CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: June 1, 2020

ITEM: Lots 3 & 4 All-State Industrial – 1690 and 1730 All State Court – Approval of a Phased Site Plan to allow grading of the site and installation of underground private utilities – Next Phase Development. – SP-004641-2020

RESOLUTION: Approval of a Phased Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Brad Overturf with Cooper Crawford and Associates LLC., on behalf of the applicant/owner, Next Phase Development, LLC, is requesting phased approval of a phased site plan to initiate grading and to allow the installation of underground private utilities and foundations for approximately 5.331 acres located at 1690 and 1730 All State Court in anticipation of approval of a full site plan in the near future for the construction of two (2), two-story warehouse buildings (18,225 sf and 25,800 sf respectively) on the site. The applicant is on a tight construction schedule and wishes to complete the infrastructure while some details of the above ground elements are worked out. The applicant will return to the Plan and Zoning Commission and City Council for approval of the full site plan and the above ground elements.

Plan and Zoning Commission Action:
Vote: 7-0, approval
Date: May 26, 2020
Motion: Adopt a resolution recommending the City Council approve the phased Site Plan

OUTSTANDING ISSUES: There are no outstanding issues. Staff notes that this proposal triggers a condition of approval from a 2011 site plan pertaining to platting requirement for shared access.

The applicant raised concerns about the cost, time and necessity of the platting requirement.
He requests that the City Council to modify the 2011 condition of approval and remove the requirement for platting. Considering access is provided along with other reasons noted in the report, the Plan and Zoning Commission supports the request.

There has been a minor change in condition of approval # 5 contained in the Plan and Zoning Commission report to more accurately reflect the Council action related to modifying the 2011 condition of approval.

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

- Applicant's Request
- History
- City Council Subcommittee – Development and Planning (*March 2, 2020)*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Site Plan 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 phased site plan to develop 2 warehouse buildings, subject to the applicant meeting all City Code requirements and the following:

1. The applicant agrees that any infrastructure work done to the site prior to the full approval of the site plan which contains all site development details is at their own risk, and that the final site development will need to comply with any changes that are deemed necessary as part of those

subsequent approvals. The applicant further acknowledges and agrees that should the continued review, development and finalization of the site's details warrant changes to the utilities or building design or locations resulting in changes to the grades, or utilities, that the applicant will need to make the necessary changes at their own cost with no compensation from the City.

2. The applicant acknowledges that approval of this phased site plan does not allow for any above ground construction of any type and that subsequent site plan approval and submittal of final plans to the City is required before any above ground work can be started.

3. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work.

4. The applicant acknowledges that the cross access agreement shall be recorded prior to initiation of any site work.

5. The City Council approving a modification the 2011 condition of approval that removes the requirement to plat the property.

6. The applicant acknowledges and agrees that building permits for any part of the structure (including footings and foundations) are not issued until the pursuant Plat of Survey is approved by the City Council.

Lead Staff Member: J. Bradley Munford, Case Planner

STAFF REVIEWS

Department Director	LS
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

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

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	March 2, 2020		
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: Grading, Site Layout, & Utility

Exhibit II - City Council Resolution

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: May 26, 2020

Item: Lots 3 & 4 All State Industrial – 1690 and 1730 All State Court – Approval of a Phased Site Plan to allow grading of the site and installation of underground private utilities – Next Phase Development. – SP-004641-2020

Requested Action: Recommend Approval of a Phased Site Plan

Case Advisor: J. Bradley Munford

Applicant's Request: Brad Overturf with Cooper Crawford and Associates, on behalf of the applicant, Next Phase Development is requesting phased approval of a phased site plan to initiate grading and to allow the installation of underground private utilities for approximately 5.331 acres located at 1690 and 1730 All State Court in anticipation of approval of a full site plan in the near future for the construction of 2, two story warehouse buildings (18,225 sf and 25,800 sf respectively) on the site. The applicant is on a tight construction schedule and wishes to complete the infrastructure while some details of the above ground elements are worked out. The applicant will return to the Plan and Zoning Commission and City Council for approval of the full site plan and the above ground elements.

History: This area was originally platted as Industrial Park in 1966. It was replatted in 1968 as Industrial Park Replat and again in 1976 as Industrial Park Plat 1. In 2004 the property was replatted as All-State Industrial Plat 1.

City Council Subcommittee: The Lots 3 & 4 All State Industrial was presented to Development and Planning Subcommittee as an informational item at the March 2, 2020 meeting. 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. Staff would note the following:

- *Grading and Site Infrastructure*: The applicant is still working with staff on the design of the proposed warehouse buildings. The applicant is requesting authorization to grade and install underground private utilities while they continue to work to resolve details on the building designs. At a later date, the applicant will return to the Plan and Zoning Commission and City Council for approval of the full site plan which will provide full architectural details of the buildings being built. As a part of this approval, staff recommends a caveat that no foundation work or above ground construction commence until the site plan is approved and all necessary documentation, including final plans, have been submitted to the City.

  Staff is comfortable with the applicant proceeding with grading, utility installation and foundations while minor architectural details are finalized.

