Roll Ca	II Number	

Agenda Item Number
45

Date December 2, 2019

RESOLUTION HOLDING HEARING ON REQUEST FROM IOWA LABORERS EDUCATION AND TRAINING TRUST FUND TO AMEND PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED IN THE VICINITY OF 4500 HUBBELL AVENUE

WHEREAS, on November 18, 2019, by Roll Call No. 19-1828, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on November 7, 2019, its members voted 15-0 in support of a motion to recommend APPROVAL of a request from the Iowa Laborers Education and Training Trust Fund (owner), represented by Mike Weckman (officer), for the 8th Amendment to the Baker PUD Conceptual Plan for property located in the vicinity of the 4500 block of Hubbell Avenue, to allow development of 7.12 acres of the PUD area ("Property") to be developed with a building for a training center and equipment storage as well as an outdoor training site, subject to the following revisions to the Conceptual Plan:

- 1. Conformance with all administrative comments of the final Mylar review.
- 2. Provision of specific elevations with labeled materials and dimensions of the proposed building for Parcel A as approved by the Planning Administrator prior to final Mylar review approval.
- 3. Provision of 5-foot public sidewalks along all public street frontages with any PUD Development Plan.
- 4. Provision of a note on the Conceptual Plan that any overhead doors on any building shall not be oriented towards a public street.
- 5. Provision of a note on the Conceptual Plan that any clearing and excavations as part of the outdoor training are on Parcel A shall be approved by the Engineering Staff in the Permit and Development Center.
- 6. Provision of a note that any tree removal shall comply with the Tree Removal and Mitigation regulations in Article X, of Chapter 42 of the City Code.
- 7. Provision of a note that hours of operation for any outdoor training activity on Parcel A shall be limited between the hours of 7:00 A.M. to 7:00 P.M.; and

WHEREAS, on November 18, 2019, by Roll Call No. 19-1828, it was duly resolved by the City Council that the application of the Iowa Laborers Education and Training Trust Fund for review and approval of the proposed 8th Amendment to the Baker PUD Conceptual Plan for the Property, as legally described below, be set down for hearing on December 2, 2019, at 5:00 p.m. in the City Council Chambers at City Hall; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed amendment to the approved Baker PUD Conceptual Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed amendment to the approved Baker PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and 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 any statements of interested persons and arguments of counsel, any and all objections to the proposed 8th amendment to the Baker PUD Conceptual Plan for the

Agenda Item Number
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Date December 2, 2019

Property, located in the vicinity of the 4500 block of Hubbell Avenue and legally described as follows, are hereby overruled, and the hearing is closed:

AN IRREGULARLY SHAPED PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5th P.M., DES MOINES, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE. 1/4) OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5th P.M., DES MOINES, POLK COUNTY, IOWA; THENCE SOUTH 00°24'05" WEST (BEARING ESTABLISHED IN THE PLAT OF BROWNSTONE ESTATES) ALONG THE WEST LINE OF NE. 1/4 OF SAID SECTION 21, A DISTANCE OF 1122.82 FEET TO THE SOUTHWEST CORNER OF OUTLOT "X" IN BROWNSTONE ESTATES. AN OFFICIAL PLAT. POLK COUNTY, IOWA AND TO THE POINT OF BEGINNING; THENCE NORTH 70°57'01" EAST ALONG THE SOUTHERLY LINE OF SAID BROWNSTONE ESTATES AND ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID BROWNSTONE ESTATES, A DISTANCE OF 2804.37 FEET TO THE WEST RIGHT OF WAY LINE OF NE. 46th STREET, AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTH 00°09'26" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NE. 46th STREET, A DISTANCE OF 603.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. HUBBELL AVENUE, AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTH 55°26'35" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID F.M. HUBBELL AVENUE, A DISTANCE OF 261.74 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID F.M. HUBBELL AVENUE AND ALONG A 5765.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY A DISTANCE OF 1011.34 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 50°08'14" WEST AND A CHORD LENGTH OF 1010.05 FEET; THENCE SOUTH 45°02'42" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID F.M. HUBBELL AVENUE, A DISTANCE OF 62.63 FEET TO THE NORTHEAST CORNER OF PARCEL "D" OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21 AS SHOWN IN BOOK 8361 AT PAGE 967 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE SOUTH 89°40'34" WEST ALONG THE NORTH LINE OF SAID PARCEL "D", A DISTANCE OF 280.81 FEET TO THE NORTHEAST CORNER OF PARCEL "A" OF LOT 1 IN CAPITOL HEIGHTS REPLAT, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA AS SHOWN IN BOOK 8361 AT PAGE 967 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE SOUTH 88°56'37" WEST ALONG THE NORTH LINE OF SAID PARCEL "A" AND ALONG THE NORTH LINE OF PARCEL "C" OF LOT 1 IN CAPITOL HEIGHTS REPLAT, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA AS SHOWN IN BOOK 8727 AT PAGE 975 IN THE OFFICE OF THE POLK COUNTY RECORDER AND ALONG THE NORTH LINE OF SAID LOT 1 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF E. 42nd STREET AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 1336.97 FEET TO THE WEST LINE OF THE NE. 1/4 OF SAID SECTION 21; THENCE NORTH 00°18'10" EAST ALONG THE WEST LINE OF THE NE. 1/4 OF SAID SECTION 21, A DISTANCE OF 554.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 49.67 ACRES MORE OR LESS.

