

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

Meeting Date: December 27, 2023

ITEM: 510 S. 19th Street Warehouse, 510 S. 19th Street – Approve Major Modification to Site Plan to allow construction of a warehouse – Dan Southwick – MaM-006084-2023

Resolution: Approval of Major Modification to Site Plan

Background: Dan Southwick with Bishop Engineering, on behalf of the property owner, Mark Eggers with DEGH, LLC, requests approval of the Major Modification to Site Plan for the approximately 3-acre property located at 1924 Fuller Road. The applicant proposes to construct a second warehouse building on the property. The new 25,585 square foot warehouse will be constructed south of the existing warehouse building on the property and will use the address 510 S 19th Street.

Staff Review & Comment:

- **Financial Impact:** The developer and the City entered into a development agreement that provided a 5-year, declining scale property tax rebate (TIF), with a capped assistance amount of \$100,000, and a minimum assessment agreement for the property in the amount of \$1,500,000, which is valid for ten years. As part of the agreement, the development is required to employ at least 5 full time employees throughout the life of the agreement. In addition, cost to the City will be for Staff time in the processing of development application(s) and inspections during construction.
- **Key Development Aspects:**
 1. **Architecture:** The design of the new warehouse will include vertical siding to match the existing building but will also have a stone veneer siding.
 2. **Irrevocable Offer of Dedication:** The property owner has agreed to dedicate five feet of right-of-way adjacent to the existing S 19th Street. This is because S. 19th Street is classified as a minor collector roadway which requires 70 feet of total right-of-way or 35 feet from the center of the right-of-way adjacent to the subject property. The existing right-of-way adjacent to this site is 30 feet. The property owner has provided an Irrevocable Offer of Right-of-Way Dedication for the remaining five feet of additional right-of-way to the City.

Additionally, Fuller Road is classified as a major collector roadway which requires 100 feet of total right-of-way or 50 feet from the center of the right-of-way adjacent to the subject property. The existing right-of-way adjacent to this site is 33 feet. The property owner has provided an Irrevocable Offer of Right-of-Way Dedication for the remaining right-of-way.

The City Council approval and acceptance of both Irrevocable Offers of Dedication is being requested as part of this Major Modification approval.

- Traffic Impact Study Findings: The Traffic Impact Study was completed on June 29, 2023. The proposed development is expected to generate slightly less traffic during an average weekday and slightly more traffic during the peak hours compared to what was previously estimated in full-build traffic modeling for the area. The existing roadway geometry and traffic control have adequate capacity to accommodate the proposed development.
- 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.

Planning and Zoning Commission Action:
 Date: December 27, 2023
 Vote:
 Recommendation:

Recommendation: Approve the Major Modification to Site Plan request, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Emani Brinkman

Approval Meeting Dates:

Planning and Zoning Commission	December 27, 2023
City Council	

Staff Report Reviews:

Planning & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" 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	8/7/23 as Upcoming Project
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

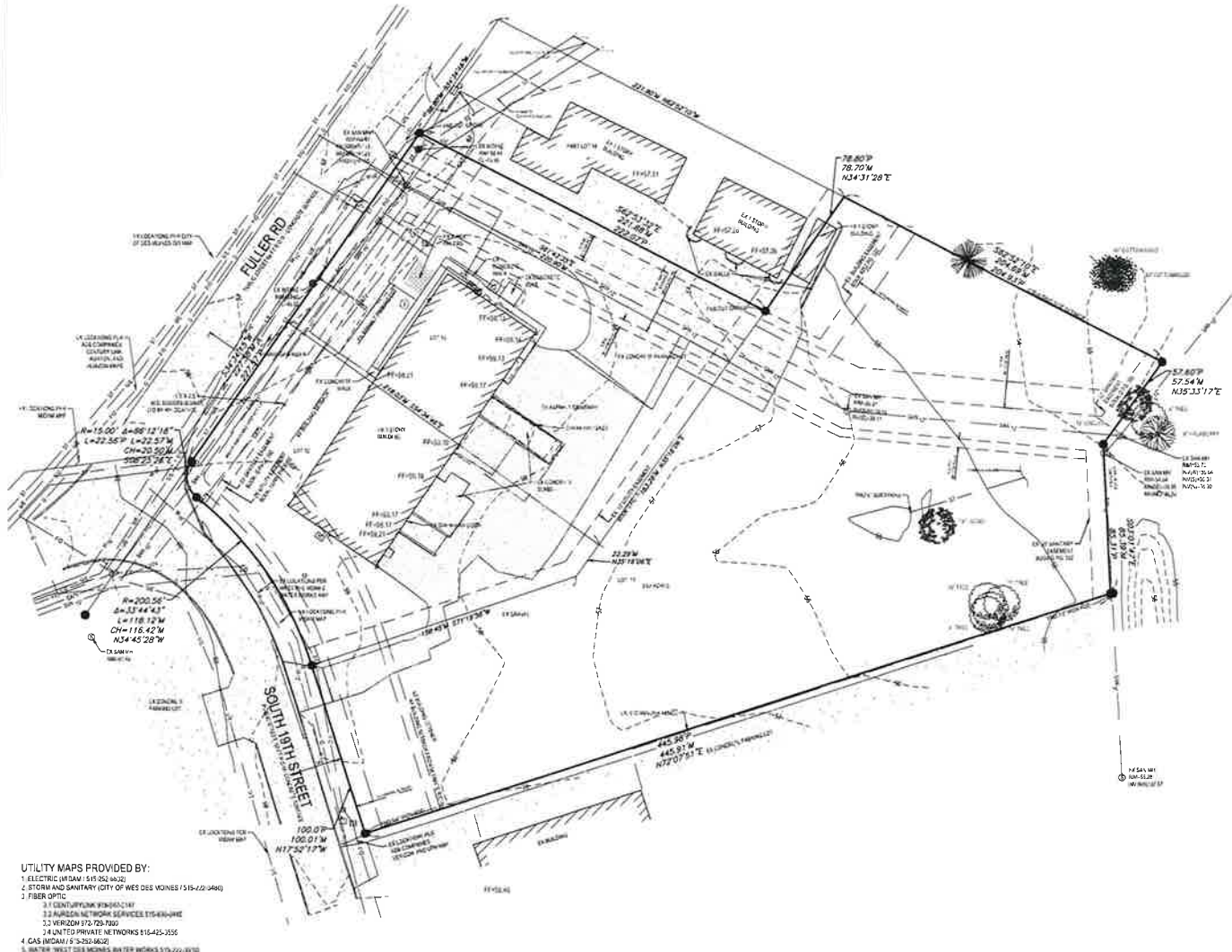
Location Map



Vicinity Map – Land Uses



1924 FULLER RD SITE SURVEY



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 1402, PAGE JN-402) LOTS ELEVEN (11), TWELVE (12), THIRTEEN (13) AND FOURTEEN (14), EXCEPT THE NORTHWEST 1/4 FEET OF LOT 14 AS MEASURED ON THE NORTHWEST LOT LINE AND THE SOUTHWEST LOT LINES IN WEST GRAND INDUSTRIAL ACRES PLAT ONE AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

ADDRESS:
1924 FULLER ROAD,
WEST DES MOINES, IOWA 50265

OWNER:
DEHP LLC
501 WOODLAND ROAD
DES MOINES, IOWA 50314

PREPARED FOR:
MARK EGGERS
PROJECT MANAGER & ESTIMATOR
NO LOGS CONSTRUCTION
515-238-4588
1924 FULLER RD
WEST DES MOINES, IA 50265

ZONING:
INFORMATION OBTAINED FROM
WEST DES MOINES MUNICIPAL CODE

MINIMUM FRONT SETBACK: 10'
MINIMUM REAR SETBACK: 10'
MINIMUM SIDE SETBACK: 5'
SIDE SETBACK: IF ALLOWED IF ABUTS A SIMILAR LOT.

FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF WEST DES MOINES AT 800-445-4488

SITE CONTROL AND BENCHMARKS:

BASED ON BENCHMARKS ASSUMED FOR THE PURPOSES OF THIS SURVEY:

WEST DES MOINES BENCHMARK ID #649
NORTHING = 58046.40
EASTING = 1573.82.85
MEAN SEA LEVEL ELEVATION = 428.31'
WEST DIM ELEVATION = 428.31'
DESCRIPTION: 155 SOUTH 16TH STREET, 45.5 FEET SOUTH OF THE NW CORNER OF THE CITY OF WEST DES MOINES PUBLIC WORKS BUILDING, 4 FEET WEST OF BUILDING

WEST DES MOINES BENCHMARK ID #106
NORTHING = 572.28.23
EASTING = 1579.38.10
NAVD83 ELEVATION = 342.23'
WEST DIM ELEVATION = 189.33'
DESCRIPTION: SW CORNER OF GRAND AVENUE AND E.P. TRUE PARKWAY, 10 FEET WEST OF BACK OF WALK AND 77 FEET SOUTH OF TRAFFIC SIGNAL POLE AT THE SW CORNER OF E.P. TRUE PARKWAY AND GRAND AVENUE

ABBREVIATIONS:

- AC ACRES
- ADPH ADMIRAL
- BK BOOK
- CONC CONCRETE
- DISSED DISTANCE
- EXIST EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- MEASD DISTANCE
- MH MANHOLE
- CPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PREV PREVIOUSLY RECORDED AS PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- R/SFC R/SFC IN PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

LEGEND:

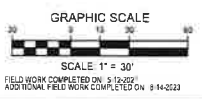
- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- C — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- ⊙ STORM MANHOLE
- ⊙ CURB INTAKE
- ⊙ SURFACE INTAKE
- ⊙ FLARED END SECTION
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ⊙ 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
- ⊙ CUV WIRE
- ⊙ ELECTRIC MANHOLE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ AIR CONDITIONING UNIT
- ⊙ TELEPHONE RISER
- ⊙ TELEPHONE VAULT
- ⊙ TELEPHONE MANHOLE
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⊙ FIBER OPTIC MANHOLE
- ⊙ FIBER OPTIC RISER
- ⊙ FIBER OPTIC VAULT
- ⊙ CABLE TV RISER
- ⊙ SIGNAL
- ⊙ BOLLARDS
- ⊙ DENOTES NUMBER OF PARKING STALLS
- ⊙ PROPERTY CORNER - FOUND IRON PIPE ORANGE PLASTIC CAP 1979
- ⊙ PROPERTY CORNER PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID 4" 1475 OR AS NOTED
- ⊙ SECTION CORNER - FOUND AS NOTED
- ▲ SITE CONTROL POINT - MEASUREMENT AS NOTED

- UTILITY MAPS PROVIDED BY:**
- ELECTRIC (UTM) 515-282-8622
 - STORM AND SANITARY (CITY OF WEST DES MOINES) 515-232-1460
 - FIBER OPTIC
 - CENTURYLINK 503-242-1447
 - AT&T NETWORK SERVICES 815-480-1414
 - VERIZON 870-729-7200
 - UNLIMITED PRIVATE NETWORKS 815-423-3556
 - GAS (INDIAN) 5-252-8632
 - WATER (WEST DES MOINES WATER DEPARTMENT) 515-232-1414



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 LOCATION OR DEPTH OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES BEFORE 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 MARK, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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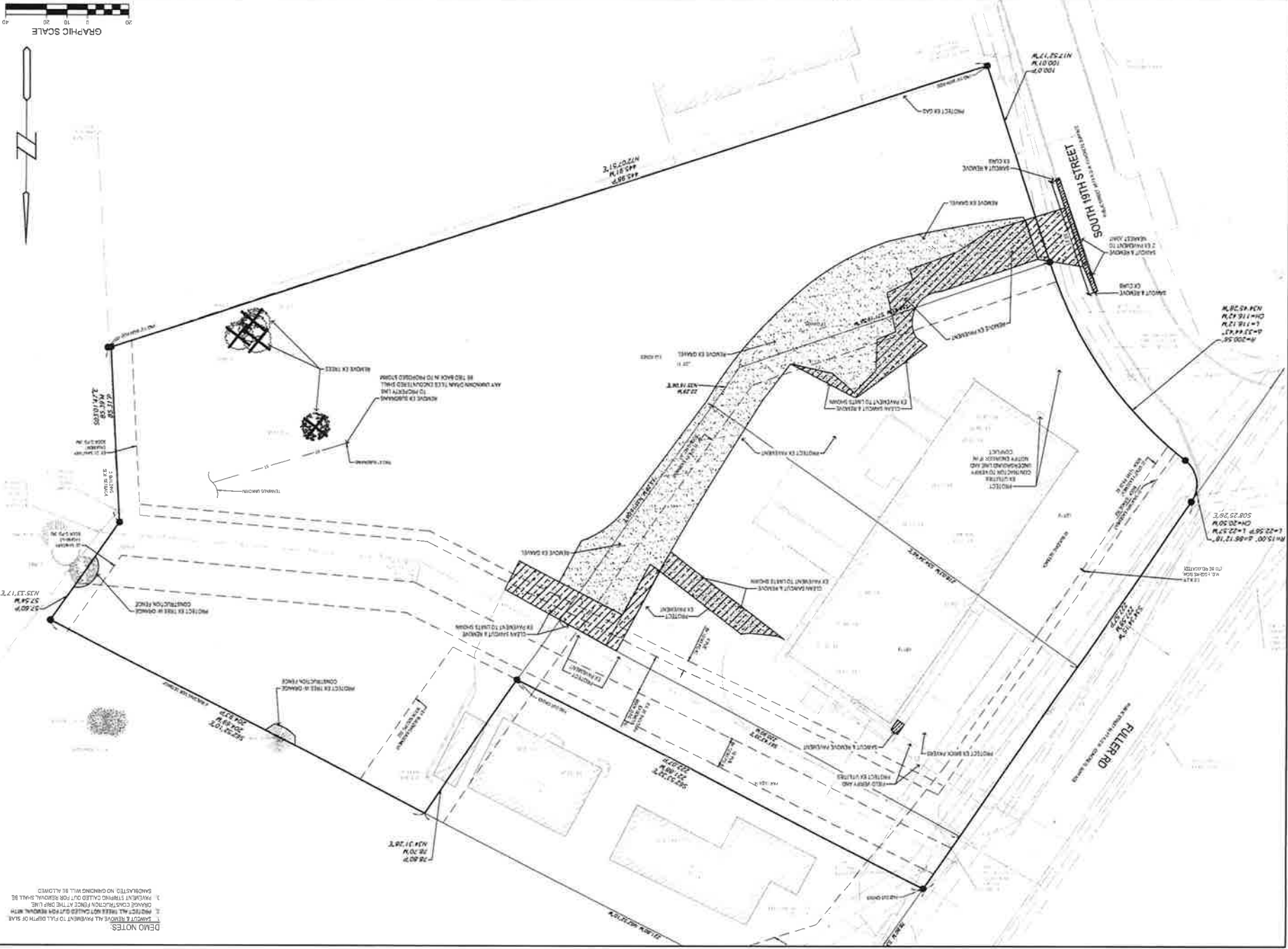


Bishop Engineering
"Training Your Generational Development"
3501 104th Street
Des Moines, Iowa 50321-3837
Phone: 515-282-8888 Fax: 515-282-8837
Established 1999
Civil Engineering & Land Surveying

1924 FULLER ROAD
WEST DES MOINES, IOWA 50265
SITE SURVEY

PROJECT NUMBER
DRAWN BY
MDH
CHECKED BY
JPH
DATE
06-09-2023
CITY SUBMITTAL
01-31-2023
CITY SUBMITTAL
06-14-2023
SURVEY UPDATE