- *Shared Access:* In 2011 the owner and developer of 1675 All-State Ct. owned both lots 2 and 3 of All-State Industrial Plat 1. The City Council approved a site plan for 1675 All-State Ct. that allowed driveway improvements to be constructed on lot 3. The approval was with the condition that if lot 3 is sold or developed independently the parcels will be re-platted to adjust the common lot line and locate all improvements within one respective lot in accordance with city code. In addition, as part of the re-platting process, the applicant shall execute the appropriate ingress/egress-cross-access agreement, should such be necessary.

The applicant's proposal triggers the 2011 condition of approval. The applicant has worked with the owners of 1675 All-State Ct. and have entered into a cross access agreement that would allow both parties to use the existing drive (see Attachment D). However, the applicant is concerned about the platting requirement of the condition of approval. Since access is the root intent behind the condition, and both parties have an agreement for access, the applicant believes that the platting requirement is an unnecessary cost. He requests that the City Council to modify the 2011 condition of approval and remove the requirement for platting. Considering access is provided, staff is comfortable with the request.

- *Lot Line Adjustment:* On the site plan, the applicant is proposing to build a building over one of the existing property lines. Per code certain private improvement such as a building is prohibited from being built over a property line. The applicant is proposing to submit a Plat of Survey in the near future to adjust the property line accordingly. Staff recommend a condition of approval that building permits for any part of the structure (including footings and foundations) are not issued until the pursuant Plat of Survey is approved.

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 Phased Site Plan to develop 2 warehouse buildings, subject to the applicant meeting all City Code requirements and the following:

7. The applicant agrees that any infrastructure work done to the site prior to the full approval of the site plan which contains all site development details is at their own risk, and that the final site development will need to comply with any changes that are deemed necessary as part of those subsequent approvals. The applicant further acknowledges and agrees that should the continued review, development and finalization of the site's details warrant changes to the utilities or building design or locations resulting in changes to the grades, or utilities, that the applicant will need to make the necessary changes at their own cost with no compensation from the City; and,

8. The applicant acknowledges that approval of this phased site plan does not allow for any above ground construction of any type and that subsequent site plan approval and submittal of final plans to the City is required before any above ground work can be started.

9. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work

10. The applicant acknowledges that the cross access agreement shall be recorded prior to initiation of any site work.

11. The City Council approving a motion to modify the 2011 condition of approval that removes the requirement to plat the property.

12. The applicant acknowledges and agrees that building permits for any part of the structure (including footings and foundations) are not issued until the pursuant Plat of Survey is approved by the City Council.

Applicant:

Next Phase Development
Reid Tamisiea
P.O. Box 65264
West Des Moines, Iowa 50265
ReidTamisiea@yahoo.com

Applicant Representative:

Cooper Crawford and Associates
Brad Overturf
475 S 50th St Suite 800
West Des Moines, Iowa 50265
Boverturf@Cooper-Crawford.com

Attachments:

Attachment A - Plan and Zoning Commission Resolution
Exhibit A - Conditions of Approval
Attachment B - Location Map
Attachment C - Site Plan: Grading, Site Layout, & Utility
Attachment D - Cross Access Agreement

RESOLUTION NO. PZC- 20-023

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PHASED SITE PLAN (SP-004641-2020) FOR THE PURPOSE OF GRADING THE SITE AND INSTALLING PRIVATE INFRASTRUCTURE IN ANTICIPATION OF THE DEVELOPMENT OF 2 WAREHOUSE BUILDINGS

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, The Next Phase Development, has requested approval for a Phased Site Plan (SP-004641-2020) for approximately 5.331 acres located at the 1690 and 1730 All State Court, for the purpose of allowing grading and installation of underground private utilities in anticipation of the development of 2 warehouse buildings;

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 May 26, 2020, 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, dated May 26, 2020 or as amended orally at the Plan and Zoning Commission hearing of May 26, 2020 are adopted.

SECTION 2. The Phase Site Plan (SP-004641-2020) permit to grade the property and allow installation of underground private utilities for that site located at 1690 and 1730 All State Court 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 May 26, 2020.

Erica Andersen
Erica Andersen
Plan and Zoning Commission

ATTEST:

Jennifer Canaday
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 May 26, 2020, by the following vote:

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

ATTEST:

Jennifer Canaday

Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. The applicant agrees that any infrastructure work done to the site prior to the full approval of the site plan which contains all site development details is at their own risk, and that the final site development will need to comply with any changes that are deemed necessary as part of those subsequent approvals. The applicant further acknowledges and agrees that should the continued review, development and finalization of the site's details warrant changes to the utilities or building design or locations resulting in changes to the grades, or utilities, that the applicant will need to make the necessary changes at their own cost with no compensation from the City; and,

2. The applicant acknowledges that approval of this phased site plan does not allow for any above ground construction of any type and that subsequent site plan approval and submittal of final plans to the City is required before any above ground work can be started.

3. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work

4. The applicant acknowledges that the cross access agreement shall be recorded prior to initiation of any site work.

5. The City Council approving a motion to modify the 2011 condition of approval that removes the requirement to plat the property.

