



Roll Call Number

Agenda Item Number

14

Date November 7, 2022

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING REQUEST FROM LIBERTY HOLDINGS, INC., REPRESENTED BY JEFF TUCKER (OWNER) FOR VACATION OF THE 150-FOOT LONG SEGMENT OF DIXON COURT RIGHT-OF-WAY LOCATED NORTH OF EAST WASHINGTON AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 20, 2022, its members voted 12-0 to recommend **APPROVAL** of a request from Liberty Holdings, Inc., represented by Jeff Tucker, 1626 Dixon Street (Owner) to the real estate legally described below, subject to the reservation of any necessary easements for any existing utilities until such time that they are abandoned or relocated at the applicant’s expense and further subject to an easement to allow vehicular access to the parcel (Geo Parcel # 7924-36-253-029) immediately to the east of the proposed vacation until such time that it is no longer needed:

ALL THAT PART OF LOT G (DIXON COURT) LYING WEST OF AND ADJOINING LOTS 22 THROUGH 24 IN BLOCK 6, T.E. BROWN’S OFFICIAL PLAT OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M. (EXCEPT THE NORTHEAST 40 ACRES), AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 0.17 ACRES (7,500 SQUARE FEET).

MOVED by _____ to receive and file the attached communication from the Plan and Zoning Commission, and refer to the Engineering Department, Real Estate Division.

MOVED BY _____ TO ADOPT. SECOND BY _____

APPROVED AS TO FORM:

/s/ Lisa A. Wieland
Lisa A. Wieland
Assistant City Attorney

(ROWV-2022-000023)

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

MOTION CARRIED APPROVED

Mayor

CERTIFICATE

I, Laura Baumgartner, 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

Date 11/7/22

Agenda Item 14

Roll Call # _____

November 1, 2022

Communication from the City Plan and Zoning Commission advising that at their October 20, 2022 meeting, the following action was taken regarding a request from Liberty Holdings, Inc (owner, 1626 Dixon Street), represented by Jeff Tucker (officer), regarding the vacation of the 150-foot long segment of Dixon Court right-of-way located north of East Washington Avenue.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dan Drendel	X			
Leah Rudolphi	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Todd Garner	X			
Johnny Alcivar	X			
Justyn Lewis				X
Carolyn Jenison				X
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			
Katie Gillette	X			

ARPROVAL of the requested vacation, subject to the following:

1. Provision of easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.
2. Provision of an easement to allow vehicular access to the parcel (Geo Parcel # 7924-36-253-029) immediately to the east of the proposed vacation until such time that it is no longer needed.

Written Responses

2 in Favor

0 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested vacation, subject to the following:

1. Provision of easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.
2. Provision of an easement to allow vehicular access to the parcel (Geo Parcel # 7924-36-253-029) immediately to the east of the proposed vacation until such time that it is no longer needed.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to vacate the 150-foot long segment of Dixon Court right-of-way located north of East Washington Avenue in order to assemble it with the property adjoining to the north and east. The existing unimproved right-of-way is currently being used as a default gravel driveway for this property, which generates significant dust for the residential area immediately to the south. Any use of the requested right-of-way for an industrial use would be subject to it being improved in accordance with a Site Plan.
2. **Size of Site:** The requested right-of-way segment consists of approximately 7,637.5 square feet of area (150 feet by 49.5 feet).
3. **Existing Zoning (site):** "I2" Industrial District.
4. **Existing Land Use (site):** Undeveloped public right-of-way.
5. **Adjacent Land Use and Zoning:**

North & East – "I2"; Uses are a concrete/asphalt mixing plant and a wireless communication tower.

West – "I2"; Uses are industrial.

South – "N3a"; Uses are one-household residential units.
6. **General Neighborhood/Area Land Uses:** The subject segment of right-of-way is located to the north of East Washington Avenue, immediately west of the intersection of Dixon Street and East Washington Avenue. It is located within an area consisting of large-scale industrial uses. Low density residential uses are located immediately south of East Washington Avenue.

- 7. Applicable Recognized Neighborhood(s):** The subject property is not within a designated neighborhood association but is within 250 feet of the Martin Luther King, Jr. Park Neighborhood Association. The neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on September 30, 2022, and by mailing of the Final Agenda on October 14, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on October 10, 2022 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property adjoining the requested right-of-way.

All agendas were mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Martin Luther King, Jr. Park Neighborhood mailings were sent to Charice Williams, 1434 E. 18th Street, Des Moines, IA 50316.