Roll Call I	Numb	er				Agenda Item Number
Date December	2, 2019					
AND, WARRANTY	DEED:	BOOK	11622,	PAGE 522	-523	
NORTHWEST BOUNDARY ALONG THE THENCE NOI BEGINNING THE NORTH 151.65 FEET TALONG THE SAID LOT 12 OFFICIAL RESUBJECT TO ANY. 2. The properties of the properti	CORN LINE OF BOUND AT THE LINE OF THE EASTE AND ANY A	NER OF LOT DARY THE POE NORTH SOUTH RLY LID TO THE NORTH NO ALL	F SAID 1, THE LINE (DINT C THEAS LOT 1 IEASTI NE OF IE POIN L COUN L EASI hdment hereby	D LOT 1, NCE IN A DF LOT 1 DF BEGINN T CORNER 2, 133.33 F ERLY COR SAID LOT NT OF BEG NTY, IOWA EMENTS, C	TOF LOT 1 DESCRIBED AS BETHENCE EAST 500 FEET, THE SOUTHWESTERLY AND WESTO THE SOUTHWEST CORNERING; AND THAT PART OF LOTE OF SAID LOT 12, THENCE OF SAID LOT 12;	HENCE SOUTH TO TERLY DIRECTION ER OF SAID LOT 1, In 12 DESCRIBED AS WESTERLY ALONG IN A STRAIGHT LINE ENORTHEASTERLY HEAST CORNER OF IGHTS REPLAT, AN DON'S OF RECORD, IF In the Community In DSM: Creating Our
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FORM APPROVE	V. E	ank	1		/70Y2016	0.01.80
Glenna K. Frank, A	Assistant	City At	torney		(ZON2019	9-00189)
COUNCIL ACTION COWNIE	YEAS	NAYS	PASS	ABSENT	CER	TIFICATE

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APP	ROVED

Mayor

I, P. KAY CMELIK, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City	\mathbf{C}	lerk



Date Dece	nuber 270)
Agenda Item _	45
Roll Call #	

November 12, 2019

Honorable Mayor and City Council City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their November 7, 2019 meeting, the following action was taken regarding a request from Iowa Laborers Education and Training Trust Fund (owner) represented by Mike Weckman (officer) for review and approval of an 8th Amendment to the Baker PUD Conceptual Plan on property in the vicinity of the 4500 block of Hubbell Avenue to allow development of 7.12 acres of agricultural land designated for single-family semi-detached residential development to be developed with a building for a training center and equipment storage. An outdoor training site for skilled laborers is also proposed to practice infrastructure and utility construction techniques.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 15-0 as follows:

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

APPROVAL of Part A) APPROVAL of the requested amendment to PlanDSM future land use designation from Medium Density Residential to Industrial and Part B) APPROVAL of the proposed amendment to the Baker PUD Conceptual Plan subject to the following:

- 1. Conformance with all administrative comments of the final Mylar review.
- 2. Provision of specific elevations with labeled materials and dimensions of the proposed building for Parcel A as approved by the Planning Administrator prior to final Mylar review approval.
- 3. Provision of 5-foot public sidewalks along all public street frontages with any PUD Development Plan.
- 4. Provision of a note on the Conceptual Plan that any overhead doors on any building shall not be oriented towards a public street.
- 5. Provision of a note on the Conceptual Plan that any clearing and excavations as part of the outdoor training are on Parcel A shall be approved by the Engineering Staff in the Permit and Development Center.
- 6. Provision of a note that any tree removal shall comply with the Tree Removal and Mitigation regulations in Article X, of Chapter 42 of the City Code.
- 7. Provision of a note that hours of operation for any outdoor training activity on Parcel A shall be limited between the hours of 7:00 A.M. to 7:00 P.M.

(ZON2019-00189) & (21-2019-4.21)

Written Responses

5 in Favor

3 in Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends approval of the requested amendment to PlanDSM future land use designation from Medium Density Residential to Industrial.

Part B) Staff recommends approval of the proposed amendment to the Baker PUD Conceptual Plan subject to the following:

- 1. Conformance with all administrative comments of the final Mylar review.
- 2. Provision of specific elevations with labeled materials and dimensions of the proposed building for Parcel A as approved by the Planning Administrator prior to final Mylar review approval.
- 3. Provision of 5-foot public sidewalks along all public street frontages with any PUD Development Plan.
- 4. Provision of a note on the Conceptual Plan that any overhead doors on any building shall not be oriented towards a public street.
- 5. Provision of a note on the Conceptual Plan that any clearing and excavations as part of the outdoor training are on Parcel A shall be approved by the Engineering Staff in the Permit and Development Center.
- 6. Provision of a note that any tree removal shall comply with the Tree Removal and Mitigation regulations in Article X, of Chapter 42 of the City Code.
- 7. Provision of a note that hours of operation for any outdoor training activity on Parcel A shall be limited between the hours of 7:00 A.M. to 7:00 P.M.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request: The applicant proposes to develop the property at the eastern end of the Planned Unit Development (PUD) area for an indoor and outdoor training center for skilled laborers practicing infrastructure and utility work. Since the October 17, 2019 Plan and Zoning Commission meeting the applicant has revised their typical building design concept to a masonry block unit building from a metal skinned building. The building would house an indoor training environment, offices and some storage for equipment and materials related to the training.
- 2. Size of Site: The area of the proposed development is 7.12 acres. The area of the land within the entire Baker "PUD" Conceptual Plan is approximately 60 acres.
- 3. Existing Zoning (site): Baker "PUD" Planned Unit Development.
- 4. Existing Land Use (site): Multiple-family residential dwellings, office, mechanical contractor shop, warehouse and agricultural land.
- 5. Adjacent Land Use and Zoning:
 - **North** "R1-80" & "A-1", Uses are single-family dwellings and agricultural land.
 - **South** Limited "R-3" and "A-1", Uses are multiple-family dwellings and vacant land.
 - East "C-2" & "A-1", Uses are single-family dwellings, office, warehouse, repair shop, outside storage, vehicle display lot, vacant retail garden center, vacant repair shop, and vacant land.
 - West "A-1", Use is vacant timbered land.
- 6. General Neighborhood/Area Land Uses: The subject property is located north and west of the Hubbell Avenue (U.S. Highway 6) corridor.
- 7. Applicable Recognized Neighborhood(s): The subject property is not in a recognized neighborhood but is within 250 feet of the Sheridan Gardens Neighborhood. The neighborhood was notified of the original October 17, 2019 Commission meeting by mailing of the Preliminary Agenda on September 27, 2019. Additionally, separate notifications of the hearing for this specific item were mailed on September 27, 2019 (20 days prior to the original public hearing) and on October 7, 2019 (10 days prior to the original public hearing) to the Sheridan Gardens Neighborhood and to the primary titleholder on file with the Polk County Assessor for each property within the PUD and within 250 of the PUD boundary. A final agenda was mailed on November 1, 2019.

