

Date November 9, 2020

RESOLUTION SETTING 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 October 15, 2020, the City Plan and Zoning Commission 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, 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.

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed amendment to previously approved PUD Final Development Site Plan for “Phase 1A of Des Moines Cold Storage” is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on November 23, 2020, by electronic means to encourage and



Roll Call Number

Agenda Item Number

26

Date November 9, 2020

maintain social distancing to curb the spread of COVID19 in the community, without public access to the meeting location.

- 3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code. The City Clerk is instructed to provide this notice including information about participation in the electronic meeting as indicated above.

MOVED BY _____ TO ADOPT.

FORM APPROVED: Judy K. Parks-Kruse
 Judy K. Parks-Kruse
 Assistant City Attorney

(10-2021-7.24)

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

MOTION CARRIED APPROVED

Mayor

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.

City Clerk



November 3, 2020

Date November 9, 2020
Agenda Item 26
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:

| <u>Commission Action:</u> | <u>Yes</u> | <u>Nays</u> | <u>Pass</u> | <u>Absent</u> |
|---------------------------|------------|-------------|-------------|---------------|
| Francis Boggus | X | | | |
| Dory Briles | X | | | |
| Abby Chungath | X | | | |
| Kayla Berkson | X | | | |
| Jann Freed | X | | | |
| Johnny Alcivar | 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 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

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

COMMISSION ACTION:

Dory Briles 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

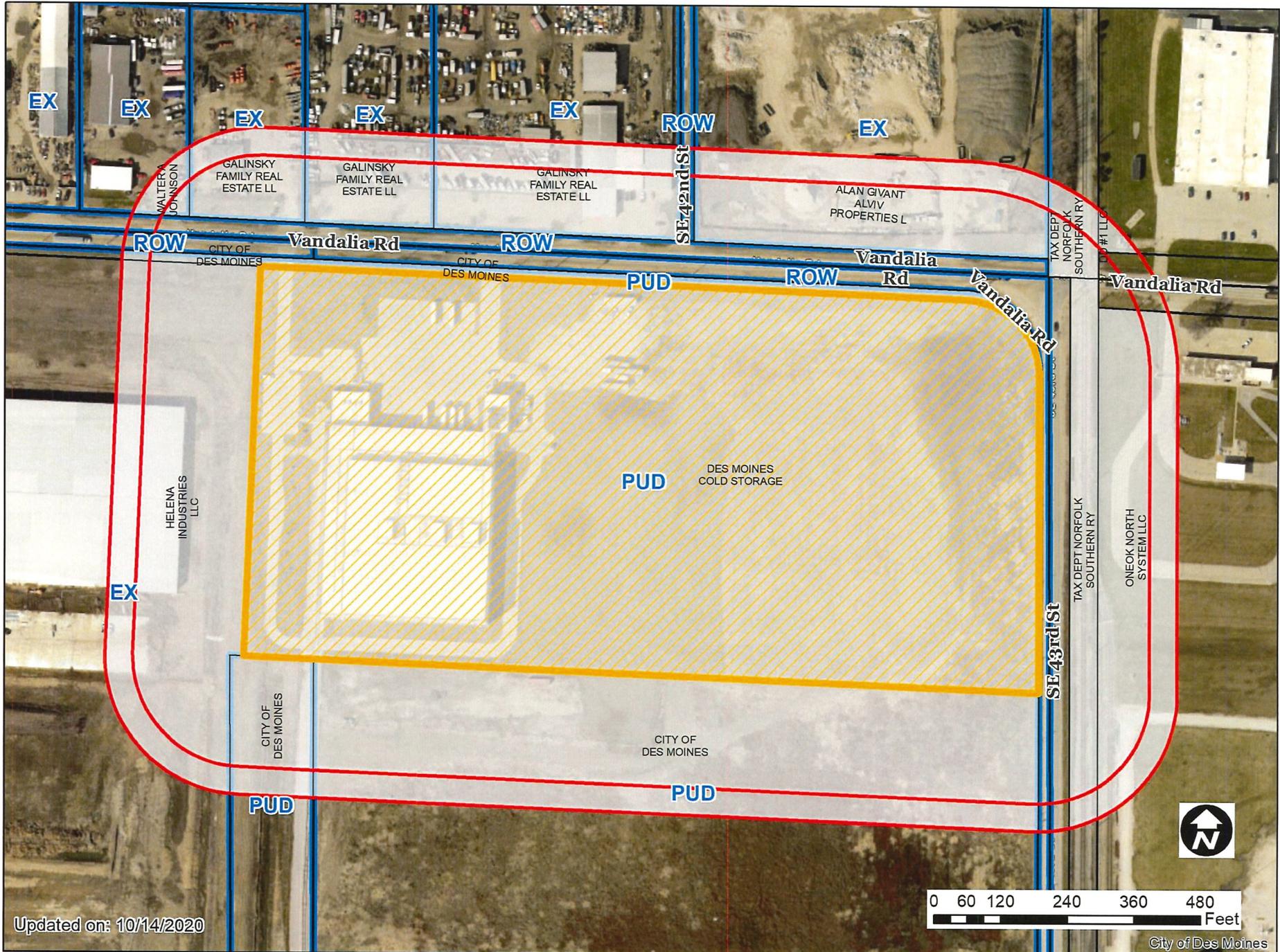
| | | | | | |
|---|--|--------------|---------------------------------------|--------------|---|
| Request from Des Moines Cold Storage (owner) represented by CJ Morton (officer) for property located at 3805 Vandalia Road. | | | File # | | |
| | | | 10-2021-7.24 | | |
| Description of Action | Review and approval of an amendment to the previously approved 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, with waiver of the previously approved installation of public sidewalk along the Vandalia Road frontage. | | | | |
| Plan/DSM Future Land Use | Current: Business Park. Proposed: N/A. | | | | |
| Mobilizing Tomorrow Transportation Plan | 2035-2050 Widen Vandalia Road from 2 to 3 lanes. (LRTP# 607). | | | | |
| Current Zoning District | Vision Fuels Legacy "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 | X |

Des Moines Cold Storage, 3805 Vandalia Road

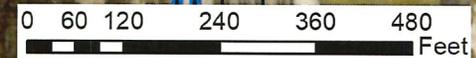
10-2021-7.24



1 inch = 229 feet



Updated on: 10/14/2020



City of Des Moines

1 inch = 229 feet

DES MOINES COLD STORAGE PHASE IA 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.

APPLICANT/OWNER:

DES MOINES COLD STORAGE
CONTACT: CJ MORTON
3805 VANDALIA RD
DES MOINES, IOWA 50317
PH: (515) 597-4708

EXISTING ZONING:

ZONING: VISION FUELS FLD CONCEPT PLAN - SECOND AMENDMENT - ZON2016-00078

BUILDING:
MIN. FRONT YARD - 25 FT.
MIN. SIDE YARD - 25 FT.
MIN. REAR YARD - 25 FT.
MAX HEIGHT - 45 FT. (MAX 5 STORIES)

BUILDING SUMMARY:

EXISTING BUILDING S.F. = 110,813 S.F.
BUILDING ADDITION S.F. = 62,650 S.F.
TOTAL NO. BLDGS = 1
TOTAL NO. UNITS PER BLDG = 1
TOTAL BUILDING S.F. = 173,533 S.F.
BUILDING HEIGHT = 45 FEET

BUILDING ADDITION IS FOR EXPANSION OF THE COLD STORAGE AREA FOR THE BUILDING. NOT ADDITIONAL OFFICE SPACE IS PLANNED WITH THIS PHASE.

