



Date January 9, 2017

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**HOLD HEARING FOR VACATION OF A FEE INTEREST AND SUBSURFACE RIGHTS
IN PORTIONS OF WATSON POWELL JR. WAY STREET RIGHT-OF-WAY AND THE
ADJACENT NORTH/SOUTH ALLEY RIGHT-OF-WAY ALL ADJOINING 550 WATSON
POWELL JR. WAY AND CONVEYANCE OF A FEE INTEREST AND AN EASEMENT
FOR SUBSURFACE BUILDING ENCROACHMENT THEREIN TO HRC 6TH STREET,
L.L.C. FOR \$34,308.00**

WHEREAS, on December 19, 2016, by Roll Call No. 16-2149, the City Council of the City of Des Moines, Iowa, received and filed a recommendation from the City Plan and Zoning Commission recommending approval of a request for the vacation and conveyance of a fee interest and subsurface rights within portions of the Watson Powell Jr. Way street right-of-way and the adjacent north/south alley right-of-way, all of which adjoin 550 Watson Powell Jr. Way, subject to the reservation of easements for all existing utilities in place until such time as they are abandoned or relocated and further subject to all conditions set forth by the Planning and Zoning Commission; and

WHEREAS, HRC 6th Street L.L.C., the owner of 550 Watson Powell Jr. Way, has offered to the City of Des Moines, Iowa ("City") the purchase price of \$34,308.00 for the purchase of a fee interest and subsurface rights within portions of the Watson Powell Jr. Way street right-of-way and the adjacent north/south alley right-of-way, all of which adjoin 550 Watson Powell Jr. Way, for incorporation into their adjoining property for development of a parking lot and a housing project, subject to the reservation of easements for all existing utilities in place, until such time that they are abandoned or relocated, and all conditions set forth by the Planning and Zoning Commission, which price reflects the fair market value of said fee interest and subsurface rights as determined by an independent appraisal; and

WHEREAS, there is no known current or future public need for the fee interest and subsurface rights within the Watson Powell Jr. Way street right-of-way and the adjacent north/south alley right-of-way, all of which adjoin 550 Watson Powell Jr. Way, proposed to be vacated and sold, and the City will not be inconvenienced by the vacation and sale of said property interests; and

WHEREAS, on December 19, 2016, by Roll Call No. 16-2148, it was duly resolved by the City Council of the City of Des Moines, Iowa, that the proposed vacation and sale and conveyance of said fee interest and subsurface rights within the Watson Powell Jr. Way street right-of-way and the adjacent north/south alley right-of-way, all of which adjoin 550 Watson Powell Jr. Way, be set for hearing on January 9, 2017, at 5:00 p.m., in the City Council Chambers, Richard A. Clark Municipal Service Center, 1551 E. Martin Luther King Jr. Parkway, Des Moines, Iowa; and

WHEREAS, due notice of said proposal to vacate and convey said fee interest and subsurface rights within the Watson Powell Jr. Way street right-of-way and the adjacent north/south alley right-of-way, all of which adjoin 550 Watson Powell Jr. Way, was given as provided by law, setting forth the time and place for hearing on said proposal; and

WHEREAS, in accordance with City Council direction, those interested in the proposed vacation and conveyance, both for and against, have been given an opportunity to be heard with respect thereto and



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have presented their views to the City Council.

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 statements of interested persons, any and all objections to the proposed vacation and conveyance of a fee interest and an Easement for Subsurface Building Encroachment on City-Owned Property within portions of the Watson Powell Jr. Way street right-of-way and the adjacent north/south alley right-of-way, all of which adjoin 550 Watson Powell Jr. Way, as described herein, are hereby overruled and the hearing is closed.
2. There is no public need or benefit for the fee interest and subsurface rights within portions of the Watson Powell Jr. Way street right-of-way and the adjacent north/south alley right-of-way, all of which adjoin 550 Watson Powell Jr. Way, proposed to be vacated, and the public would not be inconvenienced by reason of the vacation of fee interest and subsurface rights within portions of the Watson Powell Jr. Way street right-of-way and the adjacent north/south alley right-of-way, all of which adjoin 550 Watson Powell Jr. Way, legally described as follows, and said vacation is hereby approved:

FEE INTEREST:

THAT PART OF RIGHT OF WAY OF WATSON POWELL JR WAY LYING IN A PART OF LOT 2, C.H. ATKIN'S SUBDIVISION OF LOT 13 OF THE OFFICIAL PLAT OF BLOCK 'T' IN GRIMMEL'S ADDITION, AN OFFICIAL PLAT AND THAT PART OF THE ALLEY LYING EAST OF SAID LOT 2, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, SAID C.H. ATKIN'S SUBDIVISION OF LOT 13 OF THE OFFICIAL PLAT OF BLOCK 'T' IN GRIMMEL'S ADDITION; THENCE NORTH 28°31'35" EAST, 10.25 FEET; THENCE SOUTH 89°26'20" EAST, 80.12 FEET; THENCE SOUTH 06°14'07" EAST, 9.12 FEET TO THE NORTH LINE OF LOT 6, ALHAMBRA NO. 2, AN OFFICIAL PLAT; THENCE NORTH 89°26'20" WEST ALONG SAID NORTH LINE, 2.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89°26'20" WEST, 9.06 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°26'20" WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 752 SQUARE FEET. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SUBSURFACE RIGHTS:

THAT PART OF SUBSURFACE RIGHT OF WAY OF WATSON POWELL JR WAY LYING IN A PART OF LOT 2, C.H. ATKIN'S SUBDIVISION OF LOT 13 OF THE OFFICIAL PLAT OF BLOCK 'T' IN GRIMMEL'S ADDITION, AN OFFICIAL PLAT,

Date January 9, 2017

NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTHEAST CORNER OF LOT 3, C.H. ATKIN'S SUBDIVISION OF LOT 13 OF THE OFFICIAL PLAT OF BLOCK 'T' IN GRIMMEL'S ADDITION, AN OFFICIAL PLAT; THENCE NORTH 89°26'20" WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 26.25 FEET; THENCE NORTH 00°33'40" EAST, 9.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°26'20" WEST, 8.06 FEET; THENCE NORTH 06°11'17" WEST, 6.05 FEET; THENCE NORTH 83°48'43" EAST, 8.00 FEET; THENCE SOUTH 06°11'17" EAST, 7.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 52 SQUARE FEET.

3. The proposed sale of such fee interest and conveyance of an Easement for Subsurface Building Encroachment on City-Owned Property within portions of the vacated Watson Powell Jr. Way street right-of-way and the adjacent north/south alley right-of-way, all of which adjoin 550 Watson Powell Jr. Way, as legally described below and to the grantee and for the consideration identified below, subject to reservation of easements therein, and said conveyance is hereby approved:

Grantee: HRC 6th Street, L.L.C.

Consideration: \$34,308.00

Legal Description:

FEE INTEREST:

THAT PART OF VACATED RIGHT OF WAY OF WATSON POWELL JR WAY LYING IN A PART OF LOT 2, C.H. ATKIN'S SUBDIVISION OF LOT 13 OF THE OFFICIAL PLAT OF BLOCK 'T' IN GRIMMEL'S ADDITION, AN OFFICIAL PLAT AND THAT PART OF THE VACATED ALLEY LYING EAST OF SAID LOT 2, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Date January 9, 2017

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COMMENCING NORTHEAST CORNER OF LOT 3, C.H. ATKIN'S SUBDIVISION OF LOT 13 OF THE OFFICIAL PLAT OF BLOCK 'T' IN GRIMMEL'S ADDITION, AN OFFICIAL PLAT; THENCE NORTH 89°26'20" WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 26.25 FEET; THENCE NORTH 00°33'40" EAST, 9.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°26'20" WEST, 8.06 FEET; THENCE NORTH 06°11'17" WEST, 6.05 FEET; THENCE NORTH 83°48'43" EAST, 8.00 FEET; THENCE SOUTH 06°11'17" EAST, 7.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 52 SQUARE FEET.

4. The Mayor is authorized and directed to sign the Offer to Purchase, Quit Claim Deed, and Easement for Subsurface Building Encroachment on City-Owned Property for the conveyance as identified above, and the City Clerk is authorized and directed to attest to the Mayor's signature.
5. The City Manager is authorized to sign any minor and non-substantial amendments to the purchase agreement is further authorized to grant any temporary rights of entry for construction-related activities prior to closing.
5. Upon proof of payment of the consideration, plus \$113.00 for publication and recording costs, the City Clerk is authorized and directed to forward the original of the Quit Claim Deed and the Easement for Subsurface Building Encroachment on City-Owned Property, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Real Estate Division of the Engineering Department for the purpose of causing said documents to be recorded.
6. The Real Estate Division Manager is authorized and directed to forward the original of the Quit Claim Deed and the Easement for Subsurface Building Encroachment on City-Owned Property, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Polk County Recorder's Office for the purpose of causing these documents to be recorded.
7. Upon receipt of the recorded documents back from the Polk County Recorder, the Real Estate Division Manager shall mail the original of the Quit Claim Deed, the original of the Easement for Subsurface Building Encroachment on City-Owned Property, and a copy of the other documents to the grantee.
8. Non-project related land sale proceeds are used to support general operating budget expenses: Org – EG064090.



