

.....  
**Date** November 23, 2020

**RESOLUTION HOLDING HEARING ON REQUEST FROM BLANK PARK ZOO FOUNDATION, INC. FOR REVIEW AND APPROVAL OF A 3<sup>rd</sup> AMENDMENT TO THE BLANK PARK ZOO PUD CONCEPTUAL PLAN FOR A NEW RESTROOM AND CONCESSION BUILDING AND TO THE PUD FINAL DEVELOPMENT PLAN FOR “GOGO PLAZA” FOR A CONCESSION, RESTROOM AND PLAZA AREA FOR BLANK PARK ZOO LOCATED AT 7401 SOUTHWEST 9<sup>TH</sup> STREET**

**WHEREAS**, on November 9, 2020, the City Council received a communication from the Plan and Zoning Commission advising that at a public hearing held on October 15, 2020, its members voted 14-0 to **APPROVE** a request from Blank Park Zoo Foundation, Inc., represented by Anne Shimerdla (officer), to approve the 3<sup>rd</sup> Amendment to the Blank Park Zoo PUD Conceptual Development Plan for the Blank Park Zoo located at 7401 Southwest 9<sup>th</sup> Street (“Property”), legally described below, to allow for addition of a new restroom and concession building with plaza within the Area “A”, subject to the provision of a note stating that any future modification with “Area A” that impacts less than 10,000 square feet of area shall not require an amendment to the PUD Conceptual Plan, but shall be in accordance with any required PUD Final Development Plan, and

**WHEREAS**, on November 9, 2020, the City Council received a further communication from the Plan and Zoning Commission advising that at a public hearing held on October 15, 2020, its members further voted 14-0 to **APPROVE** a request from Blank Park Zoo Foundation, Inc., represented by Anne Shimerdla (officer), to approve the PUD Final Development Plan for “GoGo Plaza” to allow development of a 1,504-square foot concession and restroom building and surrounding plaza area for the Blank Park Zoo located at 7401 Southwest 9<sup>th</sup> Street, subject to compliance with all administrative review comments by the City’s Permit and Development Center and/or Site Plan Review Staff; and

**WHEREAS**, on November 9, 2020, by Roll Call No. 20-\_\_\_\_\_, it was duly resolved by the City Council that the request to approve the 3<sup>rd</sup> Amendment to the PUD Conceptual Plan and to approve the PUD Final Development Plan for Property be set down for hearing on November 23, 2020 at 5:00 P.M., by electronic means in accordance with the Governor’s and Mayor’s Proclamations and to encourage and maintain social distancing to curb the spread of COVID19 in the community, without public access to the meeting location; 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 land use amendment and rezoning; and

**WHEREAS**, in accordance with said notice, those interested in said proposed PUD Conceptual Plan amendment and PUD Final Development Plan approval, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and

**WHEREAS**, the Property is legally described as follows:



**Date** November 23, 2020

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M. AND PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., AND THE WEST 632.0 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 33, (EXCEPT THE NORTH 1420.0 FEET OF THE NORTHEAST 1/4), AND THE SOUTHEAST 1/4 OF SAID SECTION 33 (EXCEPT THE SOUTH 40 ACRES OF THE EAST 60 ACRES OF SAID SOUTHEAST 1/4), AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 33.0 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET AND THE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET 1204.0 FEET; THENCE EAST 599.0 FEET; THENCE SOUTH ALONG A LINE 599.0 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET TO A POINT APPROXIMATELY 623.00 FEET SOUTH TO THE NORTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 8041 PAGE 37; THENCE EAST ON THE NORTH PARCEL LINE OF SAID PARCEL "A" TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH ALONG THE EAST PARCEL LINE OF PARCEL "A" TO THE SOUTH LINE OF THE EAST-WEST RODGERS ROAD AS CURRENTLY ESTABLISHED; THENCE WEST TO THE EAST LINE OF THE NORTH-SOUTH CARTER STREET AS CURRENTLY ESTABLISHED; THENCE SOUTH-SOUTHEAST ALONG THE EAST LINE OF CARTER STREET TO A POINT 65 FEET NORTH OF THE SOUTH PARCEL LINE AND 300 FEET WEST OF THE EAST PARCEL LINE; THENCE SOUTHWESTERLY TO A POINT APPROXIMATELY 375 FEET WEST OF THE EAST PARCEL LINE ON THE SOUTH PARCEL LINE, TO THE CORNER POST OF THE EXISTING NORTHERN BLANK GOLF COURSE FENCE; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE EAST 40 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE SOUTH 216 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE WESTERLY TO A POINT 500 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF SW 9TH STREET AND THE EXISTING NORTHERN BLANK GOLF COURSE FENCE; THENCE SOUTHWESTERLY 320.0 FEET TO A POINT 290.0 FEET SOUTH OF MASON AVENUE RIGHT OF WAY LINE EXTENDED; THENCE WESTERLY 185 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET 766.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE AREAS AND BUILDINGS IDENTIFIED AS: BLDG 138, BLDG 308, BLDG 309, BLDG 135, AND A 10 FOOT WIDE AREA ADJOINING EACH SIDE OF SAID BUILDINGS FOR MAINTENANCE AND INGRESS-EGRESS TO SAID BUILDINGS FROM ANY EXISTING ROADS, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA. CONTAINING ± 66.75 ACRES

FORT DES MOINES PARCELS WITHIN LEASED AREA:



.....  
**Date** November 23, 2020

THE AREA EAST OF THE EASTSIDE OF BUTTNER STREET, SOUTH OF THE NORTH PROPERTY LINE OF PARCEL "A" AS DESCRIBED ABOVE; AND, NORTH OF THE NORTH SIDE OF RODGERS ROAD.

SUBJECT TO: EXISTING EASEMENTS FOR ROADS, PUBLIC UTILITIES, RAILROADS AND PIPELINE AND TO OTHER EASEMENTS OR ENCUMBRANCES OF RECORD, AND FURTHER

SUBJECT TO ENCROACHMENTS OF THE BUILDINGS SHOWN IN EXHIBIT "A" KNOWN AS BLDG 68, BLDG 70, BLDG 71, BLDG 73, BLDG 81, BLDG 83, BLDG 126, BLDG 127.

**FOOTNOTE:**

THE CITY OF DES MOINES, HAS LEASED A PORTION OF THE PROPERTY DESCRIBED IN THE P.U.D. PROPERTY DESCRIPTION TO BLANK PARK ZOO FOUNDATION, INC., PURSUANT TO THE A.H. BLANK PARK ZOO LEASE, OPERATION, MANAGEMENT AND MAINTENANCE AGREEMENT, DATED APRIL 25, 2011. THE P.U.D. PROPERTY DESCRIPTION INCLUDES ADDITIONAL PROPERTY OWNED BY THE CITY OF DES MOINES THAT IS NOT INCLUDED IN SAID LEASE AGREEMENT

**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 and all statements of interested persons and arguments of counsel, any objections to the proposed 3<sup>rd</sup> Amendment to the Blank Park Zoo PUD Conceptual Plan and to PUD Final Development Plan for "GoGo Plaza" hereby overruled, and the hearing is closed.
2. The proposed 3<sup>rd</sup> Amendment to the Blank Park Zoo PUD Conceptual Plan and to the PUD Final Development Plan "GoGo Plaza", as on file in the Community Development Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to the conditions stated above.



**Roll Call Number**

**Agenda Item Number**

61

**Date** November 23, 2020

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

FORM APPROVED:

Judy K. Parks-Kruse  
Judy K. Parks-Kruse  
Assistant City Attorney

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

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

**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.

\_\_\_\_\_  
City Clerk



November 3, 2020

Date November 23, 2020

Agenda Item (a)

Roll Call # \_\_\_\_\_

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their October 15, 2020 meeting, the following action was taken regarding a request from Blank Park Zoo Foundation, Inc. represented by Anne Shimerdla (officer) for review and approval of the PUD Final Development Plan for "GoGo Plaza" to allow development of a 1,504-square foot concession and restroom building and surrounding plaza area for the Blank Park Zoo located in the vicinity of 7401 Southwest 9<sup>th</sup> Street.

**COMMISSION RECOMMENDATION:**

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

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

**APPROVAL** of the submitted "PUD" Final Development Plan "GoGo Plaza", subject to compliance with all administrative review comments by the City's Permit & Development Center and/or Site Plan Review Staff. (10-2021-7.19)

## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted "PUD" Final Development Plan "GoGo Plaza", subject to compliance with all administrative review comments by the City's Permit & Development Center and/or Site Plan Review Staff.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment to the PUD Conceptual Plan and the proposed PUD Development Plan would allow construction of a 1,504-square foot concession and restroom building and a surrounding plaza area. The proposed construction and zoo enhancements would be located internally to the zoo, just north of the prairie dog colony. These improvements would not be visible from public Right-of-Way.
2. **Size of Site:** 66.75 acres.
3. **Existing Zoning (site):** "Blank Park Zoo PUD" Planned Unit Development District.
4. **Existing Land Use (site):** Blank Park Zoo and off-street parking.
5. **Adjacent Land Use and Zoning to Site of Amendment:**
  - North** – "P2" & "NX2", Uses include the Fort Des Moines Historical National Landmark and the Fort Des Moines Residential Correctional Facility.
  - South** – "P1", Use is the Blank Golf Course.
  - East** – "P1", Use is the Blank Golf Course.
  - West** – "N3a" & "NX2", Uses include Southwest 9<sup>th</sup> Street and residential uses.
6. **General Neighborhood/Area Land Uses:** The subject property (Blank Park Zoo) is located along the east side of Southwest 9<sup>th</sup> Street to the south of Army Post Road.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located within 250 of any neighborhood association. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on September 25, 2020 and by mailing of the Final Agenda on October 8, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on September 25, 2020 (20 days prior to the public hearing) and October 5, 2020 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

During the Governor's emergency declaration due to the COVID-19 pandemic, the applicant is responsible for reaching out to the surrounding property owner within 250 feet through a written communication soliciting questions and input and providing

responses. The applicant shall provide a report on the outcomes of this process prior to the Plan and Zoning Commission meeting, and provide a summary at the hearing.

8. **Relevant Zoning History:** On July 23, 2012, the City Council rezoned the site to “PUD” District by Ordinance No. 15,121 and adopted the Blank Park Zoo PUD Conceptual Plan.

On June 21, 2015, the City administratively approved the 1<sup>st</sup> amendment to the PUD Conceptual Plan (ZON2015-00126), which allowed caretakers quarters so that caretakers and interns could overnight on the property.

