



Date August 19, 2019

**RESOLUTION APPROVING DEVELOPMENT AGREEMENT WITH SWAPS CASH, LLC  
(LINCOLN AND LISA MCILRAVY) FOR THE CONSTRUCTION OF A NEW 6-STORY,  
112 ROOM ELEMENT HOTEL PROJECT LOCATED AT 304 EAST WALNUT STREET,  
AND APPROVING PROPOSED CONCEPTUAL DEVELOPMENT PLAN**

**WHEREAS**, on April 8, 2019, by Roll Call No. 19-0557, the City Council approved preliminary terms of agreement with Swaps Cash, LLC, represented by Lincoln and Lisa McIlravy, Members, (“Developer”), for construction of a new 6-story, 112 room Element Hotel on a vacant half block site at 304 E. Walnut Street, also known as 333 East 3<sup>rd</sup> Street, which is expected to include at least 2,000 square feet of ground level commercial retail space for lease on East Walnut Street and approximately 63 parking stalls within a second floor covered ramp and the use of at least 32 leased stalls within the existing parking ramp located at 240 East Walnut Street (collectively the “Improvements” or “Project”), at an estimated total project cost of \$21,500,000, subject to receipt of the financial assistance identified below; and

**WHEREAS**, pursuant to Roll Call No. 19-0557, the City Council directed the City Manager to proceed with negotiation of a development agreement with Developer for said Project; and

**WHEREAS**, the City Manager has negotiated an Urban Renewal Development Agreement (the “Development Agreement”) with the Developer, whereby the Developer has agreed to construct the Project, in accordance with a City-approved site plan and the Conceptual Development Plan, and subject to terms including restrictions on hours of construction such that any construction work exceeding minimum City sound ordinance requirements shall end at 7:30 p.m. on weekdays and at 9:00 p.m. on weekends, and a construction commencement date no earlier than September 23, 2019; and

**WHEREAS**, the proposed Development Agreement and the Conceptual Development Plan related thereto are on file and available for inspection in the office of the City Clerk; and

**WHEREAS**, the proposed Development Agreement provides that in consideration of the undertakings by Developer, the City shall provide economic development assistance for redevelopment of the Property in the form of an Economic Development Grant to be paid in installments over 10 years after completion of the Improvements, with the installment(s) due in fiscal years 1-5 being in an amount equal to eighty-five percent (85%) of the tax increment revenue generated by the Improvements in that fiscal year exclusive of the land, and the installment(s) due in fiscal years 6-10 being in an amount equal to eighty percent (80%) of the tax increment revenue generated by the Improvements in that fiscal year exclusive of the land, and excluding tax levy and taxes generated by the Downtown Des Moines Self-Supported Municipal Improvement District, with the total amount of all installments to be capped at \$2,000,000; and

**WHEREAS**, at its meeting on July 2, 2019, a consensus of the members present of the Urban Design Review Board voted in support to recommend approval of final design as proposed by the Developer and set forth in the Conceptual Development Plan attached to the Development Agreement, and approval of financial assistance as set forth above and in said Agreement.



Date August 19, 2019

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Moines, Iowa, that:

1. The City Council hereby makes the following findings in support of the proposed Development Agreement with Swaps Cash, LLC:
  - a. Developer's obligations under the Development Agreement to construct the Project furthers the objectives of the Metro Center Urban Renewal Plan to preserve and create an environment which will protect the health, safety and general welfare of City residents, and to maintain and expand taxable values and employment opportunities within the Urban Renewal Project Area.
  - b. The economic development incentives for the development of the Project are provided by the City pursuant to the Urban Renewal Law and Chapter 15A of the Code of Iowa, and Developer's obligations under the Agreement to construct the Improvements will generate the following public gains and benefits: (i) it will advance the improvement and redevelopment of the Urban Renewal Project Area in accordance with the Urban Renewal Plan; (ii) it will establish conditions which attract further new investments and prevent the recurrence of blight and blighting conditions; and (iii) it will further the City's efforts to retain and create job opportunities within the Project Area which might otherwise be lost.
  - c. The construction of the Project is a speculative venture and the construction and the construction and resulting benefits would not occur without the economic incentives provided by the Development Agreement.
  - d. The redevelopment of the Property pursuant to the Development Agreement, and the fulfillment generally of the Agreement, are in the vital and best interests of City and the health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of the applicable state and local laws and requirements under which the Project has been undertaken, and warrant the provision of the economic assistance set forth in the Agreement.
2. The Urban Renewal Development Agreement between the City and Swaps Cash, LLC, and the Conceptual Development Plan attached thereto, both as on file in the office of the City Clerk, are hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute the Agreement on behalf of the City of Des Moines.
3. The Economic Development Director or her designee are directed to submit a copy of the fully executed Development Agreement to the Finance Department for purposes of required Electronic Municipal Market Access disclosure filings.
4. Upon requisition by the City Manager or the City Manager's designee, the Finance Department shall advance the installments on the Economic Development Assistance pursuant to Article 4 of the Development Agreement.
5. The City Manager or his designees are hereby authorized and directed to administer the Development Agreement on behalf of the City, and to monitor compliance by the Developer with the





Roll Call Number

Agenda Item Number

46

Date August 19, 2019

terms and conditions of the Agreement. The City Manager is further directed to forward to City Council all matters and documents that require City Council review and approval in accordance with the Agreement.

(Council Comm. No. 19-377)

MOVED BY \_\_\_\_\_ TO ADOPT.

APPROVED AS TO FORM:



Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COWNIE				
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

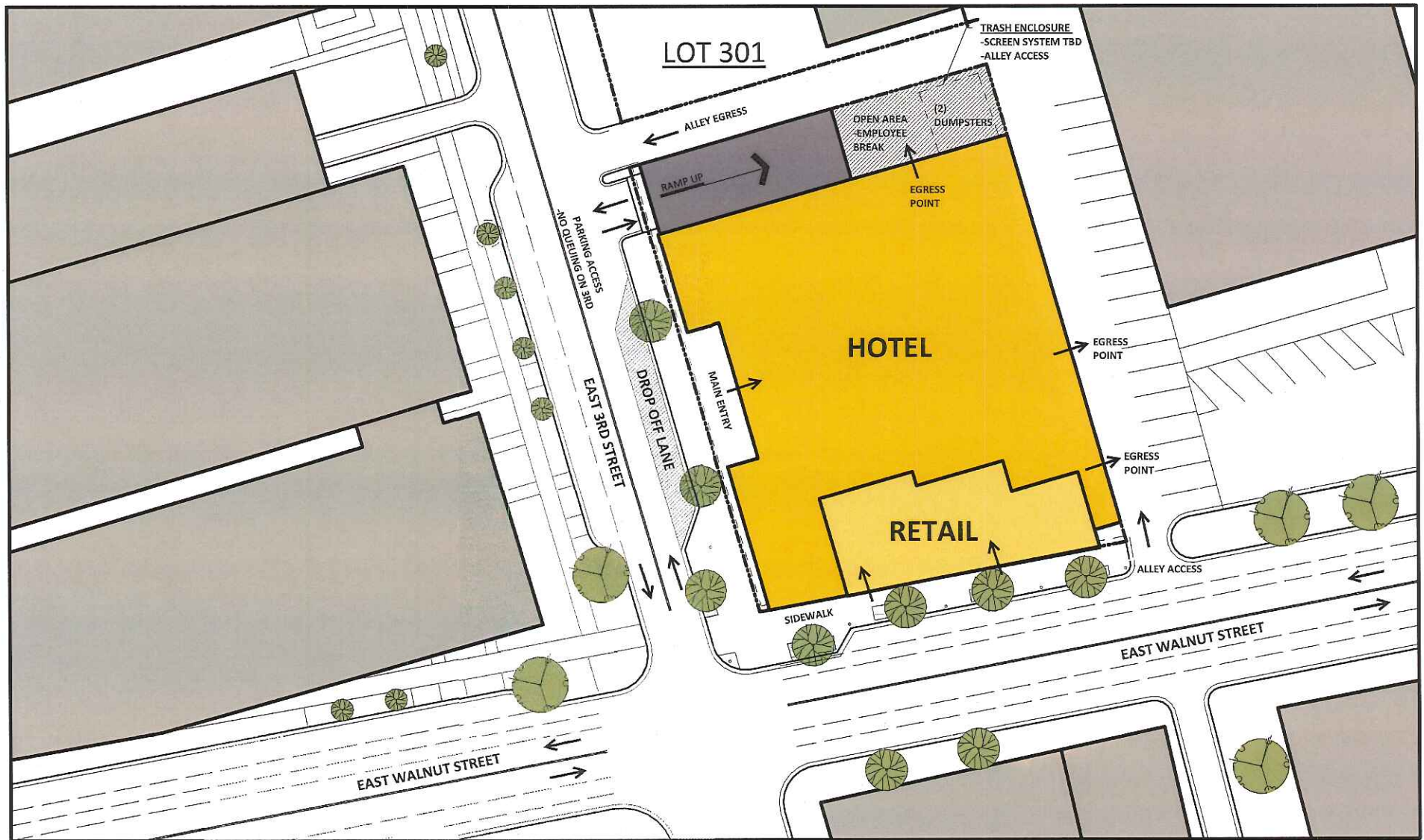


# DES MOINES ELEMENT

## URBAN DESIGN REVIEW

06/10/19 | JLG 18018 | © 2018 JLG ARCHITECTS

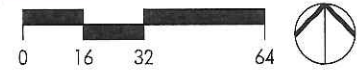


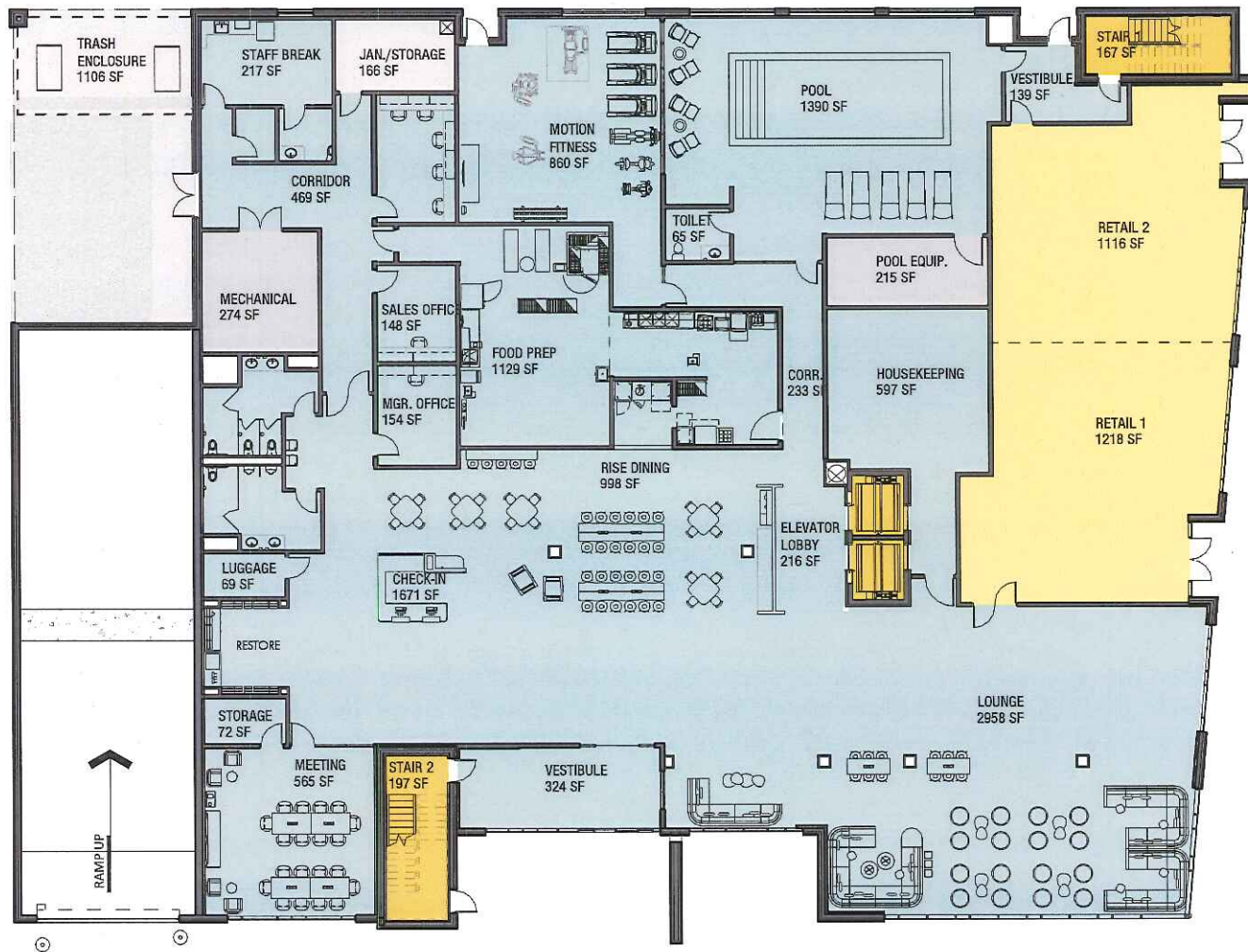


# DES MOINES ELEMENT

## SITE DEVELOPMENT PLAN

06/10/19 | JLG 18018 | © 2018 JLG ARCHITECTS





# DES MOINES ELEMENT

## FIRST FLOOR PLAN

06/10/19 | JLG 18018 | © 2018 JLG ARCHITECTS







#### BUILDING STATISTICS

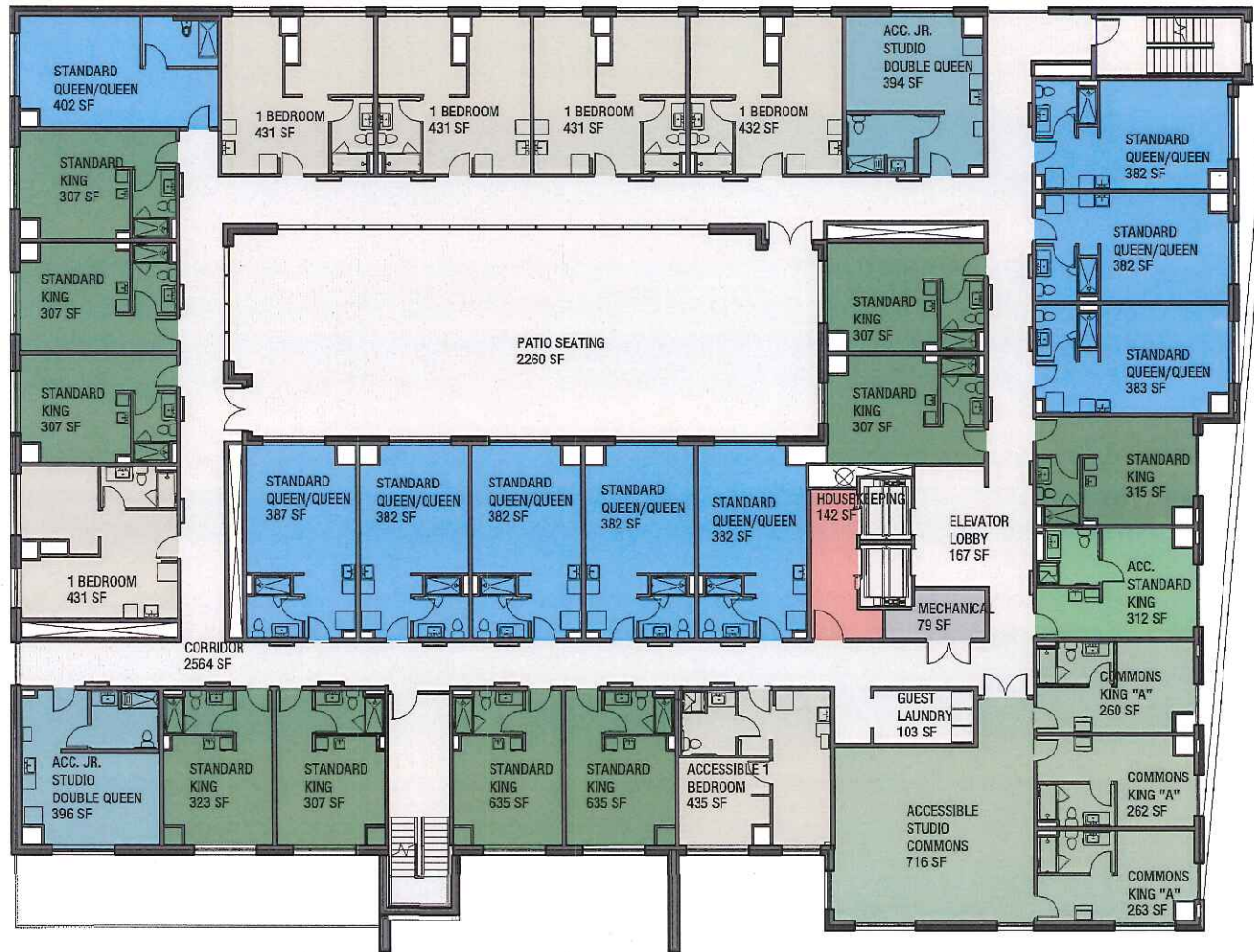
TOTAL GUESTROOMS :	112
SECOND FLOOR :	0
THIRD FLOOR :	31
FOURTH FLOOR :	31
FIFTH FLOOR :	25
SIXTH FLOOR :	25
TOTAL PARKING COUNT :	95
BELOW GRADE :	0
SECOND FLOOR :	35 GUEST/28 VALET
*LEASE PARKING :	32
*OFF SITE LEASE PARKING AGREEMENT WITH STAYBRIDGE SUITES (ADJACENT PROPERTY)	

# DES MOINES ELEMENT

## SECOND FLOOR PLAN

06/10/19 | JLG 18018 | © 2018 JLG ARCHITECTS





#### BUILDING STATISTICS

TOTAL GUESTROOMS :	112
SECOND FLOOR :	0
THIRD FLOOR :	31
FOURTH FLOOR :	31
FIFTH FLOOR :	25
SIXTH FLOOR :	25
TOTAL PARKING COUNT:	95
BELOW GRADE :	0
SECOND FLOOR:	35 GUEST/28 VALET
*LEASE PARKING :	32
*OFF SITE LEASE PARKING AGREEMENT WITH STAYBRIDGE SUITES (ADJACENT PROPERTY)	

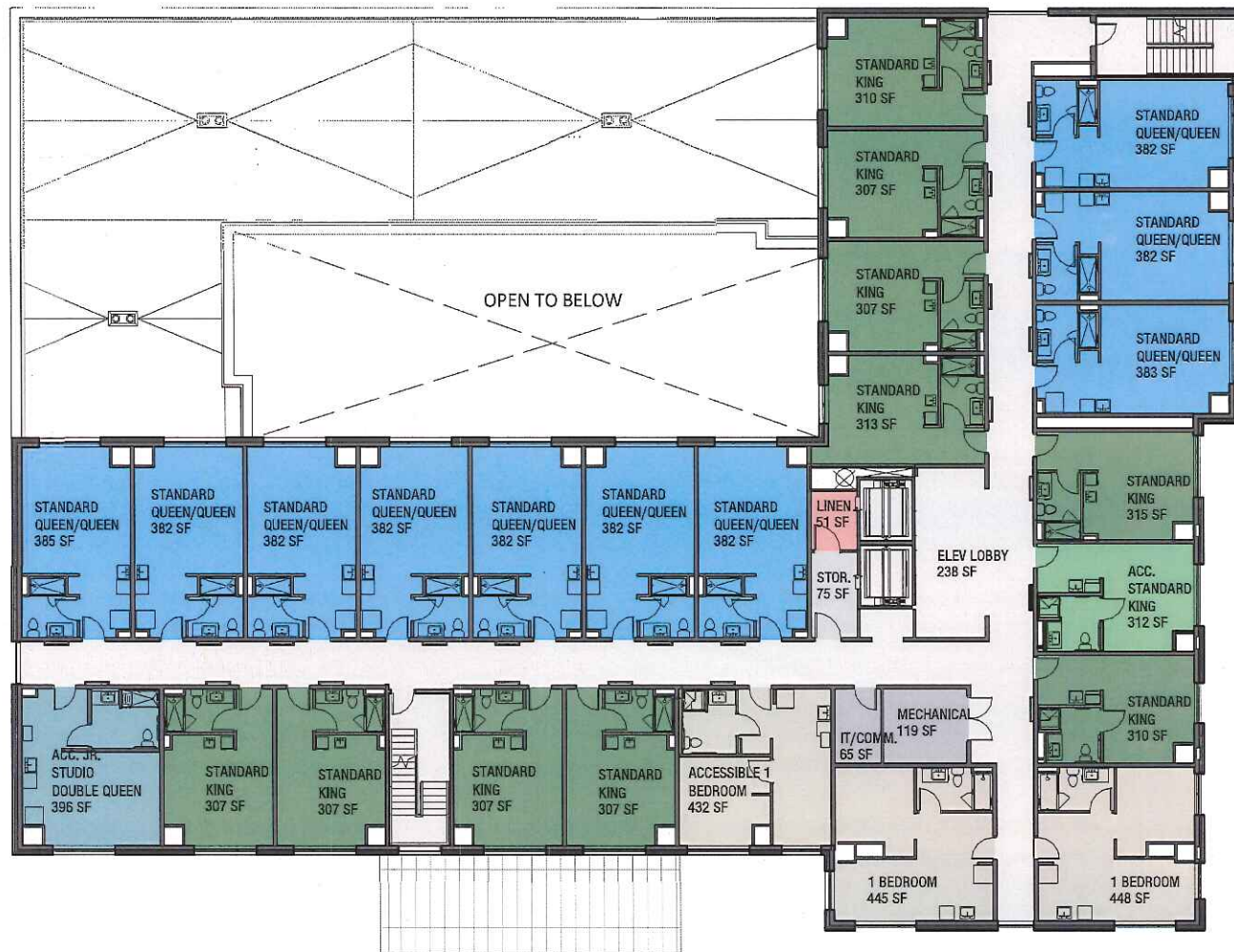
## DES MOINES ELEMENT

### THIRD-FOURTH FLOOR PLANS

06/10/19 | JLG 18018 | © 2018 JLG ARCHITECTS







#### BUILDING STATISTICS

TOTAL GUESTROOMS :	112
SECOND FLOOR :	0
THIRD FLOOR :	31
FOURTH FLOOR :	31
FIFTH FLOOR :	25
SIXTH FLOOR :	25
TOTAL PARKING COUNT:	95
BELOW GRADE :	0
SECOND FLOOR:	35 GUEST/28 VALET
*LEASE PARKING :	32
*OFF SITE LEASE PARKING AGREEMENT WITH STAYBRIDGE SUITES (ADJACENT PROPERTY)	

## DES MOINES ELEMENT

### FIFTH-SIXTH FLOOR PLANS

06/10/19 | JLG 18018 | © 2018 JLG ARCHITECTS



SANDBLASTED VERTICAL  
PRECAST ELEMENT

SMOOTH FACED DARK  
BRICK, RUNNING BOND

SMOOTH FACED DARK  
BRICK, SOLDIER COURSE  
BETWEEN WINDOWS

ROOFTOP MECHANICAL  
SCREEN, DARK GRAY TO  
MATCH FIBER CEMENT

NICHIHA FIBER CEMENT  
PANEL, ILLUMINATION  
SERIES, DARK GRAY

MID-TONE BRICK

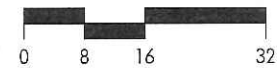
BRICK CORNICE



# DES MOINES ELEMENT

## FRONT (WEST) ELEVATION

06/10/19 | JLG 18018 | © 2018 JLG ARCHITECTS





ROOFTOP MECHANICAL  
SCREEN, DARK GRAY TO  
MATCH FIBER CEMENT

MID-TONE BRICK, LOUVERS  
PAINTED TO MATCH

BRICK CORNICE

ENTRY CANOPY. WHITE  
METAL PANEL

METAL PANEL TO MATCH  
NICHIIHA ABOVE, DARK GRAY

NICHIIHA FIBER CEMENT  
PANEL, ILLUMINATION  
SERIES, DARK GRAY.  
LOUVERS PAINTED TO  
MATCH

SMOOTH FACED DARK  
BRICK, RUNNING BOND

SMOOTH FACED DARK  
BRICK, SOLDIER COURSE  
BETWEEN WINDOWS

SANDBLASTED VERTICAL  
PRECAST ELEMENT

ACID ETCHED PRECAST  
CONCRETE PANEL WITH  
REVEAL PATTERN AT 2'-0" O.C.

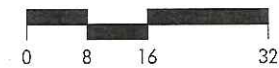
SANDBLASTED PRECAST  
CONCRETE PANEL AT GRADE



# DES MOINES ELEMENT

## SIDE (SOUTH) ELEVATION

06/10/19 | JLG 18018 | © 2018 JLG ARCHITECTS



4/6

ROOFTOP MECHANICAL  
SCREEN, DARK GRAY TO  
MATCH FIBER CEMENT

ELEMENT BRAND LED BACKLIT  
SIGNAGE

SANDBLASTED VERTICAL  
PRECAST ELEMENT

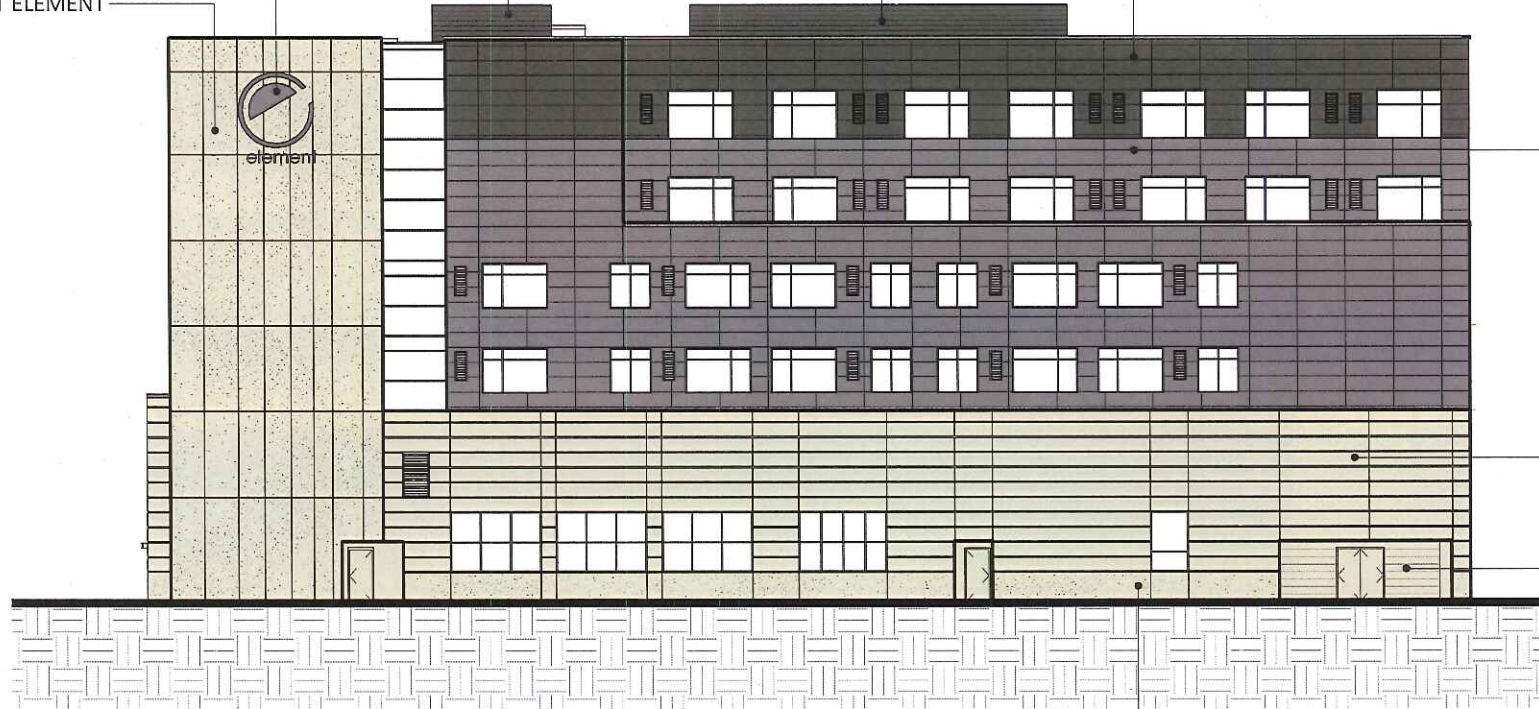
NICHIHA FIBER CEMENT  
PANEL, ILLUMINATION  
SERIES, DARK GRAY  
BANDING

NICHIHA FIBER CEMENT  
PANEL, ILLUMINATION  
SERIES, LIGHT GRAY

ACID ETCHED PRECAST  
CONCRETE PANEL WITH  
REVEAL PATTERN AT 2'-0" O.C.

SCREEN WALL TRASH  
ENCLOSURE. 6" HORIZONTAL  
LOUVER WITH 1/2" SPACING.  
COLOR TO MATCH PRECAST

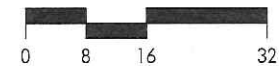
SANDBLASTED PRECAST  
CONCRETE PANEL AT GRADE



# DES MOINES ELEMENT

REAR ALLEY (EAST) ELEVATION

06/10/19 | JLG 18018 | © 2018 JLG ARCHITECTS





NICHIHA FIBER CEMENT  
PANEL, ILLUMINATION  
SERIES, DARK GRAY BAND

NICHIHA FIBER CEMENT  
PANEL, ILLUMINATION  
SERIES, LIGHT GRAY

ROOFTOP MECHANICAL  
SCREEN, DARK GRAY TO  
MATCH FIBER CEMENT

MID-TONE BRICK AND  
CORNICE (BEYOND)

SMOOTH FACED DARK  
BRICK, RUNNING BOND

ENTRY CANOPY. WHITE  
METAL PANEL

ACID ETCHED PRECAST  
CONCRETE PANEL WITH  
REVEAL PATTERN AT 2'-0" O.C.

SANDBLASTED PRECAST  
CONCRETE PANEL AT GRADE

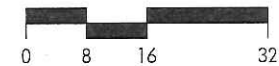
SCREEN WALL TRASH  
ENCLOSURE. 6" HORIZONTAL  
LOUVER WITH 1/2" SPACING.  
COLOR TO MATCH PRECAST



# DES MOINES ELEMENT

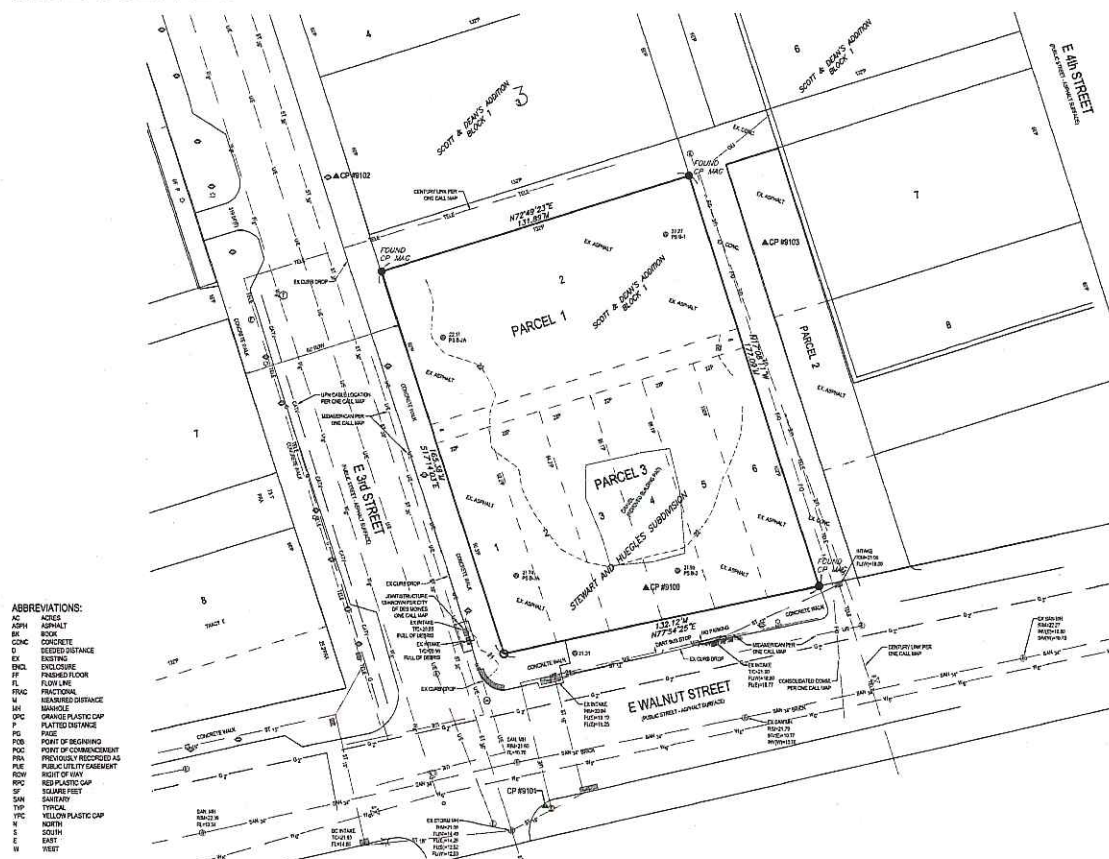
## SIDE ALLEY (NORTH) ELEVATION

06/10/19 | JLG 18018 | © 2018 JLG ARCHITECTS



DESIGN FOR LIFE

# ELEMENT HOTEL SITE SURVEY



- ABBREVIATIONS:**
- AC ACRES
  - ADJ ADJACENT
  - BLK BLOCK
  - CONC CONCRETE
  - D DISTANCE
  - EASTING EASTING
  - ENCL ENCLOSURE
  - FL FLOW LINE
  - FL FLOW LINE
  - FRAC FRACTIONAL
  - GA GAS
  - GRASS GRASS
  - IR IRRIGATION
  - MANH MANHOLE
  - ORANGE ORANGE PLASTIC CAP
  - PL PLASTIC
  - PLAT PLAT
  - POS POINT OF BEGINNING
  - POB POINT OF BEGINNING
  - PRE PREVIOUSLY RECORDED
  - REC RECORD
  - ROW RIGHT OF WAY
  - RWC RIGHT OF WAY CORNER
  - SF SQUARE FEET
  - SAN SANITARY
  - TYP TYPICAL
  - N NORTH
  - S SOUTH
  - E EAST
  - W WEST

**UTILITY MAPS PROVIDED BY:**

1. TELEPHONE (CITY OF DES MOINES)
2. STORM AND SANITARY (CITY OF DES MOINES)
3. GAS (IOWA GAS COMPANY)
4. FIBER OPTIC (IOWA GAS COMPANY)
5. WATER (IOWA GAS COMPANY)
6. GAS (IOWA GAS COMPANY)

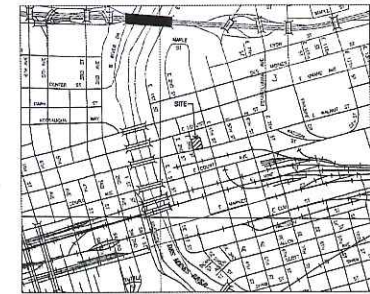


**UTILITY NOTE:**  
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY. EXISTING PUBLIC RECORDS AND PLANS PROVIDED BY UTILITY SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS. ONLY BISHOP ENGINEERING CAN GUARANTEE THE ACCURACY OF ANY UTILITY LOCATION. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN ON ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS. ANY REQUEST FOR A REQUEST THIS WAY TO IOWA ONE CALL FOR UTILITY SERVICES TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

**NOTES:**

1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLA COUNTY ADJACENT WEB PAGE
2. PREVIOUSLY RECORDED LOCATIONS PREVIOUSLY RECORDED BEARINGS AND DISTANCES

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**PROPERTY DESCRIPTION:**  
UNIMPROVED DES MOINES TRAIL, PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- LEGEND:**
- SAN — SANITARY SEWER
  - ST — STORM SEWER
  - W — WATER LINE
  - G — GAS LINE
  - U — UNDERGROUND ELECTRIC
  - OE — OVERHEAD ELECTRIC
  - TEL — TELEPHONE LINE
  - FO — FIBER OPTIC
  - CATV — CABLE TV
  - ① STORM MANHOLE
  - ② CLUMP MANHOLE
  - ③ FLARED END SECTION
  - ④ SANITARY MANHOLE
  - ⑤ CLEANOUT
  - ⑥ FIRE HYDRANT
  - ⑦ SPRINKLER
  - ⑧ UNDERGROUND CONTROL VALVE
  - ⑨ WATER MANHOLE
  - ⑩ WELL
  - ⑪ WATER VALVE
  - ⑫ WATER SHUT OFF
  - ⑬ YARD HYDRANT
  - ⑭ ELECTRIC MANHOLE
  - ⑮ ELECTRIC METER
  - ⑯ ELECTRIC RISER
  - ⑰ ELECTRIC VALVE
  - ⑱ POWER POLE
  - ⑲ TRANSFORMER POLE
  - ⑳ LIGHT POLE
  - ㉑ ELECTRIC JUNCTION BOX
  - ㉒ ELECTRIC PANEL
  - ㉓ TRANSFORMER
  - ㉔ GROUND LIGHT
  - ㉕ GUY WIRE
  - ㉖ ELECTRIC MANHOLE
  - ㉗ GAS METER
  - ㉘ GAS VALVE
  - ㉙ AIR CONDITIONING UNIT
  - ㉚ TELEPHONE MANHOLE
  - ㉛ TELEPHONE VALVE
  - ㉜ TELEPHONE MANHOLE
  - ㉝ FIBER OPTIC RISER
  - ㉞ FIBER OPTIC PANEL
  - ㉟ CABLE TV RISER
  - SIGN —
  - ① DENOTES NUMBER OF PARKING SPACES
  - ② PROPERTY CORNER - FOUND AS NOTED
  - ③ PROPERTY CORNER - PLACED SUPERIMPOSE WITH YELLOW PLASTIC CAPS & LINES OR AS NOTED
  - ④ SECTION CORNER - FOUND AS NOTED
  - ⑤ SITE CONTROL POINT - NON-ADJACENT AS NOTED

**ADDRESS:**  
304 E WALNUT STREET  
DES MOINES, IOWA 50309

**OWNER:**  
JH PROPERTIES LLC  
PATRICK WALSH  
1778 WALNUT ST  
RAPID CITY, SD 57102

**PREPARED FOR:**  
JESSE WALKER  
JESSE WALKER ARCHITECTS  
201 WEST AVE NORTH  
SUITE 100  
WILKINSON, SD 57151

**ZONING:**  
INFORMATION OBTAINED FROM CITY OF DES MOINES  
ONLINE ZONING MAP (P21)  
ZONED TO C-2 CENTRAL BUSINESS DISTRICT  
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF DES MOINES AT 515-281-4100

**SITE CONTROL AND BENCHMARKS:**  
BASE OF BEARING OBTAINED FROM GPS OBSERVATIONS  
DATA COLLECTED IN IOWA SOUTH  
BENCHMARK DATA = DES MOINES CITY DATUM

**BENCHMARK - 10 4100**  
DESCRIPTION: IRON PILE IN NE CORNER OF SIGNAL BASE  
LOCATION: ON SW CORNER OF E LOCUST ST AND E 4TH ST.

**POINT #101**  
NORTHING = 570993.58  
EASTING = 10086.04  
ELEVATION = 21.02  
DESCRIPTION: CP AND LOCATED ON THE NE CORNER OF THE INTERSECTION OF E WALNUT ST AND E 3RD ST

**POINT #102**  
NORTHING = 570993.54  
EASTING = 10082.84  
ELEVATION = 21.71  
DESCRIPTION: CP AND LOCATED ON THE NW CORNER OF SUBJECT PROPERTY

**POINT #103**  
NORTHING = 570993.54  
EASTING = 10082.84  
ELEVATION = 21.71  
DESCRIPTION: CP AND LOCATED ON THE SE CORNER OF SUBJECT PROPERTY

**POINT #104**  
NORTHING = 570993.54  
EASTING = 10082.84  
ELEVATION = 21.71  
DESCRIPTION: CP AND LOCATED ON THE SW CORNER OF SUBJECT PROPERTY



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: LARRY D. HYLER, P.L.S. 14775 DATE: 06.07.2019

PAGES OR SHEETS COVERED BY THIS SEAL: C0.1

**Bishop Engineering**  
Training Your Successful Development  
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Phone: 515-281-4100  
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Established 1999  
Civil Engineering & Land Surveying

**304 EAST WALNUT STREET  
DES MOINES, IOWA 50309**

**SITE SURVEY**

PROJECT NUMBER: 180509  
SHEET NUMBER: C0.1

DATE: 06.07.2019  
PLANNING AND ZONING  
18018  
V100  
EXISTING CONDITIONS

**JLG**  
architects  
1214 North Third Street  
Des Moines, IA 50319  
Phone: 515.261.7373  
Fax: 515.261.7382  
www.jlgarchitect.com  
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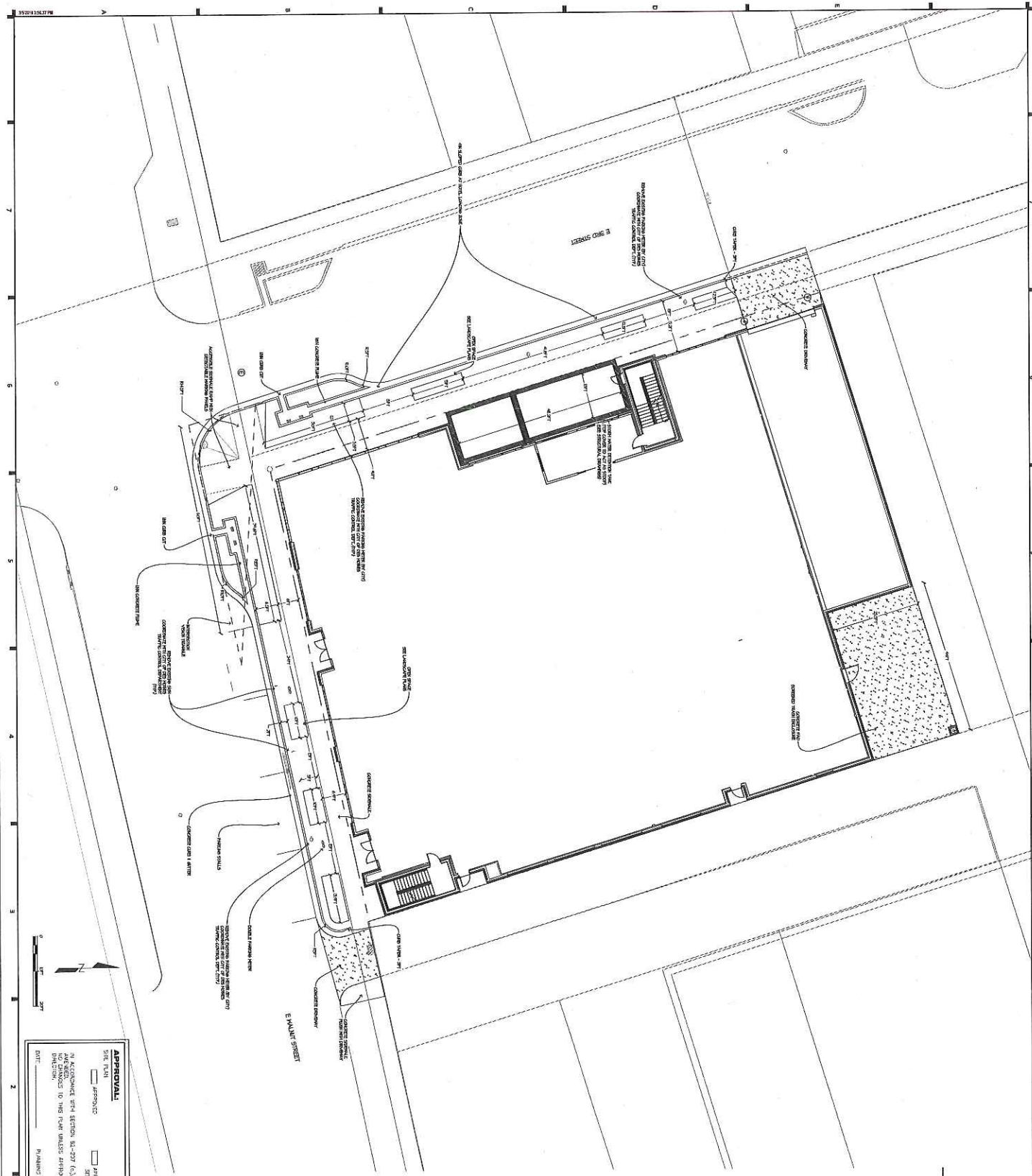
**ONE**  
DESIGN  
ARCHITECTS  
1001 E. 10TH AVE. SUITE 100  
DES MOINES, IA 50319

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**REVISION SCHEDULE**  
C0.1 18018 1 06/07/2019

**DES MOINES ELEMENT**  
DES MOINES, IA





- LEGEND**
- CONCRETE SIDEWALK - 12" MIN.
  - CONCRETE DRIVE - 12" MIN.
  - CONCRETE DRIVE AND PARKING - 12" MIN.
  - PROPERTY LINE
- PLAN NOTES**
- ALL NOTES IN THIS SET ARE TO BE READ IN CONJUNCTION WITH THE CITY OF DES MOINES PLANNING AND ZONING ORDINANCES AND THE CITY OF DES MOINES PLANNING AND ZONING COMMISSION'S DECISIONS.
  - THE CITY OF DES MOINES PLANNING AND ZONING COMMISSION'S DECISIONS ARE THE FINAL AUTHORITY IN ALL MATTERS RELATING TO THE CITY OF DES MOINES PLANNING AND ZONING ORDINANCES.
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**DES MOINES ELEMENT**

DES MOINES, IA

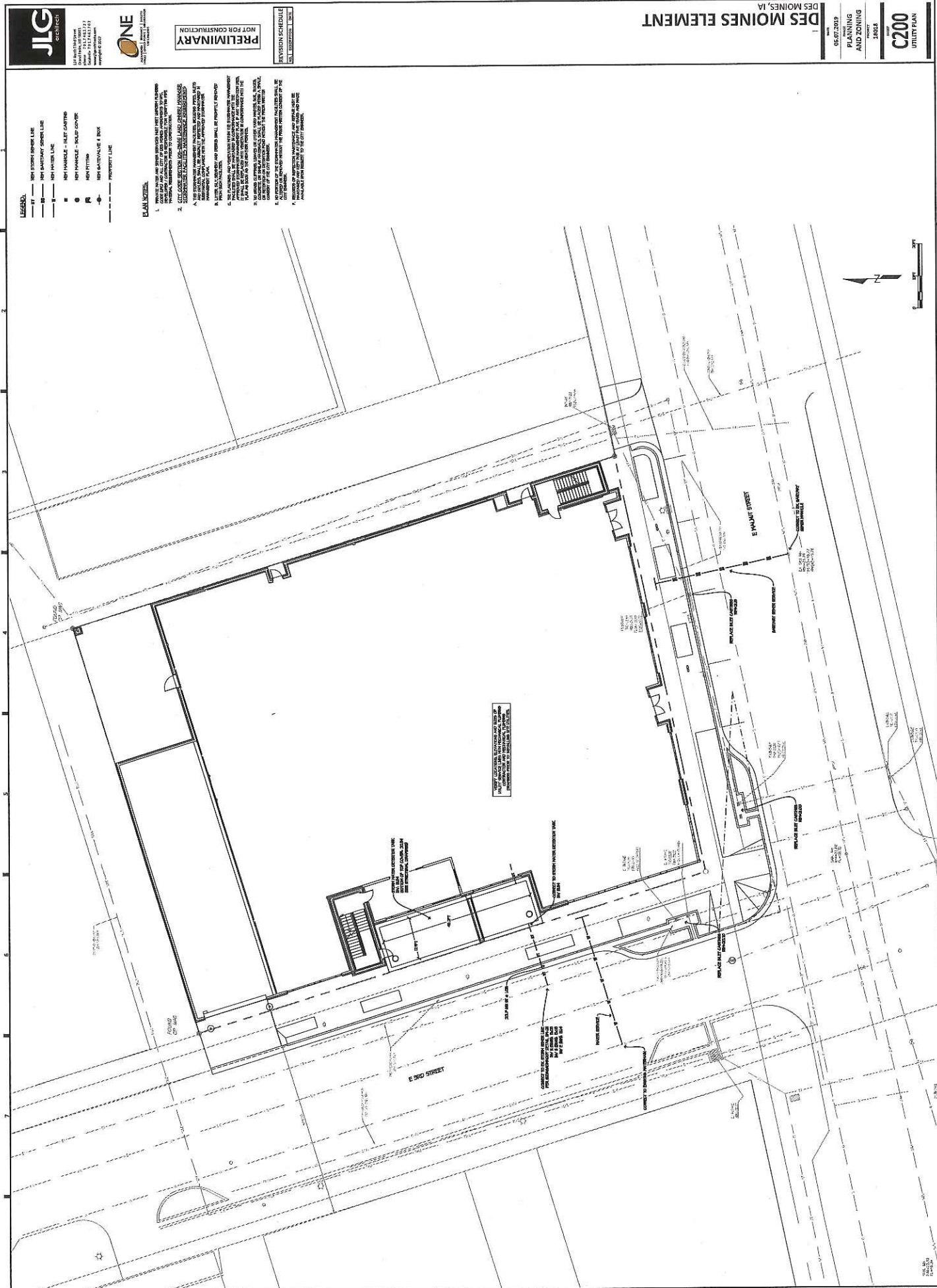
**APPROVAL:**

SITE PLAN ☐ APPROVED ☐ APPROVED WITH CONDITIONS

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

PLANNING DEPARTMENT



- LEGEND:**
- ST - NEW STORM SEWER LINE
  - SS - NEW SANITARY SEWER LINE
  - W - NEW WATER LINE
  - G - NEW GAS LINE
  - E - NEW ELECTRIC LINE
  - PT - NEW PAVEMENT
  - PC - NEW PAVEMENT CURB
  - PL - NEW PAVEMENT LANE
  - PR - NEW PAVEMENT RAMP
  - PS - NEW PAVEMENT SIDEWALK
  - PT - NEW PAVEMENT TRAIL
  - PL - NEW PAVEMENT LANE

**PLAN NOTES:**

1. PROPERTY AND EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN ACCORD WITH THE RECORD DRAWINGS.
2. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORD WITH THE CITY OF DES MOINES STANDARDS AND SPECIFICATIONS FOR UTILITY INSTALLATION.
3. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORD WITH THE CITY OF DES MOINES STANDARDS AND SPECIFICATIONS FOR UTILITY INSTALLATION.
4. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORD WITH THE CITY OF DES MOINES STANDARDS AND SPECIFICATIONS FOR UTILITY INSTALLATION.
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9. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORD WITH THE CITY OF DES MOINES STANDARDS AND SPECIFICATIONS FOR UTILITY INSTALLATION.
10. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORD WITH THE CITY OF DES MOINES STANDARDS AND SPECIFICATIONS FOR UTILITY INSTALLATION.

REVISION SCHEDULE  
NO. 1. 06/07/2019

PRELIMINARY  
NOT FOR CONSTRUCTION

DES MOINES ELEMENT  
DES MOINES, IA

DATE: 06/07/2019  
PROJECT: PLANNING AND ZONING  
SHEET: 10013  
C200  
UTILITY PLAN





221 Burlington Road  
Des Moines, IA 50319  
Phone: 515.281.7177  
Fax: 515.281.7178  
www.jigarchitect.com



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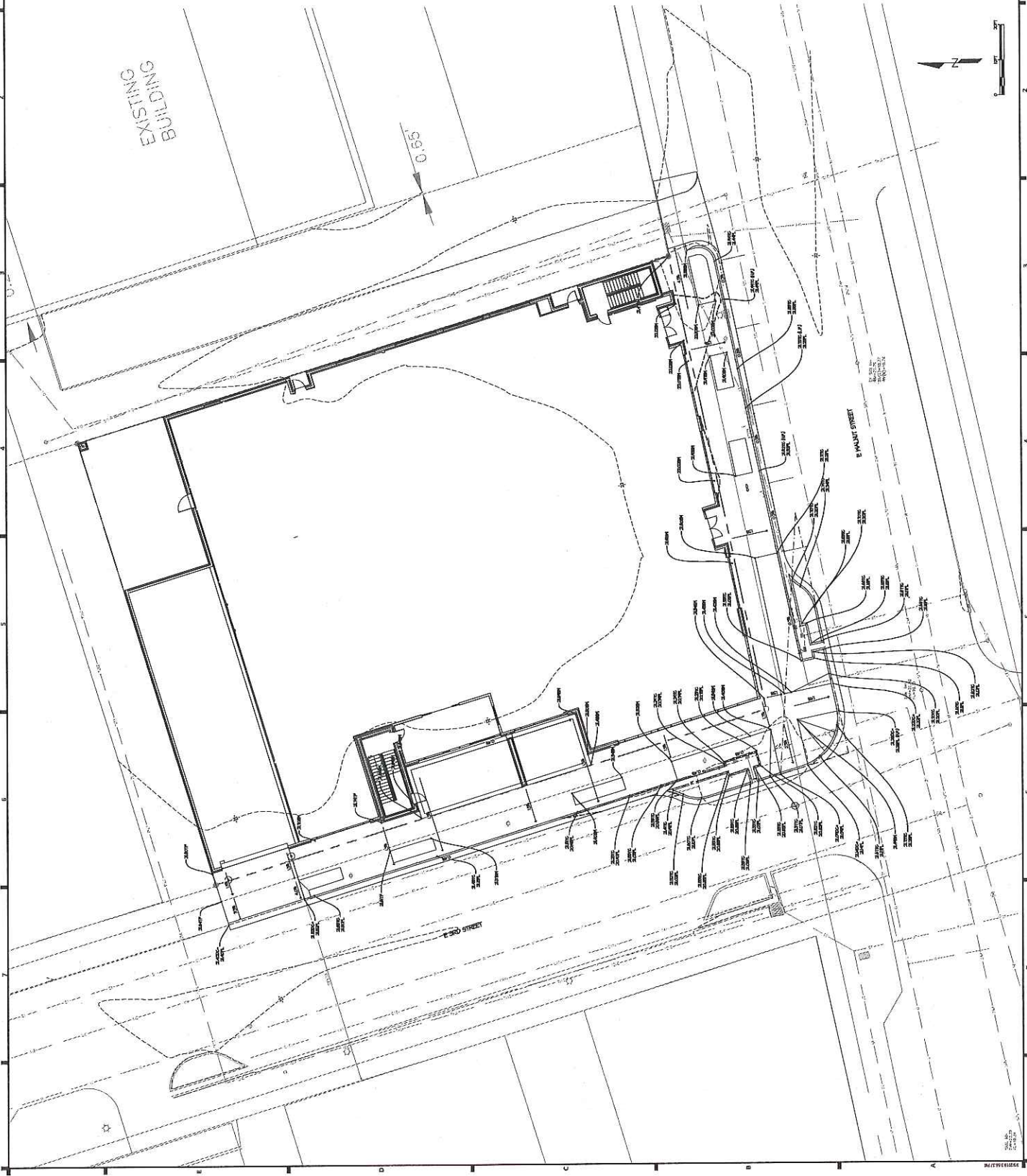
REVISION SCHEDULE  
DATE REVISION BY

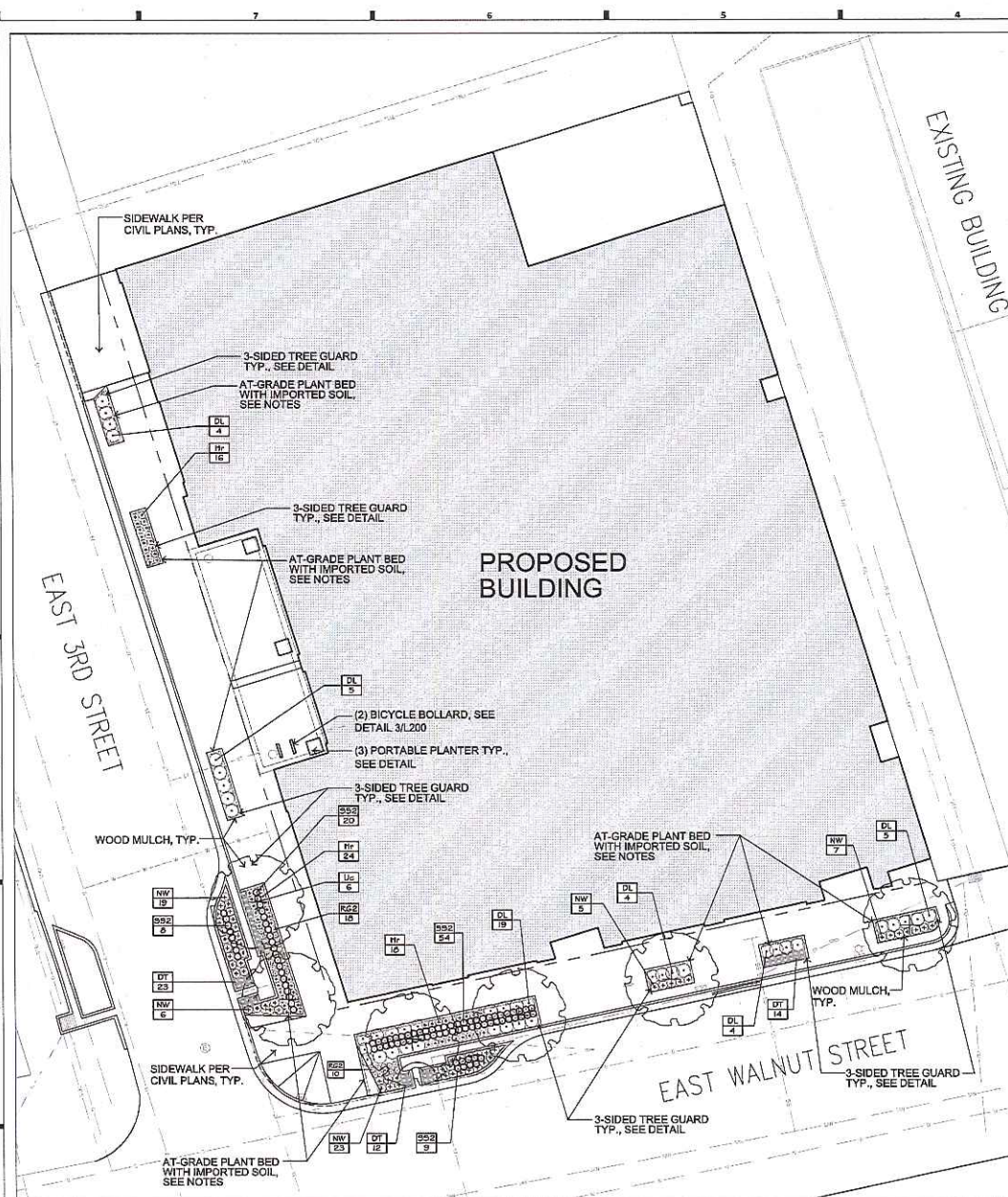
DES MOINES, IA  
DES MOINES ELEMENT

DATE: 06.07.2019  
PROJECT: PLANNING AND ZONING  
SHEET: C300  
TITLE: GRADING PLAN

- LEGEND
- PROPERTY LINE
  - PROPOSED CURBLINE
  - EXISTING CURBLINE
  - NEW TOP OF SIDEWALK ELEVATION
  - NEW TOP OF CURB ELEVATION
  - NEW TOP OF PAVEMENT ELEVATION
  - NEW TOP OF GRADE ELEVATION - FUTURE ELEVATION
  - NEW FUTURE GRADE SURVEY AND DIRECTION OF FLOW
  - 1000 POINT
  - PAVEMENT EXISTING

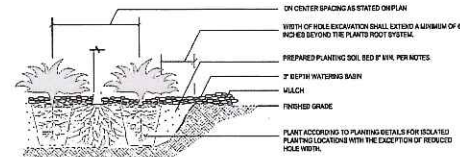
EXISTING BUILDING



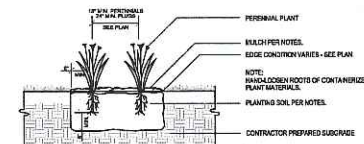


### PLANT SCHEDULE

<u>TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>
	Uc	Ulmus x "Frontier"	American Elm	2" Cal.	B&B	6
<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>
	DL	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	41
<u>ANNUALS/PERENNIALS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>
	DT	Deschampsia cespitosa	Tufted Hair Grass	1 gal.	Pot	49
	Hr	Hemerocallis x "Ruby Stella"	Ruby Stella Daylily	1 gal.	Pot	58
	NW	Nepeta x faassanii "Walkers Low"	Walkers Low Catmint	1 gal.	Pot	60
	RG2	Rudbeckia fulgida "Goldstrum"	Black Eyed Susan	1 gal.	Pot	28
<u>GRASSES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>
	SS2	Schizachyrium scoparium "Standing Ovation"	Little Bluestem Grass	1 gal.	Pot	91



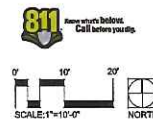
1 TYP. SHRUB PLANTING - SECTION  
L100 NOT TO SCALE



2 TYP. PERENNIAL PLANTING - SECTION  
L100 NOT TO SCALE

General Notes:

01. Refer to Sheet L200 for Notes & Requirements.
02. See Civil Engineer's plans for site plan layout and dimensions.
03. Contractor to coordinate all work in the city right-of-way with the City of Des Moines Public Works Departments.
04. Protect new improvements from damage during landscape construction.
05. New trees must be staked with Tomahawk sub-surface ball supports, as noted on Sheet L100. Above-grade stakes are prohibited.





DATE  
05.07.2019

PROJECT  
PLANNING  
AND ZONING

PLOT  
1801B

SHEET  
L200

LANDSCAPE DETAIL