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Date December 3, 2012

**RESOLUTION APPROVING SITE PLAN CONCEPT FOR A  
CVS PHARMACY TO BE LOCATED NORTH OF EUCLID AVENUE  
BETWEEN 2ND AVENUE AND 3RD STREET.**

WHEREAS, on June 25, 2012, by Roll Call No. 12-1045, the City Council received a recommendation from the City Plan and Zoning Commission for approval of a request from Iowa CVS Pharmacy, L.L.C., and FEPH Acquisitions Fund II, LLC, as the purchasers of the adjoining property, to vacate the north/south alley extending 250 feet north from Euclid Avenue between 2nd Avenue and 3rd Street for assembly into the site of a new CVS Pharmacy, subject to several conditions, including an requirement that the conveyance be subject to:

- a. All buildings being constructed of durable masonry, brick, and stone materials.
- b. Conformance with an approved site plan concept by the City Council which:
  - 1) Demonstrates adequate pedestrian routes from the primary retail building entrances to the adjoining public sidewalk system.
  - 2) Adheres to all landscaping setbacks, open space, and plant material minimum standards.
  - 3) Provides an enhanced urban edge within the setback areas along 2nd Avenue (Highway 415) and Euclid Avenue (Highway 6) to include decorative site walls and fencing at a pedestrian scale.

WHEREAS, on June 25, 2012, by Roll Call No. 12-1046, and after notice and public hearing as required by law, the City Council approved the vacation and sale of the north/south alley to Iowa CVS Pharmacy, L.L.C., subject to the terms of an *Offer to Purchase Real Estate From the City of Des Moines and Acceptance* which incorporated the conditions and requirements identified above; and,

WHEREAS, CVS Pharmacy has submitted a conceptual site plan consisting of those drawings attached hereto as Exhibit "A", which demonstrate that the vacated alley and the adjoining property will be developed in conformance with the conditions identified above; and,

WHEREAS, the Zoning Administrator recommends that the City Council approve the conceptual site plan as submitted.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the drawings attached hereto as Exhibit "A" are hereby approved as the conceptual site plan for the redevelopment of the vacated alley and the adjoining site for a new CVS Pharmacy.

 Roll Call Number

Agenda Item Number

27

-2-

Date December 3, 2012

( Council Communication No. 12-590 )

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:



Roger K. Brown

Assistant City Attorney

C:\Rog\Zoning\Administration\CVS Pharmacy\RC 12-12-03.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

**CERTIFICATE**

I, DIANE RAUH, 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.

MOTION CARRIED

APPROVED

Mayor

City Clerk

# Freestanding Signs









DANIEL WEINBACH  
&  
PARTNERS, LTD.  
Landscape Architects

Landscape Architects  
53 W Jackson Blvd  
Suite 250

DECIDUOUS TREE PLANTING DETAIL

EVERGREEN TREE PLANTING DETAIL

SHRUBS PLANTING DETAIL

## SHRUB PLANTING DETAIL

**RETAINING WALL**

NOTICE: ALL WORK TO BE PERFORMED  
BY CONTRACTOR. NO WORK TO BE PERFORMED  
BY OWNER OR ANYONE OTHER THAN  
THE CONTRACTOR UNLESS APPROVED BY  
THE CONTRACTOR.

OWNER: GO BEE CO., 1 ALASKA BLDG.  
PORTLAND, OREGON 97204

NO SCARS

The drawing illustrates a rectangular concrete pier foundation with the following dimensions:

- Total width: 10'-0"
- Total height: 10'-0"
- Thickness: 8'-0" (indicated by a dimension line from the top edge to the center line)
- Reinforcement: A central vertical column of bars is labeled "10# REINFORCING BARS".
- Bottom reinforcement: A horizontal row of bars is labeled "10# REINFORCING BARS".
- Top reinforcement: A horizontal row of bars is labeled "10# REINFORCING BARS".

Annotations along the top edge of the pier include:

- "4" DIA STEEL ONE POINT FILLED WITH CONCRETE, COLOR TO BE BLACK, TYP.
- "PRECAST CAP"
- "MASONRY BLOCK WALL SET ONTO TO MATCH BUILDING"
- "7/8" X 10' PROJECTS TO BE CLEAR GROUT"
- "REINFORCED GROUT LADDER"
- "DIAGONAL IMPACTS ON INTERIOR SIDE OF DOORS AS NEEDED"

Dimensions shown on the left side are 10'-0" and 8'-0".

