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Agenda Item Numbe	r
24	

Date	May 24, 2021	
I all	1114, 21, 2021	

# RESOLUTION SETTING HEARING ON REQUEST FROM MERCYONE MEDICAL CENTER DES MOINES FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN "MERCYONE RICHARD DEMMING CANCER CENTER" FOR PROPERTY AT 411 LAUREL STREET

WHEREAS, on May 6, 2021, the City of Des Moines Plan and Zoning Commission voted 12-0 to APPROVE a request from MercyOne Medical Center Des Moines (owner), represented by Diane Cummings (officer), to approve the PUD Final Development Plan "MercyOne Richard Demming Cancer Center" on property located at 411 Laurel Street ("Property") to facilitate construction of a new vehicular drop-off lane and canopy on and adjacent to the west facade building entrance, in compliance with a previously approved PUD Conceptual Plan amendment, subject to compliance with all administrative review comments; and

WHEREAS, the Property is legally described as follows:

THE WESTERN 119.9 FEET OF THE SOUTHERN 210.12 FEET OF LOT 3, BLOCK A IN RIVER HILLS PLAT, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

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

- 1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
- 2. That the meeting of the City Council at which the proposed PUD Final Development Plan "MercyOne Richard Demming Cancer Center" is to be considered shall be held at the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on June 14, 2021, at which time the City Council will hear both those who oppose and those who favor the proposal.
- 3. That the City Clerk is hereby authorized and directed to cause notice of said proposals in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

Roll Call Number	Agenda Item Number
<b>Date</b> May 24, 2021	
MOVED BY	TO ADOPT.
FORM APPROVED:	
/s/ Glenna K. Frank Glenna K. Frank, Assistant City Attorney	(10-2021-7.80)
COUNCIL ACTION   YEAS   NAYS   PASS   ABSENT	CERTIFICATE

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

Mayor

CER	TIF	<b>ICA</b>	TΕ

I, P. KAY CMELIK, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

•	City Clerk



May 18, 2021

Honorable Mayor and City Council City of Des Moines, Iowa

#### Members:

Communication from the City Plan and Zoning Commission advising that at their May 6, 2021 meeting, the following action was taken regarding a request from MercyOne Medical Center Des Moines (owner) represented by Dianne Cummings (officer) for review and approval of a PUD Final Development Plan "MercyOne Richard Demming Cancer Center" on property located at 411 Laurel Street, to allow a new drop-off drive and canopy added to the west front entrance area of the building.

## **COMMISSION RECOMMENDATION:**

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

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

**APPROVAL** of the submitted PUD Final Development Plan subject to compliance with all administrative review comments. (10-2021-7.80)

## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted PUD Final Development Plan subject to compliance with all administrative review comments.

# STAFF REPORT TO THE PLANNING COMMISSION

# I. GENERAL INFORMATION

- 1. Purpose of Request: The proposed Development Plan would facilitate the construction of a new drop-off lane to the west of the existing building. Access to the drop-off would come from an existing north/south private drive. The improvements include the construction of a new canopy providing cover to the west façade building entrance. The proposal complies with PUD Conceptual Plan amendments that the Commission reviewed on January 21, 2021.
- 2. Size of Site: The site measures 27,609 square feet (0.63 acres). The entire PUD encompasses approximately 38 acres.
- 3. Existing Zoning (site): "PUD" Planned Unit Development District.
- 4. Existing Land Use (site): The PUD contains the Mercy Medical Center campus.
- 5. Adjacent Land Use and Zoning:

**North** – "PUD", Use is the Mercy Medical Center campus.

**South** – "DX2", Uses include Des Moines Medical Center offices, Iowa Dental Supply, and Medical Office Plaza.

**East** – "PUD", Use is the Mercy Medical Center campus.

**West** – "PUD", Use is the Mercy Medical Center campus.

- **6. General Neighborhood/Area Land Uses:** The subject property is located north the north side of Laurel Street in an area that contains a mix of medical related uses including the Mercy Medical Center campus.
- 7. Applicable Recognized Neighborhood(s): The subject property is in the Cheatom Park Neighborhood and within 250 feet of the River Bend Neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on April 16, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on April 26, 2021 (10 days prior to the hearing) to the Cheatom Park Neighborhood, River Bend Neighborhood, and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on April 30, 2021.