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 Sheridan Gardens Neighborhood notices were mailed to Kurt Lee, 3507 East 39th Court, Des Moines, IA 50317.

8. Relevant Zoning History: The subject property was rezoned by the City Council from "A-1" District to "PUD" District on October 27, 1997.

The most recent amendment (7th) was approved by the City Council at a special meeting on September 11, 2019. This amendment allowed single-family residential subdivision development within 19.98 acres of the center portion of the PUD identified in the subject amendment consideration as Parcel "D".

Of relevance is a previous amendment (6th) to the PUD Conceptual Plan. This was approved by the City Council on April 11, 2011 to allow multiple-family residential dwellings and single-family semi-detached dwellings on the eastern portion of the property, leaving the remaining property for future light industrial requiring a further PUD Conceptual Plan amendment. This included the provision of single-family semi-detached residential development on the subject Parcel "A" area of the amendment. The recent 7th Amendment was approved with only single-family residential development with the rationale that the area of the subject amendment would provide a denser housing type, giving the overall PUD a range of densities within different housing types.

- **9. PlanDSM Future Land Use Plan Designation:** The subject property for the amendment is designated as Medium Density Residential. The central portion of the PUD is designated as Low Density Residential and the western portion of the PUD is designated as Business Park.
- 10. Applicable Regulations: The Commission, considering the criteria set forth in Chapter 18B of the Iowa Code, reviews all proposals to amend PUD Conceptual Plans or regulations within the City of Des Moines in accordance with Section 134-700 of the City Code. Such amendments must be in conformance with the Comprehensive Plan for the City and designed to meet the criteria in Section 414.3 of the Iowa Code.

II. ADDITIONAL APPLICABLE INFORMATION

1. Natural Features/Landscaping: While the property is currently mostly tilled agricultural land, there are dense timbered areas to the northwest and southwest of the proposed amendment area. These timbered areas would partially segregate the subject amendment area from and protect residential areas to the northwest and southwest. The PUD Conceptual Plan indicates that any tree removals resulting from the proposed development would require compliance with mitigation per the City's Ordinance.

The proposed conceptual landscaping includes overstory tree plantings along the east and south public street perimeters. A dense evergreen planting strip is proposed along the northern edge of the property where development would abut existing residential area.

Staff would recommend that conservation easement areas be indicated on any PUD Conceptual Plan amendment that would be approved to be provided on any Plat for the protection of timbered areas that are not disturbed by the development.

2. Drainage/Grading: There is a tributary to Four Mile Creek running through the southwestern and western portions of the subject amendment area, generally from

east to west. There are existing easements along the drainage way to protect stream bank stabilization improvements that have been put in place. The City would need to ensure access through any development to maintain these areas over time. Any PUD Conceptual Plan amendment that would be approved should indicate that any platting of the property will provide necessary public access to maintain the stream stabilization areas.

- 3. Traffic/Street System: A Traffic Impact Study was not required prior to the proposed PUD Conceptual Plan amendment pursuant to City policy given the anticipated number of trips for the training facility. Traffic Engineering Staff have indicated the need for public sidewalks along Hubbell Avenue and East 46th Street as part of any development of the amendment area (Parcel "A").
- 4. Urban Design: The Conceptual Plan indicates that buildings shall be constructed of permanent materials such as, tilt-up concrete panels, architectural pre-cast panels, brick, stone and glass. Only durable materials such as stone, brick, block, concrete panels or concrete tile shall be used on the base four-feet of all sides of the building. The submitted Conceptual Plan provides a revised typical design for the proposed training center building. It would be a masonry block structure. This revised material palette is more in keeping with the intent for commercial buildings within a PUD. Staff would require a more specific elevation to be submitted with the final Mylar review for the PUD Conceptual Plan. re would be clear story window on the east and west elevations, with two overhead doors facing west internally into the site.
- 5. PlanDSM Creating Our Tomorrow: The subject property is currently designated as "Medium Density Residential" on the Future Land Use Map based upon uses identified on the existing PUD Concept Plan. PlanDSM notes that this classification "Areas developed with mix of single family, two family and multi-family residential up to 17 dwelling units per net acre."

The Future Land Use Map would require amendment to the "Industrial" classification to allow for the proposed training facility with outside training activity. This classification is defined as "Accommodates industrial development and limited supporting commercial uses. Development in this classification could have a large impact on adjoining properties and the environment which would need to be mitigated." For contrast, the "Business Park" designation elsewhere in the western portion of the PUD is defined as "Accommodates light industrial, office and employment uses along with limited complementary retail uses. Industrial uses in this category would produce little or no noise, odor, vibration, glare, or other objectionable influences, and would have little or no adverse effect on surrounding properties."

SUMMARY OF DISCUSSION

<u>Jacqueline Easley</u> asked if any member of the audience or the commission desired to speak regarding the item. None were present or requested to speak.

