

Date March 23, 2020

RESOLUTION APPROVING DEVELOPMENT AGREEMENT WITH 111 JEFFERSON AVE, LLC (T. MICHAEL PRICE) FOR REDEVELOPMENT OF 111 JEFFERSON AVENUE, AND APPROVING PROPOSED CONCEPTUAL DEVELOPMENT PLAN

WHEREAS, on May 20, 1985, by Roll Call No. 85-2388, the City Council of the City of Des Moines approved the Central Place Industrial Park Redevelopment Program Urban Renewal Plan, and such Plan has been amended 15 times (the urban renewal plan so amended is herein referred to as the “Plan”), bounded on the north and east by the Des Moines River, on the west by 2nd Avenue, and on the south by University Avenue; and

WHEREAS, Commonwealth Electric Company of the Midwest (“Commonwealth Electric”), a commercial multistate full-service electrical and communications contractor with offices in Nebraska, Iowa, and Arizona, has a regional office and warehouse located at 1530 2nd Avenue, Des Moines; and

WHEREAS, on January 28, 2019, by Roll Call No. 19-0157, the City Council approved the vacation and conveyance of real property locally known as 111 Jefferson Avenue and adjoining right-of-way (“Property”) within the Central Place Industrial Park to 111 Jefferson Ave, LLC (“Developer”), represented by T. Michael Price, Managing Member, in exchange for the purchase price of \$43,500.00, for commercial development of a 9,000 square foot warehouse use (“Improvements”) for expansion of Commonwealth Electric’s multistate business as a tenant of the Developer and the Property, which project has an estimated minimum cost of \$880,000.00; 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 Improvements in accordance with a City-approved site plan and the Conceptual Development Plan, which 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 Economic Development, respectively; 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 a forgivable loan to Developer in the amount of \$43,500.00, to be advanced and applied for the redevelopment of the Property following execution of the Development Agreement by the City and forgiven following Developer’s construction of the Improvements and City approval and issuance of the Certificate of Completion related thereto; and

WHEREAS, at its meeting on March 12, 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.

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 111 Jefferson Ave, LLC:
 - a. Developer’s obligations under the Development Agreement to construct the Project furthers the objectives of the Central Place Industrial Park Redevelopment Program Urban Renewal Plan to formulate and execute a workable program utilizing appropriate private and public resources to develop an industrial park for both existing and future industries in the Plan Area; to create an environment within the Urban Renewal Area to protect the health, safety and general welfare of City residents; to

Date March 23, 2020

- preserve existing property values; to retain and create employment; and to maintain and expand taxable values of properties within and adjacent to 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 support an existing local business and retain existing job opportunities within the City of Des Moines that might otherwise be lost and is anticipated to lead to a future growth in job opportunities in the Urban Renewal Area; (iii) it will assist in the maintenance and expansion of the tax base in the Urban Renewal Area; and (iv) it will encourage further private investment in the Urban Renewal Area to reverse the historic pattern of disinvestment.
 - c. 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 111 Jefferson Ave, LLC, and the Conceptual Development Plan attached thereto, both as on file in the office of the City Clerk or Economic Development, respectively, 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 Director of the Office of Economic Development or her designee are directed to submit a copy of the fully executed Development Agreement to the Finance Department to enable the Finance Director to make any appropriate disclosure filings in accordance with the City’s adopted revised Disclosure Policy.
 4. 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 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. 20-140)

MOVED BY _____ TO ADOPT.

