Roll Call Nu	ımber
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Agenda	Item	Number
	70	3

202
4

RESOLUTION HOLDING 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 24, 2021, by Roll Call No. 21-0776, the City Council received a communication from the City Plan and Zoning Commission advising that on May 6, 2021, the 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; and

WHEREAS, on May 24, 2021, by Roll Call No. 21-0776, it was duly resolved by the City Council that the request for approval of the PUD Final Development Plan be set down for hearing on June 14, 2021 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 for hearing on said proposed PUD Final Development Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed PUD Final Development 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 and all statements of interested persons and arguments of counsel, any objections to the proposed PUD Final Development Plan "MercyOne Richard Demming Cancer Center" are hereby overruled, and the hearing is closed.
- 2. The proposed PUD Final Development Plan "MercyOne Richard Demming Cancer Center", as on file in the Development Services Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to the condition stated above.

Roll Call Number	Agenda Item Number
Date 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

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	I	lerk



May 18, 2021

Date 6 14 2 1
Agenda Item 72
Roll Call #

Honorable Mayor and City Council City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their 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			V
Greg Wattier				X
Emily Webb				^

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 14th 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 1st 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 2nd amendment was approved administratively in June of 2006 to allow a new signage plan for the hospital complex.

The 3rd 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 4th 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 5th amendment was approved administratively in July 2019 to allow installation of a sign for the children's hospital.

The 6^{th} amendment was approved on January 13, 2020 (Roll Call 20-0113) to allow revision to the campus signage plan.

The 7th 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

Jula Com

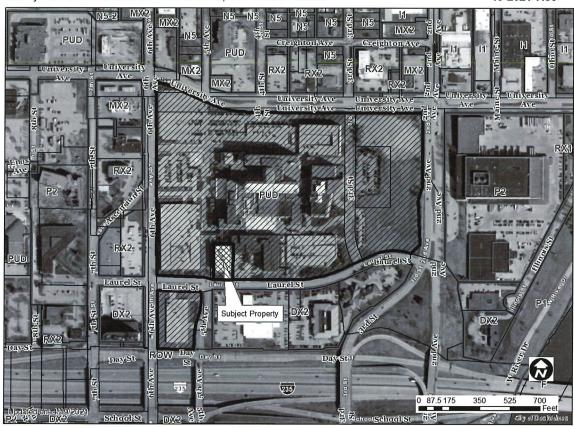
Planning & Urban Design Administrator

JMV:tjh

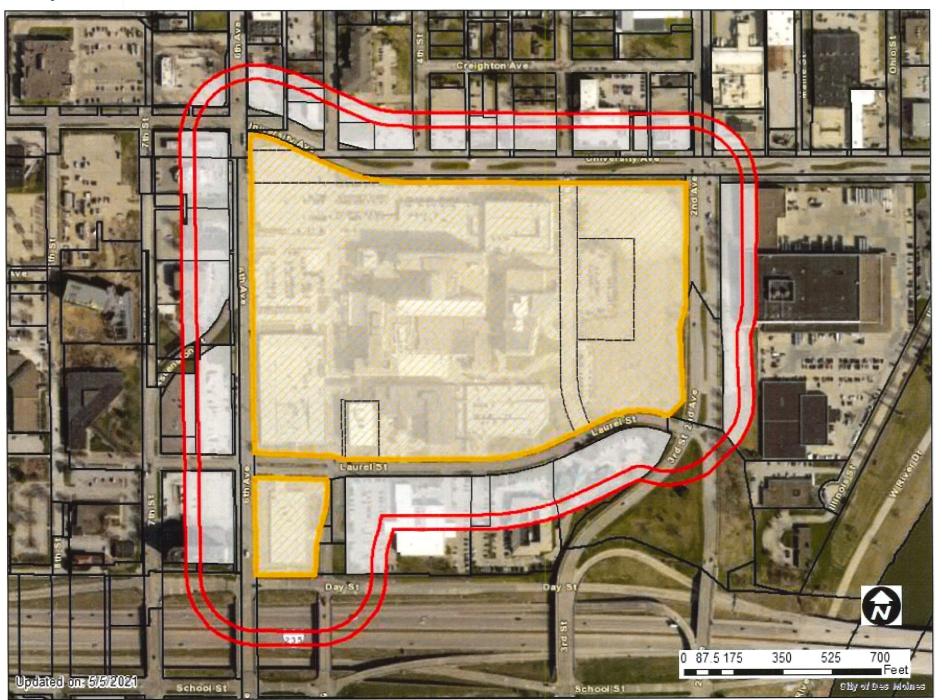
	lical Center Des Moines (owner) represented by				File #					
Dianne Cummi	ings (of	ficer) fo	or prope	erty locate	d at	411 Laurel Str	eet		1	0-2021-7.80
Description of Action		to allo	proval of a PUD Final Development Plan "MercyOne Richard Demming Cancer was a new drop-off drive and canopy added to the west front entrance area of the							
PlanDSM Futu	re Land	Use		nt: Public/S sed: N/A	emi-	-Public.				
Mobilizing Ton Transportation			No planned improvements.							
Current Zoning	g Distric	t	Mercy	Mercy Hospital Center Legacy "PUD" Planned Unit Development.				nt.		
Proposed Zoni	ng Dist	rict	N/A							
Consent Card			In Fav	or	No	ot In Favor	Undetermined % Opposition			oposition
Outside Area (0		0					
Within Subject	Proper	ty								
Plan and Zonir	_	Appro	val	Х		Required 6/7		Yes		
Commission A	ction	Denia	i			the City Coun	icil	No		Х

