



Roll Call Number

Agenda Item Number

18

Date November 19, 2018

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING APPROVAL OF AMENDMENT TO PRELIMINARY PLAT "BRIDGE DISTRICT PLAT 2" FOR PROPERTY LOCATED AT 720 AND 730 EAST 2ND STREET

WHEREAS, on November 1, 2018, the City of Des Moines Plan and Zoning Commission voted 14-0 to APPROVE a request from Bridge District Townhomes, LLC (owner), represented by Kris Saddoris (officer), on property located at 720 and 730 East 2nd Street, to allow subdivision of the property into 49 townhome lots within a common lot, subject to the condition of compliance with all administrative review comments of the City's Permit and Development Center; and

WHEREAS, the final subdivision plat will be submitted for City Council approval when completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communication from the City Plan and Zoning Commission is hereby received and filed.

MOVED BY _____ to receive and file.

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

(13-2019-1.17)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, TOTAL, MOTION CARRIED, APPROVED.

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.

Mayor

City Clerk



November 14, 2018

Honorable Mayor and City Council
City of Des Moines, Iowa

Date November 19, 2018

Agenda Item 18

Roll Call # _____

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held November 1, 2018, the following action was taken regarding a request from Bridge District Townhomes, LLC (owner) represented by Kris Sadoris (officer) for review and approval of the amendment to the Preliminary Plat "Bridge District 2" to allow for 49 townhome lots within a common lot for property located at 720 & 730 East 2nd Street.

COMMISSION ACTION:

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

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

APPROVAL of the amendment to the Preliminary Plat "Bridge District 2" subject to the compliance with all administrative review comments of the City's Permit and Development Center.

(13-2019-1.17)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the amended Preliminary Plat "Bridge District 2" subject to the compliance with all administrative review comments of the City's Permit and Development Center.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed Site Plan would allow the construction of 49 rowhouse units. The Preliminary Plat facilitates the division of the site into rowhouse parcels and commonly owned parcels. The north half the site was included in the phase 2 Site Plan and Preliminary Plat. Therefore, the proposed action is an amendment to those documents as well as the establishment of phase 3 documents.
2. **Size of Site:** 3.47 acres.
3. **Existing Zoning (site):** "D-R" Downtown Riverfront District, "D-O" Downtown Overlay District, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Sign Overlay.
4. **Existing Land Use (site):** Office building and vacant land.
5. **Adjacent Land Use and Zoning:**
 - North** – "D-R": Use is vacant land.
 - South** - "D-R": Use is rowhouse development (Bridge District Phase 1).
 - East** - "R-4": Uses are multiple-family residential.
 - West** - "D-R": Uses are the Des Moines River and trail.
6. **General Neighborhood/Area Land Uses:** The site is located at the northern periphery of the East Village Neighborhood. The immediate area consists of a mix of residential and light industrial uses as well as vacant land. It is generally bound by Interstate 235 to the north, East 4th Street to the east, Des Moines Street to the south and Robert D. Ray Drive to the west.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Historic East Village Neighborhood. The neighborhood was notified of the Commission meeting by mailing of the Preliminary Agenda on October 12, 2018 and the Final Agenda on October 26, 2018. Additionally, separate notifications of the hearing for the site plan were mailed on October 22, 2018 (10 days prior to the hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for every owner of property or condominium within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Historic East Village Neighborhood Association mailings were sent to Chris LoRang, P.O. Box 93904, Des Moines, IA 50393.

8. **Relevant Zoning History:** On December 20, 2017, the Zoning Board of Adjustment granted the applicant an Exception of 1 foot less than the minimum 8 feet of width required for 0-degree (parallel) parking spaces, an Exception of 6 feet less than the minimum 24 feet of maneuvering space required for 90-degree parking spaces within garages, and an Exception of 4 feet less than the minimum 20 feet of width required for driveways for two-way circulation.

The southern portion of the subject site was not included in the appeal reviewed by the Board. The applicant would be required to obtain relief from the Board for this portion of the site should the Plan and Zoning Commission approve the proposed Site Plan and Preliminary Plat.