COMMISSION ACTION:

<u>Greg Jones</u> made a motion for approval of Part A) **APPROVAL** of the requested amendment to PlanDSM future land use designation from Medium Density Residential to

Industrial and Part B) **APPROVAL** of the proposed amendment to the Baker PUD Conceptual Plan subject to the following:

- 1. Conformance with all administrative comments of the final Mylar review.
- 2. Provision of specific elevations with labeled materials and dimensions of the proposed building for Parcel A as approved by the Planning Administrator prior to final Mylar review approval.
- 3. Provision of 5-foot public sidewalks along all public street frontages with any PUD Development Plan.
- 4. Provision of a note on the Conceptual Plan that any overhead doors on any building shall not be oriented towards a public street.
- 5. Provision of a note on the Conceptual Plan that any clearing and excavations as part of the outdoor training are on Parcel A shall be approved by the Engineering Staff in the Permit and Development Center.
- 6. Provision of a note that any tree removal shall comply with the Tree Removal and Mitigation regulations in Article X, of Chapter 42 of the City Code.
- 7. Provision of a note that hours of operation for any outdoor training activity on Parcel A shall be limited between the hours of 7:00 A.M. to 7:00 P.M.

Motion Carried: 15-0

Respectfully submitted,

Jason Van Essen, AICP Senior City Planner

JVE:tjh

Iowa Laborers Education and Training Trust Fund (owner) represented by Mike Weckman (officer) for property located in the vicinity of 4560 Hubbell Avenue. Additional property in the PUD boundary is owned by Baker Real Estate, LP; Baker Creek Senior Living I, LP; McKinley Crest, LLLP and B & B Real Estate										
Group, LLC. Description of Action o					e designation					
PlanDSM Future Land Use				Current: Medium Density Residential District. Proposed: Industrial.						
Mobilizing Tomorrow Transportation Plan			No planned improvements.							
Current Zoning District		t	"PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.							
Proposed Zoning District		ict	N/A.							
Consent Card Responses Outside Area (200 feet) Within Subject Property		In Fav	vor Not In Favor		Undetermi	ned	% O	pposition		
Plan and Zoning Commission Act		Approval X		Х		Required 6/7 the City Coun		Yes No		X

Iowa Laborers Education Trust Fund, Vicinity of 4560 Hubbell Avenue

21-2019-4.21



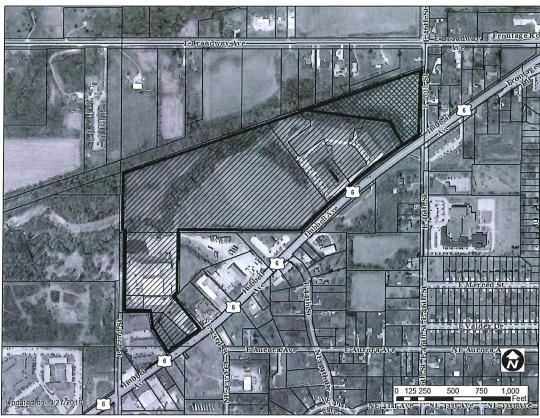
1 inch = 476 feet



Iowa Laborers Education and Training Trust Fund (owner) represented by Mike File# Weckman (officer) for property located in the vicinity of 4560 Hubbell Avenue. ZON2019-00189 Additional property in the PUD boundary is owned by Baker Real Estate, LP; Baker Creek Senior Living I, LP; McKinley Crest, LLLP and B & B Real Estate Group, LLC. Description Review and approval of an 8th Amendment to the Baker PUD Conceptual Plan on property in of Action the vicinity of the 4500 block of Hubbell Avenue to allow development of 7.12 acres of agricultural land designated for single-family semi-detached residential development to be developed with a building for a training center and equipment storage. Also an outdoor training site for skilled laborers to practice infrastructure and utility construction techniques. PlanDSM Future Land Use Current: Medium Density Residential District. Proposed: Industrial. **Mobilizing Tomorrow** No planned improvements. Transportation Plan **Current Zoning District** "PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay **Proposed Zoning District** N/A. Not In Favor **Consent Card Responses** Undetermined % Opposition In Favor Outside Area (200 feet) Within Subject Property Plan and Zoning Approval Х Required 6/7 Vote of Yes **Commission Action** the City Council Denial No Χ

