

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Meeting Date: May 10, 2021

ITEM: Triple J Logistics LLC, 1800 Industrial Circle – Approve a Phased Major Modification to a Site Plan to allow footings, foundations, grading, and private utility construction – Triple J Logistics, LLC FNA I2 Technologies – MaM-004970-2020

Resolution: Approval of Phased Major Modification to Site Plan

Background: Michael Wahlert with Bishop Engineering, on behalf of the applicant and property owner, Triple J Logistics LLC, requests approval of the phased Major Modification to a Site Plan for the approximately 5.25-acre property located at 1800 Industrial Circle. The applicant proposes to construct a 45,400 sq. ft. building addition and associated drive and parking areas.

Staff Review & Comment:

- **Financial Impact:** There is no City funding of the project; however, there will be Staff time for processing of development application and inspections during construction.
- **Key Development Aspects:** The phased major modification request is to allow the applicant to begin aspects of construction while remaining City comments are addressed. With the completion of the condition of approval regarding the Storm Water Pollution Prevention Plan, the City has confirmed enough information is on the site plan to enable the construction of footings, foundations, private utilities, and grading. A final site plan approval will be forthcoming.
- **Traffic Impact Study Findings:** The proposed addition is anticipated to generate less traffic than previous estimates. The public street system has adequate capacity to handle the traffic generated from the site.
- **Conditions of Approval:** Prior to grading the site, a storm water pollution prevention plan is required to be final and approved by the City so that erosion control measures can be inspected and installed according to the plan. A condition of approval has been added to the resolution addressing this matter.
- **Vesting of Entitlement:** Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date:

Vote:

Recommendation:

Recommendation: Approve the Phased Major Modification to Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. A final storm water pollution prevention plan (SWPPP) be accepted by the City, prior to commencing grading.

Lead Staff Member: Kara V. Tragesser, AICP

Approval Meeting Dates:

Plan and Zoning Commission	May 10, 2021
City Council: First Reading	

Staff Report Reviews:

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	1/4/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



PRELIMINARY - NOT FOR CONSTRUCTION

1800 INDUSTRIAL CIRCLE SITE PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C0.2 SITE SURVEY
- C1.1 DEMO PLAN
- C2.1 LAYOUT PLAN
- C3.1 GRADING PLAN
- C4.1 UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C7.1 SWPPP

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 16991, PAGE 231-232) AND LOTS TWENTY-TWO (22), TWENTY-THREE (23), TWENTY FOUR (24) AND TWENTY-FIVE (25) IN WEST GRAND INDUSTRIAL ACRES PLAT TWO, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, EXCEPT THAT PART OF LOT 22 CONVEYED TO THE CITY OF WEST DES MOINES, IOWA, BY WARRANTY DEED RECORDED IN BOOK 5261 PAGE 939 IN OFFICE OF THE RECORDER OF POLK COUNTY, IOWA, SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY EASEMENTS OF RECORD, SAID TRACT OF LAND CONTAINS 5.25 ACRES (228,866.59 SF) MORE OR LESS.

ADDRESS:

1800 INDUSTRIAL CIRCLE
WEST DES MOINES, IOWA 50265

OWNER:

12 TECH LLC
2360 GRAND AVENUE
WEST DES MOINES, IOWA 50265

PREPARED FOR:

JOSH JANECKO
12 TECH LLC
2360 GRAND AVENUE
WEST DES MOINES, IOWA 50265

ZONING:

EXISTING COMPREHENSIVE LAND USE: GI - GENERAL INDUSTRIAL
PROPOSED COMPREHENSIVE LAND USE: GI - GENERAL INDUSTRIAL
ZONING: GI - GENERAL INDUSTRIAL

BULK REGULATIONS

SETBACKS:
FRONT = 40'
REAR = 35'
SIDE = 30', ABUTTING SIMILAR DISTRICT = 0'
PARKING = 10' TO ROW, 5' ABUTTING PARCELS

PARKING REQUIREMENTS:

PARKING REQUIRED = WAREHOUSE:
0.75 SP PER 1,000 SF
@ 63,040 SF = 48 STALLS
OFFICE:
3.5 SP PER 1000 SF
@ 4,280 SF = 15 STALLS
TOTAL REQUIRED = 63 STALLS (2 ADA)
PARKING PROPOSED = 83 SP (2 ADA)

OPEN SPACE REQUIREMENTS:

EXISTING OPEN SPACE = 152,495 SF OR 66.63%
OPEN SPACE REQUIRED = 57,774 SF OR 20.00%
OPEN SPACE PROVIDED = 95,437 SF OR 41.70%

IMPERVIOUS SURFACE:

EXISTING IMPERVIOUS SURFACE = 76,376 SF OR 33.4%
PROPOSED IMPERVIOUS SURFACE = 104,364 SF OR 45.6%

BENCHMARK:

DATUM = WEST DES MOINES BENCHMARK #045
LOCATION: 2400 BLOCK OF GRAND AVENUE, 114 FEET SOUTHEAST OF THE CENTERLINE OF GRAND AVENUE, 54 FEET NORTH-WEST OF THE CENTERLINE OF THE IOWA INTERSTATE RAILROAD, 118 FEET WEST OF THE CENTERLINE OF THE ENTRANCE TO RACCOON RIVER REGIONAL PARK.
DESCRIPTION: STANDARD BENCHMARK
ELEVATION = 43.26'

DATUM = WEST DES MOINES BENCHMARK #058

LOCATION: 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.
DESCRIPTION: STANDARD BENCHMARK
ELEVATION = 38.23'



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WEST DES MOINES, IOWA MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND THE CITY OF WEST MOINES.
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES, IOWA.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF WEST DES MOINES, IOWA STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES:

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN TO MICHAEL WAHLERT, BISHOP ENGINEERING (515-276-0467 OR MWAHLERT@BISHOPENGR.COM) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' JOINTS.
- TYPICAL LONGITUDINAL JOINTS SHALL BE PLACED IN THE CENTER OF ALL DRIVE AISLES AND AT THE END OF ALL PARKING STALLS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- CONTRACTOR TO USE CAUTION WHEN EXCAVATING NEAR EXISTING INFRASTRUCTURE. CONTRACTOR TO FIELD VERIFY UTILITY DEPTHS AND ADJUST ACCORDINGLY.

Plans included are for illustrative purposes only.

Approve plans on file with the City.