On June 22, 2016, the City administratively approved the 2<sup>nd</sup> amendment to the PUD Conceptual Plan (ZON2016-00072), which allowed expansion of the giraffe house.

The City’s current Zoning Ordinance, which took effect on December 16, 2019, requires any amendment to a PUD Conceptual Plan to be reviewed by the Plan & Zoning Commission and City Council. No additional administrative amendments are allowed.

9. **PlanDSM Creating Our Tomorrow Designation:** The subject property is located within an area designated on the PlanDSM Future Land Use Map as Public/Semi-Public. The proposed “PUD” Conceptual Plan amendment and Final development site plan would not require this designation to be amended.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the application, accompanying evidence and Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. After the hearing, the Commission may vote to recommend either approval or disapproval of the amended PUD Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

## II. ADDITIONAL APPLICABLE INFORMATION

1. **PUD Conceptual Plan:** The proposed amendment to the PUD Conceptual Plan is necessary for the PUD Development Plan to be found in conformance the with the PUD regulations. The proposed amendment would allow construction of a 1,504-square foot concession and restroom building and a surrounding plaza area. The proposed enhancements to would be located internally to the zoo and would not be visible from public Right-of-Way. Staff recommends approval of the proposed amendment to the PUD Conceptual Plan.

In order to minimize the need for future amendments to the PUD Conceptual Plan for minor improvements, such as the one currently under consideration, Staff recommends that a note be added to the PUD Conceptual Plan to state: “Any future modification within “Area A” that impacts less than 10,000 square feet of area shall not require an

amendment to the PUD Conceptual Plan, but shall be in accordance with any required PUD Final Development Site Plan.”

- 2. PUD Final Development Site Plan:** The proposed PUD Final Development Plan would be in accordance with the 3<sup>rd</sup> Amendment to the PUD Conceptual Plan. Staff recommends approval of the submitted “PUD” Final Development Plan “GoGo Plaza”, subject to compliance with all administrative review comments by the City’s Permit & Development Center and/or Site Plan Review Staff.

## **SUMMARY OF DISCUSSION**

Jann Freed asked if any member of the public or the commission desired to speak on the item. No one requested to speak.

## **COMMISSION ACTION:**

Dory Briles made a motion for approval of the submitted “PUD” Final Development Plan “GoGo Plaza”, subject to compliance with all administrative review comments by the City’s Permit & Development Center and/or Site Plan Review Staff.

Motion passed: 14-0

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

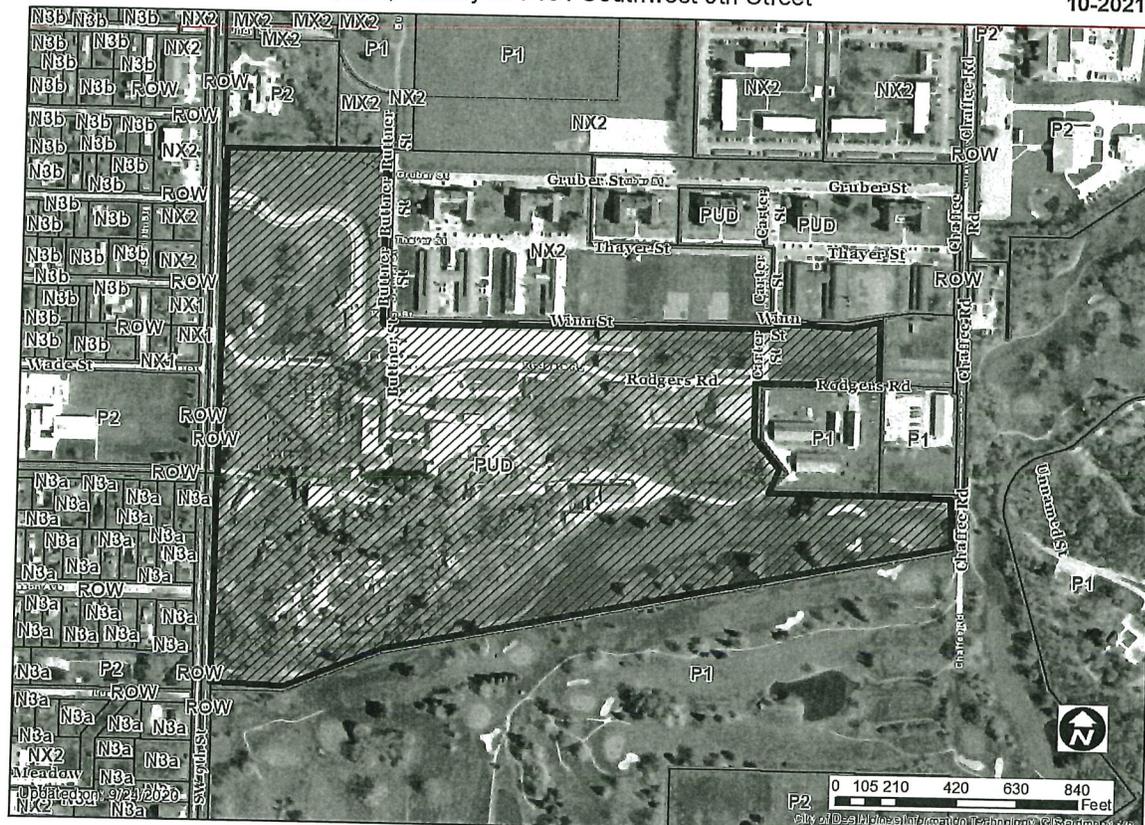
MGL:tjh

61

Request from Blank Park Zoo Foundation, Inc. represented by Anne Shimerdla (officer) for property Zoo located in the vicinity of 7401 Southwest 9 <sup>th</sup> Street.			File #	
			10-2021-7.19	
Description of Action	PUD Final Development Plan for "GoGo Plaza" to allow development of a 1,504-square foot concession and restroom building and surrounding plaza area.			
PlanDSM Future Land Use	Current: Public/Semi-Public. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	Blank Park Zoo Legacy "PUD" Planned Unit Development District.			
Proposed Zoning District	N/A			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	0	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

Blank Park Zoo Foundation, Inc., Vicinity of 7401 Southwest 9th Street

10-2021-7.19



1 inch = 398 feet





Date November 23, 2020  
Agenda Item 601  
Roll Call # \_\_\_\_\_

November 3, 2020

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their October 15, 2020 meeting, the following action was taken regarding a request from Blank Park Zoo Foundation, Inc. represented by Anne Shimerdla (officer) for review and approval of the 3<sup>rd</sup> Amendment to the Blank Park Zoo PUD Conceptual Plan to allow for addition of a new restroom and concession building with plaza within the Area "A" for the Blank Park Zoo located in the vicinity of 7401 Southwest 9<sup>th</sup> Street.

**COMMISSION RECOMMENDATION:**

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

**APPROVAL** of proposed 3<sup>rd</sup> Amendment to the Blank Park Zoo PUD Conceptual Plan, subject to provision of a note stating that any future modification within "Area A" that impacts less than 10,000 square feet of area shall not require an amendment to the PUD Conceptual Plan, but shall be in accordance with any required PUD Final Development Site Plan. (ZON2020-00122)

## Written Responses

4 in Favor

1 in opposition

### **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends approval that the proposed 3<sup>rd</sup> Amendment to the Blank Park Zoo PUD Conceptual Plan, subject to provision of a note stating that any future modification within "Area A" that impacts less than 10,000 square feet of area shall not require an amendment to the PUD Conceptual Plan, but shall be in accordance with any required PUD Final Development Site Plan.

### **STAFF REPORT TO THE PLANNING COMMISSION**

#### **I. GENERAL INFORMATION**

- 1. Purpose of Request:** The proposed amendment to the PUD Conceptual Plan and the proposed PUD Development Plan would allow construction of a 1,504-square foot concession and restroom building and a surrounding plaza area. The proposed construction and zoo enhancements would be located internally to the zoo, just north of the prairie dog colony. These improvements would not be visible from public Right-of-Way.
- 2. Size of Site:** 66.75 acres.
- 3. Existing Zoning (site):** "Blank Park Zoo PUD" Planned Unit Development District.
- 4. Existing Land Use (site):** Blank Park Zoo and off-street parking.
- 5. Adjacent Land Use and Zoning to Site of Amendment:**

**North** – "P2" & "NX2", Uses include the Fort Des Moines Historical National Landmark and the Fort Des Moines Residential Correctional Facility.

**South** – "P1", Use is the Blank Golf Course.

**East** – "P1", Use is the Blank Golf Course.

**West** – "N3a" & "NX2", Uses include Southwest 9<sup>th</sup> Street and residential uses.
- 6. General Neighborhood/Area Land Uses:** The subject property (Blank Park Zoo) is located along the east side of Southwest 9<sup>th</sup> Street to the south of Army Post Road.
- 7. Applicable Recognized Neighborhood(s):** The subject property is not located within 250 of any neighborhood association. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on September 25, 2020 and by mailing of the Final Agenda on October 8, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on September 25, 2020 (20 days prior to

the public hearing) and October 5, 2020 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

During the Governor's emergency declaration due to the COVID-19 pandemic, the applicant is responsible for reaching out to the surrounding property owner within 250 feet through a written communication soliciting questions and input and providing responses. The applicant shall provide a report on the outcomes of this process prior to the Plan and Zoning Commission meeting, and provide a summary at the hearing.

8. **Relevant Zoning History:** On July 23, 2012, the City Council rezoned the site to "PUD" District by Ordinance No. 15,121 and adopted the Blank Park Zoo PUD Conceptual Plan.

On June 21, 2015, the City administratively approved the 1<sup>st</sup> amendment to the PUD Conceptual Plan (ZON2015-00126), which allowed caretakers quarters so that caretakers and interns could overnight on the property.

On June 22, 2016, the City administratively approved the 2<sup>nd</sup> amendment to the PUD Conceptual Plan (ZON2016-00072), which allowed expansion of the giraffe house.

The City's current Zoning Ordinance, which took effect on December 16, 2019, requires any amendment to a PUD Conceptual Plan to be reviewed by the Plan & Zoning Commission and City Council. No additional administrative amendments are allowed.

