



Date November 7, 2022

**RESOLUTION HOLDING HEARING ON APPEAL BY FIRST ASSEMBLY OF GOD CHURCH (OWNER) OF DENIAL OF TYPE 2 DESIGN ALTERNATIVE FOR PROPERTY LOCATED IN THE VICINITY OF 2725 MERLE HAY ROAD**

**WHEREAS**, on September 1, 2022, the City Plan and Zoning Commission voted 11 - 2 to **APPROVE** a request from First Assembly of God Church represented by Jeffrey Ostrander (Officer), for approval of a Site Plan for property located in the vicinity of 2725 Merle Hay Road (the "Property"), subject to compliance with remaining administrative review comments and to **DENY** a requested Type 2 Design Alternative to not require screening of rooftop mechanical equipment; and

**WHEREAS**, the Type 2 Design Alternative requested were:

1. Waive the requirement of screening of rooftop mechanical equipment not screened by the rooftop design pursuant to Des Moines Municipal Code Section 135-4.5.5(B)

**WHEREAS**, First Assembly of God Church has timely appealed to the City Council pursuant to Des Moines Municipal Code Section 135-9.3.9.B seeking to have the Site Plan, including the above-described Type 2 design alternative thereto, approved, and has provided correspondence in support of its appeal.

**WHEREAS**, on October 24, 2022, by Roll Call No. 22-1640, it was duly resolved by the City Council that the appeal be set down for hearing on November 7, 2022 at 5:00 P.M. in the Council Chambers; and

**WHEREAS**, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place of hearing on said appeal; and

**WHEREAS**, in accordance with said notice, those interested in said appeal and the proposed site plan, both for and against have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts and any statements of interested persons and arguments of counsel, any and all arguments and objections to the Plan and Zoning Commission denial of the Type 2 design alternative described above, are hereby received and filed and the public hearing is closed
2. The communications from the Plan and Zoning Commission and First Assembly of God Church are hereby received and filed.



Date November 7, 2022

Alternative A

Moved by \_\_\_\_\_, second by \_\_\_\_\_ to **DENY** the Type 2 Design Alternative described above, and thus uphold the denial by the Plan and Zoning Commission, and to make the following findings of fact in support of denial of the proposed Site Plan and Type 2 Design Alternative:

1. Municipal Code Section 135-4.5.5(B) requires rooftop mechanical equipment, if not screened by the roof design, to be screened by architectural-quality metal screening material that is equal to the height of the equipment on all sides.
2. Municipal Code Section 135-4.5.5(B) further requires equipment to be set back from the edge of the roof so that it and the screening material are not visible from any adjoining right of way.
3. Screening for rooftop mechanical equipment diminishes negative visual impacts from adjacent properties and the right-of-way, and generally preserves building design quality.
4. Rooftop mechanical equipment screening also helps to abate negative auditory impacts that result from large appurtenances such as condensers, fans, generators, and the like that are frequently located on building roofs.
5. Commercial-grade mechanical equipment is frequently cited as a noise pollutant in urban environments.
6. Some of the existing and proposed rooftop units sit approximately 70 to 100 feet away from abutting residential properties.
7. Environmental studies in other jurisdictions such as San Jose and Ontario, CA, have found that perceptible auditory impacts of commercial-grade rooftop mechanical equipment can occur at this distance.
8. Building permits have not been applied for yet, but preliminary information has indicated that the project has a budget of approximately \$9,600,000. The applicant has provided a cost estimate of \$120,000 to screen the rooftop units, which represents 1.2% of the total cost
9. Owner has not met the burden required to demonstrate that the requested design alternative meet the criteria for approval or that the result of the design alternative would equal or exceed the result of compliance with the relevant sections of the Municipal Code.
10. Owner has not shown that its requested design alternative are consistent with all relevant purpose and intent statements of the Planning and Design Ordinance and with the general purpose and intent of the comprehensive plan.
11. Owner has not shown that the requested design alternative will not have a substantial or undue adverse effect on the public health, safety, and general welfare.
12. The Type 2 Design Alternative as proposed by Owner should not be approved for the reasons stated above.





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**Date** November 7, 2022

**Option B**

Moved by \_\_\_\_\_, second by \_\_\_\_\_ to **APPROVE** the proposed Type 2 Design Alternative described above, subject to all administrative review comments and to make the following findings of fact in support of approval of the proposed Type 2 Design Alternative:

1. Municipal Code Section 135-9.2.2.B.1 provides that design alternative are intended to allow for relief from the Planning and Design Ordinance when “specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable.”
2. Municipal Code Section 135-4.5.5(B) requires rooftop mechanical equipment, if not screened by the roof design, to be screened by architectural-quality metal screening material that is equal to the height of the equipment on all sides.
3. Municipal Code Section 135-4.5.5(B) further requires equipment to be set back from the edge of the roof so that it and the screening material are not visible from any adjoining right of way.
4. The applicant has proposed to at least partially blend existing rooftop units with the color palette of the new façade materials
5. Applicant has met the burden required to demonstrate that the requested design alternative meet the criteria for approval or that the result of the design alternative would equal or exceed the result of compliance with the relevant sections of the Municipal Code.
6. Applicant has shown that its requested design alternative are consistent with all relevant purpose and intent statements of the Planning and Design Ordinance and with the general purpose and intent of the comprehensive plan.
7. Applicant has shown that the requested design alternative will not have a substantial or undue adverse effect on the public health, safety, and general welfare.
8. For the reasons stated above, the Type 2 Design Alternative as proposed by Applicant should be approved, subject to all administrative review comments, and incorporated into the Site Plan.

APPROVED AS TO FORM:

/s/ Gary D. Goudelock  
Gary D. Goudelock  
Assistant City Attorney



**Roll Call Number**

**Agenda Item Number**

42

**Date** November 7, 2022

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

**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.

\_\_\_\_\_  
Mayor

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





September 27, 2022

Community Development Department  
Attn: Jason Van Essen  
602 Robert D. Ray Drive  
Des Moines, IA 50309

Re: Reach Church - 2725 Merle Hay Road  
SITE-2022-000047: 220927 - Type2 Design Alternative Appeal

Dear City Council Members,

Please accept this letter as our appeal for acceptance of a Type 2 Design Alternative submitted to the Planning Commission which was denied at the Planning Commission Meeting on September 1, 2022.

We requested that the Planning Commission consider a design alternative to the following staff review comment we received during the Site Plan Approval process:

1. Identify the locations of all existing and proposed mechanical equipment such as meters, transformers, HVAC, condensers, etc. (rooftop, building-mounted, or ground-mounted) on the site plan and provide details for how it will be screened. All mechanical equipment and utility appurtenances shall be located and screened in accordance with sections 135-7.10.5. and 135-4.5, including the following:
  - Yard Location: No mechanical equipment may be located in the front yard.
  - Small Equipment: Landscaping may be used to screen mechanical equipment less than 4' in height with shrubs or ornamental grasses spaced no more than 30" on center.
  - Large Equipment: For large private mechanical equipment which exceeds 4' in height an opaque wall is required and shall enclose the equipment on three sides, shall be tall enough to screen the use inside and shall be and shall be masonry construction to match the building's street façade design.
  - Rooftop Equipment: Rooftop mechanical equipment must be incorporated into the rooftop design or be concealed by an architectural quality metal screening on all sides equal in height to the height of the equipment. Screening must be provided which is consistent with the building design, colors, and materials. Provide a plan view of all rooftop mechanical equipment (existing and proposed), and provide details for how it will be screened.

Our proposed Type 2 Design Alternative is as follows:


- The church proposes to paint the existing and new rooftop mechanical unit cabinets to match the color of the building upon which they sit in lieu of providing larger, more expensive mechanical unit enclosures.
- The roof plan submitted for Site Plan approval shows 12 existing and 4 new roof mounted mechanical units.
- We provided 3D views of the building exterior at eye level from adjacent thoroughfares depicting what the rooftop mechanical units would look like if the cabinets are painted to match the building upon which they sit. Given the building's setback from adjacent property lines, the building heights, and that most rooftop mechanical units are set back a significant distance from adjacent building parapets, the visible portion of the mechanical units is minimal.
- The proposed site plan includes a robust amount of landscaping including street trees. The trees will serve to obscure views from adjacent thoroughfares to the building and visible portions of roof mounted equipment.