UTILITY CONFLICT NOTES:

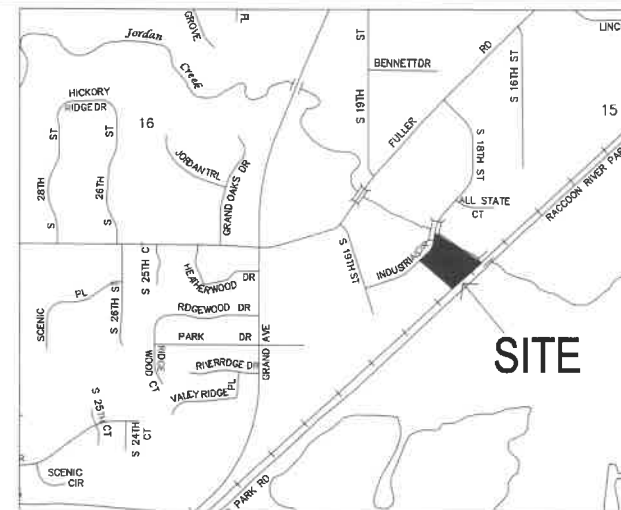
- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AND EXISTING UTILITY AND PROPOSED CONSTRUCTION

SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 10-23-2017. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.
- AN ACQUISITION AND VACATION PLAN WILL BE SUBMITTED IN ADDITION TO THIS SITE PLAN FOR NEW ROW FOR INDUSTRIAL CIRCLE. FOR FURTHER DETAILS ON LAND BEING ACQUIRED AND VACATED, SEE BOOK XX PG XX & BOOK XX PG XX.

CITY OF WEST DES MOINES NOTES:

- 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, WDM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.
- COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
- LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
- ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.



VICINITY MAP
SCALE: 1" = 1,000'

LEGEND:

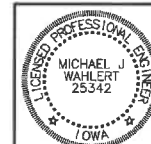
- SAN— SANITARY SEWER
- ST— STORM SEWER
- W— WATER LINE
- G— GAS LINE
- UE— UNDERGROUND ELECTRIC
- OE— OVERHEAD ELECTRIC
- TELE— TELEPHONE LINE
- FIO— FIBER OPTIC
- CATV— CABLE TV
- ⊙ STORM MANHOLE
- ⊞ CURB INTAKE
- SURFACE INTAKE
- ◻ FLARED END SECTION
- ⊙ SANITARY MANHOLE
- ⊞ CLEANOUT
- ⊞ FIRE HYDRANT
- ⊞ SPRINKLER
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ WATER MANHOLE
- ⊞ WELL
- ⊞ WATER VALVE
- ⊞ WATER SHUT OFF
- ⊞ YARD HYDRANT
- ⊞ ELECTRIC MANHOLE
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC RISER
- ⊞ ELECTRIC VAULT
- ⊞ POWER POLE
- ⊞ TRANSFORMER POLE
- ⊞ LIGHT POLE
- ⊞ ELECTRIC JUNCTION BOX
- ⊞ ELECTRIC PANEL
- ⊞ TRANSFORMER
- ⊞ GROUND LIGHT
- ⊞ GUY WIRE
- ⊞ ELECTRIC HANDHOLE
- ⊞ GAS METER
- ⊞ GAS VALVE
- ⊞ AIR CONDITIONING UNIT
- ⊞ TELEPHONE RISER
- ⊞ TELEPHONE VAULT
- ⊞ TELEPHONE MANHOLE
- ⊞ TRAFFIC SIGNAL MANHOLE
- ⊞ FIBER OPTIC RISER
- ⊞ FIBER OPTIC FAULT
- ⊞ CABLE TV RISER
- ⊞ SIGN
- ⊞ DENOTES NUMBER OF PARKING STALLS
- ⊞ PROPERTY CORNER - FOUND AS NOTED
- ⊞ PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊞ SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS PUBLIC UTILITY EASEMENT
- PUE RIGHT OF WAY
- ROW RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

UTILITY MAPS PROVIDED BY:

- ELECTRIC (MIDAMERICAN ENERGY / 888-427-5632)
- STORM AND SANITARY (CITY OF WEST DES MOINES / 515-222-3480)
- FIBER OPTIC (CITY OF WEST DES MOINES / 515-222-3480)
- (MEDIACOM / 855-533-4228)
- CABLE (MEDIACOM / 855-633-4228)
- GAS (MIDAMERICAN ENERGY / 888-427-5632)
- WATER (WEST DES MOINES WATER WORKS / 515-222-3460)



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.

SIGNED: MICHAEL J. WAHLERT, P.E. 25342 DATE: _____
LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: _____