LEGAL DESCRIPTION

PARCEL 1206-123 BEING PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 20 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°08'58"W, 1418.77 FEET; THENCE S02°21'02"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE S87°28'58"E, 1272.55 FEET; THENCE 208.92 FEET ALONG A 135.00 FOOT RADIUS CURVE, CONVEX SOUTHWEST, CHORD BEARING S43°49'49"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: = 996,187 S.F. (22.87 AC)

PHASE I & IA AREA: = 492,393 S.F. (11.30 AC)

PHASE I & IA IMPERVIOUS AREA:
PAVED AREA = 149,724 S.F. (30.4%)
BUILDING AREA = 173,533 S.F. (35.2%)
TOTAL = 323,317 S.F. (65.7%)

PHASE I & IA OPEN SPACE:
REQUIRED = 20% PHASE 2 LAND AREA = 492,393 S.F. X 20% = 98,478 S.F.

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

PARKING:

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

PROVIDED = 34 SPACES

DES MOINES BENCHMARK

1. BM #2120 - RR SPIKE IN NORTH FACE OF 3RD POWER POLE WEST OF VANDALIA AND SE 42ND. ELEV. = 8.49
2. BM #2122 - RR SPIKE IN NORTH FACE OF 1ST POWER POLE WEST OF VANDALIA AND SE 42ND. ELEV. = 8.286

UDBR MEETING

DES MOINES COLD STORAGE PHASE IA WAS RECOMMENDED FOR APPROVAL BY THE URBAN DESIGN REVIEW BOARD AT THEIR 2/18/2020 MEETING. THERE WERE NO CONDITIONS.

P&Z MEETING

DES MOINES COLD STORAGE PHASE IA WAS RECOMMENDED FOR APPROVAL BY THE DSM PLANNING AND ZONING COMMISSION AT THEIR 3/05/2020 MEETING. THERE WERE TWO CONDITIONS FOR APPROVAL:

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 IA EXTENSION.

ARCHITECT

RSP
CONTACT: ED HESS
600 W. 6TH STREET
FORT WORTH, TX 76102
PH: (817) 200-2043
ED.HESS@RSPARCH.COM



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fax 515-944-2370

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DATE: 5/19/2020
CALEB A. SMITH, PE NO. 17983

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

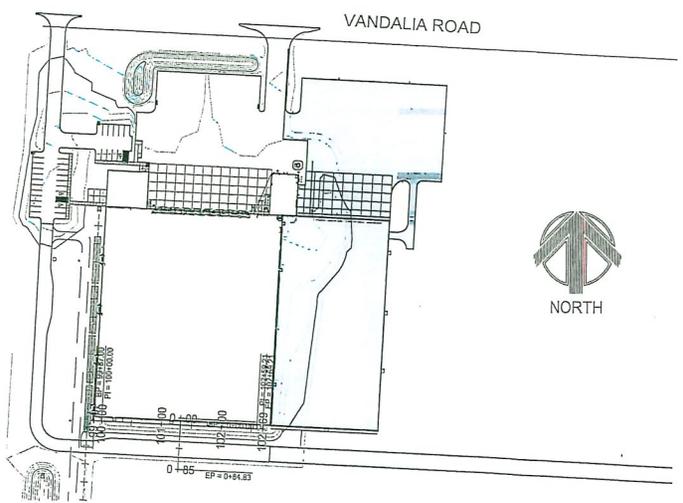
PAGES OR SHEETS COVERED BY THIS SEAL:

1 - 10, 13 - 15



VICINITY SKETCH
NO SCALE

| Sheet Number | Sheet Title | Sheet Description |
|--------------|-------------|--------------------------|
| 01 | GN-01 | COVER SHEET |
| 02 | GN-02 | LEGEND AND GENERAL NOTES |
| 03 | GN-03 | EXISTING CONDITIONS |
| 04 | SP-01 | OVERALL SITE LAYOUT |
| 05 | SP-02 | SITE PLAN |
| 06 | GS-01 | GRADING PLAN |
| 07 | GS-02 | GRADING PLAN |
| 08 | GS-03 | GRADING PLAN |
| 09 | GS-04 | GRADING PLAN |
| 10 | UT-01 | UTILITY PLAN |
| 11 | LA-01 | LANDSCAPING PLAN |
| 12 | LA-02 | LANDSCAPING PLAN |
| 13 | LI-01 | PHOTOMETRIC PLAN |
| 14 | DT-01 | DETAILS |
| 15 | DT-02 | DETAILS |



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GREGORY MICHAEL PFAU, LA00713 DATE: _____
MY LICENSE RENEWAL DATE IS JUNE, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
11 & 12

CERTIFICATION STATEMENT

PUD FINAL DEVELOPMENT PLAN

APPROVED APPROVED WITH CONDITION SEE EXHIBIT "A" ATTACHED HERETO

IN ACCORDANCE WITH SECTION 134-2.2.9 DES MOINES MUNICIPAL CODE AS AMENDED. NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR OR NEW AMENDED DATED PLAN.

MARCH 23, 2020, ROLL CALL NO. 20-0530.
CITY COUNCIL APPROVAL DATE _____

DATE _____ PLANNING DIRECTOR _____

DES MOINES
COLD STORAGE
SITE PLAN - PHASE IA
DES MOINES, IA
2021.0114
JANUARY 29, 2020
REVISED
FEBRUARY 21, 2020
MARCH 10, 2020
MAY 15, 2020

ENGINEER: C. SMITH
DRAWN BY: R. CORONA
CHECKED BY: _____
FIELD BOOK NO. _____

DRAWING NO. SHEET NO.
GN-01 01 / 15



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515-964-1227
fax 515-964-2370

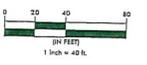
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EXISTING CONDITIONS



NORTH



DES MOINES
COLD STORAGE
SITE PLAN - PHASE IA
DES MOINES, IA
2021.6014
JANUARY 29, 2020
REVISIONS
FEBRUARY 21, 2020
MARCH 10, 2020
MAY 15, 2020

ENGINEER: C. SMITH
CHECKED BY: [blank]
DRAWN BY: R. CORONA
FIELD BOOK NO.: [blank]

DRAWING NO.: GN-03
SHEET NO.: 03 / 15



1875001000001 2021.6014 Cold Storage Phase I & II Final Plans 04.14.20, 05.17.20

ZONED: M-2

ZONED: M-2

ZONED: M-2

ZONED: M-2

ZONED: M-2

ZONED: M-2

OUTSIDE CITY LIMITS

VANDALIA ROAD

S87°28'58"E
1272.55'

25.0' MIN. FRONT
SETBACK

25.0' MIN. SIDE
SETBACK

N02°21'02"E
795.57'

SITE BOUNDARY

ZONED: PUD

40' PUBLIC STORM SEWER EASEMENT

70' PRIVATE STORM SEWER AND
SURFACE WATER FLOWAGE EASEMENT

40' PRIVATE RAIL EASEMENT

ZONED: PUD

25.0' MIN. REAR
SETBACK

ZONED: M-2

25.0' MIN. SIDE
SETBACK

OUTSIDE CITY LIMITS

SE 43RD STREET

OUTSIDE CITY LIMITS

- NOTE:
- THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
 - ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
 - TRANSFORMERS, JUNCTION BOXES, AIR CONDITIONERS OVER 3 FEET IN HEIGHT, OR OTHER SUCH ITEMS MAY NOT BE LOCATED IN THE REQUIRED SETBACK AREAS.
 - ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
 - LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
 - THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
 - ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SOODING.
 - NO DUMPSTER WILL BE PROVIDED ON SITE WHICH WOULD REQUIRE THE NEED FOR A DUMPSTER ENCLOSURE.**



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Clive, Iowa 50325
515-964-1229
fax 515-964-2370

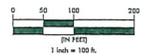
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OVERALL SITE LAYOUT