Roll Call Number

Agenda Item Number

54

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Date January 9, 2017

(Council Communication No. 17-008)

Moved by _____ to adopt.

APPROVED AS TO FORM:

Lisa A. Wieland, Assistant City Attorney

RTW

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

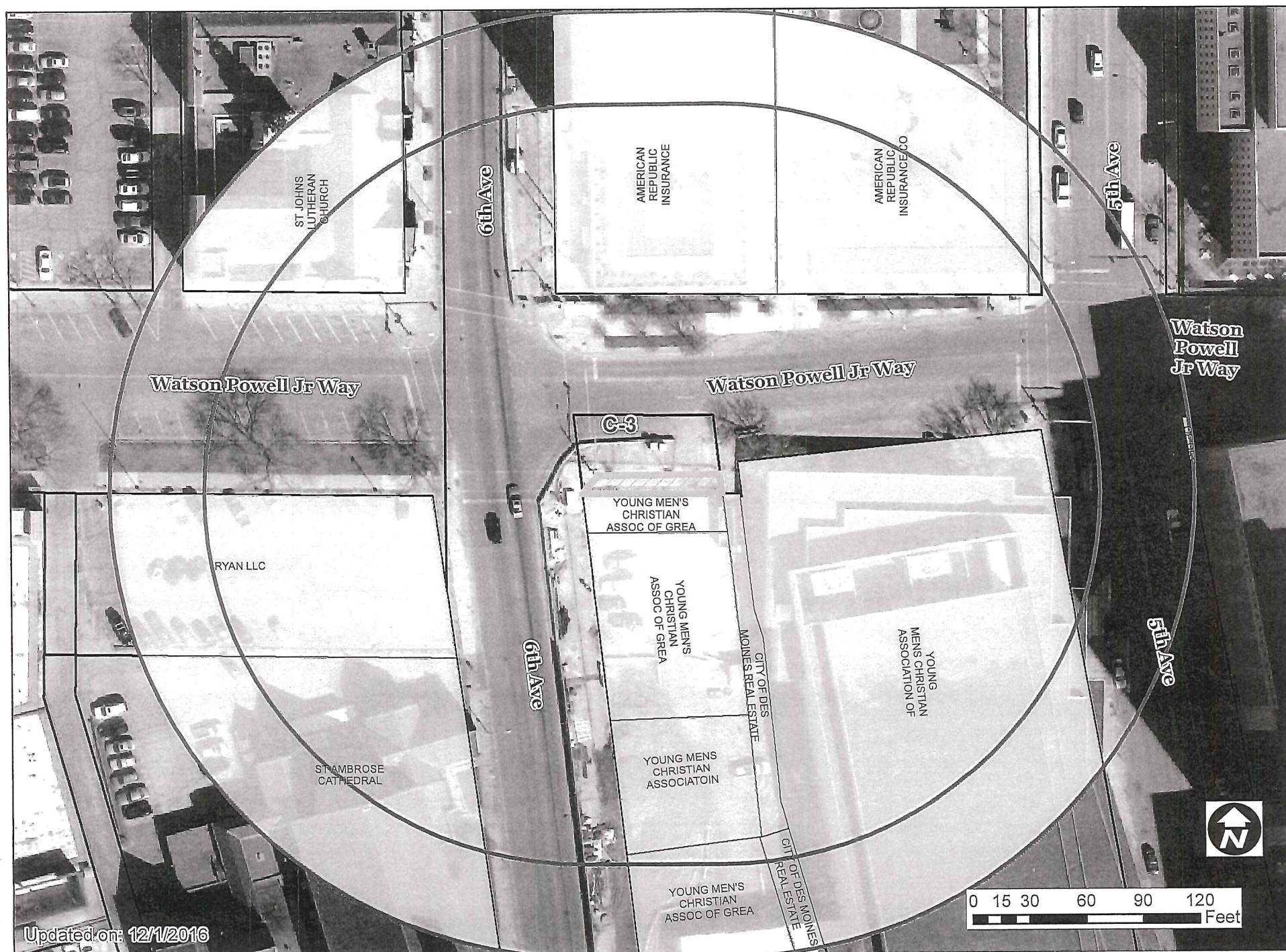
Mayor

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.

City Clerk



Date _____

Agenda Item 54

Roll Call # _____

December 12, 2016

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held December 1, 2016, the following action was taken regarding a request from HRC 6th Street, LLC (purchaser) represented by Steve Niebuhr (officer) for the following actions related to property located at 550 Watson Powell Jr. Parkway. The subject property is owned by YMCA of Greater Des Moines and City of Des Moines.

- A) Vacation of an irregular segment of approximately the south 10 feet of Watson Powell Jr. Parkway ROW north of and adjoining the subject property.
- B) Review and approval of a Site Plan "Carbon 550" under design guidelines for multiple family dwellings, to allow development of a 4-story, 50-unit multiple family dwelling with underground parking.

COMMISSION RECOMMENDATION:

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
JoAnne Corigliano	X			
David Courard-Hauri	X			
Jacqueline Easley	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page				X
Mike Simonson	X			
Rocky Sposato				X
Steve Wallace				X
Greg Wattier	X			

APPROVAL of Part A) the proposed vacation subject to relocation of the existing fire hydrant and branch service line or provision of an easement to the satisfaction of the Des Moines Water Works and approval of Part B) the submitted Site Plan subject to the following conditions: (11-2016-1.21 & 10-2017-7.55)

1. Compliance with all administrative review comments of the City's Permit and Development Center.
2. Revision to the street tree locations on 6th Avenue to follow the typical design guidelines requirements placing them closer to the street while also maximizing the number of street trees relative to the existing street light locations.
3. Review and approval of the finalized building elevations and materials by the Planning Administrator.
4. All rooftop mechanical equipment shall be screened with material that is architecturally compatible with the building to the satisfaction of the Planning Administrator.
5. All utility meters, transformers, ground-mounted equipment, and other utilities shall be placed along the side or rear facades that are internal to the site.
6. All services lines to the building and all utility lines in the adjoining right-of-way shall be located underground.

RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends approval of the proposed vacation subject to relocation of the existing fire hydrant and branch service line or provision of an easement to the satisfaction of the Des Moines Water Works.

Part B) Staff recommends approval of the submitted Site Plan subject to the following conditions:

1. Compliance with all administrative review comments of the City's Permit and Development Center.
2. Revision to the street tree locations on 6th Avenue to follow the typical design guidelines requirements placing them closer to the street while also maximizing the number of street trees relative to the existing street light locations.
3. Review and approval of the finalized building elevations and materials by the Planning Administrator.
4. All rooftop mechanical equipment shall be screened with material that is architecturally compatible with the building to the satisfaction of the Planning Administrator.
5. All utility meters, transformers, ground-mounted equipment, and other utilities shall be placed along the side or rear facades that are internal to the site.

6. All services lines to the building and all utility lines in the adjoining right-of-way shall be located underground.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed alley vacation and site plan would allow the construction of a 4-story, 58 unit apartment building with 39 below-grade parking spaces.
2. **Size of Site:** 20,190 square feet (0.46 acres).
3. **Existing Zoning (site):** "C-3" Central Business District Commercial District, "GGP" Gambling Games Prohibition District, "D-O" Downtown Overlay District, and "FSO" Freestanding Signs Overlay District.
4. **Existing Land Use (site):** The site is vacant land improved as a stormwater detention basin serving the YMCA swimming pool addition.
5. **Adjacent Land Use and Zoning:**

North – "C-3"; Use is American Republic Insurance Company building.
South – "C-3"; Use is Downtown YMCA of Greater Des Moines indoor pool.
East – "C-3"; Use is Downtown YMCA of Greater Des Moines.
West – "C-3"; Use is St. Ambrose Cathedral.
6. **General Neighborhood/Area Land Uses:** The subject property is located in the core of downtown on the same city block as the YMCA (formerly the Polk County Convention Complex).
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Downtown neighborhood. All neighborhoods were notified of the Commission meeting by mailing of the Preliminary Agenda on March 22, 2016. A Final Agenda was mailed to all neighborhood associations on April 1, 2016. Additionally, separate notifications of the hearing for the site plan were mailed on March 28, 2016 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for every property within 250 feet of the site.
8. **Relevant Zoning History:** N/A.
9. **PlanDSM: Creating Our Tomorrow Future Land Use Designation:** Downtown Mixed Use.
10. **Applicable Regulations:** The Plan and Zoning Commission, considering the criteria set forth in Chapter 18B of the Iowa Code, reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

In acting upon any Site Plan application for multiple-family dwellings, boarding houses or rooming-houses, the Plan and Zoning Commission shall apply the design guidelines City Code Section 82-214.05, which are in consideration of the criteria set forth in Chapter 18B of the Iowa Code. The decision to approve, approve subject to conditions, or disapprove a proposed Site Plan shall be based upon the conformance of the Site Plan with the design standards.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Street System:** The proposed vacation would vacate a portion of Watson Powell Jr. Parkway which would cause the redesign of the off-street parking on the adjoining street.
- 2. Utilities:** The Des Moines Water Works has a fire hydrant and service branch that fall within the proposed area of Watson Powell Jr Parkway for vacation. The Des Moines Water Works requests that the ROW be retained as an easement for access to this hydrant or that the hydrant be relocated outside of the proposed vacation area.