9. **PlanDSM Creating Our Tomorrow Designation:** The subject property is located within an area designated on the PlanDSM Future Land Use Map as Public/Semi-Public. The proposed "PUD" Conceptual Plan amendment and Final development site plan would not require this designation to be amended.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the application, accompanying evidence and Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. After the hearing, the Commission may vote to recommend either approval or disapproval of the amended PUD Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

## II. ADDITIONAL APPLICABLE INFORMATION

1. **PUD Conceptual Plan:** The proposed amendment to the PUD Conceptual Plan is necessary for the PUD Development Plan to be found in conformance with the PUD regulations. The proposed amendment would allow construction of a 1,504-square foot concession and restroom building and a surrounding plaza area. The proposed enhancements would be located internally to the zoo and would not be

visible from public Right-of-Way. Staff recommends approval of the proposed amendment to the PUD Conceptual Plan.

In order to minimize the need for future amendments to the PUD Conceptual Plan for minor improvements, such as the one currently under consideration, Staff recommends that a note be added to the PUD Conceptual Plan to state: "Any future modification within "Area A" that impacts less than 10,000 square feet of area shall not require an amendment to the PUD Conceptual Plan, but shall be in accordance with any required PUD Final Development Site Plan."

- 2. PUD Final Development Site Plan:** The proposed PUD Final Development Plan would be in accordance with the 3<sup>rd</sup> Amendment to the PUD Conceptual Plan. Staff recommends approval of the submitted "PUD" Final Development Plan "GoGo Plaza", subject to compliance with all administrative review comments by the City's Permit & Development Center and/or Site Plan Review Staff.

## **SUMMARY OF DISCUSSION**

Jann Freed asked if any member of the public or the commission desired to speak on the item. No one requested to speak.

## **COMMISSION ACTION:**

Dory Briles made a motion for approval of the proposed 3<sup>rd</sup> Amendment to the Blank Park Zoo PUD Conceptual Plan, subject to provision of a note stating that any future modification within "Area A" that impacts less than 10,000 square feet of area shall not require an amendment to the PUD Conceptual Plan, but shall be in accordance with any required PUD Final Development Site Plan

Motion passed: 14-0

Respectfully submitted,



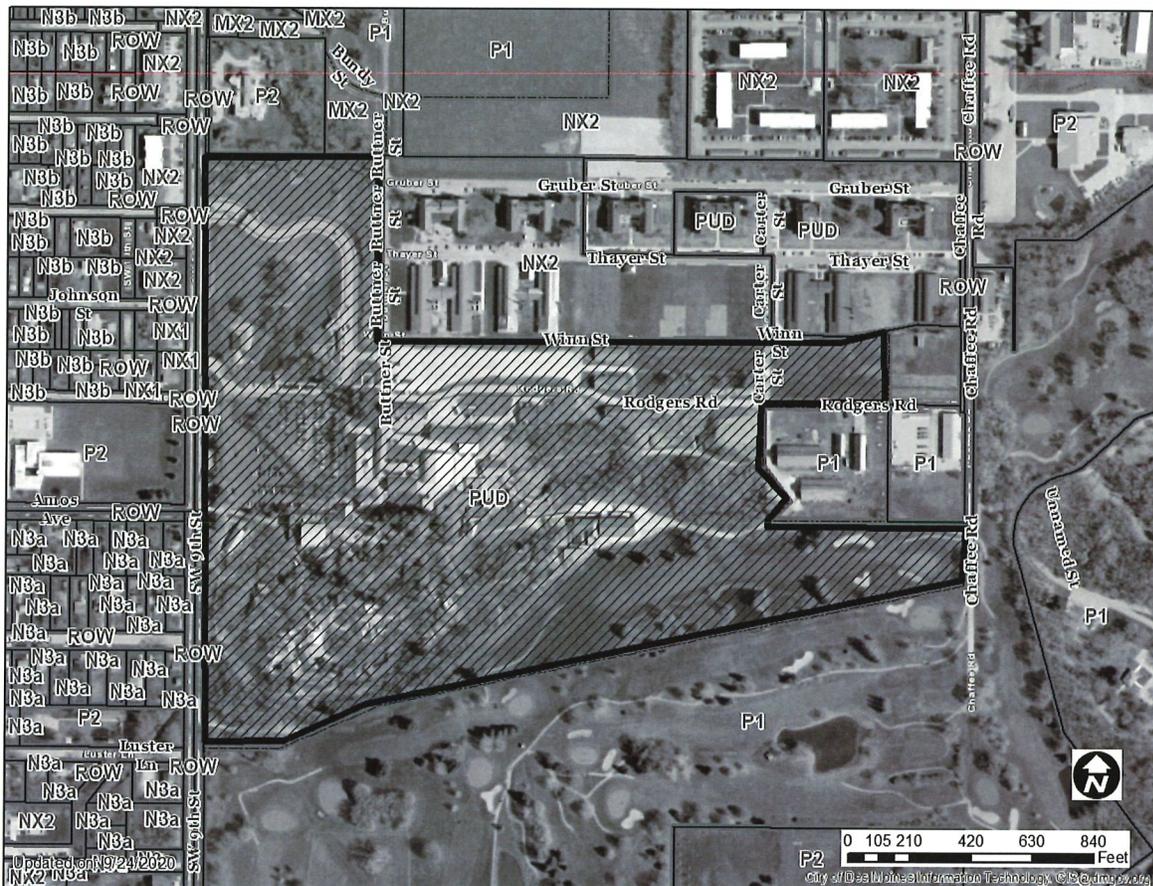
Michael Ludwig, AICP  
Planning Administrator

MGL:tjh

Request from Blank Park Zoo Foundation, Inc. represented by Anne Shimerdla (officer) for property Zoo located in the vicinity of 7401 Southwest 9 <sup>th</sup> Street.		File # ZON2020-00122		
Description of Action	3 <sup>rd</sup> Amendment to the Blank Park Zoo PUD Conceptual Plan to allow for addition of a new restroom and concession building with plaza within the Area "A".			
PlanDSM Future Land Use	Current: Public/Semi-Public. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	Blank Park Zoo Legacy "PUD" Planned Unit Development District.			
Proposed Zoning District	N/A			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	4	1		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

Blank Park Zoo Foundation, Vicinity of 7401 Southwest 9th Street

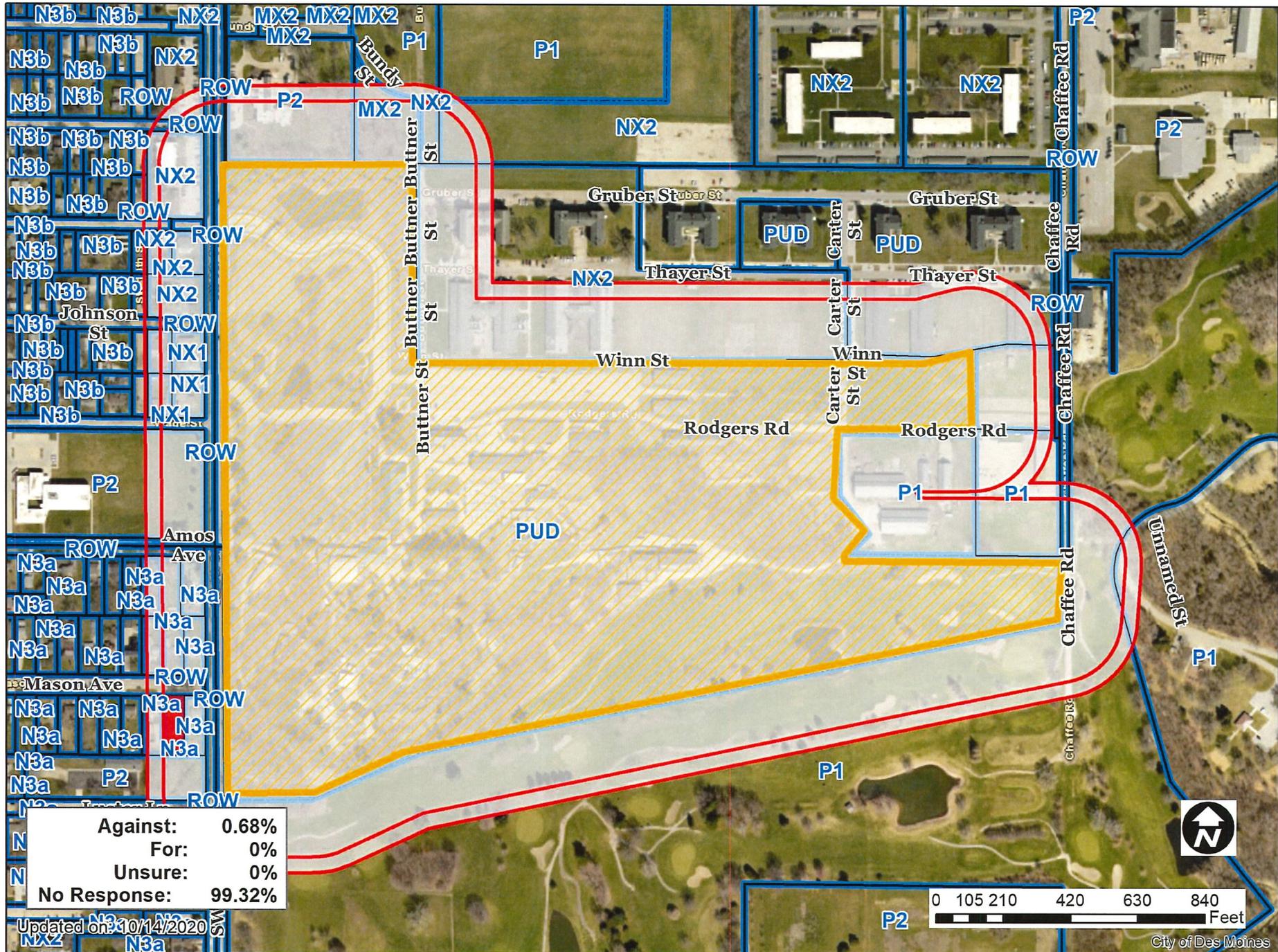
ZON2020-00122



1 inch = 397 feet

# Blank Park Zoo Foundation, Vicinity of 7401 Southwest 9th Street

ZON2020-00122



1 inch = 398 feet

ZON2020-00122

Item: \_\_\_\_\_

Date: \_\_\_\_\_

10-7-2020

01

I (am) (am not) in favor of the request:

(Circle One)

Print Name: LINDA Houghton

RECEIVED  
COMMUNITY DEVELOPMENT

Signature: Linda Houghton

OCT 13 2020

Address: 7706 SW 9th Street

Reason for opposing or approving this request may be listed below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZON2020-00122

Item: \_\_\_\_\_

Concessions @ Blank Park Zoo

Date: \_\_\_\_\_

10/8/20

I (am) (am not) in favor of the request:

(Circle One)

Print Name: Rebecca Cook

RECEIVED  
COMMUNITY DEVELOPMENT

Signature: Rebecca J Cook

OCT 13 2020

Address: 340 E. Burnham Ave, DSM

50315

Reason for opposing or approving this request may be listed below:

The zoo has been in need of improvements  
to its concession facilities for quite  
some time. This will bring more people  
to the zoo.

