

Welcome to the December 14, 2020 West Des Moines Plan and Zoning Commission Meeting

Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting. The Commission Chair will first ask for the applicant's and then staff's presentation on an agenda item. After the applicant and staff have presented, the Commission Chair will ask for public comment. At this point, please raise your hand to indicate you wish to speak. The Chair will then call on you and you will be unmuted.



Raise Hand:

Location - Click participants in your Zoom toolbar, you will see a box pop up with this at the bottom of the participants window:



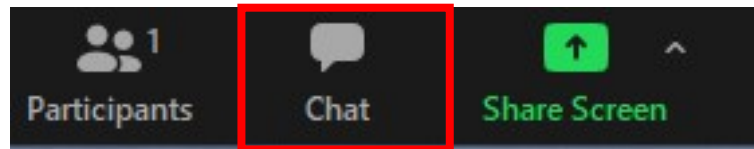
If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to unmute or mute

- When the meeting is in session, please write in the chat window (click the speech bubble icon in the bottom bar) and let us know if you can't see or hear something or you are having other issues



Chat:

Location - Click on the speech bubble in your Zoom toolbar



- If you have the meeting display on Full Screen, the Participants or Chat window may be hidden. Chose "Exit Full Screen" at the top right corner and the meeting display will shrink and you will have room to show these windows off to the side of the main display.

Item 4a – Wells Fargo Ground Mount Solar – Recommend Approval of a Major Modification to a Site Plan

To participate on this item:

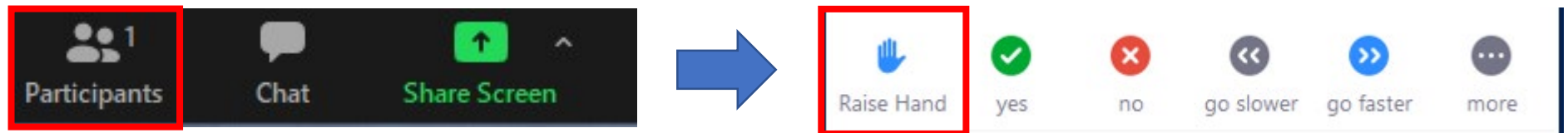
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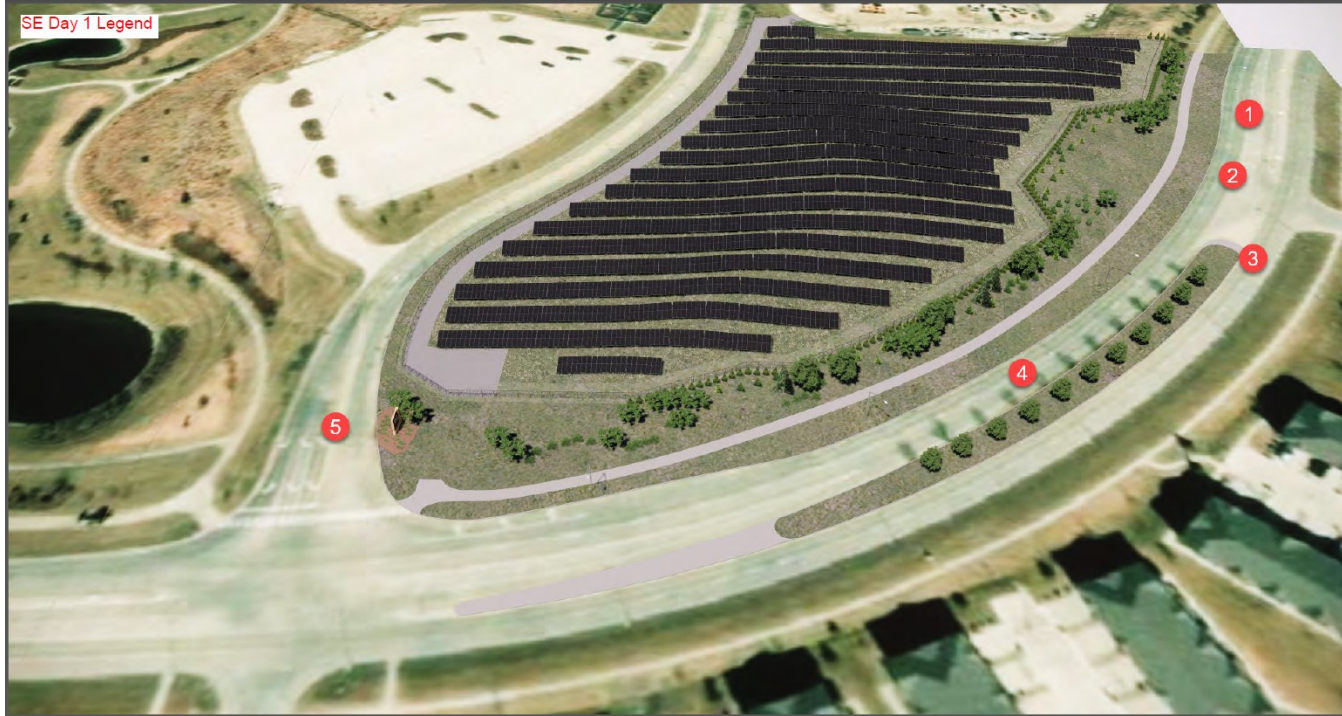
Wells Fargo Solar