- 8. Relevant Zoning History:** On August 18, by Docket No. ROWV-2022-000020, the Plan and Zoning Commission approved the vacation of the easternmost 255 lineal feet of the east/west right-of-way of East Jefferson Avenue, located to the West of Dixon Street to allow the applicant to consolidate and maintain this subject right-of-way area.

- 9. PlanDSM: Creating Our Tomorrow Land Use Plan Designation:** Industrial.

- 10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Utilities:** There is existing sanitary sewer conduit within the requested right-of-way. Easements must be reserved for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.
- 2. Traffic/Access:** The requested vacation would not negatively impact access to the surrounding public and private properties or existing traffic patterns so long as an access easement is provided to the parcel to the east of the proposed vacation that contains a communications tower (Geo Parcel # 7924-36-253-029).

SUMMARY OF DISCUSSION

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

COMMISSION ACTION:

Todd Garner made a motion for approval of the requested vacation, subject to the following:

1. Provision of easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense.
2. Provision of an easement to allow vehicular access to the parcel (Geo Parcel # 7924-36-253-029) immediately to the east of the proposed vacation until such time that it is no longer needed.

Motion passed: 12-0

Respectfully submitted,

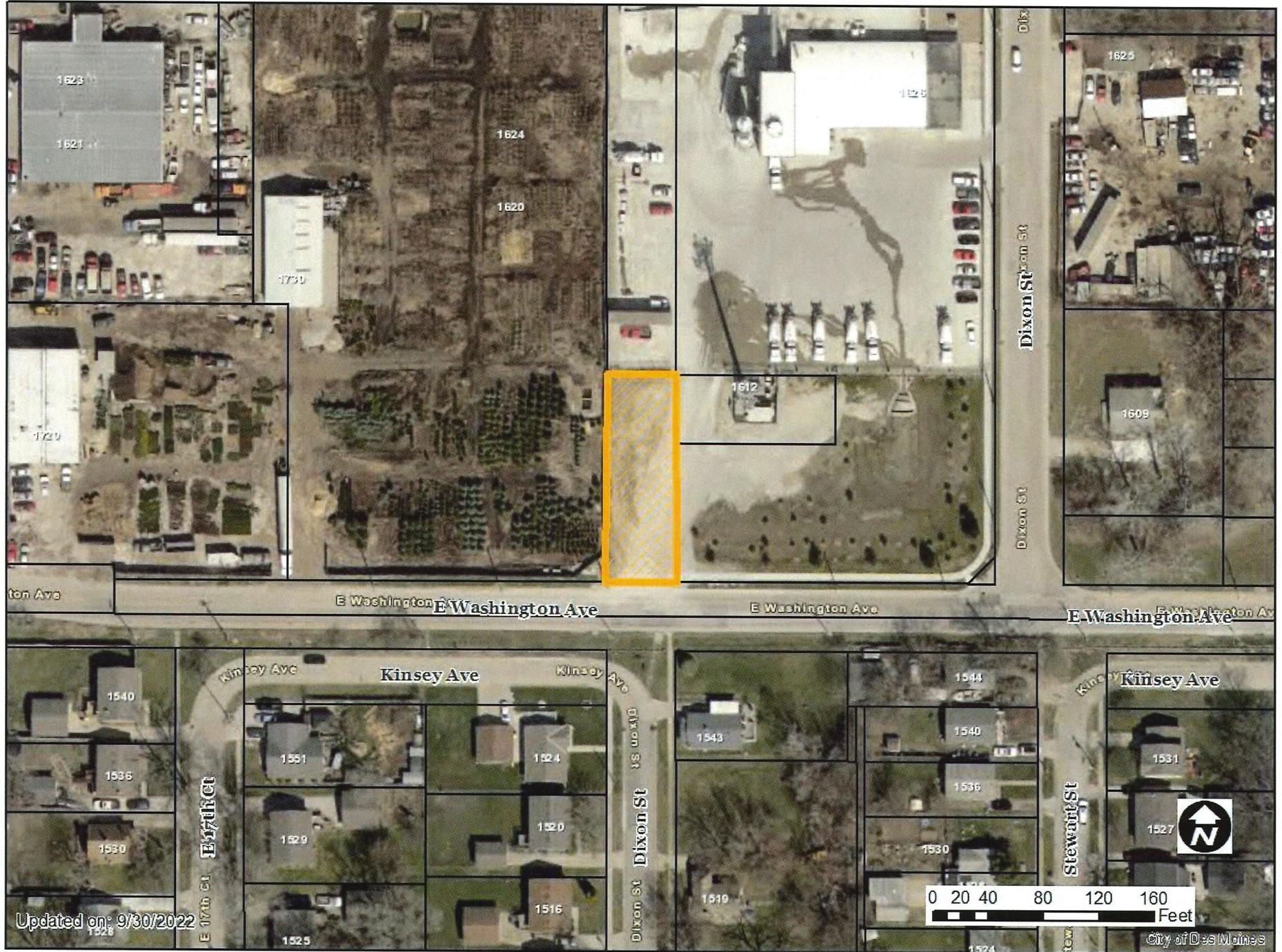
A handwritten signature in blue ink, appearing to read "Jason Van Essen".