6. The applicant acknowledges and agrees that building permits for any part of the structure (including footings and foundations) are not issued until the pursuant Plat of Survey is approved by the City Council.

ATTACHMENT B

West Des Moines

Lots 3 & 4 All State Industrial

SITE PLAN

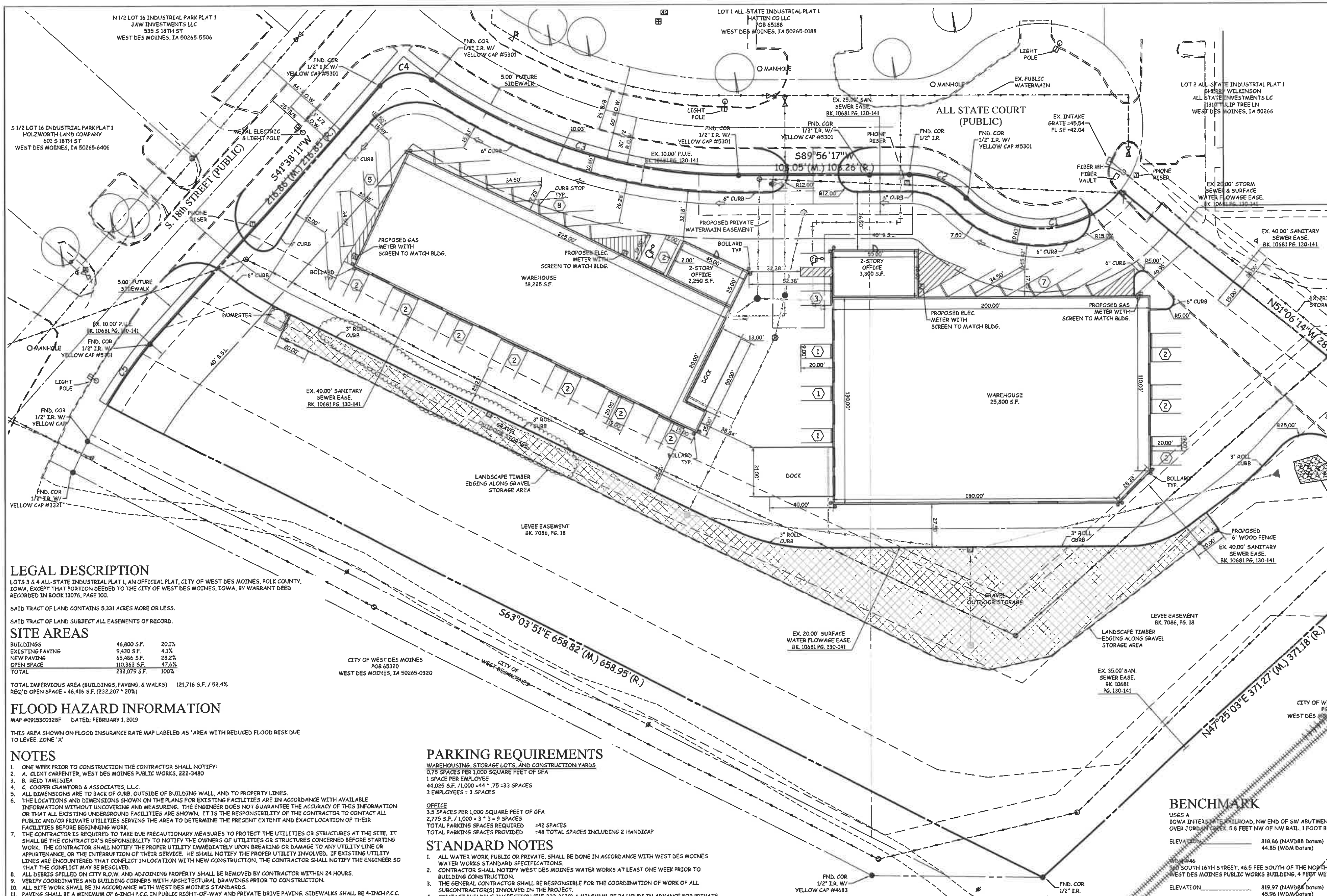
ATTACHMENT C

LOTS 3&4 ALL-STATE INDUSTRIAL

1690 & 1730 ALL-STATE COURT
WDM CASE #(SP-004641-2020)

OWNER / DEVELOPER

NEXT PHASE DEVELOPMENT
REID TAMISIEA
PO BOX 65264
WDM, IA 50265
PH. 515-721-9115



LEGAL DESCRIPTION

LOTS 3 & 4 ALL-STATE INDUSTRIAL PLAT 1, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, POLK COUNTY, IOWA, EXCEPT THAT PORTION DEEDED TO THE CITY OF WEST DES MOINES, IOWA, BY WARRANT DEED RECORDED IN BOOK 13076, PAGE 100.

SAID TRACT OF LAND CONTAINS 5.331 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD.