Wells Fargo Solar – West Array



Wells Fargo Solar – East Array



Item 4b – Microsoft Osmium – Recommend Approval of a Major Modification to a Site Plan

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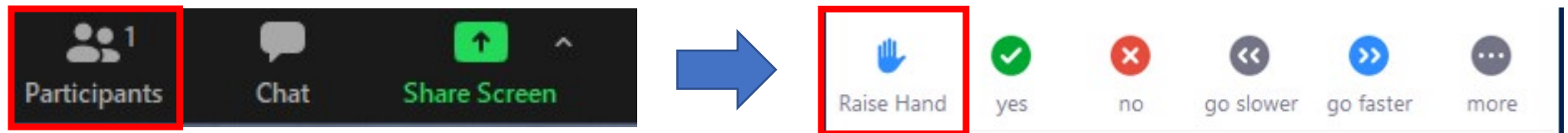
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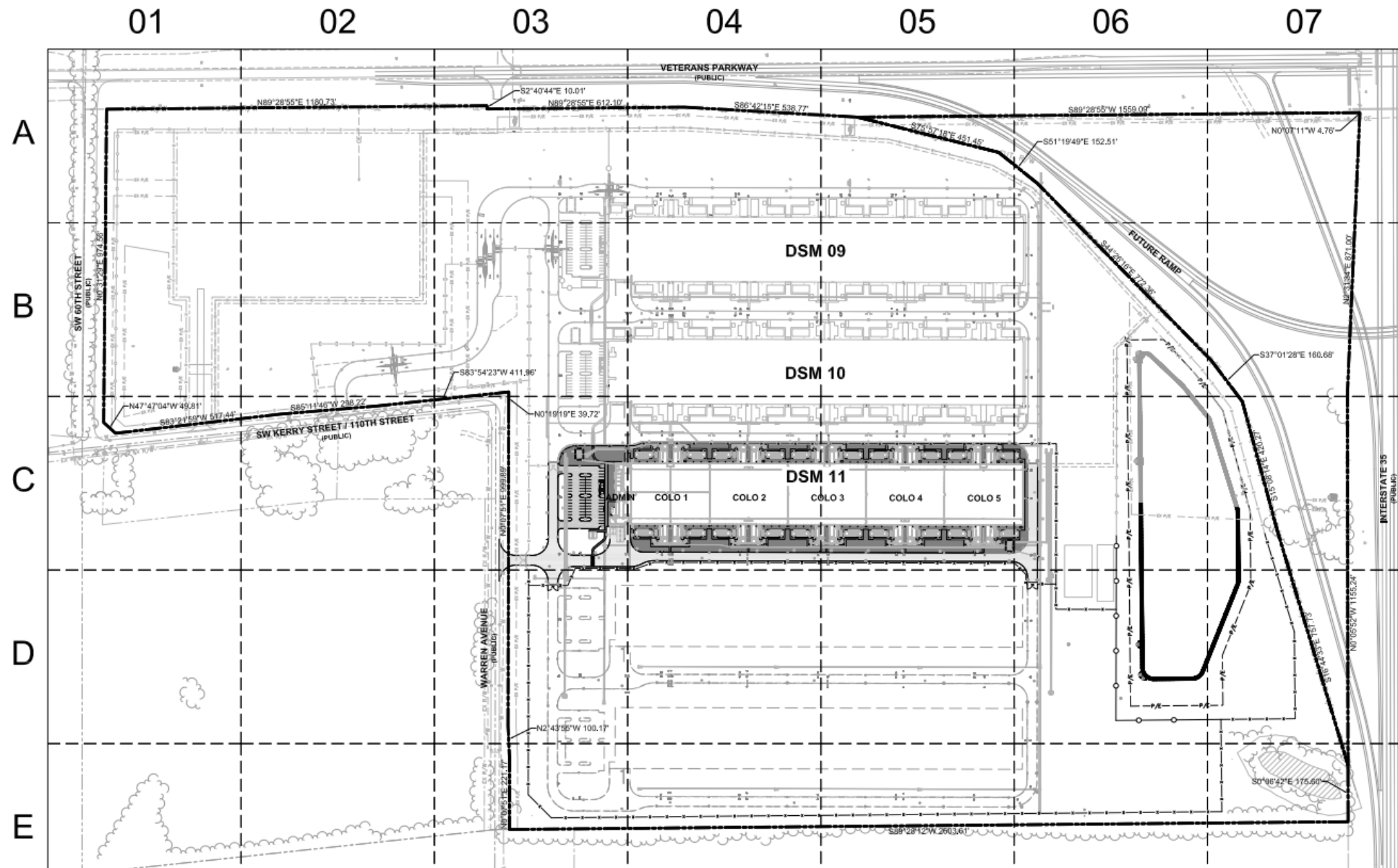
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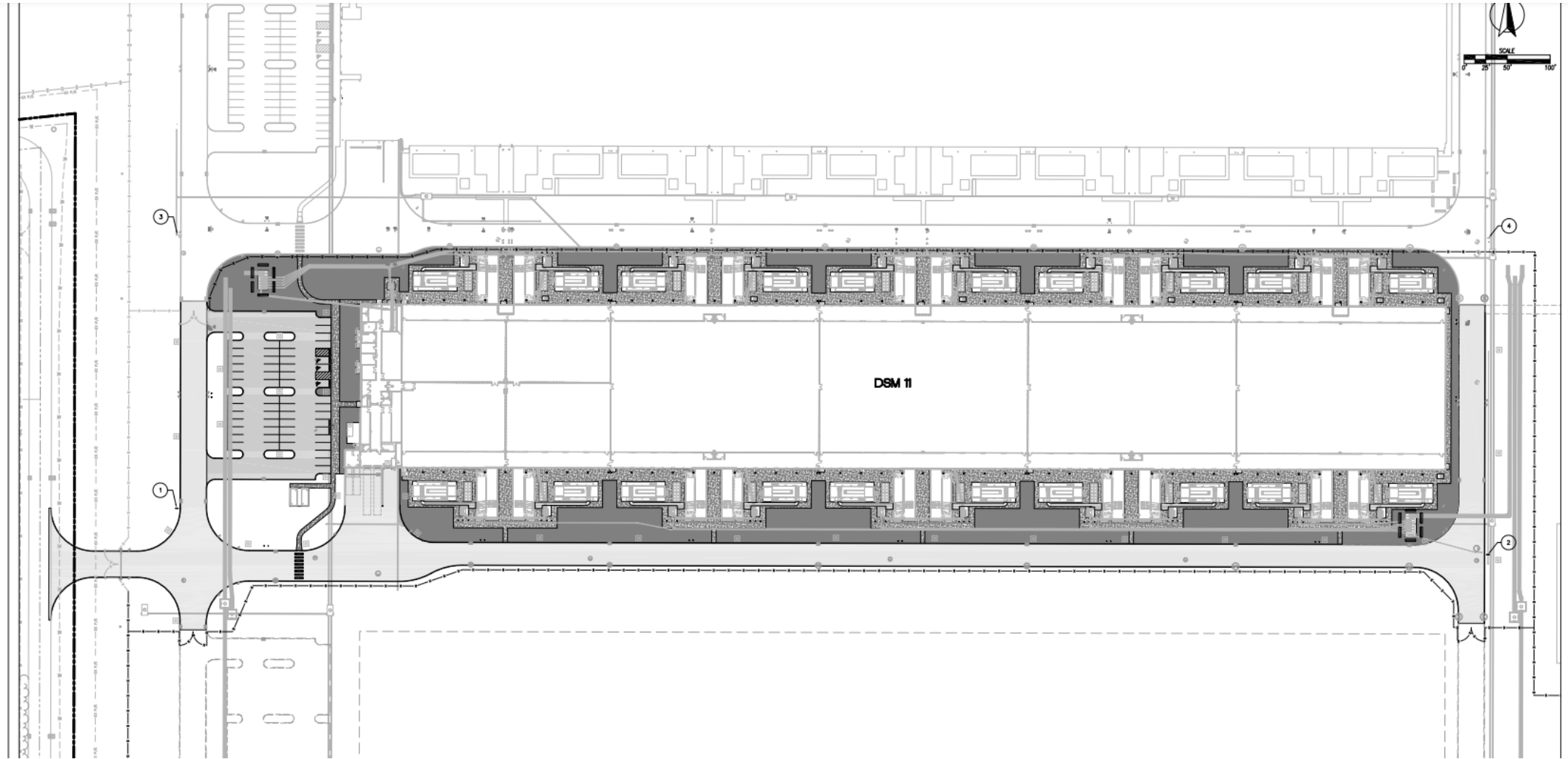
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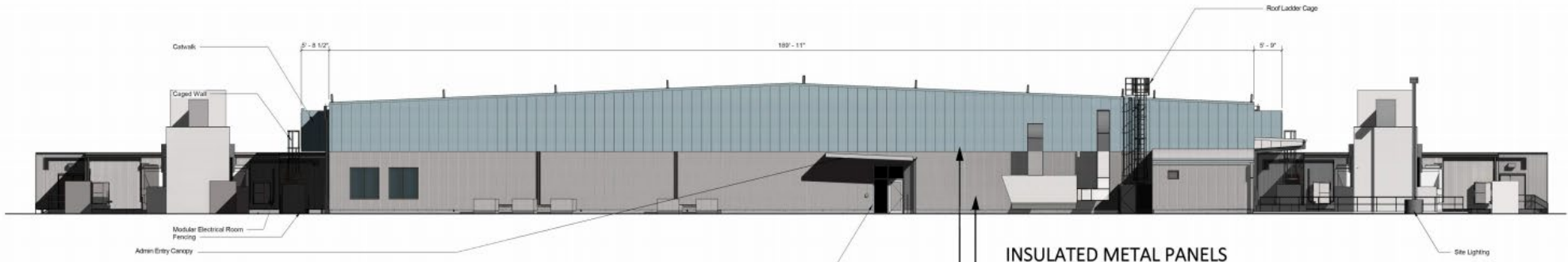
Microsoft Osmium DSM 11