- The structural steel support for the rooftop mechanical unit enclosures would need to extend through the existing roof and attach to the existing building's roof structure below. This would result in multiple roof penetrations that present opportunities for roof leaks which could cause damage to the building interior in the future, resulting in costly repairs. The church would like to avoid the potential cost of this ongoing maintenance.
- The larger rooftop mechanical unit enclosures would be taller and wider than the mechanical units making them a more prominent exterior building facade feature, which we submit would draw be less attractive and draw more attention to the mechanical units. We do not believe this is consistent with the intent of the rooftop mechanical unit screening requirement.
- Staff and the Planning Commission have suggested that noise emanating from the rooftop mechanical units may be objectionable to adjacent neighbors. The church has not taken decibel readings at the property line to demonstrate the level of audible noise generated by the rooftop mechanical units. However, they have personally observed that no objectionable noise is audible at their property lines during various times of day. To date, the church has not received reports from adjacent properties that the rooftop mechanical units are visually or audibly objectionable.
- This project is facing budget challenges. We have gone through several value engineering iterations with the church during the design phase to align the project scope with the church's budget. A general contractor has provided an estimate for adding rooftop mechanical unit screening for the existing and new rooftop mechanical equipment. The approximate construction cost for this work is \$150,000. This added rooftop mechanical unit screening cost puts the cost of the project over church's approved budget. The church would like to avoid the expense associated with providing the structural steel support, metal stud infill, cladding and parapet cap flashing needed to create the large rooftop mechanical unit enclosures.

We respectfully request that the church be allowed to paint the existing and new rooftop mechanical unit cabinets in lieu of providing screening.

Thank you for your consideration of this design alternative and support of this project.

Sincerely,



Skyler Phelps, AIA  
Sr. Vice President

cc: File-MT



September 6, 2022

Communication from the City Plan and Zoning Commission advising that at their September 1, 2022 meeting, the following action was taken regarding a request from First Assembly of God Church (owner), represented by Jeffrey Ostrander (officer), for review and approval of a Public Hearing Site Plan "Reach Church Building and Site Improvements," and for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to waive the requirement to screen rooftop mechanical equipment, per City Code Section 135-4.5.5, for multiple parcels located in the vicinity of 2725 Merle Hay Road.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 11-2 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			

**DENIAL** of the requested Type 2 Design Alternative to waive the requirement to screen rooftop mechanical equipment, per City Code Section 135-4.5.5 and **approval** of the proposed Public Hearing Site Plan subject to compliance with remaining administrative review comments.



## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends denial of the requested Type 2 Design Alternative to waive the requirement to screen rooftop mechanical equipment, per City Code Section 135-4.5.5. Staff recommends approval of the proposed Public Hearing Site Plan subject to compliance with remaining administrative review comments.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

- 1. Purpose of Request:** The proposed Site Plan would allow for façade updates, landscaping enhancements, and a major renovation to the interior of the building. Design Alternative review criteria can be found in Section I, subparagraph 10 of this report. Staff analysis of the proposal can be found in Section II of the report.
- 2. Size of Site:** 6.78 acres.
- 3. Existing Zoning (site):** “P2” Public, Civic, and Institutional District and “N3b” Residential District.
- 4. Existing Land Use (site):** The site is composed of a large church, accessory parking areas, and accompanying landscaping features.
- 5. Adjacent Land Use and Zoning:**
  - North** – “NX1” and “N3b”; Uses are New York Avenue, a parking lot, and a one-household dwelling unit.
  - South** – “NX1” and “N3b”; Uses are one-household dwelling units.
  - East** – “N3b”; Uses are one-household dwelling units.
  - West** – “NX1”; Uses are Merle Hay Road and one-household dwelling units.
- 6. General Neighborhood/Area Land Uses:** The subject property is located along Merle Hay Road, in a predominantly residential area. Commercial nodes are located about 500 feet from both the northern and southern extents of this site.
- 7. Applicable Recognized Neighborhood(s):** The subject property is located in the Merle Hay Neighborhood. The neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on August 12, 2022, and by mailing of the Final Agenda on November 26, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on August 22, 2022 (10 days prior to the public hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Merle Hay Neighborhood Association mailings were sent to April Wyss, 2800 62<sup>nd</sup> Street, Des Moines, IA 50322.

**8. Relevant Zoning History:** None.

**9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low-Medium Density Residential.

**10. Applicable Regulations:** Pursuant to Section 135-9.1.1.B of the Planning and Design Ordinance, the site plan review requirements of Chapter 135 are designed to ensure the orderly and harmonious development of property in a manner that shall:

- Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;
- Permit present development of property commensurate with fair and orderly planning for future development of other properties in the various areas of the city with respect to the availability and capacity, present and foreseeable, of public facilities and services. The factors to be considered in arriving at a conclusion concerning proposed present development of property shall include the following:
  - The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded or capacity so substantially decreased that site use will inhibit or preclude planned future development;
  - Zoning restrictions at the time of the proposal;
  - The city's comprehensive plan;
  - The city's plans for future construction and provision for public facilities and services; and
  - The facilities and services already available to the area which will be affected by the proposed site use;
  - Encourage adequate provision for surface and subsurface drainage, in order to ensure that future development and other properties in various areas of the city will not be adversely affected;
  - Provide suitable screening of parking, truck loading, refuse and recycling disposal, and outdoor storage areas from adjacent residential districts;
  - Encourage the preservation of canopied areas and mature trees and require mitigation for the removal of trees; and
  - Consider the smart planning principles set forth in Iowa Code Chapter 18B. Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:



- The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and greater consistency with the comprehensive plan.
- Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:
  - An evaluation of the character of the surrounding neighborhood, such as:
    - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
    - Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);
- For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested;
  - The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;
  - Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;
  - Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent property, the character of the surrounding area or the public health, safety and general welfare;
  - Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and
  - Other factors determined relevant by the community development director, plan and zoning commission, or city council as applicable.



## II. ADDITIONAL APPLICABLE INFORMATION

Per City Code Section 135-4.5.5(B), rooftop mechanical equipment, if not screened by the roof design, is required to be screened by architectural-quality metal screening material that is equal to the height of the equipment on all sides. Equipment is required to be set back from the edge of the roof so that it and the screening material are not visible from any adjoining right-of-way.

There are approximately 12 existing rooftop mechanical units, and 4 proposed. Staff understands that the existing units have never been screened. However, with major interior renovations proposed, it is appropriate to provide rooftop screening at this time. Building permits have not been applied for yet, but preliminary information has indicated that the project has a budget of approximately \$9,600,000. The applicant has provided a cost estimate of \$120,000 to screen the rooftop units, which represents 1.2% of the total cost. Outside of constructing major building additions or an entirely new building, there is likely to be no scope of work at this site that is greater than the one presented now.

Screening for rooftop mechanical equipment diminishes negative visual impacts from adjacent properties and the right-of-way, and generally preserves building design quality. The applicant has proposed to at least partially blend existing rooftop units with the color palette of the new façade materials. However, with such a large, prominent building on a major corridor that is also highly visible to adjacent residential areas, architectural-quality metal screening should be employed to limit visual impacts on surrounding properties and the surrounding rights of way and preserve the architectural integrity of the building.

Rooftop mechanical equipment screening also helps to abate negative auditory impacts that result from large appurtenances such as condensers, fans, generators, and the like that are frequently located on building roofs. Commercial-grade mechanical equipment is frequently cited as a noise pollutant in urban environments. Staff has concerns about allowing rooftop units to exist unscreened given the relatively close proximity of residential uses. Some of the existing and proposed rooftop units sit approximately 70 to 100 feet away from abutting residential properties. Environmental studies in other jurisdictions such as San Jose and Ontario, CA, have found that perceptible auditory impacts of commercial-grade rooftop mechanical equipment can occur at this distance.

For the reasons described above, staff does not support this Design Alternative request.

### **SUMMARY OF DISCUSSION**

Nick Tarpey presented the staff report and recommendation.

Andrew Lorentzen asked why a site plan was required.

Nick Tarpey stated the cumulative permit value was over 50% of their assessed building value, which triggers the site to be brought into conformance with applicable Chapter 135 standards.

Andrew Lorentzen asked if the rooftop mechanical screening was the only thing not in conformance.

Jason Van Essen stated this in an item they are requesting wavier of. Other improvements are being made.

Johnny Alcivar asked what the percentage of total project cost is for screening.

Nick Tarpey stated 1.2%.

Abby Chungath asked what type of material would be used and where it would be located.

Nick Tarpey stated the design requirements within Article 4 of Chapter 135 calls for architectural metal screening. This would be permanently affixed to the top of the roof and provide screening on all sides.

Jason Van Essen stated parapet walls also qualify. The code requires an architectural quality solution.

Abby Chungath asked for clarification that the metal screening would be required only in places where it is needed to screen the equipment and not necessarily around the entire building.

Nick Tarpey stated correct.

Jason Van Essen stated staff is willing to look at existing building elements that provide screening. Also, it might not be necessary to provide screening on all four sides of each unit.

Chris Draper asked if they are receiving any incentive funding from the city for this project.

Nick Tarpey stated no.

Jeff Ostrander, Executive Pastor, 2725 Merle Hay Road stated their idea is to paint each unit, so they blend in with the building and alleviate any negative visual impact. Given the amount of traffic on Merle Hay Road, he has never heard or received complaints about the rooftop units. Spending money on screening will only detract from improvements that will better serve the community.