On August 6, 2015, the Plan and Zoning Commission approved the Site Plan and Preliminary Plat for the Bridge District Phase 1 project to the south. On March 1, 2018, the Commission approved the Site Plan and Preliminary Plat for Bridge District Phase 2.

9. **PlanDSM Creating Our Tomorrow Future Land Use Plan Designation:** Downtown Mixed Use.

10. **Applicable Regulations:** The Commission shall determine if the preliminary plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code and consider the criteria set forth in Chapter 18B of the Iowa Code. The Commission shall also determine if it conforms to the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the preliminary plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

In acting upon any site plan application for property located within the D-R downtown riverfront district or C-3B central business mixed-use district, the plan and zoning commission shall apply the design regulations in section 82-213 of this article and the design guidelines in Section 82-214.7, 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 such design regulations and the following guidelines. These guidelines shall be applied to the entire site when a new building is constructed or an existing building is expanded by more than 50 percent of its gross floor area as of the time it became part of the D-R downtown riverfront district or C-3B central business mixed-use district. If a building is expanded by less than 50 percent of its gross floor area as of the time it became part of the D-R downtown riverfront district or C-3B central business mixed-use district, then these guidelines shall apply only to the expansion of the building.

- 1) *Building Heights.* Minimum height for all uses that are not built integral to the levee as part of the riverwalk redevelopment, should be the lesser of 36-feet or 3-stories.

The primary footprint of each unit would extend up two stories. All forty-nine (49) of the units would have a third-floor bonus room at the front of the unit. Twelve (12) of the units would have a 3rd floor bedroom in addition to the bonus room.

- 2) *Riverfront setbacks:* Riverfront setbacks for all new construction (that is not built integral to the levee and as part of a riverfront park) should be a minimum of 100 (horizontal) feet from the high water mark of the river. Redevelopment adjacent to a riverfront park (not part of the levee reconstruction) should front a continuous public right-of-way. This could be either a road built to an urban standard, or an alternative profile of a minimum 20' width that clearly delineates a public right-of-way between new private development and the riverfront park.

The development would be separated from the levee by Robert D. Ray Drive.

- 3) *Lighting:* All new exterior lighting upon private property should be pedestrian in scale. The use of private overhead floodlighting is discouraged.

The site plan indicates that "all on site exterior lighting shall be low glare cut-off type fixtures" and that "wall mounted lighting packs must be shielded and under 15-foot mounted height." It also includes a note that states, "parking lot lighting shall be less than 20 feet in heights including base, with cut-off down-directional light fixtures."

- 4) *Residential building standards:* New residential buildings should also comply with the following guidelines:
 - a. Building front entrances should face public rights-of-ways. Those buildings with river frontage should be oriented towards the riverfront (except when located above street level retail).
 - b. At least one building entrance for the residential uses should directly access the street when located above street-level retail.
 - c. Buildings should have a building frontage on the principal street of not less than 70 percent of the lot frontage on the principal street.
 - d. Buildings should have a maximum setback of 15 feet from the public right-of-way.

The development would have frontage on Robert D. Ray Drive and East 2nd

Street. Most units that have street frontage would setback between 5 and 11 feet

from the right-of-way. The southernmost unit along East 2nd Street would setback

19 feet at its closest point to the right-of-way due to the curve of the street and

the need to avoid existing unground utilities.

- e. Service entrances, waste disposal areas and other similar uses should be located adjacent to service lanes and away from major streets and the public right-of-way adjacent to the river.

The rowhouses would not have a shared trash enclosure.

- 5) *Commercial building standards:* New commercial buildings should also comply with the following guidelines:

- a. Buildings should have a building frontage on the principal street of not less than 70 percent of the lot frontage on the principal street.
- b. A minimum of 70 percent of the building frontage should be set within one foot of the front lot line.
- c. Building entrances on new development sites that have river frontage (and are not integral to the levy), should be oriented both towards the riverfront and the primary street.
- d. Service entrances, waste disposal areas and other similar uses should be located adjacent to service lanes and away from major streets and the public right-of-way adjacent to the river.
- e. Restaurants may operate outdoor cafes on public sidewalks while maintaining pedestrian circulation subject to obtaining an areaway permit.

N/A.