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

1800 INDUSTRIAL CIRCLE
WEST DES MOINES, IOWA
COVER SHEET

REFERENCE NUMBER:
180307
170341

DRAWN BY:
MJE

CHECKED BY:
MJW

REVISION DATE:
12-11-2020
12-14-2020
1-19-2021
3-15-2021
4-26-2021

PROJECT NUMBER:
200459
27-MAR-2020-04170-2020

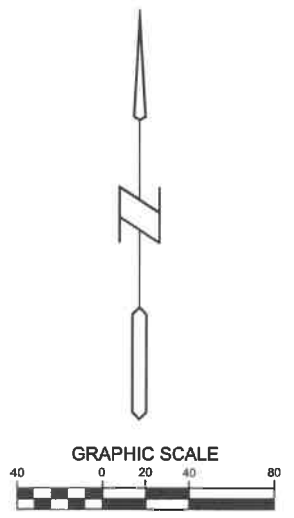
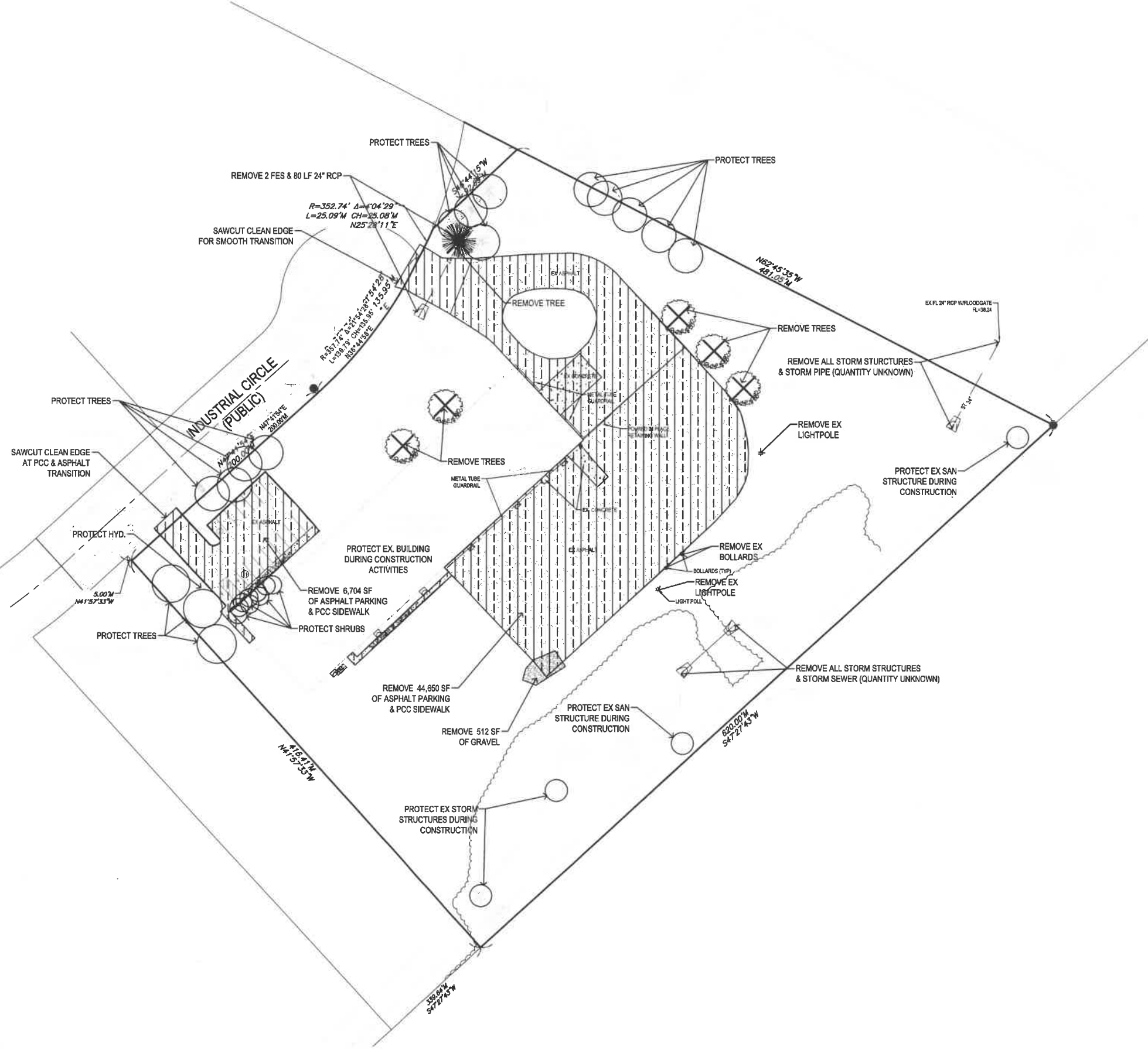
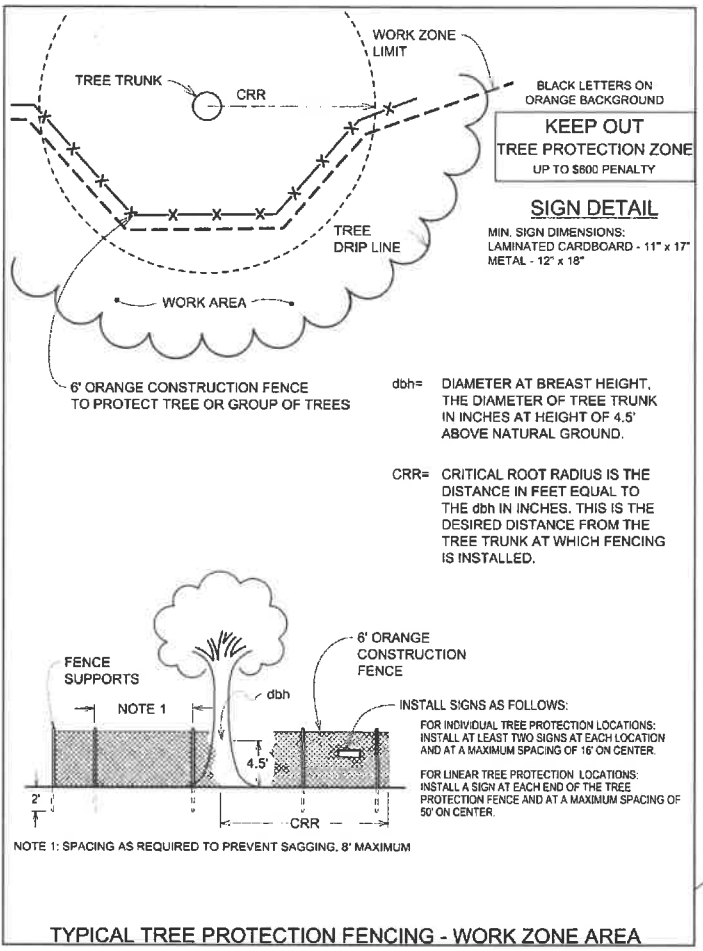
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PRELIMINARY - NOT FOR CONSTRUCTION

DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
4. REFERENCE ARCH. PLANS FOR ALL BUILDING FIXTURE REMOVALS.



Bishop Engineering
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Phone: (515) 276-0467 Fax: (515) 276-0217
Civil Engineering & Land Surveying
Established 1959

1800 INDUSTRIAL CIRCLE
WEST DES MOINES, IOWA

DEMO PLAN

REFERENCE NUMBER: 160307 170341
DRAWN BY: MJE
CHECKED BY: M/JW
REVISION DATE: 12-11-2020 12-14-2020 1-19-2021 3-15-2021 4-26-2021
PROJECT NUMBER: 200459 WPM: MAM-04470-2020
SHEET NUMBER: C1.1

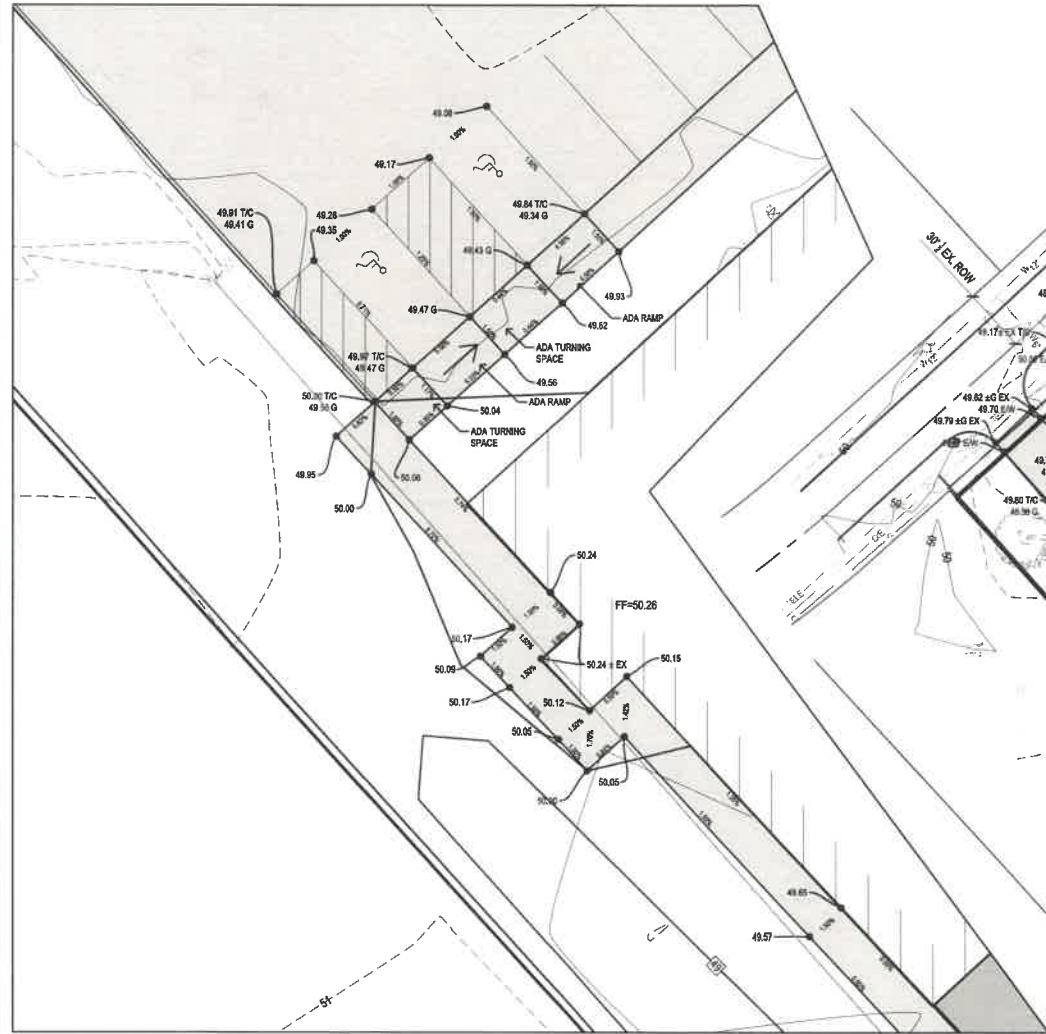
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PRELIMINARY- NOT FOR CONSTRUCTION