Microsoft Osmium DSM 11

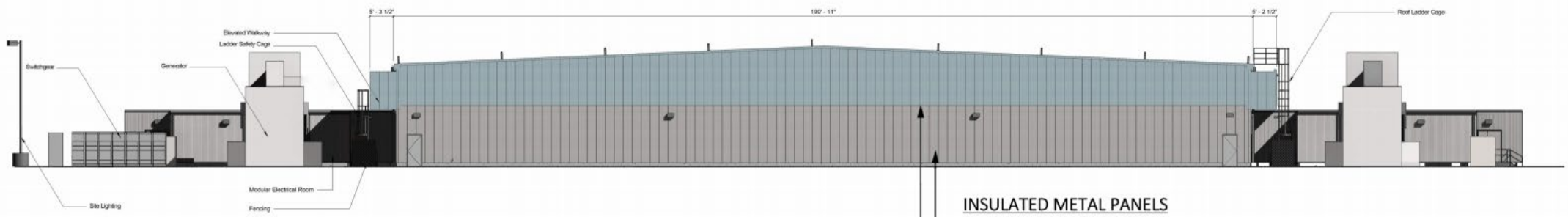
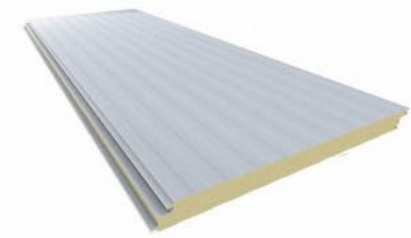
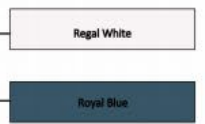


Microsoft Osmium DSM 11



1 ARCHITECTURAL EXTERIOR ELEVATIONS - WEST
Scale: 1 INCH = 10 FOOT

INSULATED METAL PANELS



2 ARCHITECTURAL EXTERIOR ELEVATIONS - EAST
Scale: 1 INCH = 10 FOOT

INSULATED METAL PANELS



Item 4c – Hatten Storage Building – Recommend Approval of a Major Modification to at Site Plan

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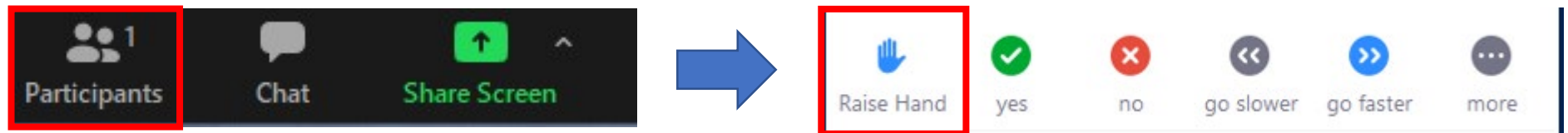
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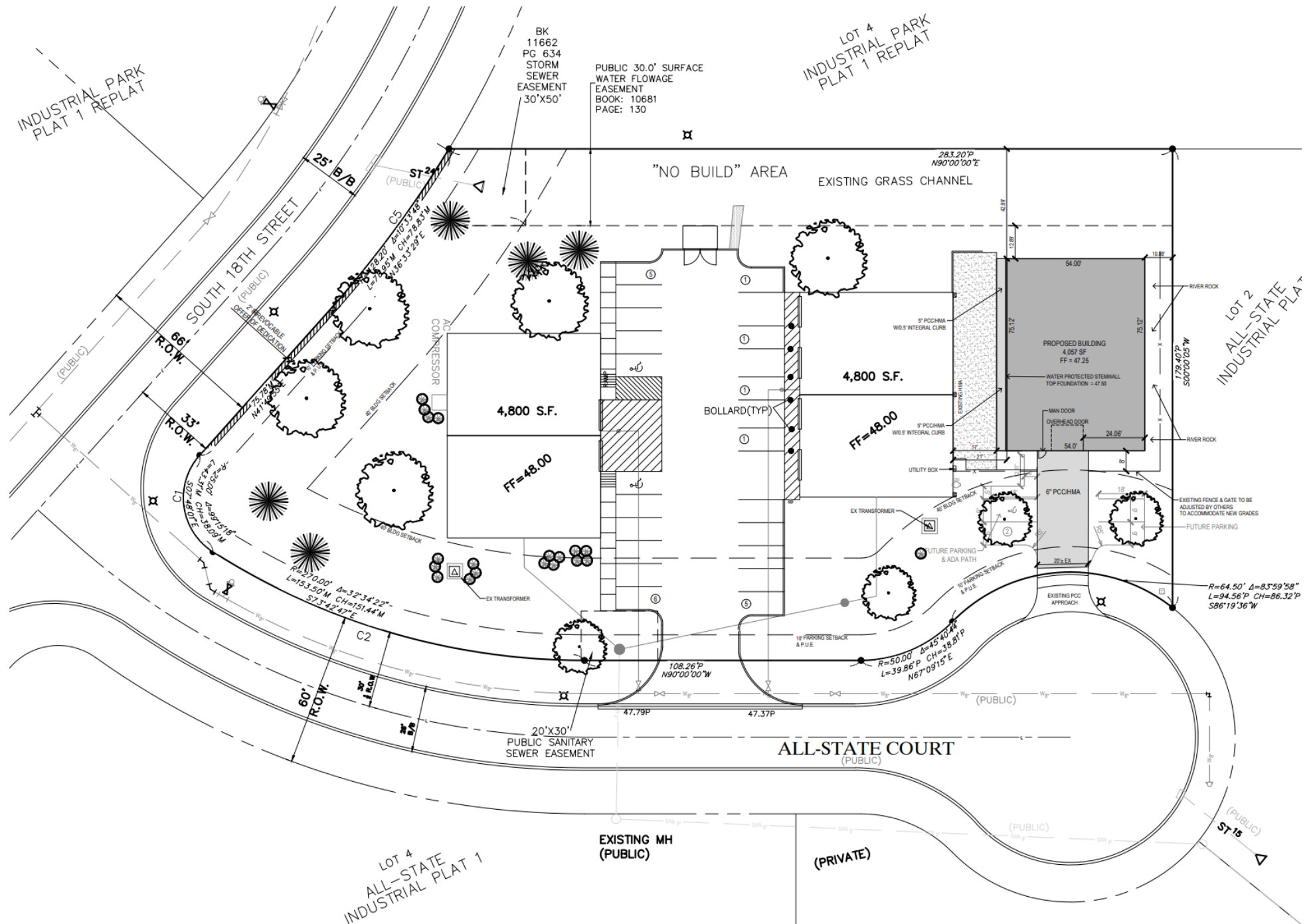
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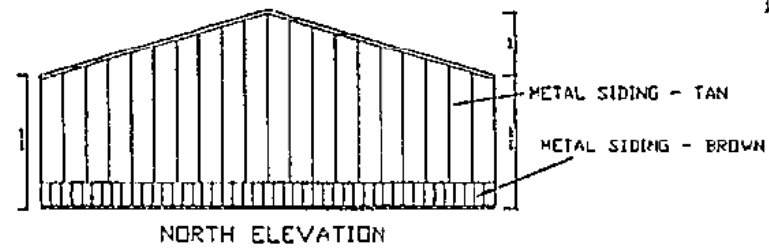
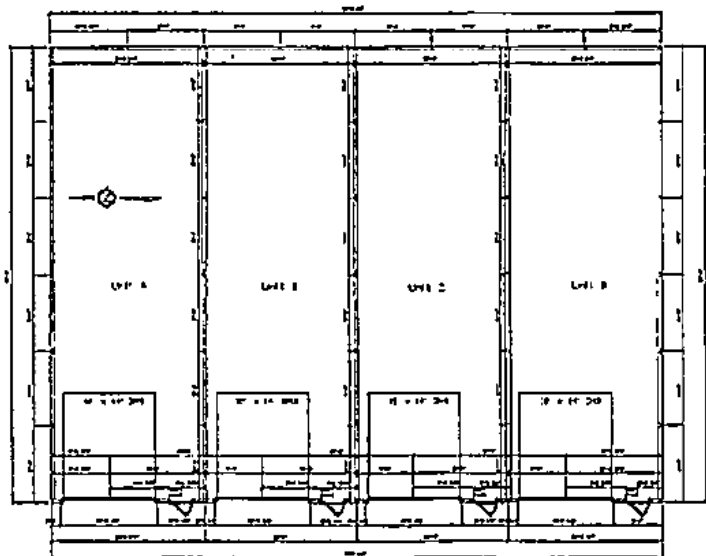