SITE AREAS

BUILDINGS	46,800 S.F.	20.1%
EXISTING PAVING	9,430 S.F.	4.1%
NEW PAVING	65,486 S.F.	28.2%
OPEN SPACE	110,363 S.F.	47.6%
TOTAL	232,079 S.F.	100%

TOTAL IMPERVIOUS AREA (BUILDINGS, PAVING, & WALKS) 121,716 S.F. / 52.4%
REQ'D OPEN SPACE = 46,416 S.F. (232,207 * 20%)

FLOOD HAZARD INFORMATION

MAP #19153C0328F DATED: FEBRUARY 1, 2019

THIS AREA SHOWN ON FLOOD INSURANCE RATE MAP LABELED AS 'AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, ZONE 'X'

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. SIDEWALKS SHALL BE 4-INCH P.C.C.
12. CURBS SHALL BE 6-INCH CURB AND 3-INCH ROLL 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. TRASH WILL BE HANDLED WITH AND INTERIOR DUMPSTER FOR THE EAST BUILDING.
28. BOLLARDS SHALL BE PAINTED TO MAKE BUILDING WALL COLOR BEHIND THEM.

PARKING REQUIREMENTS

WAREHOUSING, STORAGE LOTS, AND CONSTRUCTION YARDS
0.75 SPACES PER 1,000 SQUARE FEET OF GFA
1 SPACE PER EMPLOYEE
44,025 S.F. /1,000 =44 * .75 =33 SPACES
3 EMPLOYEES = 3 SPACES

OFFICE
3.5 SPACES PER 1,000 SQUARE FEET OF GFA
2,775 S.F. / 1,000 = 3 * 3 = 9 SPACES
TOTAL PARKING SPACES REQUIRED =42 SPACES
TOTAL PARKING SPACES PROVIDED =48 TOTAL SPACES INCLUDING 2 HANDICAP

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).

LICENSED PROFESSIONAL ENGINEER
KEVEN J. CRAWFORD
13156
IOWA

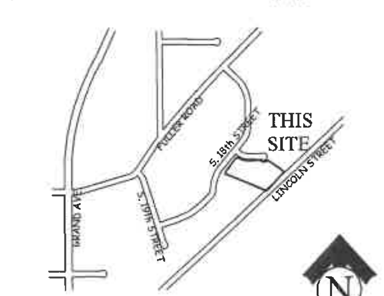
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

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

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	096°38'42"	64.50	108.80	72.45	96.35	S87°09'41"W
C2	045°28'40"	50.00	39.69	20.96	38.65	N67°24'13"W
C3	035°29'57"	330.00	204.46	105.63	201.21	N72°29'13"W
C4	083°44'14"	25.00	36.54	22.41	33.37	S83°45'05"W
C5	007°56'22"	341.05	47.26	23.67	47.22	S35°38'08"W



VICINITY SKETCH

NO SCALE

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

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
- PP/LP POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- 990 EXISTING CONTOURS
- 990 PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES

BENCHMARK

USGS A
IOWA INTERSTATE RAILROAD, NW END OF SW ABUTMENT OF BRIDGE NUMBER 3639, OVER JORDAN CREEK, 5.8 FEET NW OF NW RAIL, 1 FOOT BELOW TOP OF RAIL

ELEVATION 818.86 (NAVD88 Datum)
44.85 (WDM Datum)

WDM #46
560 SOUTH 16TH STREET, 46.5 FEE SOUTH OF THE NORTHWEST CORNER OF THE CITY OF WEST DES MOINES PUBLIC WORKS BUILDING, 4 FEET WEST OF BUILDING.

ELEVATION 819.97 (NAVD88 Datum)
45.96 (WDM Datum)

SHEET INDEX

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

IOWA ONE-CALL
800-292-8989
TOLL-FREE
CALL BEFORE YOU DIG

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: 2-11-2020
REVISIONS: 3-26-2020
4-29-2020

N

0 15 30
SCALE: 1"=30'