PROJECT NAME
C0.2



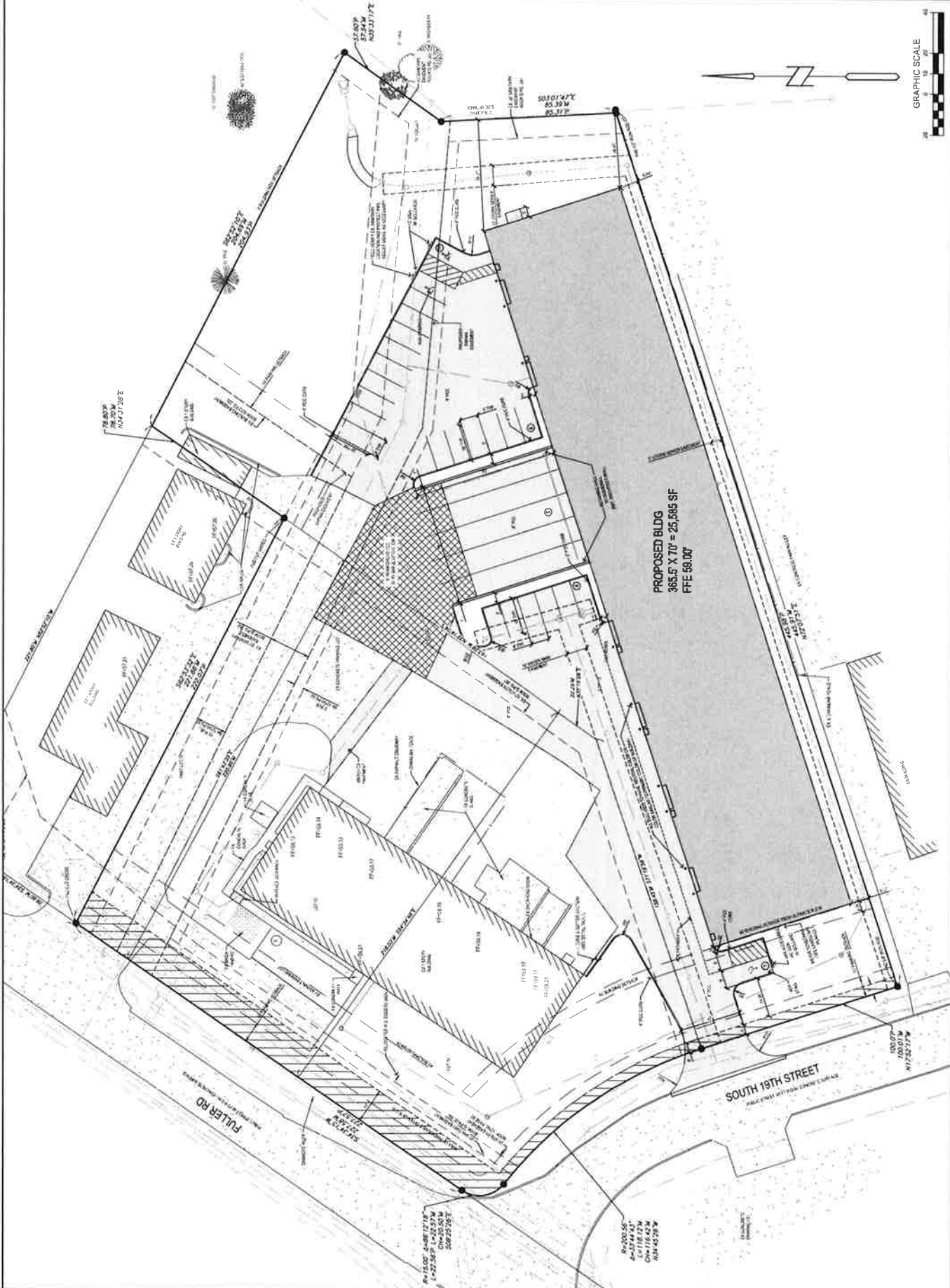
DEMO NOTES:
 1. REMOVE & REPLACE PAVEMENT TO FULL DEPTH OF SLAB
 2. PROJECT WILL BE RELOCATED TO FULL DEPTH NETWORK WITH
 3. EXISTING CONC'S TRUCKS RAMP AT THE DRIVE LINE
 4. PAVEMENT TRUCKS CALLED OUT FOR REPAIRS, SHALL BE
 5. SCHEDULED, NO CHANGING WILL BE ALLOWED

C1.1

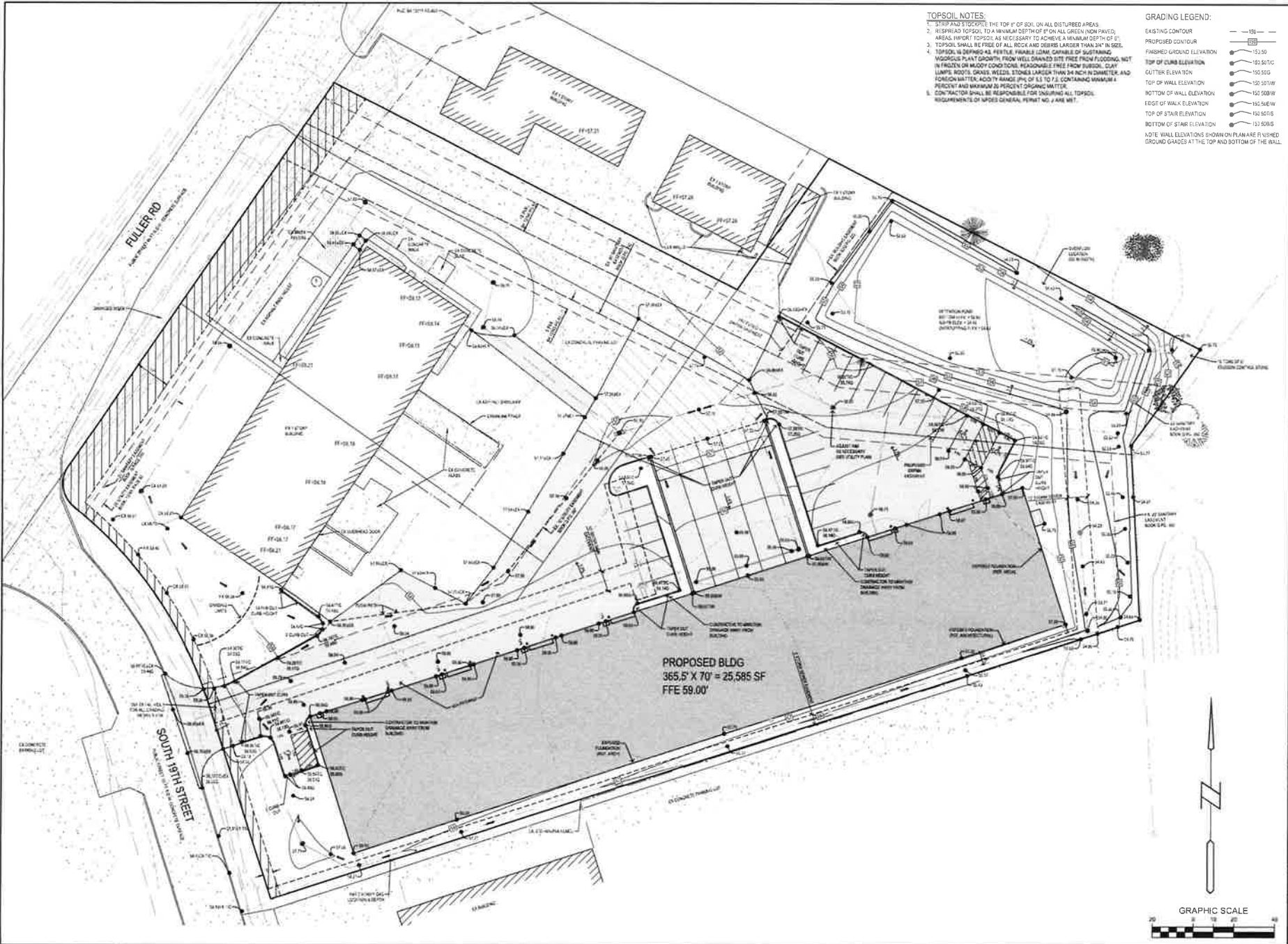
210282

1924 FULLER RD
 WEST DES MOINES, IOWA
 DEMO PLAN

Bishop Engineering
 "Transforming Your Commercial Development"
 5501 104th Street
 Des Moines, Iowa 50323-2657
 Phone: 515.281.8888 Fax: 515.281.8889
 Civil Engineering & Land Surveying Established 1989