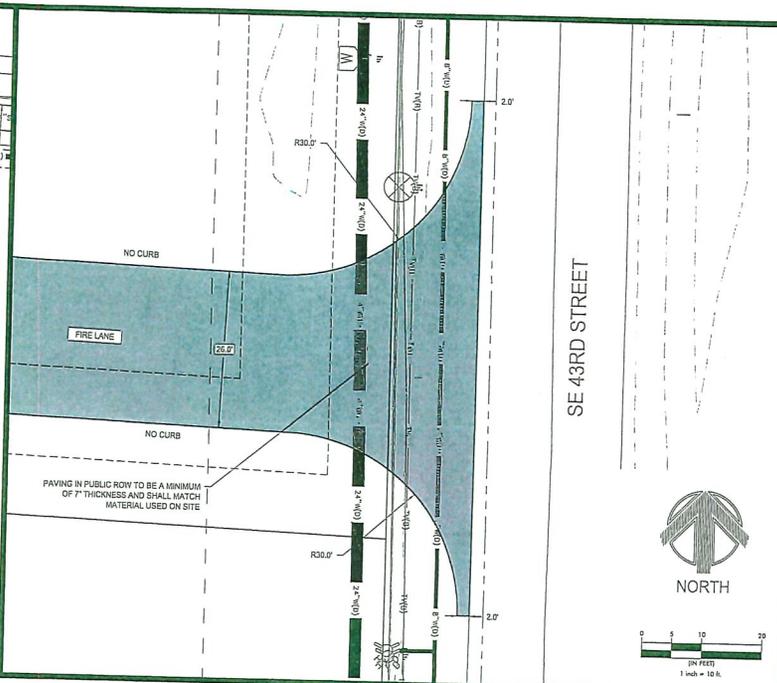
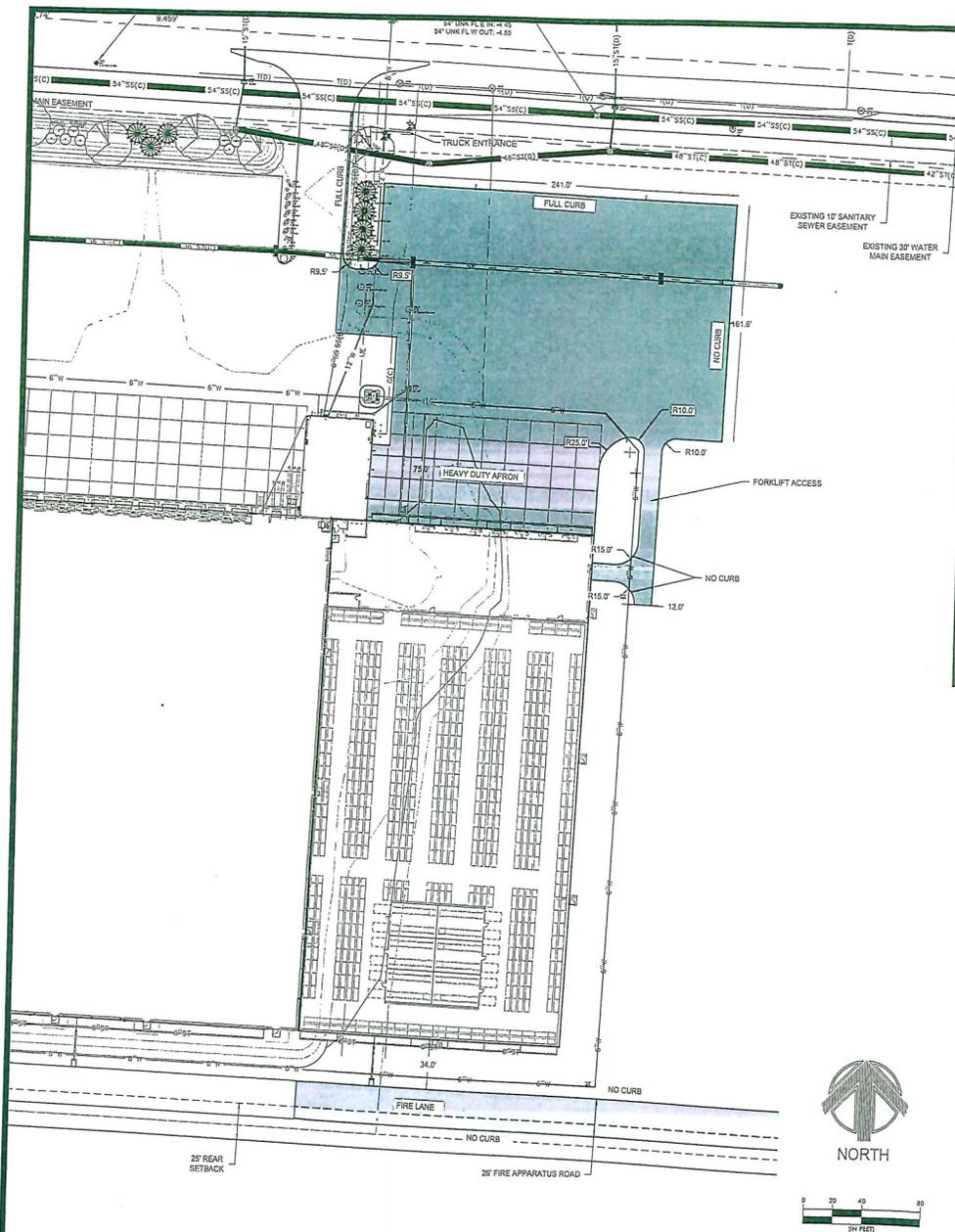
NORTH



DES MOINES
COLD STORAGE
SITE PLAN - PHASE IA
DES MOINES, IA
2021 601 4
JANUARY 29, 2020
REVISIONS
FEBRUARY 21, 2020
MARCH 10, 2020
MAY 18, 2020

ENGINEER
C. SMITH
DRAWN BY
R. CORONA
CHECKED BY
FIELD BOOK NO.

DRAWING NO.
SP-01
SHEET NO.
04 / 15



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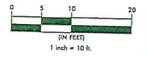
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NORTH



SITE PLAN

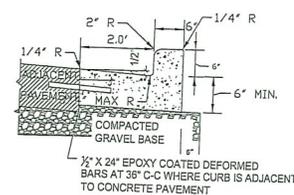
PAVING THICKNESS

(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

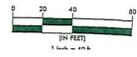
1. ALL CURB AND GUTTER SECTIONS TO BE STANDARD 6-INCH TALL CURBING. SEE DETAIL ON THIS PAGE.
2. ALL PCC AND HMA PAVING SHALL CONFORM TO TERRACON'S REPORT FOR THE PROJECT DATED MAY 2, 2016.



(X) 30" CURB & GUTTER SECTION
NOT TO SCALE



NORTH



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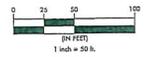
DES MOINES
COLD STORAGE
SITE PLAN - PHASE IA
DES MOINES, IA
20216014
JANUARY 29, 2020
REVISED
FEBRUARY 21, 2020
MARCH 10, 2020
MAY 18, 2020