4/28/2021 1:53:20 PM L:\LAND PROJECTS\2020\20456-12 TECH EXPANSION - 1800 INDUSTRIAL\DWG\1800 INDUSTRIAL\CG3 GRADING.DWG

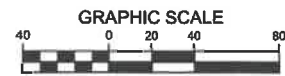
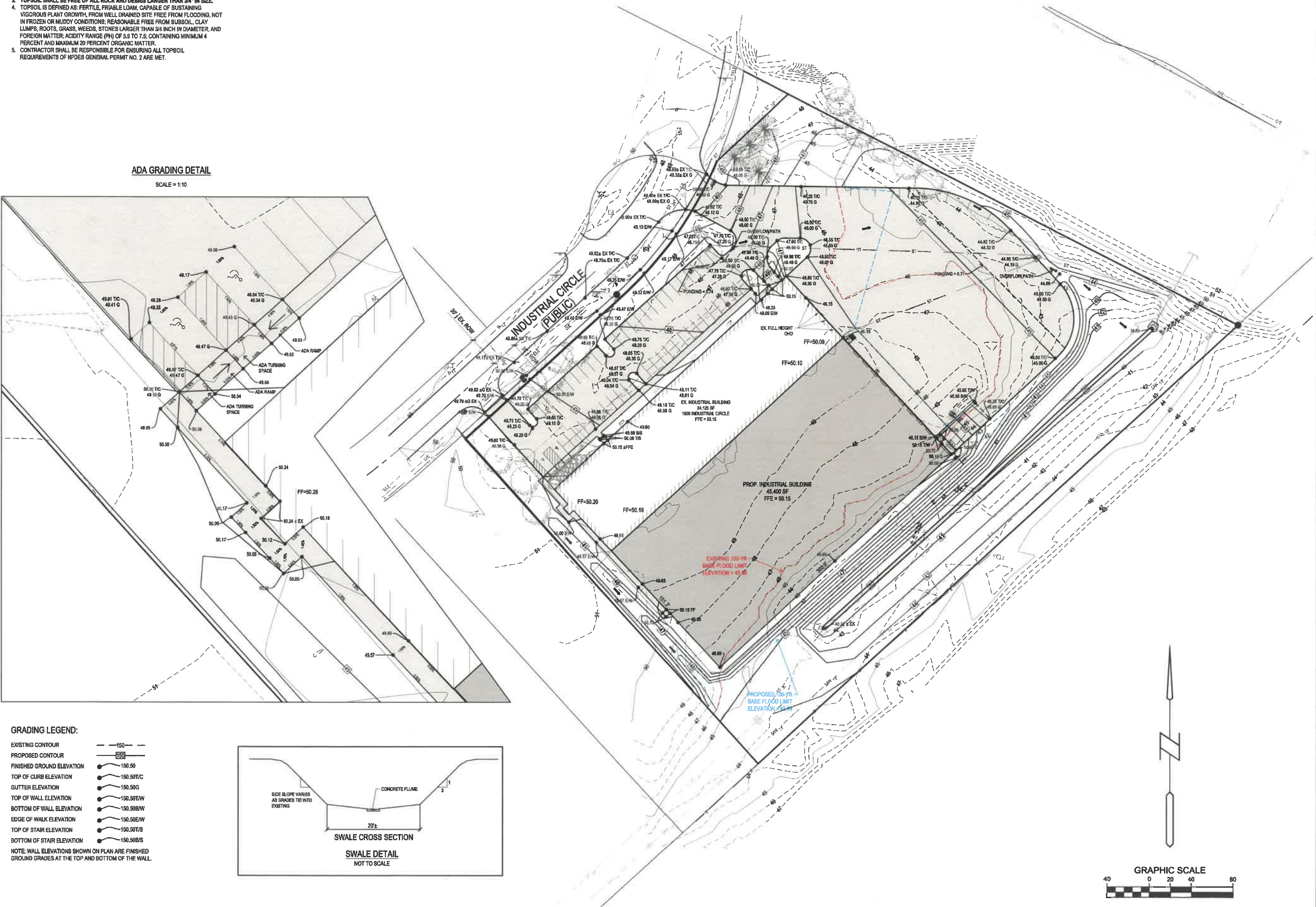
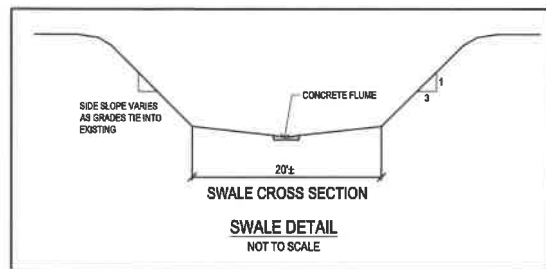
- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
 2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
 3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
 4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER, ACIDITY RANGE (PH) OF 5.5 TO 7.5, CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

ADA GRADING DETAIL
SCALE = 1:10



GRADING LEGEND:

- | | |
|---------------------------|-----------|
| EXISTING CONTOUR | --- |
| PROPOSED CONTOUR | --- |
| FINISHED GROUND ELEVATION | 150.50 |
| TOP OF CURB ELEVATION | 150.50T/C |
| GUTTER ELEVATION | 150.50G |
| TOP OF WALL ELEVATION | 150.50T/W |
| BOTTOM OF WALL ELEVATION | 150.50B/W |
| EDGE OF WALK ELEVATION | 150.50E/W |
| TOP OF STAIR ELEVATION | 150.50T/S |
| BOTTOM OF STAIR ELEVATION | 150.50B/S |
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



