CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: January 2, 2024

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 and Acceptance of Associated Legal Documents

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: 6-0 for approval, with Commissioner Conlin absent
Recommendation: Approval of Major Modification

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	January 2, 2023

Staff Report Reviews:

Planning & Zoning Commission	☒ Development Coordinator (or) ☒ Director	☒ Legal Department
City Council	☒ Director ☐ Appropriations/Finance	☐ Legal Department ☑ 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	☒ Yes ☐ No ☐ Split

Location Map

Vicinity Map – Land Uses

1924 FULLER RD WAREHOUSE
SITE PLAN

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY – APPROVED PLANS ON FILE WITH THE CITY

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
C6.1 DETAILS SHEET
C7.1 SWPPP

PROPERTY DESCRIPTION:
(WARRANTY DEED BOOK 14612 PAGE 369-400)
LOTS ELEVEN (11), TWELVE (12), THIRTEEN (13), AND FOURTEEN (14) (EXCEPT THE NORTHERLY 78.8 FEET OF LOT 14 AS MEASURED ON THE NORTHWEST LOT LINE AND THE SOUTH EAST LOT LINE) IN WEST GRAND INDUSTRIAL ACRES PLAT ONE. AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

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

NEW WAREHOUSE ADDRESS
510 S 16TH STREET, WEST DES MOINES, IOWA 50265

OWNER:
DEGH LLC
1924 FULLER RD
WEST DES MOINES, IA 50265

PREPARED FOR:
MARK EGGERS
PROJECT MANAGER & ESTIMATOR
MG EGGERS CONSTRUCTION
515-528-4505
1924 FULLER RD
WEST DES MOINES, IA 50265

ZONING:
GI -GENERAL INDUSTRIAL DISTRICT
COMPREHENSIVE PLAN ZONING-GI -GENERAL INDUSTRIAL DISTRICT
MAX PRINCIPAL BUILDING HEIGHT- 60 FT
MAX ACCESSORY BUILDING HEIGHT- 35 FT

SETBACKS:
FRONT SETBACKS- 40 FT
REAR SETBACKS- 35 FT
SIDE SETBACKS- 35 FT
SIDE SETBACK OF 0 ALLOWED IF ABUTS A SIMILAR DISTRICT

PARKING REQUIREMENTS:

1 SPACE PER 1,000 S.F. =	25 SPACES
ADA ACCESSIBLE SPACES REQUIRED =	2 SPACES
TOTAL PARKING REQUIRED =	28 SPACES
PARKING PROVIDED =	28 SPACES (INC. 3 ADA SPACES)

OPEN SPACE:

SITE AREA 131,671 S.F.	
REQUIRED OPEN SPACE 20% = 26,334 S.F.	
OPEN SPACE	30,669 SF (23.3%)

IMPERVIOUS AREA:

BUILDING AREA	35,261 SF/ 26.8%
IMPERVIOUS PAVEMENT	65,741 SF/ 49.9%
TOTAL IMPERVIOUS	101,002 SF (76.7%)

BENCHMARK:
BASIS OF BEARING ASSUMED FOR THE PURPOSES OF THIS SURVEY

UTILITY MAPS PROVIDED BY:
1. ELECTRIC (MIDAM / 515-232-6633)
2. STORM AND SANITARY (CITY OF WEST DES MOINES - 515-222-3480)
3. FIBER OPTIC
   3.1 CENTURYLINK 515-247-6747
   3.2 AURORA NETWORK SERVICES 515-830-0445
   3.3 VERIZON 515-726-7000
   3.4 UNITED PRIVATE NETWORKS 515-425-3058
4. GAS (MIDAM / 515-232-6633)
5. WATER (WEST DES MOINES WATER WORKS 515-223-3516)

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. 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.
5. 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."
6. 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.
7. 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
8. 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.
9. 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.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. 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.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS
14. 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.
15. 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.
16. 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.
17. ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES SHALL BE CORE DRILLED.
18. ALL PUBLIC SEWERS CONSTRUCTED AS PART OF THESE PLANS WILL BE TELEVISED BY THE CITY OF WEST DES MOINES AS PART OF THE FINAL INSPECTION. NOTIFY WEST DES MOINES PUBLIC SERVICES (RON WEBB 515-222-3480) 48-HOURS BEFORE INSPECTION.
19. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX CUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.
20. FOR MAINLINE PAVING, THE CONTRACTOR SHALL SUBMIT THE PCC MIX SOURCE(S) TO THE WEST DES MOINES ENGINEERING SERVICES DEPARTMENT (BEN MCALISTER 222-3475) A MINIMUM OF 24 HOURS PRIOR TO PLACEMENT. THE CONTRACTOR SHALL USE THE SAME PCC MIX SOURCE FOR A MINIMUM OF 500 SQUARE YARDS OF CONTINUOUS PAVING.
21. 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 WEST DES MOINES ENGINEERING SERVICES DEPARTMENT (BEN MCALISTER 222-3475) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
22. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL WITH WEST DES MOINES ADDENDA.
23. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES
24. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE TO CLOSURE.
25. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS
26. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
27. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
28. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE OF PRIVATE UTILITY INSTALLATION INSPECTIONS.
29. DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
30. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALKPACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS FOOTCANDLE.
31. PAVEMENT REMOVAL SHALL BE TO THE NEAREST TRANSVERSE AND LONGITUDINAL JOINT. VERIFY REMOVAL LIMITS WITH WDM CONSTRUCTION INSPECTOR PRIOR TO ANY REMOVAL.

PAVING NOTES:

1. 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 STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUB BASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. 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.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING DOWNSIDE 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.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENTZ AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
4. 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.
5. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED. REROUTED OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
6. 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.
7. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC
8. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
9. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
10. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
11. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF WEST DES MOINES.
13. TRACER WIRE SHALL BE ADDED TO ALL WATERMAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
14. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF WEST DES MOINES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
16. BUILDING FIRE SPRINKLER AND ALARM SYSTEMS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES FIRE CODE REQUIREMENTS.

UTILITY CONFLICT NOTES:

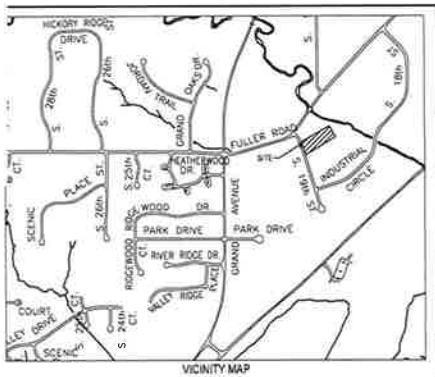
1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING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

SURVEY NOTES:

1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 3-28-2021. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

WETLAND NOTES:

1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.