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 Cheatom Park Neighborhood Association mailings were sent to Susan Wells, 1157 14<sup>th</sup> Place, Des Moines, IA 50314 and the River Bend Neighborhood Association mailings were sent to Chris Chiaramonte, 409 Franklin Avenue, Des Moines, IA 50314.

**8.** Relevant Zoning History: The Mercy Medical Center "PUD" Conceptual Plan was originally approved on April 5, 2004 by Ordinance 14,333.

The 1<sup>st</sup> amendment was approved administratively in June 2004 to allow construction of a building addition to the south side of the hospital for a "Cyber Knife" facility. The 2<sup>nd</sup> amendment was approved administratively in June of 2006 to allow a new signage plan for the hospital complex.

The 3<sup>rd</sup> amendment was approved by City Council in April 2007 (Roll Call 07-688) to allow construction of a building addition to the northwest corner of the hospital for an expansion of the emergency room and a helicopter pad.

The 4<sup>th</sup> amendment was approved on September 26, 2016 (Roll Call 16-1668) to expand the PUD area by 2.3 acres and to allow for the demolition of the existing Mercy Apartments for development of a new parking structure and additional surface parking; demolition of the Mercy Office Plaza building for development of a parking structure; and demolition of the existing east parking structure for development of an 11-story hospital tower with 2 levels of subsurface parking.

The 5<sup>th</sup> amendment was approved administratively in July 2019 to allow installation of a sign for the children's hospital.

The 6<sup>th</sup> amendment was approved on January 13, 2020 (Roll Call 20-0113) to allow revision to the campus signage plan.

The 7<sup>th</sup> amendment was approved on February 22, 2021 (Roll Call 21-0320) to allow construction of a canopy on the building known as 411 Laurel Street and revision to the campus sign.

- **9. PlanDSM Land Use Plan Designation:** Public/Semi Public & Medium Density Residential.
- **10. Applicable Regulations:** Considering the criteria set forth in Chapter 18B of the lowa Code, and based on the provisions of Chapter 134 Section 134-2.2.9.C, all PUD Final Development Plans must be reviewed and approved by the City Council after review and recommendation by the Plan and Zoning Commission.

# II. ADDITIONAL APPLICABLE INFORMATION

1. Building Modifications: The proposed PUD Final Development Plan allows the construction of a new entrance canopy along the west façade of the building known as 411 Laurel Street. The canopy would generally measure 98 feet by 22 feet, and would replace an existing canopy. The proposed amendment would also allow the existing

drop-off lane to be lengthened, which would necessitate construction of a short retaining wall.

2. Access and Traffic: The proposed modification will enhance the function of the existing drop-off activity that occurs to the west of the building.

# SUMMARY OF DISCUSSION

<u>Dory Briles</u> asked if any member of the public or the commission desired to speak on the item. No one requested to speak.

# **COMMISSION ACTION:**

<u>Jann Freed</u> made a motion for approval of the submitted PUD Final Development Plan subject to compliance with all administrative review comments.