The developer has identified fiber optic conduits within the 6th Avenue ROW under the area proposed in the submitted plan for the parkway planting area. They have initially submitted a Site Plan that proposes shifting the tree planters within the sidewalk for this area to avoid the conduits. It is the belief of staff that the planter would not need to deviate from the preferred locations and that the tree planting can work around the existing fiber optic conduits.

- 3. Parking & Access:** The "C-3" District does not require off-street parking for any use. The submitted Site Plan proposes 38 spaces of subsurface parking. This parking would be accessed by a driveway from 6th Avenue at the south side of the building.
- 4. Downtown Overlay Design Guidelines:** The subject property is within the Downtown Overlay District. The Plan and Zoning Commission shall apply the following design guidelines in acting upon any future site plan application for the site.

- A) Projects should demonstrate understanding of the micro and macro context for the project by offering place specific solutions for materiality, massing, uses, fabric and climate that are consistent with the vision of the "What's Next Downtown Plan". In most cases, corporate prototype architecture may not be an acceptable design.

The apartment building would be four stories tall. It would be constructed with a mix of metal siding and glass with a concrete foundation at the parking garage level. Portions of the foundation would be exposed due to changes in grade on the site.

- B) Low Impact development techniques should be utilized which implement site water quality control solutions, using materials which are locally available and creating projects which minimize energy consumption.

The proposed stormwater management improvements include underground facilities with a separator providing water quality improvement. The site is also a redevelopment of a brownfield. Staff is not aware of any additional low impact development techniques being utilized.

- C) Connectivity between adjacent properties should be provided or demonstrated for both pedestrian and vehicular circulation.

Connectivity to adjacent properties is provided through the surrounding street and public sidewalk network.

The building has direct access to the public sidewalk system in Watson Powell Jr Parkway. There would also be indirect access to 6th Avenue at the north end of the building in the same location. A second primary access is proposed at the south end of the building directly onto 6th Avenue.

- D) The incorporation of 'soft (green) spaces' on site is encouraged.

An open space area for the residents and dog exercise is proposed to the east of the building.

- E) Where feasible, projects should provide outdoor spaces for people gathering.

Tied-in with the proposed project is a proposed Polk County project for a small pocket park on the directly adjoining YMCA property.

- F) If feasible, connections to adjoining bike paths or on-street bike facilities and on-site bike racks should be provided in close proximity to building entrances.

Bike racks are proposed near the main entrance of the building on Watson Powell Jr. Parkway.

- G) Building heights. Minimum height for all uses should be the lesser of 36 feet or three stories.

The proposed building would be four stories tall and would comply with this guideline.

- H) Bulk standards, building setbacks, orientation, frontage and residential access:

1. All buildings with river frontage should orient towards the river and have building entrances that are oriented to the river and primary street(s).

N/A.

2. All buildings without river frontage should have entrances oriented toward primary street(s).

The primary streets in this instance are 6th Avenue and Watson Powell Jr. Parkway. The building has direct access proposed to the public sidewalk system in both Watson Powell Jr Parkway and 6th Avenue.

3. All buildings should have frontage on principal street(s) of not less than 70 percent of the lot.

The building exceeds this minimum on both streets and complies with this guideline.

4. For commercial and mixed-use buildings, at least 70 percent of the building frontage should be within one foot of the property line.

N/A.

5. At least one building entrance for residential uses should directly access the street when a residential use is located above street-level retail or commercial uses.

N/A.

6. For residential buildings, a maximum setback of 15 feet from the public right-of-way is permitted unless superseded by bulk regulations of the underlying zoning district (i.e. R-HD Residential Historic District, R1-60 Low Density Residential District, etc.).

The building would frame the streets it adjoins with minimal setbacks. The setbacks range from 0 feet to 4.13 feet.

- I) Storage of all materials and equipment should take place within completely enclosed buildings.

No outdoor storage of materials and equipment is proposed.

- J) All refuse collection containers and dumpsters should be enclosed on all sides by the use of a permanent wall of wood, brick or masonry and steel gates which are compatible in design with the principal structure.

There is not a proposed trash and recycling enclosure for the project. Trash collection is being coordinated nearby off-site with a separate agreement.

- K) All open areas not used for off-street loading or parking should be landscaped in accordance with the Des Moines Landscape Standards for C-3 districts.

See subparagraph 6 of Section II for landscaping information.

- L) Access doors for any warehouse use and any loading docks should not front on any public street.

N/A.

- M) Gas stations/convenience stores should be limited to no more than six pumps and allow no more than 12 vehicles to be fueled at one time.

N/A.

- N) Gas station / convenience stores and canopies, drive-thru facilities for restaurants, banks, parking garages and other auto-dominant uses should not front or have vehicular access on or to a pedestrian corridor as designated in the downtown pedestrian corridor map on file in the office of the city clerk as approved by city council resolution.

N/A.

- O) Existing curb cuts should be consolidated to the minimum number necessary and be located as directed by the city traffic engineer and community development director.

Only a single shared two-way traffic curb cut is proposed onto 6th Avenue. It will serve as shared access drive to the subsurface parking and to the back-up generator facility for the YMCA building.

- P) Parcels proposed for development that are greater than two acres should be rezoned to a planned unit development (PUD) zoning classification.

The site measures 0.46 acres.

- Q) Auto-dominant uses as described in guideline "N" above should be located in a mixed use commercial center and with buildings possessing a unified commercial design.

N/A.

- R) Parking ramps should either include ground floor retail or commercial space, be designed for conversion to retail or commercial space, or have significant architectural detail.

N/A.

5. Multiple-Family Dwelling Design Guidelines: The Plan and Zoning Commission shall apply the following design guidelines in acting upon any future site plan application that includes a multiple-family dwelling, boardinghouse or roominghouse,

- a) *Architectural character.* New developments and alterations to existing development in or adjacent to existing developed areas shall be compatible with the existing architectural character of such areas by using a compatible design. Compatibility may be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns, and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

b) *Building height and mass.* Buildings shall be either similar in size and height, or if larger, shall be articulated, setback or subdivided into massing that is proportional to the mass and scale of other structures on the same block and adjoining blocks. Articulation may be achieved through variation of roof lines, setbacks, patterns of door and window placement, and the use of characteristic entry features. To the maximum extent feasible, the height, setback and width of new buildings and alterations to existing buildings should be similar to those of existing buildings on the same block. Taller buildings or portions of buildings should be located interior to the site. Buildings at the ends of blocks should be of similar height to buildings on the adjoining blocks.

c) *Building orientation.* To the maximum extent feasible, primary facades and entries shall face the adjacent public street. A main entrance should face a connecting walkway with a direct pedestrian connection to the public street without requiring all pedestrians to walk through parking lots or across driveways.

d) *Garage access/location.* If the prominent character of garage access and/or location is located to the rear of the properties in the surrounding neighborhood, then new construction should be compatible with such character.

e) *Rooftop/second story additions.* A rooftop or second floor addition, including but not limited to stairs and emergency egress, should not overhang the front or sidewalls of the existing building.

f) *Emergency egress.* All stairs and means of emergency egress extending more than 15 feet above grade and visible from the adjoining street should be completely enclosed with materials compatible in color and texture with the balance of the building.

- g) *Parking.* Parking lots containing more than eight parking spaces should comply with the adopted landscape standards applicable to commercial development in the C-1 district.

See subparagraph 6 of Section II for landscaping information.

- 6. Landscape Standards:** The applicable landscaping standards include the following: Since there is no surface parking proposed, the only applicable landscaping requirement is compliance with the parkway plantings. This consists of tree planters within the sidewalks on both Watson Powell Jr. Parkway and 6th Avenue. The submitted plan shows shifted planters in the 6th Avenue ROW due to fiber optic conduits in place. The Municipal Arborist believes that tree planters can be accommodated above these conduits if carefully avoided in the construction process. Therefore staff recommends that the landscape plan be revised to locate the parkway plantings in the sidewalk to follow the typical design guideline dimensions.