VICINITY MAP
*NOT TO SCALE

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	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
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED 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	ELECTRIC VAULT
—ST— STORM SEWER	TRANSFORMER POLE
—W— WATER LINE	TRANSFORMER POLE
—G— GAS LINE	LIGHT POLE
—UE— UNDERGROUND ELECTRIC	ELECTRIC JUNCTION BOX
—OE— OVERHEAD ELECTRIC	ELECTRIC PANEL
—TELE— TELEPHONE LINE	TRANSFORMER
—F/O— FIBER OPTIC	GROUND LIGHT
—CATV— CABLE TV	GUY WIRE
STORM MANHOLE	ELECTRIC HANDHOLE
CURB INTAKE	GAS METER
SURFACE INTAKE	GAS VALVE
FLARED END SECTION	AIR CONDITIONING UNIT
ROOF DRAIN	TELEPHONE RISER
DOWNSPOUT	TELEPHONE VAULT
SANITARY MANHOLE	TELEPHONE MANHOLE
CLEANOUT	TRAFFIC SIGNAL MANHOLE
FIRE HYDRANT	FIBER OPTIC MANHOLE
SPRINKLER	FIBER OPTIC RISER
IRRIGATION CONTROL VALVE	FIBER OPTIC VAULT
WATER MANHOLE	CABLE TV RISER
WELL	SIGN
WATER VALVE	BOLLARDS
WATER SHUT OFF	DEMOTES NUMBER OF PARKING STALLS
YARD HYDRANT	PROPERTY CORNER - FOUND AS NOTED
FLAGPOLE	PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # XXXXX OR AS NOTED
ELECTRIC MANHOLE	SECTION CORNER - FOUND AS NOTED
ELECTRIC METER	SITE CONTROL POINT - MONUMENT AS NOTED
ELECTRIC RISER	

JOEL E. JACKSON 18397

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: _____ DATE: 12-04-2023
JOEL E. JACKSON, P.E. 18397
LICENSE RENEWAL DATE: DEC. 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 C1.1 - C7.1

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3025
Phone (515)276-0467 Fax (515)276-0217
Civil Engineering & Land Surveying Established 1959

1924 FULLER RD
WEST DES MOINES, IOWA

COVER SHEET

DRAWN BY: JG
CHECKED BY: JEJ

REVISION DATE
05-09-2023 CITY SUBMITTAL
07-21-2023 CITY SUBMITTAL
08-21-2023 CITY SUBMITTAL
12-04-2023 SIGNED

PROJECT NUMBER: 210282
SHEET NUMBER: C0.1

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.

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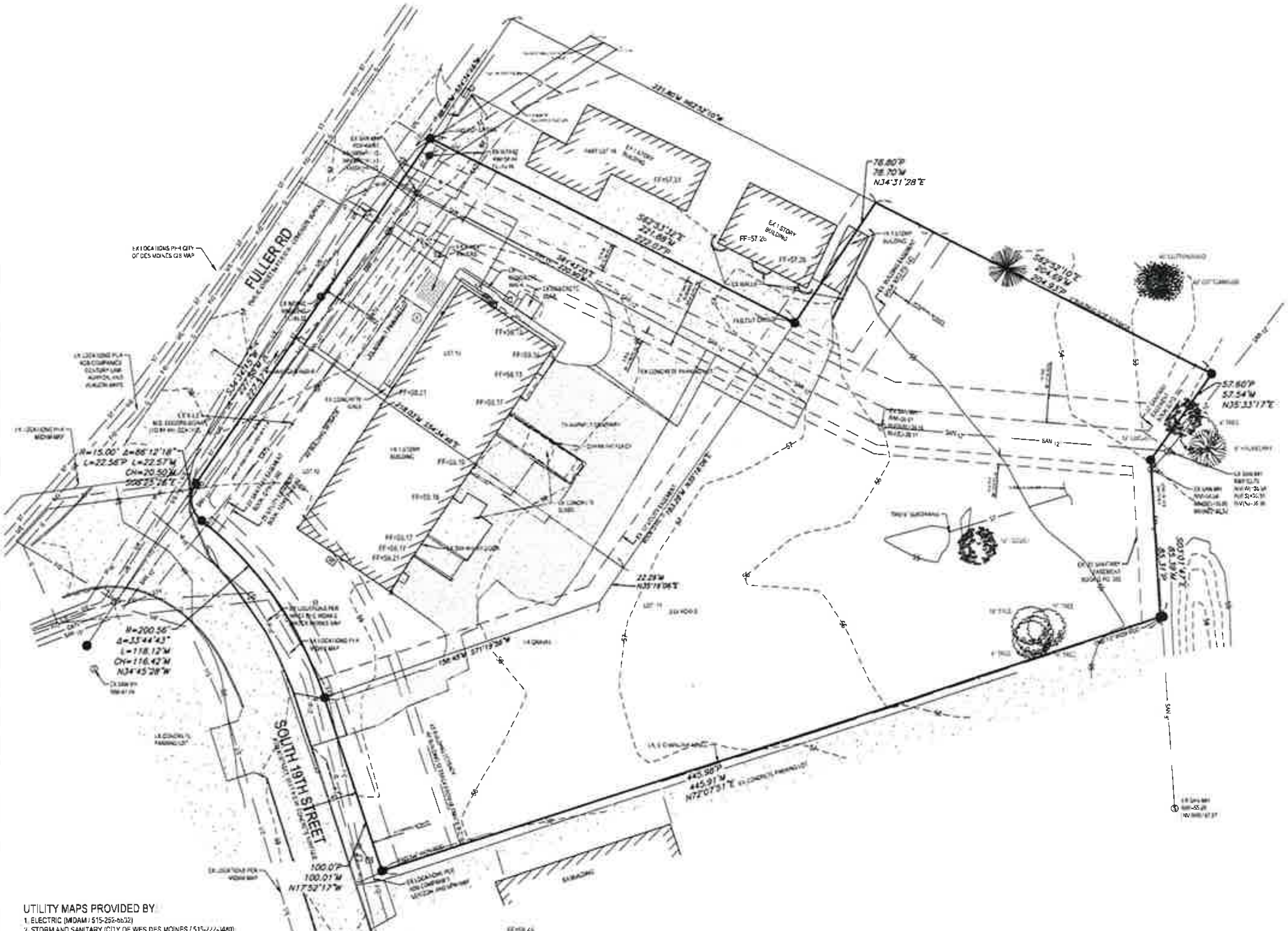
1924 FULLER RD
SITE SURVEY



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION:
(WARRANTY DEED BOOK 14012, PAGE 399-430)
LOTS ELEVEN (11), TWELVE (12), THIRTEEN (13) AND FOURTEEN (14), (EXCEPT THE NORTHERLY 78.8 FEET OF LOT 14 AS MEASURED ON THE NORTHWEST LOT LINE AND THE SOUTHEAST LOT LINE) 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:
DEGF LLC
5801 WOODLAND ROAD
DES MOINES, IOWA 50312

PREPARED FOR:
MARK EGGERS
PROJECT MANAGER & ESTIMATOR
MD EGGERS CONSTRUCTION
515-528-4505
1924 FULLER RD
WEST DES MOINES, IA 50265

ZONING:
INFORMATION OBTAINED FROM
WEST DES MOINES MUNICIPAL CODE

MINIMUM FRONT SETBACK 40
MINIMUM REAR SETBACK 35
MINIMUM SIDE SETBACK 35
SIDE SETBACK OF 0 ALLOWED IF ABUTS A SIMILAR DISTRICT
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF WEST DESMOINES AT 800-445-4488

SITE CONTROL AND BENCHMARKS:
BASIS OF BEARING ASSUMED FOR THE PURPOSES OF THIS SURVEY

WEST DES MOINES BENCHMARK ID #046
NORTHING = 569,384.24
EASTING =1,578,852.85
NAVD88 ELEVATION = 819.97
WEST DSM ELEVATION = 45.96
DESCRIPTION: 560 SOUTH 16TH STREET, 46.5 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 #126
NORTHING = 572,329.83
EASTING =1,576,908.10
NAVD88 ELEVATION = 843.23
WEST DSM ELEVATION = 69.22
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