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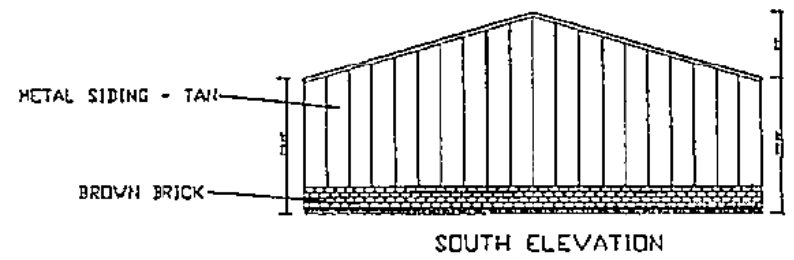
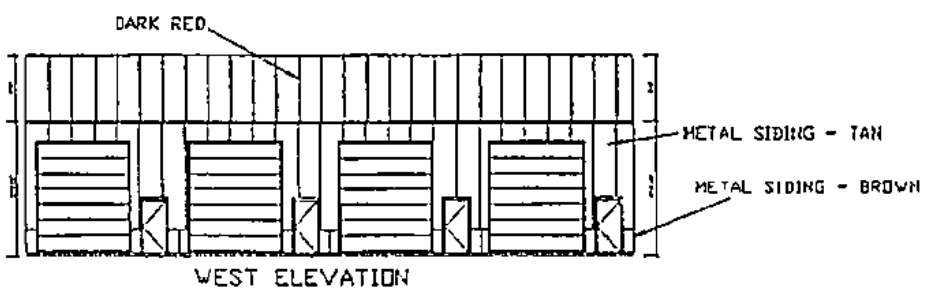
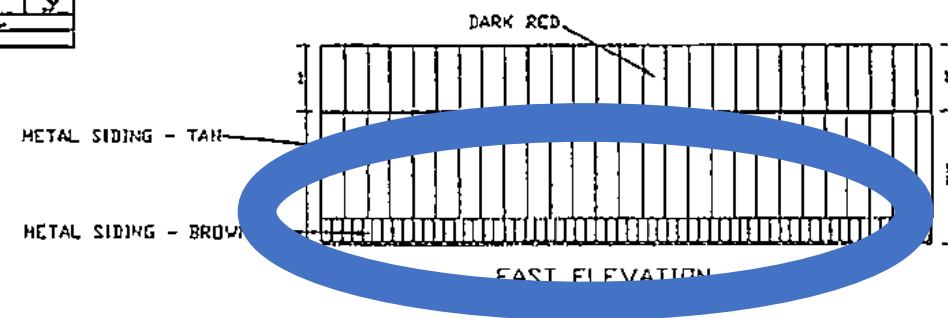
Project



