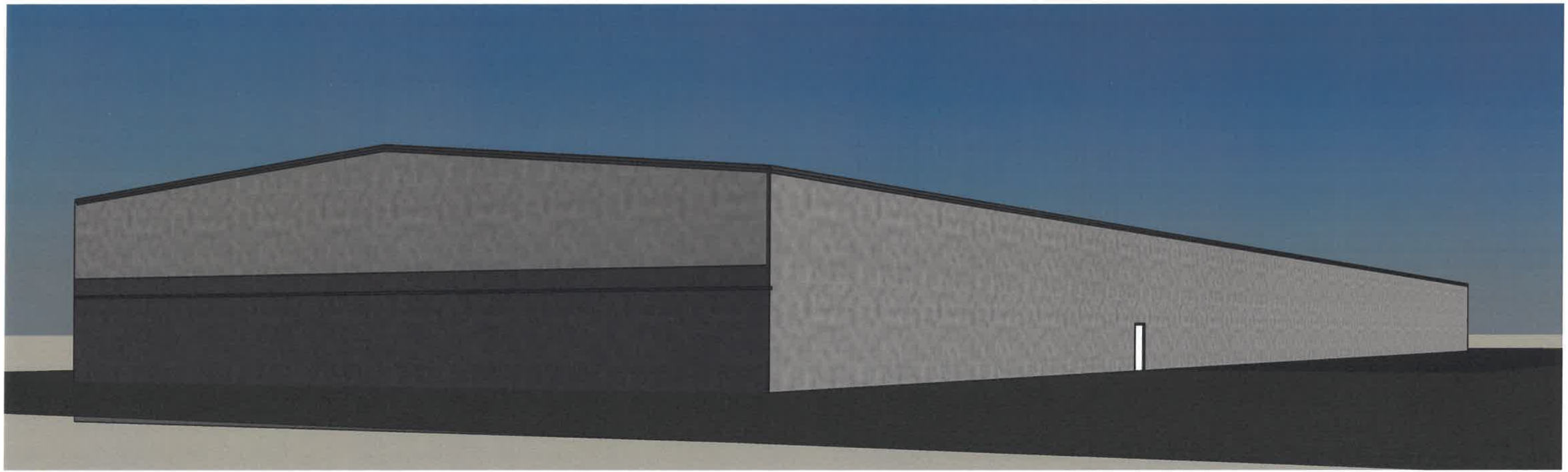


EXHIBIT II

Prepared by: SGriffin City of West Des Moines, 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-004481-2019) TO ALLOW FOR THE CONSTRUCTION OF A 30,000 SQ. FT. WAREHOUSE ON PROPERTY LOCATED AT 175 S. 9th STREET AND APPROVAL AND ACCEPTANCE OF SANITARY SEWER EASEMENT

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, Reid Tamisiea of Next Phase Development, in cooperation with the property owner Scheels All-Sports Inc., requests approval for a site plan (SP-004481-2019) to construct a 30,000 sq. ft. warehouse and acceptance of a sanitary sewer easement on property legally described as:

Legal Description of Property

PARCEL '2019-163' OF THE PLAT OF SURVEY RECORDED IN BOOK 17463, PAGES 868-871, CITY OF WEST DES MOINES, POLK COUNTY IOWA.

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

WHEREAS, on October 28, 2019, the Plan and Zoning Commission recommended to the City Council approval of the Scheels Warehouse Site Plan (SP-004481-2019); and

WHEREAS, on November 4, 2019, this City Council held a duly-noticed meeting to consider the application for a site plan; and,

WHEREAS, it is in the best interest of the citizens of the City to approve and accept the Sanitary Sewer Easement; and,

WHEREAS, the City Council approves and accepts a Sanitary Sewer Easement on the site; and,

WHEREAS, the City Council assigns the address of 175 S. 9th Street, Building 300 to this building.

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 November 4, 2019, are adopted.

SECTION 2. The Site Plan (SP-004481-2019) to construct a 30,000 sq. ft. warehouse is approved, subject to compliance with all 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.

SECTION 3. Sanitary Sewer Easement conveying property and other interests to the City of West Des Moines, Iowa, is hereby approved and accepted and shall be filed with the county recorder as appropriate.

PASSED AND ADOPTED on November 4, 2019.

_____
Steve Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. Provide final site plan drawings addressing outstanding drawing comments prior to grading activities commencing onsite and obtaining a building permit allowing for only the installation of footing and foundations and private utilities, except storm water infrastructure.
2. ~~Provide executed sanitary sewer easement prior to grading activities commencing onsite and obtaining a building permit allowing for only the installation of footing and foundations and private utilities, except storm water infrastructure.~~ *Completed - Acceptance of easement included in site plan approval action.*
3. Provide and receive City approval of a Storm Water Management Plan prior to obtaining a building permit allowing for above ground construction and installation of other site amenities*, including storm water infrastructure as* shown on the approved site plan.
4. If deemed necessary by the City due to affects or modifications to the storm water management facilities serving the site, applicant shall provide an executed Storm Water Management Facility Maintenance Agreement and as-built drawings of storm water facilities prior to issuance of a Final Occupancy Permit.

