



Date October 21, 2024

RESOLUTION SETTING HEARING ON APPEAL FROM IOWA MOTOR CARRIERS FOUNDATION (OWNER), REPRESENTED BY BRENDA NEVILLE (OFFICER), ON A DENIAL OF A TYPE 2 DESIGN ALTERNATIVE FOR A PUBLIC HEARING SITE PLAN FOR PROPERTY LOCATED AT 717 EAST COURT AVENUE

WHEREAS, at a public hearing held on July 18, 2024, the City Plan and Zoning Commission considered a request from Iowa Motor Carriers Foundation (Owner), represented by Brenda Neville (Officer), for approval of the Site Plan for Type 2 Design Alternative waiving the requirement for undergrounding of overhead electrical lines where it is required in an underground district designated by resolution of the City Council, as shown in the Site Plan submitted for the property located at 717 East Court Avenue; and

WHEREAS, pursuant to Section 135-9.2.3.B.16.A of the Municipal Code, undergrounding of overhead electrical lines is required in an underground district designated by resolution of the City Council; and

WHEREAS, pursuant to Section 1-2 of the Municipal Code, the underground district designated by resolution of the City Council encompasses the area bounded by: the territory on the west side of the Des Moines River beginning at the point of intersection of the west bank of the Des Moines River with the easterly extension of the south line of the first east/west alley south of Court Avenue; thence westerly along the westerly extension of the south line of such alley to the east right-of-way line of Fifth Avenue; thence southerly along the east right-of-way line of Fifth Avenue to the southeast corner of the intersection of Fifth Avenue and Cherry Street; thence westerly along the south right-of-way line of Cherry Street to the southwest corner of the intersection of Cherry Street and Ninth Street; thence northerly along the west right-of-way line of Ninth Street to the northwest corner of the intersection of Ninth Street and Grand Avenue; thence easterly along the north right-of-way line of Grand Avenue to the west bank of the Des Moines River; thence southerly along the west bank of the Des Moines River to the point of beginning; and the territory on the east side of the Des Moines River beginning at the point of intersection of the east bank of the Des Moines River with the north right-of-way line of East Grand Avenue; thence easterly along the north right-of-way line of East Grand Avenue to the northeast corner of the intersection of East Grand Avenue and vacated East Ninth Street; thence southerly along the east right-of-way line of vacated East Ninth Street to the intersection of the east right-of-way line of vacated East Ninth Street and the easterly extension of the south line of the first vacated east/west alley lying south of East Court Avenue; thence westerly along the westerly extension of the south line of such alley to the east bank of the Des Moines River; thence northerly along the east bank of the Des Moines River to the point of beginning.; and

WHEREAS, in its Site Plan, the Iowa Motor Carriers Foundation proposed for waiving the waiving the requirements for undergrounding of overhead electrical lines where it is required in an underground district designated by resolution of the City Council since the property located at 717 East Court Avenue is located within the above defined underground district; and



Roll Call Number

Agenda Item Number

25

Date October 21, 2024

WHEREAS, the Plan and Zoning Commission voted 13-0 for **DENIAL** of the requested Type 2 Design Alternative, in which the Commission denied the request to waive or modify said ordinance requirements to allow for no undergrounding of the current overhead electrical lines where it is required in an underground district designated by resolution of the City Council; and

WHEREAS, the Iowa Motor Carriers Foundation has timely appealed to the City Council pursuant to Municipal Code Section 135-9.3.9(B), and is seeking further review of the Plan and Zoning Commission decision and denial of the above-described Type 2 design alternative to the Site Plan waiving the requirements for undergrounding of overhead electrical lines where it is required in an underground district designated by resolution of the City Council set forth in Municipal Code Section 135-9.2.3.B.16.A.

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

1. The City Council shall consider the appeal by the Iowa Motor Carriers Foundation at a public hearing in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 5:00 p.m. on November 4, 2024 at which time the City Council will hear both those who oppose and those who favor the proposal.
2. The City Clerk is hereby authorized and directed to publish notice of said hearing in the form hereto attached, in accordance with Section 362.3 of the Iowa Code.

MOVED BY _____ TO ADOPT.