Motion passed: 12-0

Respectfully submitted,

Jason Van Essen, AICP

Planning & Urban Design Administrator

JMV:tjh



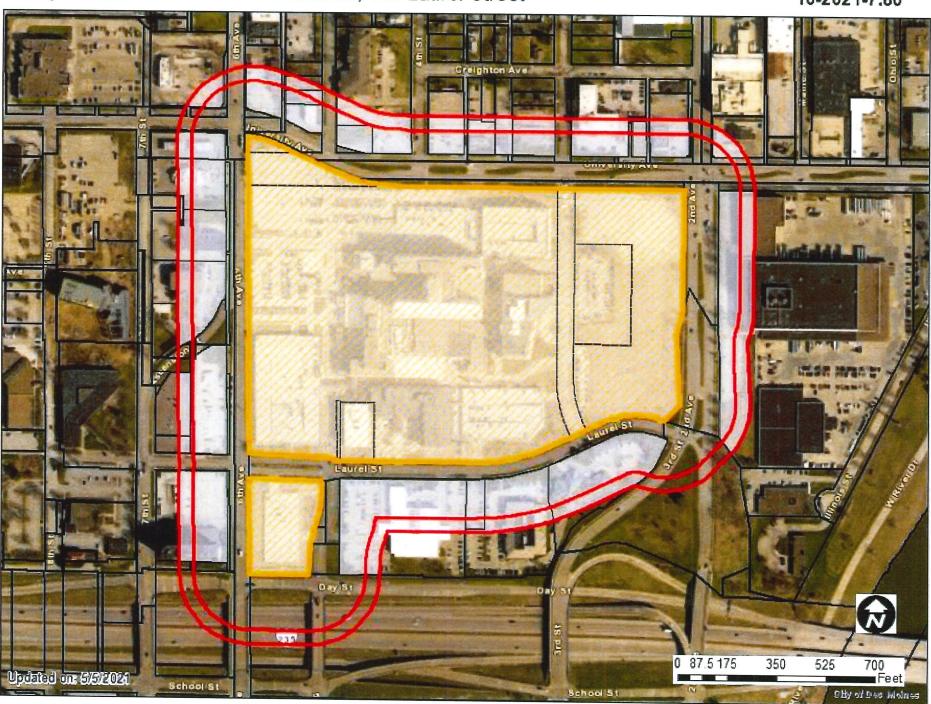
Request from MercyOne Medical Center Des Moines (owner) represented by Dianne Cummings (officer) for property located at 411 Laurel Street							,	File # 10-2021-7.80
Description of Action	Review and approval of a PUD Final Development Plan "MercyOne Richard Demming Cancer Center" to allow a new drop-off drive and canopy added to the west front entrance area of the building.							
PlanDSM Futu	PlanDSM Future Land Use Current: Public/Semi-Public. Proposed: N/A							
Mobilizing Tomorrow No planned improvements.  Transportation Plan								
Current Zoning	ing District Mercy Hospital Center Legacy "PUD" Planned Unit Development.					nt.		
Proposed Zoni	ng Dist	rict	N/A					
Consent Card Responses     In Favor     Not In Favor     Undetermined     % Opposite       Outside Area (200 feet)     0     0       Within Subject Property     0     0					pposition			
Plan and Zonin Commission A	_	Appro Denia	the City Council				Х	

# MercyOne Medical Center Des Moines, 411 Laurel Street

10-2021-7.80



1 inch = 328 feet



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of

Sheet

#### UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBERS 551503680-551503682 & 551503684. W1-WATER

S-SANITARY SEWER

Sign Satellite Dish

DES MOINES WATER WORKS

CONTROL POINTS

BENCHMARKS

IOWA STATE PLANE SOUTH COORDINATE SYSTEM
NADB3(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET
(ALL CONTROL POINTS SHOWN ON SURVEY.)

CP4 N=582333.021 E=1506310.87 MAG NAIL IN EAST EDGE OF ASPHALT, 20' WEST OF ELECTRIC TRANSFORMER AT NORTHEAST CORNER OF WEST PARKING RAMP.

CP101 N=581979.22 E=1606330.62 CUT "X" ON BACK OF CURB, 3' EAST OF INTAKE, SOUTHWEST QUADRANT OF LAUREL STREET IS 5TH AVENUE.

CP102 N=581986.62 E=1606601.89
MAG NAIL IN SIDEWALK ON SOUTH SIDE OF LAUREL STREET, ACROSS FROM STAIRS AT ENTRANCE TO 411 LAUREL STREET.

ELEV=112.99
ARROW ON HYDRANT ON WEST SIDE OF 5TH AVENUE, 70'
NORTHWEST OF WEST ENTRANCE TO HOSPITAL.

ELEV-114.10
ARROW ON HYDRANT ON EAST SIDE OF 5TH AVENUE, NORTH
OF WEST ENTRANCE TO IOWA ORTHO, SOUTH SIDE OF SITE.

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTH DERIVED - US SURVEY FEET
(ALL BENCHMARKS SHOWN ON SURVEY.)

**SIOWA** 

1-800-292-8989

ONE CALL

CP11 N\*582309.50 E\*1606073.61 CUT "X" IN CONCRETE SIDEWALK ON EAST SIDE OF 6TH AVENUE, 20' NORTHWEST OF NORTHWEST CORNER OF WEST PARKING RAMP.