18-05203 3/14/14 - LAND PROJECTS DESIGN CONSULTING ENGINEERS



TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 4" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. REPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 2 1/4" IN SIZE.
4. TOPSOIL IS DEFINED AS FERTILE, FRABLE LOAM, CAPABLE OF SUSTAINING VEGETABLE PLANT GROWTH FROM WELL GRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MOODY CONDITIONS, REASONABLE FREE FROM SUBSOIL, CLAY LAMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/8 INCH IN DIAMETER, AND FOREIGN MATTER, ROCKY RANGE (0% OF SS TO 7% CONTAINING MAXIMUM 4 PERCENT) AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL TOPSOIL REQUIREMENTS OF UPDES GENERAL PERMIT NO. 2 ARE MET.

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- FINISHED GROUND ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- EDGE OF WALK ELEVATION
- TOP OF STAIR ELEVATION
- BOTTOM OF STAIR ELEVATION

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

PROPOSED BLDG
365.5' X 70' = 25,585 SF
FFE 59.00'

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1924 FULLER RD
WEST DES MOINES, IOWA

GRADING PLAN

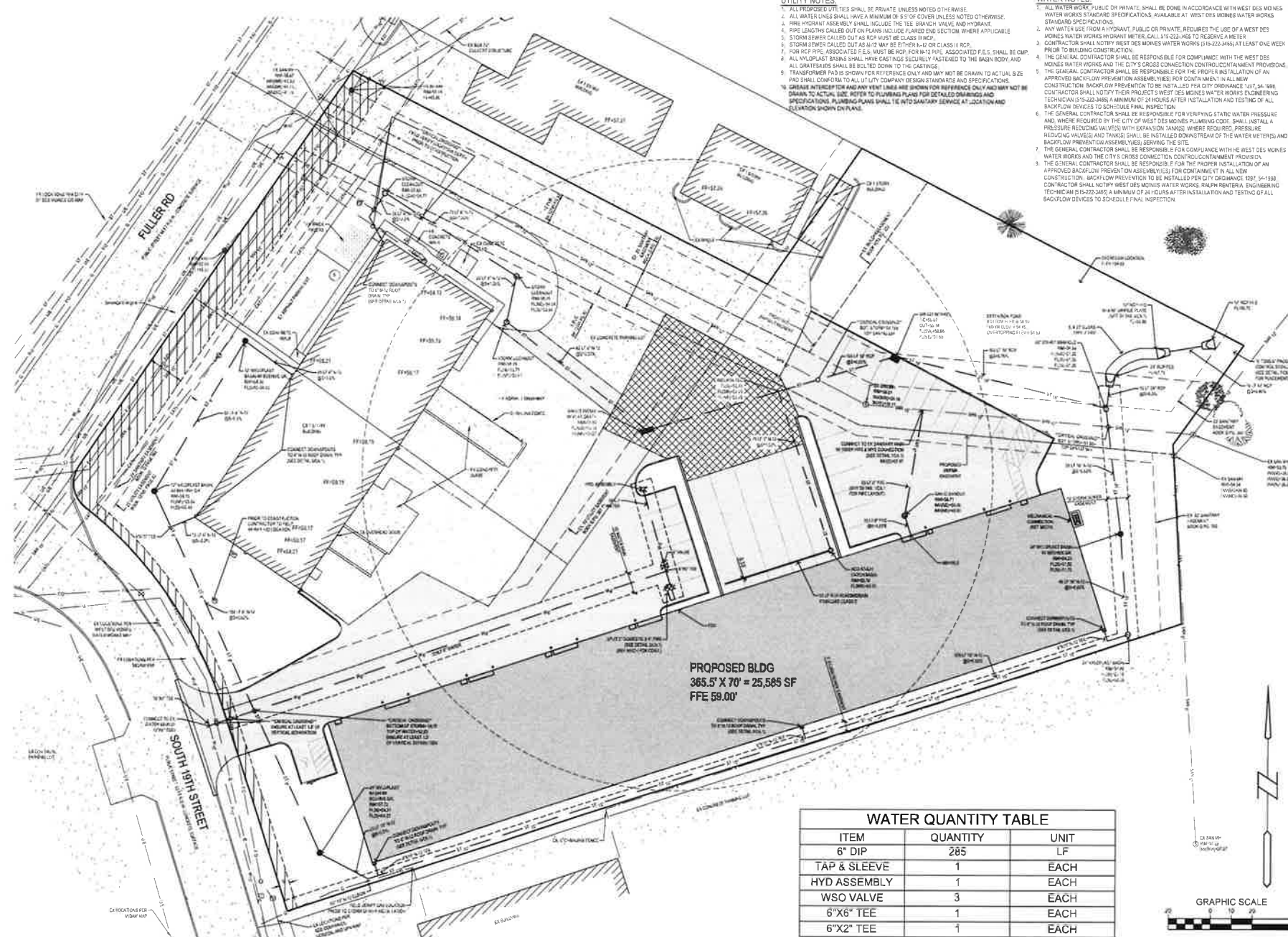
PROJECT NUMBER	210282
SHEET NUMBER	C3.1
DATE	10/20/14
DESIGNED BY	JEJ
CHECKED BY	JEJ
REVISION DATE	10/09/2014 CITY SUBMITTAL 10/14/2014 CITY SUBMITTAL 09/21/2014 CITY SUBMITTAL 10/04/2014 3RD DAY

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH VALVE AND HYDRANT.
4. PIPE LECTORS CALLED OUT ON PLANS SHALL BE PLACED OVER THE SECTION WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS II RCP.
6. STORM SEWER CALLED OUT AS 18" MUST BE EITHER 18" OR CLASS III RCP.
7. FOR RCP PIPE ASSOCIATED P.E.S. MUST BE RCP. FOR 12" PIPE ASSOCIATED P.E.S. SHALL BE CMP.
8. ALL UNLAPLAST BASINS SHALL HAVE CASTINGS SECURELY PASTED TO THE BASIN BODY AND ALL CASTINGS SHALL BE BOLTED DOWN TO THE CASTINGS.
9. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE AND SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
10. CHIMNEY INTERCEPTOR AND ANY VENT LINES ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO PLUMBING PLANS FOR DETAILED DIMENSIONS AND SPECIFICATIONS. PLUMBING PLANS SHALL BE INTO SANITARY SERVICE AT LOCATION AND ELEVATION SHOWN ON PLANS.

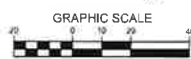
WATER NOTES:

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS, AVAILABLE AT WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-281-4652 TO RESERVE A METER.
3. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS 515-281-3845 AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-281-4652 TO RESERVE A METER.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY FOR CONTAINMENT OF ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1017, 14-1998. CONTRACTOR SHALL NOTIFY THEIR PROJECT'S WEST DES MOINES WATER WORKS ENGINEERING TECHNICIAN 515-281-3845 A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING STATIC WATER PRESSURE AND, WHERE REQUIRED BY THE CITY OF WEST DES MOINES PLUMBING CODE, SHALL INSTALL A PRESSURE REDUCING VALVE(S) WITH EXPANSION TANK(S) WHERE REQUIRED. PRESSURE REDUCING VALVE(S) AND TANK(S) SHALL BE INSTALLED DOWNSTREAM OF THE WATER METERS AND BACKFLOW PREVENTION ASSEMBLY(S) SERVING THE SITE.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(S) FOR CONTAINMENT OF ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1017, 14-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN 515-281-3845 A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.