Andrew Lorentzen asked if he was caught off guard with the request to screen rooftop mechanical equipment.

Jeff Ostrander stated yes. He has concerns with potential leaks if they were to penetrate the rubber membrane of a flat roof.

Andrew Lorentzen asked if there is any other repair or replacement of the roof taking place in their project.

Jeff Ostrander stated there are a few roofs that have aged out and need repair.

Chris Draper asked if he believes the roof still has a potential to leak if they are spending \$120,000 on repairs.



Jeff Ostrander stated he is concerned with penetration to the roofs that won't be replaced.

Abby Chungath asked if additional units are being installed.

Jeff Ostrander stated yes, there are currently 12 and they are adding 4.

Johnny Alcivar asked if the \$120,000 would be 1.2% of the total project.

Jeff Ostrander stated if \$120,000 is the correct amount, yes. They would rather spend that money to improve the interior of the building.

### **CHAIRPERSON OPEN THE PUBLIC HEARING**

Skyler Phelps, Mantel Teeter Architects, 5013 N. Washington Street, Gladstone, MO stated they will be re-roofing a couple low sloped roofs which will be detailed correctly to ensure they are watertight. Given the height of the building and the existing parapet walls, you see different amounts of rooftop mechanicals. From Merle Hay Road, most of the mechanical units are screed naturally and that is why they propose to paint the units to match the existing wall color. Providing a screen structure around the units will add large architectural features which they prefer not to do, with the secondary concern of penetration and associated cost. In respect to the church's budget, they did not anticipate the required upgrades to the exterior but are happy to do so as it beatifies their campus. As new trees mature, he believes that will provide a level of screening to the rooftop mechanicals in question.

Andrew Lorentzen asked if they considered screening some of the rooftop mechanicals.

Skyler Phelps stated they did have those discussions with city staff, and it could be revisited to address some of the units that are of major concern.

Johnny Alcivar asked if a pre-application meeting took place with city staff.

Skyler Phelps stated yes.

David Bentz, Bishop Engineering, 3501 104<sup>th</sup> Street, Urbandale, IA stated there's a lot of added cost the church wasn't anticipating with the addition of 2 grease interceptor, a water line across Merle Hay Road to increase fire capacity and the amount of utilities that exist in Merle Hay Road.

Carol Maher, 701 Polk Boulevard stated this site is over parked and curious if there were any Type 1 Design Alternatives for parking lot islands as it seems deficient based on the amount of concrete there is. She would encourage them to look into solar panels and hopes trees are considered along the rear setback.

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**



**COMMISSION ACTION:**

Chris Draper made a motion for **denial** of the requested Type 2 Design Alternative to waive the requirement to screen rooftop mechanical equipment, per City Code Section 135-4.5.5 and **approval** of the proposed Public Hearing Site Plan subject to compliance with remaining administrative review comments.

Motion passed: 11-2

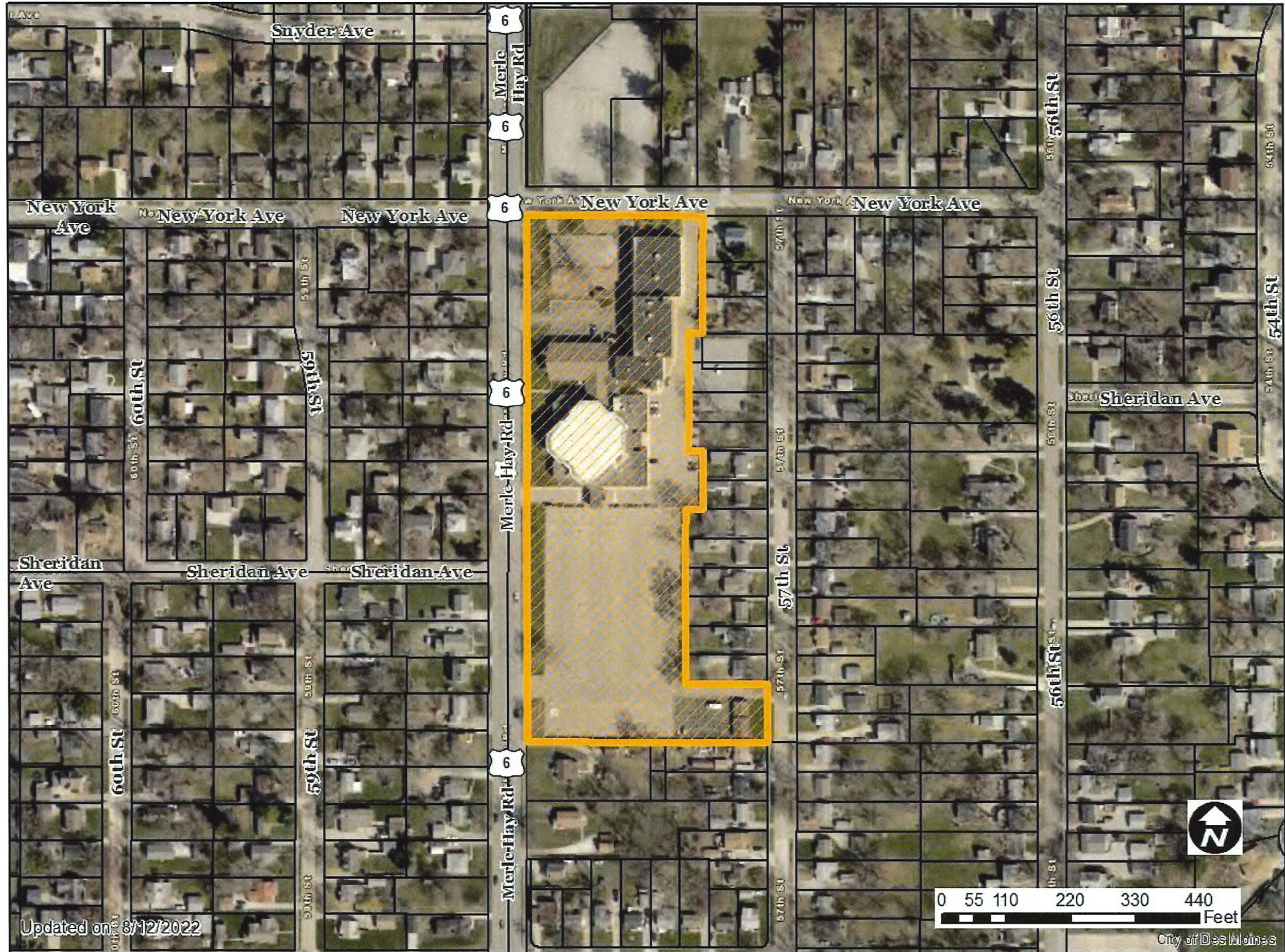
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen", with a long horizontal flourish extending to the right.

Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh







REACH CHURCH SITE PLAN

PROPERTY DESCRIPTION: LOT 16 IN MERLE HAY PLACE, LOTS 3 & 4 EXCEPT THE EAST 160 FEET & THE WEST 206.4 FEET OF LOT 4 & THE WEST 270.6 FEET OF LOTS 3 & 4 & LOT 9 EXCEPT THE EAST 75 FEET IN COLORADO ACRES, AN OFFICIAL PLAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA.

ADDRESS: 372 MERLE HAY ROAD DES MOINES, IA 50316

OWNER / PREPARED FOR: REACH CHURCH, INC. 372 MERLE HAY ROAD DES MOINES, IA 50316 JEFF OSTRAHMER (PASTOR) JEFF@REACHCHURCH.ORG 515-279-8768

ARCHITECT: MANTEL TETER 5015 WASHINGTON ST GLASTONHE, MO 64118 SKYLER PHELPS 816-818-5559 SHELBY.P@MANTEL.TETER.COM

CONTACT: BISHOP ENGINEERING 2611 10TH STREET URBANDALE, IA DAVID BENITZ DBENITZ@BISHOPENG.COM 515-473-4849

BUILDING USE/TYPE & HEIGHT: CIVIC (ASSEMBLY - PLACE OF WORSHIP) 2 STORES MAX HEIGHT 33'-4" MIN HEIGHT 25'-4" SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING HEIGHTS

BULK REGULATIONS: MINIMUM PRIMARY FRONTAGE SETBACK: 15' MINIMUM NON-PRIMARY FRONTAGE SETBACK: 20' MINIMUM INTERIOR SIDE SETBACK: 15' MINIMUM REAR SETBACK: 15'

ZONING: INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS PAGE ZONE: P2 (PUBLIC, CIVIC AND INSTITUTIONAL DISTRICT)

FOR AN OFFICIAL ZONING REPORT PLEASE CALL THE CITY OF DES MOINES AT 515-283-4207

PARKING COUNT: STANDARID STALLS: 370 CATED STALLS: 28 HANDICAP STALLS: 28 TOTAL STALLS: 418

PARKING REQUIREMENTS: 1 PARKING SPACE PER 150 SEATS 1 BICYCLE PARKING SPACE PER 200 SEATS TOTAL SEATS: 306 REQUIRED PARKING STALLS: 163.33 REQUIRED BICYCLE PARKING STALLS: 5

IMPERVIOUS SURFACE: BUILDING: 50,252 SQ. FT. (17.4%) PARKING: 155,918 SQ. FT. (38.8%) SIDEWALK: 7,267 SQ. FT. (2.4%)

EX IMPERVIOUS: 213,419 SF (72.4%) PROPOSED IMPERVIOUS: 211,333 SF (71.7%)

OPEN SPACE REQUIREMENTS: TOTAL SITE AREA: 294,864 SQ. FT. MINIMUM OPEN SPACE: 30% (88,459.2 SQ. FT.)