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

Liberty Holdings, Inc, 150-Foot Long Segment in Vicinity of 1626 Dixon Street

ROWV-2022-000023



1 inch = 92 feet



Google



LIBERTY READY MIX

1626 Dixon Street
Des Moines, IA 50316

SHEET INDEX:

- C0.1 COVER SHEET
- C0.2 SITE SURVEY
- C1.1 DEMO PLAN
- C2.1 LAYOUT PLAN
- C3.1 GRADING PLAN
- C4.1 UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C6.1 DETAILS SHEET
- C7.1 SWPPP

PARCEL DESCRIPTION:
EX BEG SEC 08 T14N W 26E NE 20 E LN S 20F TO
POB LITS 1 THRU 21 LITS 22 & 24 ANA PARCELS BK 8K 1079
R5 TO BLS 6 & 7E BROWN OFFICIAL PLAT

ADDITIONAL PARCEL DESCRIPTIONS:
VACATED DIXON COURT

VACATED E. JEFFERSON AVENUE
ADDRESS:
1626 DIXON STREET
DES MOINES, IA 50316

OWNER/PREPARED FOR:
LIBERTY HOLDINGS, INC.
1015 RIDGEHART DR.
URBANDALE, IA 50323
CONTACT: JEFF TUCKER
PO BOX 550
JOHNSTON, IA 50311
PH: 515-281-7052

ZONING:
ZONE I2 (INDUSTRIAL DISTRICT)

PARKING REQUIREMENTS:
OFFICE 1 PER 400 SF
1500 / 400 = 4 SPACES

MANUFACTURING
1 PER 2 EMPLOYEES
20 X 1 = 10 SPACES

TOTAL REQUIRED: 14 SPACES
PROVIDED: 14 SPACES

OPEN SPACE REQUIREMENTS:
NOT REQUIRED FOR I2 DISTRICT
SITE AREA = 188,522 S.F.

IMPERVIOUS SURFACE:
MAXIMUM IMPERVIOUS AREA 67%
ADDITIONAL SOIL IMPERVIOUS AREA 15%
EXISTING SITE IMPERVIOUS AREA
118,275 S.F. PAVED
4,581 GRAVEL
TOTAL IMPERVIOUS = 164,856 S.F. (87.2%)

PROPOSED IMPERVIOUS AREA
141,922 S.F. PAVED (71.4%)

UTILITY MAPS PROVIDED BY:
1. ELECTRIC (PROVIDER / CONTACT INFO)
2. STORM AND SANITARY (PROVIDER / CONTACT INFO)
3. FIBER OPTIC (PROVIDER / CONTACT INFO)
4. CABLE (PROVIDER / CONTACT INFO)
5. GAS (PROVIDER / CONTACT INFO)
6. WATER (PROVIDER / CONTACT INFO)
7. OTHERS (PROVIDER / CONTACT INFO)



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO "VERIFY", "LOCATE", AND "MARK" THEIR UTILITIES IN THE FIELD.

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GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH IOWA STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR, SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. HIS WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF DES MOINES.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED INTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

- ALL PAVING/GRADING ON THIS SITE IS EXISTING. NO CHANGES WILL BE MADE.
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARDS.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMP, ETC. SHALL CONFORM WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A. CITY CODES THE A.D.A. CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

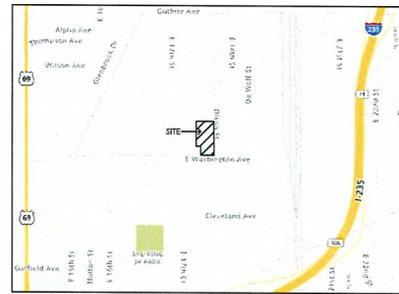
- ALL UTILITIES ON THIS SITE ARE EXISTING. NO CHANGES WILL BE MADE.

WETLAND NOTES:

- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON XXXXXX. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.