SECOND BY _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill,
Assistant City Attorney

(SITE-2023-000101)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
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

July 22, 2024

Communication from the City Plan and Zoning Commission advising that at their July 18, 2024 meeting, the following action was taken on Request from Iowa Motor Carriers Foundation (owner), represented by Brenda Neville (officer), for review and approval of a Public Hearing Site Plan “Iowa Motor Truck Association” for property located at 717 East Court Avenue, and for a Type 2 Design Alternative to waive undergrounding of overhead electrical lines where it is required in an underground district designated by resolution of the City Council, subject to City Code Section 135-9.2.3.B.16.A.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-0 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus	X				
Leah Rudolphi					X
Abby Chungath	X				
Kayla Berkson	X				
Chris Draper	X				
Laura Kessel	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
Rick Trower	X				

Approval of the Public Hearing Site Plan, subject to compliance with all administrative review comments and denial of the requested Type 2 Design Alternative.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the Public Hearing Site Plan, subject to compliance with all administrative review comments and denial of the requested Type 2 Design Alternative.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed site plan would allow for an interior renovation of an existing building and landscaping improvements. The building improvements would exceed the property's total assessed value.

2. **Size of Site:** 88,745 square feet (2.038 acres).

3. **Existing Zoning (site):** "DX2" Downtown Mixed-Use District.

4. **Existing Land Use (site):** The subject property contains a pre-existing building and associated surface parking lot.

5. **Adjacent Land Use and Zoning:**

North – "ROW", "P2", and "DX2", Uses are East Court Avenue, government records storage, and a surface parking lot.

South – "DXR", Use is a former railroad.

East – "P2", Use is a government office.

West – "DXR", Use is an office.

6. **General Neighborhood/Area Land Uses:** The subject property is located along the East Court Avenue corridor. General office and surface parking lot uses are prevalent to the west of the subject property with governmental entities to the north and east. An abandoned railway is adjacent to the south.

7. **Applicable Recognized Neighborhood(s):** The subject property is in the Historic East Village Neighborhood. All neighborhoods were notified of the Commission meeting by emailing of the Preliminary Agenda on June 28, 2024 and the Final Agenda on July 12, 2024.

A 10-day notice of this specific item was mailed to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the subject site. All notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood

Development Division. The Historic East Village Neighborhood Association notice was sent to Luke Dickens, PO Box 93904, Des Moines, IA 50393.

8. Relevant Zoning History: NA

9. PlanDSM Future Land Use Plan Designation: Downtown Mixed Use.

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:

- 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

The subject property is located within an underground utility district defined by City Council resolution. The district encompasses the downtown area and has been in place for multiple decades. The eastern portion of the district is bound by East 9th Street to the east, the Des Moines River to the west, East Grand Avenue to the north and East Court Avenue to the south. Within this portion, only two (2) properties have not yet undergrounded their overhead lines, IMTA at 717 East Court Avenue and Associated General Contractors of Iowa office at 701 East Court Avenue. IMTA is proposing interior renovation work that will exceed the property's total assessed value. This work triggered a site plan with full site compliance and as such, the requirement to underground the overhead lines within the underground utility district.

The owner has cited cost as their reason for requesting waiver of the Council resolution and provided the following breakdown:

MidAm Proposal:	\$108,592.66
Kline Electric Underground Conduits and Transformer Pad:	\$27,350.00
Kline Electric Verizon Overhead to Underground Work:	\$3,575.00
Brilliant Borders Surface Restoration from Underground Work:	\$5,801.71
Brilliant Borders Landscaping on Transformer Pad:	\$2,807.33
GC Helland Construction 10% O&P:	<u>\$14,812.67</u>
TOTAL UNDERGROUND COSTS =	\$162,939.37
Total IMTA Remodeling Project Cost:	\$1,297,679.69
% of Overhead to Underground Conversion to Project Cost:	12.55 %

The provided undergrounding estimate is 12.55% of the total project cost which is approximately \$33,000 higher than the typical Type 1 Design Alternative waiver threshold of 10%. The waiver request is not eligible for review at an administrative level because the underground district is not a Chapter 135 requirement. This request is applied through the site plan process; therefore, it can be appealed to the Commission.