APPROVED AS TO FORM:

/s/ Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

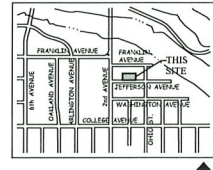
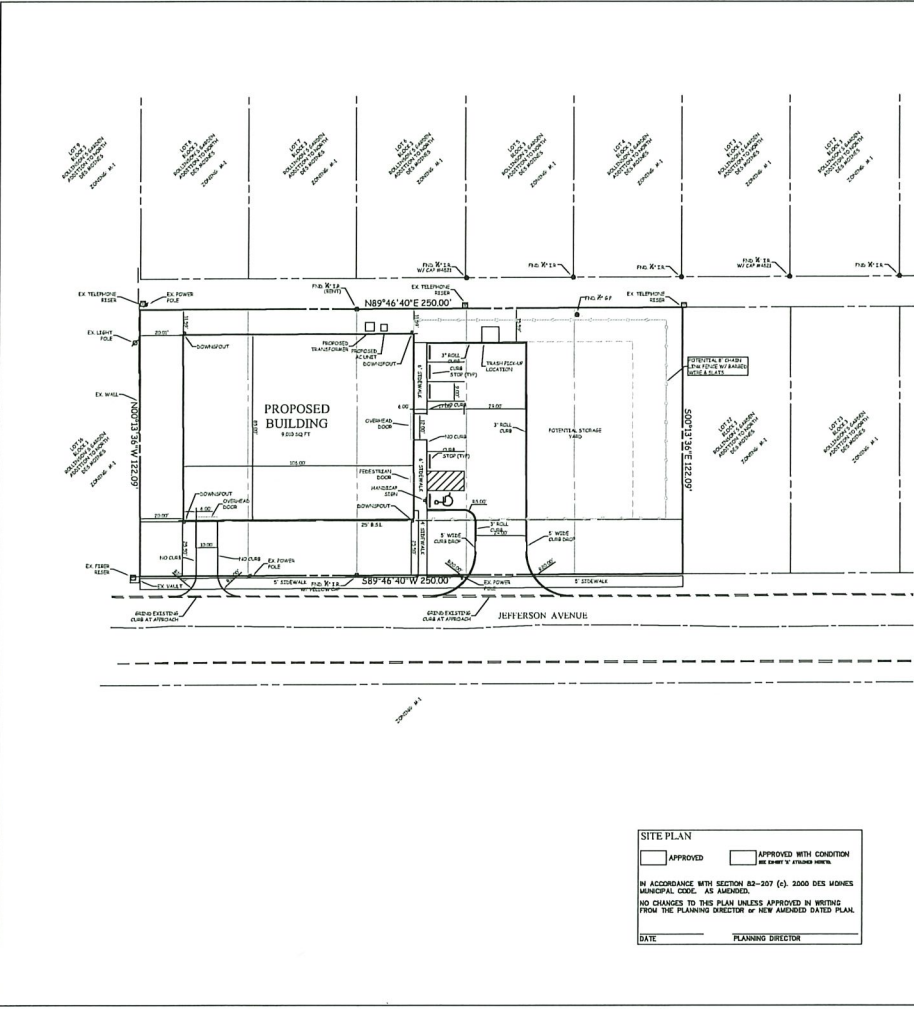
CERTIFICATE

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.

Mayor

City Clerk



VICINITY SKETCH
SHEET INDEX
 1. SITE PLAN
 2. GRADING PLAN
 3. UTILITY PLAN
 4. LANDSCAPE PLAN

PARKING REQUIREMENTS
 1. TOTAL PER 400 S.F. OFFICE SPACE = 5 STALLS (8.5' X 18' OFFICE)
 2. TOTAL PER 200 S.F. WAREHOUSE SPACE = 1 STALL (8' X 10' WAREHOUSE)
 3. TOTAL PER 200 S.F. EMPLOYEE + 1 STALL (8' X 10' EMPLOYEE)
 TOTAL REQUIRED = 7 STALLS

SIGNAGE
 10 SIGNAGE SQUARES ARE PROPOSED. SIGNAGE WILL BE ON EXTENSION OF BUILDING.

SITE LIGHTING
 ALL EXTERIOR LIGHTING WILL BE MOUNTED ON THE EXTERIOR WALLS OF THE BUILDING.