LEGEND:

—SAN—	SANITARY SEWER
—ST—	STORM SEWER
—W—	WATER LINE
—G—	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
	GUY WIRE
	ELECTRIC HANDHOLE
	GAS METER
	GAS VALVE
	AIR CONDITIONING UNIT
	TELEPHONE RISER
	TELEPHONE VAULT
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL MANHOLE
	FIBER OPTIC MANHOLE
	FIBER OPTIC RISER
	FIBER OPTIC FAULT
	CABLE TV RISER
	SIGN
	BOLLARDS
	DENOTES NUMBER OF PARKING STALLS
	PROPERTY CORNER - FOUND IRON PIPE ORANGE PLASTIC CAP 12791
	PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
	SECTION CORNER - FOUND AS NOTED
	SITE CONTROL POINT - MONUMENT AS NOTED

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	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
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	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:
1. ELECTRIC (MIDAM / 515-252-6632)
2. STORM AND SANITARY (CITY OF WES DES MOINES / 515-222-3480)
3. FIBER OPTIC
   - 3.1 CENTURYLINK 918-547-0147
   - 3.2 AUREON NETWORK SERVICES 515-830-0445
   - 3.3 VERIZON 972-729-7000
   - 3.4 UNITED PRIVATE NETWORKS 816-425-3556
4. GAS (MIDAM / 515-252-6632)
5. WATER (WEST DES MOINES WATER WORKS 515-222-3510)

IOWA ONE CALL 1-800-292-8989

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.

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GRAPHIC SCALE
30 0 15 30 60
SCALE: 1" = 30'
FIELD WORK COMPLETED ON: 5-12-2021
ADDITIONAL FIELD WORK COMPLETED ON: 8-14-2023

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

1924 FULLER ROAD
WEST DES MOINES, IOWA 50265

SITE SURVEY

DRAWN BY: MDH
CHECKED BY: JPN
REVISION DATE:
06-09-2023 CITY SUBMITTAL
07-21-2023 CITY SUBMITTAL
08-14-2023 SURVEY UPDATE

SHEET NUMBER: C0.2

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.

FULLER RD

SOUTH 19TH STREET

FIELD VERIFY AND PROTECT EX UTILITIES

PROTECT EX BRICK PAVERS

SAWCUT & REMOVE PAVEMENT

PROTECT EX PAVEMENT

CLEAN SAWCUT & REMOVE EX PAVEMENT TO LIMITS SHOWN

REMOVE EX GRAVEL

PROTECT EX TREE W/ ORANGE CONSTRUCTION FENCE

PROTECT EX UTILITIES CONTRACTOR TO VERIFY UNDERGROUND LINE AND NOTIFY ENGINEER IF IN CONFLICT

REMOVE EX SUBDRAINS TO PROPERTY LINE

ANY UNKNOWN DRAIN TILES ENCOUNTERED SHALL BE TIED BACK IN TO PROPOSED STORM

REMOVE EX TREES

REMOVE EX PAVEMENT

SAWCUT & REMOVE EX CURB

SAWCUT & REMOVE 2' EX PAVEMENT TO NEAREST JOINT

PROTECT EX GAS

R=15.00' Δ=86°12'18" L=22.56'P L=22.57'W CH=20.50'W S08°25'26"E

R=200.56' Δ=33°44'43" L=118.12'W CH=116.42'W N34°45'28"W

78.80'P 78.70'W N34°31'28"E

57.60'P 57.54'W N35°33'17"E

445.99'P 445.91'W N72°07'51"E

100.03'P 100.01'W N17°52'17"W

GRAPHIC SCALE

20 0 10 20 40

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1924 FULLER RD
WEST DES MOINES, IOWA

DEMO PLAN

REFERENCE NUMBER

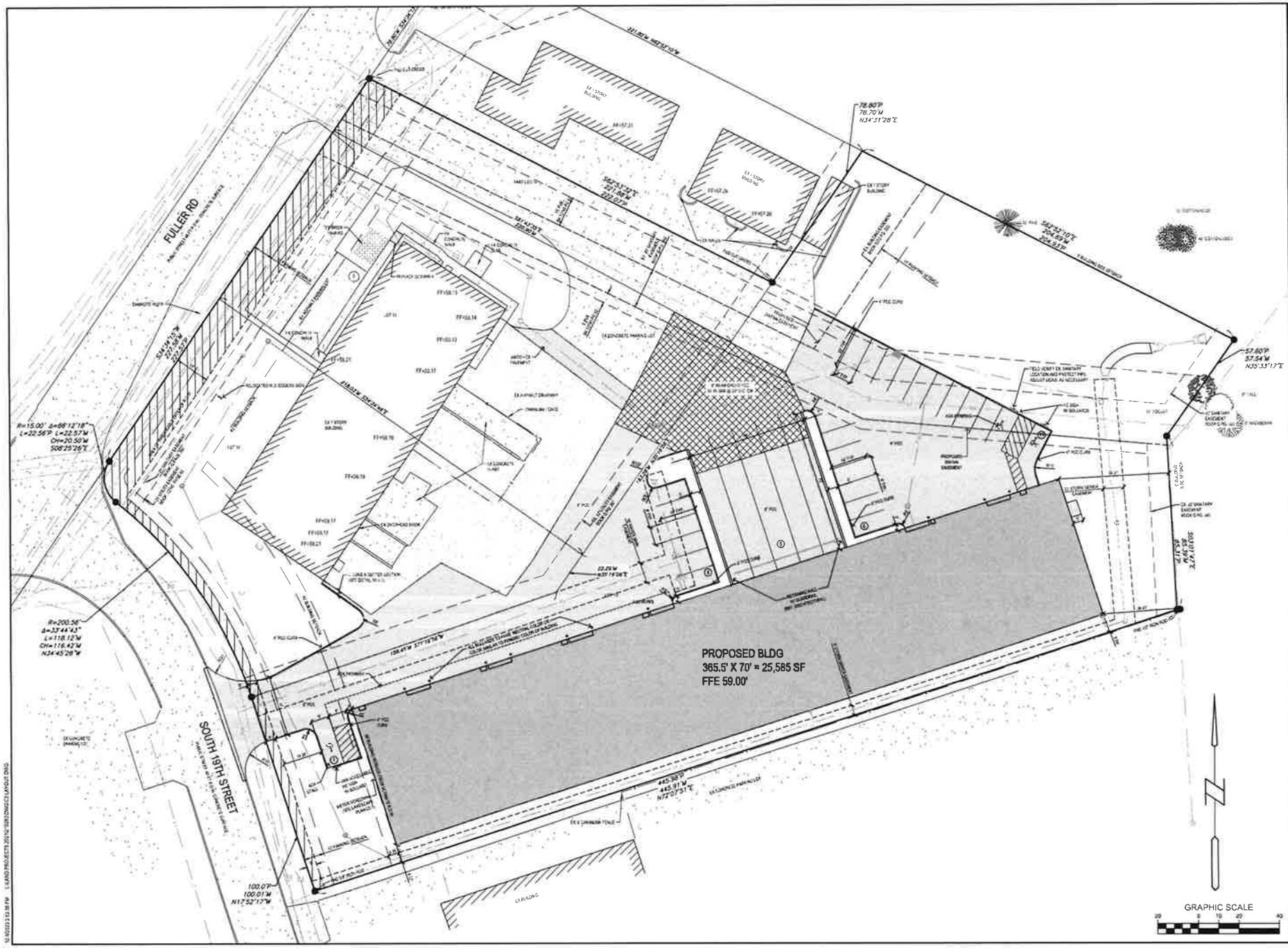
DRAWN BY
JG

CHECKED BY
JEJ

REVISION DATE
06-09-2023 CITY SUBMITTAL
07-21-2023 CITY SUBMITTAL
08-21-2023 CITY SUBMITTAL
12-04-2023 SIGNED

PROJECT NUMBER
210282

SHEET NUMBER
C1.1



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1924 FULLER RD
WEST DES MOINES, IOWA