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

JOB NUMBER
CC 2292

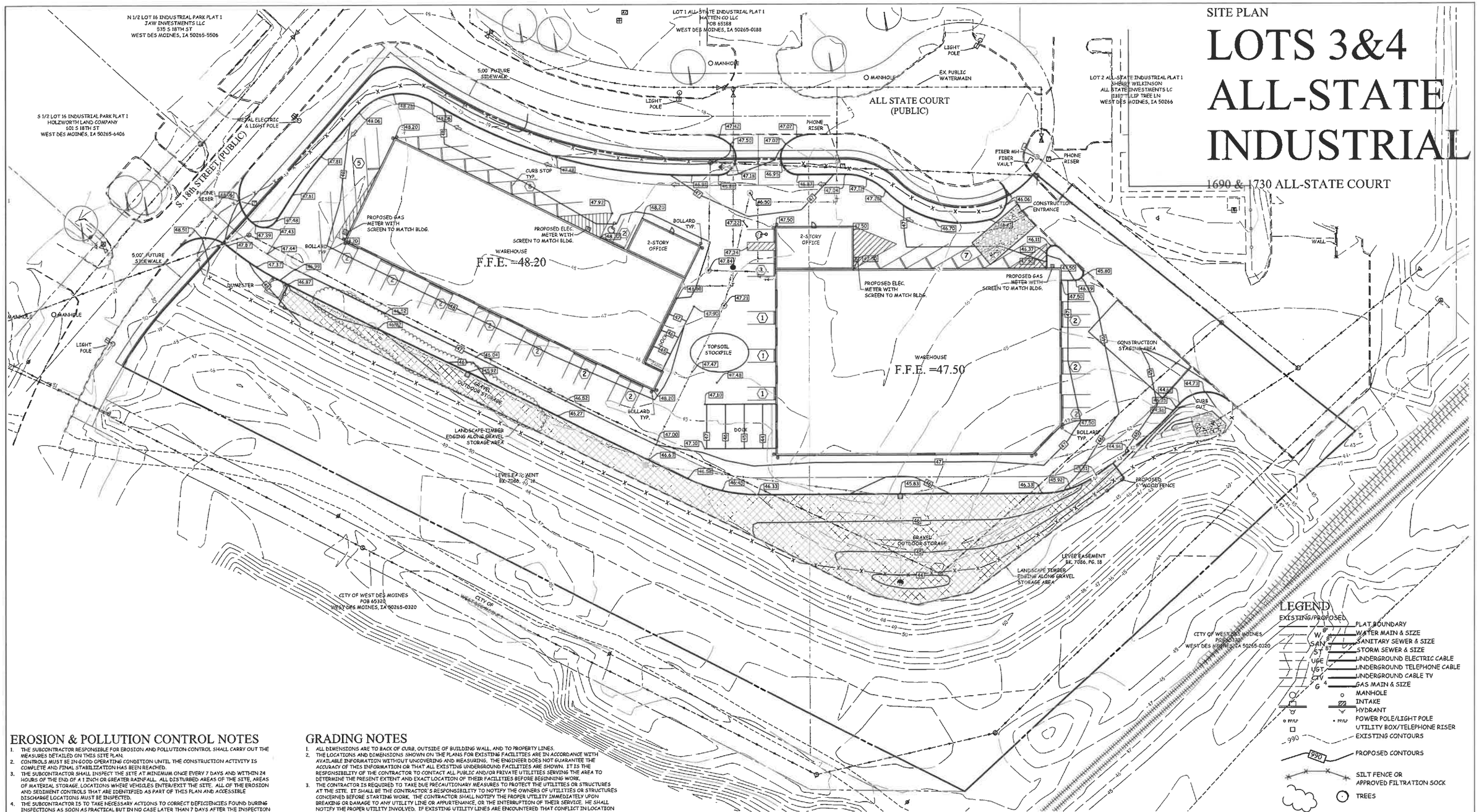
DIMENSION PLAN
LOTS 3 & 4 ALL-STATE INDUSTRIAL PLAT 1

SHEET 1 OF 5

SITE PLAN

LOTS 3&4 ALL-STATE INDUSTRIAL

1690 & 1730 ALL-STATE COURT



LEGEND

EXISTING/PROPOSED

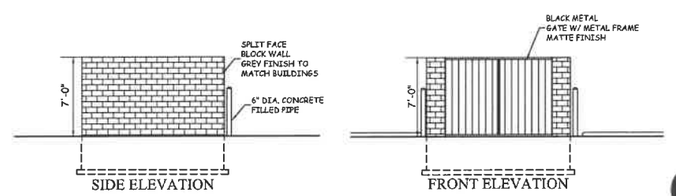
- PLAT BOUNDARY
- W 8" WATER MAIN & SIZE
- SAN 8" SANITARY SEWER & SIZE
- ST 8" STORM SEWER & SIZE
- UEE UNDERGROUND ELECTRIC CABLE
- UGT UNDERGROUND TELEPHONE CABLE
- CTV UNDERGROUND CABLE TV
- G 4 GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- PP/LP POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER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

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 SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 21 DAYS, IT SHALL BE SEEDED BY DAY 7.
8. PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
10. ANY SOIL OR SPILL WASHED, TRACED 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).

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.



TRASH ENCLOSURE

NO SCALE

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

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4-29-2020

SCALE: 1"=30'