GENERAL NOTES
 1. ALL WORK IN THE CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.
 2. ALL WORK IN THE CITY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH IOWA AND THE CITY OF DES MOINES GENERAL SUBMITTAL SPECIFICATIONS TO SUCH AS EFFECTIVE AT THE TIME OF PLAN APPROVAL.
 3. CONTACT CITY FORESTER (515) 281-4108 BEFORE ANY TREE REMOVAL OR COMMENCEMENT.
 4. ANY ROOFTOP MECHANICAL EQUIPMENT MUST BE SUBMITTED FROM STREET LEVEL VIEW.
 5. TRANSFORMER, DISTRIBUTION BOXES, AIR CONDITIONERS OVER 3 FEET IN HEIGHT, OR OTHER SUCH ITEMS MAY NOT BE LOCATED BY THE REQUIRED SETBACK AREA.
 6. LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE RISK OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
 7. THE REQUIRED LANDSCAPING BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE TERM OF THE CERTIFICATE OF OCCUPANCY.
 8. ROOFTOP MECHANICAL PLANS AND SCHEDULING.
 9. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.

DIMENSION NOTES
 1. ALL SETBACKS, INCLUDING ANY LANDSCAPING SHALL BE IN ACCORDANCE WITH SDAS.
 2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT MEASUREMENT AND SURVEYING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING EXCLUSIVE FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES BEFORE THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THESE FACILITIES BEFORE BEGINNING WORK.
 3. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE POWER UTILITY IMMEDIATELY FROM BREAKING OR DAMAGE TO AN UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THESE SERVICE. HE SHALL NOTIFY THE PROPERTY OWNER INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT COULD BE IN CONFLICT WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SDAS.
 5. ALL PLANT MATERIALS SHALL MEET AT LEAST MEET MINIMUM REQUIREMENTS SHOWN ON THE 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI Z603.1-1995).
 6. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
 7. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
 8. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
 9. ALL TREES, SHRUBS, BIRDS AND SECOND COVERS SHALL BE MULCHED WITH AT LEAST 4 INCHES SHREDS BARK MULCH.
 10. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
 11. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE BEGINNING HOLES.
 12. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
 13. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
 14. ALL DISTURBED SITE AREA SHALL BE RESTORED BY SECONDARY CONSTRUCTION.
 15. ALL UTILITIES SHALL BE AT P.C.

SITE PLAN
111 JEFFERSON AVENUE
 Des Moines, Iowa

APPLICANT
 111 JEFFERSON AVENUE, LLC
 111 JEFFERSON AVENUE
 DES MOINES, IOWA 50314
 (515) 281-1111
 www.111jefferson.com

OWNER
 CITY OF DES MOINES
 111 JEFFERSON AVENUE
 DES MOINES, IOWA 50314

ZONING
 M-1 COMMERCIAL MEDIUM DENSITY

PROJECT USE
 WAREHOUSE

SETBACKS
 FRONT: 20'
 REAR: 1000'
 SIDE: 1000'
 MAXIMUM BUILDING HEIGHT: 75'
 FRONT: 10'

PARKING SETBACK
 FRONT: 10'

SITE AREAS

BUILDING	9,010 S.F.	75%
PARKING	4,700 S.F.	15%
CONCRETE	10,700 S.F.	55% (20% MINIMUM)
TOTAL	24,410 S.F.	100%

IMPERVIOUS AREAS

BUILDING	9,010 S.F.
PROPOSED PAVEMENT	4,700 S.F.
TOTAL	13,710 S.F.

DISTURBED AREA
 24,410 S.F. (68% AREA)

LEGAL DESCRIPTION
 LOTS 17 AND 18, BLOCK 3, HOLLADAY'S 50 ANGLE ADDITION TO NORTH 1500 FEET, 4TH STREET, DES MOINES, IOWA, MORE OR LESS, BEING A PART OF THE CITY OF DES MOINES, IOWA COUNTY, IOWA, CONTAINING 0.60 ACRES MORE OR LESS.