DRAWN BY
C. SMITH
CHECKED BY
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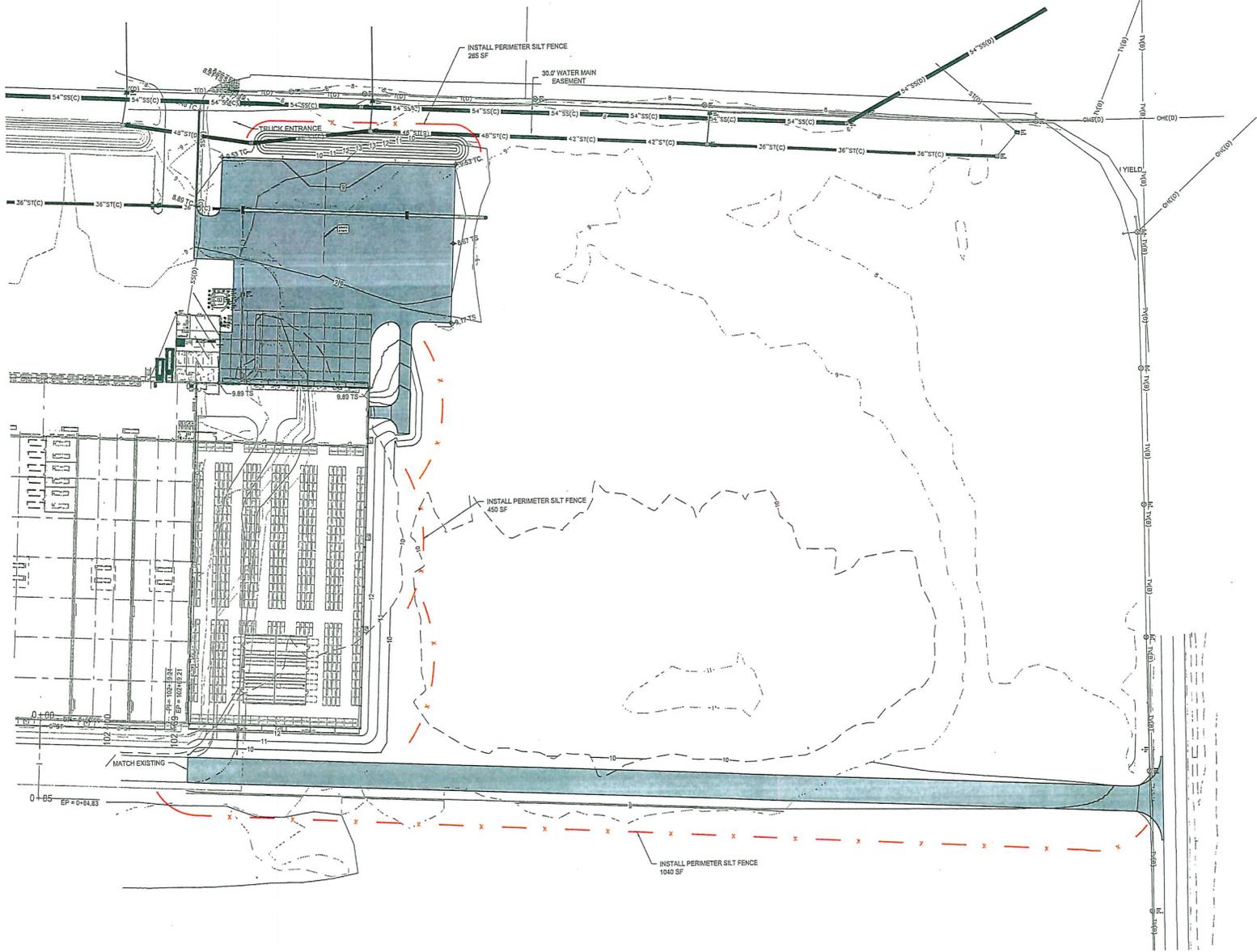


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20216014
JANUARY 29, 2020
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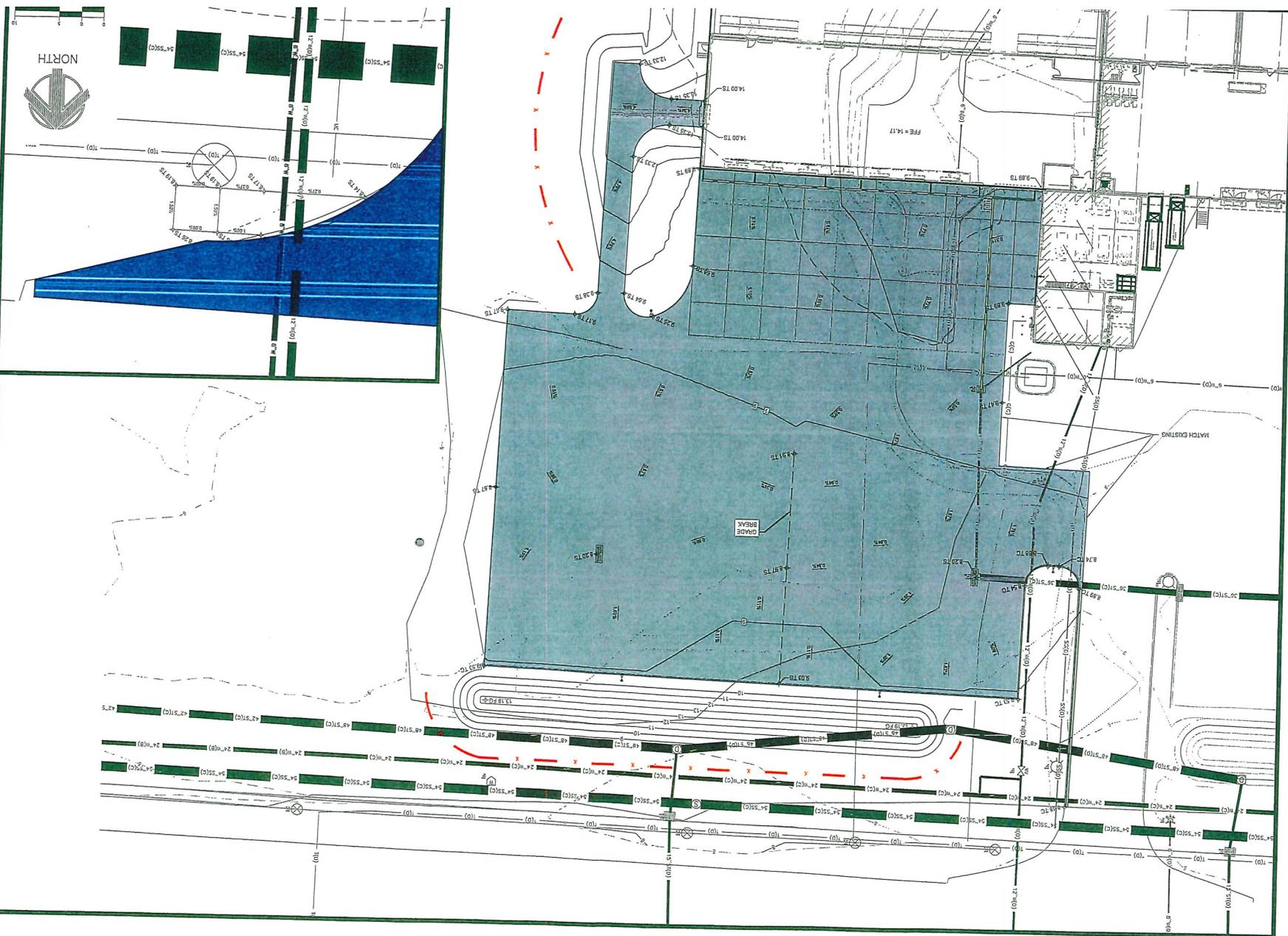
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C. SMITH
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R. CORONA
FIELD BOOK NO.

DRAWING NO.
GR-01
SHEET NO.
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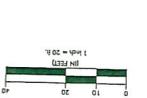


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DES MOINES
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GRADING PLAN