The underground utility district was established by the City Council as a requirement specific to the downtown multiple decades ago. It has been successfully implemented over that time, leaving only two properties in the East Village with overhead lines. The proposed cost to bury represents 12.55% of the total budget. Staff does not support the request given the longevity of the district, the significance of the downtown, and the commitment made by others to comply.

SUMMARY OF DISCUSSION

Shawna Beron presented the staff report and recommendation.

Todd Garner asked what the power line served.

Shawna Beron stated it serves the location and there are also some service lines.

Jason Van Essen stated we are processing this appeal through the site plan process. But noted that the underground district that covers the downtown core is a long-standing requirement. It was established separately from Chapter 135 but is implemented through the site plan process.

Laura Kessel asked if the applicant had made improvements in the last 25 years that had not triggered the site plan compliance.

Shawna Beron was not aware of any. Noted that the amount being spent on the building and values has triggered full site compliance.

Jason Van Essen stated he believed that the only site plan for the site was the original site plan of record.

Chris Draper asked what percentage threshold is used for staff waivers of the underground requirement and where does the 10% of costs come into view.

Jason Van Essen stated that originally the Chapter 135 required all undergrounding waivers to be considered by the Plan and Zoning Commission. There was no option for administrative consideration. An administrative waiver process was created with a set list of criteria, which includes the 10% of project budget threshold. This does not apply to the underground district as it is a separate requirement from Chapter 135.

CHAIRPERSON OPENED THE PUBLIC HEARING

Eric Cannon 2727 Hunter Blvd, Synder and Associates, consultant working on behalf of the applicant. Stated the only reason they are here is due to the cost of the interior improvements. Noted that they would be adding a bike rack and making dumpster enclosure improvements. They had not planned to touch the outside of the building with the improvements, and this was a surprise to them when they were advised of the additional site plan requirements. This is a huge additional cost. Notes they are on the edge of the underground district, and this has been waived on other projects around town and is a common request with such an extreme cost to a project.

Rick Trower asked for an explanation on the site plan to show where the current lines, poles and transformer sit.

Eric Cannon showed that the three poles run along the front portion of the Court Avenue facing side. It is an odd-shaped lot with only a small frontage on the street. Even though small, it is at a large price with both MidAmerican and Verizon being on these poles, it places a heavy burden on the business. He notes that the city did the Court Avenue reconstruction but stopped short of this area. They are being good corporate citizens trying to make improvements to the existing building and asks for consideration on the waiver for underground utilities.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION

Chris Draper supports the idea of underground utilities.

Caroline Jenison mentioned that she wished she could get the same on the 2nd Avenue project.

Chris Draper noted that just because we are doing it wrong in one area shouldn't make a difference on doing it wrong in another area.

Laura Kessel asked if there was any precedent for the city subsidizing the cost.

Jason Van Essen stated there was not.

Chris Draper made a motion for approval of the Public Hearing Site Plan, subject to compliance with all administrative review comments and denial of the requested Type 2 Design Alternative.

THE VOTE 13-0

Respectfully submitted,



Planning & Urban Design Administrator

JMV:mrw



October 9, 2024

Mrs. Shawna Beron
City of Des Moines Community Development Department
602 East 1st Street
Des Moines, Iowa 50309

RE: IOWA MOTOR TRUCK ASSOCIATION – 717 COURT AVE
TYPE II ZONING CODE EXCEPTION

Dear Shawna:

As outlined in my email dated October 1, 2024 and on behalf of the Iowa Motor Truck Association as the owner and developer, we respectfully request to appeal the Planning and Zoning Commissions denial to the City Council of a Type II Zoning Code Exception for the requirement to underground the existing overhead electric and communication lines along the frontage of 717 Court Ave as outlined in Chapter 135-9.2.3.B.16.

We appreciate your consideration for the code exception and please contact our office directly should you have any questions or comments on anything.