BENCHMARK
 DES MOINES BENCHMARK
 FOR THE BEST CENTER OF INTERSECTION OF FRANKLIN AVENUE AND OHIO STREET
 PERMANENTLY SET IN THE CURB OF THE WEST CORNER OF CORNER TOP OF TRANSFER POINT
 ELEVATION: 1014.54

LEGEND

EXISTING PROPOSED	PLAT BOUNDARY
W	WATER MAIN & SIZE
SAN	SEWER & SIZE
ST	STORM SEWER & SIZE
USE	JANITORIAL/ELECTRIC CABLE
UT	JANITORIAL/TELEPHONE CABLE
CTV	JANITORIAL/CABLE TV
MA	MANHOLE
CH	CHUTE
HY	HYDRANT
UT	UTILITY BOV/TELEPHONE RISER
EX	EXISTING CONDITIONS
PR	PROPOSED CONDITIONS
SI	STIFF FENCE OR APPROVED FILTRATION SOCK
T	TREES

CERTIFICATION
 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY AN ENGINEER REGISTERED UNDER THE LAWS OF THE STATE OF IOWA.
 REGISTERED ENGINEER: JOHN D. COOPER, No. 13158
 REGISTERED ENGINEER: KEVIN D. CRAWFORD, No. 13159
 REGISTERED ENGINEER: JAMES L. COOPER, No. 13160
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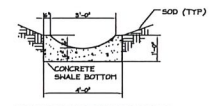
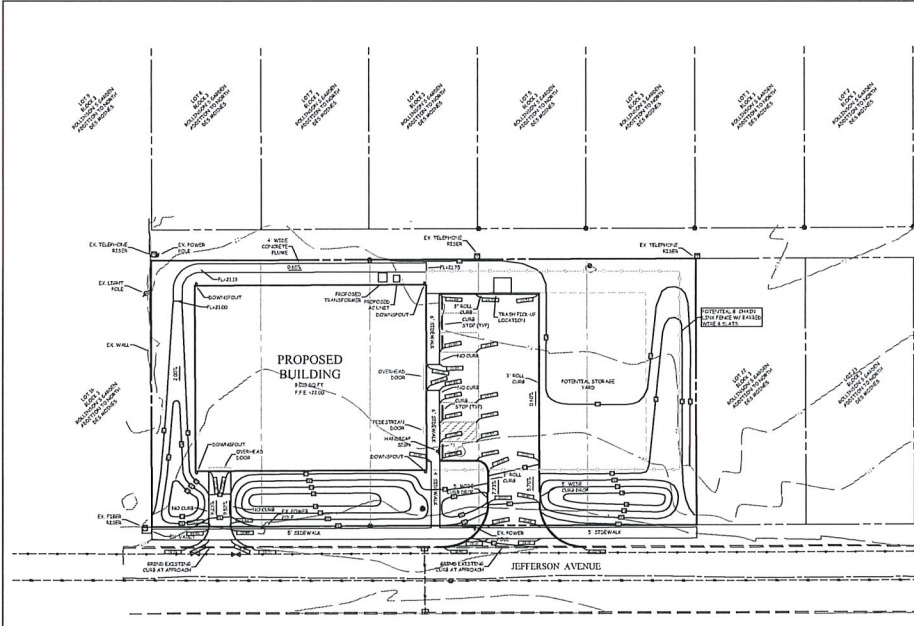
EROSION & POLLUTION CONTROL NOTES