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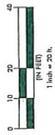
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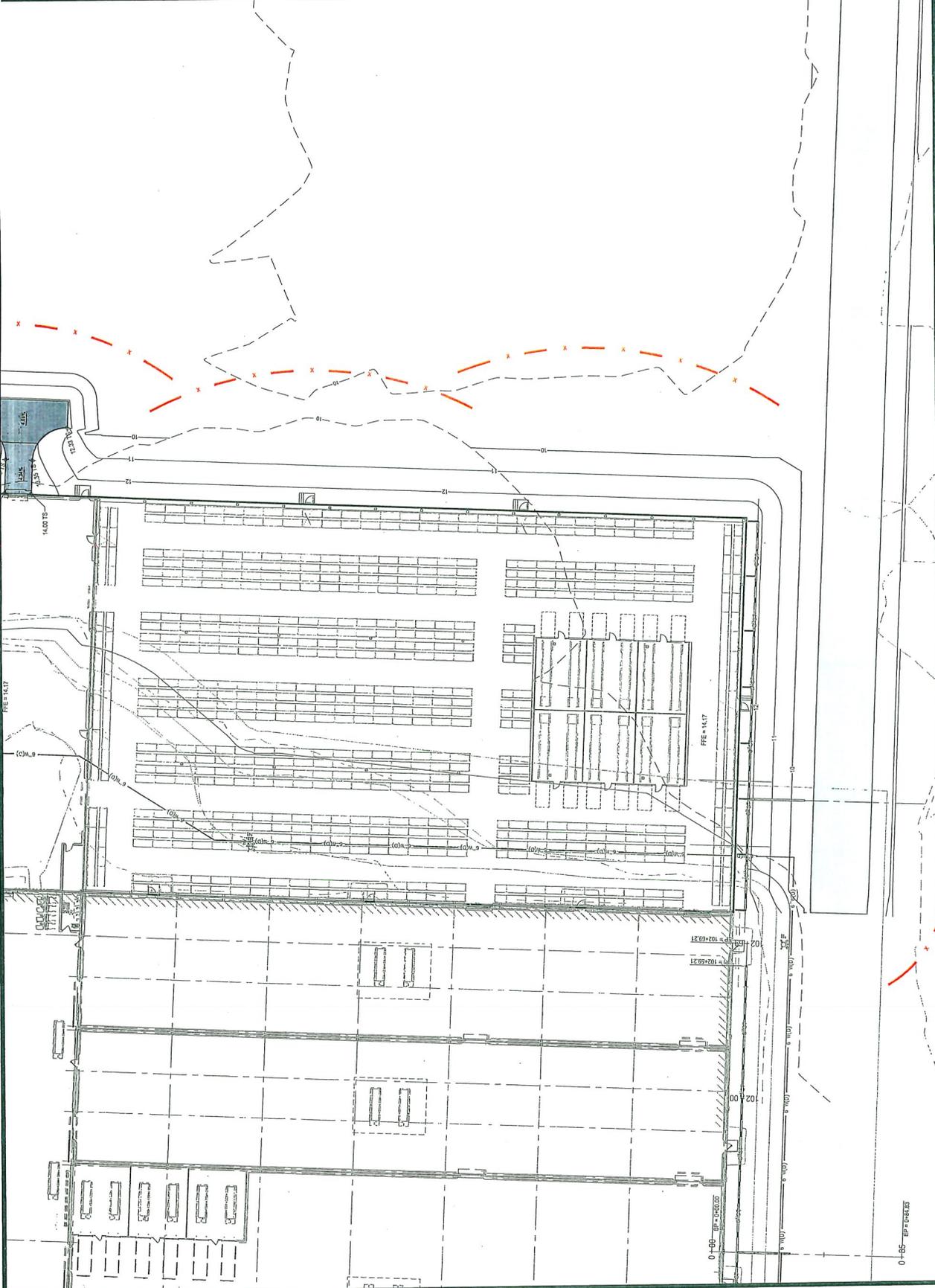
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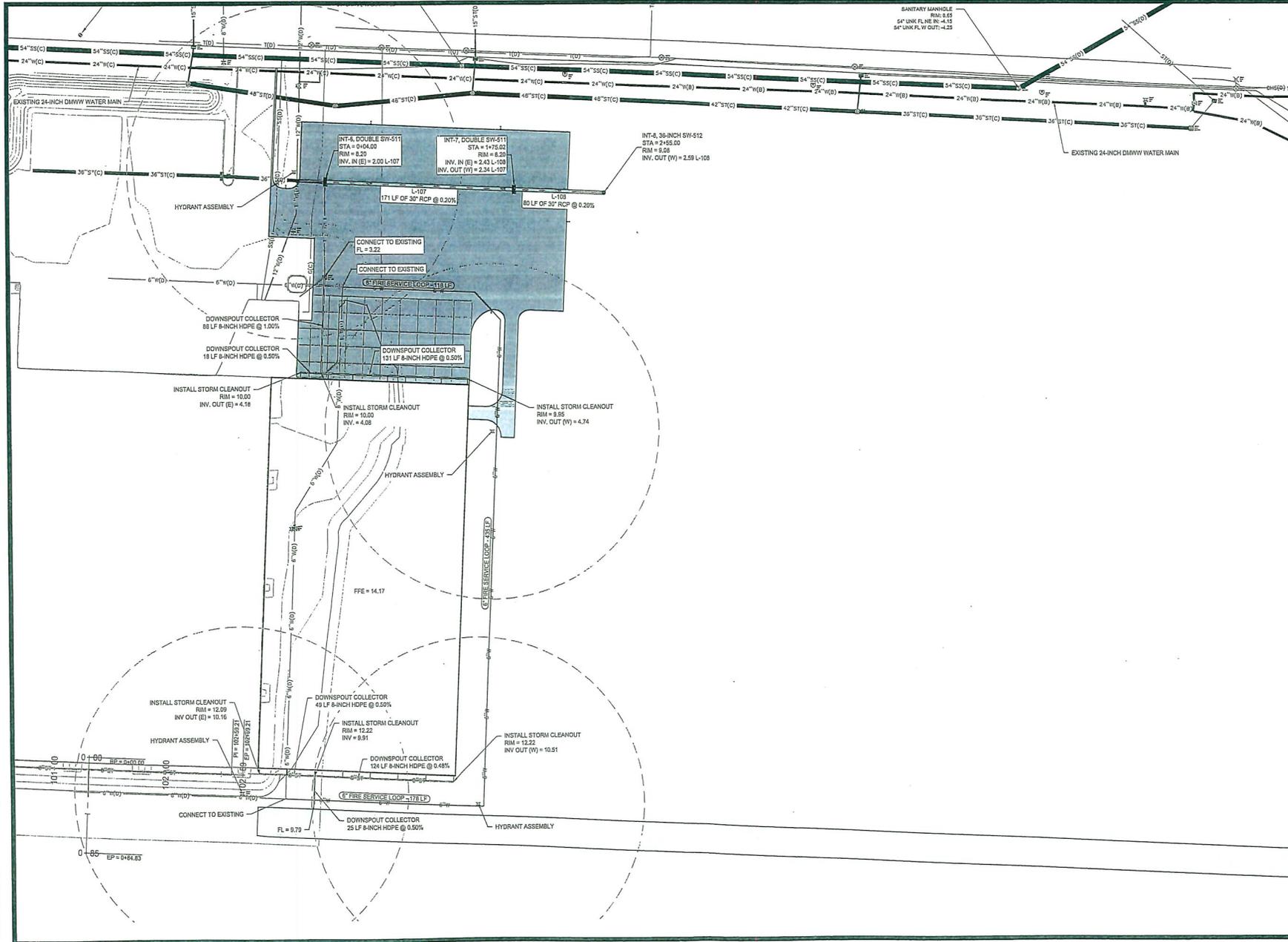


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2021.01.14
JANUARY 29, 2020
REVISIONS
REVISED BY: RSC
DATE: MARCH 10, 2020
DATE: MAY 18, 2020

DRAWN BY: C. SMITH
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FIELD ENGINEER

DRAWING NO. GR-03
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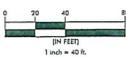
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UTILITY PLAN



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 FEBRUARY 21, 2020
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ENGINEER
 C. SMITH

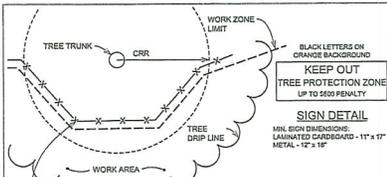
DESIGN BY
 R. CORONA

CHECKED BY
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 UT-01

SHEET NO.
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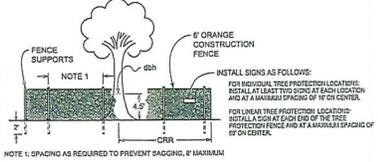


SIGN DETAIL
MIN. SIGN DIMENSIONS:
LAMINATED CARBONFIBER - 11" x 17"
METAL - 12" x 18"

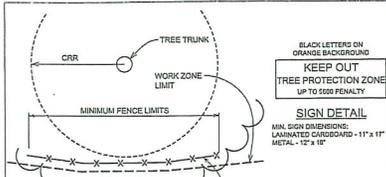
6" ORANGE CONSTRUCTION FENCE TO PROTECT TREE OR GROUP OF TREES

ØBH = DIAMETER AT BREAST HEIGHT, THE DIAMETER OF TREE TRUNK IN INCHES AT HEIGHT OF 4.5' ABOVE NATURAL GROUND.