VICINITY MAP
SCALE: 1" = 1000'

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DISHED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOOR LINE
- M FRACTIONAL
- M MEASURED DISTANCE
- HM HANDLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PR PREVIOUSLY RECORDED AS
- PUB PUBLIC UTILITY EASEMENT
- RW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SQ SQUARE FEET
- SAI SANITARY
- SP SP
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TEL — TELEPHONE LINE
- FO — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC VAULT
- CABLE TV RISER
- SIGN
- BOLLARD
- DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED AS NOTED
- SECTION CORNER - FOUND AS NOTED

SITE PLAN APPROVAL:

APPROVED APPROVED WITH CONDITIONS

SEE EXHIBIT "A"

IN ACCORDANCE WITH SECTION 135-9, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____ COMMUNITY DEVELOPMENT DIRECTOR: _____

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

01.1 - CT.1

SIGNED: _____ DATE: _____

LICENSE RENEWAL DATE: DEC. 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL: _____



Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-5825
Phone: 515-282-6467 Fax: 515-282-6407
Civil Engineering & Land Surveying
Established 1959

LIBERTY READY MIX
1626 DIXON COURT
DES MOINES, IA 50316

COVER SHEET

REFERENCE NUMBER:

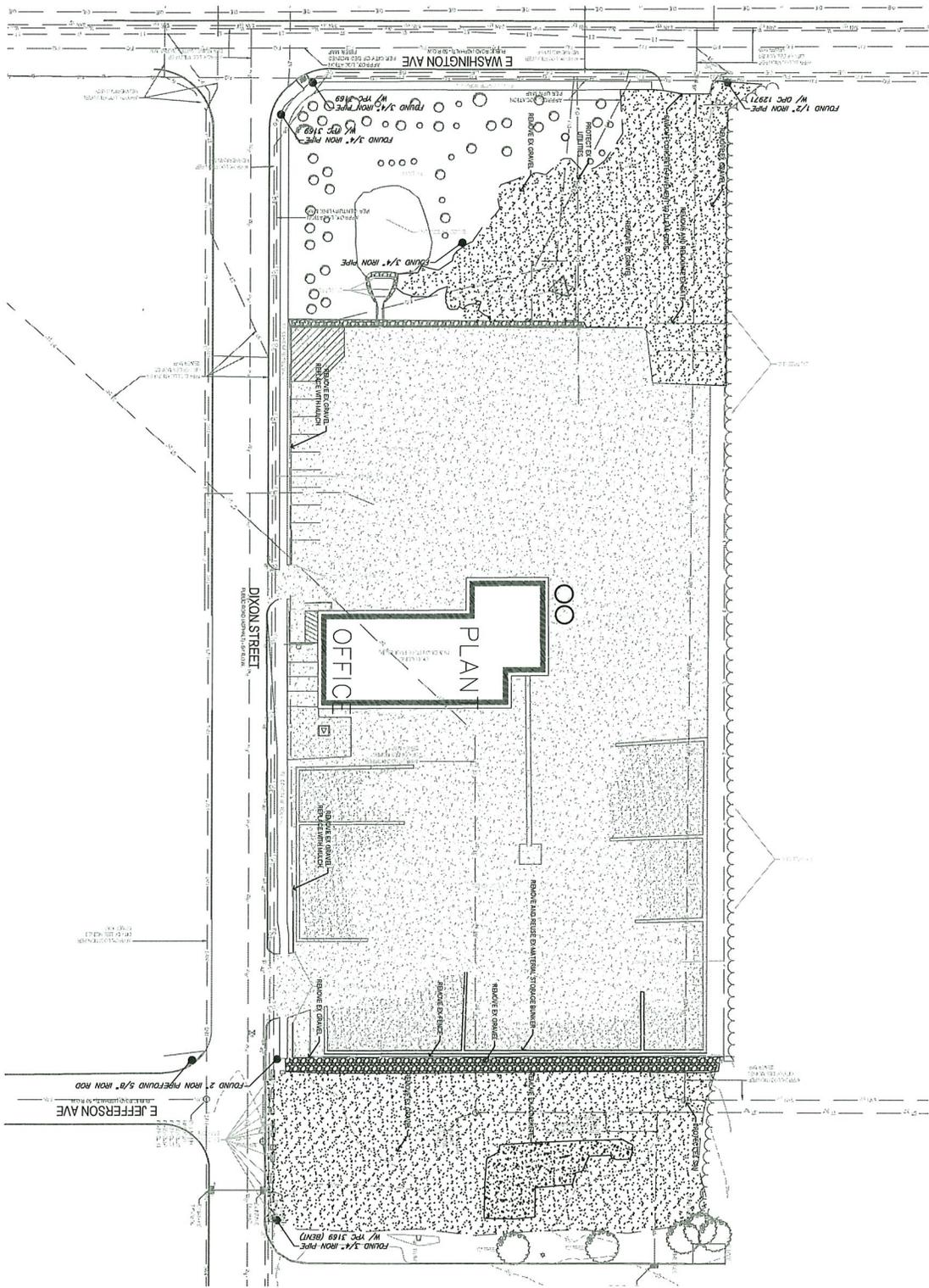
TOWN BY:
REB

CHECKED BY:
DS

REVISION DATE:
AUGUST 9, 2022

PROJECT NUMBER:
220390

SHEET NUMBER:
C0.1

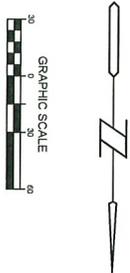
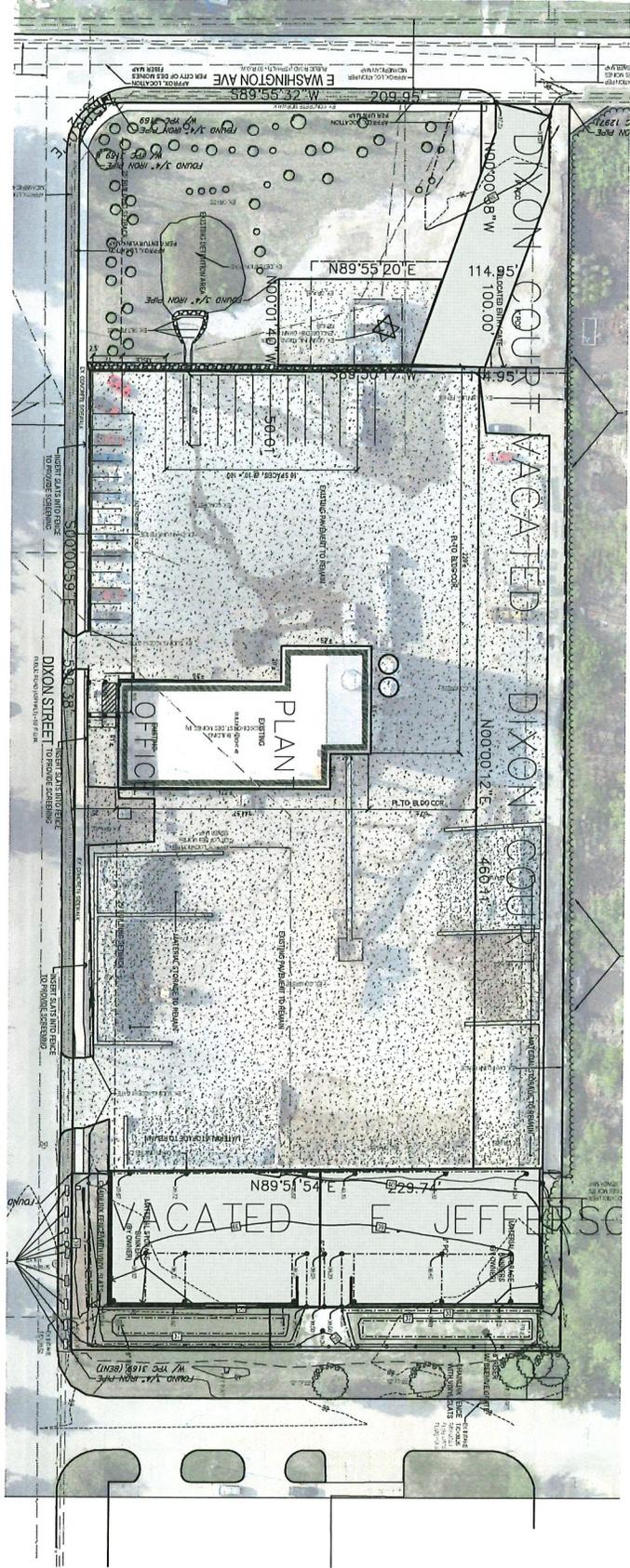


DEMO NOTES:
 1. VERIFY EXISTING UTILITIES AND REMOVAL TO FULL DEPTH OF SLAB.
 2. PROTECT ALL UTILITIES NOT CALLED OUT FOR REMOVAL WITH 18" MIN. CONCRETE CURB AND 18" MIN. CONCRETE CURB.
 3. REMOVE EXISTING DRIVE TO NEW TRAIL, TRUCK DRIVE BARRIER SHALL BE SHOWN ON THIS PLAN. NO DIMENSIONS WILL BE ALLOWED.