EXHIBIT III

Prepared by: SGriffin Development Services, PO Box 65320, West Des Moines, IA 50265-0320, 515-2223620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 502650320

SANITARY SEWER EASEMENT

KNOW TO ALL MEN BY THESE PRESENTS:

1. Grant of Easement.

The undersigned, Scheels All-Sports, Inc., (hereinafter referred to as the "Grantor(s)"), owner(s) and/or developer(s) of the Scheels Warehouse in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby sell, grant, and convey to the City of West Des Moines, Iowa, a municipal Corporation (hereinafter referred to as "the City"), a permanent and perpetual easement (hereinafter referred to as "Sanitary Sewer Easement" or "Easement(s)") and right-of-way upon, over, under, through and across the real property, legally described as:

> A part of Lots 2 and 3, Goodman Industrial Park, and official plat in the City of West Des Moines, Polk County, Iowa more particularly described as follows:
>
> A 30.00 feet wide public sanitary sewer easement across a part of Parcel '2019-163'and Parcel '2019-164' of the Plat of Survey of Lot 36, West Green Industrial Park Plat 1, an official plat, now in and forming a part of the City of West Des Moines, Polk County, Iowa. Said 30.00 feet wide public sanitary sewer easement being 15.00 feet on both sides of the following described centerlines:
>
> Commencing at the southeast corner of said Parcel '2019-163, thence S45°05'27"W, 48.92 feet along the south line of said Parcel '2019-163', to the point of beginning; thence N°26'44'27"W, 122.21 feet; thence N01°51'40"W, 85.14 feet to the east line of said Parcel '2019-163'; thence N01°51'40"W, 45.87 feet to where said centerline terminates.

2. Use and Purpose of Easement.

This Easement shall be granted for the purpose of locating sanitary sewer(s) (hereinafter referred to as "Sewer(s)") and to permit and allow the city to enter at any time upon, over, under, through, and across into said Easement(s) herein described to use as much of the surface and sub-surface thereof to construct, replace, locate, rebuild, enlarge, reconstruct, patrol, repair (including the right to place and build additional Sewer(s) therein or to connect and/or join Sewer(s) and appurtenances thereto) and to forever maintain Sewer(s) whenever necessary within the Easement(s) granted herein. No structure or building of any kind whatsoever shall be erected upon property that is the subject of this Easement without the express written consent of the City.

3. Maintenance.

After the initial construction of the Sewer(s), and acceptance by the City, the City agrees, as part of the reconstruction, maintenance and patrolling of the Sewer(s), to restore and replace the Easement area(s) to substantially the same condition as prior to the time of entry or as agreed upon by the City and the Grantor(s), except the City shall not be required to replace landscaping, trees, shrubs, bushes, landscape elements, structures, or underground water systems nor shall the City be required to restore the Easement area by reason of settlement, depression, or any unknown conditions which arise subsequent to the restoration and/or replacing of the easement area; any subsequent restoration by reason of settlement, depression or any unknown conditions shall be the sole responsibility of the Grantor(s) at the Grantor(s)' sole expense.

4. Hold Harmless.

The Grantor(s) agrees to indemnify and hold harmless the City, its elected officials, employees, officers, agents, representatives, contractors, and attorneys from and against any and all claims or demands for liability, loss, damage, costs, expenses, or attorney's fees of any kind for actions or omissions of the Grantor(s) arising out of or in connection with any undertaking arising out of or otherwise related to this Easement.

5. Running of Benefits and Burdens.

The terms and conditions of this Easement are binding upon the Grantor including, but not limited to, future owners, developers, lessees or occupants. All provisions of this instrument, including benefits and burdens, run with the land and are binding upon and inure to the heirs, assigns, successors, tenants and personal representatives of the parties hereto.

6. Jurisdiction and Venue.

The City and the Grantor(s) agree the District Court of the State of Iowa shall have exclusive jurisdiction over the subject matter and enforcement of the terms and conditions of this Easement and said parties consent to the jurisdiction of the person being in Polk County, Iowa.

7. Words and Phrases.

Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to context.

8. Parties.

The term "City" as used herein shall refer to the City of West Des Moines, Iowa, its elected officials, agents, employees, officers, and contractors. The term "Grantor(s)" shall refer to Scheels All-Sports, Inc., their heirs, assigns, successors-in-interest, or lessees, if any.

9. Attorney's Fees.

Either party may enforce this instrument by appropriate action, and should they prevail in such litigation they shall recover as part of their costs the reasonable attorney's fees incurred in such litigation.

10. Integration.

This Agreement shall constitute the entire Agreement between the parties and no amendments or additions to this Agreement shall be binding unless in writing and signed by both parties.

11. Paragraph Headings.

The paragraph headings in this Agreement are included solely for convenience and shall not affect or be used in connection with the interpretation of this Agreement.

Dated this 21 day of October, 2019.

Scheels All-Sports Inc.,

By: _____

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on Oct 21, 2019, by Kris Richard (Name) Office Leader (Title) of Scheels All-Sports, Inc.

KRIS RICHARD
Commission Number 741274
My Commission Expires
June 15, 2021

Notary Public in and for the State of Iowa

CITY OF WEST DES MOINES, IOWA

_____
Steven K. Gaer, Mayor

Attest:

_____
Ryan Jacobson, City Clerk

CITY OF WEST DES MOINES, IOWA

I, Ryan T. Jacobson, City Clerk of the City of West Des Moines, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of West Des Moines by Resolution and Roll Call No. _____, passed on the _____ day of _____ _____, 2019, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2019.