MercyOne Medical Center Des Moines, 411 Laurel Street

10-2021-7.80



1 inch = 328 feet



LEGEND Existing Features Spot Elevation Contaur Flavor 93.0 ŏ Communication Overhead Communication Fiber Optic Underground Electric Cost Main with Size Water Main with Size Water Main with Size Water Main with Size Duct Bank Test Hole Location for SUE w/ID Test Hole Location for SUE w/ID

(x) Denotes the survey quality service level for utilities Sanitary Manhole

Storm Sewer with Size Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Field Tile Intake
Fire Hydrant
Fire Hydrant
Fire Hydrant on Building
Water Main Volve
Water Service Valve Water Service Valve
Well Vole
Utility Pole with Light
Utility Pole with Transformer
Street Light
Utility Pole with Transformer
Street Light
Claddrig to
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole Above Ground Sign Sotellite Dish

UTILITY CONTACT INFORMATION

W1-WATER

S-SANITARY SEWER

C1-COMMUNICATION

CONTROL POINTS

IOWA STATE PLANE SOUTH COORDINATE SYSTEM NABB3(2010)(EPOCH 2010,00) IARTH DERIVED - US SURVEY FEET (ALL CONTROL POINTS SHOWN ON SURVEY.)

- CP4 N=582333.021 E=1506310.87 MAG NAL IN EAST EDGE OF ASPHALT, 20' WEST OF ELECTRIC TRANSFORMER AT NORTHEAST CORNER OF WEST PARKING RAMP.
- 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.
- CP101 N*581979.22 E*1606330.62 CUT "X" ON BACK OF CURB, 3'EAST OF INTAKE, SOUTHWEST QUADRANT OF LAUREL STREET & 5TH AVENUE.
- CP102 N=581986.62 E=1506601.89
 MAG NAL IN SIDEWALK ON SOUTH SIDE OF LAUREL STREET, ACROSS FROM STARS AT FATRANCE TO 4111 AUREL STREET.

BENCHMARKS

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

- ELEV*112.99
 ARROW ON HYDRANT ON WEST SIDE OF 5TH AVENUE, 70'
- ELEV=114.10
 ARROW ON HYDRANT ON EAST SIDE OF 5TH AVENUE, NORTH
 OF WEST ENTRANCE TO IOWA ORTHO, SOUTH SIDE OF SITE.

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

1-800-292-8989

CITY OF DES MOINES SEWER ADAM SMITH 515-283-4079 orsmith@dmgov.org MIDAMERICAN ENERGY CRAIG RANFELD 515-252-6632 MECDSMDesignLocates

DES MOINES WATER WORKS

E1-ELECTRIC OE-OVERHEAD ELECTRIC HPG1-HIGH PRESSURE GAS G1-GAS FO4-FIBER OPTIC C4-COMMUNICATION nos.sturmer@centurvlink.com

IOWA COMMUNICATIONS NETWORK DOUG EBELSHEISER 515-725-4742 doug.ebelsheiser@iowa.gov FO1-FIBER OPTIC

MEDIACOM COMMUNICATIONS PAUL MAY 515-246-2252

IOWA NETWORK SERVICES JEFF KLOCKO 515-830-0445 jeff@netins.com FO3-FIBER OPTIC

IOWA HOSPITAL ASSOCIATION DOUG EBELSHEISER 515-725-4742 doug.ebelsheiser@iowa.gov FO2-FIBER OPTIC

CITY OF DES MOINES TRAFFIC JENNIFER DAKOVICH 515-283-4136 JLDakovich@dmgov.org C2-COMMUNICATION FOS-FIBER OPTIC

WINDSTREAM MCLEOD JOEL SCHROEDER 800-289-1901 Joel.Schroeder@windstreom.com

UNITE PRIVATE NETWORKS, LLC CLARK LUNDY 515-321-3336 clark.lundy@upnllc.com FOR-FIRER OPTIC