CRR = CRITICAL ROOT RADIUS IS THE DISTANCE IN FEET EQUAL TO THE ØBH IN INCHES. THIS IS THE DESIRED DISTANCE FROM THE TREE TRUNK AT WHICH FENCING IS INSTALLED.



TYPICAL TREE PROTECTION FENCING - WORK ZONE AREA
FIGURE TP-1
Supplemental Specifications for Tree Protection Page 3 of 4

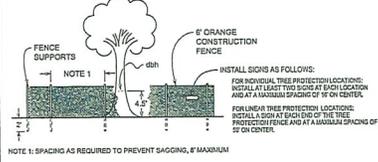


SIGN DETAIL
MIN. SIGN DIMENSIONS:
LAMINATED CARBONFIBER - 11" x 17"
METAL - 12" x 18"

6" ORANGE CONSTRUCTION FENCE TO PROTECT TREE OR GROUP OF TREES

ØBH = DIAMETER AT BREAST HEIGHT, THE DIAMETER OF TREE TRUNK IN INCHES AT HEIGHT OF 4.5' ABOVE NATURAL GROUND.

CRR = CRITICAL ROOT RADIUS IS THE DISTANCE IN FEET EQUAL TO THE ØBH IN INCHES. THIS IS THE DESIRED DISTANCE FROM THE TREE TRUNK AT WHICH FENCING IS INSTALLED.



TYPICAL TREE PROTECTION FENCING - BORDER AREA
FIGURE TP-2
Supplemental Specifications for Tree Protection Page 4 of 4

SEED TABLE

| TYPE 1 | SEEDING BAKER (lb/acre) 1-450 21 August 19 | CONVERSION 20 | APPLICATION RATE (LB/ACRE) |
|--------------------------------|--|---------------|----------------------------|
| COMMON NAME | | | |
| KENTUCKY BLUEGRASS CULTIVAR | | | 65 |
| KENTUCKY BLUEGRASS CULTIVAR | | | 65 |
| KENTUCKY BLUEGRASS CULTIVAR | | | 65 |
| CREEPING RED FESCUE | | | 35 |
| FINE LEAFED PERENNIAL RYEGRASS | | | 35 |
| FINE LEAFED PERENNIAL RYEGRASS | | | 35 |

LANDSCAPE NOTES

- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES, IRRIGATION PIPING AND GRASSMATE STRUCTURES BEFORE COMMENCING WORK. INFORMATION SHOWN ON PLANS IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY OF THE PREVIOUSLY LISTED ITEMS.
- CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN PRIOR TO PLANTING. QUANTITIES PROVIDED ARE FOR CONVENIENCE ONLY AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND INSTALLING THE QUANTITY OF PLANT MATERIALS SHOWN ON THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
- LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE STAKED OR LAID OUT IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- NO SUBSTITUTION (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSA STANDARDS.
- ALL TREES & MULCH BEDS (UNLESS ROCK MULCH) SHALL RECEIVE 3" MIN. OF SHREDDED DARK BROWN PREMIUM HARDWOOD MULCH, AS SPECIFIED. ADD PREEN OR SNAPSHOT TO BEDS BEFORE & AFTER MULCHING FROM MARCH 1 TO OCTOBER 1. IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH.
- TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STRAIGHT, PLUMB AND TALL. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.
- CONTRACTOR SHALL THOROUGHLY WATER IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION.
- ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS BEDS / PAVEMENT AREAS SHALL BE SOODED WITH 90% TURF-TYPE TALL FESCUE AND 10% BLUEGRASS MIX 60D.
- ALL LANDSCAPED AND TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATED SYSTEM. THE CONTRACTOR SHALL PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO HEAD COVERAGE. ONLY RAIRBIRD OR HUNTER IRRIGATION PARTS & EQUIPMENT ARE TO BE USED. DRIP IS PERMITTED. THE DESIGN SHALL PROVIDE ALL PIPES, HEADS, VALVES, CONTROLLER, WIRE, AND SLEEVES. SLEEVES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE / IRRIGATION CONTRACTOR. 4" PVC SLEEVES RECOMMENDED. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING. COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE GC'S LICENSED PLUMBER. THE IRRIGATION DESIGN / SUBMITTALS SHALL BE SUBMITTED TO THE OWNER AND OWNER'S REPRESENTATIVE & LA FOR APPROVAL PRIOR TO ORDERING OR INSTALLING ANY MATERIALS FOR THE IRRIGATION SYSTEM. GC SHALL MAKE SURE THAT THE METER & BACKFLOW ARE COVERED IN THE BID, AS THE IRRIGATION CONTRACTOR IS LIKELY TO EXCLUDE THESE ITEMS FROM THE IRRIGATION BID. COORDINATE THESE ITEMS AND SLEEVES.
- NO TREES SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.
- ALL PLANT MATERIALS AND IRRIGATION SYSTEM SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS. PLANT MATERIALS WILL BE ONE TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
- CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- IN THE EVENT OF WORK IN OR ON THE DES MOINES SANITARY MAIN, ANY TREES OR PLANTING PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.



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LANDSCAPING PLAN



NORTH



DES MOINES COLD STORAGE SITE PLAN - PHASE IA
DES MOINES, IA
20211614
JANUARY 29, 2020
FEBRUARY 21, 2020
MARCH 10, 2020
MAY 18, 2020

DESIGNED BY: C. SMITH
CHECKED BY: R. CORONA
FIELD BODE NO.:

DRAWING NO. LA-02
SHEET NO. 12 / 15

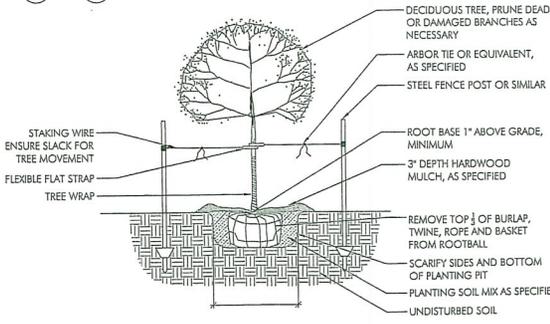
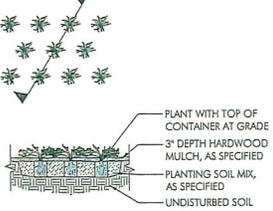
2 TRENCH-CUT EDGING
1" = 1'-0" 00 0102-01



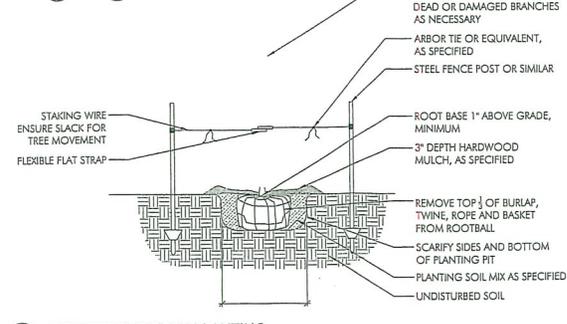
3 SHRUB AND PERENNIAL PLANTING
1/2" = 1'-0" 32 9333-04