Iowa Laborers Education Trust Fund, Vicinity of 4560 Hubbell Avenue

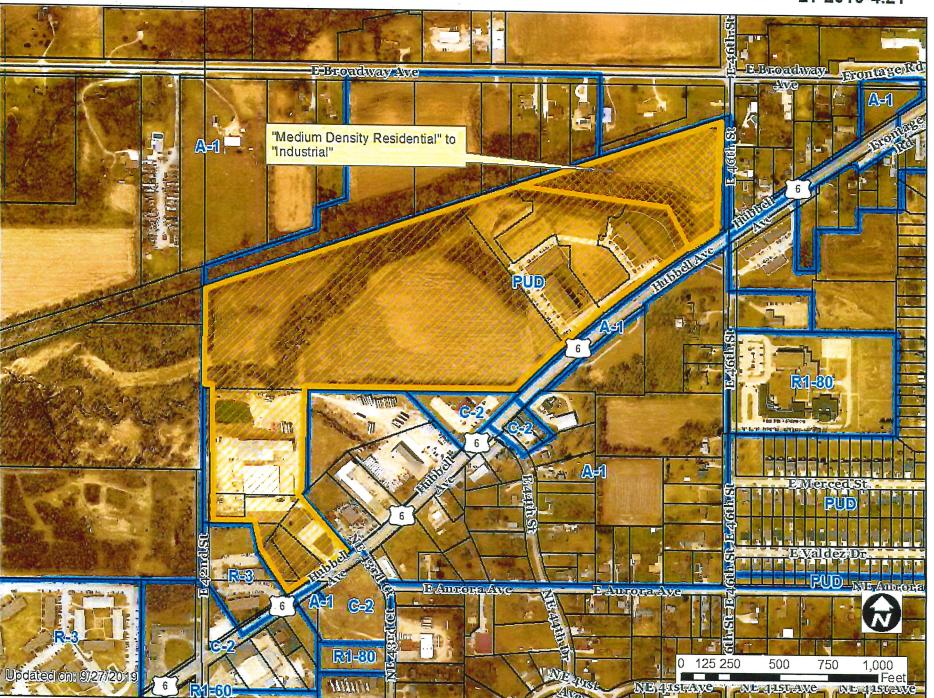
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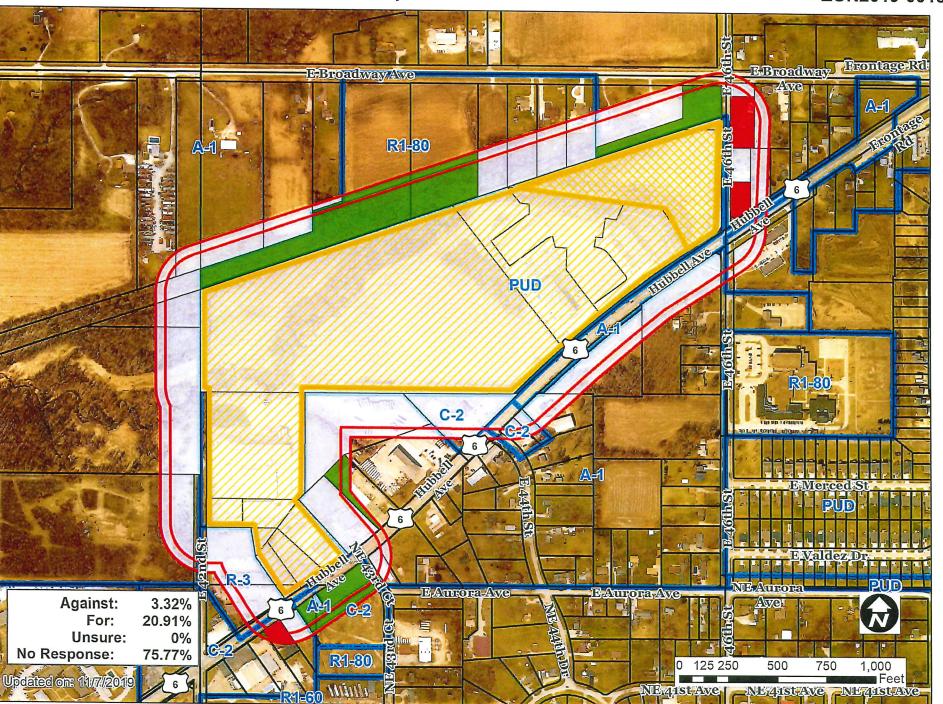


		Item ZON2019-00189 Date 10-8
	,	(am) (am not) in favor of the request. RAM DEVELOPMENT
		(Circle One) Print Name An Jy Holt
·		RECEIVED Signature for the COMMUNITY DEVELOPMENT
	COMI	OCT 15:2019. Address 1/02 NE PINNEL COURT His heavy IA 50021
	tem ZON (Circl CCOMMUNIT OCT Reason for	Reason for opposing or approving this request may be listed below:
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	Print Name Signature Address Address	
	edne 19	Item ZON2019-00189 Date 10-9-19
	Date Date Juest ma	(am) (am not) in favor of the request.
	10/10/10/10/10/10/10/10/10/10/10/10/10/1	(Circle One)
	d be	RECEIVED Signature
	low:	OCT 15-2019 Address 7209 No. 54-11 Ave
	3 8	Reason for opposing or approving this request may be listed below:
s. 1 ()		

Reason for opposing of the Not Stayous &	Item ZON201 I (am) (am not) in (Circle One) RECEIVE	Item ZON2019-00189 Date 10/0/2019 (am) (am not) in favor of the request. (Circle One) Print Name FEXSTEVE LIMITED CO RECEIVED COMMUNITY DEVELOPMENT Signature Stephent H-Williams OCT 16 2019 Address 2(39 Hi6+15) Reason for opposing or approving this request may be listed below:
to appro	OO189 Date 10/1 or of the request. Print Name (AVY)	Item ZON2019-00189 Date 19/19 (Circle One) Print Name G Lynn Pickard (Circle One) Print Name G Lynn Pickard RECEIVED Signature Andrew OCT 16 2019 Reason for opposing or approving this request may be listed below: The Alministration Training Dive dor of Down Laborers Training Fond The residents in the Continue to Melp the residents in the Community and to provide Stalls for

Item_ZON2019-00189 Date_\0/15/19
(am) (am not) in favor of the request.
(Circle One) Print Name Becky Sm.th
COMMUNITY DEVELOPMENT Signature Rocky Smith
OCT 162019 Address 4215 Hubbell Avenue
Reason for opposing or approving this request may be listed below:
1. The arowas zoned for simple family semi-
detached homes and businesses in the area how
developed their business plan relying on same.
3 AThere's a concern for traffic as this street is
always busy 2B. There is a huge environmental imposed
Item_ZON2019-00189 Date_#0~38-19
I (am) (am not) in favor of the request.
(Circle One)
RECEIVED COMMUNITY DEVELOPMENT Signature Const.
OCT 3 0 2019 Address 4600 HUBRELC AVE
Reason for opposing or approving this request may be listed below:
NOISE, LIGHT & FOLUTION, FLOODING
DUE TO LEVELING LOW GROUND





C0.1 COVER SHEET C1 1 CONCEPT PLAN W/TOPO C1.2 CONCEPT PLAN W/O TOPO EXHIBIT FOR PARCEL D BY OTHERS

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION:

WIRESCLAND, WEND DOWNTO IN THE NORTHWATE OF SECTION 21, TOWNSHIP 73 NORTH, RANGE 23 WEST OF THE 5th P.A.,
DES MOINER, POLY COUNTY, LOWA DESIGNEEUR AT POLLOWS.