PROJECT NUMBER	220390
DATE	AUGUST 9, 2022
DESIGNER	BBB
CHECKED BY	DS
DATE	
PROJECT NUMBER	C1.1

LIBERTY READY MIX
 1626 DIXON COURT DES MOINES, IA 50316
DEMO PLAN

Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-2825
 Phone: (515) 276-0467 Fax: (515) 276-0217
 Civil Engineering & Land Surveying Established 1959



PROJECT NUMBER	220390
SHEET NUMBER	C2.1
DATE	AUGUST 19, 2022
DESIGNED BY	EB
CHECKED BY	SE
DATE	
PROJECT NAME	LIBERTY READY MIX

LIBERTY READY MIX
 1626 DIXON COURT DES MOINES, IA 50316

LAYOUT PLAN

Bishop Engineering
 "Planning Your Successful Development"

3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying Established 1959

LANDSCAPE NOTES:

1. ALL SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE 500 ON ALL SLOPES 3:1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
7. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THIRING CONDITION.
8. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THIRING.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL LATER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
11. STAKING AND CORDING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT TO DOMINANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN CORDING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND CORDING WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
12. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
13. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
14. ALL EDGING SHALL BE DURABLE 3/8" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
15. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
16. ALL SHRUB, PERENNIAL AND TREE PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.

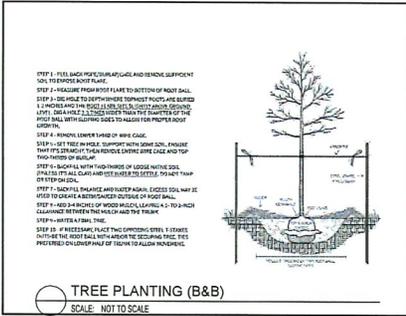
LANDSCAPE REQUIREMENTS:

TOTAL SIZE OF LOT 201,745 SF
 STREET TREES PROVIDED (ORNAMENTAL) 11
 ADDITIONAL SEEDING PROVIDED (SOUTH SIDE) 13,735 SF

OPEN SPACE REQUIREMENTS:
 NOT REQUIRED FOR ID DISTRICT

IMPERVIOUS SURFACE:
 MAXIMUM IMPERVIOUS AREA 15%
 ADDITIONAL SEMI IMPERVIOUS AREA 15%

PROPERTY AND SURROUNDING LOTS ZONED I2, INDUSTRIAL



TREE PLANTING (B&B)

SCALE: NOT TO SCALE

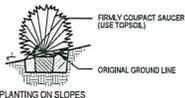
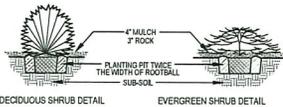
STAKING ORIENTATION



1/2" STAKES - 3" CAL. OR LESS
 1" STAKES - GREATER THAN 3" CAL.

USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. THE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT.

LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.



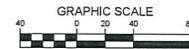
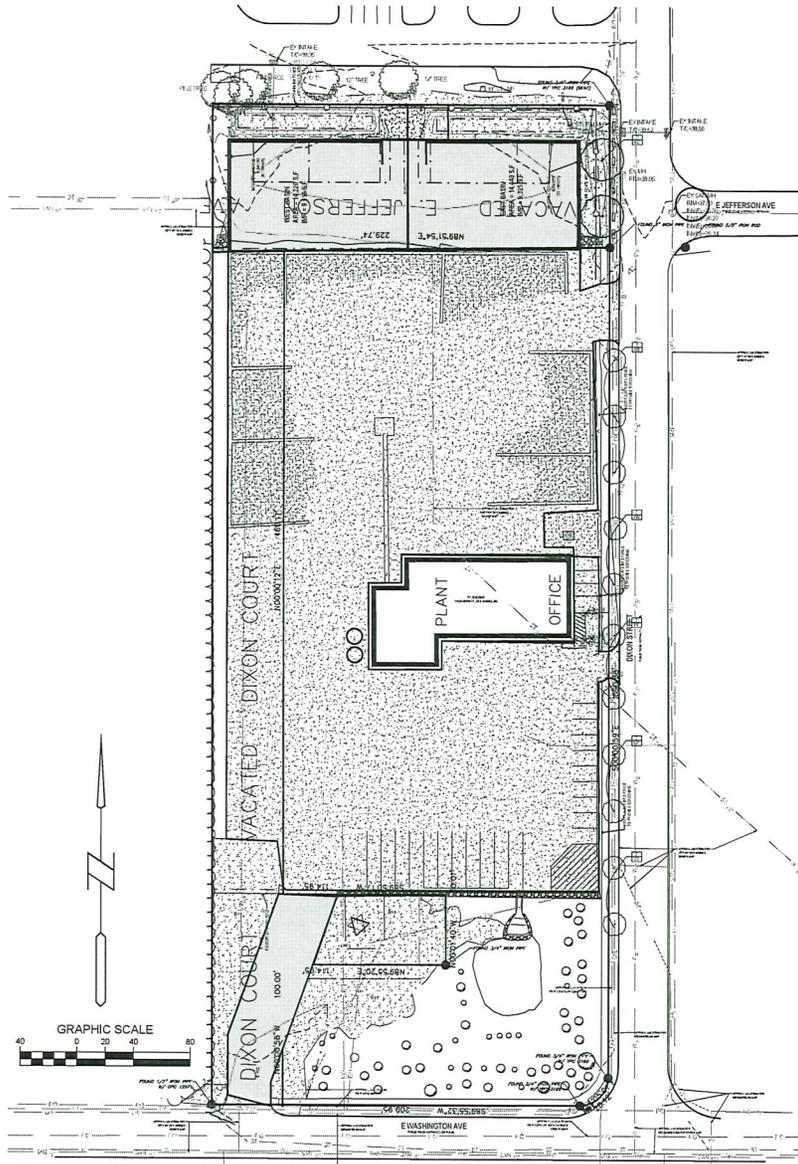
SHRUB PLANTING (TYP)

