

Agenda Item Number

.....

Date November 23, 2020

RESOLUTION HOLDING HEARING ON REQUEST FROM DES MOINES COLD STORAGE (OWNER), FOR REVIEW AND APPROVAL OF AN AMENDMENT TO THE PREVIOUSLY APPROVED PUD FINAL DEVELOPMENT SITE PLAN FOR "PHASE 1A OF DES MOINES COLD STORAGE" FOR PROPERTY AT 3805 VANDALIA ROAD

WHEREAS, on November 9, 2020, the City Council received a communication from the Plan and Zoning Commission advising that at a public hearing held on October 15, 2020, its members voted 14-0 to **APPROVE** a request from Des Moines Cold Storage (owner), represented by CJ Morton (officer), to approve an amendment to the previously approved PUD Final Development Site Plan for "Phase 1A of Des Moines Code Storage" for property located at 3805 Vandalia Road ("Property") to allow a 62,680 square foot addition to the existing refrigerated warehouse building, with waiver of the previously approved installation of public sidewalk along the Vandalia Road frontage, with the condition that sidewalk would be installed by the owner at any such time transit service is extended to Vandalia Road in front of the property should that be prior to installation of sidewalk with any public street project for Vandalia Road; and

WHEREAS, on November 9, 2020, by Roll Call No. 20-1769, it was duly resolved by the City Council that the request to approve an amendment to the previously approved PUD Final Development Site Plan for "Phase 1A of Des Moines Code Storage" for Property be set down for hearing on November 23, 2020 at 5:00 P.M., by electronic means in accordance with the Governor's and Mayor's Proclamations and to encourage and maintain social distancing to curb the spread of COVID19 in the community, without public access to the meeting location; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed land use amendment and rezoning; and

WHEREAS, in accordance with said notice, those interested in said proposed amendment to the previously approved PUD Final Development Site Plan for "Phase 1A of Des Moines Code Storage", both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and

WHEREAS, the Property is legally described as follows:

PARCEL 2016-123 BEING PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTH QUARTER CORNER OF SAID SECTION 17; THENCE ALONG THE NORTH LINE OF SAID SECTION 17 N87°28'58"W, 1416.77 FEET; THENCE S02°21'02"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE



Agenda Item Number

100

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Date November 23, 2020

S87°28'58"E, 1272.55 FEET; THENCE 206.92 FEET ALONG A 136.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, CHORD BEARING S43°45'46"E, 187.53 FEET; THENCE S00°01'28"E, 576.53 FEET; THENCE N87°28'58"W, 1431.60 FEET; THENCE N02°21'02"E, 705.57 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 22.87 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment to the previously approved PUD Final Development Site Plan for "Phase 1A of Des Moines Code Storage" hereby overruled, and the hearing is closed.

2. The proposed amendment to the previously approved PUD Final Development Site Plan for "Phase 1A of Des Moines Code Storage", is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to the conditions stated above.

MOVED BY _____ TO ADOPT.

FORM APPROVED: _

TOTAL MOTION CARRIED

Andy		Kruse
Judy K	. Parks-Kru	ise

	Assistant City Attorne					
	1	1	1	1 .		
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT		
COWNIE]	
BOESEN] :	
GATTO						
GRAY						
MANDELBAUM						
VOSS] - :	
WESTERGAARD] :	

CERTIFICATE

I, P. Kay Cmelik, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

APPROVED

City Clerk



November 3, 2020

Agenda Item Roll Call #.

Honorable Mayor and City Council City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their October 15, 2020 meeting, the following action was taken regarding a request from Des Moines Cold Storage (owner) represented by CJ Morton (officer) for review and approval of an amendment to the previously approved PUD Final Development Plan for "Phase IA of Des Moines Cold Storage" for property located at 3805 Vandalia Road, to allow a 62,680-square foot addition to the existing refrigerated warehouse building, with waiver of the previously approved installation of public sidewalk along the Vandalia Road frontage.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 14-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	Х			
Dory Briles	Х			
Abby Chungath	Х			
Kayla Berkson	Х			
Jann Freed	Х			
Johnny Alcivar	Х			
Lisa Howard	Х			
Carolyn Jenison	Х			
Greg Jones	Х			
William Page	Х			
Rocky Sposato	Х			
Steve Wallace	Х			
Greg Wattier	Х			
Emily Webb	Х			

APPROVAL of the submitted PUD Final Development Plan amendment waiving the installation of sidewalk with the condition, that sidewalk would be installed by the owner at any such time transit service is extended to Vandalia Road in front of the property should

that be prior to installation of sidewalk with any public street project for Vandalia Road. (10-2021-7.24)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted PUD Final Development Plan amendment waiving the installation of sidewalk with the condition, that sidewalk would be installed by the owner at any such time transit service is extended to Vandalia Road in front of the property should that be prior to installation of sidewalk with any public street project for Vandalia Road.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request: Waiver of the previously approved installation of public sidewalk along the Vandalia Road frontage.
- 2. Size of Site: Approximately 43.17 acres for the area owned by Des Moines Cold Storage. The original Vision Fuels PUD area was approximately 165 acres. This was reduced to approximately 135 acres when a portion was sold to Helena Industries, Inc. to the west and rezoned to "M-2" Heavy Industrial District in 2013.
- 3. Existing Zoning (site): Legacy "PUD" Planned Unit Development (Vision Fuels).
- **4. Existing Land Use (site):** Des Moines Cold Storage refrigerated warehouse. The undeveloped portion of the site is currently used for agricultural production. Approved Phase 1A addition is under construction.

5. Adjacent Land Use and Zoning:

- North "EX", Uses include salvage yards and undeveloped land.
- South "EX", Uses include above ground petroleum storage for Magellan Pipeline and Solar Transport petroleum trucking facility.
- East "I-3" (City of Pleasant Hill), Use is Oneok natural gas utility facilities.
- West "I2", Uses are Helena Industries, Inc. chemical processing and distribution.
- 6. General Neighborhood/Area Land Uses: The subject property is located south of Vandalia Road in an area designated as the Agrimergent Business Park just west of the Highway 65/69 bypass.
- 7. Applicable Recognized Neighborhood(s): The subject property is not located in a recognized neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhood associations on September 25, 2020 and by mailing of the Final Agenda on October 9, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on October 5, 2020 (10 days prior) to the neighborhood associations and to the primary

titleholder on file with the Polk County Assessor for each property within 250 feet of the subject property.

8. Relevant Zoning History: On May 23, 2005, the subject property was rezoned by Ordinance 14,451 from "M-2" Heavy Industrial District to "M-1" Light Industrial District.

On November 11, 2007 the City Council adopted Ordinance No. 14,726 approving rezoning of approximately 165 acres from "M-1" Light Industrial District to "PUD" Planned Unit Development along with the adoption of the Vision Fuels PUD Conceptual Plan for development of an ethanol fuel plant.

On June 24, 2013 the City Council adopted Ordinance No. 15,202 which rezoned the western 30 acres from "PUD" Planned Unit Development to "M-2" Heavy Industrial District.

On July 27, 2015, the City Council approved the First Amendment the Vision Fuels PUD Conceptual Plan to allow development of an approximately 42-acre portion of the property for light manufacturing of electrical components within an initial phase of a 182,000-square foot office/production facility that could be expanded to 286,000 square feet, and a 250,000-square foot second phase building.

On June 13, 2016, the City Council approved the Second Amendment the Vision Fuels PUD Conceptual Plan for the development of an approximately 43.17-acre portion of the property for refrigerated warehousing and distribution with an initial phase of an approximately 111,000-square foot office/refrigerated storage/distribution facility that could be expanded by 244,000 square feet and a future phase up to 400,000 square feet.

On April 8, 2018, the City Council zoned an additional 48.49 acres immediately west of the subject property from "PUD" Planned Unit Development to "M-2" Heavy Industrial District for Helena Industries.

On March 23, 2020 the City Council approved the PUD Final Development Plan "Phase 1A of Des Moines Cold Storage" for development of a 62,680-square foot addition to the existing refrigerated warehouse building.

9. PlanDSM Future Land Use Plan Designation: Business Park.

10. Applicable Regulations: Considering the criteria set forth in Chapter 18B of the Iowa Code, and based on the provisions of Chapter 134 Section 134-2.2.9.C, all amendments to existing PUD Final Development Plans must be reviewed and approved by the City Council after review and recommendation by the Plan and Zoning Commission.

II. ADDITIONAL APPLICABLE INFORMATION

1. Traffic/Street System: When the Plan and Zoning Commission considered the approved PUD Final Development Plan on March 5, 2020, there was not discussion with regard to the installation of public sidewalk with the "Phase 1A" addition at either the Commission or City Council considerations. It was requirement of the



administrative review to install and the PUD Final Development was approved on the condition of compliance with all administrative review comments.

The developer has resubmitted the PUD Final Development Plan for amendment to remove the sidewalk. Vandalia Road is determined to be a priority level 3 street for provision of public sidewalk within the MoveDSM Plan. This guidance is the lowest level of priority for provision of sidewalk along public streets.

Staff has had discussions with Des Moines Area Regional Transit (DART) to determine if there is demand for pedestrian connection to transit stops along Vandalia Road. At this time there is not a transit route along Vandalia Road. While there is some desire for provision of transit services in the future by some of the major employers in the area such as Kemin Industries, Helena Industries, and Des Moines Cold Storage, funding for additional routes and expansion of this service to this area is yet to be identified. There is a project identified in the Mobilizing Tomorrow Regional Transportation Plan, LRTP# 607 in the 2035-2050 timeframe, which is to widen Vandalia Road from two to three lanes. At the time of this project, public sidewalks would be incorporated.

Staff believes in the interim, should transit service be extended to Vandalia Road adjoining the subject property, then the developer should install the public sidewalk along the developed frontage at that point in time including any necessary infrastructure for any transit stop located along the frontage.

SUMMARY OF DISCUSSION

<u>Jann Freed</u> asked if any member of the public or the commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

<u>Dory Briles</u> made a motion for approval of the submitted PUD Final Development Plan amendment waiving the installation of sidewalk with the condition, that sidewalk would be installed by the owner at any such time transit service is extended to Vandalia Road in front of the property should that be prior to installation of sidewalk with any public street project for Vandalia Road.

Motion passed: 14-0

Respectfully submitted,

Michael Ludwig, AICP Planning Administrator

MGL:tjh



Request from Dev		0	11.04							
(officer) for prope	nes Co cated	old Storage (owner) represented by CJ Morton				File #				
(officer) for property located at 3805 Vandalia Road.										10-2021-7.24
ex pu	escription Review and approval of an amendment to the previously approved PUD Finite P							- 1.1111 1 11		
PlanDSM Future L	_and l	Use	Curre	nt: Busines sed: N/A.						
Mobilizing Tomorrow Transportation Plan			2035-2050 Widen Vandalia Road from 2 to 3 lanes. (LRTP# 607).							
Current Zoning Dis	strict		Vision Fuels Legacy "PUD" Planned Unit Development District							
Proposed Zoning	Distri	ct	N/A.							
Consent Card Res Outside Area (200 Within Subject Pro		In Fav 0	In Favor Not In Favor Undetermined 0 0		% Opposition					
Plan and Zoning Commission Actio	Coning Approval X Required 6/7 Vote of Yes									
		Denial				the City Coun	Incil No X			Х

Des Moines Cold Storage, 3805 Vandalia Road

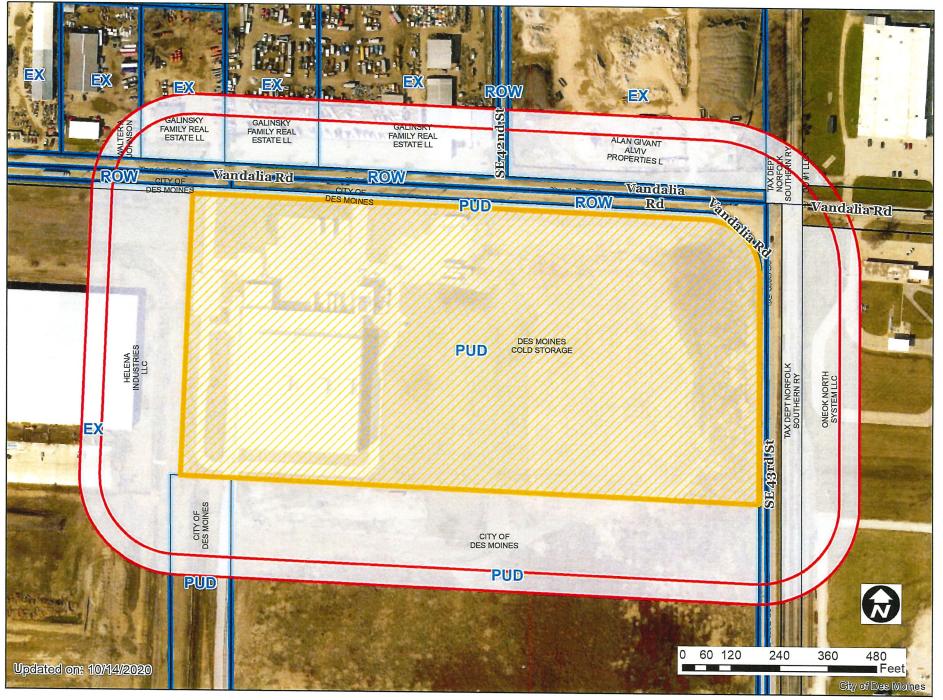
10-2021-7.24

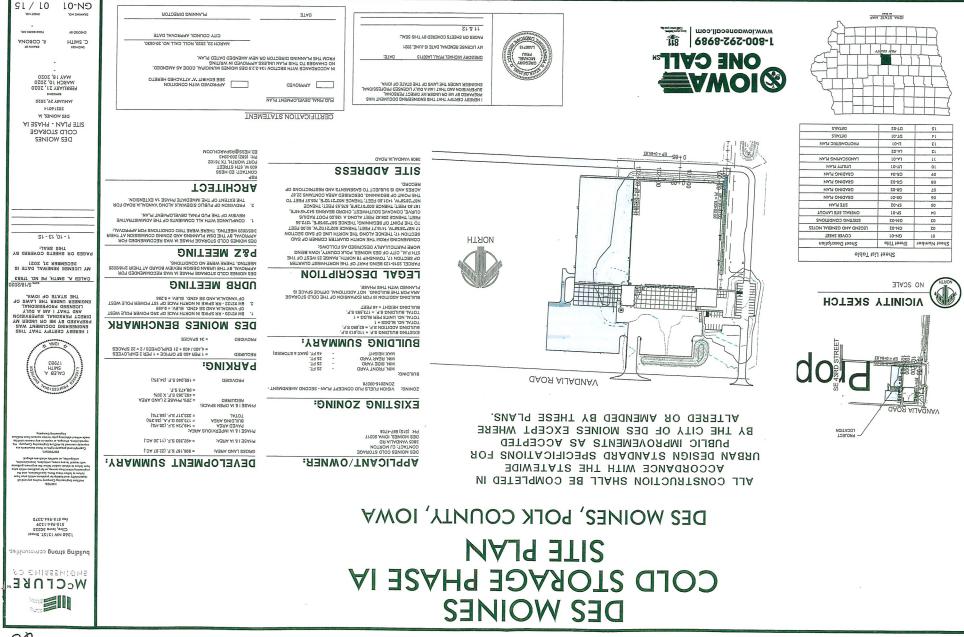


1 inch = 229 feet

Des Moines Cold Storage, 3805 Vandalia Road

10-2021-7.24





QD

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EXISTING /	PROPOSED		EXISTING	PROPOSED		EXISTING /	PROPOSED	
		SANITARY SEWER MAIN	0	0	SANITARY SEWER MANHOLE		0	BOLLARD (BUMPER POS
	SS	SANITARY SEWER SERVICE	0	0	SANITARY SEWER CLEANOUT			ROADWAY SIGN
FM		SANITARY SEWER FORCE MAIN	0	۲	AIR RELEASE MANHOLE/DRAIN MANHOLE	16	-	MAILBOX
	ST	STORM SEWER MAIN OR CULVERT	٩	9	STORM SEWER MANHOLE	0	ø	WELL
ST		SECONDARY STORM SEWER MAIN	0	•	STORM SEWER CLEANOUT	O.	O.	DECIDUOUS TREE
ST		SECONDARY STORM SEWER SERVICE	100		STORM SEWER INTAKE	*.	*-	EVERGREEN TREE
		WATER MAIN	•	۰	STORM SEWER BEEHIVE INTAKE	O.	O.	SHRUB OR BUSH
		WATER SERVICE	>	>	FLARED END SECTION			TREE OR SHRUB LINE
— E ——	E	UNDERGROUND ELECTRIC	뀪	茶	FIRE HYDRANT	FL.		STUMP
		OVERHEAD ELECTRIC	Zŧ	X	WATER VALVE	3	8	MONITORING WELL
T		UNDERGROUND TELEPHONE	0	0	WATER VALVE MANHOLE	0	9.	SCIL BORINGS
		UNDERGROUND FIBER OPTIC	*	*	CURB STOP	8-		FLAG POLE
TV		UNDERGROUND CABLE TV	•	0	WATER METER MANHOLE	£.		SATELLITE DISH
	G	GAS MAIN OR SERVICE	8-	5	YARD HYDRANT	P	-	SLOPE INDICATORS
		CONTOUR LINES INTERMEDIATE	0	ø	ELECTRIC MANHOLE / VAULT	*		CONTROL POINT
		CONTOUR LINES INDEX	α,	Π,	ELECTRIC PEDESTAL / TRANSFORMER	0.		BENCH MARK '
		PROPERTY LINE / LOT LINE	60	-	OUTDOOR ELECTRIC POWER OUTLET	A		SECTION CORNER
		SECTION LINE	#	ø	POWER POLE			IRON PIN SET
		EASEMENT	F.	Fr.	POWER POLE #/ STREET LIGHT			IRON PIN FOUND
0		GUARD RAIL	\$	*	STREET LIGHT POLE	(DR-1)		DRAWING NUMBER
0	0 0	FIELD FENCE	-0	-9	GUY WIRE	\smile		
	0	CHAIN LINK FENCE	©	0	TRAFFIC SIGNAL	ABBITEVIATA	INS	
		WOODEN FENCE	0	0	TRAFFIC SIGNAL BOX	T/S		TOP OF SLAB
		ROAD CENTERLINE	0	0	TRAFFIC SIGNAL MANHOLE / VAULT	RC RC		BACK OF CURB
		CRADING LIMITS	0	0	RAILROAD CROSSING SIGNAL	тс		TOP OF CURB
		CONSTRUCTION LIMITS	Ø	Ø	TELEPHONE MANHOLE / VAULT	FL		FLOWLINE
AG	AG	AG LINE	ο,	D.	TELEPHONE PEDESTAL	GL D		CENTERLINE
		WATERWAY FLOWLINE	e	0	CABLE TV MANHOLE / VAULT	c		CUT
		TOP OF SLOPE	0.	Ξ.	CABLE TV PEDESTAL	F		FILL
		BOTTOM OF SLOPE	R.	8	GAS VALVE			OFFSET
	x	SILT FENCE	~			S		TOP OF SLOPE

SERVICE	SUPPLIER	PHONE
GAS	MID-AMERICAN ENERGY CO. 800 EAST COURT AVENUE DES MOINES, IA 50308	515-242-3030
TELEPHONE	CENTURYLINK 2103 EAST UNIVERSITY DES MOINES, IA 50312	515-283-7212
ELECTRIC	MID-AMERICAN ENERGY CO. SOO EAST COURT AVENUE DES MOINES, IA 50308	515-242-3030
CABLE TV	MEDIACOM CABLE 2205 INGERSOL AVENUE DES MOINES, 1A 50312	515-246-1555
WATER	DES MOINES WATER WORKS 2201 GEORGE FLAGG PARKWAY DES MOINES, IA 50321	515-283-8755
SEWER	CITY OF DES MOINES PUBLIC WORKS 216 SE STH STREET DES MOINES, 1A 50309	515-283-4950
ALL	IOWA ONE-CALL	800-292-8989
THESE EXISTING UTILITIES BE CONSIDERED APPROXIN ABILITY TO DETERMINE TH BE ALLOWED TO THE CON	LISTING UTILITIES HAVE BEEN PLOTED FROM AVAILABLE SURVEYS AND F MATE ONLY. IT IS POSSIBLE THERE MAY BE OFHERS. IN DOTATION AND EXPERIMENT AND TAXADO UTURIES PER THE SPECIFICATIONS.	RECORDS AND THEREFORE MUST IT IS THE CONTRACTORS RESPO

	THORE			
	515-242-3030		M ^C CLURE [™] ENGINEERING C ^Q .	
	515-263-7212		building strong communities.	
	515-242-3030		1360 NW 121ST. Street Clive, lowa 50325 515-964-1229 fax 515-964-2370	
	515-246-1555		102.3134904+2370	
Y	515-283-8755		NOTICE: AcClare Engineering Campany waters any and ell responsibility and fability for activitient which arises from	
WORKS	515-283-4950		NGDere Engineering Company waives any and all responsibility and feabling for problems which noise from engineering the second second second second second engineering that there returns, exploritations, and from feabre to advance feabling the are properly defense with respect to any energy, environmentary, embryolies, or candidos which are alloged.	
	800-292-8989		COPTRICHT. Capyright and grapeny rights in these decoments are expressly reserved by McClaus Explorering Campony. No repreductions, chengrey, or capits in any manner shell be mode wildowt altahining prior written canned fram. McClaus Engineering Company.	
TIES	NOTE			
SURVEYS AND F	RECORDS AND THEREFORE MUST			
AND TO AVOID DA	RECORDS AND THEREFORE MUST IT IS THE CONTRACTORS RESPOS- AMACING THEM. NO CLAIMS WILL IY SUCH WORK. PAYMENT WILL BE			
CITY	NOTES:	6		
1. THIS SITE PLAN APPRO	SHALL BE MAINTAINED IN COMP	LIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE		
2, TRANSFO		NDITIONERS OVER 3 FEET IN HEIGHT, OR OTHER SUCH ITEMS MAY ; AREAS,	LEGEND	
PLAN NEED	NDMENTS OR CHANGES TO THE TO BE APPROVED WITH THE PER N/CONSTRUCTION.	PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE MIT AND DEVELOPMENT CENTER PRIOR TO		
4. ANY SU AMENDMENT	BSEQUENT PHASES OF THE PLAN	SHALL NECESSITATE A FUTURE PUD CONCEPTUAL PLAN		
	E IS SUBJECT TO COMPLIANCE W	TH THE CITY FLOODPLAIN DEVELOPMENT REGULATIONS.		
 LOADING BERMS. 	DOCK AREAS WHICH FACE PUB	JC STREET VIEWS MUST BE SCREENED BY PERIMETER STREET		
7. THE REQU	JIRED LANDSCAPING, BOTH EXIST OF OCCUPANCY.	ING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE		
8. ALL DIST	URBED AREAS SHOULD BE RESTO	RED BY SEEDING OR SODDING.		
9. ANY FE	NCING WILL BE IN ACCORDANCE	MITH STANDARDS APPLICABLE TO "M-1".		
			DES MOINES	
			COLD STORAGE	
			SITE PLAN – PHASE IA des moines, ia	

GENERAL NOTES:

THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPARED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFATION OF THE CITY AND THE OWNER.

2. CONTRACTOR TO CONFINE OPERATIONS TO PERMANENT AND TEMPORARY EASEMENTS AND DEVELOPER OWNED PROPERTY.

3. ALL TREES AND SHRUBS SHALL BE PROTECTED UNLESS DESIGNATED FOR REMOVAL IN THE PLANS. 4. CONTRACTOR SHALL SUBMIT ALL SUBGRADE AND PAVING MATERIAL TEST RESULTS TO THE PROJECT ENGINEER.

5. THE CONTRACTOR IS RESPONSELE FOR KEEPING AND UNANTAINING A SET OF RECORD DRAWINGS. RECORD DRAWINGS SHALL SHOW ALL CHANGES TO PLANS, AND REPRESENT THE AS-BUILT CONDITION. SUBMIT RECORD DRAWINGS TO ENGINEER FROM TO FINAL PAYMENT. ALL PIPE ENDS, UTILITY SERVICES AND CONDUTE THIS SHALL EM ANREED WITH SEEL FENCE (DSIS.

7. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENT AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY OF DES MOINES TO OBTAIN APPLICABLE CITY PERMIST THAT MAY BE RECESSARY.

8. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEVERS AND STREETS, SHALL COMPLY WITH DES MONRES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE STATEWIDE URBAND DESIGN SPECIFICATIONS.

9. RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNFORM TRAFFIC CONTROL DEVICES (MUTCD).

11. ALL DIMENSIONS TO FACE-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.

12. PROVIDE 1" EXPANSION MATERIAL WHERE CONCRETE IS POURED AGAINST BUILDING OR STRUCTURES. SET PRE-MOLDED MATERIAL TIGHT AGAINST BUILDING AND/OR STRUCTURES TO ELIMINATE VOIDS.

13, ALL H/C RAMPS IN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE W/THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), AND IOWA CODE.

GRADING NOTES:

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.

2. ALL DIMENSIONS TO FACE-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED. 3. CURB INTAKE RIM ELEVATIONS = PAVING TOP OF CURB ELEVATIONS.

4. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELEVATIONS SHOWN ON THE PLANS.

5. ALL SPOT ELEVATIONS ARE TO THE TOP OF FINISHED GRADE, UNLESS OTHERWISE NOTED.

6. ALL SLOPES IN UNPAVED AREAS SHALL BE GRADED TO DRAIN.

UTILITY NOTES:

EP

1. ALL UTILITIES ARE PRIVATE UNLESS NOTED OTHERWISE.

2. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELVATIONS SHOWN ON THE PLANS.

3. ALL UTILITY SERVICES, INCLUDING ELECTRIC, TELEPHONE, AND CABLE TO BE UNDERGROUND.

EDGE OF PAVING

4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY, REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUTING.

5. ALL CONNECTIONS TO EXISTING PUBLIC SEWERS SHALL BE CORE DRILLED.

SANITARY SEVER: 1. ALL SANITARY SEVER SEVICES SHALL BE SDR 23.5 IN ACCORDANCE WITH URBAN STANDARD SPECIFICATIONS. 2. MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.

3. MANHOLE COVERS SHALL HAVE RAISED DIAMOND ROUGHNESS PATTERN.

STORM_SEVER: 1. OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE PRIVATE STORM SEVER AND PRIVATE STORM WATER DETENTION / RETENTION AREAS.

2. ALL INTAKE CASTINGS SHALL HAVE PHASE 2 ENVIRONMENTAL SYMBOLOGY OR TEXT.

WATER MAIN: 1. HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.

- 2. WATER MAIN TO HAVE 5-1/2' BURY, TYP. EXCEPT AT CRITICAL CROSSINGS.
- 3. ALL VALVES SHALL HAVE A VALVE BOX ADAPTER INSTALLED TO MAINTAIN ALIGNMENT.

4. THE CONTRACTOR SHALL REMOVE CHAINS ON ALL HYDRANTS.

5. THE CONTRACTOR SHALL WORK WITH THE CITY OF DES MOINES WHEN OPERATING EXISTING VALVES. WATER SHALL NOT BE TURNED ON WITHOUT PRIOR APPROVAL.

6. WATER CAN NOT BE USED BY THE CONTRACTOR UNLESS IT IS PART OF THE PURIFICATION PROCESS OF THE NEW MAIN, WATER NEEDED FOR ANY REASON AFTER BACTERIA TESTING HAS BEEN COMPLETED AND PASSED WILL NEED FRICH REPROVAL FROM THE CITY OF DES MOMES.

7. CONTRACTOR SHALL NOTIFY DES MOINES WATER WORKS ONE (1) WEEK PRIOR TO CONSTRUCTION OF WATER MAIN.

8. ALL FRE PROTECTION RISERS SHALL UTILIZE THRUST BLOCKING AT ALL CHANGES IN DIRECTION AND ELEVATION, ON ALL WATERWAIN, STAINESS STEEL RODDING SHALL & EXTENDED ALCING THE NEXT FUL LEWITH THE FLM ANCHORED ON THE PRE BELL OR RECHANGLA, FITTING, ADDITIONALLY, AT ALL LOCATIONS OF THRUST BLOCKING. MEGA-LUGS ARE NOT TO BE ALLORED.

9. CONTRACTOR SHALL EXTEND THE WATER SERVICE INTO THE BUILDING TO DESIGNATED PONT IN BUILDING PLANS.





FEBRUARY 21, 2020 MARCH 10, 2020 MAY 18, 2020 C. SMITH R. CORONA CHEOKED BY FIELD BOOK NO

> SHEET NO 02 / 15

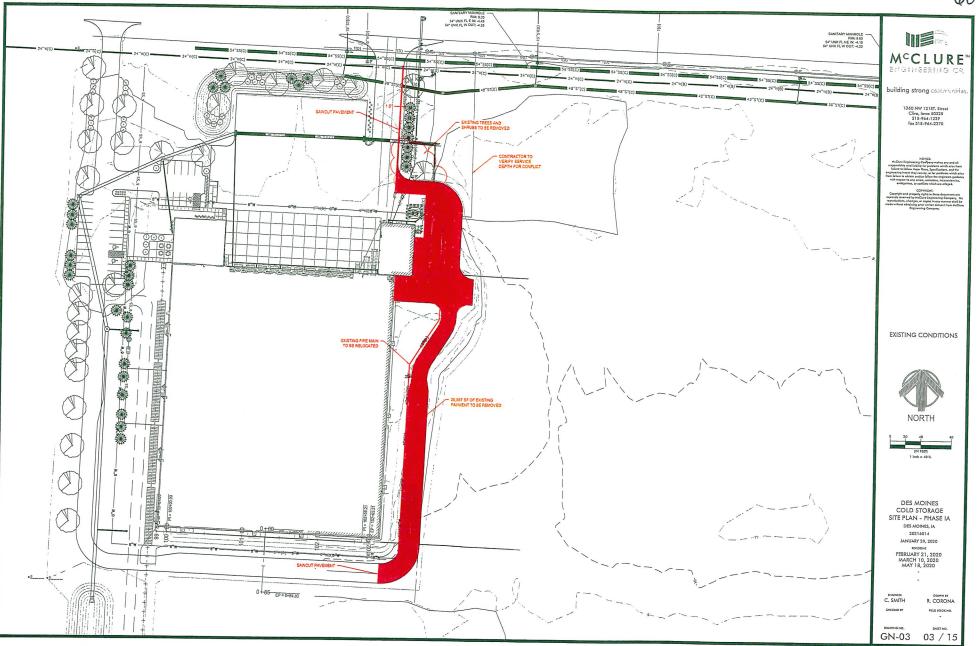
DRAWING NO.

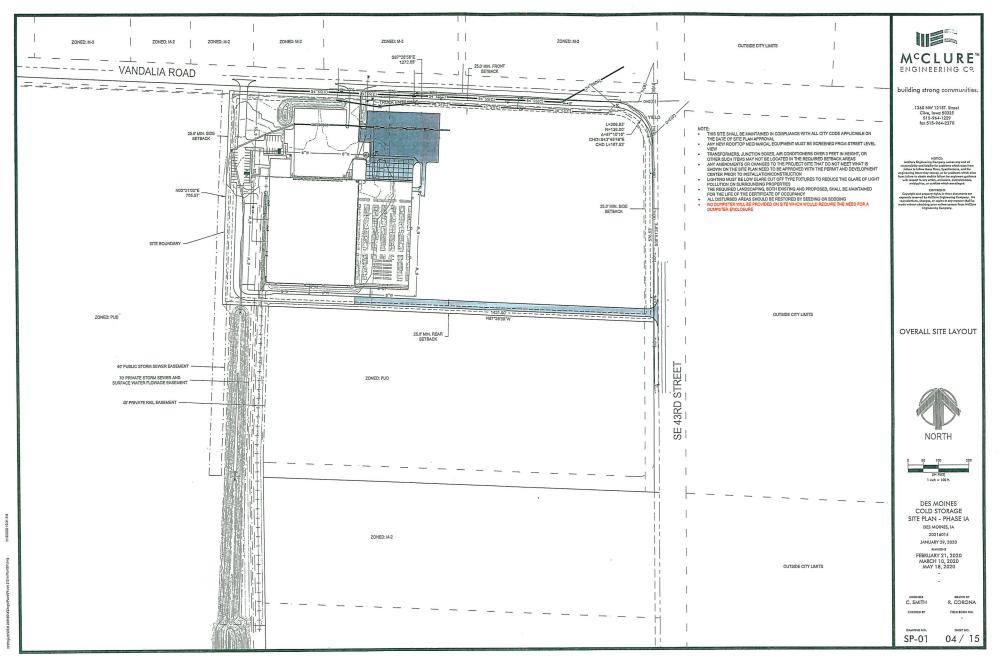
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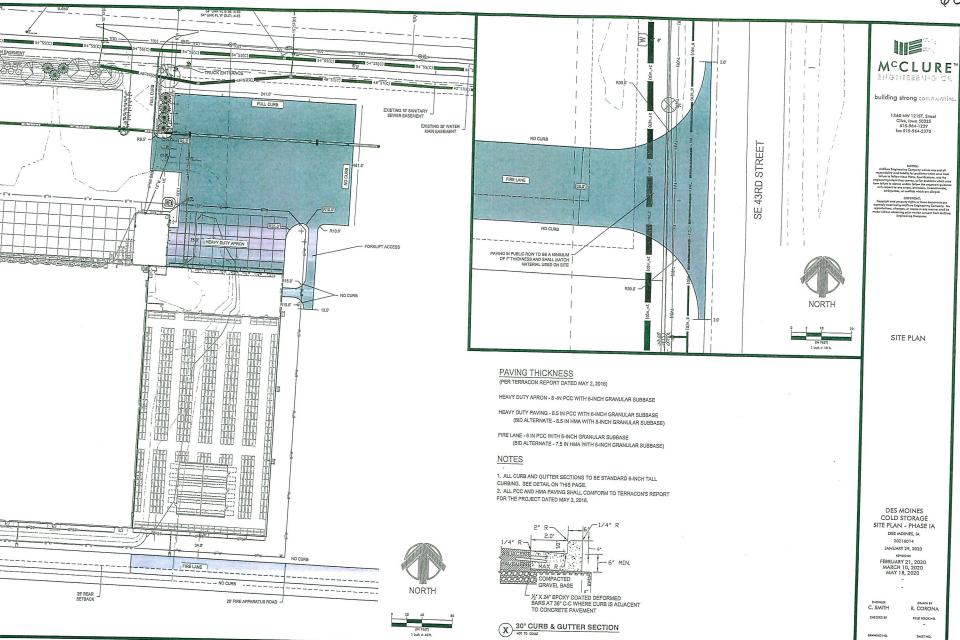
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JANUARY 29, 2020

REMSIONS

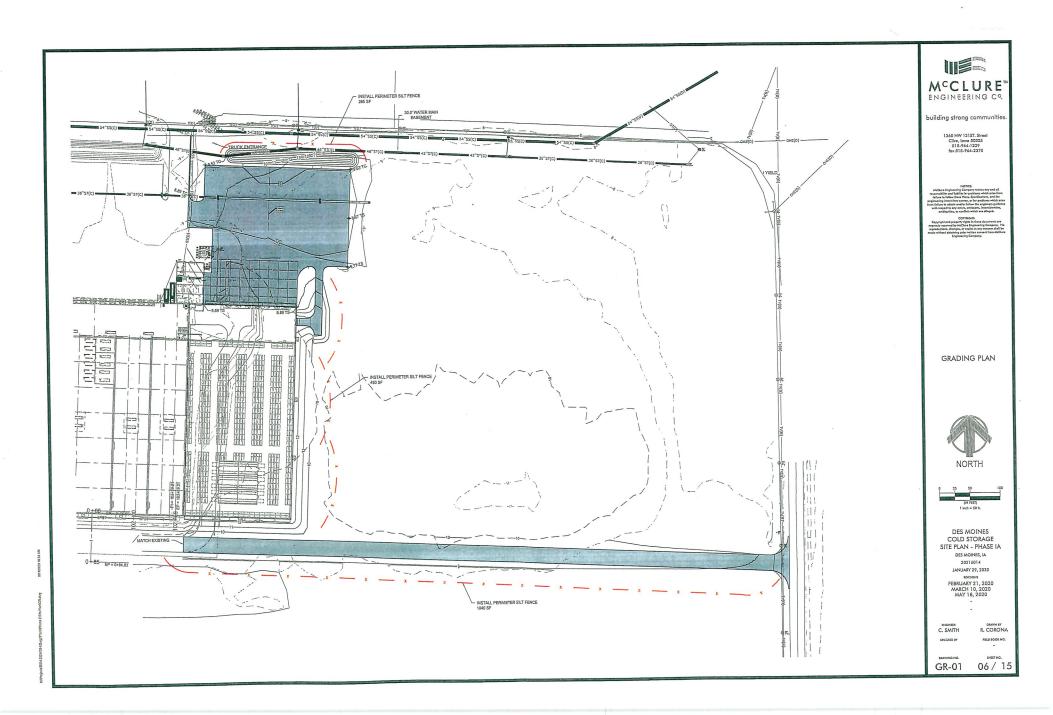


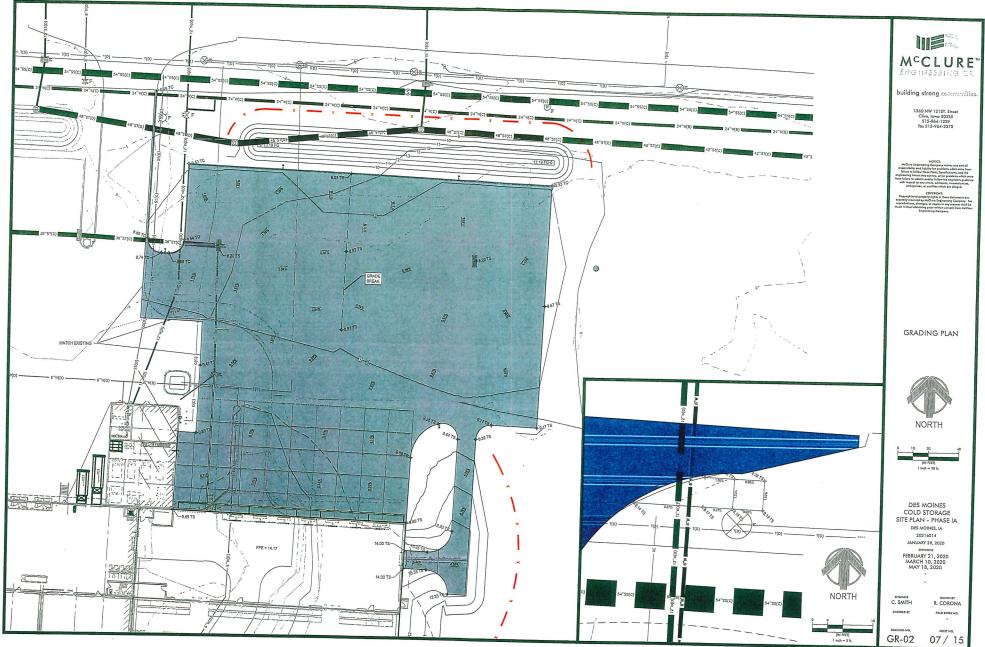


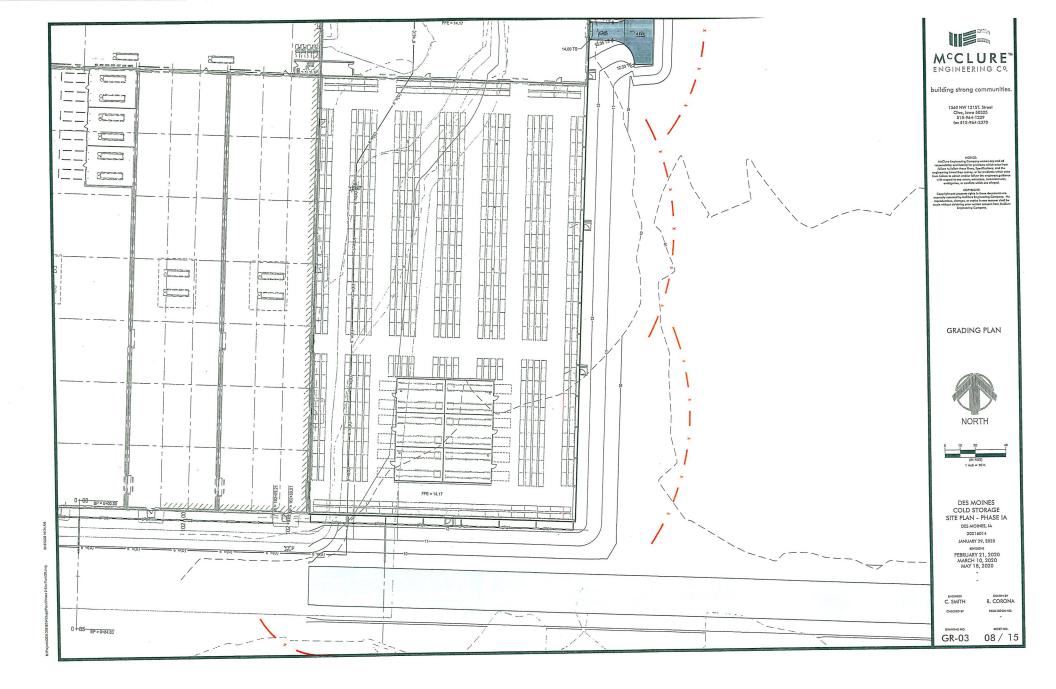


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	M ^c CLURE [™]
	ENGINEERING CA
	building strong communities.
	1360 NW 121ST. Street Clive, Jowa 50325 515-964-1229
	515-964-1229 fax 515-964-2370
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	GRADING PLAN
LONG-TERM MAINTENANCE REQUIREMENTS	
1. THIS STORMWATER MANAGEMENT FACILITIES, INCLUDING PIPES, INCLETS AND OUTLETS, SHALL BE ANNUALLY INSPECTED AND MAINTAINED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.	
PLNA 2. LITTER, SLIT, SEDMENT AND DEBRIS SHALL BE PROMPTLY REMOVED FOR USUAL THERE FROM	
2. THE FLANTING AND VIGETATION WITHIN THE STORMWATER MANAGEMENT FACULTIES SHALL BE MANTAINED IN CONFORMACE WITH APPROXIMATION STORMWATER MANAGEMENT FACULTIES SHALL BE MANTAINED IN CONFORMATION DIST, ITSAILL BE	
INSPECTED AND MARTANED IN SUBSTANTIAL COMPLANCE WITH THE APPROVED STORED BINNULLY PLAN. 2. LITTER, SUIT, SEDMENT AND DEBRIS SHALL BE PROMPTLY REMOVED FROM SUCH FACILITES. 3. THE FORMAN TO AND	
SHALL BE PLACED WITHIN A SWALE IS ADUIL, ROCK, CONCEPTE, OR SMILAR MATERIALS, CONSENT OF THE OTY EXAMPLER. NO PORTION OF THE OTY EXAMPLER. SNO PORTION OF THE OTY EXAMPLE AND REPT FOR AT LEAST FIVE EXISTING 35° PVC STANDPIPE PROPOSED GROUND TOP OF BERM S.50 SNO PORTION. SNO	
PRICK WRITTEN CONSENT OF THE CITY ENGINEER 6. RECORDS OF INSPECTION, MAINTENANCE AND KEPT FOR AT LEAST FIVE EXISTING 35° PVC STANDPIPE PROPOSED OPDITION PROFEDUATION PROFEDU	177
VEXAS AND MADE AVACABLE UPON REDUEST TO THE CITY ENGINEER	
	NORTH
BASIN BOTTOM ELEVATION = 2,2/15 CP 1-INCH PERFORMITON = 1,00 WOW WATER SUBFACE ELEVATION = 3,31 FOUR PER FORW	0 5 10 20
	(IN FEET)
WATER QUALITY VOLUMES PROVIDED ONLY SERVE FOR THE PROJECT INCLUDED IN THIS PLAN SET. ANY EXPANSIONS TO THIS SITE MAY REQUIRE ADDITIONAL STORAGE TO BE PROVIDED.	1 inch = 10k.
PARTS LIST: 22 LF 36' CMP CULVERT - 35' CMP CUL	
36" CMP = 51 F	DES MOINES
	COLD STORAGE SITE PLAN - PHASE IA
STORMWATER MANAGMENT FACILITY CONTROL STRUCTURE	DES MOINES, IA 20216014
	JANUARY 29, 2020
	FEBRUARY 21, 2020
	MARCH 10, 2020 MAY 18, 2020
	C. SMITH R. CORONA
	CHECKED BY FIELD BOOK NO.
	-
	GR-04 09/15
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