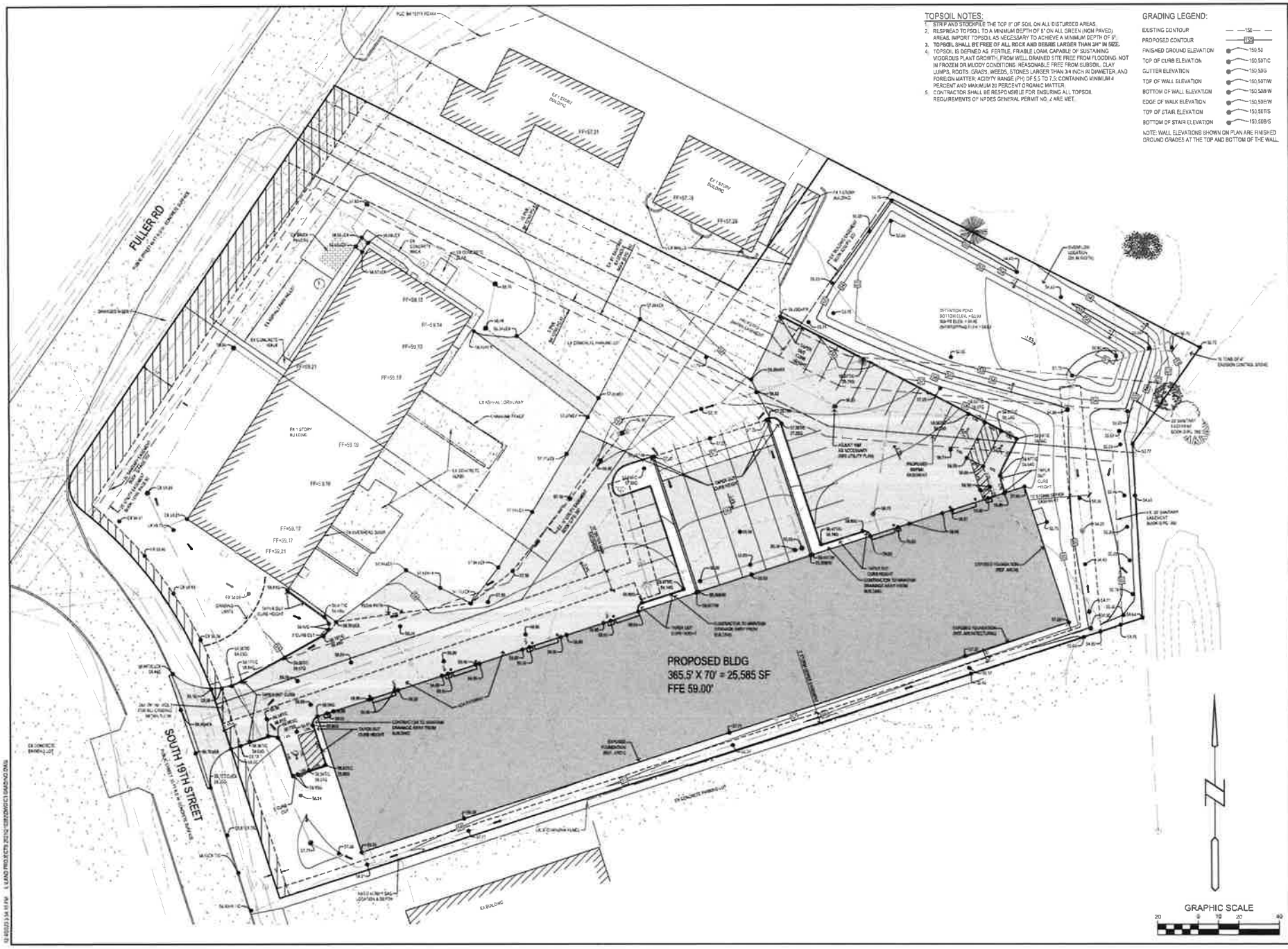
LAYOUT PLAN

DRAWN BY
JG

CHECKED BY
JEJ

PROJECT NUMBER
210282

SHEET NUMBER
C2.1



TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 8".
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.

GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
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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1924 FULLER RD
WEST DES MOINES, IOWA