ZON2020-00122

Item: \_\_\_\_\_ Date: 10/7/20 601

I (am) (am not) in favor of the request:

(Circle One)

Print Name: Dennis Flora  
Get-N-Go Stores, Inc.

RECEIVED  
COMMUNITY DEVELOPMENT

Signature: Dennis Flora

OCT 13 2020

Address: 2716 Indiana Ave. W.M.,  
Iowa

Reason for opposing or approving this request may be listed below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZON2020-00122

Item: \_\_\_\_\_ Date: 10/19/20

I (am) (am not) in favor of the request:

(Circle One)

Print Name: Kurt & Krissy Katzmaw

RECEIVED  
COMMUNITY DEVELOPMENT

Signature: Kurt Katzmaw

OCT 13 2020

Address: 307 E. Burnham Ave

Reason for opposing or approving this request may be listed below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZON2020-00122

Item: \_\_\_\_\_ Date: 10-7-20

I (am)  (am not) in favor of the request:

(Circle One)

Print Name: Mark K Welborn

RECEIVED  
COMMUNITY DEVELOPMENT

Signature: Mark Welborn

OCT 13 2020

Address: 920 Mason ave

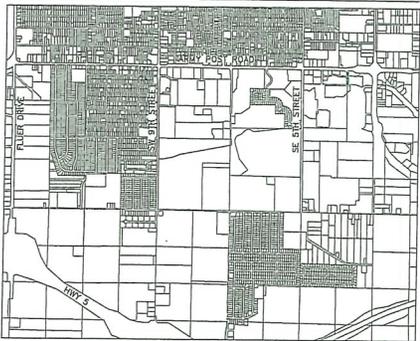
Reason for opposing or approving this request may be listed below:

Because next they will want to take  
our homes for the zoo!

# CONCEPTUAL PLAN BLANK PARK ZOO

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES,  
POLK COUNTY, STATE OF IOWA  
SHEET 1 OF 3

### VICINITY MAP



### P.U.D. PROPERTY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M. AND PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., AND THE WEST 82.0 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 23, (EXCEPT THE NORTH 145.0 FEET OF THE NORTHEAST 1/4) AND THE SOUTHWEST 1/4 OF SAID SECTION 33 (EXCEPT THE SOUTH 40 ACRES OF SAID SOUTHWEST 1/4), AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 33.0 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET AND THE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET 125.0 FEET; THENCE EAST ALONG A LINE 33.0 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET TO A POINT APPROXIMATELY 82.0 FEET SOUTH TO THE NORTHWEST CORNER OF PARCEL "A"; AS SHOWN ON THE PLAN OF SURVEY RECORDED IN BOOK 804 PAGE 27; THENCE EAST ON THE NORTH PARCEL LINE OF SAID PARCEL "A" TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH ALONG THE EAST PARCEL LINE OF PARCEL "A" TO THE SOUTH LINE OF THE EAST-WEST FENCE LINE AS CURRENTLY ESTABLISHED; THENCE WEST TO THE EAST LINE OF THE NORTH-SOUTH CENTER STREET AS CURRENTLY ESTABLISHED; THENCE SOUTH-SOUTHWEST ALONG THE EAST LINE OF CENTER STREET TO A POINT 83 FEET NORTH OF THE SOUTHWEST CORNER OF PARCEL "A"; THENCE WEST TO THE WEST LINE OF SAID PARCEL "A"; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL "A" TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE EAST 45 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 TO THE POINT OF BEGINNING; THENCE SOUTH 210 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 TO THE POINT OF BEGINNING; THENCE WESTERLY TO A POINT 500 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF SW 9TH STREET AND THE EXISTING NORTHERN BLANK PARK COURSE; THENCE SOUTH 210 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 TO THE POINT OF BEGINNING; THENCE WESTERLY 185 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET 75.0 FEET TO THE POINT OF BEGINNING. ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING 2.9275 ACRES.

THE AREA EAST OF THE EASTSIDE OF BUTNER STREET, SOUTH OF THE NORTH PROPERTY LINE OF PARCEL "A" AS DESCRIBED ABOVE, AND NORTH OF THE NORTH SIDE OF BODDERS ROAD. SUBJECT TO EXISTING EASEMENTS FOR ROADS, PUBLIC UTILITIES, RAILROADS AND PIPELINE AND TO OTHER EASEMENTS OR ENCUMBRANCES OF RECORD, AND FURTHER SUBJECT TO ENCUMBRANCES OF THE BUILDINGS SHOWN IN EXHIBIT "A" KNOWN AS BLDG 68, BLDG 71, BLDG 73, BLDG 81, BLDG 83, BLDG 118, BLDG 127.

**STATEMENT OF INTENT**  
IT IS OUR INTENT TO ESTABLISH ZONING REGULATIONS CONSISTENT WITH THE UNIQUE CONDITIONS AND TYPES OF USES ASSOCIATED WITH ZOO ACTIVITIES AND LAND USES. THE PLANNED UNIT DEVELOPMENT WILL PROVIDE ACCOMMODATIONS FOR CURRENT AND FUTURE ZOO USES, EXHIBITS, AND FUNCTIONS.

**PARKING DATA**  
VISITORS: 2011 NUMBER OF PEAK VISITORS ON SITE AT ONE TIME = 1,310  
EMPLOYEES: MAXIMUM NUMBER OF EMPLOYEES ON PEAK SHIFT = 80 EMPLOYEES  
EXISTING PAVED PARKING SPACES = 314  
EXISTING OVERFLOW PARKING SPACES = 264  
TOTAL EXISTING PARKING SPACES = 578

### PUD AREA STANDARDS

**PUD AREA SPECIFIC STANDARDS**  
**AREA "A"**  
AREA "A" SHALL ALLOW FOR GENERAL ZOO USES AND ACTIVITIES. ALLOWED USES AND ACTIVITIES INCLUDE, BUT MAY NOT BE LIMITED TO, ANNUAL EXHIBIT SPACES, ANNUAL HOLDING BUILDINGS, DISPLAYS, INTERPRETIVE OPPORTUNITIES, RECREATIONAL SPACES, GATHERING AREAS, EDUCATIONAL GARDENS, CARE TAKER'S QUARTERS WITH ABILITY FOR OVERNIGHT STAY (OVERNIGHT STAY LIMITED TO STAFF AND INTERIM CARETAKERS ONLY), AND OTHER RECREATIONAL USES.  
PORTIONS OF AREA "A" LIE WITHIN THE JURISDICTION OF THE IOWA STATE HISTORIC PRESERVATION OFFICE (SIPO) AND MAY REQUIRE THE REVIEW AND APPROVAL OF THE SIPO PRIOR TO IMPLEMENTING ANY PHYSICAL IMPROVEMENTS. THESE AREAS GENERALLY INCLUDE LAND EAST OF BUTNER STREET AND IMMEDIATELY SOUTH OF BODDERS ROAD TO THE EASTERN LIMITS OF THE PLANNED UNIT DEVELOPMENT. THE REVIEW AND APPROVAL OF THE SIPO SHALL NOT ALLOW ANY CHANGES FROM WHAT EXISTS TODAY WITHOUT THE REVIEW AND APPROVAL OF THE SIPO.

**AREA "B"**  
AREA "B" SHALL ALLOW FOR GENERAL ZOO USES AND ACTIVITIES. ALLOWED USES AND ACTIVITIES INCLUDE, BUT MAY NOT BE LIMITED TO, ANNUAL EXHIBIT SPACES, ANNUAL HOLDING BUILDINGS, DISPLAYS, INTERPRETIVE OPPORTUNITIES, RECREATIONAL SPACES, GATHERING AREAS, EDUCATIONAL GARDENS, CARE TAKER'S QUARTERS WITH ABILITY FOR OVERNIGHT STAY (OVERNIGHT STAY LIMITED TO STAFF AND INTERIM CARETAKERS ONLY), AND OTHER RECREATIONAL USES.  
PORTIONS OF AREA "B" LIE WITHIN THE JURISDICTION OF THE IOWA STATE HISTORIC PRESERVATION OFFICE (SIPO) AND MAY REQUIRE THE REVIEW AND APPROVAL OF THE SIPO PRIOR TO IMPLEMENTING ANY PHYSICAL IMPROVEMENTS. THESE AREAS GENERALLY INCLUDE LAND EAST OF BUTNER STREET AND IMMEDIATELY SOUTH OF BODDERS ROAD TO THE EASTERN LIMITS OF THE PLANNED UNIT DEVELOPMENT. THE REVIEW AND APPROVAL OF THE SIPO SHALL NOT ALLOW ANY CHANGES FROM WHAT EXISTS TODAY WITHOUT THE REVIEW AND APPROVAL OF THE SIPO.

**AREA "C"**  
AREA "C" SHALL ALLOW FOR GOLF COURSE AND GENERAL ZOO USES AND ACTIVITIES. ALLOWED USES AND ACTIVITIES INCLUDE, BUT MAY NOT BE LIMITED TO, ANNUAL EXHIBIT SPACES, ANNUAL HOLDING BUILDINGS, DISPLAYS, INTERPRETIVE OPPORTUNITIES, RECREATIONAL SPACES, GATHERING AREAS, EDUCATIONAL GARDENS, CARE TAKER'S QUARTERS WITH ABILITY FOR OVERNIGHT STAY (OVERNIGHT STAY LIMITED TO STAFF AND INTERIM CARETAKERS ONLY), AND OTHER RECREATIONAL USES.  
PORTIONS OF AREA "C" LIE WITHIN THE JURISDICTION OF THE IOWA STATE HISTORIC PRESERVATION OFFICE (SIPO) AND MAY REQUIRE THE REVIEW AND APPROVAL OF THE SIPO PRIOR TO IMPLEMENTING ANY PHYSICAL IMPROVEMENTS. THESE AREAS GENERALLY INCLUDE LAND EAST OF BUTNER STREET AND IMMEDIATELY SOUTH OF BODDERS ROAD TO THE EASTERN LIMITS OF THE PLANNED UNIT DEVELOPMENT. THE REVIEW AND APPROVAL OF THE SIPO SHALL NOT ALLOW ANY CHANGES FROM WHAT EXISTS TODAY WITHOUT THE REVIEW AND APPROVAL OF THE SIPO.