SITE CONTROL AND BENCHMARKS: BASIS OF BENCHMARK OBTAINED FROM GPS OBSERVATIONS DATUM = NAD 83, IOWA SOUTH BENCHMARK DATUM = DES MOINES CITY DATUM

BM #5493, CUT TRIANGLE NORTHEING = 59129.55 EASTING = 159329.77 ELEVATION = 1443.4 DESCRIPTION LOCATED ON WEST SIDE OF LIGHT POLE BASE, NORTH SIDE OF URBANDALE AND A WEST OF MERLE HAY RD

POINT #0606, IAG HALL NORTHEING = 589732.46 EASTING = 158552.46 ELEVATION = 189.84 DESCRIPTION LOCATED TWO STALLS NORTH OF THE MIDDLE LIGHT POLE ON THE EASTERN SECTION OF PARKING STALLS.

UTILITY MAPS PROVIDED BY: 1. ELECTRIC (MIDAMERICAN 515-250-6822) 2. STORM AND SANITARY (CITY OF DES MOINES 515-237-1330) 3. FIBER OPTIC (CENTURYLINK 515-847-2147) (IOWA COAL NETWORK 404-372-3340) (MEDIACOM 515-246-4668) 4. GAS (MIDAMERICAN 515-250-6822) 5. WATER (DES MOINES WATER WORKS 515-322-4244)

GENERAL NOTES:

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH IOWA STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS... 2. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN... 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES... 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS... 5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR... 6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE... 7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION... 8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS... 9. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS... 10. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED... 11. SOIL REPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY... 12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION... 13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS... 14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED DUE TO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION AT THE END OF EACH WORK DAY... 15. 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... 16. DISPOSAL OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS... 17. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND TO ALL PUBLIC ROADS AND HIGHWAYS... 18. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANELS AS PER A.D.A. REGULATIONS... 19. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES... 20. DISPOSAL OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS... 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVING NOTES:

- 1. THE PAVING/GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE... 2. SUBGRADE PREPARATION AND PAVED BENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT... 3. SEE DETAILS FOR ALL PAVEMENT THICKNESS... 4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANELS AS PER A.D.A. REGULATIONS... 5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES... 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITIES NOTES:

- 1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY... 2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES... 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER... 4. DETENTION PONDS HAVE BEEN GRADED INCORRECTLY... 5. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE... 6. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED... 7. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC... 8. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%... 9. MANDREL AND PRESSURE TEST IS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES... 10. WATERMAIN SHALL BE C-900, SIZE OF WATERMAIN AS SHOWN ON PLANS... 11. THURST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION... 12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED... 13. ALL HYDRANT VALLS IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED... 14. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

UTILITY MAPS PROVIDED BY: 1. ELECTRIC (MIDAMERICAN 515-250-6822) 2. STORM AND SANITARY (CITY OF DES MOINES 515-237-1330) 3. FIBER OPTIC (CENTURYLINK 515-847-2147) (IOWA COAL NETWORK 404-372-3340) (MEDIACOM 515-246-4668) 4. GAS (MIDAMERICAN 515-250-6822) 5. WATER (DES MOINES WATER WORKS 515-322-4244)

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... 1-800-232-8955 www.iowasonecall.com

UTILITY CONFLICT NOTES:

- 1. UTILITY CONFLICTS MAY EXIST ABOVE THE SITE WITH HIGH UTILITIES, GRADING, PAVING ETC... 2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

- 1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION... 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:

- 1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 02/16/22... THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE SURVEY DATA.

CITY OF DES MOINES NOTES:

- 1. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL... 2. ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT... 3. MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD... 4. 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... 5. ALL NEW OUTDOOR LIGHTING MUST BE LOW GLARE CUT-OFF TYPE FIXTURES TO REDUCE THE CLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES... 6. NEW LIGHTING/ELECTRICAL LINES SHALL BE UNDERGROUND... 7. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY... 8. ALL DISTURBED AREAS SHALL BE RESTORED BY SEEDING OR SOODING PER LANDSCAPING PLAN... 9. TO APPLY FOR PERMITS (SIDEWALK/APPROACH, GRADING, RIGHT-OF-WAY DEDICATION/CONSTRUCTION, FLOODPLAN, ETC.) WITH THE CITY OF DES MOINES PLEASE VISIT THE CUSTOMER SELF SERVICE (CSS) PORTAL... 10. TO APPLY FOR PERMITS (SIDEWALK/APPROACH, GRADING, RIGHT-OF-WAY DEDICATION/CONSTRUCTION, FLOODPLAN, ETC.) WITH THE CITY OF DES MOINES PLEASE VISIT THE CUSTOMER SELF SERVICE (CSS) PORTAL.

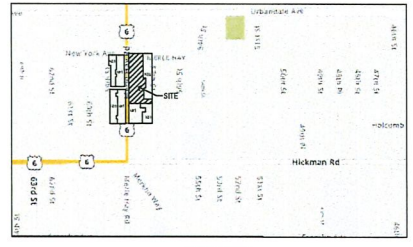


Table with two columns: ABBREVIATIONS and LEGEND. Lists symbols for various utilities like Sanitary Sewer, Storm Sewer, Water Line, Gas Line, etc.

SHEET INDEX:

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

SITE PLAN APPROVAL: [ ] APPROVED [ ] APPROVED WITH CONDITIONS - SEE EXHIBIT "A" IN ACCORDANCE WITH SECTION 135-5.2019 DES MOINES MUNICIPAL CODE, AS AMENDED. NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR.



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. SIGNED: DAVID B. BENITZ, PE, 17143 DATE: LICENSE RENEWAL DATE: DEC. 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL: 08.1-C7.1

Bishop Engineering logo and address: 3501 104th Street, Des Moines, Iowa 50323-8825. Phone: 515-276-9047 Fax: 515-276-0317. Established 1959.