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3501 104th Street
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Phone: (515)276-0467 Fax: (515)276-0217
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**1800 INDUSTRIAL CIRCLE
WEST DES MOINES, IOWA**

GRADING PLAN

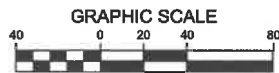
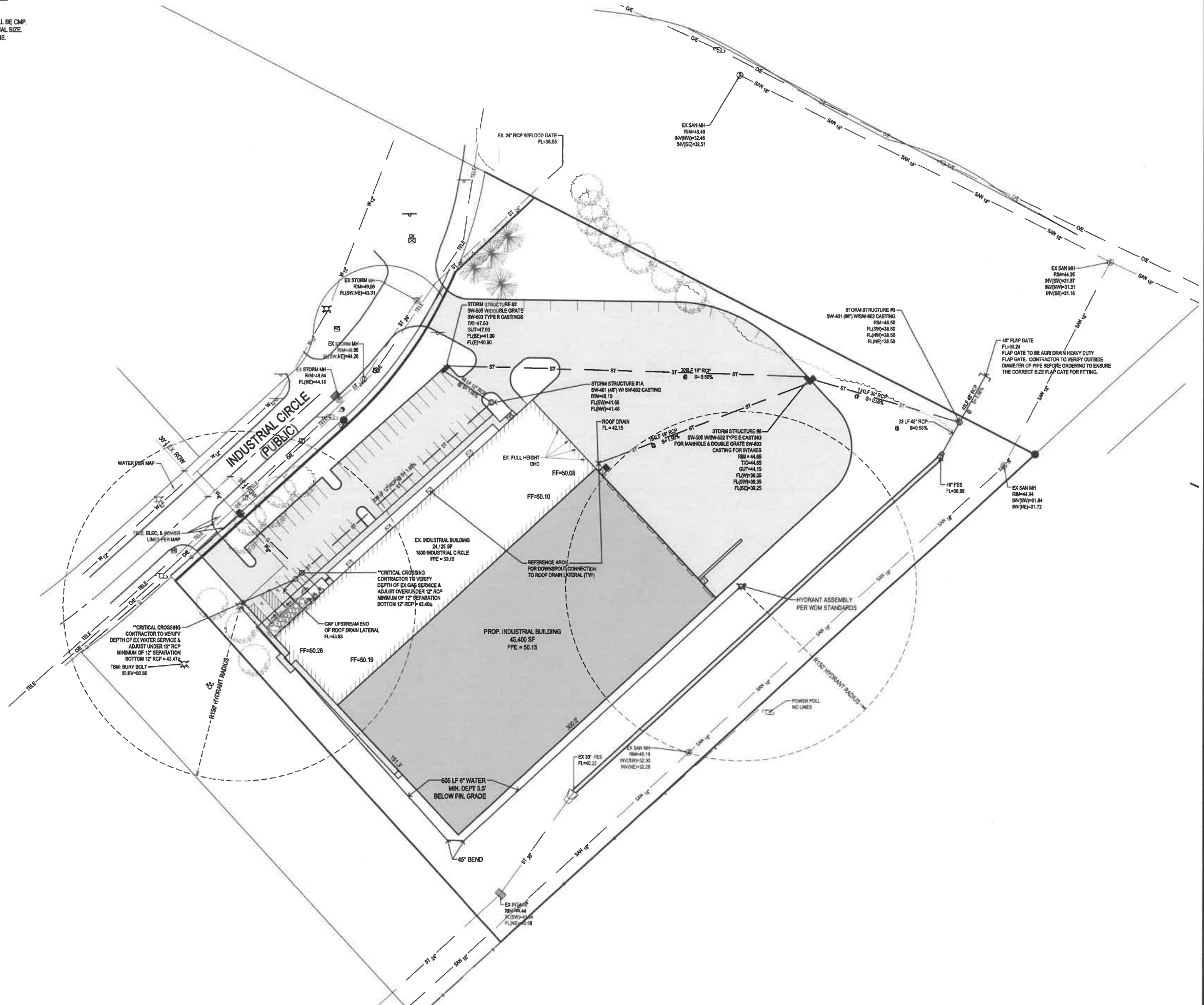
REFERENCE NUMBER: 160307 170341
DRAWN BY: MJE
CHECKED BY: M/JW
REVISION DATE: 12-11-2020 12-14-2020 1-19-2021 3-15-2021 4-28-2021
PROJECT NUMBER: 200459 <small>7/1/2019 10:41:07 AM</small>
SHEET NUMBER: C3.1

PRELIMINARY - NOT FOR CONSTRUCTION

4/26/2021 9:16:58 AM L:\LAND PROJECTS\2020\04049 - 12 TECH EXPANSION - 1800 INDUSTRIAL\DWG\1800 INDUSTRIAL\UTILITY.DWG

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5'-7" OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.



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**1800 INDUSTRIAL CIRCLE
 WEST DES MOINES, IOWA**

UTILITY PLAN

REFERENCE NUMBER: 180307 170341
DRAWN BY: MJE
CHECKED BY: MJW
REVISION DATE: 12-11-2020 12-14-2020 1-19-2021 3-15-2021 4-26-2021
PROJECT NUMBER: 200459 <small>WMPF-MAM-00459-TO-2020</small>
SHEET NUMBER: C4.1

LANDSCAPE NOTES:

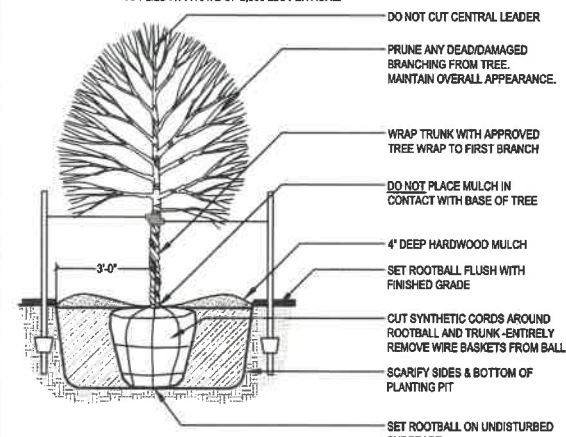
1. ALL SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
5. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
6. 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 OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
8. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
9. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
10. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
11. ALL EDGING SHALL BE DURAEDEG 1/8" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
12. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
13. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
14. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER ROCK IS INSTALLED.