PROPOSED BLDG
365.5' X 70' = 25,585 SF
FFE 59.00'

WATER QUANTITY TABLE		
ITEM	QUANTITY	UNIT
6" DIP	285	LF
TAP & SLEEVE	1	EACH
HYD ASSEMBLY	1	EACH
WSO VALVE	3	EACH
6"X6" TEE	1	EACH
6"X2" TEE	1	EACH



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1924 FULLER RD
WEST DES MOINES, IOWA
UTILITY PLAN

THRU DATE: 10/20/23
DRAWN BY: JB
CHECKED BY: JEU
ISSUE DATE: 10/20/23
10/20/23 CITY SUBMITTAL
10/20/23 CITY SUBMITTAL
10/20/23 CITY SUBMITTAL
10/20/23 2023
10/20/23 2023
10/20/23 2023

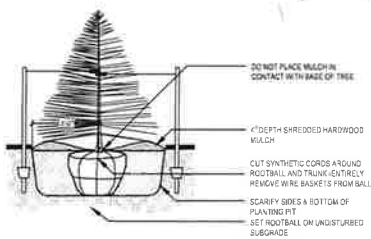
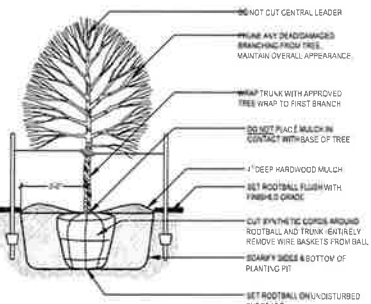
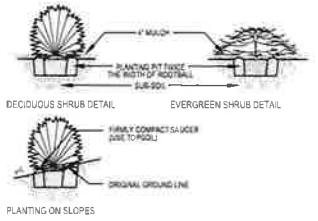
PROJECT NO: **210282**
SHEET NUMBER: **C4.1**

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 WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
6. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED BY WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
7. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DOMINANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING SINCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORUS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIGN INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
10. STAKING AND OUTLINES OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED LANDSCAPE STANDARDS. GENERALLY, TREES IN LARGE OPENINGS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED. STAKES AND WRAP SHALL BE INSTALLED AT THE PLANTING CONTRACTOR SHALL ADJUST AND MAINTAIN STAKING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
11. 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.
12. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVELS OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
14. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH. DO NOT INSTALL LANDSCAPE FABRIC IN MULCH PLANTING BEDS.
15. MAINTENANCE BEDS ADJACENT TO PROPOSED BUILDING (AS CALLED OUT) - INCORPORATE TYPAR J811 DOWNDRAIN LANDSCAPE FABRIC (OR SIMILAR) AND 2" THICK LAYER OF WASHED RIVER ROCK (1/2" NOMINAL SIZE).
16. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCHCHECK IS INSTALLED.
17. ALL ADDITIONAL MECHANICAL LIMITS ARE TO BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING AS SHOWN.

GENERAL LANDSCAPE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF PROJECT AREA	121,677 SF
REQUIRED OPEN SPACE(S)	26,224 SF
GENERAL OPEN SPACE REQUIREMENT	
TOTAL REQUIRED OVERSTORY TREES	16
TOTAL REQUIRED EVERGREEN TREES	7
TOTAL REQUIRED SHRUBS	27
LANDSCAPE MATERIAL PROVIDED	
TOTAL PROPOSED OVERSTORY TREES	11
TOTAL PROPOSED EVERGREEN TREES	7
TOTAL PROPOSED SHRUBS	47
TOTAL PROPOSED GRASSES	44



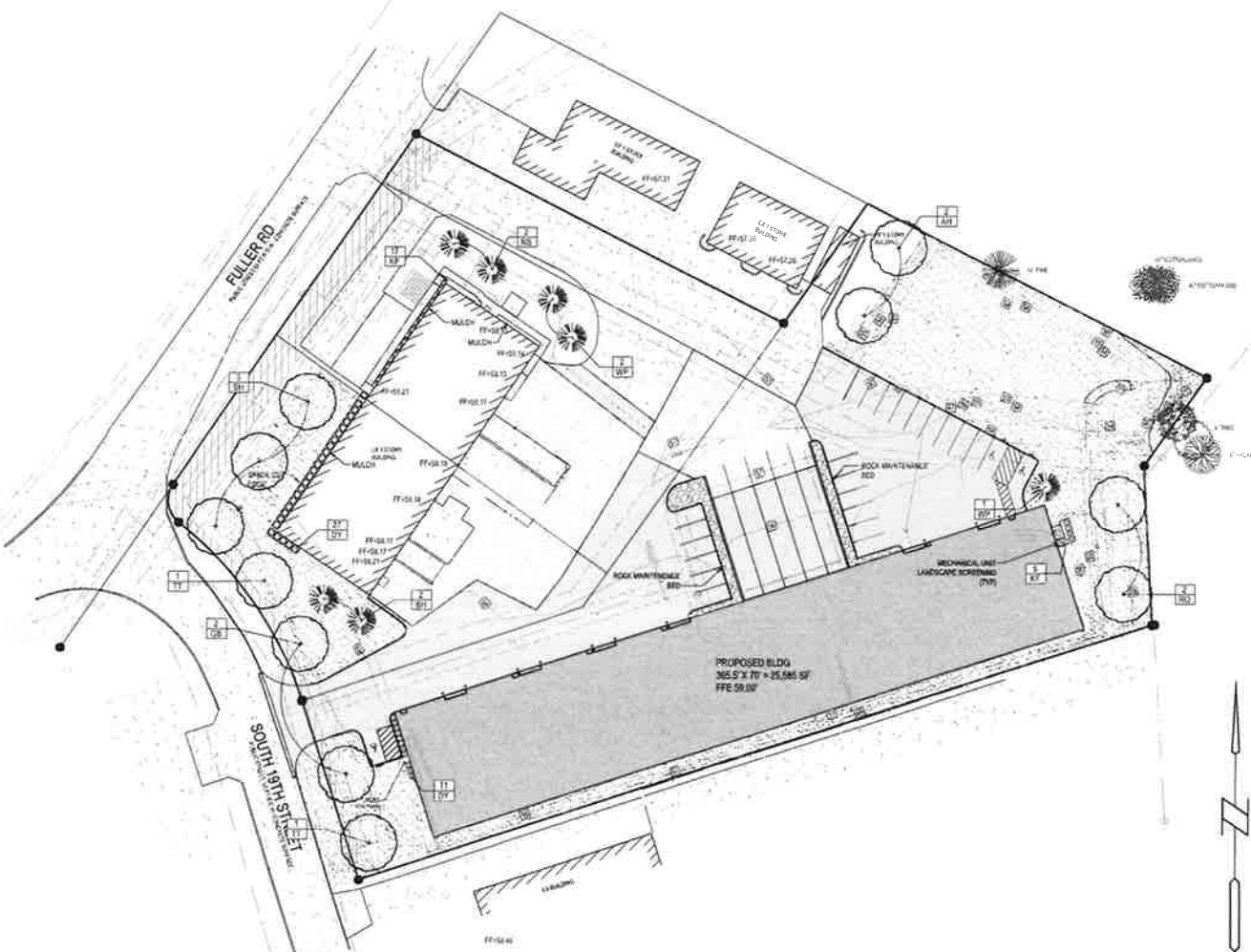
LEGEND

SEED: MIX TO BE "SUPER TURF II" BY UNITED SEEDS (OR APPROVED EQUAL). SEED AT A RATE OF 40 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 200 LBS PER ACRE.

HYDRIC MULCH: HYDRIC MULCH ALL SLOPED AREAS. WOOD CELLULOSE HYDRAULIC MULCH WITH TACKIFIER SHALL BE APPLIED AT A RATE OF 2,000 LBS PER ACRE.