COVER SHEET REACH CHURCH MERLE HAY ROAD, DES MOINES

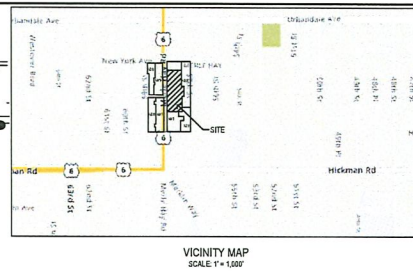
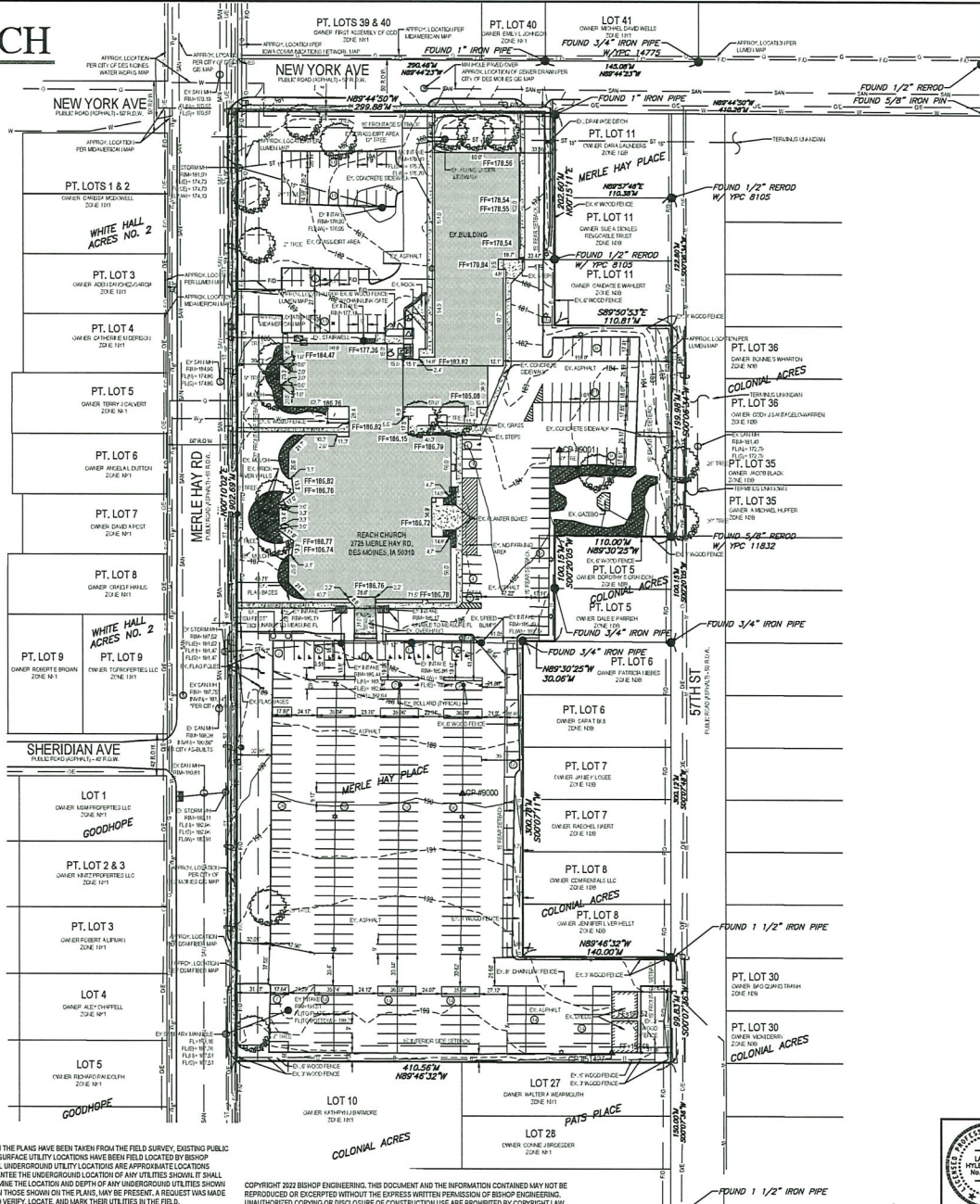
REFERENCE NUMBER: [ ] DRAWN BY: LR CHECKED BY: [ ] REVISIONS: 1ST SUBMITTAL - 6-4-22 2ND SUBMITTAL - 7-19-22 3RD SUBMITTAL - 8-3-22 PROJECT NUMBER: 220066 SHEET NUMBER: C0.1



PRELIMINARY - NOT FOR CONSTRUCTION

# REACH CHURCH SITE SURVEY

- LEGEND:**
- SANI — SANITARY SEWER
  - ST — STORM SEWER
  - W — WATER LINE
  - G — GAS LINE
  - UE — UNDERGROUND ELECTRIC
  - OE — OVERHEAD ELECTRIC
  - TELE — TELEPHONE LINE
  - F — FIBER OPTIC
  - CATV — CABLE TV
- ABBREVIATIONS:**
- AC ACRES
  - ASPH ASPHALT
  - BK BOOK
  - CONC CONCRETE
  - D DISTANCE
  - EX EXISTING
  - FF FINISHED FLOOR
  - FL FLOW LINE
  - FRAC FRACTIONAL
  - MEASURED DISTANCE
  - MH MANHOLE
  - OP ORANGE PLASTIC CAP
  - PLATED DISTANCE
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PREVIOUSLY RECORDED AS PUBLIC UTILITY EASEMENT
  - R/W RIGHT OF WAY
  - RPC RED PLASTIC CAP
  - SAN SANITARY
  - SF SQUARE FEET
  - TYP TYPICAL
  - WELL WELL
  - W WEST



**PROPERTY DESCRIPTION:**  
LOTS 1-18 IN MERLE HAY PLACE, LOTS 3 & 4 EXCEPT THE EAST 160 FEET & THE WEST 200.6 FEET OF LOT 5 & THE WEST 270.6 FEET OF LOTS 7 & 8 & LOT 9 EXCEPT THE EAST 75 FEET IN COLONIAL ACRES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA

**SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.**

**AREA:**  
294.864 SQ. FT. (6.769 ACRES)

**ADDRESS:**  
2725 MERLE HAY ROAD  
DES MOINES, IA 50310

**OWNER:**  
FIRST ASSEMBLY OF GOD CHURCH

**PREPARED FOR:**  
STAFF CONSTRUCTION  
2130 WASHINGTON CIRCLE  
AMES, IA 50010

**ZONING:**  
INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS PAGE ZONE P2 (PUBLIC, CIVIC AND INSTITUTIONAL DISTRICT)

**PARKING COUNT:**  
STANDARD STALLS: 370  
CATED STALLS: 28  
HANDICAP STALLS: 20  
TOTAL STALLS: 418

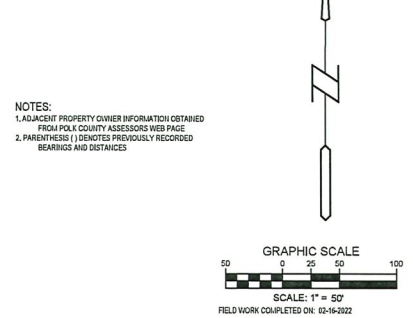
**SITE CONTROL AND BENCHMARKS:**  
BENCH OF BEARING OBTAINED FROM GPS OBSERVATIONS  
DATUM = NAD 83, IOWA SOUTH  
BENCHMARK DATUM = DES MOINES CITY DATUM

BM #549, CUT TRIANGLE  
NORTHING = 591025.55  
EASTING = 158201.77  
ELEVATION = 144.54  
DESCRIPTION: LOCATED ON WEST SIDE OF LIGHT POLE BASE,  
NORTH SIDE OF URBANDALE AVE & WEST OF  
MERLE HAY RD

POINT #600, MAG NAIL  
NORTHING = 591025.48  
EASTING = 158201.48  
ELEVATION = 158.54  
DESCRIPTION: LOCATED TWO STALLS NORTH OF THE MIDDLE  
LIGHT POLE ON THE EASTERN SECTION OF PARKING STALLS.

**NOTES:**

- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS WEB PAGE
- PARENTHESES ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES



- UTILITY MAPS PROVIDED BY:**
- ELECTRIC (IOWA/AMERICAN / 1-515-252-6022)
  - STORM AND SANITARY CITY OF DES MOINES / 515-231-1350
  - FIBER OPTIC (LUMEN / 815-541-4147)
  - MEDICAL (IOWA / 515-252-6669)
  - IOWA COMMUNICATIONS NETWORK / 800-574-3740
  - AURION / 1-515-834-4448
  - GAS (IOWA/AMERICAN / 1-515-252-4023)
  - WATER (DES MOINES WATER WORKS / 1-515-232-4244)

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

SIGNED: PRELIMINARY DATE: \_\_\_\_\_  
LARRY D. HYLER, P.L.S., 14775  
LICENSE RENEWAL DATE: DEC. 31, 2022  
PAGES OR SHEETS COVERED BY THIS SEAL: C0.2

**Bishop Engineering**  
"Training Your Successful Development"  
3501 104th Street  
Des Moines, Iowa 50322-5825  
Phone: 515-282-0967 Fax: 515-282-0487  
Established 1959  
Civil Engineering & Land Surveying

2725 MERLE HAY ROAD  
DES MOINES, IA 50310

SITE SURVEY

REFERENCE NUMBER:	
DRAWN BY:	LRW
CHECKED BY:	MH
REVISION DATE:	

PROJECT NUMBER:  
**22066**

SHEET NUMBER:  
**C0.2**



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**LANDSCAPE REQUIREMENTS**

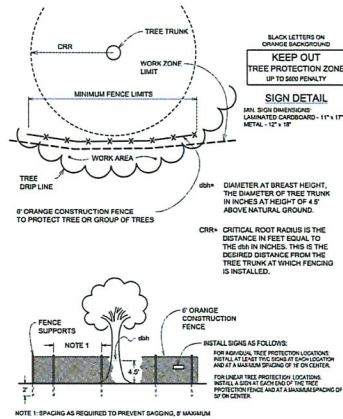
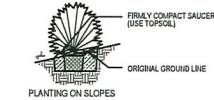
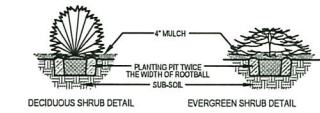
<b>GENERAL OPEN SPACE REQUIREMENT</b>	
TOTAL SQUARE FOOTAGE OF PROJECT AREA	294,854 SF
REQUIRED CANOPY COVERAGE (15%)	44,228 SF
<b>TOTAL EXISTING TREE CANOPY (1,000 PER TREE X 18)</b>	
TOTAL EXISTING TREE CANOPY (1,000 PER TREE X 18)	18,000 SF
TOTAL PROPOSED TREE CANOPY (1 PER TREE X 43)	43,000 SF
<b>TOTAL TREE CANOPY</b>	<b>61,000 SF</b>
<b>FRONTAGE REQUIREMENTS (MERLE HAY ROAD)</b>	
TOTAL LENGTH OF PARKING ADJACENT TO MERLE HAY ROAD	354 LF
REQUIRED OVERSTORY TREES (1 PER 17)	(8,831)
TOTAL EXISTING TREES PROVIDED (TO RBMAN)	2
TOTAL PROPOSED TREES	2
<b>TOTAL FRONTAGE TREES</b>	<b>2</b>
REQUIRED SHRUBS @ 3' C.C. (2 ROWS)	220
TOTAL PROPOSED SHRUBS (2 ROWS @ 3' C.C.)	220

- NOTE:**
- CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 515-283-4950.
  - ALL WIRE, TWINE, AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.
  - NO STAKING OF STREET TREES IS ALLOWED.