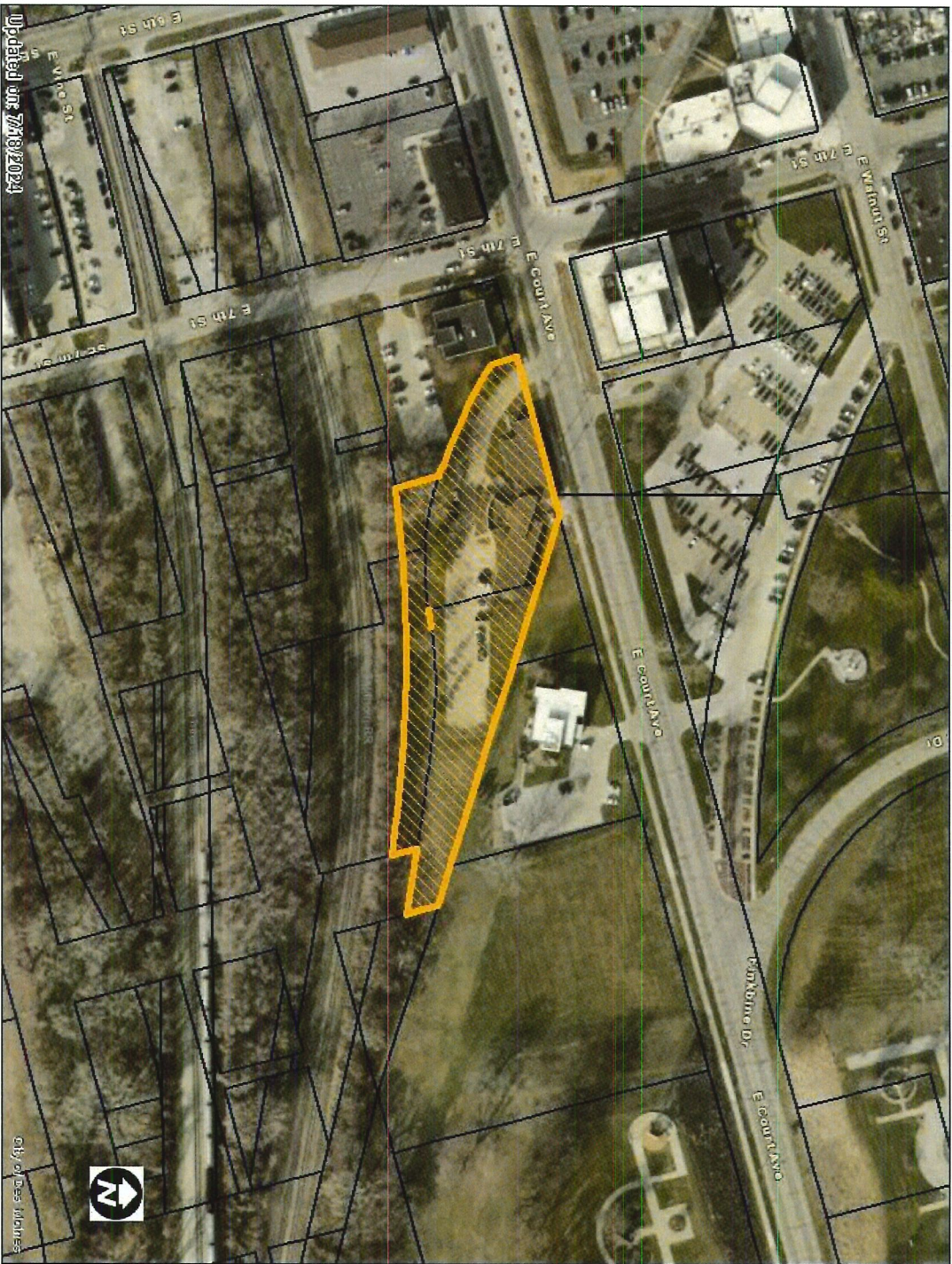
Sincerely,
SNYDER & ASSOCIATES, INC.

Eric D. Cannon, P.E.