CITY OF DES MOINES SEWER ADAM SMITH 515-283-4079 arsmith@dmgov.org MIDAMERICAN ENERGY CRAIG RANFELD 515-252-6632 MECDSMDesignLocales@midamerican.com

CENTURYLINK TOM STURNER 720-578-8090 thomos.sturmer@cenlurylink.com FO4-FIBER OPTIC C4-COMMUNICATION

IOWA COMMUNICATIONS NETWORK DOUG EBELSHEISER 515-725-4742 doug.ebelsheiser@iowa.gov MEDIACOM COMMUNICATIONS C1-COMMUNICATION PAUL MAY 515-246-2252

FO3-FIBER OPTIC

IOWA NETWORK SERVICES JEFF KLOCKO 515-830-0445 ief@netins.com IOWA HOSPITAL ASSOCIATION DOUG EBELSHEISER 515-725-4742 doug.ebelsheiser@iowa.gov FO2-FIBER OPTIC

C2-COMMUNICATION

CITY OF DES MOINES TRAFFIC JENNFER DAKOVICH 515-283-4136 JLDokovich@dmgov.org FOS-FIRER OPTIC

FO6-FIBER OPTIC

WINDSTREAM MCLEOD JOEL SCHROEDER 800-289-1901 Joel.Schroeder@windstreom.com UNITE PRIVATE NETWORKS, LLC

SITE PLANS FOR

# **MERCYONE** RICHARD DEMING CANCER CENTER

# **411 LAUREL STREET DES MOINES, IOWA**



#### INDEX OF SHEETS

- 1. TITLE SHEET
- 2. DEMOLITION PLAN
- 3. DIMENSION AND GRADING PLAN
- 4. PLANTING PLAN

OWNER/DEVELOPER

MERCYONE MEDICAL CENTER 411 LAUREL STREET DES MOINES, IA 50314 CONTACT: DIANE CUMMINGS PH: 515-643-2900

ZONING

PUD - PLANNED UNIT DEVELOPMENT LEGAL DESCRIPTION

W 119.9F S 210.12F LT 3 BLK A

VICINITY MAP

#### GENERAL NOTES

NOT TO SCALE

- A NOTIFY UTILITY PROVDERS PROR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVDERS AS NECESSARY DURING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR DEFINANCE EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES, APRICAL THE AND SHOUND IN SHOUND FOR SERVICK, AND SHOWN FOR REGIVEN, OR MODIFICATION, SALE RE-PARED TO THE UTILITY OWNERS SEPCICATIONS AT THE CONTRACTORS EXPENSE.
- B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS AND WORK IN THE R.O.W. SHALL BE CONSTRUCTED USING CURRENT SUDAS STATEWIDE URBAN DESIGN AND SPECIFICATIONS, AND CITY OF DESIGN MANS SPECIFICATIONS.
- C. LENGTH OF LITHLITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE. D. ALL TRAFFIC CONTROL SHALL BE PROVDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- E. NOTIFY OWNER, ENGINEER, DES MOINES WATER WORKS AND CITY OF DES MOINES, ENGINEERING DEPARTMENT AT LEAST 4B HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION TO COORDINATE INSPECTIONS, CALL 1515-283-4177 OR 1515-283-4177.
- F, CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES, BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- G. DMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS STEE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN, DEVIATIONS MAY BE NECESSARY IN THE FELD. ANY SUCH CHARLES OR CORFLICTS BETWEEN THIS PLAN AND FELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LATIOUT VERIFICATION OF ALL STEE MAPPOWERIENT PRIOR TO CONSTRUCTION.
- H. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE. L ALL PROPOSED SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED AS PROVIDED BY GENUS.
- J. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- K, THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTAMENCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK,
- L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSON CONTROL MEASURES AS NECESSARY, CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MANTANING ANY EXISTING EROSON CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION, GRADING AND SOL EROSON CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED.
- M. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND MAY OTHER FRANCHSE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF DES MOINES, AND THE OWNER PROPERTY OF CONSTRUCTION.
- N. CONTRACTOR TO VERRY ALL UTLITY CROSSINGS AND MAINTAIN MINIMUM. 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES, CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERRY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTIONS.
- O. CONTRACTOR TO VERIFY DEMOLITION LIMITS WITH SITE PLANS PRIOR TO CONSTRUCTION. P CONTRACTOR TO VERIEY PROPOSED PAVING LIMITS CLIRE LINE FLEVATIONS RAMPS AND PAVING INFORMATION WITH SITE PLANS PRIOR TO CONSTRUCTION.
- O SEE SITE PLAN DRAWINGS FOR ALL LITHLITY ADJUSTMENTS AND IMPROVEMENTS.
- R SEE LANDSCAPE PLAN FOR ALL TRAFFIC CONTROL AND STAGING INFORMATION.
- S IN THE EVENT OF A DISCREPANCY RETWEEN THE DETAILED PLANS AND THE QUANTITY ESTIMATE. THE DETAILED PLANS SHALL GOVERN
- T. REPLACE EXISTING PAVEMENT MARKINGS AS NECESSARY.
- U, AS-BUILT ELEVATIONS OF THE PROPOSED INTAKE IMPROVEMENTS ARE REQUIRED TO BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE
- V. ALL WORK IN THE CITY ROW SHALL REQUIRE A ROW PERMIT.