**LANDSCAPE NOTES:**

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE.
- STAKE SOD ON ALL SLOPES 2:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT EXISTS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANS Z60.2).
- CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
- 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 THRIVING CONDITION.
- 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 THRIVING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SODING INFORMATION) MUST BE LEFT ON UNITS AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- STAKING AND CUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN CUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND CUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
- 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.
- NO LANDSCAPE MATERIALS SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- SPACE CUT EDGES AROUND ALL NEW TREES/SHRUB PLANTING BEDS.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.
- CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 515-283-4950.
- ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.

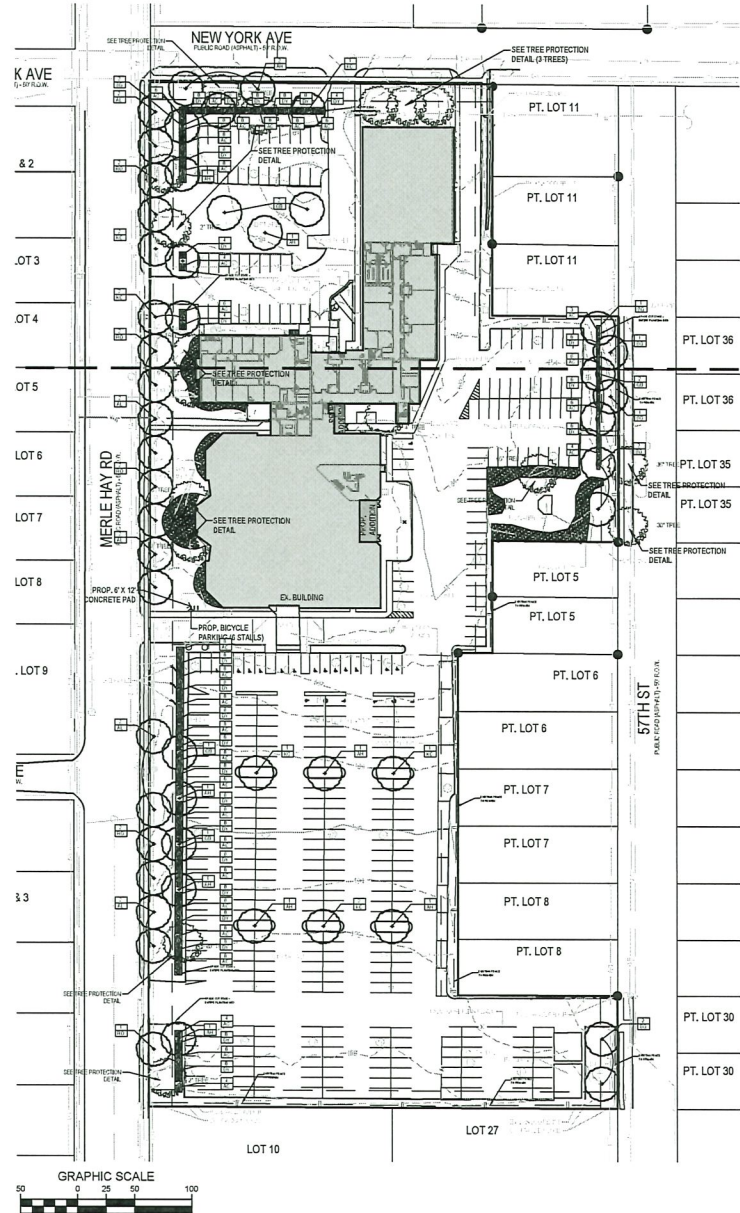
N:\LANDSCAPE ARCHITECTURE\LANDSCAPE DETAILS\DES MOINES CITY TREE PLANTING SPECIFICATIONS 2017.rvt



TYPICAL TREE PROTECTION FENCING - BORDER AREA

**PLANTING SCHEDULE**

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
<b>OVERSTORY TREES</b>						
AH	10	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	2.0" CAL	B&B	MATCHED SPECIMENS
GB	6	GINKGO	GINKGO BILOBA	2.0" CAL	B&B	MATCHED SPECIMENS
KC	8	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2.0" CAL	B&B	MATCHED SPECIMENS
SG	9	SWEET GUM	LIQUIDAMBAR STYRACIFLUA	2.0" CAL	B&B	MATCHED SPECIMENS
RO	9	RED OAK	QUERCUS RUBRA	2.0" CAL	B&B	MATCHED SPECIMENS
AL	10	AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	2.0" CAL	B&B	MATCHED SPECIMENS
<b>SHRUBS</b>						
AC	197	ALPINE CURRANT	RIBES ALPINUM	#5	CONT	FULL FORM - MATCHED
DY	184	DENSIFORMIS YEW	TAXUS MEDIA 'DENSIFORMIS'	36"	B&B	FULL FORM - MATCHED



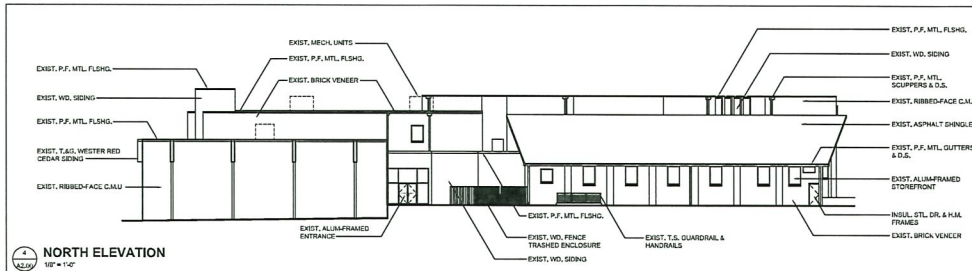
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 Established 1959

REACH CHURCH  
 MERLE HAY ROAD, DES MOINES  
**LANDSCAPE PLAN**

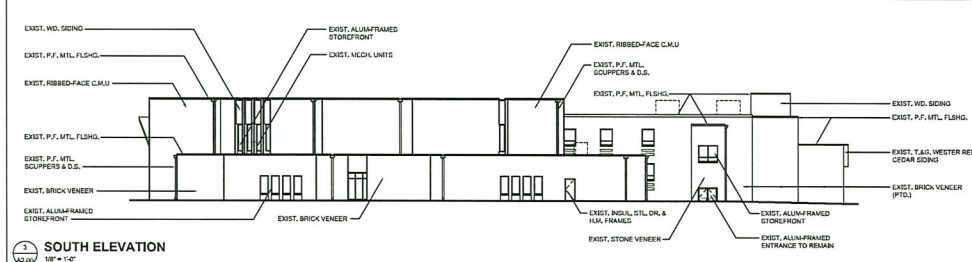
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 2ND SUBMITTAL - 7-19-22  
 3RD SUBMITTAL - 8-3-22  
 PROJECT NUMBER:  
**220066**  
 SHEET NUMBER:  
**C5.1**



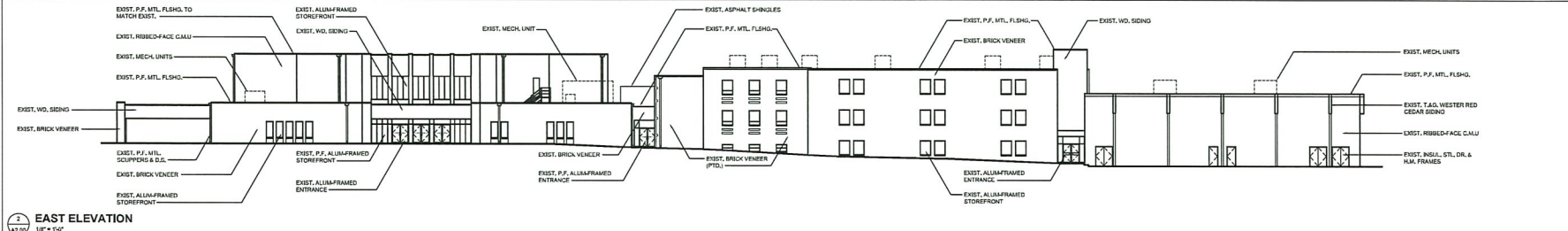
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CHECKED BY: SKP