SUMMARY OF DISCUSSION

Greg Jones asked if anyone was present to speak on this item. None were present or requested to speak.

Jason Van Essen pointed out for this item the staff recommendation the Commissioners received needed additional wording for Part A. Staff recommends approval of the proposed vacation subject to relocation of the existing fire hydrant and branch service line **or provision of an easement** to the satisfaction of the Des Moines Water Works.

COMMISSION ACTION:

JoAnne Corigliano moved staff recommendation for approval of Part A) the proposed vacation subject to relocation of the existing fire hydrant and branch service line or provision of an easement to the satisfaction of the Des Moines Water Works and approval of Part B) the submitted Site Plan subject to the following conditions:

1. Compliance with all administrative review comments of the City's Permit and Development Center.
2. Revision to the street tree locations on 6th Avenue to follow the typical design guidelines requirements placing them closer to the street while also maximizing the number of street trees relative to the existing street light locations.
3. Review and approval of the finalized building elevations and materials by the Planning Administrator.
4. All rooftop mechanical equipment shall be screened with material that is architecturally compatible with the building to the satisfaction of the Planning Administrator.

5. All utility meters, transformers, ground-mounted equipment, and other utilities shall be placed along the side or rear facades that are internal to the site.
6. All services lines to the building and all utility lines in the adjoining right-of-way shall be located underground.

Motion passed 11-0.

Respectfully submitted,



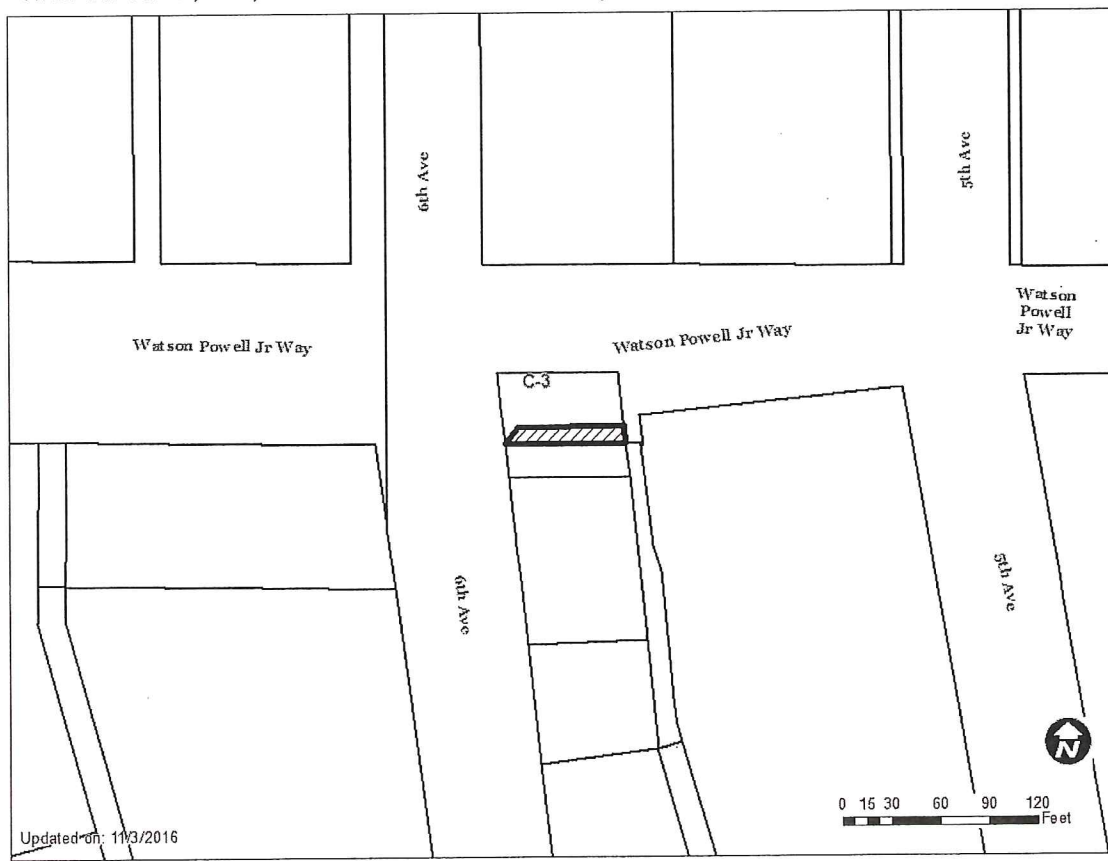
Michael Ludwig, AICP
Planning Administrator

MGL:clw
Attachment

HRC 6th Street, LLC (purchaser) represented by Steve Niebuhr (officer) for property located at 550 Watson Powell Jr. Parkway. The subject property is owned by YMCA of Greater Des Moines and City of Des Moines.					File #				
					11-2016-1.21				
Description of Action		Approval of vacation of an irregular segment of approximately the south 10 feet of Watson Powell Jr. Parkway ROW north of and adjoining the subject property.							
PlanDSM Future Land Use		Current: Downtown Mixed Use. Proposed: N/A.							
Mobilizing Tomorrow Transportation Plan		No planned improvements.							
Current Zoning District		"C-3" Central Business District Commercial District, "GGP" Gambling Games Prohibition Overlay District, "D-O" Downtown Overlay District and "FSO" Freestanding Signs Overlay District.							
Proposed Zoning District		N/A.							
Consent Card Responses		In Favor		Not In Favor		Undetermined	% Opposition		
Inside Area									
Outside Area									
Plan and Zoning Commission Action		Approval		11-0		Required 6/7 Vote of the City Council		Yes	
		Denial						No	X

HRC 6th Street, LLC, 550 Watson Powell Jr. Parkway

11-2016-1.21



HRC 6th Street, LLC (purchaser) represented by Steve Niebuhr (officer) for property located at 550 Watson Powell Jr. Parkway. The subject property is owned by YMCA of Greater Des Moines and City of Des Moines.				File #	
				10-2017-7.55	
Description of Action	Approval of a Site Plan "Carbon 550" under design guidelines for multiple family dwellings, to allow development of a 4-story, 50-unit multiple family dwelling with underground parking subject to conditions.				
PlanDSM Future Land Use	Current: Downtown Mixed Use. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"C-3" Central Business District Commercial District, "GGP" Gambling Games Prohibition Overlay District, "D-O" Downtown Overlay District and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area					
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	

HRC 6th Street, LLC, 550 Watson Powell Jr. Parkway

10-2017-7.55



1 inch = 107 feet



November 23, 2016

**Ryan Hardisty
Civil Design Advantage
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111**

RE: 550 Watson Powell Jr. Parkway, Carbon 550

10-17-7.55

Dear Ryan:

We have reviewed the first (1st) submittal of the site plan for the Carbon 550 project, located at 550 Watson Powell Jr. Parkway in Des Moines, and have determined that the following conditions must be satisfied before plan approval can be granted.

Engineering

1. We prefer drawings to utilize a common engineering scale such as 1" = 20 feet.
2. On sheet C2.1, a number of the dimensions that detail information along the sidewalks of Watson Powell and 6th Avenue are obscured by various lines, text and patterns. Please review and correct.
3. The parking area is to be drained to the sanitary sewer with proper oil and sediment traps as per the UPC. Sheet C4.1 should address this requirement.
4. Apparently the recommended revised location for tree wells will place them over optical fiber. Identify the owners of the optical fiber in the 6th Avenue right-of-way and notify them that the trees will be placed over their utilities.
5. A Sidewalk and Driveway Approach Permit will be required of the contractor.
6. On page 2 of the Stormwater Management Report in the Detention Basin Summary, the elevation for the 5-year detention appears to be incorrect.
7. Regarding item G of the maintenance requirements on the Stormwater Management Facilities Plan sheet, the manufacture recommends a maximum accumulated depth of 18 inches. We suggest using wording such as: ".....accumulated to a depth not to exceed 18 inches".
8. A Grading Permit will be required prior to commencement of site work. You may download the application at the city web site:

<https://www.dmgov.org/Departments/CommunityDevelopment/PDF/Grading%20Permit%20Appl%20v2014%20-%20Fillable%20Form.pdf>.

9. At project completion, the Grading Permit applicant must submit a certification from their design professional that the detention basin and site grading was constructed as per the approved plan.

Traffic

10. The sidewalk elevations should carry through the driveway approaches, not "ramp down" / without ramps. The sidewalk elevations should be maintained through driveway approaches, without ramps or truncated dome panels.

11. A Right Turn only arrow and signage shall be provided for traffic exiting the driveway onto 6th Avenue as this is a one-way northbound street.

12. Include dimensions showing that an unobstructed width of at least 6 feet along the public sidewalk is provided.

13. The parkway planters should be spaced at least 10-15 feet apart, allowing on-street parking and pedestrian access to and from the street.

14. The parkway planters should be between the street and the sidewalk not pushed up against the building as shown on 6th Avenue.

15. The design should not encourage pedestrian crossings of streets at locations other than the intersections. The eastern bumpout on Watson Powell should be removed and the curb straightened to tie into the existing curb to the west. The street light pole should be moved south to accommodate this.

16. Show street light pole locations on the west side of 6th Avenue.

17. The property owner is responsible for coordinating any street lighting removal/replacement necessary with MidAmerican Energy. Black streetlight poles with LED fixtures are required in the downtown area. The property owner is responsible for the cost to "buy down" this pole/fixture to the wood pole/overhead rate. Any relocation of street lighting will require a plan for the new layout and an evaluation of the lighting levels.

18. Show the parking meters, traffic signs, and the traffic signal equipment along this site and indicate how they will be impacted. If parking meters, traffic signals or traffic signs will be impacted or need to be removed, contact City Traffic and Transportation (283-4973) before construction begins.

19. All existing structures need to be adjusted to match new sidewalk grades.

20. All signage in the right-of-way is to be installed by Traffic and Transportation, contact 283-4973 for sign install

21. Electronic wayfinding signs are the responsibility of the contractor to remove, store, and replace during construction. Please contact Mark Garrett for immediate questions at 515-237-1436.

Planning

22. As this site will be reviewed by the Plan and Zoning Commission, provide the meeting date and all applicable conditions of approval on the site plan.

23. Note and show the dimensional width of the sidewalk widths and associated tree planters / landscape planters. This should include the planter width and depth dimensions as well as distance from curb and to property line. Typical planter dimensions are a 5' X 15' planter, 1' back of curb, with a 6' walk. The proposed planters along both street frontages are not consist with this requirement and will require significant alterations. The deviation from this requirement appears to be due to utilities located within the right-of-way, however our Municipal Arborist has indicated that planting per our typical requirement shall be upheld.

Trees on center must not be any closer than 15' to a light pole which it appears as though the planter closest to the drive, furthest south, on 6th Avenue is in conflict with this requirement. A new lighting plan should be submitted for approval that takes into consideration the maximum number of plantings possible and the appropriate spaces with lighting coverage per City Ordinance.

24. Provide a parkway planting illustration and note the growing conditions or soil amendment to be provided on the site plan. Add the following notes relative to the illustration:

- Contact the Municipal Forestry Division prior to planting in the public R.O.W. at 283-4950.
- All wire, twine and burlap shall be removed from the rootball of street trees prior to planting.
- No staking of trees is allowed.

25. A pedestrian entrance is required off of the primary street, 6th Avenue.

26. Trash and recycling services are required for this project and need to be clearly dimensioned and called out on the site plan. If applicable, a dumpster enclosure diagram needs to be shown on the site plan (disregard if located within the parking garage), including elevations, building materials, and location. Per section 134-1276 of the Des Moines City Code, dumpster enclosures must be made of durable permanent materials which include masonry with steel gates and must be 100% opaque.

27. Provide parking lot maneuvering space dimensions on the site plan. In addition, dimension the door into the parking area. It should have a minimum width of 20' to accommodate 2-way traffic.

28. If the parking stalls that are shortened by the bumpout cannot achieve a maneuvering space of 24' with a stall dimension of 17', you will either need to go to ZBOA for relief or dimension and sign these as compact stalls.

29. Show a detailed diagram, including the height, of any new parking stall curbing to be installed as part of the parking lot improvements.

30. Add the quantity of bike racks to be provided on site. If bike rack are being provided to satisfy tax abatement sustainability requirement, then additional bike racks must be provided within the right-of-way for public use.

31. Are there any other encroachments such as door swings, canopies, building overhangs, subsurface footings, fencing, decks, etc. within City R.O.W.? These items should typically be identified in advance of 1st submittal of the site plan, with proper notification to City staff, as there are additional processes that may be needed to approve such plans. Please see the associated instructions for processing the easements at the follow link: <http://www.dmgov.org/Departments/CommunityDevelopment/PDF/Easement%20or%20Right-Of-Way%20Dedication%20Instructions%202016.pdf>.

32. The property owner is responsible for coordinating street lighting / utility pole removal/replacement necessary with Mid-American Energy. Black LED "Autobahn" series light fixtures with a black pole is required for all street lights associated with the project area, and undergrounding of overhead utilities is required. The property owner is responsible for the cost of this pole/fixture. The relocation of street lighting will require a plan for the new layout and an evaluation of the lighting levels. In addition, a fixture illustration shall be provided on the site plan.

33. All new exterior signs are reviewed separately and must be approved with Zoning Enforcement (237-1412) before sign permits can be issued. This note is for your information only and requires no formal addressing on the future submittal.

34. The final copy of the landscape plan will need to be signed and dated by an architect, landscape architect, or certified nurseryman.

35. The final copy of the site plan must have the preparer's certification statement signed and dated.

36. If the applicant intends to seek commercial tax abatement, the Acknowledgement and Intent Form will need to be filled out and returned to City Staff upon second submittal of the site plan. No further tax abatement analysis shall take place until such acknowledgement letter has been submitted along with identifying the selected sustainability criteria.

37. Contact Amanda Wanke at DART Transit to discuss the possible need for a transit shelter at this location. Her email is awanke@ridedart.com. Please provide correspondence that this has transpired.

38. A reminder that all new water services 2 inches in diameter or larger require SEPARATE submittals for review by the Des Moines Water Works Engineering Department.

39. Contact Brian Belt, Airport Engineer (256-5160), to discuss height and hazard limitations within proximity to the airport, as well as any necessary FAA requirements that need to be completed prior to plan approval and construction. Please provide confirmation that this has transpired.

Please submit **five (5) review copies** of the revised plan satisfying the above listed items. Failure to resubmit such amended plan within 90 days from the date of this letter shall cause the application to lapse, and will require the payment of a new application fee to resume the application process.

If you have any questions contact me @ **283-4743** or by email @ fadunnnyoung@dmgov.org.

Sincerely,

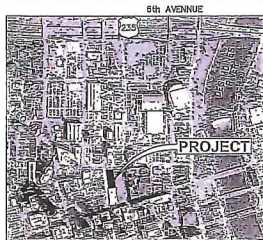
Frank Dunn-Young

Frank Dunn-Young
Senior City Planner

SITE PLAN FOR: CARBON 550

550 WATSON POWELL JR. PARKWAY
DES MOINES, IOWA

VICINITY MAP



PROJECT SITE ADDRESS

550 WATSON POWELL JR. PARKWAY

LAND USE

EXISTING: UNDEVELOPED

PROPOSED: APARTMENT HOUSING

DEVELOPMENT SUMMARY

SITE AREA: 0.46 ACRES (20,190 SF)

ZONING: C-3 (CENTRAL BUSINESS DISTRICT COMMERCIAL)

PROPOSED UNITS: 50 UNITS

BUILDING HEIGHT: 62 FEET

IMPERVIOUS AREA:

BUILDINGS: 13,771 SF

SIDEWALKS: 2,480 SF

10,351 SF

OPEN SPACE PROVIDED: 3,545 SF (18%)

PARKING

PROVIDED: 39 SPACES

SUBMITTAL DATES

PREPARED: 11/01/2016

DATE OF SURVEY

MAY 4, 2016

BENCHMARK

ARROW ON HYDRANT @ SE CORNER OF 6TH

AVENUE AND WATSON POWELL JR PARKWAY.

ELEVATION=56.59

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPREHEND ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

INDEX OF SHEETS

NO.	DESCRIPTION
C01	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1	GRADING AND EROSION CONTROL PLAN
C4.1	UTILITY PLAN
C4.2	STORM WATER FACILITIES MAINTENANCE PLAN
C5.1	DETAILS
L1.1	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
LOT LINE	SANITARY MANHOLE
CENTER LINE	FIRE HYDRANT
PERMANENT EASEMENT	WATER CURB STOP
TYPE SW-501 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-506 STORM INTAKE	GUY ANCHOR
TYPE SW-513 STORM INTAKE	STREET LIGHT
TYPE SW-401 STORM MANHOLE	UTILITY POLE W/ LIGHT
TYPE SW-301 SANITARY MANHOLE	ELECTRIC BOX
STORM/SANITARY CLEANOUT	TRAFFIC SIGN
WATER VALVE	GAS VALVE BOX
FIRE HYDRANT ASSEMBLY	BENCHMARK
SIGN	SOIL BORING
DETECTABLE WARNING PANEL	GAS MAIN
SANITARY SEWER WITH SIZE	FIBER OPTIC
SANITARY SERVICE	OVERHEAD ELECTRIC
STORM SEWER	SANITARY SEWER W/ SIZE
STORM SERVICE	STORM SEWER W/ SIZE
WATERMAIN WITH SIZE	WATER MAIN W/ SIZE
WATER SERVICE	
SAWCUT (FULL DEPTH)	
SILT FENCE	

APPLICANT

HRC 6TH STREET, LLC
CONTACT: STEVE NIEBUHR
6800 WESTOWN POINT
WEST DES MOINES, IA 50265
PH: (515) 243-3222
FX: (515) 280-2000

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: DEAN ROSS
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 389-4400
FX: (515) 389-4410

ARCHITECT

SHEPHERD/ASSOCIATES
CONTACT: D. BRYAN SHEPHERD
1444 LOCUST, STE. 100
DES MOINES, IOWA 50309
PH: (515) 244-4343

LEGAL DESCRIPTION

LOTS 3, 4 AND 5, C.H. ATKIN'S SUBDIVISION OF LOT 13 OF THE OFFICIAL PLAT OF BLOCK 'Y' IN GRIMMEL'S ADDITION, AN OFFICIAL PLAT AND LOT 4, ALHAMBRA NO.2, AN OFFICIAL PLAT AND PART OF LOT 3, ALHAMBRA NO.2, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, C.H. ATKIN'S SUBDIVISION OF LOT 13 OF THE OFFICIAL PLAT OF BLOCK 'Y' IN GRIMMEL'S ADDITION, AN OFFICIAL PLAT; THENCE SOUTH 89°26'20" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 74.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 0°13'22" EAST ALONG THE EAST LINE OF SAID C.H. ATKIN'S SUBDIVISION OF LOT 13 OF THE OFFICIAL PLAT OF BLOCK 'Y' IN GRIMMEL'S ADDITION, AN OFFICIAL PLAT AND ALHAMBRA NO.2, AN OFFICIAL PLAT, 188.39 FEET TO THE SOUTHEAST CORNER OF LOT 4, ALHAMBRA NO.2; THENCE SOUTH 83°47'34" WEST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 0.54 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, ALHAMBRA NO.2; THENCE SOUTH 19°43'30" EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 37.00 FEET; THENCE SOUTH 83°47'34" WEST, 78.70 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 0°11'11" WEST ALONG THE WEST LINE OF C.H. ATKIN'S SUBDIVISION OF LOT 13 OF THE OFFICIAL PLAT OF BLOCK 'Y' IN GRIMMEL'S ADDITION, AN OFFICIAL PLAT AND ALHAMBRA NO.2, AN OFFICIAL PLAT, 203.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.35 ACRES (15,791 SQUARE FEET), THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND

THAT PART OF RIGHT OF WAY OF WATSON POWELL JR WAY LYING IN A PART OF LOT 2, C.H. ATKIN'S SUBDIVISION OF LOT 13 OF THE OFFICIAL PLAT OF BLOCK 'Y' IN GRIMMEL'S ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, C.H. ATKIN'S SUBDIVISION OF LOT 13 OF THE OFFICIAL PLAT OF BLOCK 'Y' IN GRIMMEL'S ADDITION, AN OFFICIAL PLAT; THENCE NORTH 28°31'35" EAST, 10.25 FEET; THENCE SOUTH 89°26'20" EAST, 68.12 FEET; THENCE SOUTH 0°13'22" EAST, 9.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°26'20" WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (0.43 SQUARE FEET), THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND

THAT PART OF THE NORTH / SOUTH ALLEY LYING WEST OF LOT 6, ALHAMBRA NO. 2, AN OFFICIAL PLAT AND A PART OF LOT 'B', ALHAMBRA NO. 2 AND A PART OF THE RIGHT OF WAY OF WATSON POWELL JR WAY LYING NORTHWEST OF SAID LOT 8 NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, ALHAMBRA NO.2; THENCE NORTH 0°13'22" WEST ALONG THE EAST LINE OF LOTS 4 AND 5, ALHAMBRA NO.2 AND THE EAST LINE OF LOTS 3 THROUGH 6, C.H. ATKIN'S SUBDIVISION OF LOT 13 OF THE OFFICIAL PLAT OF BLOCK 'Y' IN GRIMMEL'S ADDITION, AN OFFICIAL PLAT, 188.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, C.H. ATKIN'S SUBDIVISION OF LOT 13 OF THE OFFICIAL PLAT OF BLOCK 'Y' IN GRIMMEL'S ADDITION, AN OFFICIAL PLAT; THENCE NORTH 0°13'22" WEST, 9.12 FEET; THENCE SOUTH 89°26'20" EAST, 12.01 FEET; THENCE SOUTH 0°14'07" EAST, 9.12 FEET TO THE NORTH LINE OF SAID LOT 6, ALHAMBRA NO. 2; THENCE NORTH 89°26'20" WEST ALONG SAID NORTH LINE, 2.65 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, ALHAMBRA NO. 2; THENCE SOUTH 0°13'22" EAST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 60.50 FEET; THENCE SOUTH 19°43'30" EAST ALONG SAID WEST LINE, 16.74 FEET; THENCE SOUTH 0°13'22" EAST ALONG SAID WEST LINE AND THE SOUTH EXTENSION THEREOF, 16.75 FEET; THENCE SOUTH 83°47'34" WEST, 16.22 FEET TO THE EAST LINE OF LOT 3, ALHAMBRA NO. 2; THENCE NORTH 19°43'30" WEST ALONG SAID EAST LINE, 37.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 83°47'34" EAST ALONG THE SOUTH LINE OF LOT 4, ALHAMBRA NO. 2, A DISTANCE OF 0.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES (2758 SQUARE FEET), THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111

PH: (515) 389-4400 FAX: (515) 389-4410

PROJECT NO. 1604.218

SITE PLAN

☐ APPROVED ☐ APPROVED WITH CONDITION

See Exhibit "A" attached here to.

IN ACCORDANCE WITH SECTION 82-207 (c) 2000 Des Moines

MUNICIPAL CODES AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING

FROM THE PLANNING DIRECTOR OR NEW AMENDED DATED PLAN.

DATE PLANNING DIRECTOR

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.
THE MOST RECENT EDITION OF THE SOILS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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

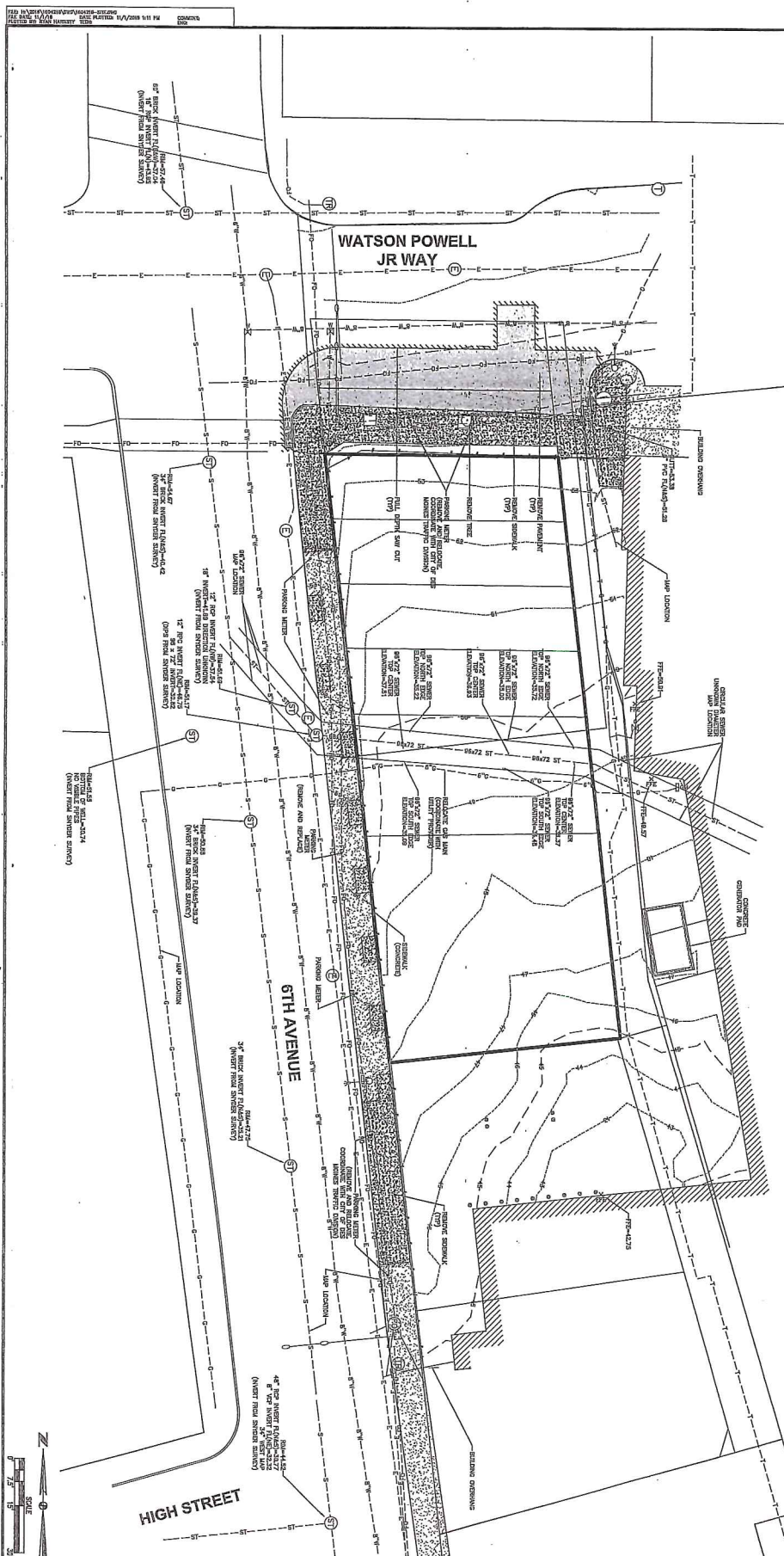
DATE

DATE

DATE

DATE

CARBON 550 - 1604.218



DEMOLITION NOTES

- [illegible]