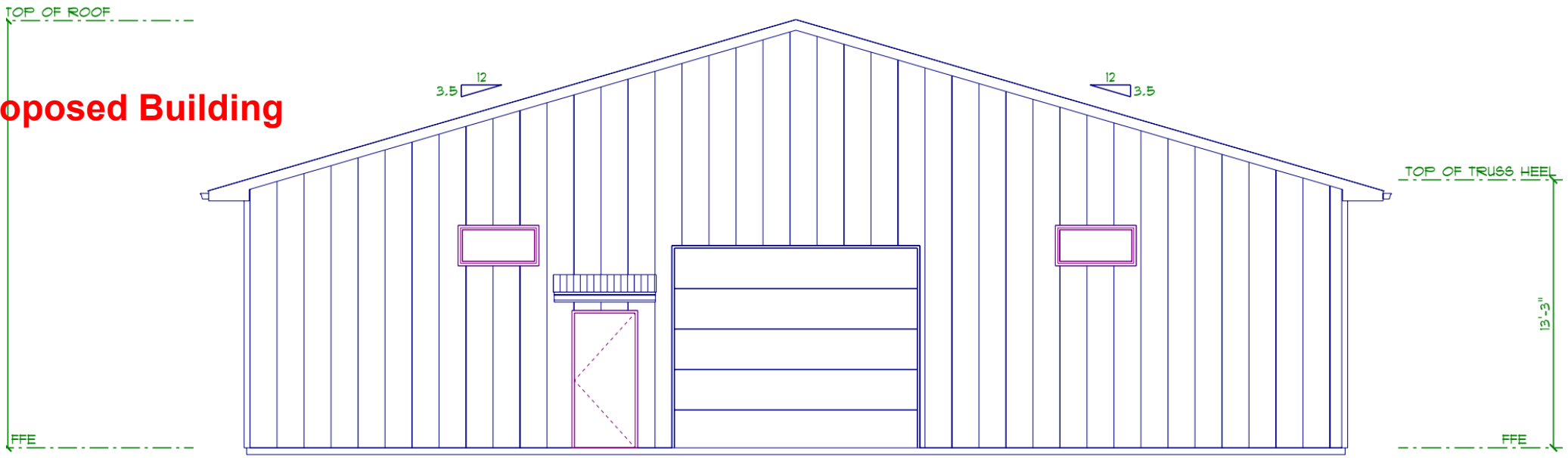
Existing Building



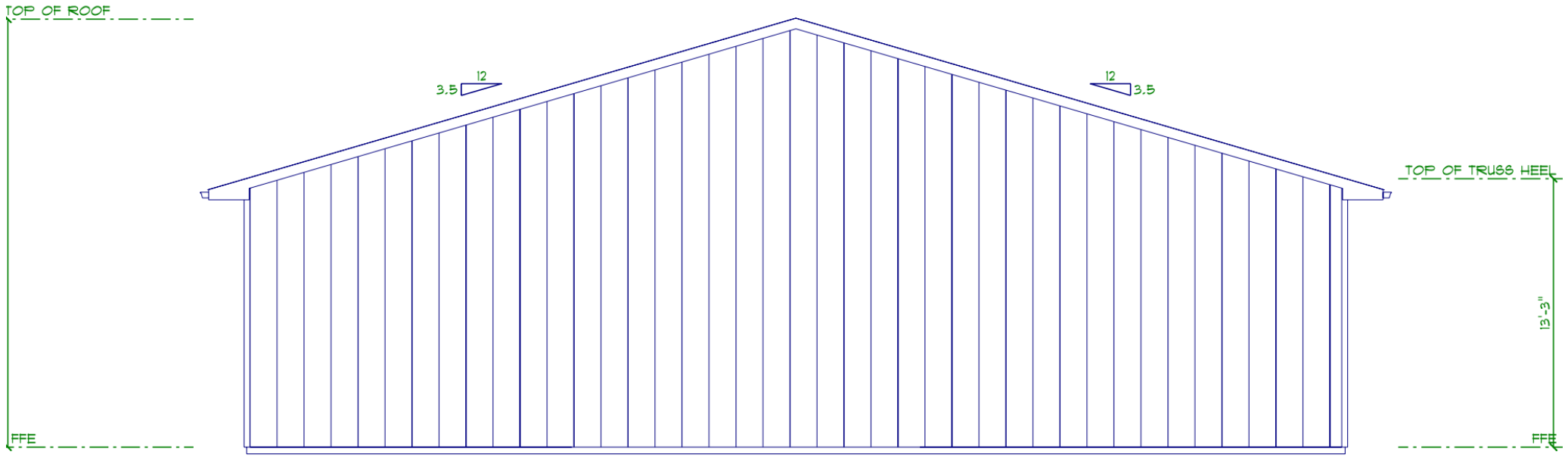
Wainscoting



Proposed Building



South Elevation



North Elevation

Item 4d – Union 315 Mixed Use – Recommend Approval of a Site Plan

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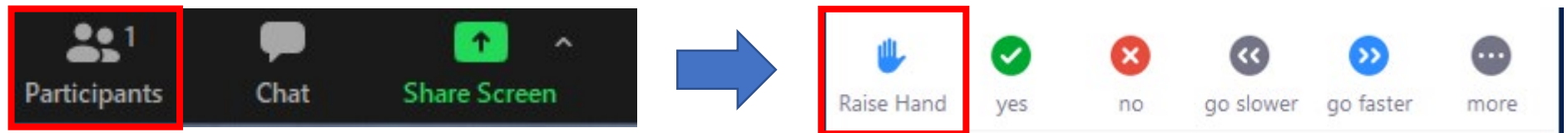
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LANDSCAPE NOTES:

1. ALL SOODING, SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOO ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOO LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. SOO ALL DISTURBED RIGHT-OF-WAY AREAS.
4. SEED ALL DISTURBED AREAS OUTSIDE THE PROPERTY LINE, UNLESS NOTED OTHERWISE. SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
5. STRIKE SOO ON ALL SLOPES 3:1 OR GREATER.
6. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
7. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
8. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNERS REPRESENTATIVE.
10. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES (IN LAWN AREAS) TO A DEPTH OF 4 INCHES, UNLESS NOTED.
11. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN STAKING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
12. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STAKING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
13. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
14. ALL EDGING SHALL BE DURABLE 1/2" STEEL EDGING - COLOR GREEN, OR APPROVED EQUAL.
15. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
16. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE 1" TYPAR 300 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1" IF NOMINAL SIZE).
17. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL, BEFORE AND AFTER ROCK IS INSTALLED.

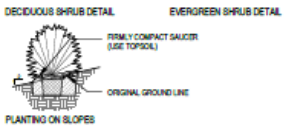
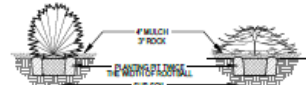
SOO: PROVIDE AND INSTALL SOO FROM LOCAL SUPPLIERS. AREAS TO BE SOOED MUST BE FREE OF ALL CONTAMINATION DEBRIS AND ANY EXIST CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOO UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOO IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE).

SEED: SEED TYPE TO BE "SUBMISSION MIXTURE" SUPPLIED BY LIMITED SEEDS (OR APPROVED EQUAL). INSTALL SEED WITH MECHANICAL GRILL TYPE SEEDER AT A RATE OF 100 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER LIMITED SEEDS TECH-BULLETIN FOR SEED TYPE.

ROCK: WHEN NOTED SHRUBS AND PERENNIAL PLANTING BEDS SHALL INCORPORATE 1" TYPAR 300 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF TRAP ROCK OR WASHED RIVER ROCK (1" IF NOMINAL SIZE). ALL ROCK BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL, BEFORE AND AFTER ROCK IS INSTALLED.

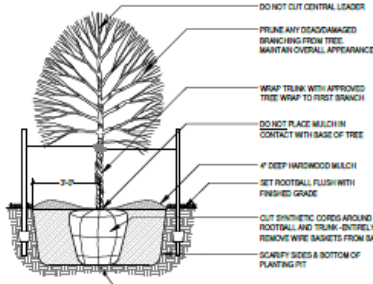
LANDSCAPE REQUIREMENTS:

TOTAL SIZE OF LOT	14,500 SF
TOTAL REQUIRED OPEN SPACE (20%)	0 SF
PARKING PERIMETER TREE REQUIREMENT (1 PER 40 SF)	
TOTAL PARKING PERIMETER	461' x 42'
PARKING PERIMETER TREES PROVIDED	1
TOTAL TREES PROVIDED	2
TOTAL SHRUBS PROVIDED	6



SHRUB PLANTING (TYP)

SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING (TYP.)