- POLLUTION PREVENTION NOTES
- 1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EMPORTMENT OF THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EMPORTMENT OF HAVINAR, RESOURCES (MINN MORES FRIME, THE U.S. CLEMWATER ACT AND ANY LOCAL ORDINANCES, THE CONTRACTOR SHALL MAKE ACT AND ANY LOCAL ORDINANCES, THE CONTRACTOR SHALL MAKE ACT AND ANY LOCAL ORDINANCES THE CONTRACTOR SHALL MAKE ACT AND ANY LOCAL ORDINANCES THE CONTRACTOR SHALL MAKE ACT AND ANY LOCAL ORDINANCES OF AS A RESULT OF PERFORMANCE OR AS A RESULT OF PERFORMANCE.
- CAUSE THE CONTRACTOR WILL HOLD THE OWNER AND OF AND
- POLLUTION PREVENTION PLAN:
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
  - o. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
  - b. MANTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPARRING, REPLACEMENT, AND SEDMENT REMOVAL THROUGHOUT THE PERMI PERIOD, CLEAN OR REPLACE SILT, CONTROL DEVICES WHEN THE MEASURES HAVE LOST SOX OF THEIR ORIGINAL CAPACITY.
  - . INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CLEROARD DAYS. RECORD THE FROINSS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWIPPD WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENIDMEER DURING CONSTRUCTION, REVISE THE SWIPP AND IMPLEMENT ANY RECOMMENDED LASSIERS WITHOUT TO DAYS.
  - d. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON AUDIAND PUBLIC OR PRIVATE DRAWAGEWAYS, OR UNDERGROUND SEWERS, REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIA. ACTIONS FOR FUTURE PREVENTION.
- . INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT OF BARRIERS, EROSION CONTROL MAIS, MUCH DITCH CHEES OR CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUMOFF CONTROL PROVIDE IN LET AND GUILLET CONTROL MEASURES AS SOON AS STORM SEVERS ARE INSTALLED.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".



I hereby certify that this engineering document was prepared by me or under my direct persons supervision and that I am a duly licensed

My License Renewal Dale is December 31, 202 Pages or sheets covered by this seal: Sheets 1-3

SNYDER 1200845 Project No:

Sheet 1 of 4

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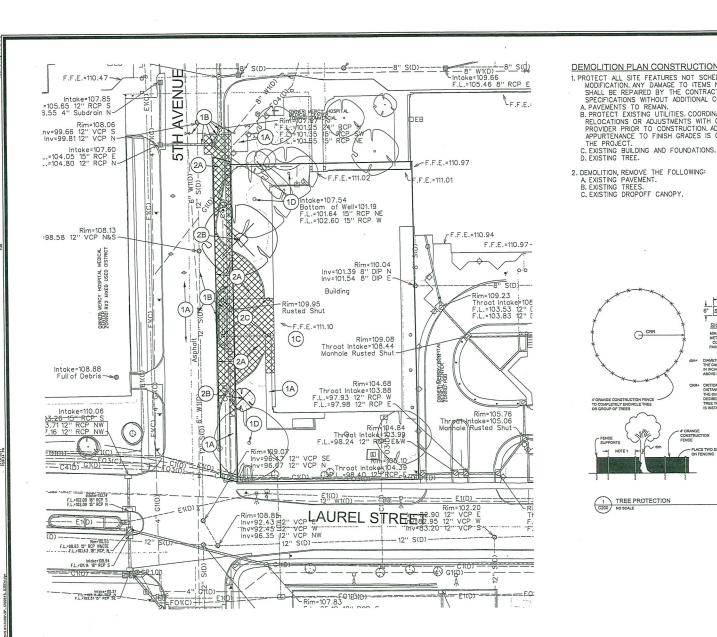
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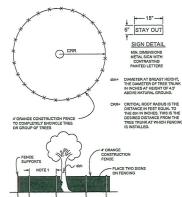