Cc: Cameron Wright, Skinner Law Office PC
Brenda Neville, Iowa Motor Truck Association

Iowa Motor Carriers Foundation 717 East Court Avenue

SITE-2023-000141



Updated on: 7/18/2024

City of Des Moines



Subject Property
Looking Southwest

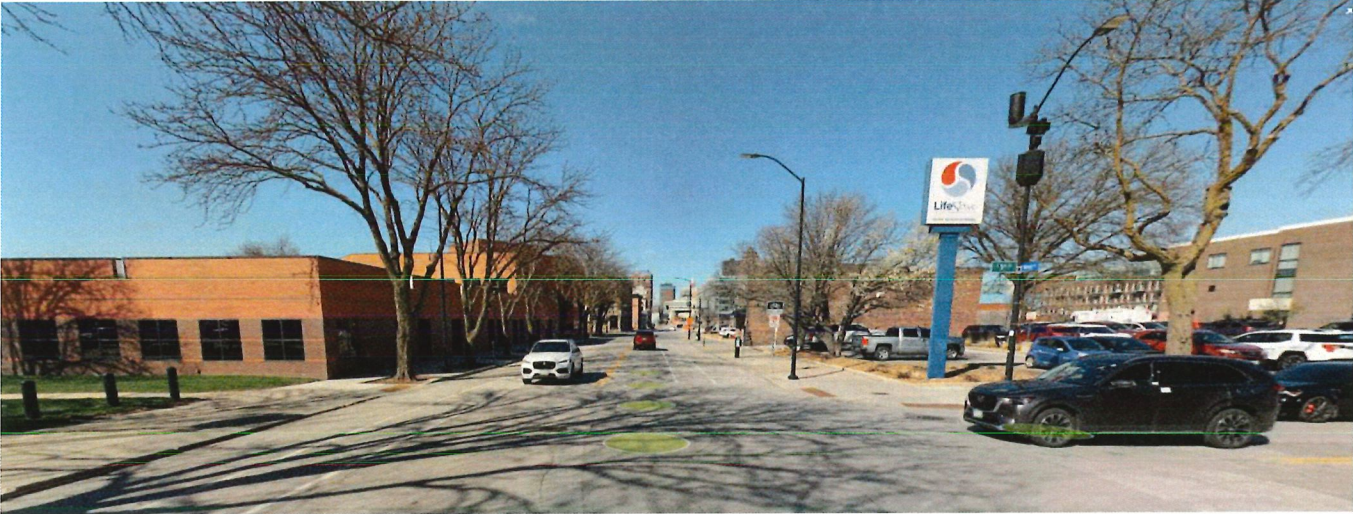


Subject Property
Looking Southeast





Underground District looking west along the E Court Ave corridor



Underground District looking west along the E Walnut St corridor

Underground District looking west along the E Grand Ave corridor

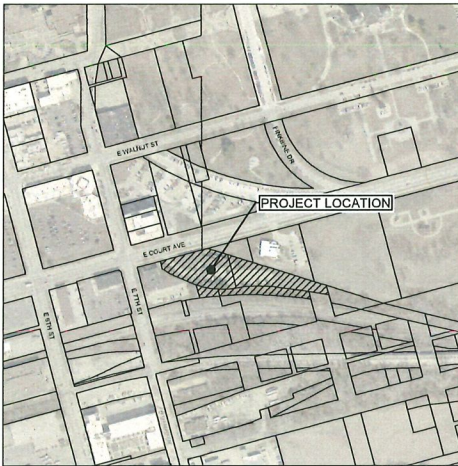


CONSTRUCTION PLANS FOR IOWA MOTOR TRUCK ASSOCIATION

717 E COURT AVE
CITY OF DES MOINES, POLK COUNTY, IOWA

LEGEND	FOUND	SET	PROPOSED
FEATURES	FOUND	SET	PROPOSED
Corner Center	●	○	○
UP Pole, Cap # 11579 (Utility Obsolete/Retire)	●	○	○
ROW Marker	●	○	○
ROW/Field	—	—	—
Control Point	●	○	○
Branch	○	○	○
Flatten Distance	—	—	—
Measured Reading & Distance	—	—	—
Recorded As	—	—	—
Dead Distance	—	—	—
Calculated Distance	—	—	—
Minimum Protection Elevation	—	—	—
Centerline	—	—	—
Station Line	—	—	—
1st Station Line	—	—	—
2nd Station Line	—	—	—
Estimation Line	—	—	—
FEATURES	FOUND	SET	PROPOSED
Spot Elevation	○	○	○
Center Elevation	○	○	○
Fence (Block, Field, High)	—	—	—
Fence (Chain Link)	—	—	—
Fence (Wood)	—	—	—
Fence (S&B)	—	—	—
Site Line	—	—	—
Tree Shrub	○	○	○
Deciduous Tree & Shrub	○	○	○
Communication	○	○	○
Overhead Communication	○	○	○
Fiber Optic	○	○	○
Unshielded Electric	○	○	○
Overhead Electric	○	○	○
Gas Main with Size	○	○	○
High Pressure Gas Main with Size	○	○	○
Water Main with Size	○	○	○
Utility Caster with Size	○	○	○
Duct Bank	○	○	○
Test Hole Location for SUE w/ID	○	○	○
(1) Denotes the survey quality service level for utilities			
Sanitary Manhole	○	○	○
Storm Sewer with Size	○	○	○
Storm Manhole	○	○	○
Single Storm Sewer Break	○	○	○
Double Storm Sewer Break	○	○	○
Fire Hydrant	○	○	○
Fire Hydrant on Building	○	○	○
Water Main Valve	○	○	○
Water Service Valve	○	○	○
Valve	○	○	○
Utility Pole	○	○	○
Utility Pole with Transformer	○	○	○
Street Light	○	○	○
Street Light	○	○	○
Electric Box	○	○	○
Electric Transformer	○	○	○
Traffic Sign	○	○	○
Communication Pedestal	○	○	○