PLANTING SCHEDULE

DATE	ACTIVITY	COMPLETION DATE	BY
01/15/2024	Site Preparation	01/15/2024	JIS
01/22/2024	Planting	01/22/2024	JIS
02/05/2024	Planting	02/05/2024	JIS
02/12/2024	Planting	02/12/2024	JIS
02/19/2024	Planting	02/19/2024	JIS
02/26/2024	Planting	02/26/2024	JIS
03/05/2024	Planting	03/05/2024	JIS
03/12/2024	Planting	03/12/2024	JIS
03/19/2024	Planting	03/19/2024	JIS
03/26/2024	Planting	03/26/2024	JIS
04/02/2024	Planting	04/02/2024	JIS
04/09/2024	Planting	04/09/2024	JIS
04/16/2024	Planting	04/16/2024	JIS
04/23/2024	Planting	04/23/2024	JIS
04/30/2024	Planting	04/30/2024	JIS
05/07/2024	Planting	05/07/2024	JIS
05/14/2024	Planting	05/14/2024	JIS
05/21/2024	Planting	05/21/2024	JIS
05/28/2024	Planting	05/28/2024	JIS
06/04/2024	Planting	06/04/2024	JIS
06/11/2024	Planting	06/11/2024	JIS
06/18/2024	Planting	06/18/2024	JIS
06/25/2024	Planting	06/25/2024	JIS
07/02/2024	Planting	07/02/2024	JIS
07/09/2024	Planting	07/09/2024	JIS
07/16/2024	Planting	07/16/2024	JIS
07/23/2024	Planting	07/23/2024	JIS
07/30/2024	Planting	07/30/2024	JIS
08/06/2024	Planting	08/06/2024	JIS
08/13/2024	Planting	08/13/2024	JIS
08/20/2024	Planting	08/20/2024	JIS
08/27/2024	Planting	08/27/2024	JIS
09/03/2024	Planting	09/03/2024	JIS
09/10/2024	Planting	09/10/2024	JIS
09/17/2024	Planting	09/17/2024	JIS
09/24/2024	Planting	09/24/2024	JIS
10/01/2024	Planting	10/01/2024	JIS
10/08/2024	Planting	10/08/2024	JIS
10/15/2024	Planting	10/15/2024	JIS
10/22/2024	Planting	10/22/2024	JIS
10/29/2024	Planting	10/29/2024	JIS
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11/12/2024	Planting	11/12/2024	JIS
11/19/2024	Planting	11/19/2024	JIS
11/26/2024	Planting	11/26/2024	JIS
12/03/2024	Planting	12/03/2024	JIS
12/10/2024	Planting	12/10/2024	JIS
12/17/2024	Planting	12/17/2024	JIS
12/24/2024	Planting	12/24/2024	JIS
12/31/2024	Planting	12/31/2024	JIS



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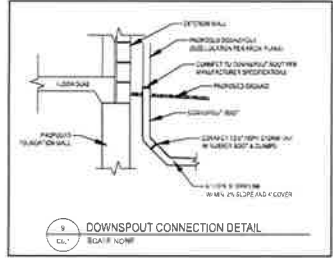
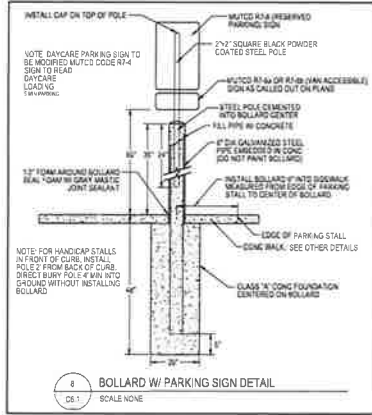
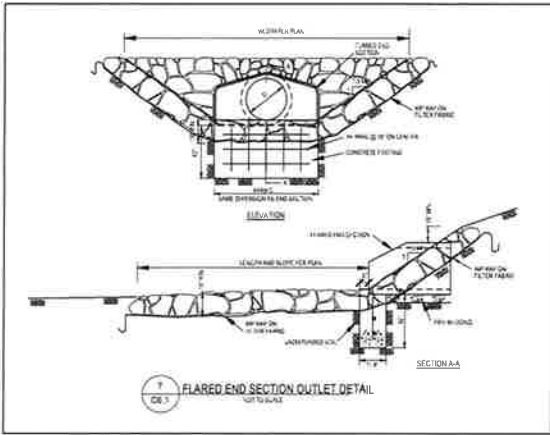
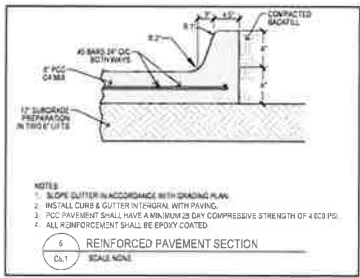
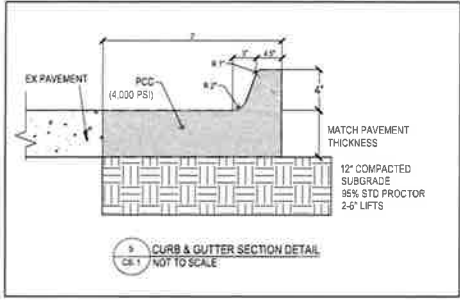
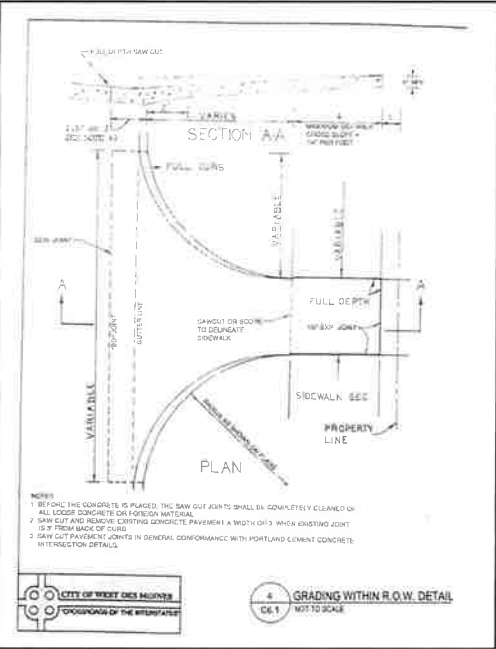
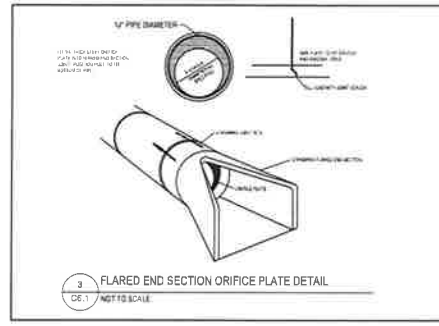
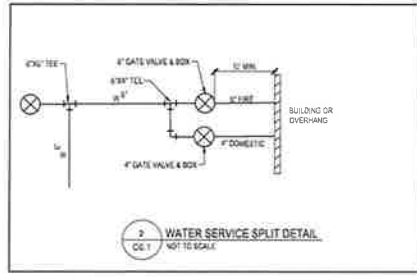
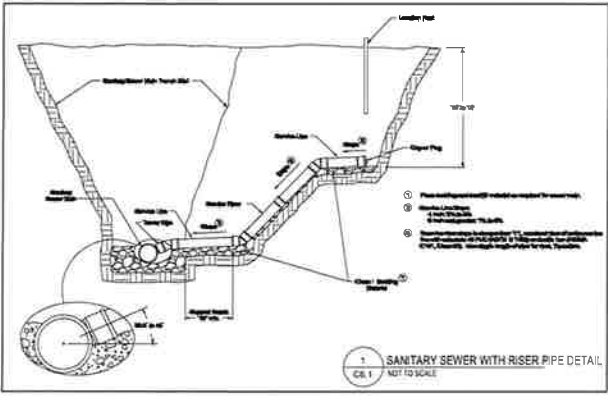
1924 FULLER RD
 WEST DES MOINES, IOWA