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS SITE PLAN.
2. CONSTRUCTION SHALL BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF THE END OF A 1.5 INCH OR GREATER RAINFALL. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE, ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN 72 HOURS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILED IN THE DIRECTIONS AND MEASURES TABS TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD ASSOCIATES, L.L.C.
6. AFTER FINAL GRADING PRIOR TO UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED WORK AREA TO HAVE TEMPORARY SEEDING AND MULCHING (SEE SEEDING DETAIL FOR FURTHER) CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE RESTORED FOR 21 DAYS, IT SHALL BE SEEDS BY LAW.
7. PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
8. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
9. ANY SOIL OR FILL WASHED, TRACKED OR DRIPPED OUTDRAINING RIGHT OF WAY AND PROPERTY WILL BE CLEANED UP BY THE CONTRACTOR WITHIN 24 HOURS.
10. FILTER SOCKS ARE TO BE INSPECTED ONCE A WEEK AND AFTER EACH MATERIAL LOAD FOR WASHOUTS AND FAILURE IN FABRIC REPLACE ASAP AS NECESSARY.
11. ADDITIONAL FILTER SOCKS TO THAT SHOWN ON THIS PLAN MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT.
12. FILTER SOCKS ARE TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
13. ALL TRUCKS SHALL HAVE FILTER SOCKS PRIOR TO LEAVING AND MUST BE CLEANED AFTER LEAVING. THESE FILTER SOCKS SHALL BE WITHIN THE SITE HAS A PERMANENT FURNISH GRASS COVER.
14. ALL TRUCKS SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER, BY THE EVENT THAT SEDIMENTATION DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.

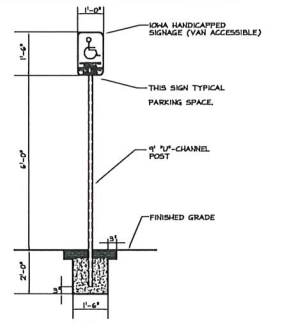
SITE PLAN
111 JEFFERSON AVENUE
Des Moines, Iowa

GRADING NOTES

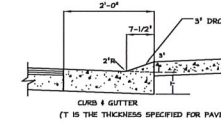
1. ALL DIMENSIONS ARE TO FACE, OUTSIDE OF BUILDING WALL AND TO PROPERTY LINES.
2. THE LOCATION AND QUANTITIES SHOWN ON THE PLAN FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT OVERCUTTING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION BUT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND EXACT LOCATION OF THESE FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE UTILITIES OF ANY UTILITIES OR STRUCTURES LOCATED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BEING NOTICED OR DAMAGED TO ANY UTILITY LINE OR APPURTENANCE OR THE SUBMITTAL OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED BY EXISTING UTILITY LINES AS SHOWN AND TO CONTACT THE UTILITIES WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONTACT MAY BE RESOLVED.
4. A STORM TRENCH FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
5. STOCKPILE SUPPORTED TOP TO BE A MINIMUM OF 4 FEET HIGH.
6. ALL AREAS TO RECEIVE FILL TO BE ENDED.
7. ALL AREAS TO RECEIVE FILL BY ACCESSING TO A DEPTH OF 4 INCHES.
8. ALL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY THAT IS NOT LESS THAN 90% STANDARD PROCTOR.
9. THE MINIMUM CONTENT OF THE FILL MATERIAL SHALL NOT EXCEED FROM OPTIMUM BY MORE THAN 2%.
10. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE GRADUAGE AT ALL TIMES.
11. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 1" OF FINISH GRADE. ALL OTHER AREAS TO BE WITHIN 0.5" OF FINISH GRADE.
12. A MINIMUM OF ONE FOOT OF COMPACTED CONCRETE SURFACE SHALL BE PROVIDED BEHIND ALL PAVEMENTS.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IOWA 805.01 THROUGH 805.05.
14. PROVIDE CONCRETE BACKFILL AT ALL TRENCHES BELOW FOOTINGS AND SLAB.



CONCRETE FLUME DETAIL
NO SCALE



HANDICAP PARKING SIGN
(PER IOWA STATE D.O.T.) NO SCALE



3" ROLL CURB DETAIL
NO SCALE

LEGEND

---	PLAT BOUNDARY
---	1" MATR WATER SIZE
---	2" SANITARY SEWER 8" SIZE
---	3" STORM SEWER 8" SIZE
---	UNDERGROUND ELECTRIC CABLE
---	UNDERGROUND TELEPHONE CABLE
---	UNDERGROUND CABLE TV
---	AS WITH A SIZE
---	MANHOLE
---	DATE
---	POWER POLE/LIGHT POLE
---	UTILITY BOX/TELEPHONE BOX
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	SOIL FENCE OR APPROVED FILTRATION SOCK
---	TREES