SCALE: NOT TO SCALE

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
OVERSTORY TREES						
KC	2	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2.0" CAL	B&B	MATCHED SPECIMENS
ORNAMENTAL TREES						
SB	3	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA AUTUMN BRILLIANCE	1.5" CAL	B&B	MATCHED SPECIMENS (SINGLE TRUNK)
YW	2	YELLOWWOOD	CLADORASTIS LUTEA	1.5" CAL	B&B	MATCHED SPECIMENS
PF	2	PRAIRIE FIRE CRABAPPLE	MALUS X PRAIRIE FIRE	1.5" CAL	B&B	MATCHED SPECIMENS
SS	2	SNOWDRIFT CRABAPPLE	MALUS X SNOWDRIFT	1.5" CAL	B&B	MATCHED SPECIMENS
NP	2	NEWPORT PLUM	PRUNUS CERASIFERA	1.5" CAL	B&B	MATCHED SPECIMENS

SEED: SEED TYPE TO BE "LOW GROW GRASS MIXTURE" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 21 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.



I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA, IOWA REGISTRATION NO. 449.
 BY: MICHAEL D. GAUNT LICENSE RENEWAL DATE: JUNE 30, 2022



Bishop Engineering
 Planning Your Successful Development
 3501 104th Street
 Des Moines, Iowa 50322-8825
 Phone: (515) 276-0497 Fax: (515) 276-0417
 Civil Engineering & Land Surveying
 Established 1959

LIBERTY READY MIX
 1626 DIXON COURT
 DES MOINES, IA 50316
LANDSCAPE PLAN

REFERENCE NUMBER:
 DRAWN BY: REB
 CHECKED BY: DS
 REVISION DATE: AUGUST 9, 2022
 PROJECT NUMBER: 220390
 SHEET NUMBER: C5.1

P:\20220390\1626 DIXON COURT LIBERTY READY MIX\DWG\025 - LANDSCAPE.DWG

Liberty Holdings, Inc, 150-Foot Long Segment in Vicinity of 1626 Dixon Street

ROWV-2022-000023



Updated on: 10/20/2022

1 inch = 92 feet

Item: ROWV-2022-000023 Date: 10/12/22 14

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

OCT 17 2022

Signature: Bob Woolfing

Name: Bob Woolfing

Address: 1626 Dixon St.
12012 Ridgemoor Drive

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

Item: ROWV-2022-000023 Date: 10-12-2022

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

OCT 19 2022

Signature: Jane Evans Grothues

Name: Jane Evans

Address: 1528 Stewart St DM Ia
1530 50316

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

I own both lots

I agree with Liberty to make

the changes

Consent to Vacation and Sale of Alley or Street Right-of-Way

REGARDING the north/south alley or street right-of-way in the block bounded by the following Streets: East Washington Avenue and East Jefferson Avenue.

Requesting vacation and conveyance of the 150 feet north/south right-of-way Dixon Court located to the north of E. Washington Avenue. The requested right of way segment consists of approximately 7,560 square feet of area (150 feet by 50.4 feet).

The undersigned owners hereby consent to the City of Des Moines vacating (closing) the alley or street described above and to the City offering such alley or street for sale to the owner(s) of the adjoining property(s).