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
DECIDUOUS TREES						
SH	2	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'AERUMIS SKYLINE'	2.0" CAL	B&B	MATCHED SPECIMENS
WO	1	WHITE OAK	QUERCUS ALBA	2.0" CAL	B&B	MATCHED SPECIMENS
RO	4	RED OAK	QUERCUS RUBRA	2.0" CAL	B&B	MATCHED SPECIMENS
RL	2	AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	2.0" CAL	B&B	MATCHED SPECIMENS
SB	1	RIT LUMIN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	8" HT	B&B	MATCHED SPECIMENS (CLUMP FORM)
PF	2	PRAIRIE FIRE CRABAPPLE	MALUS PRAIRIE FIRE	1.5" CAL	B&B	MATCHED SPECIMENS
EVERGREEN TREES						
NS	5	NORWAY SPRUCE	PICEA ABIES	6"	B&B	FULL FORM TO GROUND
BH	6	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6"	B&B	FULL FORM TO GROUND
SHRUBS						
AC	27	ALPINE CURRANT	RIBES ALPINUM	#5	CONT	FULL FORM - MATCHED
GL	8	GROW LOW SUMAC	RHUS AROMATICA 'GROW LOW'	#6	CONT	FULL FORM - MATCHED
DY	12	DENSIFORMIS YEW	TAXUS MEDIA 'DENSIFORMIS'	36"	B&B	FULL FORM - MATCHED

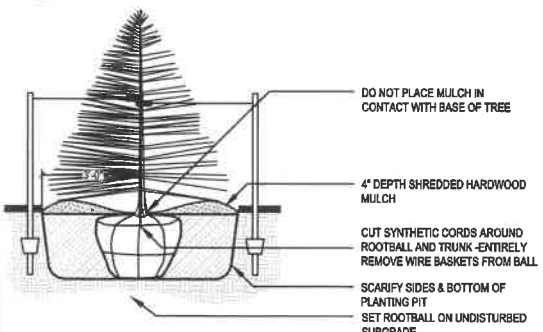
SEED: MIX TO BE "SUPER TURF II" BY UNITED SEEDS (OR APPROVED EQUAL). SEED AT A RATE OF 440 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE. OVERSEEDING (IF REQUIRED) TO BE INSTALLED AT 220 LBS PER ACRE.

HYDRO MULCH: HYDRO MULCH ALL SEEDING AREAS: WOOD CELLULOSE HYDRAULIC MULCH WITH TACKIFIER SHALL BE APPLIED AT A RATE OF 2,500 LBS PER ACRE.



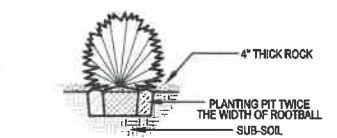
DECIDUOUS TREE PLANTING (TYP.)

SCALE: NOT TO SCALE



EVERGREEN TREE PLANTING (B&B)

SCALE: NOT TO SCALE

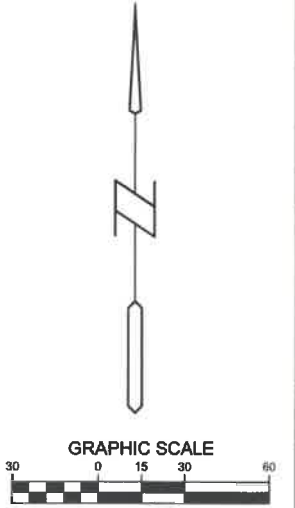
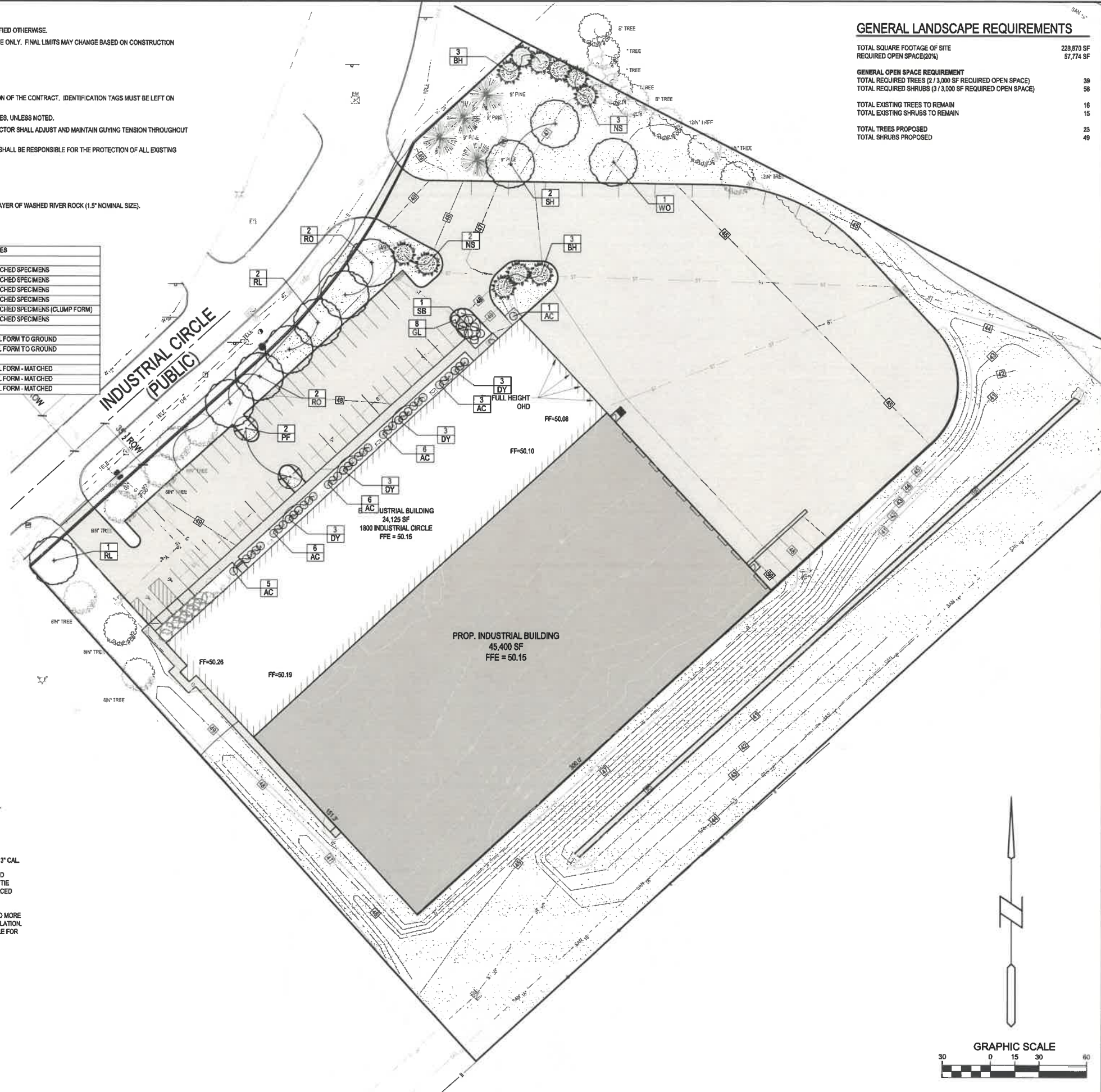


SHRUB PLANTING (TYP.)