GRADING PLAN

REFERENCE NUMBER

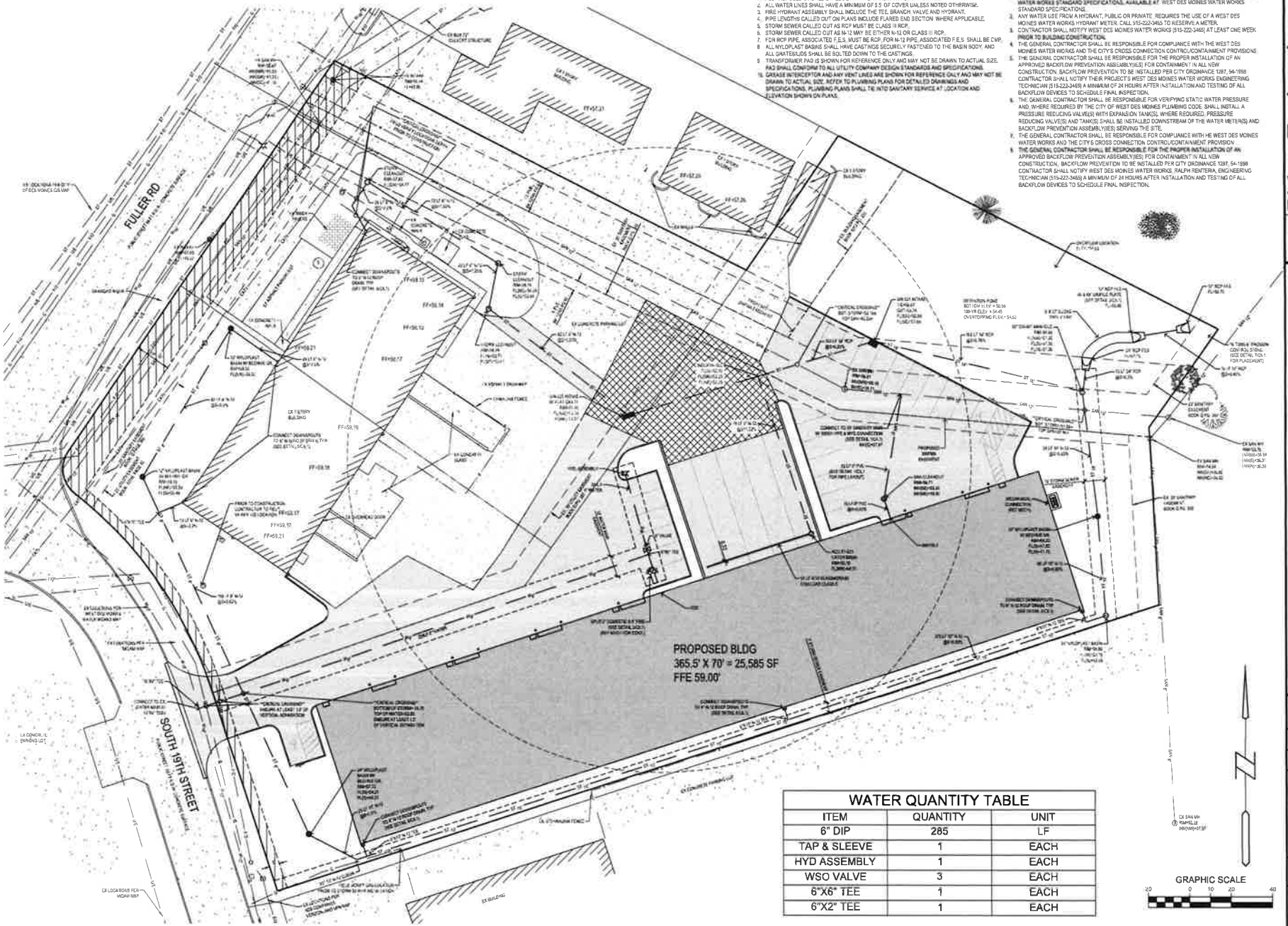
DRAWN BY
JG

CHECKED BY
JEJ

REVISION DATE
06-09-2023 CITY SUBMITTAL
07-21-2023 CITY SUBMITTAL
08-21-2023 CITY SUBMITTAL
12-04-2023 SIGNED

PROJECT No./MSR
210282

SHEET No./MSR
C3.1



UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' 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. FDR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP, FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
9. 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.
10. GREASE INTERCEPTOR AND ANY VENT LINES ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO PLUMBING PLANS FOR DETAILED DRAWINGS AND SPECIFICATIONS. PLUMBING PLANS SHALL TIE INTO SANITARY SERVICE AT LOCATION AND ELEVATION SHOWN ON PLANS.

WATER NOTES:

A. 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.
B. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3455 TO RESERVE A METER.
C. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3455) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
D. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
E. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1287, 94-1998 CONTRACTOR SHALL NOTIFY THEIR PROJECT'S WEST DES MOINES WATER WORKS ENGINEERING TECHNICIAN (515-222-3455) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
F. 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 METER(S) AND BACKFLOW PREVENTION ASSEMBLY(IES) SERVING THE SITE.
G. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH HE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
H. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1287, 94-1998 CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3455) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

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

MAINTENANCE NUMBER

DRAWN BY: JG

CHECKED BY: JEJ

REVISION DATE
06-09-2023 CITY SUBMITTAL
07-21-2023 CITY SUBMITTAL
09-21-2023 CITY SUBMITTAL
10-04-2023 SIGNED

PROJECT NUMBER: 210282

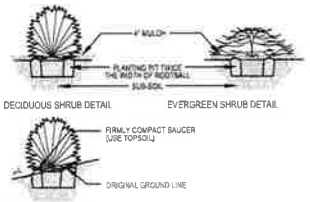
SHEET NUMBER: C4.1

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 IN 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 DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING 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 GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT O SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING 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 LEVEL 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 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
16. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH/ROCK IS INSTALLED.
17. ALL ADDITIONAL MECHANICAL UNITS ARE TO BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING AS SHOWN.

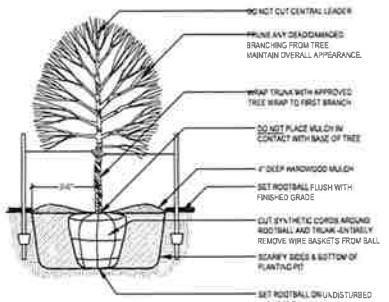
GENERAL LANDSCAPE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF PROJECT AREA	131,671 SF
REQUIRED OPEN SPACE(20%)	26,334 SF
GENERAL OPEN SPACE REQUIREMENT	
TOTAL REQUIRED OVERSTORY TREES	11
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	23



SHRUB PLANTING (TYP)

SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING (TYP.)

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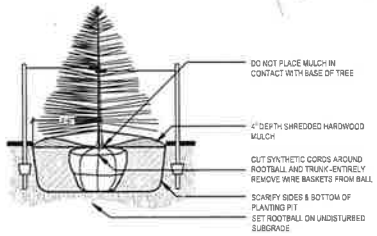
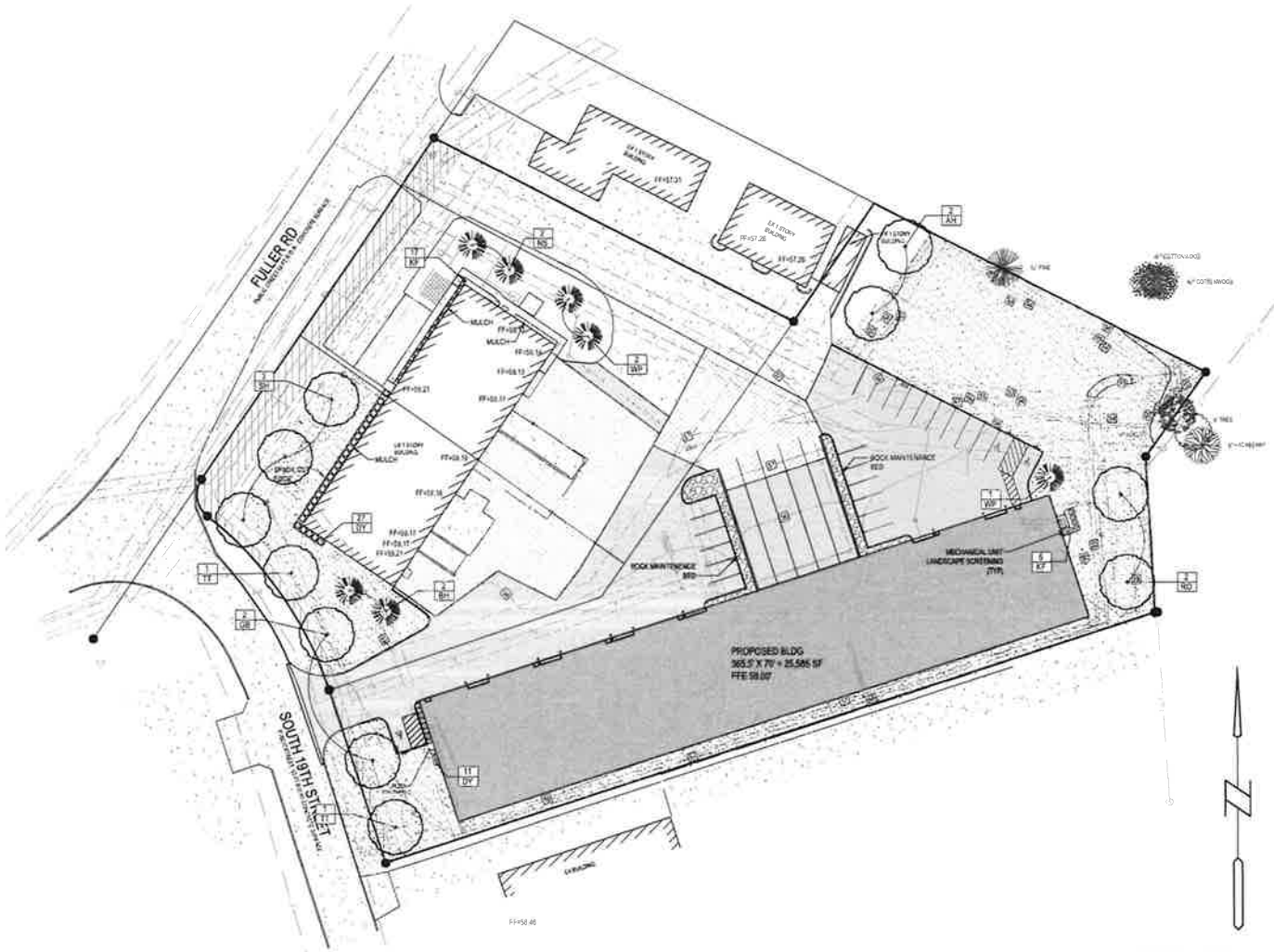