**PUD BULK REGULATIONS (ALL AREAS)**  
**STORM WATER MANAGEMENT**  
STORM WATER MANAGEMENT WITHIN THE PUD SHALL BE CONSIDERED ON A PROJECT BY PROJECT BASIS. WHEN PRACTICAL, STORM WATER MANAGEMENT SHALL BE IMPROVED TO THE FULLEST EXTENT POSSIBLE TO SATISFY CURRENT STORM WATER STORM WATER MANAGEMENT STRATEGIES MAY BE LIMITED AND FULL COMPLIANCE WITH THE CITY OF DES MOINES STORM APPROACHES ON A PROJECT BY PROJECT BASIS.

**SANITARY SEWER**  
AN EXISTING SEWER PUBLIC SANITARY SEWER IS LOCATED ALONG THE EAST SIDE OF SOUTHWEST 9TH STREET. THE EXISTING SANITARY SEWER IS BELIEVED TO ASSUME TO HAVE ADEQUATE CAPACITY TO SERVE THE BLANK PARK ZOO AT ANY LOCATION ON-SITE.

**ADDITIONAL STANDARDS**  
ARCHITECTURAL ELEMENTS FOR BUILDINGS AND SIGNAGE SHALL BE CONSIDERED ON A PROJECT BY PROJECT BASIS, GIVEN THE UNIQUE NATURE OF THE ZOO USE. UNIQUE MATERIALS ARE ALLOWED. UNIQUE MATERIALS SHALL BE THOSE OF A PERMANENT NATURE, AND THOSE CONSISTENT WITH THE INTENDED USE OF THE PROPOSED STRUCTURE(S). MONUMENT OR ENTRANCE SIGNAGE MAY BE ILLUMINATED AND REACH HEIGHTS OF UP TO 40'. ANY PROPOSED SIGNAGE VISIBLE FROM PUBLIC RIGHT OF WAY SHALL BE CONSIDERED ON A PROJECT BY PROJECT BASIS.

**EROSION**  
VARIOUS FENCING TYPES AND HEIGHTS ARE ALLOWED WITHIN THE PUD. FENCING MAY BE UTILIZED FOR SECURITY, CONTAINMENT, AND OTHER PURPOSES. ALLOWED FENCING TYPES INCLUDE BUT ARE NOT LIMITED TO, CHAIN LINK, CHAIN LINK WITH SECURITY TOP, WOOD, VARIOUS METALS, WYLL, AND ELECTRIC ANIMAL CONTAINMENT. ADDITIONAL AND SPECIFIC FENCING TYPES MAY BE REQUIRED FOR ANIMAL CONTAINMENT BY THE USDA. SPECIFIC FENCING TYPES AND HEIGHTS SHALL BE REVIEWED ON A PROJECT BY PROJECT BASIS BY THE CITY OF DES MOINES AT THE TIME OF SITE PLAN REVIEW.

**PARKING**  
PARKING SHALL BE PROVIDED AS FOLLOWS:  
1 SPACE FOR EVERY 4 VISITORS ON SITE AT ONE TIME  
1 SPACE PER EMPLOYEE FOR THE MAXIMUM WORKING SHIFT.  
THE EXISTING OVERFLOW PARKING AREAS MAY BE UTILIZED TO SATISFY THE PARKING SPACE REQUIREMENTS.

**LANDSCAPING AND SIGNAGE**  
ALL LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF DES MOINES LANDSCAPE STANDARDS AS APPLICABLE TO THE PROJECT.  
ALL OUTDOOR STORAGE AREAS SHALL BE SCREENED.  
ANY TRANSFORMER, JUNCTION BOX, AIR CONDITIONER, OR OTHER SUCH ITEM OVER 3 FEET IN HEIGHT, SHALL NOT BE LOCATED WITHIN A FRONT YARD SETBACK.  
ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED.  
ANY TRASH CONTAINERS VISIBLE FROM A PUBLIC STREET SHALL BE SCREENED BY AN ENCLOSURE CONSTRUCTED OF MAINTENANCE WALLS AND STED GATES.

**OVERFLOW PARKING**  
TYPICAL ZOO OPERATIONS DO NOT REQUIRE THE USE OF THE OVERFLOW PARKING AREAS. THE OVERFLOW PARKING AREAS ARE GENERALLY USED DURING SPECIAL EVENTS, SUCH AS "NIGHT FEED" OR JULY 4TH CELEBRATIONS. THE OVERFLOW PARKING AREAS MAY BE REQUIRED FOR EMPLOYEE PARKING.  
GRANULAR SURFACED PARKING LOTS SHALL BE SPRAYED ANNUALLY WITH A DUST CONTROL AGENT.

**BUILDING HEIGHT**  
MAXIMUM BUILDING HEIGHT OF 50'  
**BUILDING SETBACKS**  
FRONT YARD: 30'  
SIDE YARD: 50'  
REAR YARD: 50'

### ZONING MAP



### GENERAL LEGEND

PROPOSED	EXISTING
PUD BOUNDARY	SANITARY MANHOLE
PUD PARCEL BOUNDARY	WATER VALVE BOX
UNDERLYING ZONING BOUNDARY	FIRE HYDRANT
LOT LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
SANITARY SEWER WITH SIZE	STORM SEWER SINGLE INTAKE
SANITARY SERVICE	STORM SEWER DOUBLE INTAKE
STORM SERVICE	FLARED END SECTION
WATERMAIN WITH SIZE	ROOF DRAIN/ DOWNSPOUT
WATER SERVICE	CONFERUS TREE
	DECIDUOUS SHRUB
	CONFERUS SHRUB
	ELECTRIC POWER POLE
	GUY ANCHOR
	STREET LIGHT
	POWER POLE W/ TRANSFORMER
	UTILITY POLE W/ LIGHT
	ELECTRIC BOX
	ELECTRIC TRANSFORMER
	ELECTRIC MANHOLE OR VAULT
	TRAFFIC SIGN
	TELEPHONE JUNCTION BOX
	TELEPHONE MANHOLE/VAULT
	TELEPHONE POLE
	GAS VALVE BOX
	CABLE TV JUNCTION BOX
	CABLE TV MANHOLE/VAULT
	MAIL BOX
	BIOCHAMBER
	SOIL BROWNS
	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

**OWNER**  
CITY OF DES MOINES  
402 ROBERT D RAY DR  
DES MOINES, IA 50309

**APPLICANT**  
BLANK PARK ZOO FOUNDATION, INC.  
CONTACT: MARK HANCOCK  
7401 SW 9TH STREET  
DES MOINES, IOWA  
PH: (515) 243-0156

**ENGINEER/ SURVEYOR**  
CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: KEITH BROWN  
3405 SE CHRISTOPHERS DRIVE, SUITE C  
DES MOINES, IOWA 50311  
PH: (515) 392-4400  
PH: (515) 392-4410

**NEIGHBORHOOD MEETING**  
JUNE 18, 2012 @ 6PM  
BLANK PARK ZOO  
7401 SW 9TH ST.  
DES MOINES, IA 50315

**PUD AMENDMENTS**  
AMENDMENT #1: 01/04/15  
AMENDMENT #2: 03/19/16  
AMENDMENT #3: 02/09/19

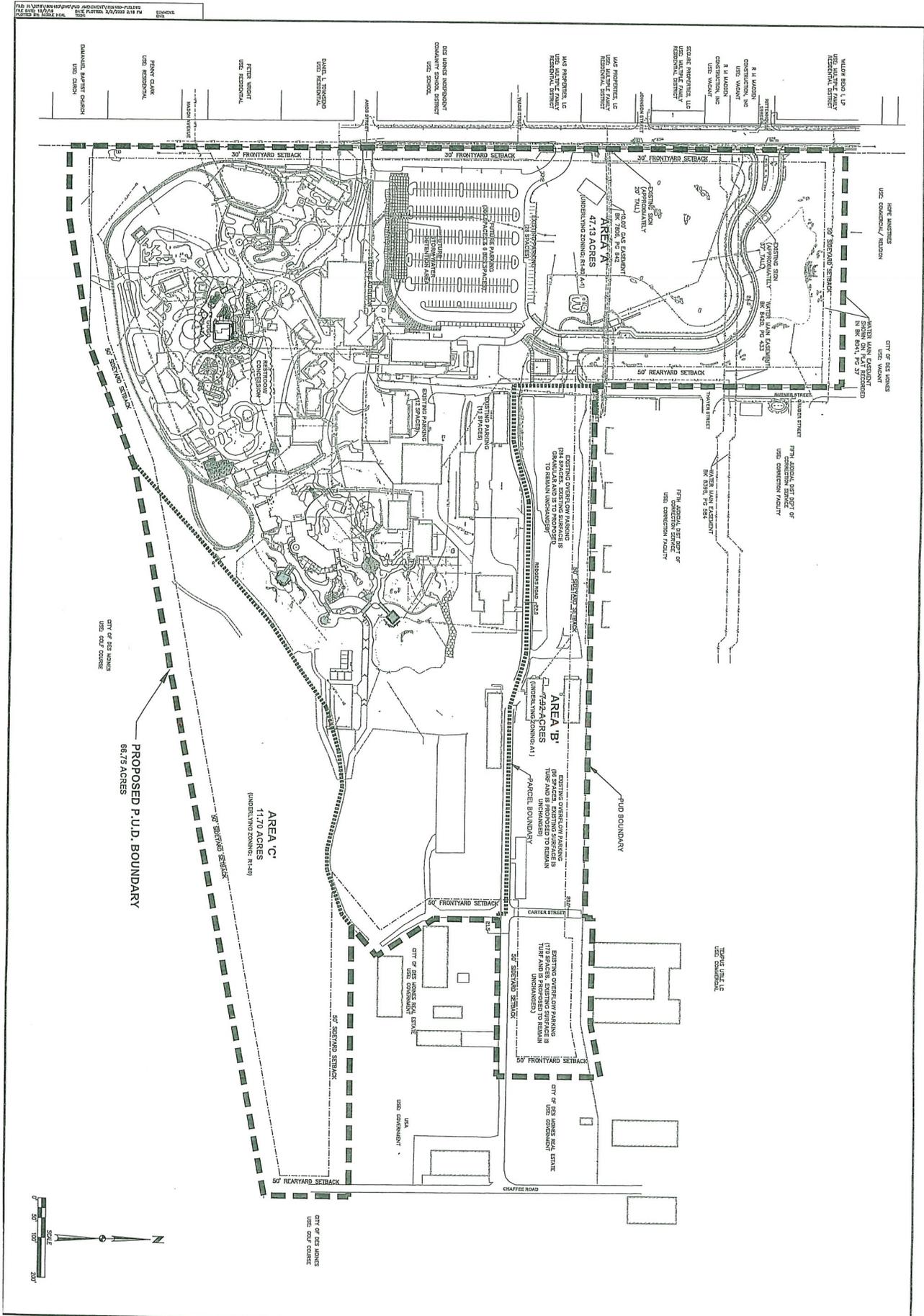
**SUBMITTAL DATES**  
PUD SUBMITTAL TO CITY #1: 5/23/12  
PUD SUBMITTAL TO CITY #2: 6/12/12  
PUD APPROVAL: 7/22/12  
AMENDMENT #1 SUBMITTAL #1: 5/29/15  
AMENDMENT #1 SUBMITTAL #2: 7/16/15  
AMENDMENT #2 SUBMITTAL #1: 5/16/16  
AMENDMENT #2 APPROVAL: 8/16/16  
AMENDMENT #3 SUBMITTAL #1: 2/9/20