- 6) Storage of any and all materials and equipment should take place within completely enclosed buildings. All open areas should be paved or landscaped, properly maintained and kept free from refuse and debris. All refuse collection containers and dumpsters should be enclosed on all sides by the use of a permanent wall of wood, brick, or masonry. The enclosure, including any gates for pedestrian and/or disposal truck access, should be constructed to provide at least a 75% opaque screen of the receptacle from any street.

Outdoor storage of materials or equipment is not proposed.

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

See subparagraph 4 of Section II for landscaping information.

- 8) Access doors for any warehouse use and any loading docks should not front on any public street. That portion of a building fronting on a public street should be used in an office or other commercial use.

N/A.

The Plan and Zoning Commission reviews and approves site plans for multiple family dwellings, boarding houses or rooming-houses in accordance with the design standards in section 82-213 of the City Code, 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 following design standards.

- 1) *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.

The proposed rowhouses would be constructed with a mix of masonry, metal and cement fiberboard siding similar to existing rowhouses in Phase 1 of the development. The primary footprint of each unit would extend up two stories. All forty-nine (49) of the units would have a third-floor bonus room at the front of the unit. Twelve (12) of the units would have a 3rd floor bedroom in addition to the bonus room.

- 2) *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.

The primary footprint of each unit would extend up two stories. All forty-nine (49) of the units would have a third-floor bonus room at the front of the unit. Twelve (12) of the units would have a 3rd floor bedroom in addition to the bonus room.

- 3) *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.

The development would have frontage on Robert D. Ray Drive and East 2nd Street. Most units that have street frontage would setback between 5 and 11 feet from the right-of-way. The southernmost unit along East 2nd Street would setback 19 feet at its closest point to the right-of-way due to the curve of the street and the need to avoid existing underground utilities.

- 4) *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.

All garage doors would be oriented to a service drive.

- 5) *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.

N/A.

- 6) *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.

All stairways and means of egress would be internal to the building.

- 7) *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 4 of Section II for landscaping information.

In acting upon any site plan application for development of property located within the Downtown Overlay District, the community development director (or plan and zoning commission if applicable) shall apply the regulations and design guidelines in Section 82-213 of the City Code, 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 such design regulations and the following guidelines. These guidelines shall be applied to the entire site when a new building is constructed or when an existing building is cumulatively expanded by more than 50% of its gross floor area as of the time it became part of the downtown overlay district. If a building is cumulatively expanded by less than 50% of its gross floor area as of the time it became part of the downtown overlay district, then these guidelines shall apply only to the expansion of the building.

- 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 proposed rowhouses would be constructed with a mix of masonry, metal and cement fiberboard siding similar to Phase 1 of the development. The primary footprint of each unit would extend up two stories. All forty-nine (49) of the units would have a third-floor bonus room at the front of the unit. Twelve (12) of the units would have a 3rd floor bedroom in addition to the bonus room.

The development would have frontage on Robert D. Ray Drive and East 2nd Street. Most units that have street frontage would setback between 5 and 11 feet from the right-of-way. The southernmost unit along East 2nd Street would setback 19 feet at its closest point to the right-of-way due to the curve of the street and the need to avoid existing underground utilities.

- 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 groundwater recharge pits. 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.

Vehicular access to the rowhouse units would come from shared service drives. This includes a connection point with the service drive network for Bridge District Phase 1 to the south.

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

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

The proposed development would include multiple green spaces.

- 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.

The development has been designed to provide access to the trail system along the Des Moines River.

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

The primary footprint of each unit would extend up two stories. All forty-nine (49) of the units would have a third-floor bonus room at the front of the unit. Twelve (12) of the units would have a 3rd floor bedroom in addition to the bonus room.

- 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).

2. All buildings without river frontage should have entrances oriented toward primary street(s).
3. All buildings should have frontage on principal street(s) of not less than 70 percent of the lot.

The development would have frontage on Robert D. Ray Drive and East 2nd Street. Most units that have street frontage would setback between 5 and 11 feet from the right-of-way. The southernmost unit along East 2nd Street would setback 19 feet at its closest point to the right-of-way due to the curve of the street and the need to avoid existing underground utilities.