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

JOB NUMBER CC 2292

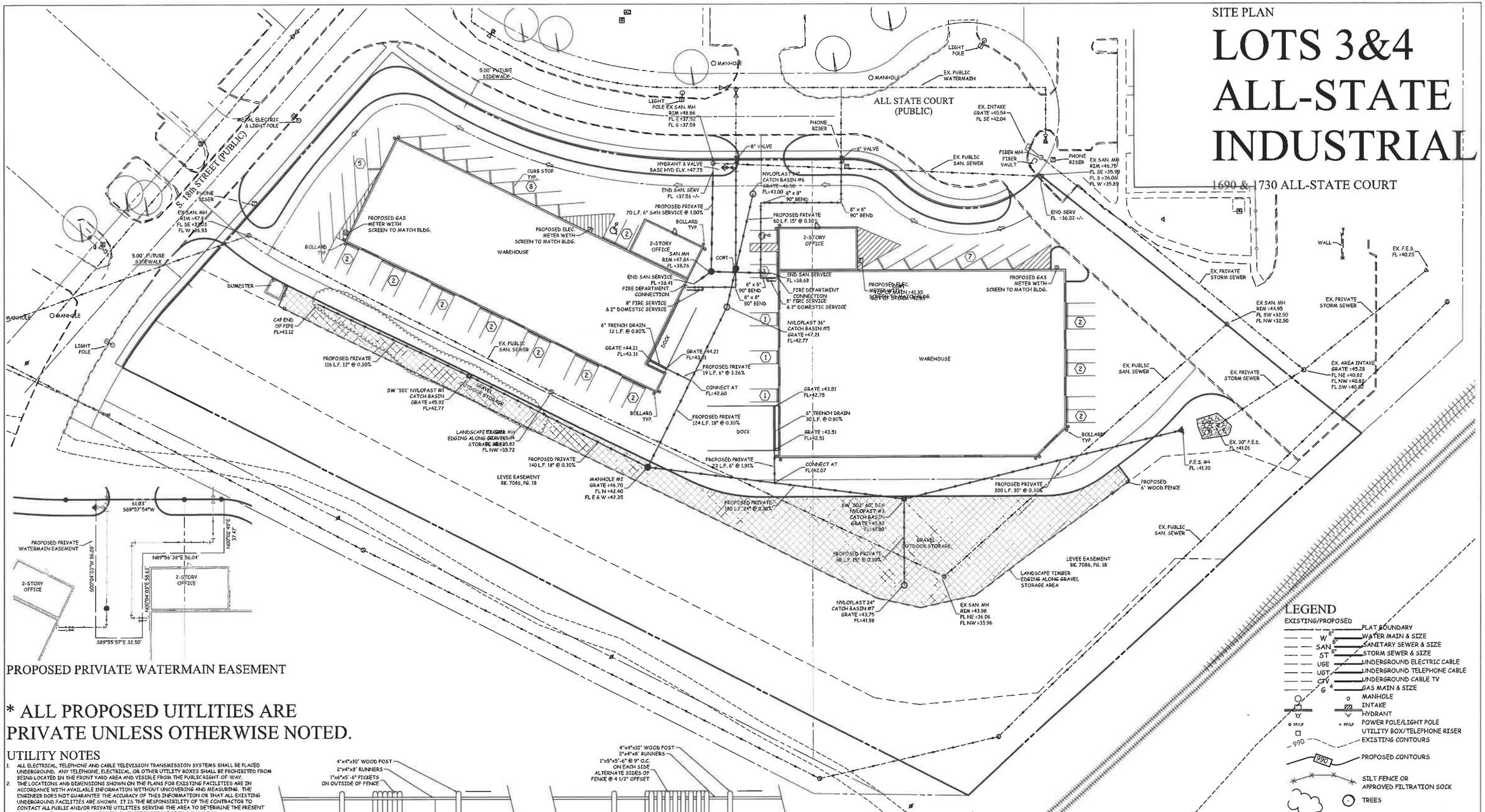
GRADING PLAN
LOTS 3 & 4 ALL-STATE INDUSTRIAL PLAT 1

SHEET 2 OF 5

SITE PLAN

LOTS 3&4 ALL-STATE INDUSTRIAL

1690 & 1730 ALL-STATE COURT

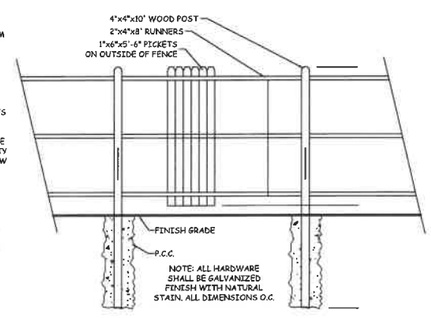


PROPOSED PRIVIATE WATERMAIN EASEMENT

* ALL PROPOSED UITLITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

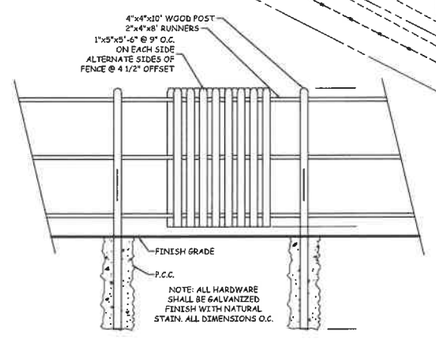
UTILITY NOTES

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 THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS.
5. 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.