TRAFFIC CONTROL NOTES

- be obtained prior to any construction within city limits on Lane County property. The following are the minimum standards that will be enforced by the Lane County Health Department:
1. ALL NEW OR EXISTING BUILDINGS SHALL BE CONSTRUCTED TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
 2. PERMANENT SHEDS THAT COVER A RESCUE VEHICLE, OR THE MASSAGE OF VEHICLES, SHALL BE CONSTRUCTED TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
 3. ALL SHEDS COVERING VEHICLES SHALL BE CONSTRUCTED TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
 4. PRODUCTS IN THE AREA OF COMMERCIAL HOT TUBS, WITH OTHER CONSTRUCTION MATERIALS, SHALL BE PROTECTED BY AN OVERHANGING ROOF.
 5. STORAGE OF ITEMS SHALL BE SECURED FOR ALL SEASONS, EXCEPT FOR ITEMS THAT ARE USED DURING THE WINTER MONTHS.
 6. EXISTING BUILDINGS SHALL BE MAINTAINED TO PREVENT ANY FORM OF PEST INFESTATION, WITH THE EXCEPT OF PESTS THAT ARE NOT A HEALTH HAZARD.
 7. ALL SHEDS AND LANE SHEDS WILL NEED TO COMPLY WITH LATEST VARIANCE AND ZONING ORDINANCES.
 8. THE MAINTENANCE OF THE SHEDS AND SHEDS WILL BE THE RESPONSIBILITY OF THE APPLICANT.

C1.1
1604.218

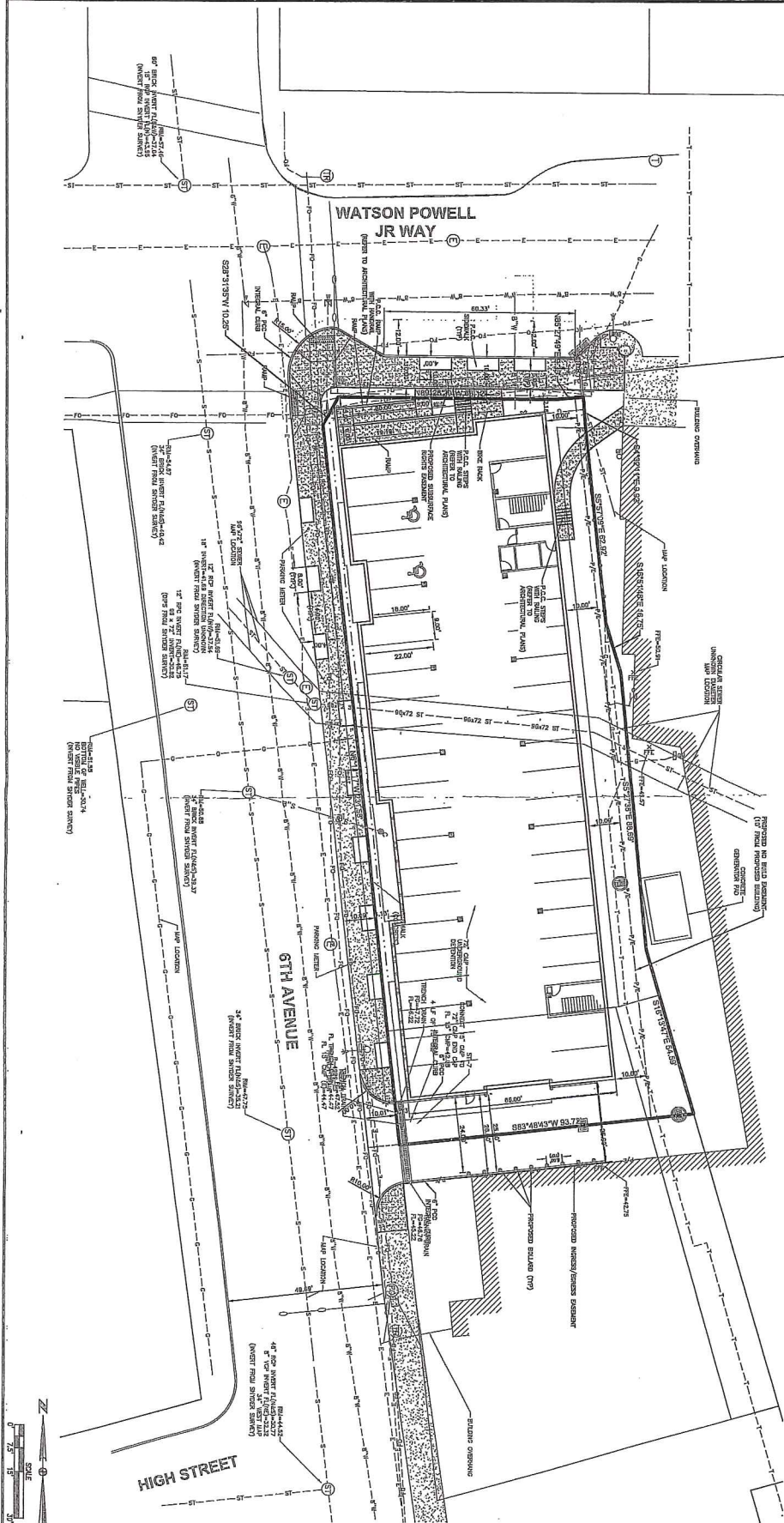
CARBON 550
TOPOGRAPHICAL SURVEY/ DEMOLITION PLAN



3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS	DATE
PREPARED	10/24

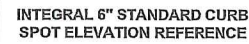
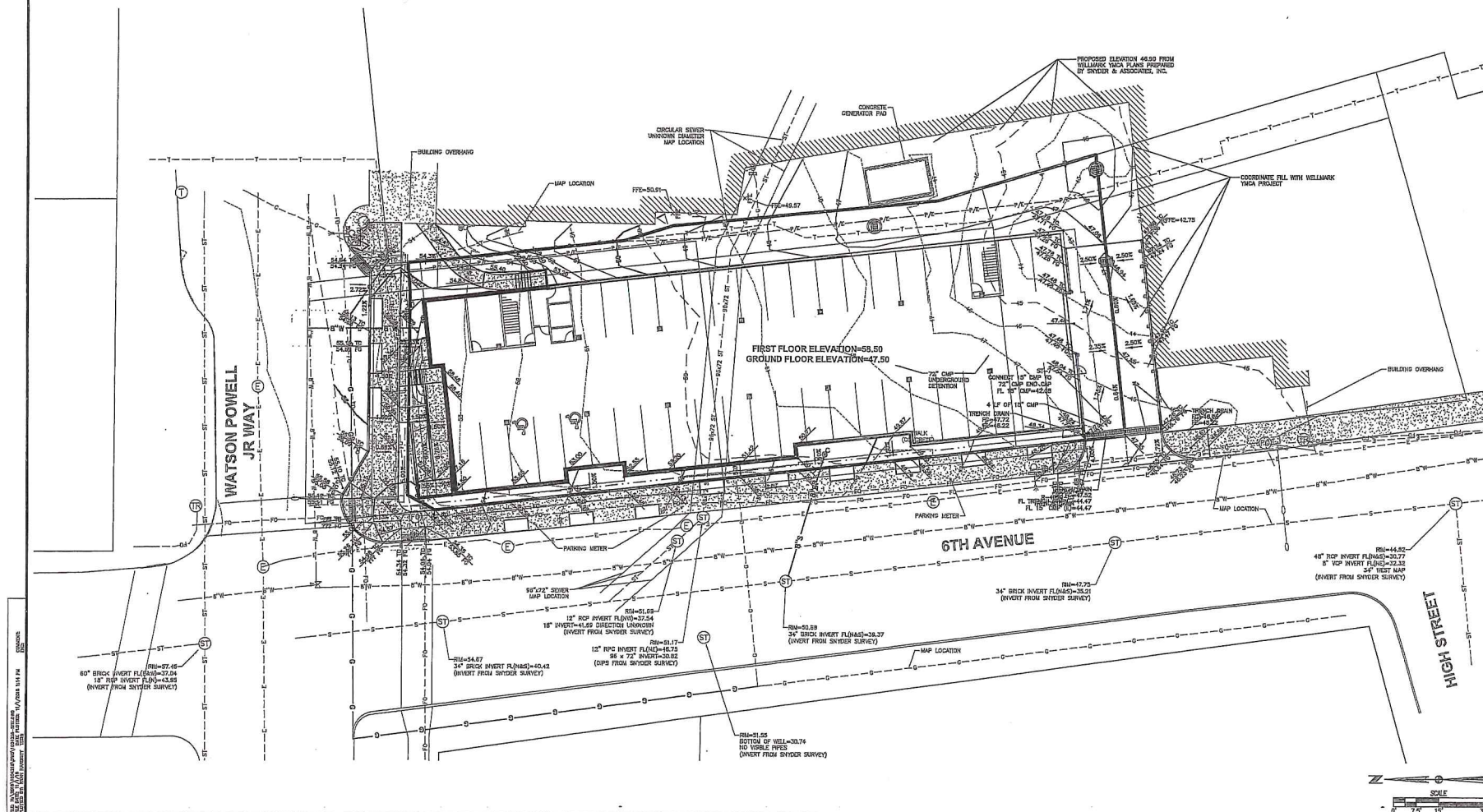
DESIGNER: CIVIL DESIGN ADVANTAGE
 DATE: 11/15/16
 PROJECT: CARBON 550
 SHEET: C2.1