The undersigned **represent and warrant** that they are the owners of property at the address identified below which adjoins such alley or street.

Date: 7/22/22

DocuSigned by:
Jeff Tucker
DA085944F7B8440...
(Signature)

(Signature of 2nd Owner)

Jeff Tucker, VP of Applicant
(Printed Name)

(Printed Name)

Address of adjoining Property:

Mailing Address-if different:

1626 Dixon, Des Moines, IA 50316

12012 Ridgemont Drive, Urbandale, IA 50323

Legal Description of Adjoining Property (if known):

Parcel B as shown on Plat of Survey filed October 15, 2015 in Book 15770, Page 733 of Polk County Iowa records, being part of Block 6 in T.E. Brown's Official Plat of NE ¼ of Section 36, Township 79, Range 24.

Check applicable line:

X I/We are interested in purchasing the adjoining portion of the alley or street. This is not a commitment to purchase.

___ I/We are **not** interested in purchasing the adjoining portion of the alley or street and consent to the sale of the entire alley to the owner of the property on the other side of the alley or street.

*****Community Development Department Use Only *****

Case No. 11-20__ - 1. __

Received: _____

Applicant: Liberty Holdings, Inc.

Consent to Vacation and Sale of Alley or Street Right-of-Way

REGARDING the north/south alley or street right-of-way in the block bounded by the following Streets: East Washington Avenue and East Jefferson Avenue.

The undersigned acknowledge Liberty Holdings, Inc. has requested vacation and conveyance of the 150 feet north/south right-of-way Dixon Court located to the north of E. Washington Avenue. The requested right of way segment consists of approximately 7,560 square feet of area (150 feet by 50.4 feet).

The undersigned owners hereby consent to the City of Des Moines vacating (closing) the alley or street described above and to the City offering such alley or street for sale to the owner(s) of the adjoining property(s).

The undersigned **represent and warrant** that they are the owners of property at the address identified below which adjoins such alley or street.

Date: 7/26/22

Des Moines Feed & Garden Shoppe, Inc.

Ralph A Holt
(Signature)

RALPH A. HOLT
(Printed Name and Print Title)

Address of adjoining Property:

1730 E. Washington Avenue,
Des Moines, IA 50316

Mailing Address-if different:

1720 E. Washington Avenue, Des Moines, IA 50316

Legal Description of Adjoining Property (if known):

1730 E. Washington Avenue (Unknown Legal)

Check applicable line:

I/We are interested in purchasing the adjoining portion of the alley or street. This is not a commitment to purchase.

I/We are **not** interested in purchasing the adjoining portion of the alley or street and consent to the sale of the entire alley to the owner of the property on the other side of the alley or street.

*****Community Development Department Use Only*****

Case No. 11-20__ - 1. __

Received: _____

Applicant: Liberty Holdings, Inc.

Consent to Vacation and Sale of Alley or Street Right-of-Way

REGARDING the north/south alley or street right-of-way in the block bounded by the following Streets: East Washington Avenue and East Jefferson Avenue.

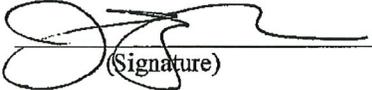
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The undersigned owners hereby consent to the City of Des Moines vacating (closing) the alley or street described above and to the City offering such alley or street for sale to the owner(s) of the adjoining property(s).

The undersigned **represent and warrant** that they are the owners of property at the address identified below which adjoins such alley or street.

Date: 9/16/22

Global Signal Acquisitions IV LLC, a Delaware limited liability company



(Signature)

JASON BELLER, SUPERVISOR - REAL ESTATE
(Printed Name and Print Title)

Address of adjoining Property:

Mailing Address-if different:

1611 Dixon Street
Des Moines, IA 50316

Attn: Legal Real Estate
2000 Corporate Drive
Canonsburg, PA 15317-2510

Legal Description of Adjoining Property (if known):

Parcel A as shown on Plat of Survey filed October 15, 2015 in Book 15770, Page 733 of Polk County Iowa records, being part of Block 6 in T.E. Brown's Official Plat of NE ¼ of Section 36, Township 79, Range 24.

✓ Check applicable line:

I/We are interested in purchasing the adjoining portion of the alley or street. This is not a commitment to purchase.

I/We are **not** interested in purchasing the adjoining portion of the alley or street and consent to the sale of the entire alley to the owner of the property on the other side of the alley or street.

*****Community Development Department Use Only *****

Case No. 11-20__ - 1. __

Received: _____

Applicant: Liberty Holdings, Inc.