6' WOOD FENCE DETAIL

NO SCALE



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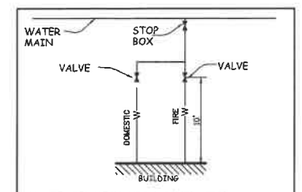

**SIZES PER MECHANICAL CONTRACTOR

WATER SERVICE DETAIL

NO SCALE

WATERMAIN QUANTITIES

249 L.F.	8-INCH C900 WATERMAIN
5 EA.	HYD., TEE, & 6-INCH VALVE
2 EA.	8-INCH VALVE
1 EA.	HYDRANT AND VALVE
2 EA.	8" x 8" 90° BEND
2 EA.	FIRE DEPARTMENT CONNECTIONS
2 EA.	8" FIRE SERVICE
2 EA.	2" DOMESTIC SERVICE

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
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- INTAKE
- HYDRANT
- PP/LP — POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
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JOB NUMBER CC 2292

UTILITY SHEET

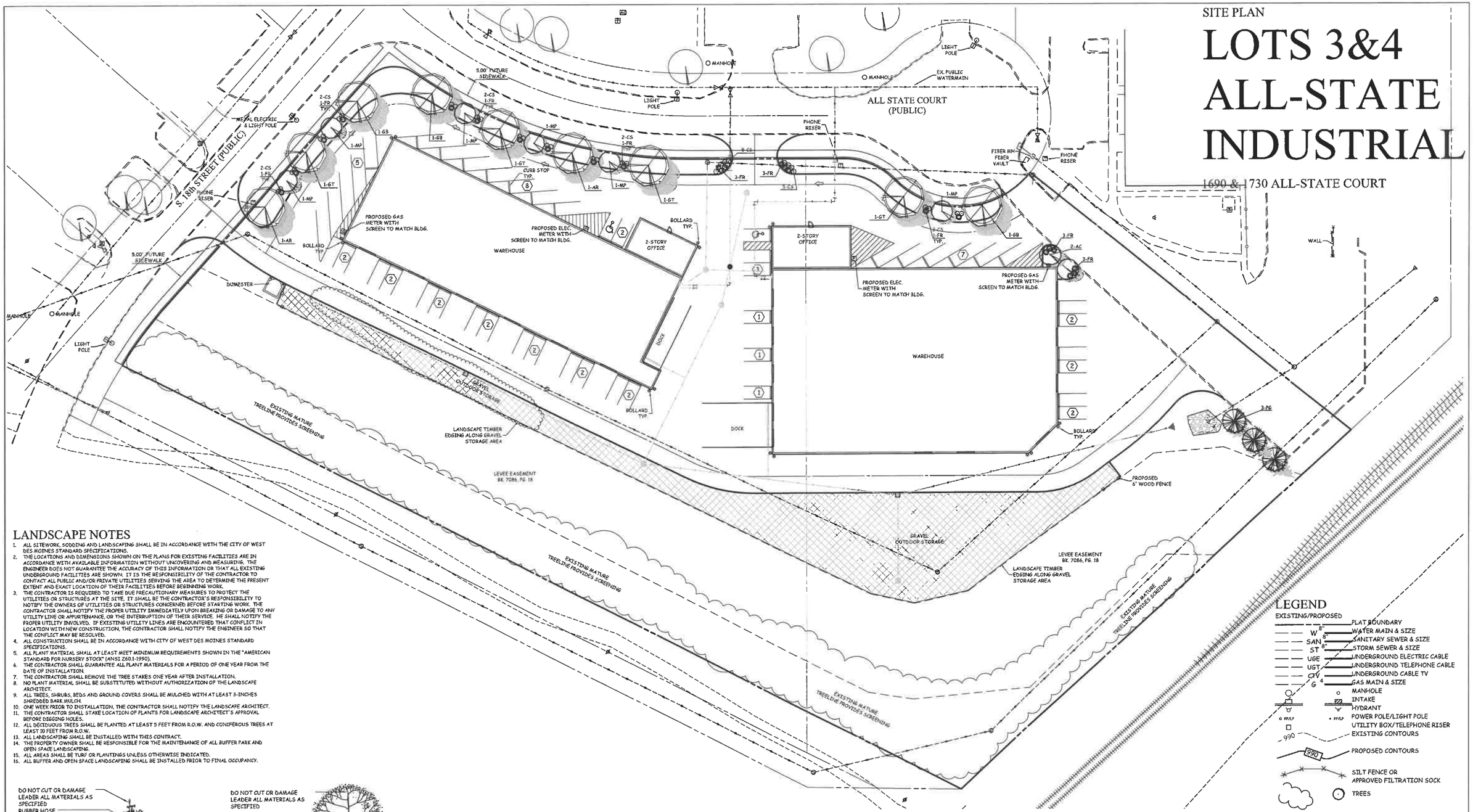
LOTS 3 & 4 ALL-STATE INDUSTRIAL PLAT 1

SHEET 4 OF 5

SITE PLAN

LOTS 3&4 ALL-STATE INDUSTRIAL

1690 & 1730 ALL-STATE COURT



LANDSCAPE NOTES

1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS.
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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.