**5** HABONNY TRASH ENCLOSURE - ELEVATION  
NOT TO SCALE

NOT TO SCALE

The technical drawing illustrates a rectangular concrete pier foundation with the following dimensions and features:

- Overall Dimensions:** The pier is 12' wide by 17' deep.
- Reinforcement:**
  - Vertical reinforcement consists of 10 #14 bars (10 No. 14 GA TACK PER PIER).
  - Horizontal reinforcement includes 10 #10 bars (10 No. 10 GA TACK PER PIER) and 10 #10 bars (10 No. 10 GA TACK PER PIER).
  - Panel brackets are used at the corners, with a dimension of 17" OC MAX indicated.
- Concrete Protection:** A 2" thick concrete cap is shown, with a note indicating "CONCRETE PROTECTION @ 2" TOP".
- Grade Line:** The top surface of the pier is marked as being 17' above grade.

The CVS Pharmacy logo consists of the letters "CVS" in a large, bold, black serif font, with the word "pharmacy" in a smaller, black sans-serif font directly below it.

LANDSCAPE DETAILS

Project No.	LWMP 12-112
Rebate No.	
Date	11-12-2012
Address	AS MCINTYRE
Phone No.	707-523-1000
Approved By	FB
Comments	

DANIEL WEINBACH  
&  
PARTNERS, LTD.

Landscape Architects  
131 W Jackson Blvd  
Chicago IL 60603  
312.421.2266  
[www.danielweinbach.com](http://www.danielweinbach.com)

**CVS**  
pharmacy

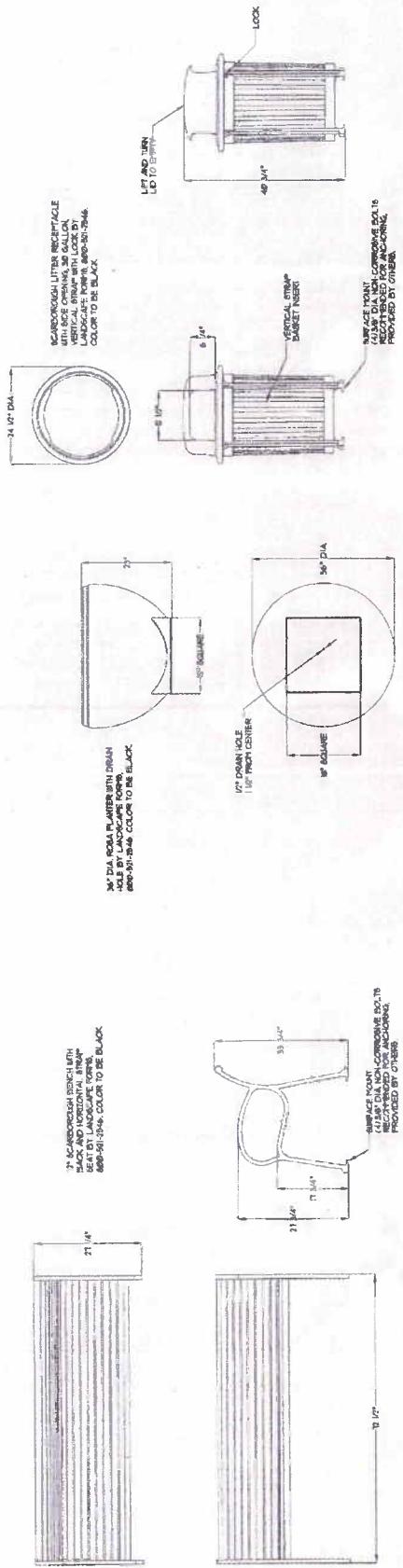
215 Ewing Avenue  
Dove Mountain, TX  
78130

LANDSCAPE  
DETAILS

Date:	11-12-0512	Project No.:	CVW-12-172
Sheet No.:	101/100	Scale:	As BUILT
Drawn By:	EW	Approved:	AW
Revised:		Reviewed:	



27



1 BENCH DETAIL  
NOT TO SCALE

2 PLANTER DETAIL  
NOT TO SCALE

3 LITTER RECEPTACLE  
NOT TO SCALE

4 PLANTER DETAIL  
NOT TO SCALE

5 SURFACE MOUNT DUST BAG INSERT  
NOT TO SCALE

6 LITTER RECEPTACLE  
NOT TO SCALE

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