COMMENDER AT THE NORTHWAST CONNER OF THE NORTHWATE COLUMNITE (NE. 19) OF SECTION 21, TOWNSHIP 73 NORTH, RANGE 23 WEST
OF THE SIR P.A., DES MOINER, POLY COUNTY, DOWN THEMES SOUTH DOYNGO WEST (BEARMIN ESTABLISHED IN THE PLAT OR BROWNSTONE STORE)
OF THE SIR P.A., DES MOINER, POLY COUNTY, DOWN THEMES SOUTH DOYNGO WEST (BEARMIN ESTABLISHED IN THEMEST COUNTRY OF
OUTLOT "AT IN BROWNSTONE STORES, NO OFFICIAL PLAT, POLY COUNTRY, OF TICZE (THE TO THE SOUTHWAST COUNTRY OF
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PREPARED FOR: BAKER REAL ESTATE, LP c/o BJ BAKER 4224 HUBBELL AVE DES MOINES, IA 50317 (545)272-4000

PROPRIETOR: BAKER REAL ESTATE, LP do BJ BAKER 4224 HUBBELL AVE DES MONNES, IA 50317 (519)262-4000

BENCHMARK:

TRIANGLE ON BASE FLANGE OF 1988 "CLOW" BRAND FIRE HYDRANT, LOCATED ALONG THE NORTH SIDE OF HUBBELL AT STREET ADDRESS 4655 HUBBELL AVENUE. ELEVATION-149.40 (CITY OF DES MOINES DATUM)

TRIANGLE ON BASE FLANGE OF 1090 "CLOW" BRAND FIRE HYDRAMT, LOCATED ALONG THE NORTH SIDE OF HUBBELL, IN THE 4500 BLOCK OF HUBBELL AVENUE (APPROX. 600 FEET SOUTHWEST OF NE 45TH STREET INTERSECTION.) ELEVATION-4144.40 (CITY OF DES MOINES DATUM)

DEVELOPMENT NOTES:

THE DEVELOPERS HAVE THE FINANCIAL RESOURCES AND THE PROFESSIONAL ABILITY TO SUCCESSFULLY COMPLETE THE PROPOSED DEVELOPMENT WITH THE TIME SCHEDULE SET FORTH BELOW:

FORTH BELOW:
PHASE 1 - COMPLETED
PHASE 2 - COMPLETED
PHASE 3 - COMPLETE BY DEC. 2020
PHASE 4 - COMPLETE BY DEC. 2022
PHASE 5 - COMPLETE BY DEC. 2022

ANY TREE REMOVAL SHALL COMPLY WITH THE CITY'S REQUIATIONS FOR TREE PRESERVATION AND MITIGATION (CHAPTER 42, ASTICLE 10 OF THE CITY CODE), TREE PROTECTION MEASURES SHALL BE INCLUDED ON ANY SITE DEVELOPMENT PLAN OR PRELIMINARY PLAT TO PROVIDE DETAIL FOR TREES IDENTIFIED FOR PROTECTION.

A REVISED CONCEPTUAL PLAN WILL NEED TO BE SUBMITTED PRIOR TO THE DEVELOPMENT OF PARCEL D.

PRIOR TO ANY CONSTRUCTION THE DEVELOPER SHALL CONFIRM THAT THE DRIVEWAY APPROACH SHOWN IS AT THE APPROVED ACCESS LOCATION ON HUBBELL AVENUE.

THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH EXTENDING ANY PUBLIC UTILITIES REQUIRED AS PART OF ANY FUTURE PLAT OR DEVELOPMENT PLAN.

THE DEVELOPMENT PLAN WILL DEDICATE LAND NECESSARY TO PROVIDE A 100-FOOT RIGHT-OF-WAY FOR HUBBELL AVENUE AND A 55-FOOT RIGHT-OF-WAY FOR FAST 46TH STREET.



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE FLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXPET LOCATIONS OF ALL UTILITIES MUST BE LOCATIONS. THE EXPET LOCATIONS OF ALL UTILITIES WITH BE LOCATION. THE EXPENSE WHY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY PERSENT.

USES: ALL PER I-I ZONING ORDINANCE, EXCEPT PARCEL A LIMITED TO EDUCATIONAL, TRADE SCHOOL OR VOCATIONAL USE, ANY CHANGE TO THE USE ON PARCEL A WILL REQUIRE A CHANGE TO THE PUD AMENDMENT BULK REGULATIONS: PER I-1 ORDINANCE ALL OUTDOOR STORAGE SHALL BE PER I-1 ZONING ORDINANCE

NX3 MULTI-FAMILY ZONING: USES; ALL NX3 USES BULK REGULATIONS; PER NX3 ORDINANCE

STORMWATER DETINION.

1. AL EMAL LOSS SHALL PROVIDE ONSITE STORM WATER DETENTION AT THE TIME OF GITE DEVELOPMENT PLAN OR PRELIMINARY PLAT IN ADDOBANCE WITH THE CITY'S CODE 105-125 AND SITE PLAN ORDINANCE POLICIES. THE STREET RUNOFF SHALL ALED BE CONTROLLED PER CITY CODE 105-125.

PARE PROTECTION.

PARE PROTECTION.

SELECTION OF THE THE HORANTS MAY BE REQUISED IF THE GOT FEET FROM THE MEMBERS THEORY IS EXCESSED FOR MONOPHINESED. AS UNLINES OF MONOPHINESED AS UNLINES OF THE OPPOWER FEET FOR SPRONGED BULDWOOD, OF WORSE FEET FOR SPRONGED FEET FOR SPRONGED FOR SPR

LARGELABIN.

1. ARGEL DIANLOUNTY WITH THE APPROVED TH ALEXAMENT TO PLD ZONCTIS-COMA.

2. PAGGEL AS, AND C SHALL COMPLY WITH THE RYCLLAGGECAPAN REQUIREMENT.

2. PAGGELAS A, AND C SHALL COMPLY WITH THE RYCLLAGGECAPAN REQUIREMENT.

2. MAGGECAPA WILL BE PROVIDED IN ACCORDANCE WITH LANGECAPANG STANDARDS IN THE CITY SITE PLAN POLICIES AS PART OF ANY DEVELOPMENT PLAN.