9 GROUNDCOVER PLANTING
1" = 1'-0" 32 9333-03



5 DECIDUOUS TREE PLANTING
1/2" = 1'-0" 32 9343.02-01

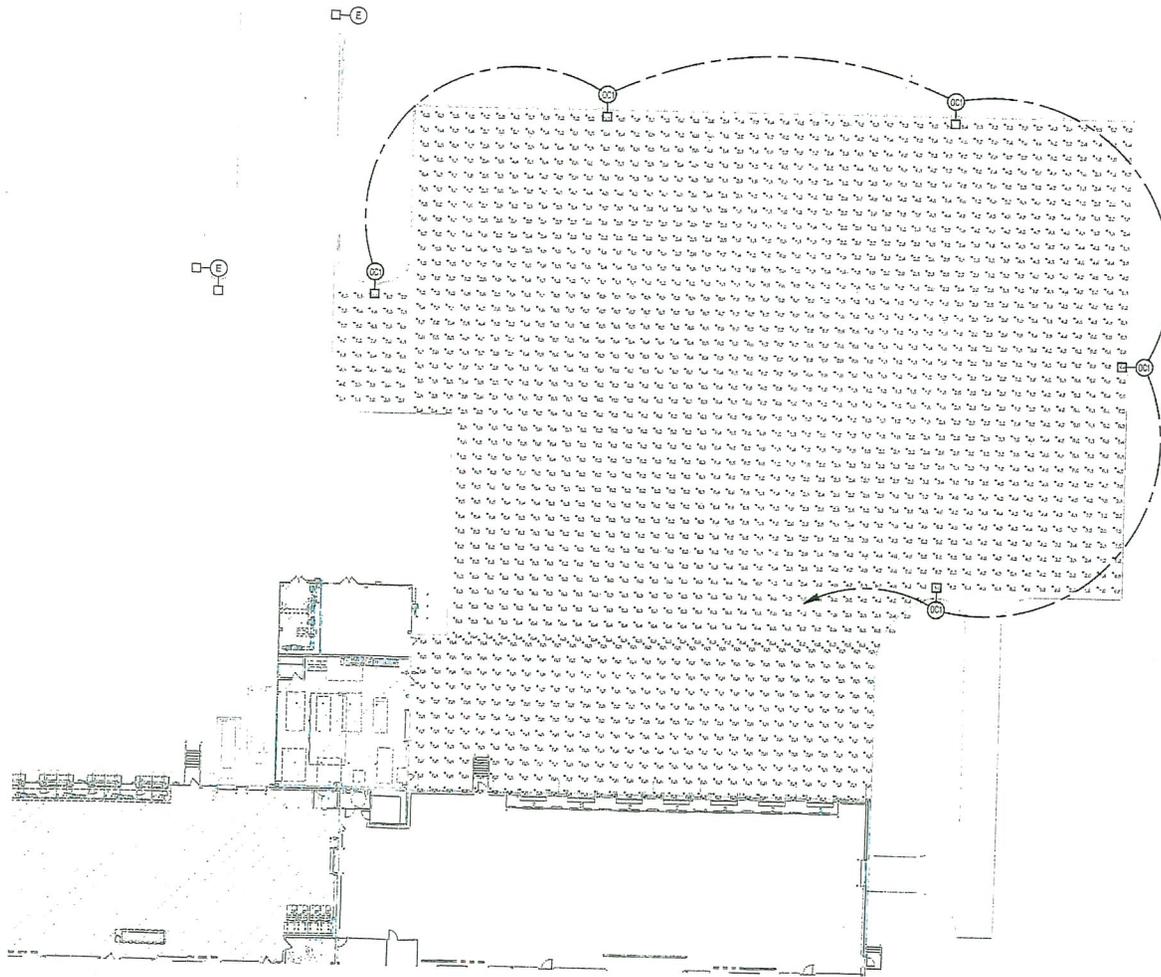


8 CONIFEROUS TREE PLANTING
1/2" = 1'-0" 32 9343.01-01

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CITY NOTES:

- 1. ALL PARKING LOT LIGHTING SHALL BE PEDESTRIAN IN SCALE.
- 2. NO POLES TALLER THAN 20 FEET WILL BE ALLOWED
- 3. CUT-OFF DOWN DIRECTIONAL LIGHT FIXTURES MUST ME USED.

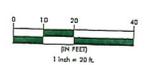


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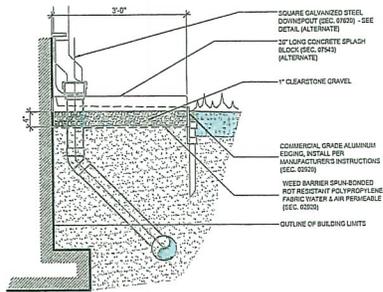
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PHOTOMETRIC PLAN

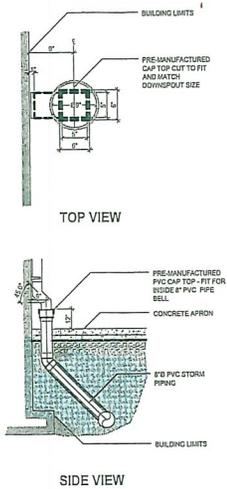


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 SITE PLAN - PHASE IA
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 JANUARY 29, 2020
 REVISIONS
 FEBRUARY 21, 2020
 MARCH 10, 2020
 MAY 18, 2020

ENGINEER: C. SMITH
 CHECKED BY: [blank]
 DRAWN BY: R. CORONA
 FIELD PLOTTED NO.:

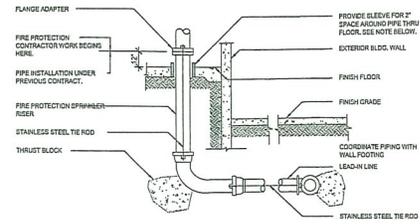


RODENT GRAVEL APRON



DOWNSPOUT CONNECTION AT BUILDING

NO SCALE

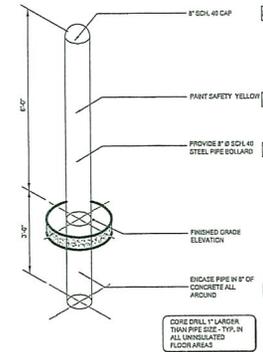


| PIPE SIZE IN. (mm) | MECHANICAL JOINT | | | PUSH-ON JOINT | | |
|--------------------|------------------|------------------|-------------------------------|---------------|------------------|-------------------------------|
| | 1/4 BENDS | 90 DEGREE ELBOWS | TEES, HYDRANTS, CAPS, FLANGES | 1/4 BENDS | 90 DEGREE ELBOWS | TEES, HYDRANTS, CAPS, FLANGES |
| 4 (102) | 2 | 2 | 2 | 2 | 2 | 2 |
| 6 (152) | 2 | 2 | 2 | 2 | 2 | 2 |
| 8 (203) | 4 | 4 | 4 | 4 | 4 | 4 |
| 10 (254) | 6 | 6 | 6 | 6 | 6 | 6 |
| 12 (305) | 8 | 8 | 8 | 8 | 8 | 8 |

- NOTES:
- FOR FIRE RISER, ALL SLEEVES AROUND PIPE WITH PREMOULDED SPONGE RUBBER, FULLY COMPRESSIBLE, WITH RECOVERY RATE OF 95 PERCENT MINIMUM 10" THICKNESS BY SOMERSON BUILDING PRODUCTS. SEAL THE SPACE AT THE FLOOR WITH ENGLE COMPONENT, POURABLE, GRAY POLYURETHANE MATERIAL, "VULKEM 40", AS MANUFACTURED BY HANDED INTERNATIONAL, INC. (110) (75) (012)
 - THRUST BLOCING SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION AND ELEVATION, ON ALL WATERMAIN. STAINLESS STEEL RODDING SHALL BE EXTENDED ALONG THE ENTIRE FULL LENGTH PIPE AND ANCHORED ON THE PIPE BELL, OR MECHANICAL FITTING, HORIZONTALLY, AT ALL LOCATIONS OF THRUST BLOCING. MISCELLANEOUS ARE NOT TO BE ALLOWED.
 - ALL WATERMAIN UTILIZED FOR FIRE PROTECTION, AFTER COORDINATION WITH THE FIRE PROTECTION CONTRACTOR, SHALL BE PRESSURE TESTED AT 250 psi.