**PUD ZONING AND CONCEPT PLAN**  
 APPROVED BY CITY PLAN & ZONING COMMISSION: JUNE 19, 2012  
 APPROVED BY CITY COUNCIL: JULY 23, 2012  
ROLL CALL NO.: 12-1189  
ORDINANCE NO.: 15,121  
1ST AMENDMENT ADMINISTRATIVELY APPROVED ON JUNE 21, 2015 ALLOWED FOR STAFF/INTERIM CARETAKERS QUARTERS IN VETERINARY  
2ND AMENDMENT ADMINISTRATIVELY APPROVED ON JUNE 22, 2016 GIRAFFE HOUSE EXPANSION  
DATE \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE IN ACCORDANCE WITH THE REQUIREMENTS OF IOWA LAW AND UNDER THE LAWS OF A duly licensed PROFESSIONAL ENGINEER OR SURVEYOR.  
**PRELIMINARY**  
NOT FOR CONSTRUCTION  
DATE: 6/14/2020  
SHEETS 1-3







1809-480  
3/3

# BLANK PARK ZOO P.U.D. MASTER PLAN

DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE ENGINEER

3405 SE Crossroads Drive, Suite G  
Grimes, Iowa 50111  
PH: (515) 369-4400 Fax: (515) 369-4410

DATE	REVISIONS
02/05/20	AMENDMENT #3, SUBMITTAL #1
05/01/20	AMENDMENT #2, APPROVAL
05/10/20	AMENDMENT #2, SUBMITTAL #1
07/02/20	AMENDMENT #1, SUBMITTAL #2
07/27/20	AMENDMENT #1, SUBMITTAL #1
07/28/20	PUD APPROVAL

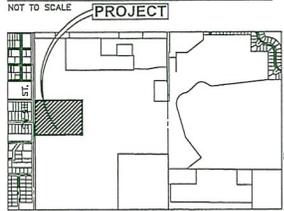
61

SITE PLAN FOR:

# BLANK PARK ZOO GoGo PLAZA

7401 SW 9TH STREET  
DES MOINES, IOWA

VICINITY MAP



OWNER/APPLICANT

BLANK PARK ZOO  
CONTACT: MARK WUKOWICH  
7401 SW 9TH STREET  
DES MOINES, IOWA 50315  
PH. (515) 974-2538

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: NICOLE NEAL  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH. (515) 369-4400  
FX. (515) 369-4410

ARCHITECT

SIMMONS & ASSOCIATES ARCHITECTS, LLC  
CONTACT: STEPHANIE FOGLE  
1717 INGERSOLL AVE # 117  
DES MOINES, IOWA 50319  
PH. (515) 440-5925  
FX. (515) 440-0964

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE: OCTOBER 2019  
ANTICIPATED FINISH DATE: MARCH 2020

SUBMITTAL DATES

SITE PLAN SUBMITTAL #1: 09/05/2019  
SITE PLAN SUBMITTAL #2: 02/05/2020

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M. AND PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M. AND THE WEST 632.0 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 33, (EXCEPT THE NORTH 142.0 FEET OF THE NORTHEAST 1/4), AND THE SOUTHWEST 1/4 OF SAID SECTION 33 (EXCEPT THE SOUTH 40 ACRES OF THE EAST 60 ACRES OF SAID SOUTHWEST 1/4), AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 333.0 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET AND THE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET 1204.0 FEET; THENCE EAST 599.0 FEET; THENCE SOUTH ALONG A LINE 599.0 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET TO A POINT APPROXIMATELY 828.0 FEET SOUTH TO THE NORTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 6947 PAGE 37; THENCE EAST ON THE NORTH PARCEL LINE OF SAID PARCEL "A" TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH ALONG THE EAST PARCEL LINE OF PARCEL "A" TO THE SOUTH LINE OF THE EAST-WEST RODGERS ROAD AS CURRENTLY ESTABLISHED; THENCE WEST TO THE EAST LINE OF THE NORTH-SOUTH CARTER STREET AS CURRENTLY ESTABLISHED; THENCE SOUTH-SOUTHEAST ALONG THE EAST LINE OF CARTER STREET TO A POINT 69 FEET NORTH OF THE SOUTH PARCEL LINE AND 300 FEET WEST OF THE EAST PARCEL LINE; THENCE SOUTHWESTERLY TO A POINT APPROXIMATELY 375 FEET WEST OF THE EAST PARCEL LINE ON THE SOUTH PARCEL LINE TO THE CORNER POST OF THE EXISTING NORTHERN BLANK GOLF COURSE FENCE; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE EAST 40 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE SOUTH 216 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE WESTERLY TO A POINT 300 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF SW 9TH STREET AND THE EXISTING NORTHERN BLANK GOLF COURSE FENCE; THENCE SOUTHWESTERLY 200.0 FEET TO A POINT 200.0 FEET SOUTH OF MASON AVENUE; RIGHT OF WAY LINE EXTENDED; THENCE WESTERLY 185 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET 1765.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE AREAS AND BUILDINGS IDENTIFIED AS: BLDG 138, BLDG 308, BLDG 309, BLDG 135, AND A 10 FOOT WIDE AREA ADJOINING EACH SIDE OF SAID BUILDINGS FOR MAINTENANCE AND INGRESS-EGRESS TO SAID BUILDINGS FROM ANY EXISTING ROADS, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING ± 68.75 ACRES

FORT DES MOINES PARCELS WITHIN LEASED AREA:

THE AREA EAST OF THE EASTSIDE OF BUTTNER STREET, SOUTH OF THE NORTH PROPERTY LINE OF PARCEL "A" AS DESCRIBED ABOVE; AND, NORTH OF THE NORTH SIDE OF RODGERS ROAD.

SUBJECT TO EXISTING EASEMENTS FOR ROADS, PUBLIC UTILITIES, RAILROADS AND PIPELINE AND TO OTHER EASEMENTS OR ENCUMBRANCES OF RECORD, AND FURTHER SUBJECT TO ENCROACHMENTS OF THE BUILDINGS SHOWN IN EXHIBIT "A" KNOWN AS BLDG 69, BLDG 70, BLDG 71, BLDG 73, BLDG 81, BLDG 83, BLDG 126, BLDG 127.

FOOTNOTE:

THE CITY OF DES MOINES, HAS LEASED A PORTION OF THE PROPERTY DESCRIBED IN THE P.L.D. PROPERTY DESCRIPTION TO BLANK PARK ZOO FOUNDATION, INC. PURSUANT TO THE A.H. BLANK PARK ZOO LEASE, OPERATION, MANAGEMENT AND MAINTENANCE AGREEMENT, DATED APRIL 25, 2011. THE P.L.D. PROPERTY DESCRIPTION INCLUDES ADDITIONAL PROPERTY OWNED BY THE CITY OF DES MOINES THAT IS NOT INCLUDED IN SAID LEASE AGREEMENT.

ZONING

PLANNED UNIT DEVELOPMENT: BLANK PARK ZOO

EXISTING/PROPOSED USE

EXISTING: ZOO  
PROPOSED: ZOO

DEVELOPMENT SUMMARY

ZOO AREA: 68.75 ACRES (2,907,690 SF)

IMPERVIOUS AREA  
EXISTING: 854,124 SF (28.3%)  
PROPOSED: 824,635 SF (28.4%)

BUILDING HEIGHT: 15'-6"

DATE OF SURVEY

SEPTEMBER 13, 2018

BENCHMARKS

- BRASS DISC IN NW CORNER OF CONCRETE TRANSFORMER PAD @ NORTH END OF ADMINISTRATION BUILDING. ELEVATION=151.76

INDEX OF SHEETS

NO.	DESCRIPTION
CO.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
C2.1	REFERENCE PLAN
C3.1	DIMENSION PLAN
C4.1	GRADING PLAN
C5.1	UTILITY PLAN
L1.1	TREE MITIGATION PLAN
L1.2	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
LOT LINE	SANITARY MANHOLE
PERMANENT EASEMENT	WATER VALVE BOX
TYPE SW-301 STORM INTAKE	FIRE HYDRANT
TYPE SW-301 SANITARY MANHOLE	WATER CURB STOP
STORM/SANITARY CLEANOUT	STORM SEWER MANHOLE
WATER VALVE	STORM SEWER SINGLE INTAKE
FIRE HYDRANT ASSEMBLY	STORM SEWER DOUBLE INTAKE
SIGN	FLARED END SECTION
DETECTABLE WARNING PANEL	ELECTRIC POWER POLE
SANITARY SEWER WITH SIZE	GUY ANCHOR
SANITARY SERVICE	STREET LIGHT
STORM SEWER	POWER POLE W/ TRANSFORMER
STORM SERVICE	UTILITY POLE W/ LIGHT
WATERMAIN WITH SIZE	ELECTRIC BOX
WATER SERVICE	ELECTRIC TRANSFORMER
SAWCUT (FULL DEPTH)	ELECTRIC MANHOLE OR VAULT
SILT FENCE	TRAFFIC SIGN
	TELEPHONE JUNCTION BOX
	TELEPHONE MANHOLE/VAULT
	TELEPHONE POLE
	GAS VALVE BOX
	CABLE TV JUNCTION BOX
	CABLE TV MANHOLE/VAULT
	BENCHMARK
	SOIL BORING
	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



1-800-292-8989  
www.iowaonecall.com

UTILITY WARNING

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



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111  
PH: (515) 369-4400 Fax: (515) 369-4410  
PROJECT NO. 1809.480

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC FLOW.

THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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

KEITH D. WEGGEN, A.S.L.A. DATE: \_\_\_\_\_

MY LICENSE RENEWAL DATE IS JUNE 30, 2020. PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS

**PRELIMINARY**

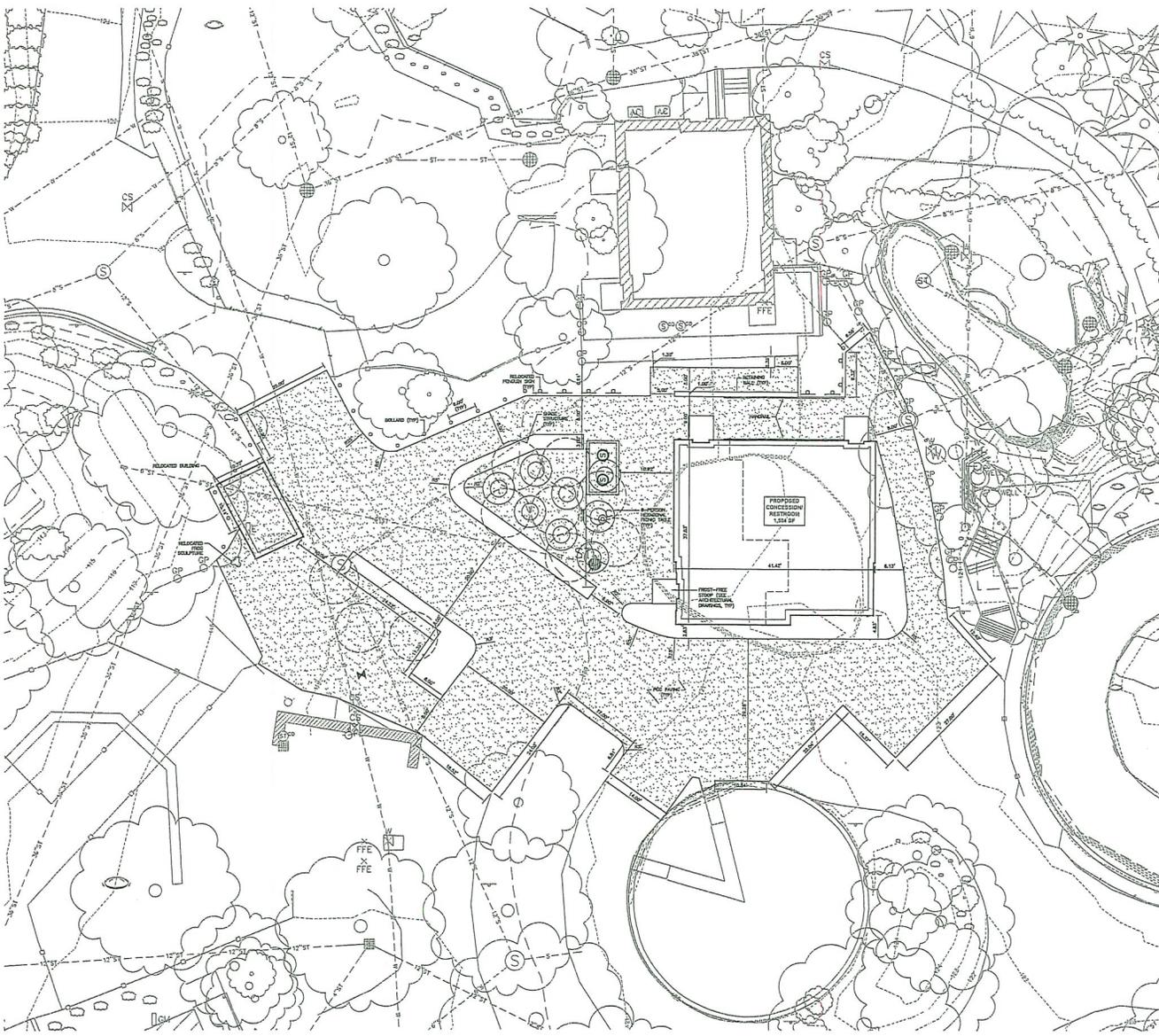
DATE PLOTTED: 09/05/2019 10:00:00 AM USER: markwukowich.plt PLOT: 1809.480.plt

BLANK PARK ZOO GoGo PLAZA - 1809.480









GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY CRITERIA FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH SDAS CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, THE CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION. CONTRACTOR SHALL NOTIFY CITY OF DES MOINES ENGINEERING DEPT. AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION TO COORDINATE INSPECTIONS. CALL 515-281-5555.
6. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLAN.
7. ALL UNDOING SHALL BE TO BRICK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL C.C.P. PARALLEL/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
9. REMOVE ALL CURB SPALLS INTO KYLE AT THE END OF EACH WORK DAY.
10. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
11. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
12. THE CONTRACTOR SHALL NOT CREATE UNDESIRABLE GRADE AREAS AND UNDESIRABLE NEEDS OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
14. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE TO CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT INCLUDING STAGING OF CONSTRUCTION DETAILS.
16. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
17. ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL REQUIRE A RIGHT-OF-WAY PERMIT.
18. THE CONTRACTOR IS REQUIRED TO OBTAIN A SIDEWALK/DRIVE APPROACH PERMIT.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BIDDING.
20. ALL LOCK BOXES OR LOCK BOX KEY ACTIVATED DEVICES SHALL BE OPERABLE WITH THE EXISTING LOCK BOX KEY USED BY THE DES MOINES FIRE DEPARTMENT.
21. ALL PRIVATE SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF DES MOINES AMENDMENTS TO THE UPC. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPE MATERIAL REQUIREMENTS PRIOR TO CONSTRUCTION.

CITY OF DES MOINES STANDARD NOTES

1. 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.
2. LIGHTING SHALL CONSIST OF LOW-CURVE CUT OFF TYPE FIXTURES TO REDUCE THE CHANCE OF LIGHT POLLUTION ON THE SURROUNDING PROPERTIES.
3. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING COMPLIANCE.
4. NO MECHANICAL OR UTILITY EQUIPMENT OVER 6' IN HEIGHT SHALL BE ALLOWED IN ANY AREAS REQUIRED FRONT YARD SETBACK AREA.
5. ALL MECHANICAL OR UTILITY EQUIPMENT SHALL BE SCREENED FROM STREET LEVEL VIEW OR FROM RESIDENTIALLY ZONED PROPERTY.
6. ALL DISTURBED AREAS SHALL BE RESTORED BY SEEDING OR SOODING.
7. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODES APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
8. ANY SIGN-MOUNTED OR WALL-MOUNTED UTILITIES AND METERS SHALL BE SCREENED AND NOT VISIBLE FROM A PUBLIC STREET.
9. ANY WALL-MOUNTED UTILITIES SHALL BE SCREENED ON ALL SIDES AND PROVIDED TO MATCH BUILDING.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. SERVICE SHALL BE WORKMAN OR DIRECTORY BUT IN NO CASE SHALL BE POLE SERVICE.

PAVEMENT THICKNESS

1. PCC PAVING - 6"

ALL DRAWINGS AND SPECIFICATIONS SHALL BE THE PROPERTY OF THE ENGINEER. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

DATE	
REVISIONS	
SUBMITTAL #1	
SUBMITTAL #2	

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRAMMIS, IOWA 50114  
 PHONE: (515) 389-4400 FAX: (515) 389-4410

TECH: [Blank]

DES MOINES, IOWA

**Blank Park Zoo GoGo Plaza**  
 DIMENSION PLAN

**C3.1**  
 1809.480

DATE: 11/14/11  
 DRAWN BY: J. G. GRIMES  
 CHECKED BY: J. G. GRIMES  
 PROJECT: BLANK PARK ZOO GOGO PLAZA  
 SHEET: GRADING PLAN



**GRADING NOTES**

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION. CONTRACTOR SHALL STRIP ALL DELETED MATERIAL THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND REUSED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
2. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
3. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
4. ALL SPOT ELEVATIONS ARE FROM GRADE (FD) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED. SITES SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
5. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID POCKING.
6. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR SHALL APPLY NECESSARY EROSION CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF SILT.
8. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
9. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACES OF NEW AND EXISTING GRADES OR FINISH.
10. REFER TO ARCHITECTURAL DRAWING DETAILS FOR CONCRETE STEP AND HANDRAIL CONSTRUCTION.
11. MAINTAIN THE MINIMUM AND MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MINIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" MIN. DEPTH. LONGITUDINAL 1/2, TRANSVERSE 1/4.
12. REFER TO STORM WATER FACILITIES MAINTENANCE PLAN FOR DETENTION INFILTRATION BASK CONSTRUCTION INFORMATION.
13. ALL EXISTING STRUCTURES NEED TO BE ADJUSTED TO MATCH NEW SIDEWALK GRADES.

DATE	REVISIONS	SUBMITTAL #2	SUBMITTAL #1

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 365-4400 FAX: (515) 369-4410



**BLANK PARK ZOO GoGo PLAZA**  
 GRADING PLAN

**C4.1**  
 1809.480

CIVIL DESIGN ADVANTAGE ENGINEERS  
 DES MOINES, IOWA  
 TECH: [Name]

DATE	
REVISIONS	
SUBMITAL #1	
SUBMITAL #2	
SUBMITAL #3	
SUBMITAL #4	
SUBMITAL #5	

3405 S.E. CROSSROADS DRIVE, SUITE G  
DES MOINES, IOWA 50311  
PHONE: (515) 289-4469 FAX: (515) 289-4410

TECH: \_\_\_\_\_  
DESIGNER: \_\_\_\_\_  
CHECKER: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_