SIDEWALKS:

1. FIVE (9) FOOT SIDEWALKS ARE REQUIRED ALONG ALL PUBLIC STREET FRONTAGES TO BE INSTALLED WITH THE DEVELOPMENT.

PARKING: 1. OFF-STREET PARKING FOR EACH LOT WILL BE PROVIDED TO MEET THE MINIMUM REQUIREMENTS FOR EACH USES PER THE ZONING ORDINANCE.

INDIGENCEMENTS.

SOME DESCRIPTION, EXPENDED TO LUTLET CONSIST SHALL SEE LOCATED WITHIN A REQUIRED FRONT YARD SEEMAC LINESS LOCATED WITHIN A REQUIRED FRONT YARD

SANITARY SEWER:

1. THERE IS AN EXISTING PUBLIC SANITARY SEWER THAT GOES THROUGH THE SITE. EACH LOT WILL BE SERVICES OFF A PUBLIC SANITARY SEWER. MAIN.

ALL SANTARY SEVER MAINS WILL BE EXTENDED TO ALL APPROPRIATE BOUNDARIES TO SERVE ADJOINING DEVELOPMENT WITHIN THE CITY IN ACCORDANCE WITH WITH REQUIREMENTS FOR PRELIMINARY PLATTING.

WATER: 1. ALL LOTS WILL BE SERVED OFF THE PUBLIC WATER MAIN ALONG HUBBELL OR NE 46TH STREET.

FEIGURE.

FENCING AND ACCESSORY STRUCTURES ARE SUBJECT TO LIMITATIONS OF THE DES MONES ZONING ORDINANCE AS THEY APPLY TO THE MIDIENTIC FOR MYTH LUES ON PARCEL. A.

FERMING AND ACCESSORY STRUCTURES AND SUBJECT TO LIMITATIONS OF THE DES MONES ZONING ORDINANCE AS THEY APPLY TO THE MY

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LIGHTING:
ALL LIGHTING FIXTURES ON THE SITE SHALL BE DOWN-CIRECTIONAL SHAPP CUT OFF AND THAT ALL LIGHTING POLES WITHIN PARKING AREAS
SHALL BE NO TALLER THAN 20 FEET AND ALL LIGHTING POLES WITHIN PEDESTRIAN AREAS SHALL BE NO TALLER THAN 15 FEET.

BULLING DEDICH THANKAND.

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BULLING DESCRIPTION OF THE STATE OF THE SAME THANKAND OF THE SAME OF THE AND WITHIN THE EMPERICATION OF THE SAME OF THE SA

ALL BUILDING AND SITE PLANS SHALL BE SUBMITTED AND APPROVED BY THE BAKER CREEK PUD ARCHITECTURAL REVIEW COMMITTEE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT CEVELOPERS TO VENEY AND CONFORM WITH ALL APPLICABLE CODES AND REQUIREMENTS OF GOVERNING ADERICES AND OSTAINAL REQUIRED PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.

THE FOLLOWING BUILDING MATERIAL ARE PROHIBITED IN THE 1-LUES AREAS AND MAY NOT BE USED ON MAY EXTERIOR SURFACES OF ANY BULDONS.

SURFACES OF MAY BULDONS.

COMPORTED SUCH AS HARDBOARD SIDING

S. COMPORTED BULDON SUCH AS HARDBOARD SIDING

S. COMPORTED BULDON SPACES AS SUCH AS METAL FACES PLYWOOD OR WOODCORE PRODUCTS.

CARRELINGERSEED METAL SINSTALLE UNITED PROPERS FASTERINGS, SIGNEY FOR REAL BULDING WALLS THAT ARE NOT VISIBLE FROM A

4, PRE-ENGINEERED METALS IN PUBLIC STREET.
5. METAL SIDING
5. ALL PLASTIC (EXCEPT SIGNS)

THE ARCHITECTURAL REVIEW COMMITTEE MAY ALLOW MINOR EXCEPTIONS FOR PROHIBITED MATERIALS WHEN THE ARCHITECTURAL DESIGN DEMONSTRATES A UNIQUE AND INNOVATIVE SOLUTION FOR WHICH SUCH MATERIALS ARE ESPECIALLY WELL SUITED, FOR EXAMPLE, BULDING ACCESTES AND SCAFFICETURAL DETAIL, OR WHEN THE PROJECT IS OF SUPPRIENTS SUE AND SCALE TO CREATE ITS OWN DISTINCT

COLORS:
ALLOWABLE COLORS INCLUDE EARTH TONES AND OTHER MUTED COLORS, VIBRANT PRIMARY COLORS WILL BE ACCENT ARCHITECTURALLY
SIGNALISMAN BUILDING DETAIL BUILDINGSTOONERBUIL ASSENDEDES AND DESIGN.

SOLAR EMERGY:
A DOWN TO DULAR SHEROY SYSTEM MAY SE AFFRED TO OR PART OF A PINCEPAL OR ACCESSORY BUE DID INCLUDIO BUT NOT LIMITED TO
A DOWN TO DULAR SHEROY SYSTEM MAY SE AFFRED TO OR PART OF A PINCEPAL OR ACCESSORY BUE DID INCLUDIO BUT NOT LIMITED TO
A DOWN TO SHE SOLAR DE SOLAR DE SUBSTRICT SYSTEM WHICH ARE CONTAINED WITHIN ROOMING DIRECTALS, WINDOWN, SYSTUMINES AND
AFREETANDING SOLAR DERGY SYSTEM WITH A SUPPORTING FRAMESTORS THAT IS PLACED ON, DR. ARHONED IN, THE GROUND AND THAT IS
INCEPTIONED FOR THE MULDION OF OR HER INSTRUMENT RES-SFORT THE MUNICIPAL SYSTEM OF THE MULDION BUT OF THE MULDION BY THE MUST RESTORE THE SYSTEM SASSE OF THE MULDION BY THE MUST RESTORE THE SYSTEM SASSE OF THE MUST BE ACCESSORY BUT OF THE MUST BE ACCESSORY BY THE MUST BE ACCESSORY B

LANDSCAPING:
THE MINIMUM LANDSCAPE PLANTING REQUIREMENTS FOR INDIVIDUAL LOTS WITH A I-1 USE SHALL BE ONE (1) OVERSTORY DECIDUOUS TREE AND ONE (1) SHRUB FOR EVERY 4000 S.F. OF OPEN SPACE. PLANT MATERIAL SIZES SHALL BE AS FOLLOWS:

TREES: 10% = 3-3 ½" CALIPER 30% - 40% = 2-2 ½" CALIPER BALANCE = 1-11/12" CALIPER *MINIMUM HEIGHT FOR EVEROREEN TREES SHALL BE 5".