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 development would have frontage on Robert D. Ray Drive and East 2nd Street. Most units that have street frontage would setback between 5 and 11 feet from the right-of-way. The southernmost unit along East 2nd Street would setback 19 feet at its closest point to the right-of-way due to the curve of the street and the need to avoid existing underground utilities.

- 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.

Trash enclosures are not proposed.

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 4 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.

The site would have one curb cut along Robert D. Ray Drive and three along East 2nd Street. Staff believes the proposed number of curb cuts is the minimum number necessary to adequately serve the development.

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 3.47 acres. The proposal is subject to several sets of design guidelines ("D-R" District, "D-O" District and Multiple-Family Residential) that provide a level of review similar to "PUD" zoning.

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.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Site Features:** Development of the site shall be in compliance with the City's Tree Removal and Mitigation Ordinance (Section 42-550 of the City Code).
2. **Drainage/Grading:** All grading is subject to an approved grading permit and soil erosion control plan. The applicant is required to demonstrate compliance with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center. The proposed stormwater management improvements include groundwater recharge pits.
3. **Parking:** Off-street parking is not required in the "D-R" District. Each rowhouse unit contains an attached garage. Additional parking is provided along the northernmost drive.
4. **Landscaping:** General landscaping standards applicable to this project include:
 - 1 overstory street tree per 30 lineal feet of frontage.
 - 1 overstory tree and 10 shrubs per 40 lineal feet of parking lot perimeter.
 - 1 overstory tree and 3 shrubs per 25 parking stalls of parking lot interior.
 - 1 overstory tree, 1 evergreen tree and 1 shrub per 2,500 square feet of required open space.

Staff recommends approval subject to the review of the finalized landscaping plan by the Planning Administrator. Items that need to be addressed include the lack of foundation plantings along the side facades of the Robert D. Ray Drive buildings, the use of deciduous trees in place of evergreens in the front yard setback area along Robert D. Ray Drive, and the planting concept for the southeast corner of the site along East 2nd Street. There are three tree icons shown in this area that suggest evergreen tree but they are not labeled. Staff believes an overstory tree and shrubs should be planted in this area and would work with the applicant in evaluating options. Final sidewalk and ramp locations will be reviewed and approved by the Planning Administrator and subject to consultation with the Traffic and Transportation Division.

SUMMARY OF DISCUSSION

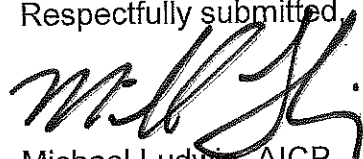
Jacqueline Easley asked if anyone was present to speak on this item. None were present or requested to speak.

COMMISSION ACTION:

John "Jack" Hilmes made a motion for approval of the amendment to the Preliminary Plat "Bridge District 2" subject to the compliance with all administrative review comments of the City's Permit and Development Center.

Motion passed 14-0

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Ludwig', written over the printed name.