LANDSCAPE PLAN

PROJECT NUMBER:
210282

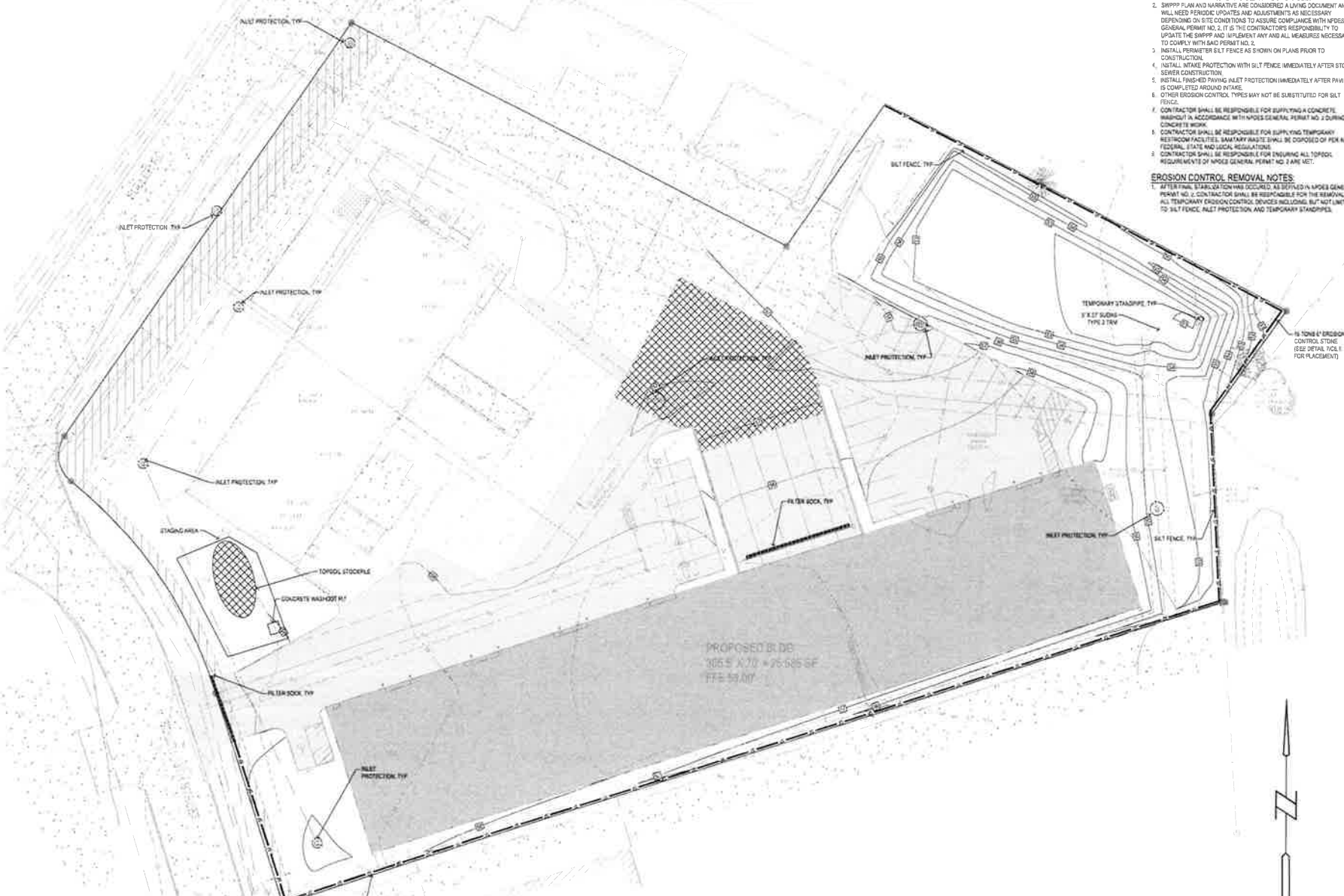
SHEET NUMBER:
C5.1

10/20/2023 10:41 AM - LANDSCAPE ARCHITECTURE - LANDSCAPE PLAN



12/16/2010 10:52 AM \\LAND PROJECTS\DESIGN\ENGINEERING\DETAILS.DWG

STORM WATER POLLUTION PREVENTION PLAN

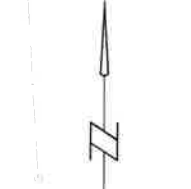


- EROSION CONTROL NOTES:**
- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES. ADDITIONAL DETAILS AND NOTE-ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
 - SWPPP PLAN AND NARRATIVE ARE 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 FINISH-ED 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 WASH-OFF PIT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. WHAT EVER FACILITIES SHALL BE PROVIDED 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 SUBSTITUTION HAS OCCURRED AS SPECIFIED 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 STAKEPILES.

1/4" = 10' EROSION CONTROL STONE (SEE DETAIL T/C 1.0 FOR PLACEMENT)

PROPOSED B. DE
305' x 70' = 21,350 SF
TYP. 59.017'



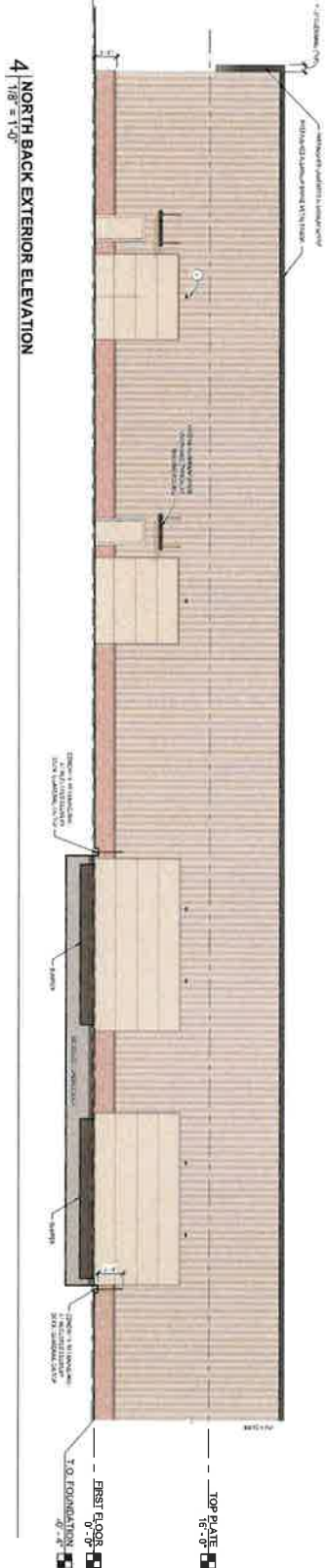
UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED BY THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE ANY OTHER ANY ADDITIONAL FACILITIES OTHER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

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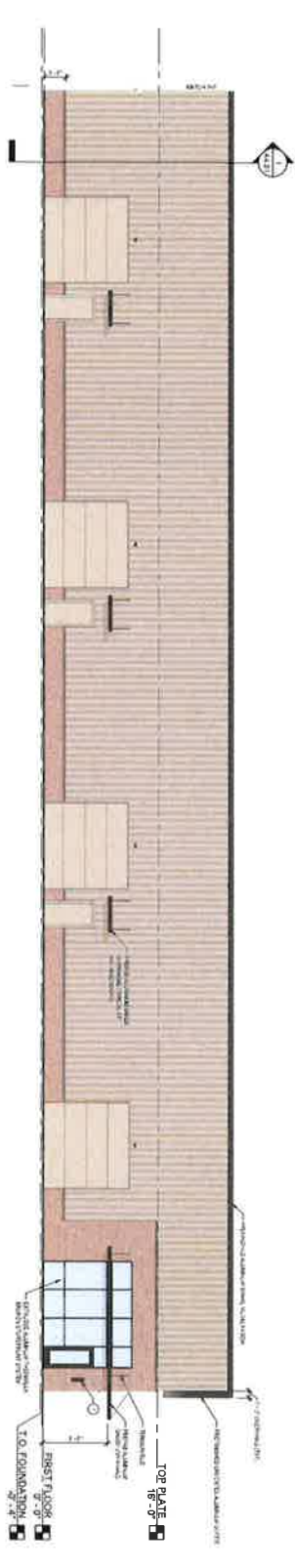
1924 FULLER RD
WEST DES MOINES, IOWA
SWPPP