BLANK PARK ZOO GoGo PLAZA  
UTILITY PLAN

C5.1  
1909.480

CIVIL DESIGN ADVANTAGE ENGINEERS  
DES MOINES, IOWA



CIVIL DESIGN ADVANTAGE ENGINEERS

DES MOINES, IOWA

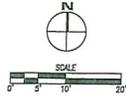
UTILITY PLAN

C5.1

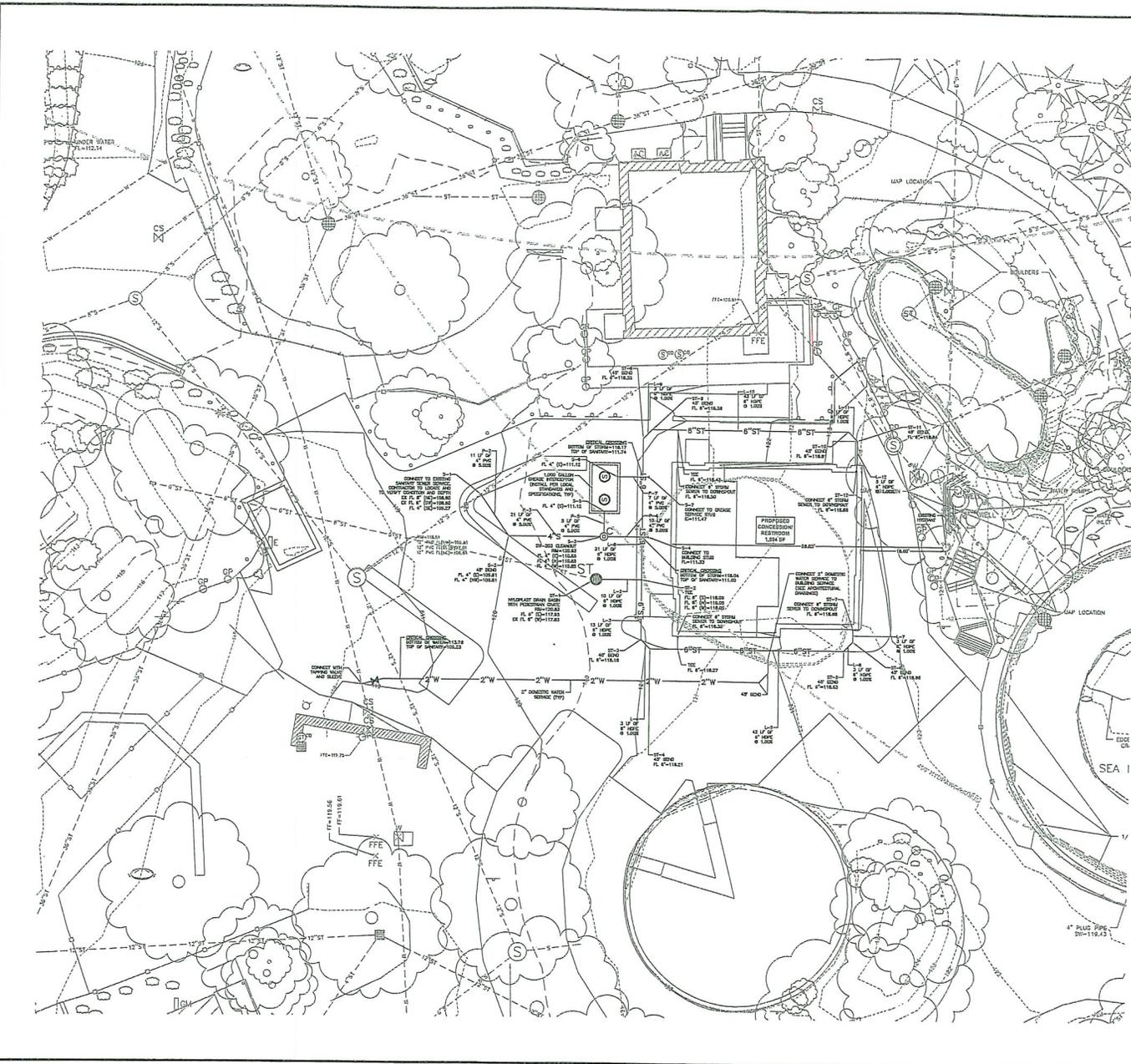
1909.480

**UTILITY NOTES**

1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED UNDER A SEPARATE COVER. REFER TO SEPARATE PUBLIC IMPROVEMENT DRAWINGS FOR CONSTRUCTION.
3. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
4. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILL IS COMPLETE.
5. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 6" COVER OVER ALL WATER MAINS.
6. ALL UTILITIES SHALL BE COVERED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 2' OUTSIDE OF BUILDING FACE.
7. MAINTAIN ALL MANHOLE AND INTAKES TO FINISHED GRADES.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
9. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 12" HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. EXISTING PUBLIC UTILITY RECORDS ARE SHOWN AS EXISTING ON THE PLANS OR DISCOVERED WITHIN THE CONSTRUCTION AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THESE UTILITIES FOR NECESSARY MAINTENANCE OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE APPROXIMATE ONLY. IF IT IS POSSIBLE WORK MAY BE STOPPED. THE EXTENT OF WHICH IS PREVIOUSLY NOT KNOWN OR SHOWN. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK, THE CONTRACTOR IS REQUIRED TO NOTIFY THE UTILITY FOR ONE-CALL SERVICE AT 800-368-5899 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATER MAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE DES MOINES WATER WORKS STANDARDS, THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
13. CONTRACTOR SHALL DISCONNECT ABANDONED SERVICES AT THE WATER MAIN.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
15. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2015 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
16. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PROTECTIVE RETENTION FACILITIES AND PRIVATE UTILITIES.
17. CONTRACTOR SHALL PREVENT ENTRY OF SOIL, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. INSTALL SLOTTED SCREENS AT ALL PERMANENT STORM SEWER INTAKES.
18. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W. (EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT DES MOINES TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
19. ALL CONSTRUCTION WITHIN PUBLIC R.O.W. (EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH SDAS AND THE DES MOINES RETENTION DESIGN STANDARDS.
20. ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND SHIELDED FROM ADJACENT PROPERTIES.
21. ANY POLE MOUNTED LIGHTING ALONG PRIVATE MAINTENANCE SHALL NOT EXCEED 10 FEET IN HEIGHT AND ANY POLE MOUNTED LIGHTING IN A PARKING AREA SHALL NOT EXCEED 10 FEET IN HEIGHT.
22. ALL SIGNAGE, LIGHTS TO THE BUILDING AND ALL UTILITY LINES IN THE ADJACENT RIGHT-OF-WAY SHALL BE LOCATED UNDERGROUND.
23. STORM DRAIN STENCILS ADDED TO ALL STORM DRAINS AND STORM INLETS TO CLEARLY INDICATE WHERE THE DRAIN INLET LEADS.



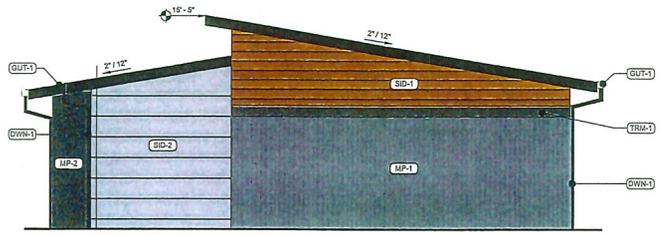
FILE: \\P:\WORK\PROJECTS\BLANK PARK ZOO\UTILITY PLAN\C5.1.dwg  
 DESIGNED BY: J. L. HARRIS  
 CHECKED BY: J. L. HARRIS  
 DATE: 11/11/2011



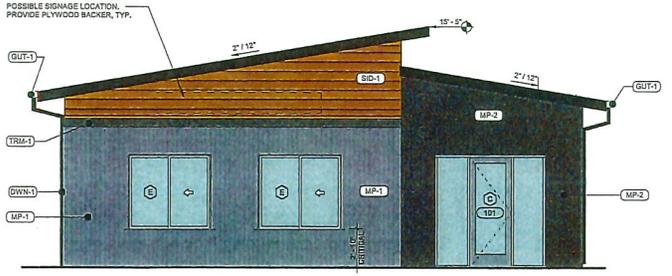




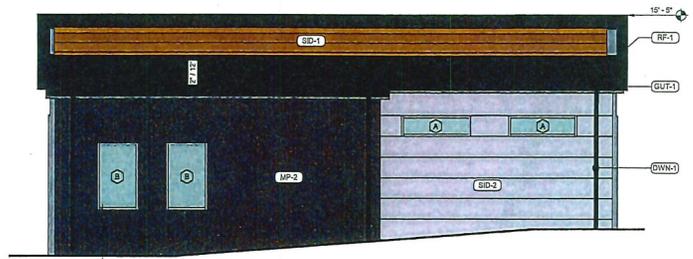
EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
DM-1	PRE-FINISHED METAL DOWNPOUT, COLOR: EXTRA DARK BRONZE
FAS-1	PRE-FINISHED METAL FASCIA, COLOR: EXTRA DARK BRONZE
GUT-1	PRE-FINISHED METAL GUTTER, COLOR: EXTRA DARK BRONZE
MP-1	METAL PANEL SYSTEM (INSTALLED VERTICALLY); SLATE GRAY
MP-2	METAL PANEL SYSTEM (INSTALLED VERTICALLY); DARK BRONZE
RF-1	PRE-FINISHED METAL FASCIA, COLOR: EXTRA DARK BRONZE
SP-1	T.B. ALUMINUM STOREFRONT FRAMING; DARK BRONZE
SID-1	NICHHA FIBER CEMENT PANEL, VINTAGE WOOD; CEDAR
SID-2	NICHHA FIBER CEMENT PANEL, INDUSTRIAL BLOCK; CONCRETE
TRM-1	PRE-FINISHED BREAK METAL OVER TREATED S&S TRIM BOARD, COLOR: DARK BRONZE
VE-1	1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING (SEE COMCHECK)



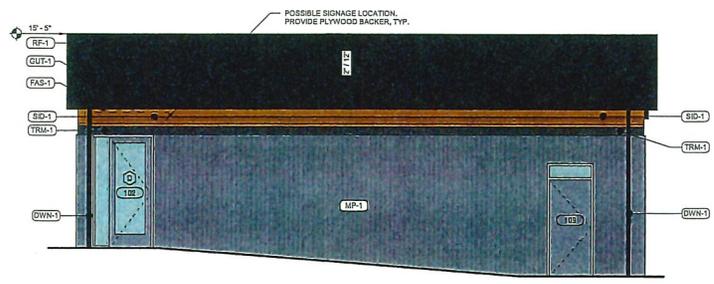
1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is provided as an indication of intent by the Designer. It shall not be used for construction without the approval of the Architect. The Architect is not responsible for any errors or omissions in this drawing. © Copyright 2020 by Simonson & Associates Architects, LLC.

# BLANK PARK ZOO - GOGO PLAZA

## DES MOINES, IA

02/04/20

24"x36" SHEET (FULL SIZE)  
- SCALE IS AS NOTED.  
12"x18" SHEET (HALF SIZE)  
- SCALE IS ONE-HALF OF WHAT IS NOTED  
OTHER SHEET SIZES NOT TO SCALE  
SAA JOB #: 10071

**simonson**  
simonson & associates architects llc  
1777 Ingersoll Avenue Suite 107 Des Moines IA 50319  
515 281 2545 www.simonsonarch.com