SCALE: NOT TO SCALE

GENERAL LANDSCAPE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF SITE	228,870 SF
REQUIRED OPEN SPACE(20%)	57,774 SF
GENERAL OPEN SPACE REQUIREMENT	
TOTAL REQUIRED TREES (2 / 3,000 SF REQUIRED OPEN SPACE)	39
TOTAL REQUIRED SHRUBS (3 / 3,000 SF REQUIRED OPEN SPACE)	58
TOTAL EXISTING TREES TO REMAIN	
TOTAL EXISTING TREES TO REMAIN	16
TOTAL EXISTING SHRUBS TO REMAIN	15
TOTAL TREES PROPOSED	
TOTAL TREES PROPOSED	23
TOTAL SHRUBS PROPOSED	49



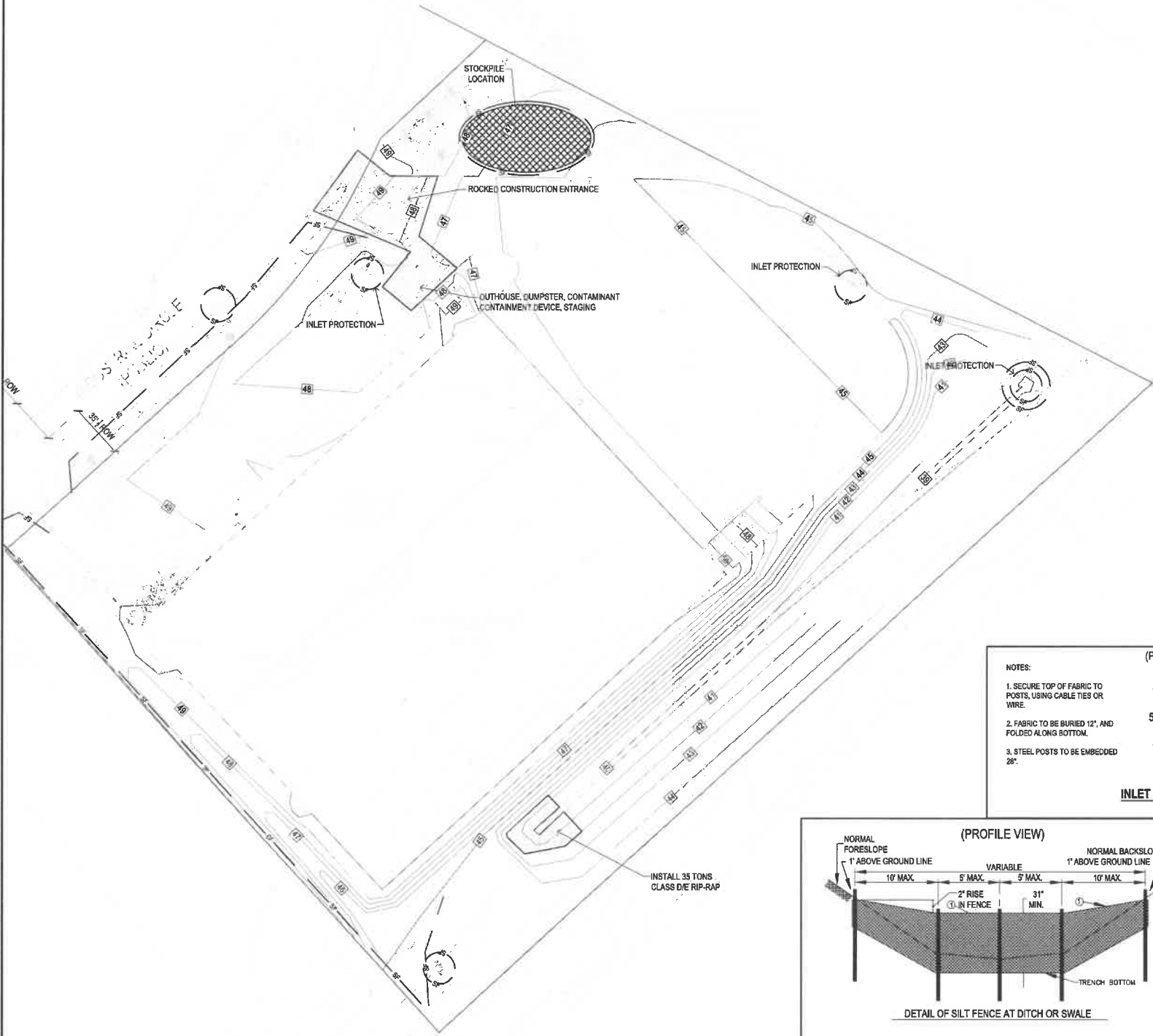
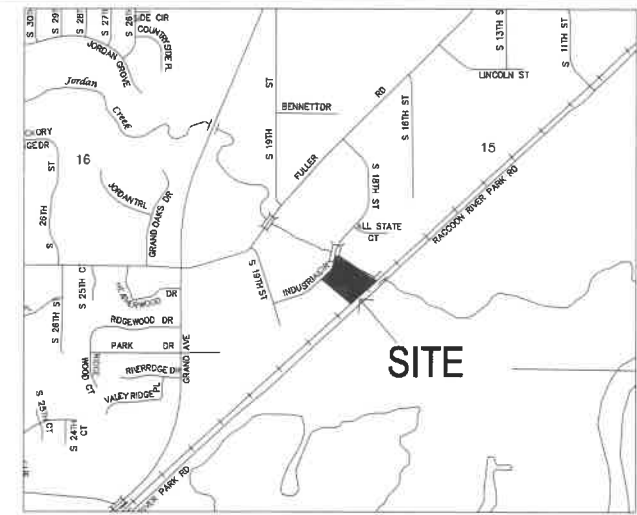
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**1800 INDUSTRIAL CIRCLE
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 LANDSCAPE PLAN**