SCALE: NOT TO SCALE

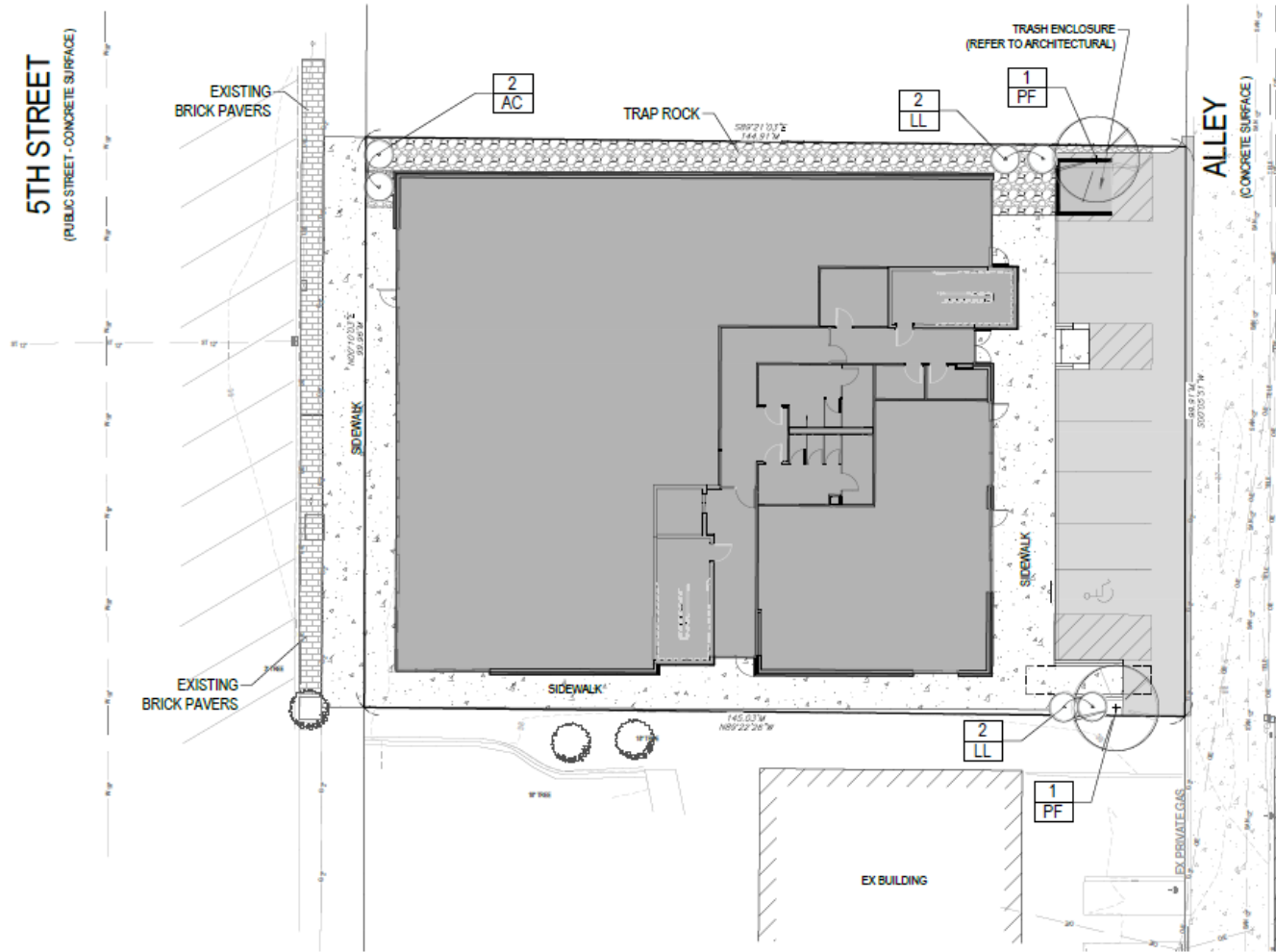
STAKING ORIENTATION



3 STAKES - 2" CAL. UNLESS NOTED OTHERWISE - GREATER THAN 2" CAL.
USE HOSE GUIDES AROUND TRUNK ON STAKING WIRE. THE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT.

LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.

GRAPHIC SCALE



PLANTING SCHEDULE

CODE	QUAN	CODON NAME	LATIN NAME	SIZE	ROOT	NOTES
PF	2	PRUNE FIRE CHERRY	AMALUS PRUNUS PIRE	1 1/2" CAL.	800	MATCHED SPECIMENS
LL	4	LITTLE BLUE HYDRANGEA	HYDRANGEA PANSICOLA VAR	#3	CONF.	FULL FORM - MATCHED
AC	2	ALPINE CURRANT	RIBES ALPINA	#5	CONF.	FULL FORM - MATCHED

NOTE: OVERSTORY TREES SHALL MEET BOTH MINIMUM CALIPER SIZE INDICATED ABOVE AS WELL AS CITY REQUIRED HEIGHT MINIMUM OF 8'. UNDERSTORY AND EVERGREEN TREES SHALL MEET BOTH MINIMUM CALIPER SIZE INDICATED ABOVE AS WELL AS CITY REQUIRED HEIGHT MINIMUM OF 8'.

Bishop Engineering
 "The Missing, Not the Successful, Design Specialist"
 3301 104th St SE
 Des Moines, Iowa 50323-9075
 P: 515-281-8888 F: 515-281-8889
 Civil Engineering & Land Surveying Established 1999

TAXIUM 5TH MIXED USE
 315 5TH STREET, WEST DES MOINES, IOWA
LANDSCAPE PLAN

REFERENCE NUMBER:
 DRAWN BY:
 SK
 CHECKED BY:
 DB
 DESIGN DATE:
 05/08/20
 CONCEPT DATE:
 05/15/20
 CHECK DATE:
 06/28/20
 DD DATE:
 06/29/20
 CITY#1 DATE:
 08/07/20
 CITY#2 DATE:
 09/04/20
 CITY#3 DATE:
 09/21/20
 PROJECT NUMBER:
190669
 SHEET NUMBER:
C5.1



CONSTRUCTION DOCUMENTS

RDG
PLANNING & DESIGN

ARCHITECT
RDG Planning & Design
1015 10th Street, Suite 100
Des Moines, IA 50319
515.281.3411

STRUCTURAL
TAXIUM, LLC
309 - 315 5th Street, West Des Moines, IA 50265
515.281.3411

MEP
TAXIUM, LLC
309 - 315 5th Street, West Des Moines, IA 50265
515.281.3411

CIVIL
TAXIUM, LLC
309 - 315 5th Street, West Des Moines, IA 50265
515.281.3411

309 - 315 5TH STREET, WEST DES MOINES, IOWA 50265

TAXIUM, LLC

TAXIUM - MIXED USE

EXTERIOR ELEVATIONS

A05.01

Item 4e – Corell Construction Fuel Tanks – Recommend Approval of a Minor Modification

To participate on this item:

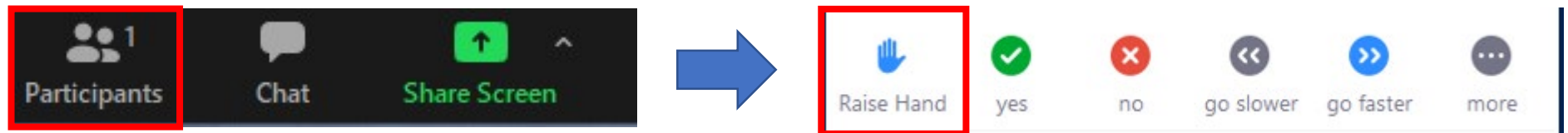
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Project