- ### GENERAL NOTES
1. THE MOST RECENT EDITION OF THE STATE STANDARD SPECIFICATIONS AND ALL CITY ORDINANCES, IF APPLICABLE, SHALL APPLY TO ALL CONSTRUCTION.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES CROSSINGS PRIOR TO THE START OF CONSTRUCTION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES CROSSINGS PRIOR TO THE START OF CONSTRUCTION.
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 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES CROSSINGS PRIOR TO THE START OF CONSTRUCTION.

- ### CITY OF DES MOINES STANDARD NOTES
1. ANY AMENDMENTS TO THE PROJECT SPECIFICATIONS TO THE CITY OF DES MOINES STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DES MOINES STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES CROSSINGS PRIOR TO THE START OF CONSTRUCTION.
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VE, SUITE G 11 515) 369-4410	REVISIONS	DATE
AFTED:RAH	FIRST SUBMITTAL	11/01/16

[illegible]


C3.1 1604.218	CARBON 550 GRADING PLAN	 CIVIL DESIGN ADVANTAGE, INC. DES MOINES, IOWA	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 389-4400 FAX: (515) 389-4410		REVISIONS	DATE
			ENGINEER:RAH	DRAFTED:RAH		
						11/09/11

PLANT SCHEDULE

QUANTITY	OVERSTORY TREES	SIZE	DATE
10	10' 1/2" OVERSTORY TREES	10' 1/2"	10/10/10
10	10' 1/2" OVERSTORY TREES	10' 1/2"	10/10/10
10	10' 1/2" OVERSTORY TREES	10' 1/2"	10/10/10
10	10' 1/2" OVERSTORY TREES	10' 1/2"	10/10/10

GENERAL NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE IOWA STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AND SHALL
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFOLIATION, VESDS AND OTHER SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS, TRUE TO JERKING, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED OR SOO ALL DISTANCE AREAS AS DIRECTED BY OWNER.
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING. ALL PLANTING SHALL BE FOR MANUFACTURER'S RECOMMENDATIONS (AND) NOT OF 5'.
7. STRENGTHENED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO A MINIMUM OF 2'.
8. PLANTING BEDS TO A MINIMUM OF 2'.
9. ALL DIGGING SHALL BE 4' SPACE OUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY; THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DIGGING SHALL BE IN THE PUBLIC R.O.M. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.



I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL DRAWING DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A FULLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

RYAN LINSCHELL, L.A. DATE _____

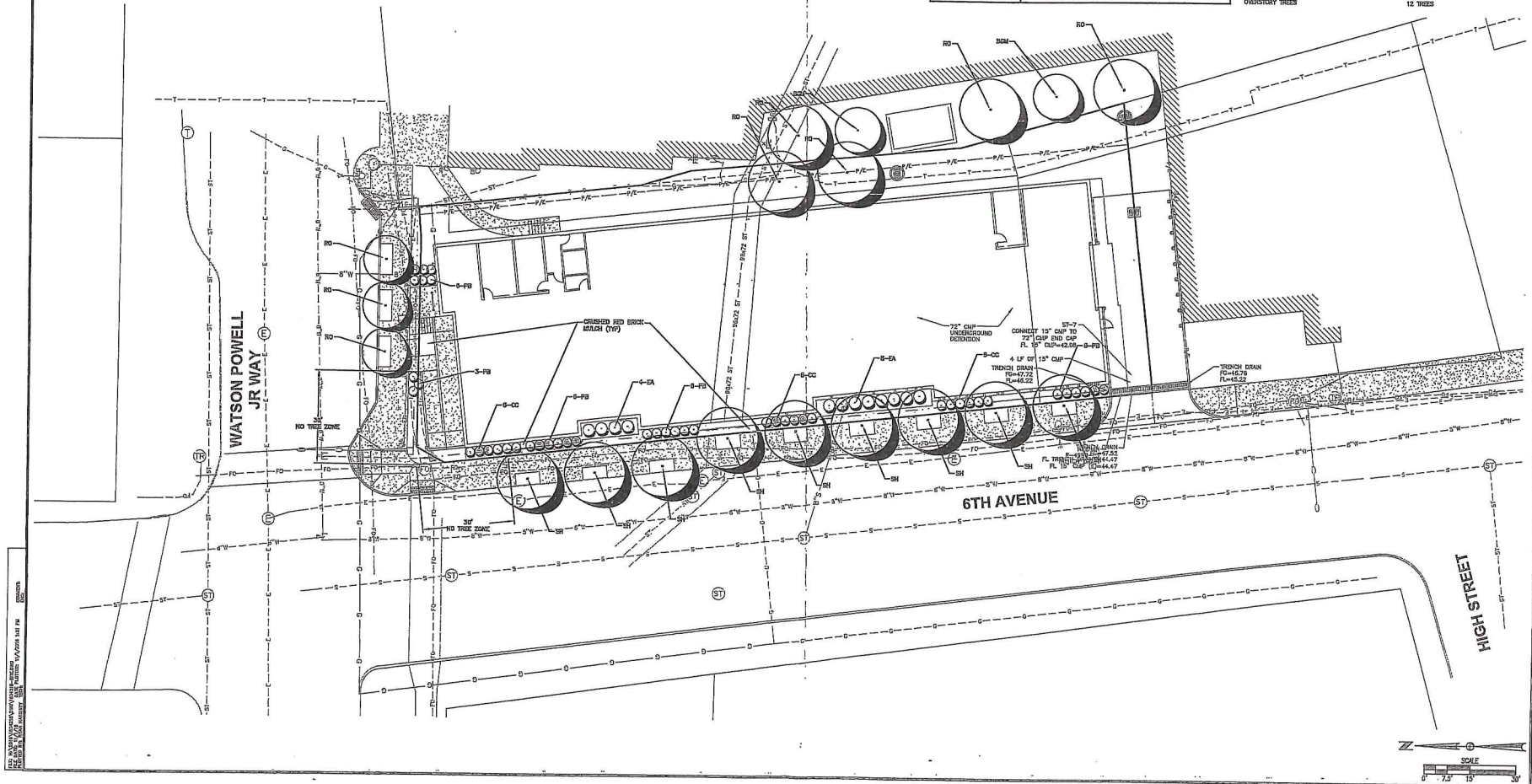
MY LICENSE RENEWAL DATE IS JUNE 30, 2018
PLACES OR SHEETS COVERED BY THIS SEAL
THIS SHEET

SEEDING NOTES

1. TYPE 1 SEED SHALL BE PER THE LATEST EDITION OF IOWA STANDARDS (PERMANENT LAWN MIXTURE).

PARKWAY PLANTINGS

PARKWAY	300 LF
OVERSTORY TREES / 30 LF OF PARKWAY	12 TREES
OVERSTORY TREES	12 TREES



DATE _____

REVISIONS _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

APPROVED BY: _____

PROJECT: CARBON 550 LANDSCAPE PLAN

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 985-4400 FAX: (515) 369-4410

DESIGNER: CIVIL DESIGN ADVANTAGE ENGINEERS-RAH

DRAFTED: RAH

L1.1 1804.218