#### **DEMOLITION PLAN CONSTRUCTION NOTES**

 PROTECT ALL SITE FEATURES NOT SCHEDULED FOR DEMOLITION OR MODIFICATION. ANY DAMAGE TO ITEMS NOT SHOWN FOR REMOVAL SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.

B. PROTECT EXISTING UTILITIES. COORDINATE ANY NECESSARY RELOCATIONS OR ADJUSTMENTS WITH OWNER AND UTILITY
PROVIDER PRIOR TO CONSTRUCTION. ADJUSTMENTS OF UTILITY
APPURTENANCE TO FINISH GRADES IS CONSIDERED INCIDENTAL TO

2. DEMOLITION, REMOVE THE FOLLOWING: A. EXISTING PAVEMENT. B. EXISTING TREES.







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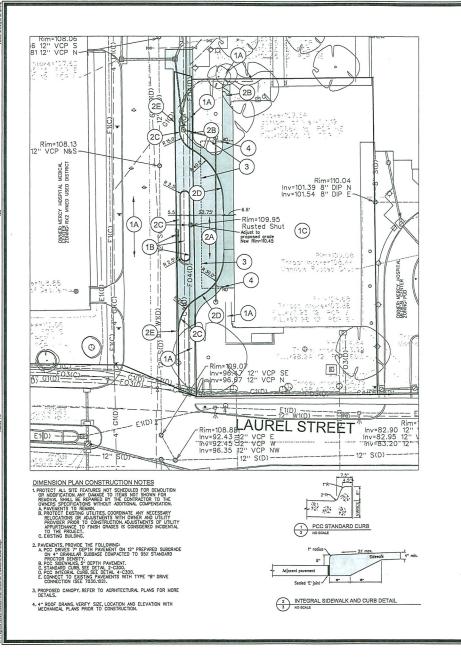
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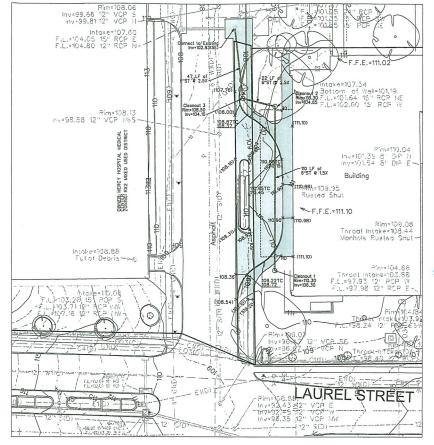
RICHARD

ERCYONE

Project No: 1200845

Sheet 2 of 4





GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 4" DEPTH TO FINISH GRADES.

- ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
- 3. ALL DRAWAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
- 4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING
  HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN
  PROBLEM AREAS AFTER GROUND COVER HAS BEEN
  ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
- 5. ALL NON-RESIDENTIAL ENTRANCES SHALL BE CONSTRUCTED TO BE ADA ACCESSIBLE.





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REVISION
Checked By: EDC

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MARK Engineer Technician:

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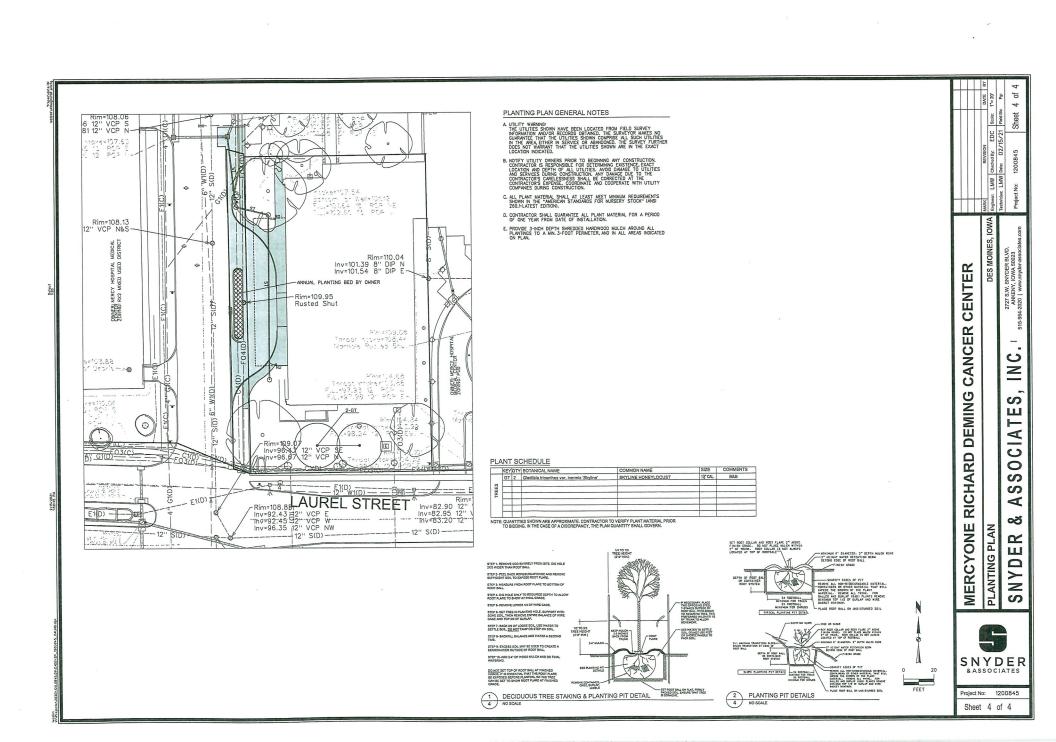
RICHARD DEMING

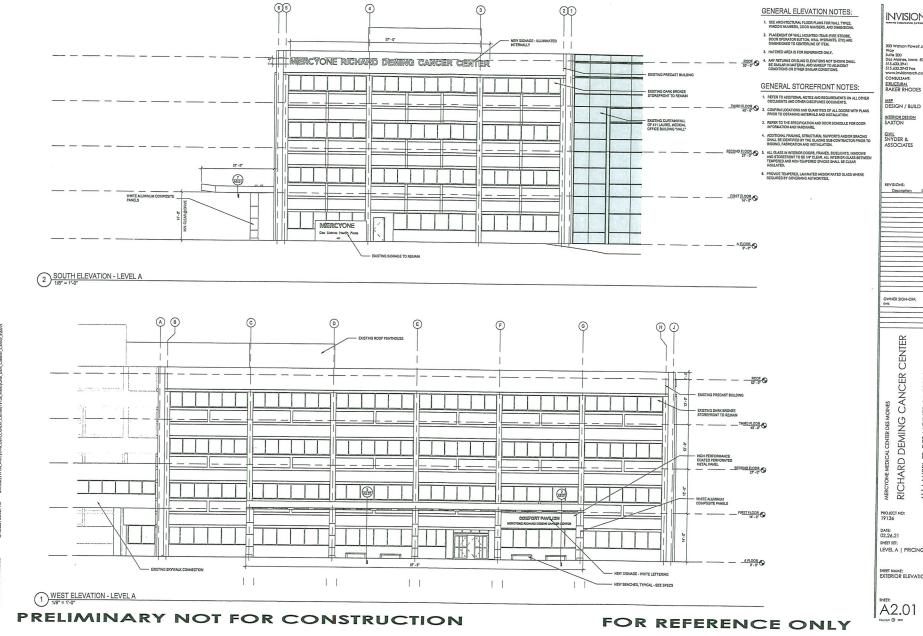
ERCYONE

PLAN

GRADING

Project No: 1200845 Sheet 3 of 4





INVISION

303 Watson Pawell Jr. JULY Was Powell Jr.
Way
Suite 200
Des Moines, Iawa 50307
515.633.2942 Fax
www.lnvisionarch.com
CONSULTANT:

MEP DESIGN / BUILD

Description

411 LAUREL ST, DES MOINES, IA 50314

LEVEL A | PRICING SET

SHEET NAME: EXTERIOR ELEVATIONS