Communication Manhole	○	○	○
Communication Manhole	○	○	○
Four Core Manhole	○	○	○
Gas Manhole	○	○	○
Gas Manhole	○	○	○
Fence Post or Guard Post	○	○	○
Underground Storage Tank	○	○	○
Above Ground Storage Tank	○	○	○
Sign	○	○	○
Sanitary Dish	○	○	○
Manhole	○	○	○
Spot/Level Head	○	○	○
Spot/Level Head	○	○	○

UTILITY QUALITY SERVICE LEVELS	UTILITY WARNING
UTILITY QUALITY SERVICE LEVELS	UTILITY WARNING
QUALITY LEVEL 1: UTILITIES ARE SHOWN WITH THE PRECISIONES WITH THE UTILITY TYPE AND WHEN APPROPRIATE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CE/AGE (S&B) STANDARDS.	THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SURFACE FEATURES SHOWN COMPREHE ALL SUCH ITEMS IN THE AREA, EITHER BY SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL 1.
QUALITY LEVEL 2: INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR OTHER RECOGNIZABLE SOURCES.	
QUALITY LEVEL 3: INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVEGROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION WITH AVAILABLE RECORDS.	
QUALITY LEVEL 4: INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF UNDERGROUND UTILITIES.	
QUALITY LEVEL 5: IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES DETERMINED BY ACTUAL EXPOSURE OR INSPECTION OF PREVIOUSLY EXPOSED UNDERGROUND UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.	



VICINITY MAP

OWNER / DEVELOPER
IOWA MOTOR CARRIERS FOUNDATION
717 E COURT AVE
DES MOINES, IA 50309
CONTACT: DAVID HELLAND
PH: 515-273-1497

ENGINEER
SNYDER AND ASSOCIATES, INC.
2727 SW SWINGWAY BLVD
ANNE ARK, IA 52022
CONTACT: ERIC D. GANNON
PH: 515-984-2909

Sheet List Table

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	UTILITY AND LANDSCAPE PLAN
C300	LANDSCAPE DETAILS

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.

11/13/2023
Eric D. Gannon, P.E.

License Number: P18854
My License Renewal Date is December 31, 2023
Project sheet covered by this seal: SHEETS C100-C200

I hereby certify that the portion of this technical submission enclosed herein was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Engineer under the laws of the State of Iowa.

11/13/2023
Clay R. Conradi, P.E.