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
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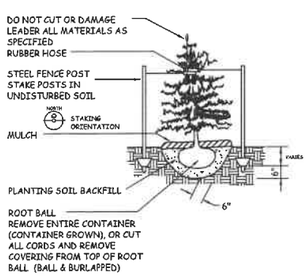
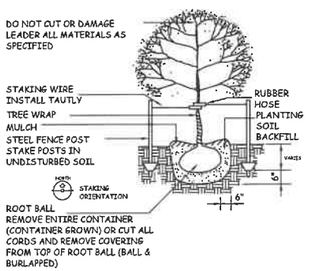


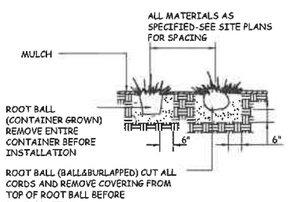
EVERGREEN TREE PLANTING & STAKING DETAIL

NO SCALE



DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
2	AR	Acer x freemanii 'Jeffersred' AUTUMN BLAZE FREEMAN MAPLE	2 1/2" cal	TS / B&B	SEE PLAN
4	GT	Gleditsia triacanthos SKYLINE HONEYLOCUST	2 1/2" cal.	TS / B&B	SEE PLAN
3	GB	Gingko biloba GINGKO	2 1/2" cal.	TS / B&B	MALE ONLY
3	PG	Picea glauca BLACK HILLS SPRUCE	6'-7' ht	TS / B&B	SEE PLAN
2	AC	Amelanchier canadensis (clump) SERVICEBERRY	6'-8' ht	TS / B&B	SEE PLAN
6	MP	Malus species 'Prairiefire' PRAIRIEFIRE CRABAPPLE	6'-8' ht	TS / B&B	SEE PLAN
22	FR	Calamagrostis acutiflora FEATHER REED GRASS	#1 cont.	CONT.	SEE PLAN
30	CS	Cornus alba RED-TWIG DOGWOOD	#1 cont.	CONT.	SEE PLAN

OPEN SPACE LANDSCAPE REQUIREMENTS

BASED ON 20% REQUIRED OPEN SPACE = 232,207 * 20% =46,416 S.F.
(2 TREES AND 3 SHRUBS PER 3,000 S.F. OPEN SPACE 15,417 / 3000 =15)

REQUIRED: 30 TREES
45 SHRUBS

PROPOSED: 9 OVERSTORY
3 EVERGREENS
8 UNDERSTORY
10 EXISTING TREES ON SOUTH SIDE OF LEVEE
46 SHRUBS

OFF STREET PARKING LANDSCAPE REQUIREMENTS

1 OVERSTORY OR ORNAMENTAL / ISLAND OR POD = 1 ISLANDS OR PODS
2 SHRUBS FOR EVERY 12 STALLS - 48 STALLS / 12 =4 SHRUBS

REQUIRED: 1 TREES
4 SHRUBS

PROPOSED: 1 TREES
6 SHRUBS

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& ASSOCIATES, L.L.C.
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JOB NUMBER CC 2292

LANDSCAPE PLAN
LOTS 3 & 4 ALL-STATE INDUSTRIAL PLAT 1

SHEET 5 OF 5

Prepared by: J.B. Munford 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 ALL-STATE INDUSTRIAL PHASED SITE PLAN (SP-004641-2020) FOR THE PURPOSE OF GRADING THE SITE AND INSTALLING PRIVATE INFRASTRUCTURE IN ANTICIPATION OF THE DEVELOPMENT OF 2 WAREHOUSE BUILDINGS ON PROPERTY LOCATED AT 1690 AND 1730 ALL STATE COURT

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, The Next Phase Development, has requested approval for a Phased Site Plan (SP-004641-2020) for approximately 5.331 acres located at 1690 and 1730 All State Court, for the purpose of allowing grading, installation of underground private utilities and foundations in anticipation of the development of 2 warehouse buildings for property legally described as:

Legal Description of Property

LOTS 3 & 4 ALL-STATE INDUSTRIAL PLAT 1, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, POLK COUNTY, IOWA, EXCEPT THAT PORTION DEEDED TO THE CITY OF WEST DES MOINES, IOWA, BY WARRANTY DEED RECORDED IN BOOK 13076, PAGE 110. SAID TRACT OF LAND CONTAINS 5.331 ACRES MORE OR LESS. SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD

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 May 26, 2020, the Plan and Zoning Commission recommended to the City Council approval of the phased Site Plan; and

WHEREAS, on June 1, 2020, this City Council held a duly-noticed meeting to consider the application for a phased site plan; and

WHEREAS, the 2011 site plan condition of approval is hereby modified to eliminate the requirement of replatting.

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 June 1, 2020, are adopted.

SECTION 2. The phased Site Plan to install private site infrastructure and utilities is approved, subject to compliance with all conditions in the staff report, including conditions added at the Hearing, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on June 1, 2020.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The applicant agrees that any infrastructure work done to the site prior to the full approval of the site plan which contains all site development details is at their own risk, and that the final site development will need to comply with any changes that are deemed necessary as part of those subsequent approvals. The applicant further acknowledges and agrees that should the continued review, development and finalization of the site's details warrant changes to the utilities or building design or locations resulting in changes to the grades, or utilities, that the applicant will need to make the necessary changes at their own cost with no compensation from the City.

2. The applicant acknowledges that approval of this phased site plan does not allow for any above ground construction of any type and that subsequent site plan approval and submittal of final plans to the City is required before any above ground work can be started.

3. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work

4. The applicant acknowledges that the cross access agreement shall be recorded prior to initiation of any site work.

5. The applicant acknowledges and agrees that building permits for any part of the structure (including footings and foundations) are not issued until the pursuant Plat of Survey is approved by the City Council.