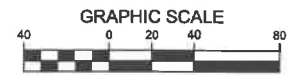
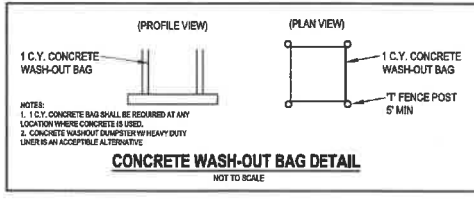
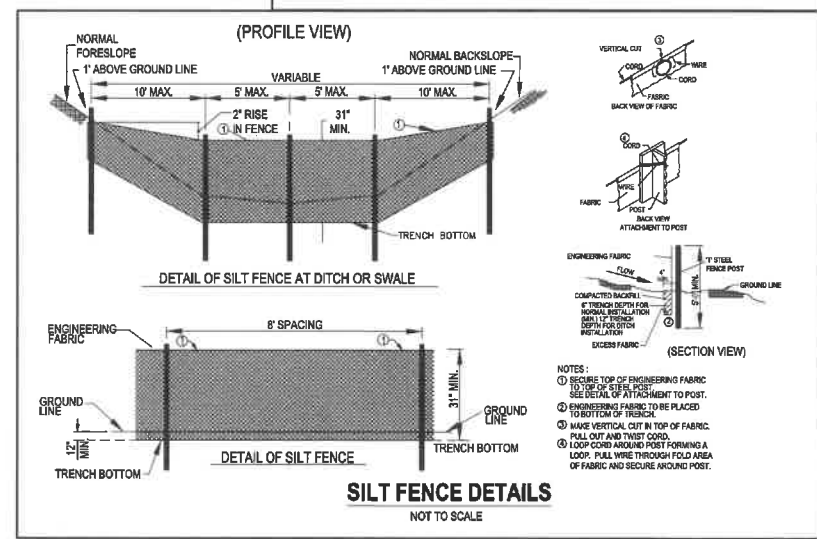
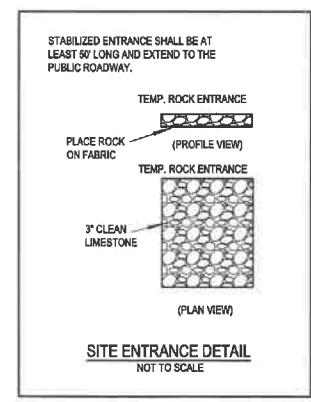
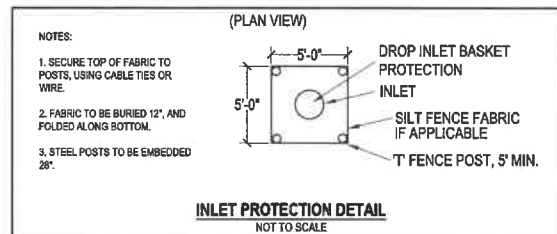
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PROJECT NUMBER: 200459 WPMR Mod-04/20-2020
SHEET NUMBER: C5.1

PRELIMINARY - NOT FOR CONSTRUCTION

STORM WATER POLLUTION PREVENTION PLAN



- EROSION CONTROL NOTES:**
- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
 - SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
 - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
 - INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
 - INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
 - OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- EROSION CONTROL REMOVAL NOTES:**
- AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPILES.
- LEGEND:**
- 120- EXISTING CONTOUR
 - 120 PROPOSED CONTOUR
 - SF SILT FENCE
 - SAN SANITARY SEWER
 - ST STORM SEWER
 - W WATER LINE
 - G GAS LINE
 - UE UNDERGROUND ELECTRIC
 - OIE OVERHEAD ELECTRIC
 - TELE TELEPHONE LINE
 - FIO FIBER OPTIC
 - CATV CABLE TV
 - SMH STORM MANHOLE
 - CI CURB INTAKE
 - SI SURFACE INTAKE
 - FE FLARED END SECTION
 - SMH SANITARY MANHOLE
 - CN CLEANOUT
 - FH FIRE HYDRANT
 - SP SPRINKLER
 - ICV IRRIGATION CONTROL VALVE
 - WMH WATER MANHOLE
 - W WELL
 - WV WATER VALVE
 - WSO WATER SHUT OFF
 - YH YARD HYDRANT
 - EMH ELECTRIC MANHOLE
 - EM ELECTRIC METER
 - ER ELECTRIC RISER
 - EV ELECTRIC VAULT
 - PP POWER POLE
 - TP TRANSFORMER POLE
 - LP LIGHT POLE
 - EJB ELECTRIC JUNCTION BOX
 - EP ELECTRIC PANEL
 - GL GROUND LIGHT
 - GW GUY WIRE
 - EH ELECTRIC HANDHOLE
 - GM GAS METER
 - GV GAS VALVE
 - ACU AIR CONDITIONING UNIT
 - TR TELEPHONE RISER
 - TV TELEPHONE VAULT
 - TMM TELEPHONE MANHOLE
 - TSM TRAFFIC SIGNAL MANHOLE
 - FOR FIBER OPTIC RISER
 - FOF FIBER OPTIC FAULT
 - CTR CABLE TV RISER
 - S SIGN



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WEST DES MOINES, IOWA**

SWPPP

REFERENCE NUMBER: 160307 170341
DRAWN BY: MJE
CHECKED BY: MJW
REVISION DATE: 12-11-2020 12-14-2020 1-19-2021 3-15-2021 4-26-2021
PROJECT NUMBER: 200459 WPM-Main-04270-2020
SHEET NUMBER: C7.1



UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

4/26/2021 10:36:52 AM L:\LAND PROJECTS\2020\0405-12 TECH EXPANSION - 1800 INDUSTRIAL.DWG\1800 INDUSTRIAL\CT SWPPP.DWG

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-029**

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, Michael Wahlert with Bishop Engineering, on behalf of the applicant and property owner Triple J Logistics LLC, requests approval of the Phased Major Modification to Site Plan for the approximately 5.25-acre property located at 1800 Industrial Circle as depicted on the location map included in the staff report. The applicant requests approval to commence grading, footings, foundations, and private utilities as part of a phased approval of the Major Modification to a Site Plan; and

WHEREAS, the Phased Major Modification to a Site Plan request complies with the findings stated in the applicable provisions of Title 9, the Comprehensive Plan and City Code.

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Phased Major Modification to Site Plan (MaM-004970-2020), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on May 10, 2021.

Erica Andersen, Chair
Plan and Zoning Commission

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 on May 10, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

Prepared by: K Tragesser, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa
50265-0320 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A PHASED MAJOR MODIFICATION TO A SITE PLAN TO ALLOW CONSTRUCTION OF FOOTINGS, FOUNDATIONS, INSTALLATION OF PRIVATE UTILITIES, AND GRADING

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, Michael Wahlert with Bishop Engineering, on behalf of the applicant and property owner, Triple J Logistics LLC, requests approval of phased Major Modification for that project located at 1800 Industrial Circle and legally described in attached Exhibit 'B' for the purpose of constructing footings, foundations, installation of private utilities, and grading; 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, the Major Modification complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code.

WHEREAS, on **TBD**, the Plan and Zoning Commission recommended to the City Council, by a **X-X** vote, approval of the phased Major Modification to a Site Plan; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the phased Major Modification to a Site Plan.

NOW, THEREFORE, The City Council does approve the phased Major Modification (MaM-004970-2020), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, 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 **TBD**.

Steven K. Gaer, Mayor

ATTEST:

Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on **TBD** n, by the following vote.

Exhibit A: Conditions of Approval

1. A final storm water pollution prevention plan (SWPPP) be accepted by the City, prior to commencing grading.

Exhibit B: Legal Description

XXXX