License Number: 612
Project sheet covered by this seal: SHEETS C100-C200

SEAL AND APPROVAL:

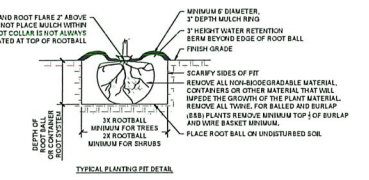
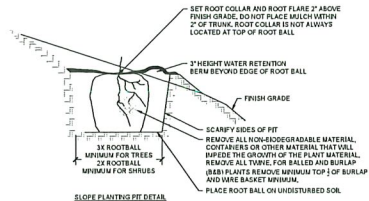
() APPROVED (X) APPROVED WITH CONDITIONS - SEE EXHIBIT "A"
IN ACCORDANCE WITH SECTION 135.9, 2013 DES MOINES MUNICIPAL CODE, AS AMENDED.

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

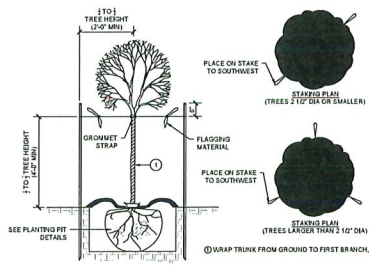
DEVELOPMENT SERVICES DIRECTOR: *[Signature]* DATE: 11/13/2023



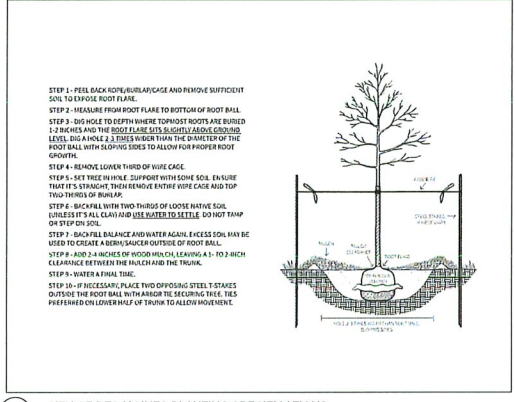
DES MOINES, IOWA	IOWA MOTOR TRUCK ASSOCIATION	Sheet C100
TITLE SHEET	SNYDER & ASSOCIATES, INC. I	Sheet C100
Project No: 123.1005.01 2727 SW SWINGWAY BLVD ANNE ARK, IA 52022 515-984-2909 www.snyder-associates.com		



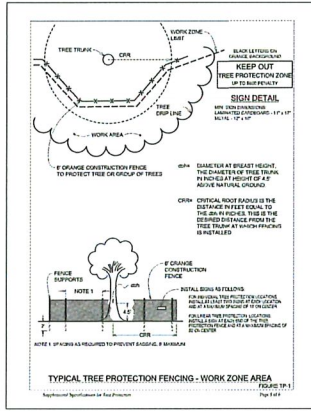
1 PLANTING PIT DETAILS
NO SCALE



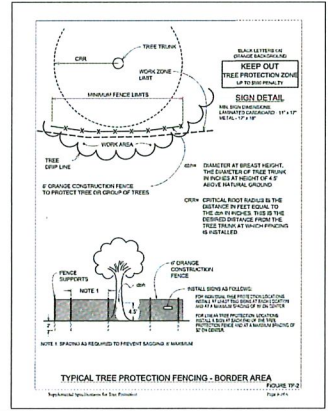
2 DECIDUOUS TREES STAKING DETAIL
NO SCALE



3 CITY OF DES MOINES PLANTING SPECIFICATIONS
NO SCALE



4 TREE PROTECTION DIAGRAMS
NO SCALE



DES MOINES, IOWA	PROJECT: 123.1006.01	DATE: 12/15/2022
IOWA MOTOR TRUCK ASSOCIATION	LANDSCAPE DETAILS	PROJECT: 123.1006.01
SNYDER & ASSOCIATES, INC.	LANDSCAPE DETAILS	PROJECT: 123.1006.01
1775 6th STREET, SUITE 100 AMES, IOWA 50003	515-644-4333 WWW.SNYDER-ASSOCIATES.COM	PROJECT: 123.1006.01
DESIGNER: JAW	CHECKED BY: EDC	DATE: 12/15/22
PROJECT: 123.1006.01	DATE: 12/15/22	PROJECT: 123.1006.01
PROJECT: 123.1006.01	DATE: 12/15/22	PROJECT: 123.1006.01

Iowa Motor Carriers Foundation 717 East Court Avenue

SITE-2023-000141