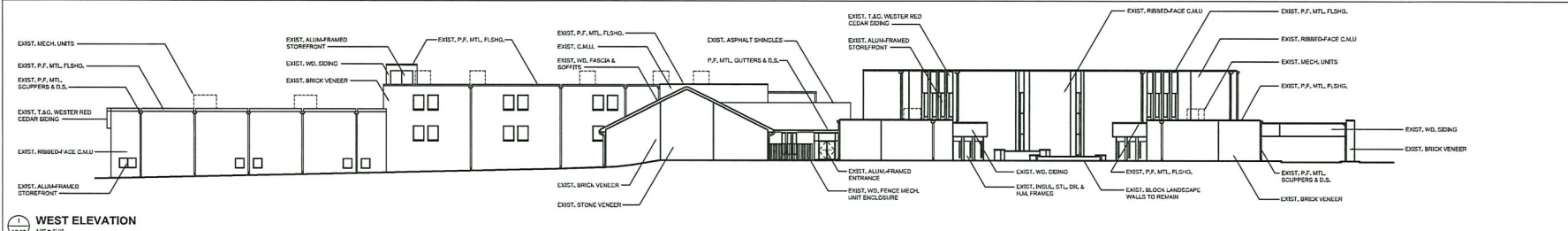
**NORTH ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"



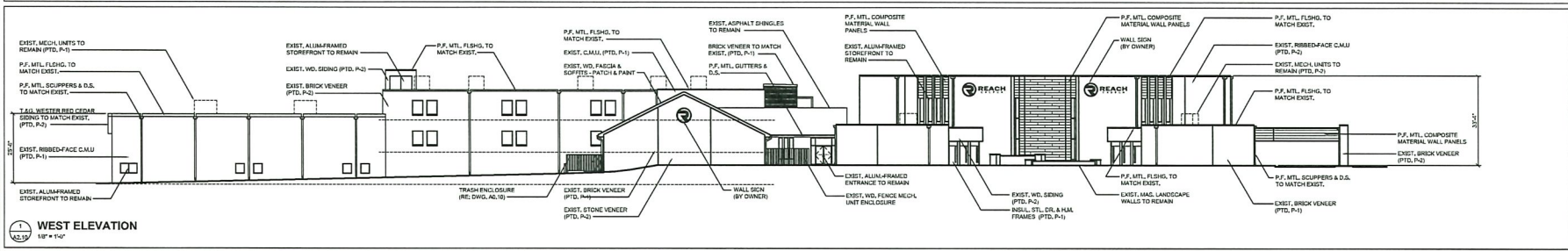
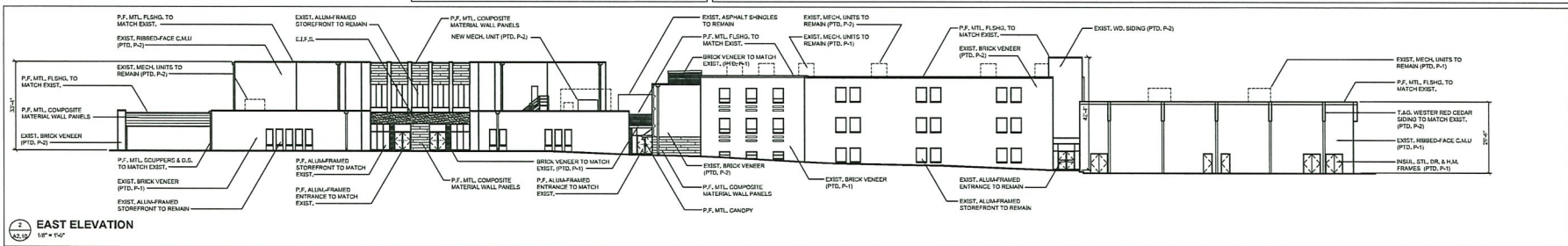
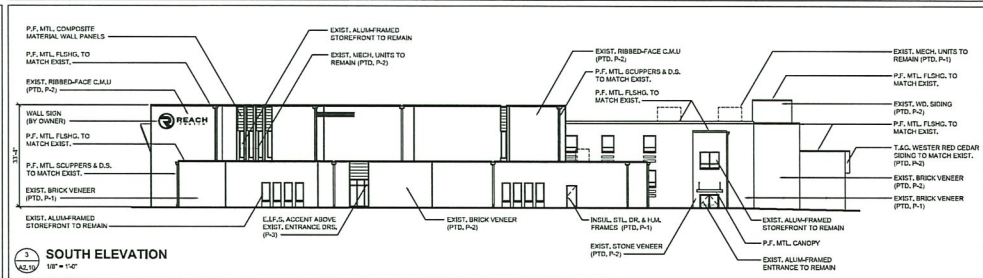
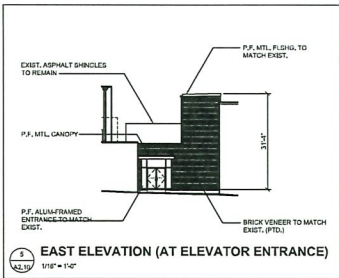
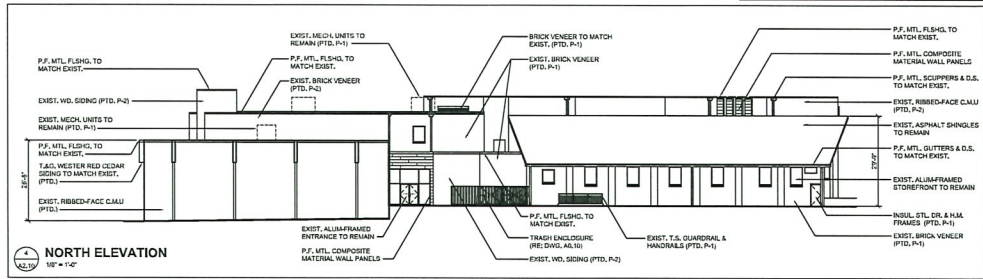
**WEST ELEVATION**  
1/8" = 1'-0"

ADDITION TO AND RENOVATION FOR:  
**REACH CHURCH**  
2725 MERLE HAY ROAD  
DES MOINES, IOWA 50310

PROJECT #: 20-811  
ISSUE DATE: 5/23/22  
DRAWN BY: BLS  
CHECKED BY: SKP  
REVISIONS:  
7/20/22 - REV. PER CITY COM.  
8/31/22 - REV. PER CITY COM.

SHEET No.  
**A2.00**  
EXISTING EXTERIOR BUILDING ELEVATIONS

**GENERAL ELEVATION NOTES:**  
 1. PROPOSED EXTERIOR FACADE MATERIAL CHANGES DO NOT EXCEED 50% OF THE EXISTING FACADE.  
 2. ALL EXISTING BRICK VENEER, RIBBED-FACE C.M.U. AND T&G WESTER RED CEDAR SIDING TO REMAIN SHALL BE PAINTED.



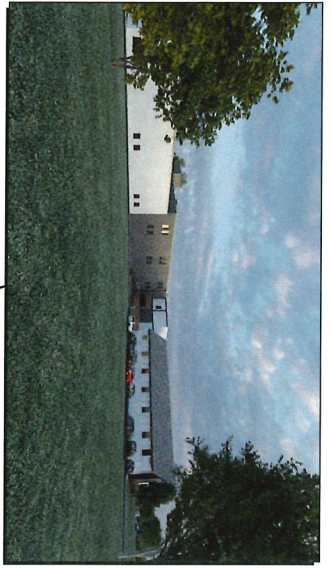
ADDITION TO AND RENOVATION FOR:  
**REACH CHURCH**  
 2725 MERLE HAY ROAD  
 DES MOINES, IOWA 50310

PROJECT #: 20-811  
 ISSUE DATE: 5/23/22  
 DRAWN BY: SKB  
 CHECKED BY: SKB

REVISIONS:  
 7/20/22 - REV. PER CITY COM.  
 8/10/22 - REV. PER CITY COM.