DESIGNED BY JG
CHECKED BY EJL
REVISION DATE 16-09-2023 CDF 1848MPL 17-01-2024 CDF 1848MPL 18-21-2023 CDF 1848MPL 17-04-2023 SCEND
PROJECT NUMBER 210282
SHEET NUMBER C7.1

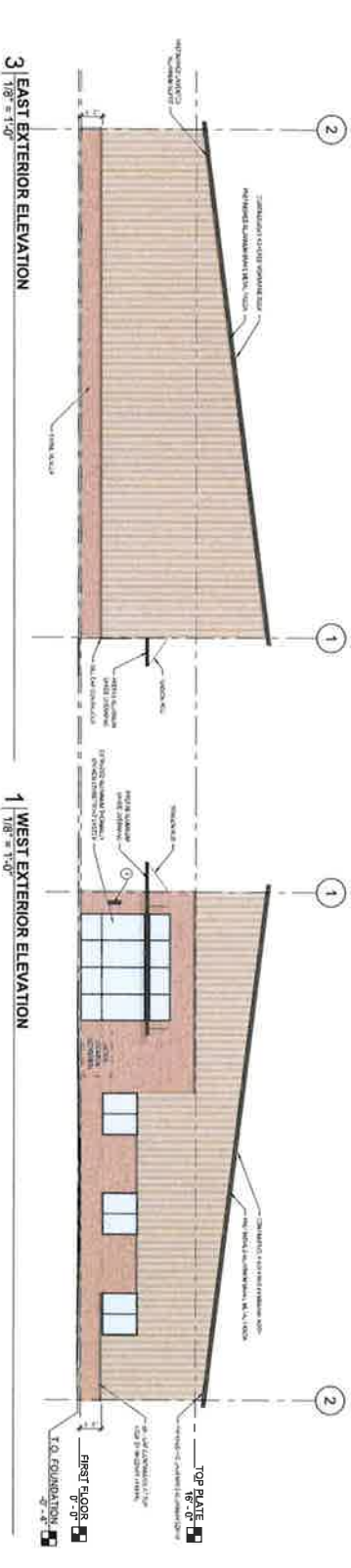
17-02-2023 16:41:16 L:\ADMIN\2023\210282\210282_C7_SWPPP_P01.dwg



4 NORTH BACK EXTERIOR ELEVATION
1/8" = 1'-0"



2 NORTH FRONT EXTERIOR ELEVATION
1/8" = 1'-0"



3 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

LIGHTING



OVERHEAD DOOR



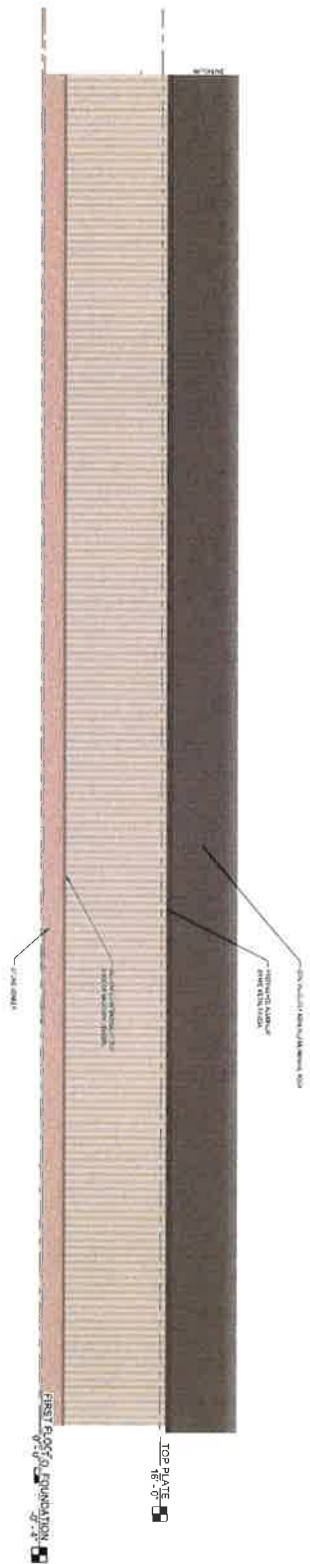
EXTERIOR MATERIALS



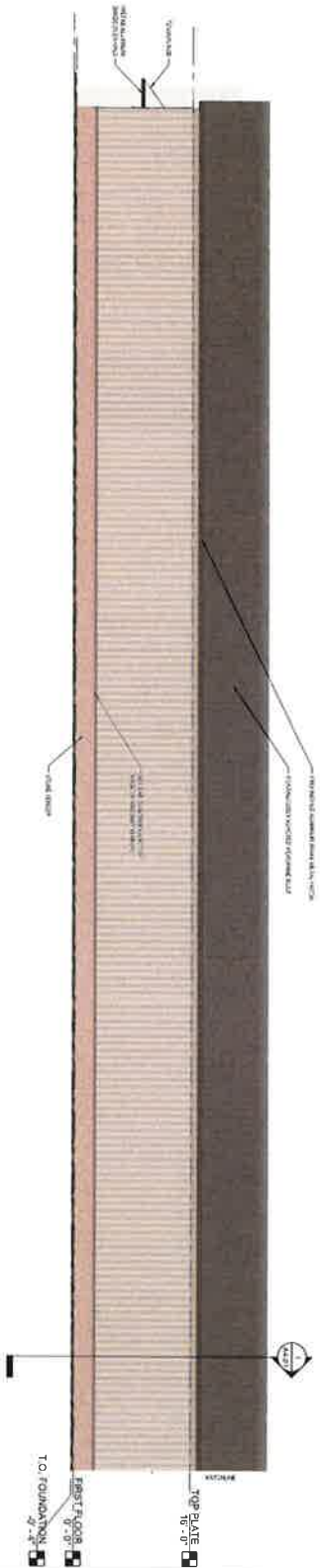
GENERAL NOTES - EXTERIOR ELEVATION

1. ALL EXTERIOR FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
 4. ALL EXTERIOR FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
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 9. ALL EXTERIOR FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
 10. ALL EXTERIOR FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.

1 SOUTH BACK EXTERIOR ELEVATION
1/8" = 1'-0"



2 SOUTH FRONT EXTERIOR ELEVATION
1/8" = 1'-0"



LIGHTING



OVERHEAD DOOR



EXTERIOR MATERIALS



GENERAL NOTES - EXTERIOR ELEVATION

1. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
2. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
3. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
4. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
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9. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
10. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.

SEQUEL ARCHITECTURE
3106 Ingersoll Ave. Des Moines, IA 50312
info@sequelarchitecture.com
515 710.3484

MD EGGERS WAREHOUSE
1924 FULLER RD
WEST DES MOINES, IA 50265
DESIGN CONCEPT - NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS
A2.02

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION

NO. PZC-23-068

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, Mark Eggers with DEGH, LLC, request approval of the Major Modification to Site Plan for the approximately 3-acre property located at 1924 Fuller Road as depicted on the location map included in the staff report. The applicant requests approval to construct a warehouse, and associated site improvements; and

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

NOW THEREFORE, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the 1924 Fuller Road Warehouse Major Modification to Site Plan (MaM-006084-2023), 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 December 27, 2023.

Andrew Conlin, Chair
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on December 27, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary