



Date March 23, 2020

RESOLUTION HOLDING HEARING ON REQUEST FROM DES MOINES COLD STORAGE COMPANY, INC. FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN FOR “PHASE 1A OF DES MOINES COLD STORAGE” FOR PROPERTY AT 3805 VANDALIA ROAD

WHEREAS, on March 9, 2020, by Roll Call No. 20-0425, the City Council received a communication from the City Plan and Zoning Commission advising that on March 5, 2020, the City Plan and Zoning Commission voted 11-0 to **APPROVE** a request from Des Moines Cold Storage Company, Inc. (owner), represented by C.J. Morton (officer), to approve the PUD Final Development Plan for “Phase 1A of Des Moines Cold Storage” on property located at 3805 Vandalia Road (“Property”) to allow a 62,680 square foot addition to the existing refrigerated warehouse building, subject to the following revisions:

1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
2. Provision of public sidewalk along Vandalia Road for the extent of the immediate Phase 1A extension; 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 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; and

WHEREAS, on March 9, 2020, by Roll Call No. 20-0425, it was duly resolved by the City Council that request for approval of the PUD Final Development Plan be set down for hearing on March 23, 2020 at 5:00 P.M., in the Council Chamber; 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 PUD Final Development Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed PUD Final Development Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

66

Date March 23, 2020

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 PUD Final Development Plan for “Phase 1A of Des Moines Cold Storage” are hereby overruled, and the hearing is closed.
2. The proposed PUD Final Development Plan for “Phase 1A of Des Moines Cold Storage”, as on file in the Community Development Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to revision and conditions stated above.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

/s/ Glenna K. Frank
 Glenna K. Frank, Assistant City Attorney

(10-2020-7.86)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

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

 City Clerk

20-0425



March 6, 2020

Date March 23, 2020

Honorable Mayor and City Council
City of Des Moines, Iowa

Agenda Item ldc

Roll Call # _____

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held March 5, 2020, the following action was taken regarding a request from Des Moines Cold Storage (owner) represented by CJ Morton (officer) for review and approval of a 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.

COMMISSION ACTION:

After public hearing, the members voted 11-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Jacqueline Easley				X
Jann Freed	X			
John "Jack" Hilmes	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace				X
Greg Wattier				X
Emily Webb	X			

APPROVAL of the proposed PUD Final Development Plan for "Phase 1A of Des Moines Cold Storage" subject to the following conditions.

1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
2. Provision of public sidewalk along Vandalia Road for the extent of the immediate Phase 1A extension.

(10-2020-7.86)

RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed PUD Final Development Plan for “Phase 1A of Des Moines Cold Storage” subject to the following conditions.

1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
2. Provision of public sidewalk along Vandalia Road for the extent of the immediate Phase 1A extension.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is seeking to expand the existing refrigerated warehouse by 62,680. The expansion would continue using the same exterior design and materials to match the existing building.
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.
4. **Existing Land Use (site):** Des Moines Cold Storage refrigerated warehouse. The undeveloped portion of the site is currently used for agricultural production.
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 February 14, 2020 and by mailing of the Final Agenda on February 28, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on February 24, 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.

- 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. Drainage/Grading:** The City of Des Moines has developed a regional stormwater management plan for the Agrimergent Technology Park and Southeast Connector that includes regional detention and retention facilities, conveyance facilities, and stormwater pump stations. Most recently within the PUD the City has constructed a pump station on the southern portion of the PUD area to serve regional drainage detention near the levee.

Water quality detention is required to be developed on site with each phase of development. Flood control detention would then be accommodated by the regional facility which will also be receiving run-off piped from the Southeast Connector project.

All grading of the site is subject to issuance of a grading permit from the Permit and Development Center as well as review of a Storm Water Pollution Prevention Plan by the Iowa DNR.

2. **Flood Hazard Area:** The proposed property is completely within an area that is identified on Federal Insurance Rate Map (FIRM) as a Zone X special flood hazard area that is levee protected – reduced risk. Development must comply with an applicable provisions of the City Floodplain Development Regulations in Chapter 50 of the City Code.
3. **Utilities:** The site has access to all necessary utilities. Sanitary sewer service is be provided from an existing 54-inch main located within the south edge of Vandalia Road. An 8-inch Des Moines Water Works water main is also available in Vandalia Road across on the northern side. The submitted PUD Final Development Plan amendment indicates the proposed addition would tie to the service connections for the existing building for water, including expansion of the fire service loop to connect to the existing separate fire service. The roof drainage would be taken to a storm sewer connection to the existing storm water service connection. There are no proposed new connections for sanitary sewer.
4. **Landscaping & Buffering:** Final Development Plans are required to comply with open space area and plantings and perimeter lot setback and plantings. Additionally, based on previous review by the Urban Design Review Board, berms at the perimeter to screen truck dock areas from the public street views were also required by the PUD Conceptual Plan. Final Development Plan planting plans are to be reviewed with the various Development Plan stages and phases. In this instance, the berm and landscaping are to be extended with the proposed building expansion.
5. **Traffic/Street System:** The Conceptual Plan indicates that the main entrances from Vandalia Road and are based on a traffic study for Vandalia Road that occurred prior to the 2nd PUD Conceptual Plan amendment for Des Moines Cold Storage. With the initial project, the developer extended a rail spur into the site from the private railroad to the south.

Vandalia Road is a priority level 3 street in MoveDSM with regard to installation of pedestrian sidewalks. Traffic Engineering Staff have not required installation of public side walk along Vandalia Road on past projects. However, with the adoption of the complete streets policy they are recommending requirement of sidewalk installation with all projects where it does not currently exist, moving forward from that policy.

There is a project identified in the Long-Range Transportation Plan for the Metropolitan Area, Mobilizing Tomorrow, that would include widening of Vandalia Road from two lanes to three lanes between Southeast 30th Street and U.S. Highway 65 in the 2035-2050 forecast.

6. **PlanDSM:** The PlanDSM designates the entire site as Business Park. Staff believes that the proposed light industrial office, warehousing and distribution uses identified in the Conceptual Plan are consistent with the Business Park land use designation and the Agrimergent Technology Park Master Plan.



7. Urban Design: The approved Conceptual Plan adopted the “M-1” District bulk regulations from the previous Zoning Ordinance by reference. These essentially require 25-foot minimum setbacks from public streets and a maximum 75-foot building height limitation. The most recent PUD Conceptual Plan amendment provided typical architectural elevations that indicated a building with overhead loading doors facing the public street frontage along Vandalia Road.

The submitted elevations also indicated a building that would be constructed of a beige metal panel design and EIFS with masonry accents on the front office building. While typically an industrial building in a planned district would be looked to be of a pre-cast concrete or masonry material, the nature of refrigerated storage presented difficulties in using that material efficiently and economically. The approved metal panel exterior is based on the need for refrigerated storage buildings.

The roof top mechanical systems are required by the PUD Conceptual Plan amendment to architecturally screened to be compatible with the overall building. The approved Conceptual Plan did not require lower mounted condenser units to be screened. There is additional condenser unit proposed to be mounted adjacent to the existing unscreened unit on top of the lower roof of the engine room. Based on the approved PUD Conceptual Plan, screening would not be required for this unit under the same circumstances.

COMMISSION ACTION:

John “Jack” Hilmes made a motion for approval of the proposed PUD Final Development Plan for “Phase 1A of Des Moines Cold Storage” subject to the following conditions.

1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
2. Provision of public sidewalk along Vandalia Road for the extent of the immediate Phase 1A extension.

Motion passed: 11-0

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

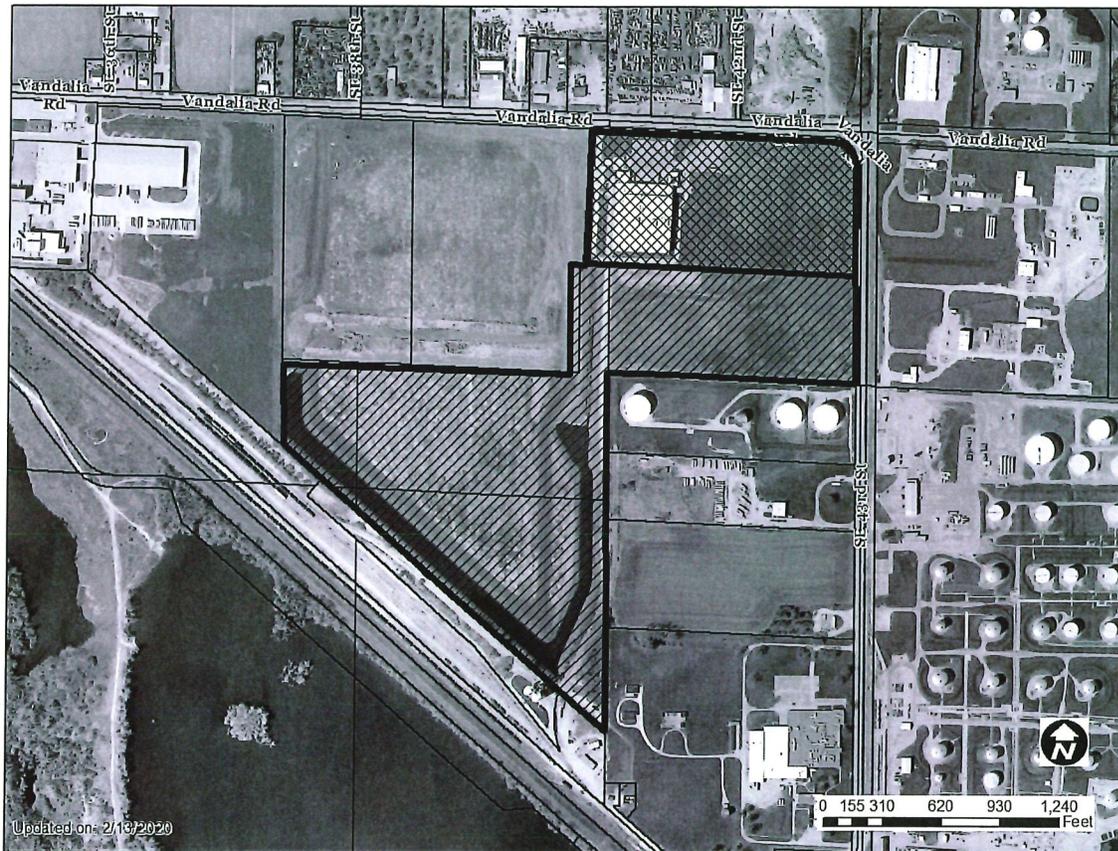
MGL:tjh
Attachments

lebo

Des Moines Cold Storage (owner) represented by CJ Morton (officer) for property located at 3805 Vandalia Road.		File #		
		10-2020-7.86		
Description of Action	Review and approval of a PUD Final Development Plan for Phase IA of Des Moines Cold Storage, to allow a 62,680-square foot addition to the existing refrigerated warehouse building.			
PlanDSM Future Land Use	Current: Business Park. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	2035-2050 Vandalia Road Widening, widen from 2-3 lanes between SE 30 th Street and U.S. Highway 65. (LRTP ID# 607)			
Current Zoning District	Vision Fuels "PUD" Planned Unit Development District.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	0	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

Des Moines Cold Storage, 3805 Vandalia Road

10-2020-7.86

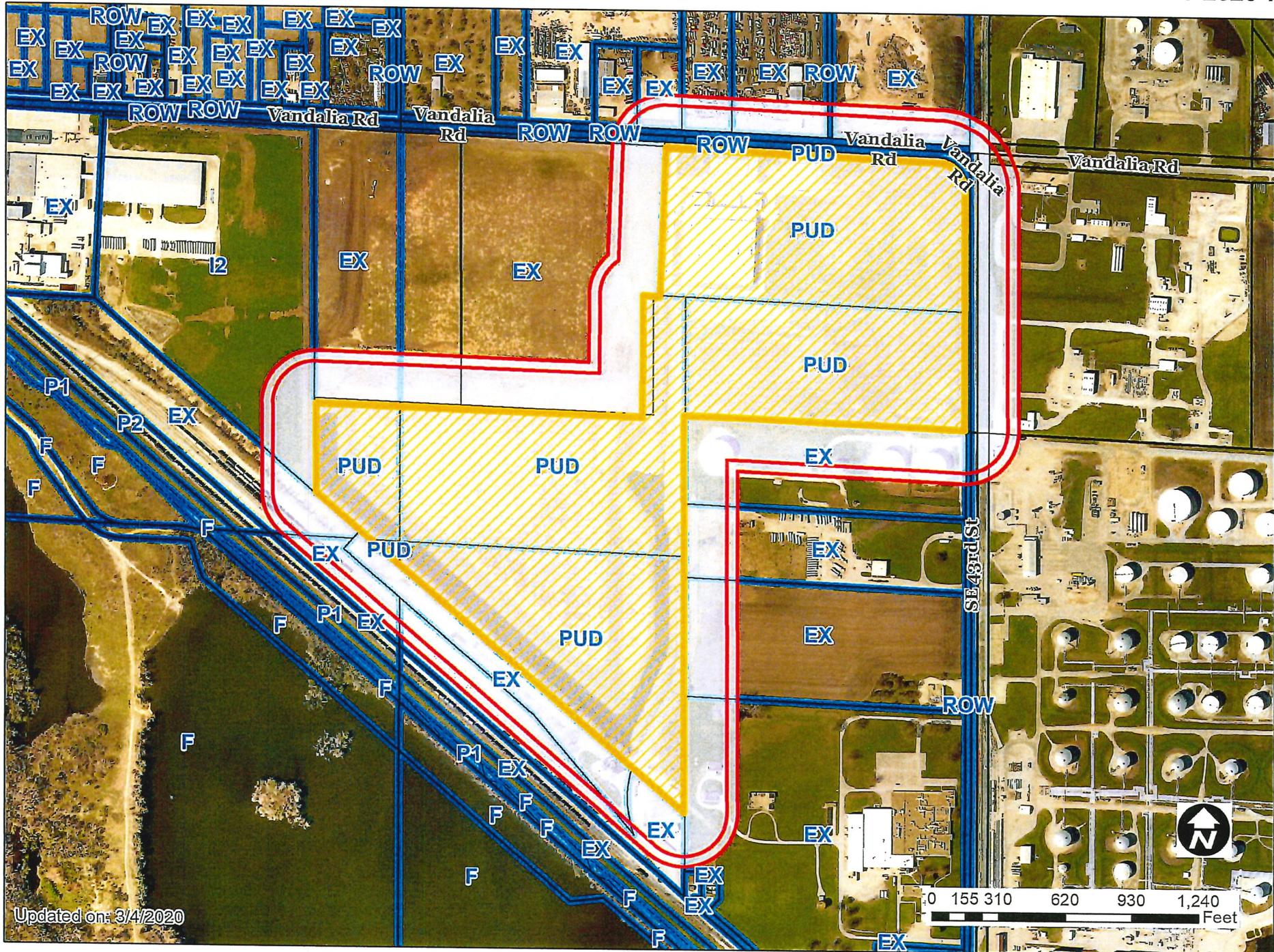


1 inch = 590 feet

ldo

Des Moines Cold Storage, 3805 Vandalia Road

10-2020-7.86



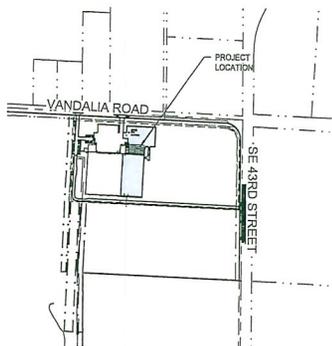
Updated on: 3/4/2020

1 inch = 500 feet

DES MOINES COLD STORAGE PHASE 2 SITE PLAN

DES MOINES, POLK COUNTY, IOWA

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF DES MOINES EXCEPT WHERE ALTERED OR AMENDED BY THESE PLANS.



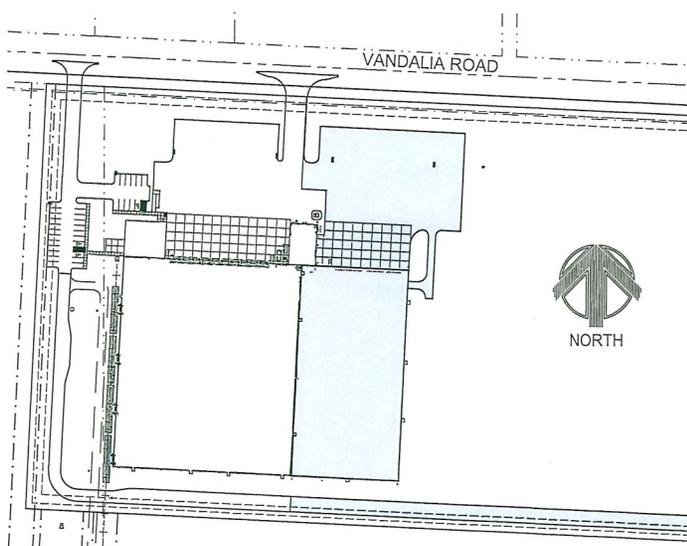
VICINITY SKETCH
NO SCALE



1-800-292-8989
www.iowaonecall.com



IOWA STATE MAP
NO SCALE



APPLICANT:

DES MOINES COLD STORAGE
CONTACT: GJ MORTON
3805 VANDALIA RD
DES MOINES, IOWA 50317
PH: (515) 697-4708

EXISTING ZONING:

ZONING: VISION FUELS PUD CONCEPT PLAN - SECOND AMENDMENT - ZON2019-00078

BUILDING:
FRONT YARD - 25 FT.
SIDE YARD - 25 FT.
REAR YARD - 25 FT.

BUILDING SUMMARY:

TOTAL NO. BLDGS = 1
TOTAL NO. UNITS PER BLDG = 1
TOTAL BUILDING S.F. = 173,593 S.F.
BUILDING HEIGHT = 48 FEET

LEGAL DESCRIPTION

PARCEL 2016-123 BEING PART OF THE NORTH-WEST 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, 416.77 FEET; THENCE S92°21'02"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE S87°28'58"E, 1272.55 FEET; THENCE 269.92 FEET ALONG A 130.00 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.

SITE ADDRESS

3805 VANDALIA ROAD

DEVELOPMENT SUMMARY:

GROSS LAND AREA: = 995,187 S.F. (22.87 AC.)

PHASE 1 & 2 AREA: = 492,363 S.F. (11.30 AC.)

PHASE 1 & 2 IMPERVIOUS AREA:
PAVED AREA = 149,724 S.F. (34.04%)
BUILDING AREA = 173,593 G.F.A. (35.24%)
TOTAL = 323,317 S.F. (81.74%)

PHASE 1 & 2 OPEN SPACE: REQUIRED = 20% PHASE 2 LAND AREA = 492,363 S.F. X 20% = 98,473 S.F.

PROVIDED = 169,048 S.F. (34.3%)

LANDSCAPING (C-2 STANDARDS PER PUD): PHASE 1 & 2 REQUIRED = 1 OVERSTORY + 1 EVERGREEN + 1 SHRUB PER 2,500 S.F. REQUIRED OPEN SPACE = 98,473 S.F. / 2,500 = 40 OF EACH

PHASE 1 & 2 PROVIDED = 21 OVERSTORY = 27 EVERGREEN = 109 SHRUBS

STREET BUFFER PHASE 1 & 2 REQUIRED = 1 OVERSTORY AND 3 SHRUBS PER 50 LF

FRONTAGE = 700 LF / 50 = 14 UNITS

OVERSTORY = 14 OVERSTORY = 42 SHRUBS

PHASE 1 & 2 PROVIDED = 14 OVERSTORY = 12 EVERGREEN = 17 SHRUBS = 45

PARKING:

REQUIRED = 1 PER 400 SF OFFICE + 1 PER 2 EMPLOYEES = 4,400 / 400 + 21 EMPLOYEES / 2 = 22 SPACES

PROVIDED = 35 SPACES

DES MOINES BENCHMARK

- BM #2120 - RR SPIKE IN NORTH FACE OF 3RD POWER POLE WEST OF VANDALIA AND SE 42ND. ELEV. = 9.459
- BM #2122 - RR SPIKE IN NORTH FACE OF 1ST POWER POLE WEST OF VANDALIA AND SE 42ND. ELEV. = 9.289

INDEX OF PLAN SHEETS		
SHEET NO.	DRAWING NO.	COVER SHEET
1	GN-01	COVER SHEET
2	GN-02	LEGEND
3	GN-03	EXISTING CONDITIONS
4	SP-01	OVERALL SITE LAYOUT PLAN
5	SP-02	SITE PLAN
6	GR-01	GRADING AND DRAINAGE PLAN
7	GR-02	GRADING AND DRAINAGE PLAN
8	GR-03	GRADING AND DRAINAGE PLAN
9	UT-01	UTILITY PLAN
10	LA-01	LANDSCAPING PLAN
11	DE-01	DETAILS
12	DE-02	DETAILS

CERTIFICATION STATEMENT

SITE PLAN

APPROVED

APPROVED WITH CONDITION
SEE EXHIBIT "A" ATTACHED HERETO

IN ACCORDANCE WITH SECTION 82-207(C) 2000 DES MOINES MUNICIPAL CODE AS AMENDED, NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR OR NEW AMENDED DATED PLAN.

DATE

PLANNING DIRECTOR



building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-944-2370

NOTICE:
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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.

DATE
CALEB A. SMITH, PE NO. 17983

MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2021

PAGES OR SHEETS COVERED BY THIS SEAL:
1 - 9, 11-12

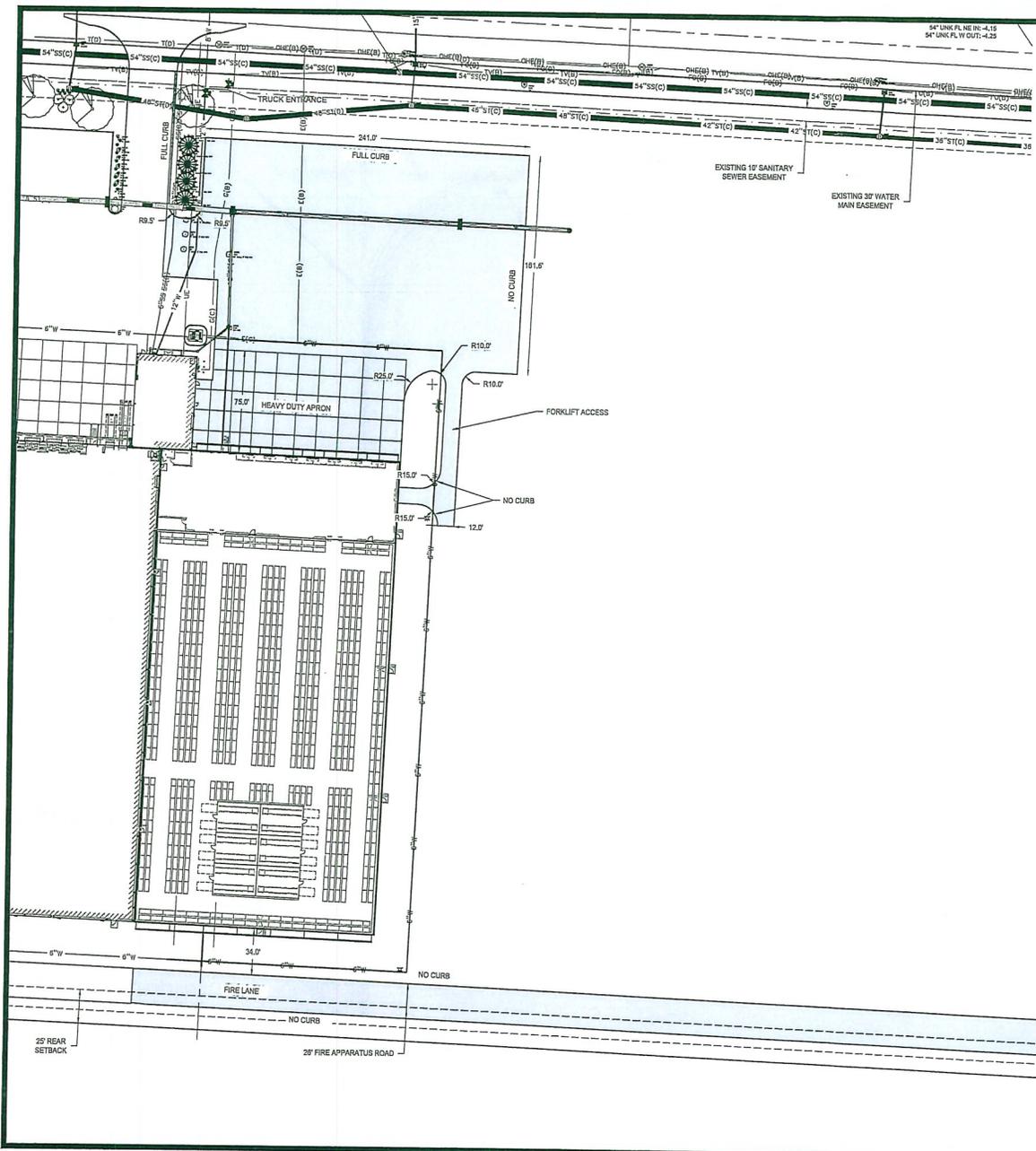
DES MOINES
COLD STORAGE
SITE PLAN - PHASE 2
DES MOINES, IA
202116014

REVISIONS

ENGINEER
C. SMITH
CHECKED BY

DRAWN BY
R. CORONA
FIELD BOOK NO.

DRAWING NO.
GN-01
SHEET NO.
01 / 12



PAVING THICKNESS
 (PER TERRACON REPORT DATED MAY 2, 2016)

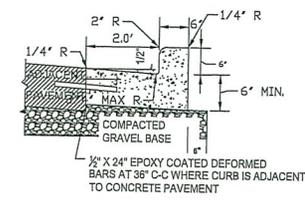
HEAVY DUTY APRON - 8-IN PCC WITH 6-INCH GRANULAR SUBBASE

HEAVY DUTY PAVING - 6.5 IN PCC WITH 6-INCH GRANULAR SUBBASE
 (BID ALTERNATE - 8.5 IN HMA WITH 6-INCH GRANULAR SUBBASE)

FIRE LANE - 6 IN PCC WITH 6-INCH GRANULAR SUBBASE
 (BID ALTERNATE - 7.5 IN HMA WITH 6-INCH GRANULAR SUBBASE)

NOTES

1. ALL CURB AND GUTTER SECTIONS TO BE STANDARD 6-INCH TALL CURBING. SEE DETAIL ON THIS PAGE.
2. ALL PCC AN HMA PAVING SHALL CONFORM TO TERRACON'S REPORT FOR THE PROJECT DATED MAY 2, 2016.



(X) **30\"/>
 NOT TO SCALE**



building strong communities.

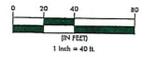
1360 NW 121st, Street
 Clive, Iowa 50225
 515-964-1229
 fax 515-964-2370

NOTICE:
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PRELIMINARY

SITE PLAN



DES MOINES
 COLD STORAGE
 SITE PLAN - PHASE 2
 DES MOINES, IA
 2021.6014

REVISING

ENGINEER
 C. SMITH

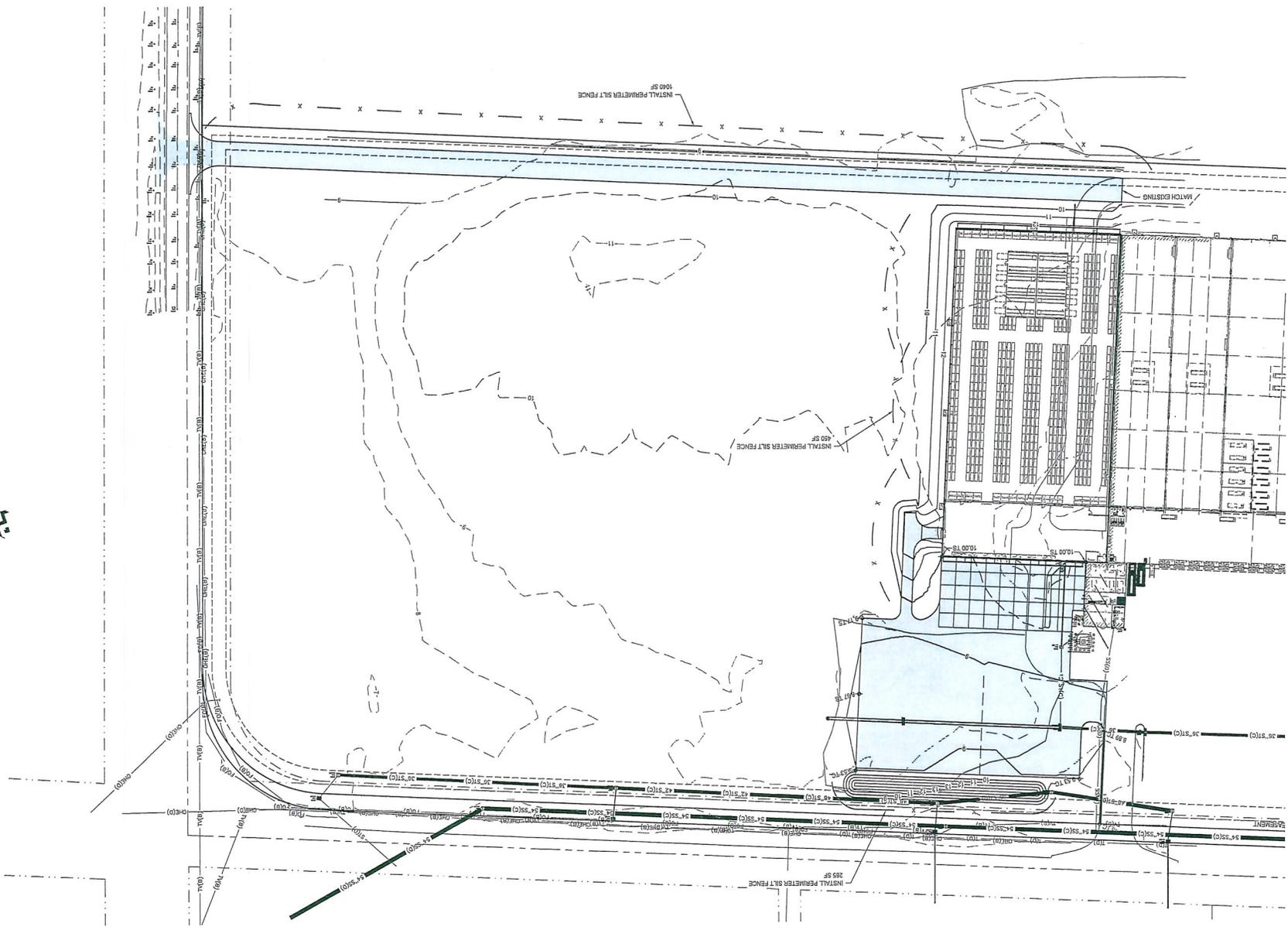
DRAWN BY
 R. CORONA

CHECKED BY
 FIELD BOOK NO.

DRAWING NO.
 SP-02

SHEET NO.
 05 / 12

N:\Projects\2021\DES MOINES COLD STORAGE\Phase 2 Site Plan.dwg
 2/20/2021 8:13 AM

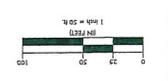


GRADING NO. GR-01
SHEET NO. 06 / 12

DESIGNED BY C. SMITH
CHECKED BY R. CORONA

DATE 2021.01.14
DES MOINES, IA

COLD STORAGE
SITE PLAN - PHASE 2



GRADING PLAN

PRELIMINARY

NOTES:
1. All elevations are in feet above mean sea level.
2. The site is to be graded to the elevations shown on this plan.
3. The site is to be graded to the elevations shown on this plan.
4. The site is to be graded to the elevations shown on this plan.
5. The site is to be graded to the elevations shown on this plan.

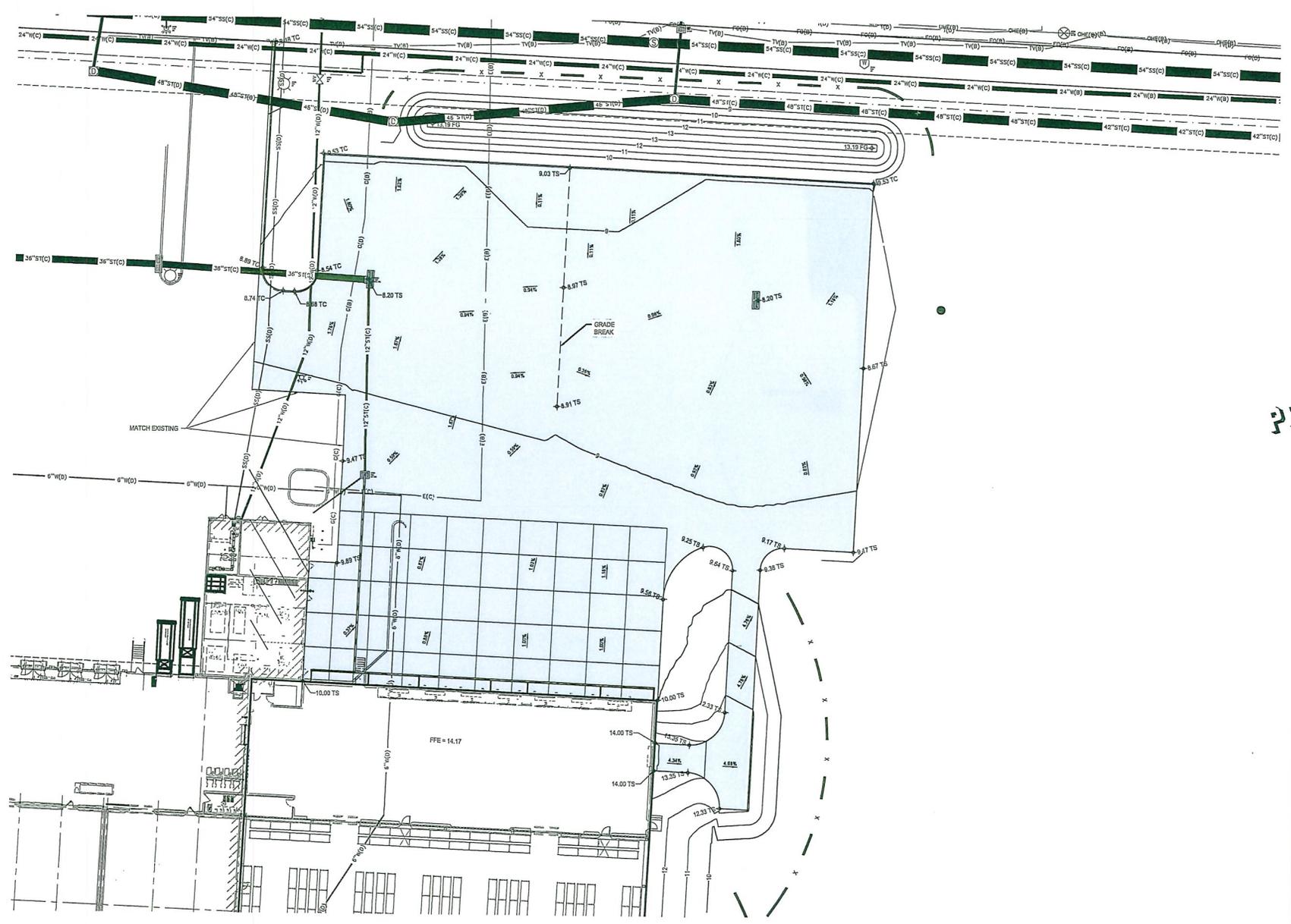
1360 NW 121st Street
Clare, Iowa 50525
515-964-1238
515-964-2370

McClure ENGINEERING CO.
building strong communities.

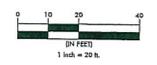
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PRELIMINARY



GRADING PLAN



DES MOINES
COLD STORAGE
SITE PLAN - PHASE 2
DES MOINES, IA
2021.6014
EMD0184

ENGINEER
C. SMITH
CHECKED BY
SMITH

DRAWN BY
R. CORONA
FIELD BOOK NO.
-

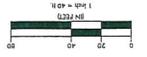
DRAWING NO.
GR-02

SHEET NO.
07 / 12

UT-01
 SHEET NO.
 DRAWING NO.

C. SMITH
 ENGINEER
 R. CORONA
 CHECKED BY
 MJD BOCK NO.

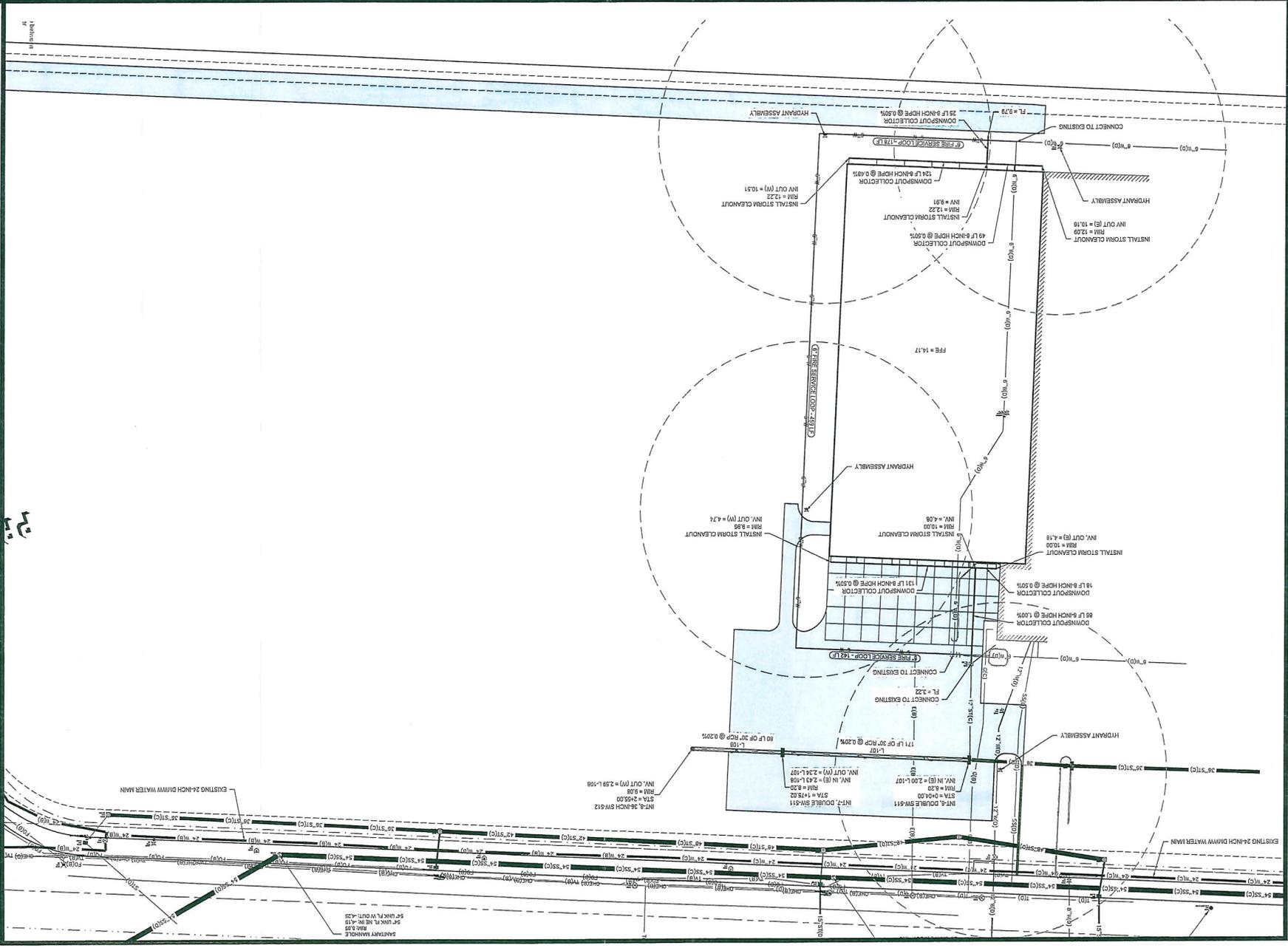
DES MOINES
 COLD STORAGE
 SITE PLAN - PHASE 2
 DES MOINES, IA
 2021.6.14



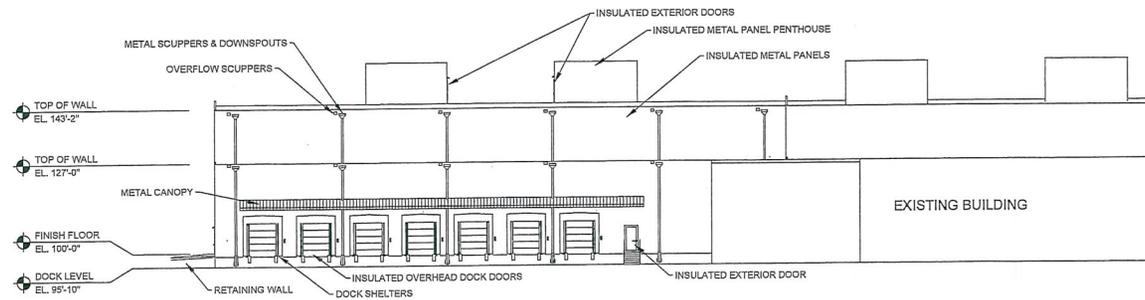
UTILITY PLAN

PRELIMINARY

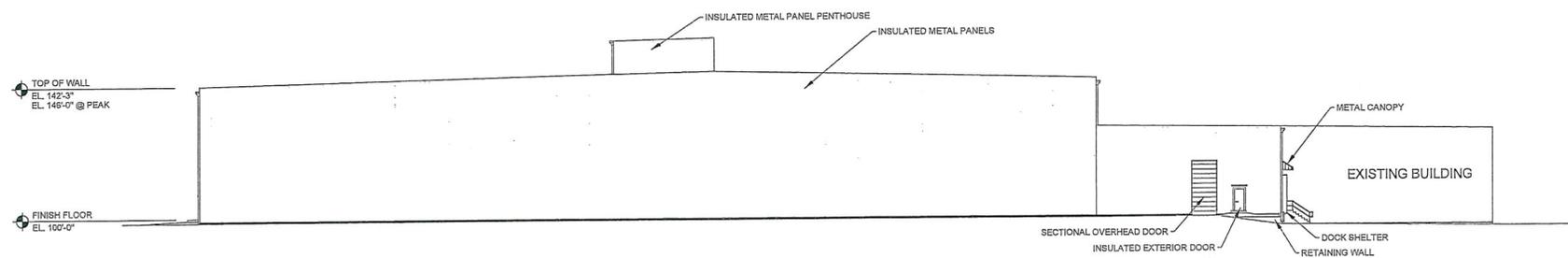
McCLURE ENGINEERING CO.
 1300 NW 121ST STREET
 CLIVE, IOWA 50325
 515.964.2322
 FAX 515.964.2270



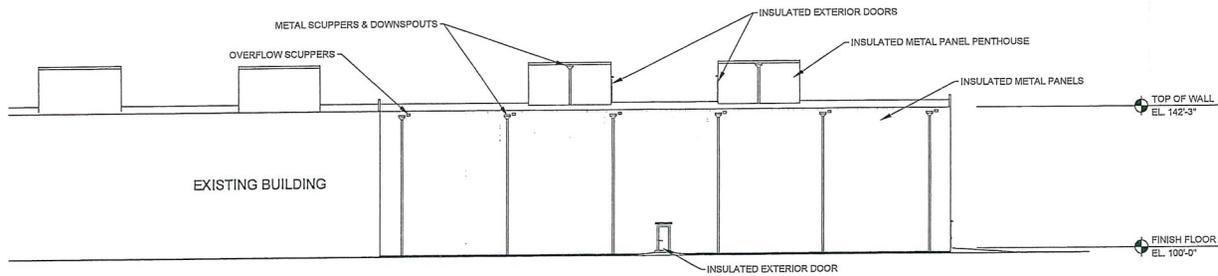
McClure Engineering Co. 1300 NW 121st Street, Clive, Iowa 50325. 515.964.2322. FAX 515.964.2270. PRELIMINARY. 2021.6.14



1
4
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2
4
EAST ELEVATION
SCALE: 1/16" = 1'-0"



3
4
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"