ERRORES TO PALLEZE & BRUCATED OR CONTINUES.

ALL PARRORS LOTS PALL, HOW A ADMINISTRY OF ONE (1) DESERTION STREET AND THREE (2) SHIFLING FOR EVERY TWENTY (20) PARRONS STRAETS.

ALL PARRONS LOTS ADJACENT TO NEULD STREET SHALL BE SETSACK A MERGIAN OF PRITIESS (1) PETER AND LANDSCRIPED WITH ONE (1) THE PROPERTY LORS AND ADJACENT TO THE STREET, ONE PARRONS LOUGH LIKE TO THE PROPERTY LORS AND ADJACENT TO THE STREET, ONE PARRONS LOUGH LIKE TO THE PROPERTY LORS AND ADJACENT TO THE STREET, ONE PARRONS LOUGH LIKE TO THE PROPERTY LORS AND ADJACENT TO THE STREET, ONE PARRONS LOUGH LIKE TO THE PARRONS AND ADJACENT TO THE STREET, ONE PARRONS LOUGH LIKE TO THE PROPERTY LOUGH AND ADJACENT TO THE STREET, ONE PARRONS AND ADJACENT TO THE STREET, ADDACT TO THE STREET, ADDACT TO THE STREET, ADJACENT TO THE STREET, A

LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH LANDSCAPING STANDARDS IN THE SITE PLAN POLICIES AS PART OF ANY DEVELOPMENT PLAN,

SIDNE.

ANY RIGHAGE ON PARCELS 8, & C SHALL BE IN ACCORDANCE WITH THE SIDN REGULATIONS AS APPLICABLE TO THE INCL. DISTRICT AND ANY SIDNAGE ON PARCELS 8, & C SHALL BE IN ACCORDANCE WITH THE SIDN REGULATIONS AS APPLICABLE TO THE IN DISTRICT, WITH THE SIDNAGE OF THE PARCELS TO THE IN DISTRICT, WITH THE SIDNAGE THE SIDNA EAGEP INTO THE TOTAL ON EACH PARCEL
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SURVEY LEGEND: SECTION CORNER-FOUND AS NOTED PROPERTY CORNER-FOUND AS NOTED SANITARY SEWER MANHOLE

PROPERTY CORNER- PLACED 3/4" IRON PIPE
WITH YELLOW PLASTIC
CAP ID #
MEASURED DISTANCE PLATTED DISTANCE DEEDED DISTANCE

PRA REFUGUELY RECORDED AS P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING

UTILITY LEGEND:

STORM SEWER MANHOLF - SAN- SANTARY SEWER

- ST - STORM SEWER - G - CASLINE

--- UF --- UNDERGROUND FLECTRIC ___ O/E ___ OVERHEAD ELECTRIC

-TELE- TELEPHONE LINE — CATV— CABLE TV LINE - FIG - FIRST OPTIC LINE

ITT TELEPHONE RIDER TELEPHONE MANHOLE **€** GROUND LIGHT

LICHT POLE m POWER POLE

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TRAFFIC SIGNAL MANUAL ..

T FIRE HYDRANT WATER VALVE GAS METER O DENOTES NUMBER OF PARKING STALLS

ORIGINAL PUR APPROVED BY CITY COLUNCII ON APRIL 11 2011 BY ORDINANCE 15 011

AND ROLL CALL 11-0534	
APPROVAL:	
APPROVED APPROVED WITH CONDITIONS SEE EXHIBIT 'A'	
IN ACCORDANCE WITH SECTION 82-207 (c.), 2000 DES MOINES MUNICIPAL CODE, AS AMENDED. NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR.	
DATE PLANNING DIRECTOR	_



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 BUGINEER UNDER THE LAWS OF THE STATE OF IOWA,

CHARLES J. BISHOP, P.F. 11055 LICENSE RENEWAL DATE: DEC. 31, 2020 PAGES OR SHEETS COVERED BY THIS SEAL Engrineering
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ZONING: СВ снескер вля BK DEYIN BU 070272 090019 110020 USES: M-1 PARCEL E חיפסר בחנוא סאואכופי TTURE AMERICA HUNEL SAME BAKER CREEK P.U.D. AMENDMENT NE 46TH STREEET & HUBBELL AVENUE (COMMERCIAL)
PUD
ZONING: DEVELOPMENT PLAN W/ TOPO BUZHEN WITHE CHANGE COUNTERCIAL)

EX GIG! PG 987

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SWEET GOOD

COUNTERCIAL) USES: R-3 4.64 ACRES 205,257 S.F - PARCEL F 4.54 ACRES 197,644 S.F. USES: R-3 ST. 136,600 S.F. USES: R-3 3.13 ACRES MODIFIED A SAPERT A SAPERT A MODIFIED Bishop Engineering PARCEL "C" HALF ROW. Y 12ACRES 310,119 S.F. 7-M:SESSU RESIDENTIAL)
RESIDENTIAL) CHURAL SONING: SHRLEY SHRLEY SHRLEY SHRLEY SHREE NE. 46th AVE.