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 500 STREET, SUITE 100, WEST DES MOINES, IOWA 50325
PHONE: (515) 224-1344 FAX: (515) 224-1315

DATE: 05-20-2017
DRAWN: BLUMBERG

SCALE: 1"=20'

APPROVED: [Signature] SUBMITTED: [Signature]

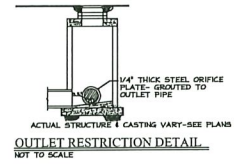
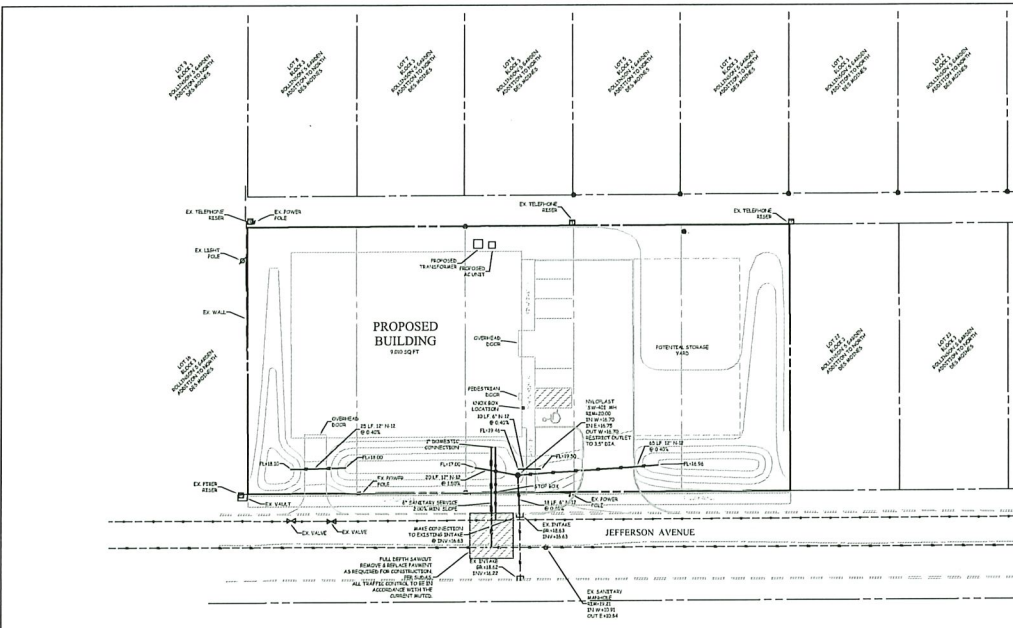
111 JEFFERSON AVENUE

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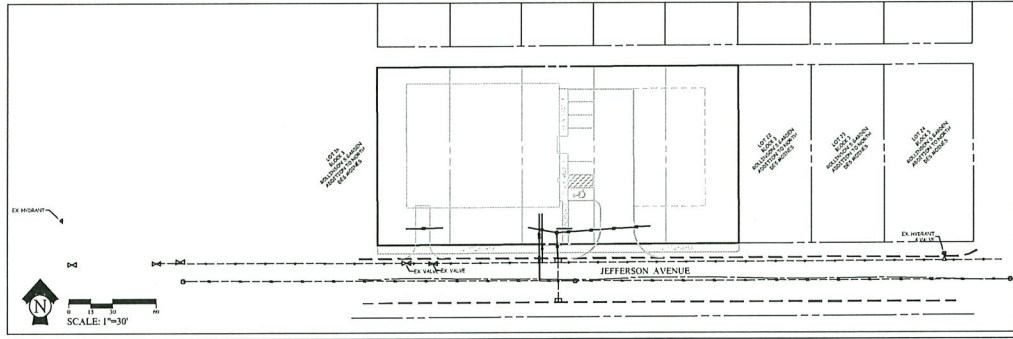
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SHEET 2 OF 4

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SITE PLAN
111 JEFFERSON
AVENUE
 Des Moines, Iowa