SHEET No.  
**A2.10**  
 PROPOSED EXTERIOR BUILDING ELEVATIONS





**PROGRESS PRINTS NOT FOR CONSTRUCTION**

**manitex**  
MANITEX ENTERPRISES, L.P.  
 10000 W. 100th Street, Suite 100  
 Overland Park, KS 66214  
 781.461.1000  
 www.manitex.com

ADDITION TO AND RENOVATION FOR:  
**REACH CHURCH**  
 2725 MERLE HAY ROAD  
 DES MOINES, IOWA 50310

PROJECT # 20111  
 ISSUE DATE 02/20/22  
 CHECKED BY [Signature]  
 REVISIONS  
 2/02/22 - SRV, LSK, CHY, COAL  
 05/02/22 - SRV, LSK, CHY, COAL

SHEET No.  
**A2.11**  
 EXTENSION # SUBSCRIPTIVES

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REACHCHURCH.ONE



REACH  
CHURCH







**NICK TARPEY** | CITY OF DES MOINES  
Assistant Planner | Development Services  
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Desk: (515) 283-4585 | Mobile: (515) 238-1085  
[DSM.city](http://DSM.city) | 602 Robert D. Ray Drive | Des Moines, Iowa 50309

**From:** Wahlert, Candace <[CWahlert@Broadlawns.org](mailto:CWahlert@Broadlawns.org)>  
**Sent:** Monday, August 29, 2022 7:43 AM  
**To:** Tarpey, Nicholas O. <[NOTarpey@dmgov.org](mailto:NOTarpey@dmgov.org)>  
**Subject:** Reach Church /First Assembly

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nick,

I received a letter regarding the public hearing on September 1<sup>st</sup> regarding Reach Church and Site Improvements. Can you please update me on what this involves and what their plans are. As they are actually directly behind me so basically in my back yard. I would like to know what type of improvements they are planning mainly I am just concerned with anything outside if it would affect me. We have never had any trouble when it was First Assembly they were always very courteous and easy to get along with. However we have had some issues with reach Church and noise.

Please just give me the basics on the plans.

Thank you,

**Candy Wahlert**  
MIM Team Lead



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**To:** Tarpey, Nicholas O. <[NOTarpey@dmgov.org](mailto:NOTarpey@dmgov.org)>

**Subject:** RE: Reach Church /First Assembly

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nick,

Thank you for explaining this to me. It sounds like all good improvements the only concern I have is again the noise. Which has been a problem since they become Reach Church they like to hold a lot of events outside and have a lot of screaming and music going. I am concerned with the mechanical noise so I hope the city will make them screen it. Unfortunately the timing of the Public hearing I will be out of town and not able to attend.

How will I know if they allow the mechanical equipment to not be screened?

Thank you again for all your time.

Candy Wahlert

---

**From:** Tarpey, Nicholas O. [<mailto:NOTarpey@dmgov.org>]

**Sent:** Monday, August 29, 2022 8:28 AM

**To:** Wahlert, Candace <[CWahlert@Broadlawns.org](mailto:CWahlert@Broadlawns.org)>

**Subject:** RE: Reach Church /First Assembly

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Hi Candace,

Thanks for reaching out.

Reach Church is planning on doing a pretty extensive interior renovation (no building addition or new buildings proposed). Provisions in Des Moines city code require property owners to make site improvements (i.e., landscaping, etc.) when proposed improvements reach 50% of their building's assessed value. That is the case here – hence the site plan. See attached.

The exterior alterations they are proposing include some switch-outs of existing façade materials and some painting.

The reason this is going to the Plan and Zoning Commission is because they are requesting a waiver of screening their rooftop mechanical equipment. Equipment is required to be screened on all sides per 135-4.5.5 of City Code. As staff, we believe that with their interior scope of work, it makes sense for them to screen their mechanical equipment at this time, for aesthetic as well as noise-reduction reasons. I have attached the staff report that explains this rationale.

Feel free to call me if you have additional questions.



**From:** Wahlert, Candace <CWahlert@Broadlawns.org>  
**Sent:** Monday, August 29, 2022 10:03 AM  
**To:** Tarpey, Nicholas O.  
**Subject:** RE: Reach Church /First Assembly

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Honestly there is a noise now but I have lived there so long I truly think I am just used to it. I would just hope that the noise would not get worse.

Thank you again for your time.

Candy

---

**From:** Tarpey, Nicholas O. [<mailto:NOTarpey@dmgov.org>]  
**Sent:** Monday, August 29, 2022 8:47 AM  
**To:** Wahlert, Candace <[CWahlert@Broadlawns.org](mailto:CWahlert@Broadlawns.org)>  
**Subject:** RE: Reach Church /First Assembly

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You can watch the public hearing (although this is not interactive) on the City's Youtube channel Thursday night if you are able.

You can also call or email me on Friday to find out what happened. If their request gets denied (i.e., the Commission goes with the staff recommendation to require screening), they may also appeal their decision to City Council (not saying that will happen, but it is an option for them if they think it is worth it to pursue). So Thursday may not be the total wrap-up of things with this one.

The meeting minutes/summary should be posted to the city website within about a week of the meeting as well.

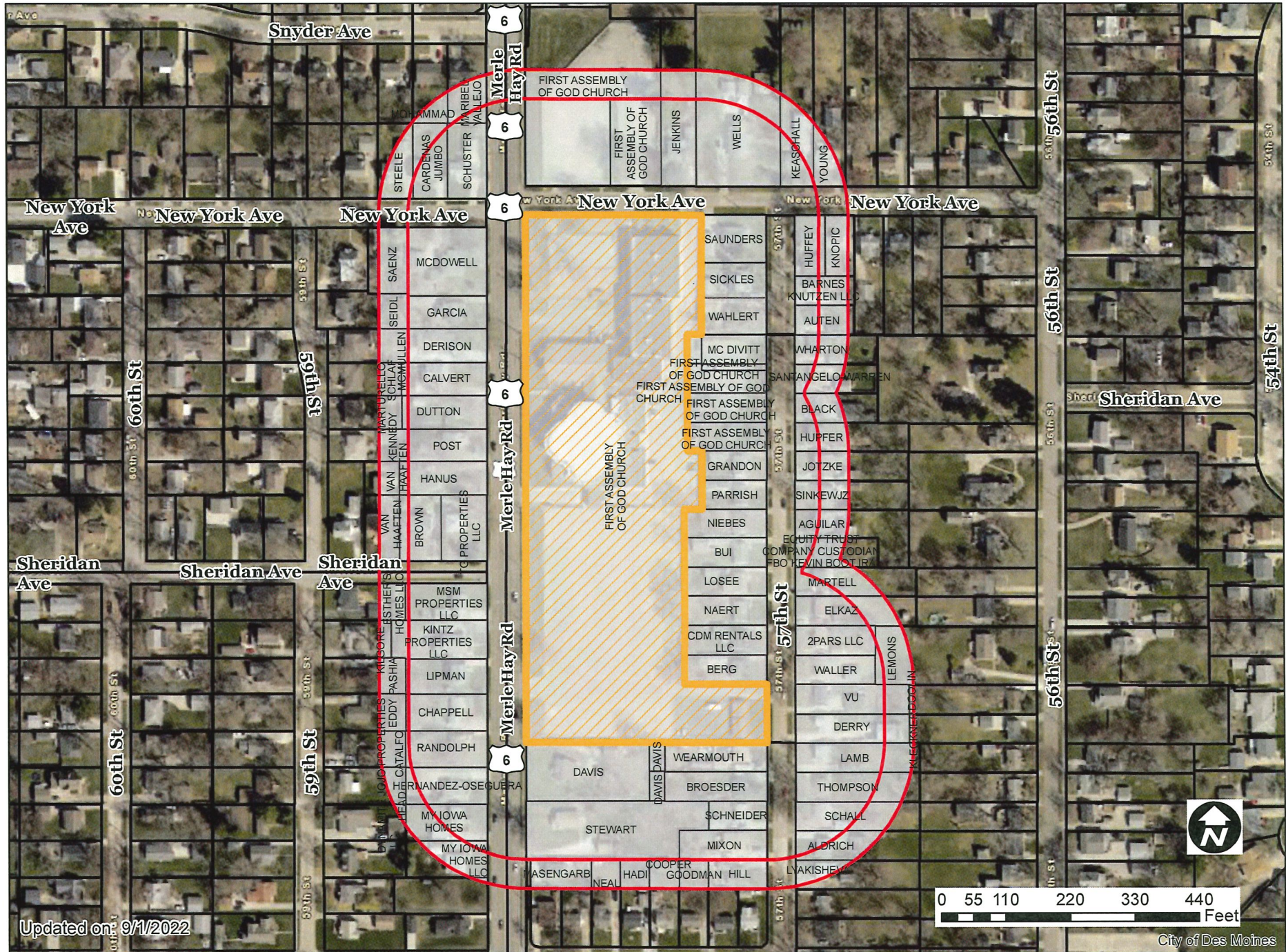
While we are on the topic, besides the event noise, have you experienced noise from the existing rooftop mechanical equipment that is on top of the building?

**NICK TARPEY** | CITY OF DES MOINES  
Assistant Planner | Development Services  
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Desk: (515) 283-4585 | Mobile: (515) 238-1085  
[DSM.city](http://DSM.city) | 602 Robert D. Ray Drive | Des Moines, Iowa 50309

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**From:** Wahlert, Candace <[CWahlert@Broadlawns.org](mailto:CWahlert@Broadlawns.org)>  
**Sent:** Monday, August 29, 2022 8:43 AM





1 inch = 218 feet