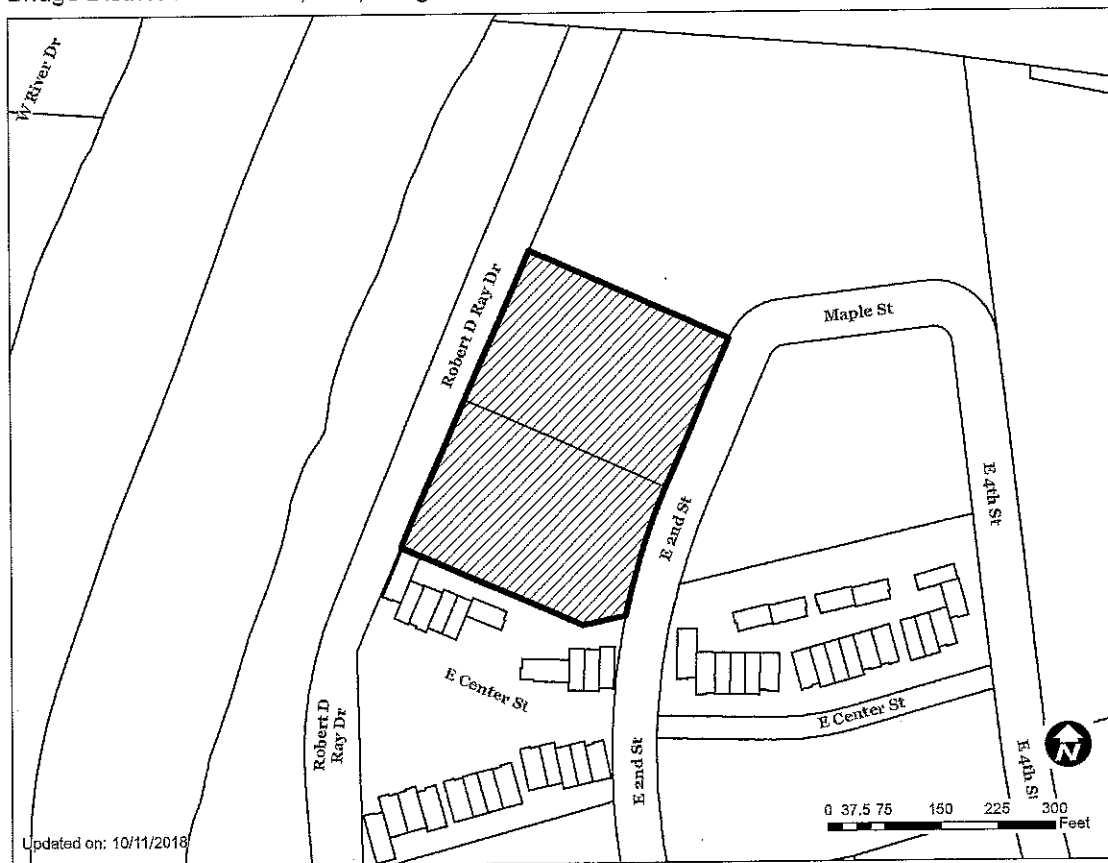
Michael Ludwig, AICP
Planning Administrator

MGL:tjh
Attachments

Request from Bridge District Townhomes, LLC (owner) represented by Kris Sadoris (officer) for property located at 720 & 730 East 2nd Avenue.				File #	
				13-2019-1.17	
Description of Action	Amendment to the Preliminary Plat "Bridge District 3" to allow for 49 townhome lots within a common lot.				
Plan/DSM Future Land Use	Current: Downtown Mixed Use. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"D-R" Downtown Riverfront District, "CDO" Capitol Dominance Overlay District, "GGP" Gambling Game Prohibition Overlay District, "D-O" Downtown Overlay District, "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Subject Property	0	0			
Outside Area (200 feet)					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Bridge District Townhomes, LLC, Bridge District 3, 720 & 730 East 2nd Street

13-2019-1.17



1 inch = 148 feet



Updated on: 10/11/2018

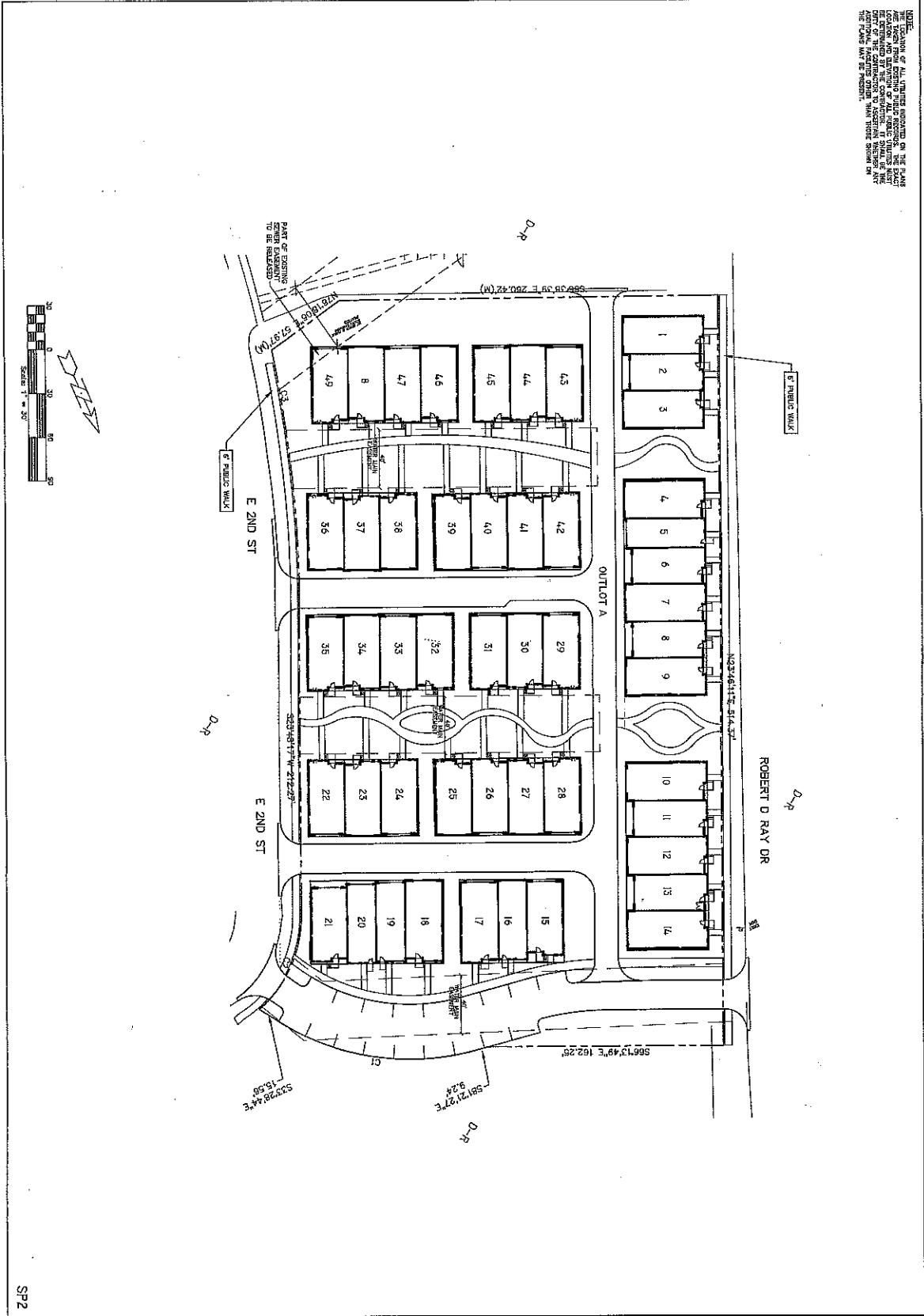
0 37.5 75 150 225 300 Feet



1 inch = 148 feet

18

NOTES:
 THE LOCATION OF ALL UTILITIES SHOWN ON THE PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN.



SP2

<p>ERG Engineering Resource Group, Inc. Engineers and Surveyors 2415 GRAND AVENUE DES MOINES, IOWA 50312 (515) 281-4383</p>				<p>BRIDGE DISTRICT 3 - PRELIMINARY PLAT</p>				
NO.	REVISION	DATE	BY	FOR	LOCATION:	SCALE: 1" = 30'	DESIGNED BY: DJR	DRAWN BY: PJV
						DWS: 18-039-PRE-PLAT-1.dwg	CHECKED BY:	DATE: 10/22/2018
						FIELD BOOK:	SHEET 2 OF 2	FILE NO.: 18-039

NOTES:
 1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE EXACT LOCATION AND DEPTH OF UTILITIES IS NOT GUARANTEED BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE DELETED OR RELOCATED.
 2. THE PROPERTY PLAT IS FOR CONVEYANCE PURPOSES ONLY. THE CONTRACTOR SHALL NOT BE REQUIRED TO RECORD THIS PLAT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE DELETED OR RELOCATED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE DELETED OR RELOCATED.

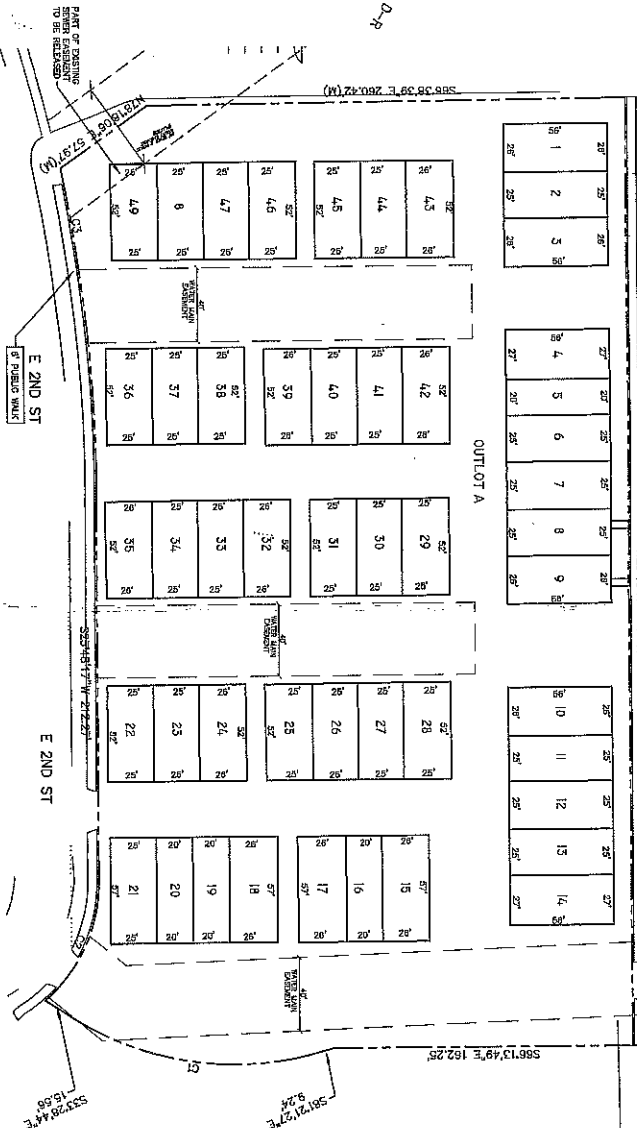
PREPARED FOR:
 BRIDGE DISTRICT 3, LLC
 11111 BRIDGE DISTRICT 3, LLC
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 11111 BRIDGE DISTRICT 3, LLC
 11111 BRIDGE DISTRICT 3, LLC
 11111 BRIDGE DISTRICT 3, LLC

LOC. ADDRESS:
 LOC. ADDRESS TO E. 2ND STREET
 [23] - ADDRESS NUMBER

NOTES:
 ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.
 ZONING
 D-9 - COMMONWAY RECREATION DISTRICT
 THE PLAN APPROVED BY THE COMMONWAY OF 10/20/16 IS FOR CONVEYANCE PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE DELETED OR RELOCATED.

CURVE DATA

Curve #	Length	Radius	Chord	Chord Displacement	Chord Length
C1	14.22	184.00	47.9244'	3.97299'E	137.15
C2	73.18	854.00	148.9183'	3.8429167'N	70.34
C3	176.50	870.00	117.9539'	5.8701467'N	176.00



CURVE DATA

Curve #	Length	Radius	Chord	Chord Displacement	Chord Length
C1	14.22	184.00	47.9244'	3.97299'E	137.15
C2	73.18	854.00	148.9183'	3.8429167'N	70.34
C3	176.50	870.00	117.9539'	5.8701467'N	176.00



LAND SURVEYOR'S SEAL

Professional Engineer Seal for the State of Iowa, No. 11381, dated 1/1/00.

ENGINEERING CONTRACT

BRIDGE DISTRICT 3, LLC
 ENGINEERS AND SURVEYORS
 2414 GRAND AVENUE
 DES MOINES, IOWA 50318
 (515) 281-4999

BRIDGE DISTRICT 3 - PRELIMINARY PLAT

NO.	REVISION	DATE	BY	FOR	LOCATION	SCALE:	DESIGNED BY:	DRAWN BY:
						1" = 30'	DJS	FJV
BWS: 19-085-PRE-PLAT-1.dwg							CHECKED BY:	DATE:
FIELD BOOK:							1	10/20/2016
							SHEET	FILE NO.:
							1	19-085