FIRE PROTECTION RISER AND ALL WATER MAINS

NO SCALE



EXTERIOR BOLLARD DETAIL

NO SCALE

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SITE PLAN - PHASE IA

DES MOINES, IA

2021 601 4

JANUARY 29, 2020

REVISIONS

FEBRUARY 21, 2020

MARCH 10, 2020

MAY 18, 2020

ENGINEER C. SMITH

DRAWN BY R. CORONA

CHECKED BY

FIELD BOOK NO.

DRAWING NO. DT-01

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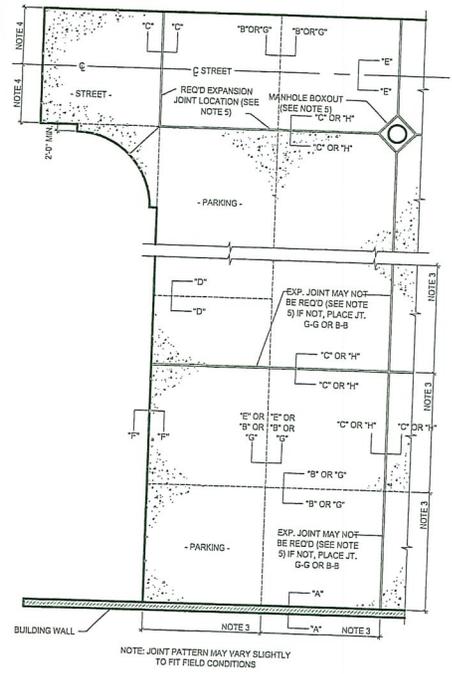
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 MARCH 10, 2020
 MAY 18, 2020

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 C. SMITH
 CHECKED BY
 R. CORONA
 DRAWING NO.
 DT 02
 SHEET NO.
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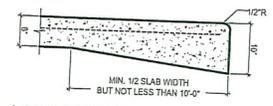


TYPICAL CONCRETE JOINT LOCATIONS
 NO SCALE

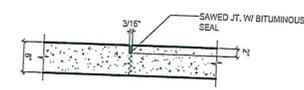


NOTES:
 1. USE 9/8" DIA. DEFORMED TIE BARS 2'-6" LG. @ 30" O.C.
 2. TO BE USED TYPICALLY ALONG LONGITUDINAL LENGTH OF PAVEMENT SUCH AS CENTERLINES ADJACENT TO COLD CONCRETE DOWELED AND KEYED.

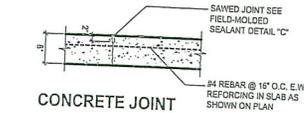
LONGITUDINAL JOINT "E-E"



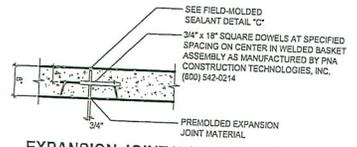
LONGITUDINAL JOINT "E-E"



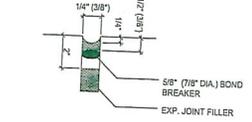
CRACK CONTROL JOINT "G-G"



CONCRETE JOINT

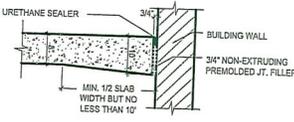


EXPANSION JOINT W/ DOWEL BARS

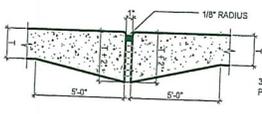


SAW CUTS FOR P.C. CONCRETE

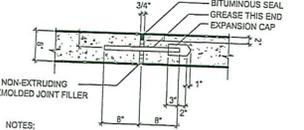
CONCRETE CONSTRUCTION JOINTS
 NO SCALE



EXPANSION JOINT "A-A"

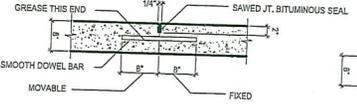


EXPANSION JOINT "H-H"



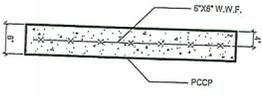
NOTES:
 1. DOWEL EXP. JT. SHALL BE SPACED NOT TO EXCEED 50' O.C. FOR BOTH THE TRANSVERSE AND LONGITUDINAL DIRECTION. (SEE JOINTING NOTE 5)
 2. DOWEL BARS SHALL BE 3/4" DIA. x 16" LG. @ 15" O.C.
 3. W.W.F. SHALL NOT PASS THRU JOINT.

EXPANSION JOINT "C-C"

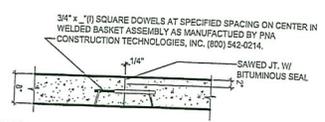


NOTES:
 1. CONTRACTION JOINTS TO BE SPACED NOT TO EXCEED 25' O.C.
 2. DOWEL BARS SHALL BE 3/4" DIA. x 16" LG. @ 15" O.C. W.W.F. SHALL NOT PASS THRU JOINTS.
 3. TO BE USED AT CONTRACTORS OPTION FOR CRACK CONTROL BUT MUST BE USED AT END OF DAYS WORK FOR COLD JOINTS

CONTRACTION JOINT "B-B"



REINFORCED SLAB "R"



NOTES:
 1. USED AT COLD JOINTS NOT LOCATED AT PATTERNED JOINT LOCATIONS
 2. THE BARS-USE 9/8" DIA DEFORMED STEEL BARS 2'-6" LG @ 30" O.C.

EXPANSION JOINT "D-D"

NOTE:
 SEE SITE PLAN FOR ACTUAL JOINT LOCATIONS. IF NOT PROVIDED, USE THIS PLAN AS A GUIDE AND VERIFY WITH ENGINEER BEFORE PLACING JOINTS.

- JOINTING NOTES**
- LONGITUDINAL EXPANSION JOINTS AND EXPANSION JOINTS AROUND PAVEMENT LEVEL STRUCTURES WILL BE OF THE THICKENED-END TYPE.
 - TRANSVERSE EXPANSION JOINTS WILL BE DOWELED TYPE EXCEPT WHERE PAVEMENT FEATURES DICTATE THICKENED EDGE TYPE.
 - TRANSVERSE JOINT SPACING, GENERALLY, SHALL NOT EXCEED THE FOLLOWING UNLESS SHOWN OR NOTED OTHERWISE ON THE CONSTRUCTION DRAWINGS:

| PAVEMENT THICKNESS | TRANSVERSE JOINT SPACING |
|--------------------|--------------------------|
| LESS THAN 8" | 12.5 TO 15' |
| 8" TO 10" | 15 TO 20' |
| MORE THAN 10" | 20 TO 25' |

IN NO CASE SHALL TRANSVERSE JOINT SPACING EXCEED 1.25 TIMES LONGITUDINAL JOINT SPACING.

- LONGITUDINAL JOINT SPACING:

| TYPE | WIDTH |
|--|--|
| LONGITUDINAL CONTRACTION JOINT SECT. G-G | 12.5 MAX. FOR PAVEMENTS 10" OR LESS IN THICKNESS 15" MAX. FOR PAVEMENTS 10" IN THICKNESS |
| LONGITUDINAL CONTRACTION JOINT SECT. E-E | REQUIRED ALONG CENTERLINE OF PAVEMENTS 10" OR LESS IN THICKNESS WHERE SLAB WIDTH EXCEEDS 12.2' |
- EXPANSION JOINTS MAY BE OMITTED, WITH APPROVAL OF ENGINEER, WITHIN PAVEMENTS 10" OR MORE IN THICKNESS OR WHEN CONCRETE IS PLACED DURING WARM WEATHER. EXPANSION JOINTS ARE REQUIRED AT CHANGES IN CONCRETE MASS ADJACENT TO STRUCTURES, MANHOLES, AND CATCH BASINS.
- SAWED JOINTS ARE TO BE MADE AS SOON AS CONCRETE HAS GAINED SUFFICIENT STRENGTH TO RETAIN AGGREGATE AGAINST SAWING ACTION.

JOINT DIRECTIONS

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