EVERGREEN TREE PLANTING (B&B)

SCALE: NOT TO SCALE



LEGEND

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

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	HEIGHT	NOTES
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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1924 FULLER RD
WEST DES MOINES, IOWA

LANDSCAPE PLAN

REFERENCE NUMBER

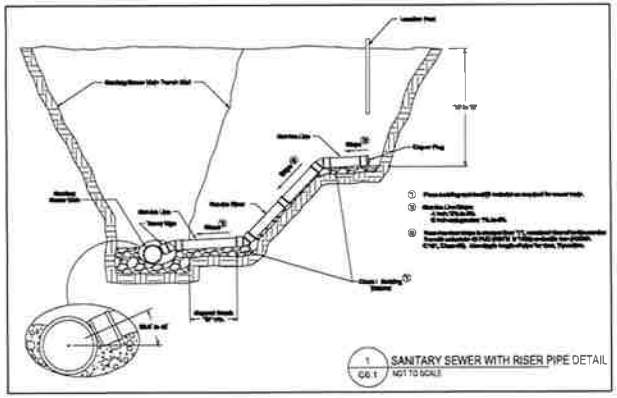
DRAWN BY: JG

CHECKED BY: JEJ

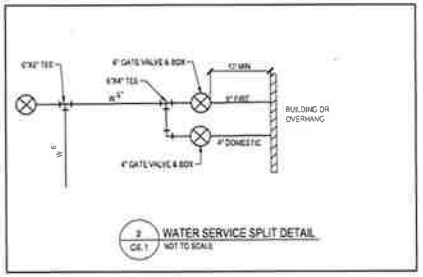
REVISION DATE
06-09-2022 CITY SUBMITTAL
07-21-2023 CITY SUBMITTAL
08-21-2023 CITY SUBMITTAL
10-04-2023 BCHED

PROJECT NUMBER: 210282

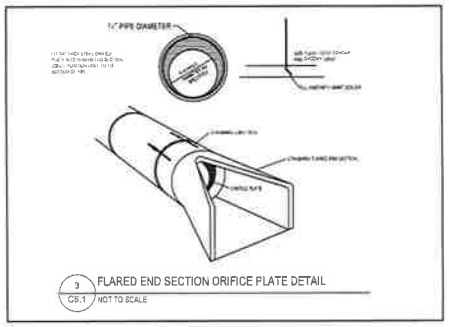
SHEET NUMBER: C5.1



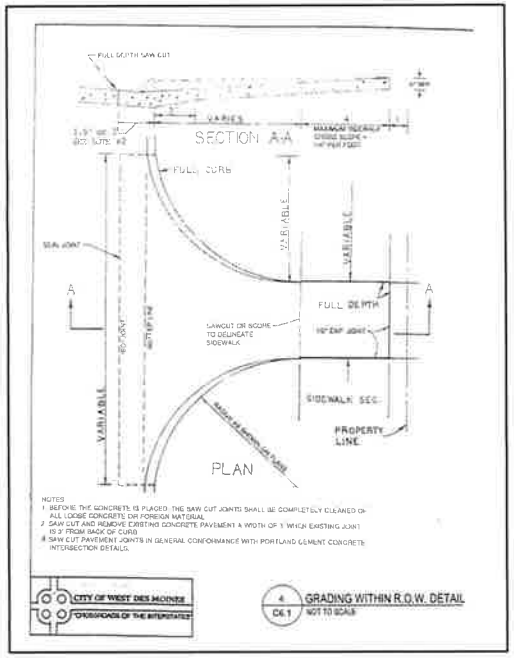
1 / C6.1 SANITARY SEWER WITH RISER PIPE DETAIL
NOT TO SCALE



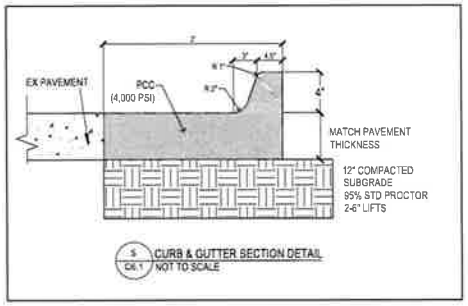
2 / C6.1 WATER SERVICE SPLIT DETAIL
NOT TO SCALE



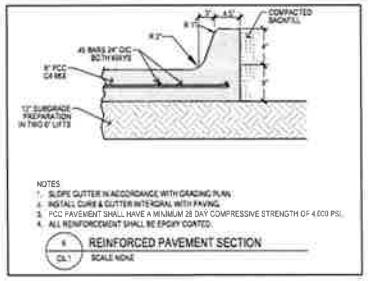
3 / C6.1 FLARED END SECTION ORIFICE PLATE DETAIL
NOT TO SCALE



4 / C6.1 GRADING WITHIN R.O.W. DETAIL
NOT TO SCALE



5 / C6.1 CURB & GUTTER SECTION DETAIL
NOT TO SCALE



6 / C6.1 REINFORCED PAVEMENT SECTION
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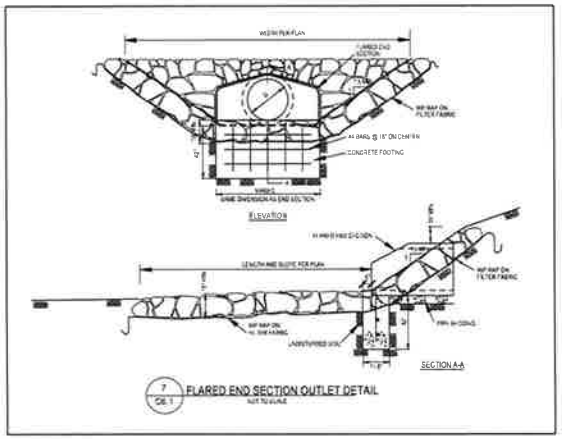
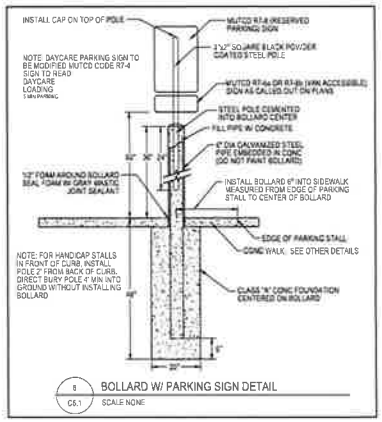
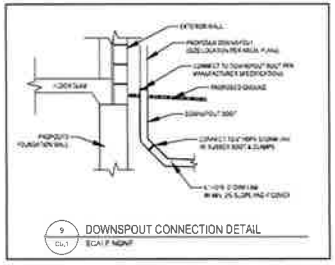


7 / C6.1 FLARED END SECTION OUTLET DETAIL
NOT TO SCALE



8 / C6.1 BOLLARD W/ PARKING SIGN DETAIL
SCALE NONE



9 / C6.1 DOWNSPOUT CONNECTION DETAIL
SCALE NONE

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone (515)276-4467 Fax (515)276-4212
Civil Engineering & Land Surveying
Established 1959

1924 FULLER RD
WEST DES MOINES, IOWA

DETAILS SHEET

DRAWING NUMBER

DRAWN BY
JG

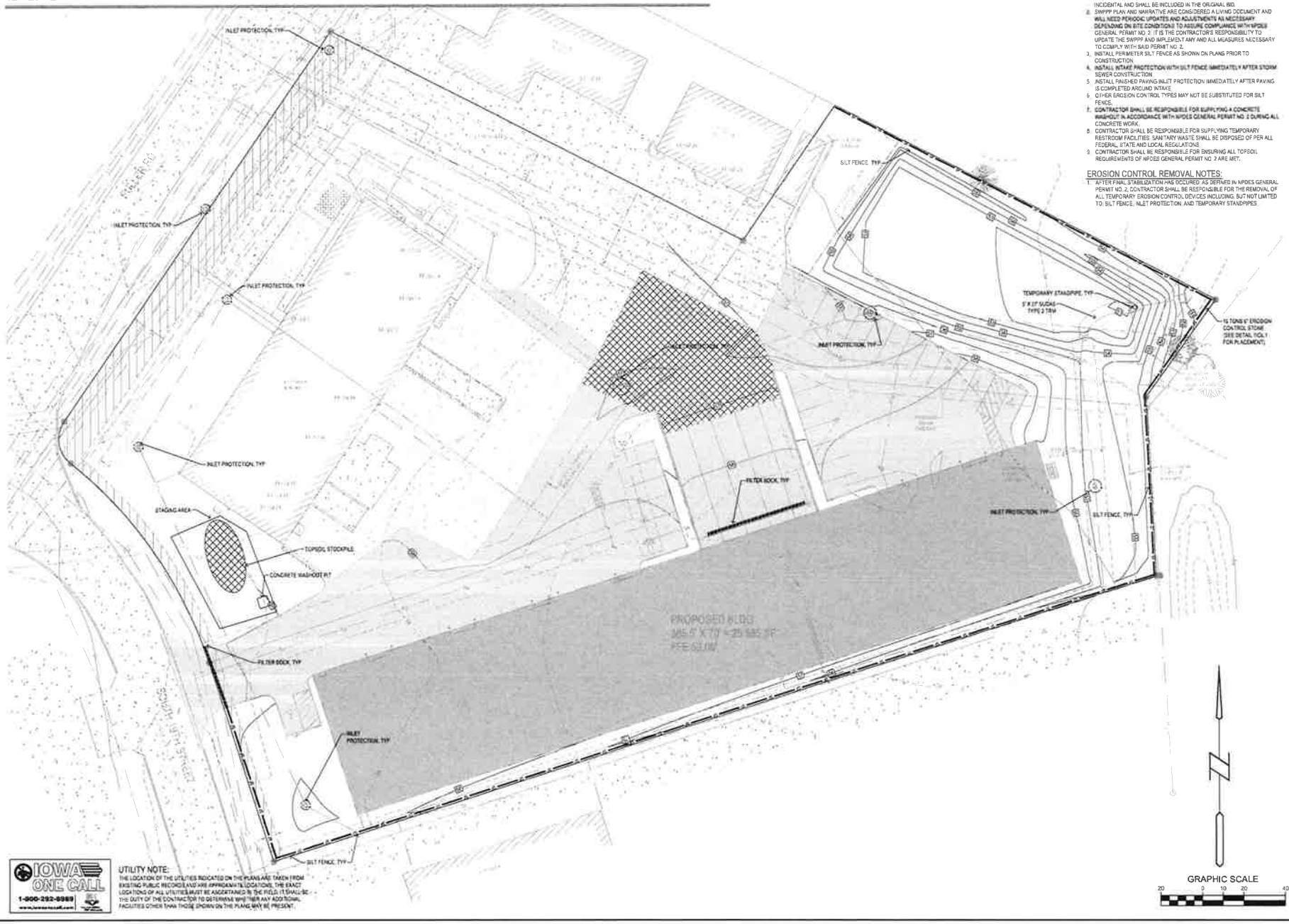
CHECKED BY
JEJ

REVISION DATE
06-05-2013 CITY SUBMITTAL
07-11-2013 CITY SUBMITTAL
09-11-2013 CITY SUBMITTAL
12-04-2013 SIGNED

PROJECT NUMBER
210282

SHEET NUMBER
C6.1

STORM WATER POLLUTION PREVENTION PLAN



EROSION CONTROL NOTES:

1. 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.
2. 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.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURED, 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 STANDPIPES.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

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.

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Phone (515)276-0467 Fax: (515)276-0217
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1924 FULLER RD
WEST DES MOINES, IOWA

SWPPP

REVISION NUMBER

DRAWN BY
JG

CHECKED BY
JEJ

REVISION DATE
06-07-2023 CITY SUBMITTAL
07-21-2023 CITY SUBMITTAL
09-21-2023 CITY SUBMITTAL
10-04-2023 SIGNED

PROJECT NUMBER
210282

SHEET NUMBER
C7.1

12-20-2023 10:43 PM L:\LAND PROJECTS 2010\210282\DWG\C SWPPP.DWG

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 aka 510 S 19th Street 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 aka 510 S 19th Street 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.

Tina Shaw, Vice 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: Costá, Crowley, Davis, Hatfield, McCoy, Shaw

NAYS:

ABSTENTIONS:

ABSENT: Conlin

ATTEST:

Recording Secretary

Prepared by: Emani Brinkman, 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 MAJOR MODIFICATION TO SITE PLAN TO ALLOW CONSTRUCTION OF A WAREHOUSE BUILDING

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, requests approval of the 1924 Fuller Road Warehouse aka 510 S. 19th Street Major Modification to Site Plan for that property located at 510 S. 19th Street and legally described in attached Exhibit "B" for the purpose of constructing a 25,585 square foot warehouse and associated site improvements; 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 to Site Plan complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code; and

WHEREAS, on December 27, 2023, the Planning and Zoning Commission recommended to the City Council, by a 6-0 vote, for approval of the Major Modification to Site Plan; and

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

WHEREAS, the City Council is accepting Irrevocable Offers of Dedication for Fuller Road and S. 19th Street right-of-way and a Storm Water Management Facility Maintenance Covenant And Permanent Easement Agreement; and

WHEREAS, the City Council approves the address assignment of 510 S 19th Street for the new warehouse building.

NOW, THEREFORE, The City Council does approve the 1924 Fuller Road aka 510 S. 19th Street Warehouse Major Modification to Site Plan (MaM-006084-2023), 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 January 2, 2024.

_____

Greg Hudson, Presiding Officer

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 January 2, 2024, by the following vote.

Exhibit A: Conditions of Approval

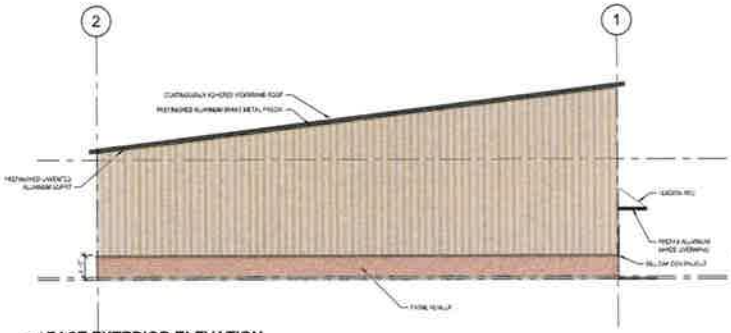
1. None.

Exhibit B: Legal Description

LOTS ELEVEN (11), TWELVE (12), THIRTEEN (13), AND FOURTEEN (14), (EXCEPT THE NORTHERLY 78.8 FEET OF LOT 14 AS MEASURED ON THE NORTHWEST LOT LINE AND THE SOUTH EAST LOT LINE) IN WEST GRAND INDUSTRIAL ACRES PLAT ONE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

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

METAL PANEL - SIM. PROFILE TO EXISTING

CONCRETE - EXPOSED FOUNDATION AT LOADING

ROOF - BLACK EPDM

GENERAL NOTES - EXTERIOR ELEVATION

GENERAL
A. EXTERIOR ELEVATION DRAWINGS ARE GRAPHIC REPRESENTATIONS INTENDED TO SHOW VERTICAL RELATIONSHIPS BETWEEN FINISHES AND EXTERIOR ELEMENTS/FEATURES. FIELD VERIFY EXISTING CONDITIONS.

B. REFER TO BUILDING ELEVATIONS AND ELEVATION DETAILS AND MATERIAL TYPES FOR ADDITIONAL INFORMATION.

MATERIALS
C. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH TYPES.

FLASHINGS AND SEALANTS
D. PROVIDE FLASHINGS AT MATERIAL TRANSITIONS TO ENSURE POSITIVE DRAINAGE FOR WATER TO ESCAPE FROM BEHIND THE EXTERIOR FACIA.

E. PROVIDE SEALANTS IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS. SEALANTS SHALL BE COLOR MATCHED TO THE ADJACENT MATERIAL OR PAINTABLE (FOR PAINTED MATERIALS ONLY).

SEQUEL ARCHITECTURE
3108 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

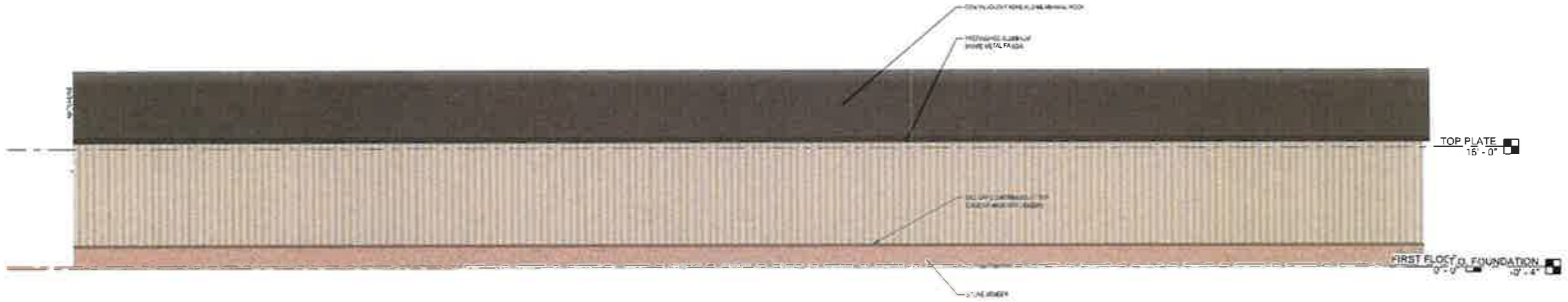
SHEET SIZE/N	ANSI D
ISSUE DATE	2025.05.21

REVISIONS

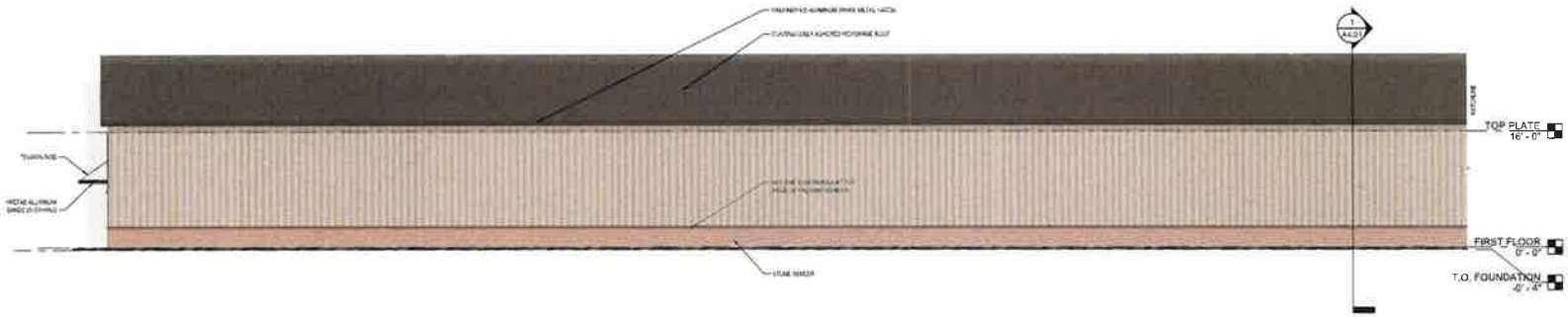
NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

A2.01



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

GENERAL
A. EXTERIOR ELEVATION DRAWINGS ARE GRAPHIC REPRESENTATIONS INTENDED TO SHOW VERTICAL RELATIONSHIPS BETWEEN FINISHED AND FINISHED FLOOR ELEVATIONS, TOP OF PARAPET FINISHED CONTOURS.

B. REFER TO BUILDING SECTIONS WALL SECTIONS DETAILS AND ANY OTHER PLANS FOR ADDITIONAL INFORMATION.

MATERIALS
C. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH TYPES.

FLASHINGS AND SEALANTS
D. PROVIDE FLASHINGS AT ALL WINDOWS, HANDRAILS TO ENSURE POSITIVE DRAINAGE FOR WATER TO DISCHARGE FROM BEHIND THE EXTERIOR FINISH.

E. PROVIDE SEALANTS IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS. SEALANTS SHALL BE COLOR MATCHED TO THE ADJACENT MATERIAL OR PAINTABLE FOR PAINTED MATERIALS ONLY.

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

JOB NUMBER	19004
ISSUE DATE	2020.02.21

REVISIONS

NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

A2.02