- LEGEND**
- PLAT BOUNDARY
 - WATER MAIN & SIZE
 - SANITARY SEWER & SIZE
 - STORM SEWER & SIZE
 - GROUND ELECTRIC CABLE
 - GROUND TELEPHONE CABLE
 - GROUND CABLE TV
 - GAS MAIN & SIZE
 - MANHOLE
 - TYPICAL
 - POWER POLE/LIGHT POLE
 - UTILITY BOX/TELEPHONE RESSER
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SLYT FENCE OR APPROVED FILTERATION SOCK
 - TREES



COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS
 415 S. 50th STREET, SUITE 100, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1343
 CITY: DES MOINES, IOWA

	SCALE: 1"=20' APPROVED _____ INITIALED _____ AS-BUILT _____	JOB NUMBER CC 2131
	UTILITY PLAN 111 JEFFERSON AVENUE	SHEET 3 OF 4

SITE PLAN

111 JEFFERSON AVENUE

Des Moines, Iowa

PLANT	HT	SPACING	QUANTITY	REMARKS
1	27'	10' x 10'	15	Blue spruce
2	15'	10' x 10'	15	Red maple
3	18'	10' x 10'	15	White pine
4	15'	10' x 10'	15	Black locust
5	15'	10' x 10'	15	White pine

OPEN SPACE REQUIREMENTS
 10% OF TOTAL SITE AREA SHALL BE MAINTAINED AS OPEN SPACE.
 10' MINIMUM TREE SPACING
 10' MINIMUM TREE SPACING
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PARKING LOT REQUIREMENTS
 10% OF TOTAL SITE AREA SHALL BE MAINTAINED AS OPEN SPACE.
 10' MINIMUM TREE SPACING
 10' MINIMUM TREE SPACING
 10' MINIMUM TREE SPACING
 10' MINIMUM TREE SPACING

RAIN GARDEN PLANTINGS
 90% OF RAIN GARDEN PLANTINGS SHALL BE COMPOSED OF THE FOLLOWING OR SIMILAR SPECIES:

- Blue prairie lily
- Black-eyed susan
- Butterfly milkweed
- Canada goldenrod
- Cornflower
- Day lily
- Goldenrod
- Lupine
- Monarda
- Nasturtium
- Perennial poppy
- Prairie sunflower
- Shasta daisy
- Silphium

- LANDSCAPING NOTES**
- ALL SITEWORK, INCLUDING LANDSCAPING SHALL BE IN ACCORDANCE WITH IOWA CODES.
 - THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION ON THAT FACILITY. HOWEVER, THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DIMENSIONS OF ALL EXISTING FACILITIES BEFORE STARTING WORK.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IOWA CODES AND THE AMERICAN STANDARD FOR HARBOR STRUCTURES (ASTM D1555).
 - THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
 - THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
 - NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
 - ALL TREES, SHRUBS, BEDS AND GRASS COVER SHALL BE MAINTAINED WITH AT LEAST 1" THICK MULCH OVER THE ENTIRE PERIOD OF INSTALLATION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
 - ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
 - THIS SITE SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL AND APPROVED OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN HAVE BEEN APPROVED BY THE PERMITS AND DEVELOPMENT CONTROL DIVISION TO INSTALLATION / CONSTRUCTION.
 - ALL EXISTING SITE AREA SHALL BE RESTORED BY 50% OR MORE.
 - ALL SIDEWALKS SHALL BE 4" F.C.C.



CERTIFICATION

I HEREBY CERTIFY THAT THE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 5/25/2011

DATE: 5/25/2011

DATE: 5/25/2011

DATE: 5/25/2011

COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS

415 S. 50th STREET, SUITE 400, WEST DES MOINES, IOWA 50325
 PHONE: (515) 251-1144 FAX: (515) 251-1100

DATE: 5/25/2011

JOB NUMBER: CC 2131

SCALE: 1"=20'

LANDSCAPE PLAN

111 JEFFERSON AVENUE

SHEET 4 OF 4