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 RIVER HILLS PLAT 1

VICINITY MAP

- A NOTFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION, CONTRACTOR IS RESPONSED, FOR DETERMINE EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES, ARRIVED ALL UTILITY LINES AND STRUCTURES OF SHOWN FOR REMOVAL OR MODIFICATION SHALE REPARED TO THE UTILITY OWNERS SEPCIOLATIONS AT THE CONTRICTIONS 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 DES MOINES SUPPLEMENTAL SPECIFICATIONS. C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON INFORM TRAFFIC CONTROL DEVICES MUTCO), WHEN CONSTRUCTION ACTIVITIES OBSTRICT PROTEINS OF THE REQUIREMENT AND ACTIONAGE STRUCT SHALL CONFORM TO THE WULTO'IN APPEARAGE EDITINENT AND ACTIONATE.
- E. NOTIFY OWNER, ENGINEER, DES MONES WATER WORKS, AND CITY OF DES MONES, ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION TO COORDINATE NOSPECTIONS, CALL (555)-283-4777 OR (555)-280-4177.
- F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- 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.
- LALL 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 APPURTANENCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY, CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MANTANING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION, GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR, A GRADING PERMIT IS REQUIRED FOR THIS PROPERTY. M. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHSE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF DES MOINES, AND THE OWNER PROVIDED TO CONSTRUCTION.
- N. CONTRACTOR TO VERIEV ALL UTLITY CROSSINGS AND MANTAN INHIBIUM 35" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTLITY ROUTING TO BUILDING MAD VERTY CONDECTION LOCALITIONS AND INVESTED FROM TO CONSTRUCTION.
- O CONTRACTOR TO VERIFY DEMOLITION LIMITS WITH SITE PLANS PRIOR TO CONSTRUCTION. P CONTRACTOR TO VERIFY PROPOSED PAVING LIMITS CLIRE LINE, ELEVATIONS, RAMPS AND PAVING INFORMATION WITH SITE PLANS PRIOR TO CONSTRUCTION
- Q. SEE SITE PLAN DRAWINGS FOR ALL UTILITY ADJUSTMENTS AND IMPROVEMENTS.
- R. SEE LANDSCAPE PLAN FOR ALL TRAFFIC CONTROL AND STAGING INFORMATION.
- S. IN THE EVENT OF A DISCREPANCY BETWEEN 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

- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOL EROSION CONTROL RECOMPRESENTS OF THE POLA COBLET, THE OWN DEPARMENT CONTROL RECOMPRESENTS OF THE CONTRACTOR SHALL THE CONTRACTOR SHALL THE ALL NECESSARY STEPS TO POTENCE AMANES EROSION AND PROTECT AMANES EROSION AND PROTECT PROTECT ROSION FOR PORTICINATION OF THE CONTRACTOR SHALL THE ALL NECESSARY STEPS TO POTENCE AMANES EROSION AND PROTECT AMANES
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- 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 BIMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - a. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLIDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERMOD, CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST SOX OF THEIR ORDIGINAL CAPACITIES.
- T. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNE BY THE CONTRACTION EVERY SEVEN CLENDAR DAYS, RECORD THE FROMSS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWIPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENIMEER DURING CONSTRUCTION, REVISE THE SWIPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHOUT DAYS.
- d. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINED PUBLIC OR PRIVATE DRAINAGEWAYS, OR UNDGROGNOUS SEWERS, REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMADIATELY AND TAKE REMEDIA. ACTIONS FOR FUTURE PREVENTION.
- E. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT OF BARRERS, EROSION CONTROL MATS, MULCH DITCH CHECKS OR CONSTRUCTION OPERATIONS FROM SECTION OF STATEMENT OF S
- 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 personal supervision and that I am a duly license Professional Engineer under the laws of the

Eric D. Cannon, P.E. License Number P18954 My License Renewal Date is December 31, 2021 Pages or sheets covered by this seat: Sheets 1-3



Project No: 1200845 Sheet 1 of 4

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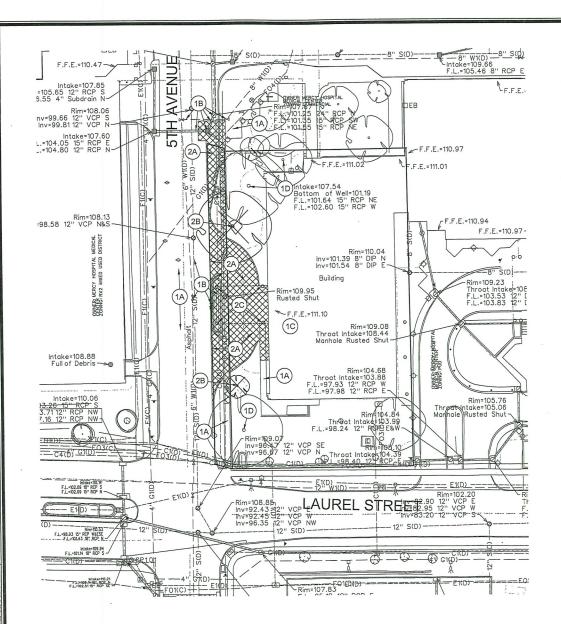
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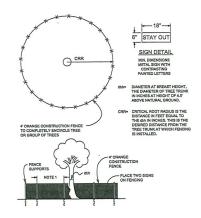
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DEMOLITION PLAN CONSTRUCTION NOTES

- 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.

 A PAVEMENTS TO REMAIN.
- REPORTECT 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 THE PROJECT.
- C. EXISTING BUILDING AND FOUNDATIONS. D. EXISTING TREE.
- 2. DEMOLITION, REMOVE THE FOLLOWING: A. EXISTING PAVEMENT.
- B. FXISTING TREES
- C. EXISTING DROPOFF CANOPY.









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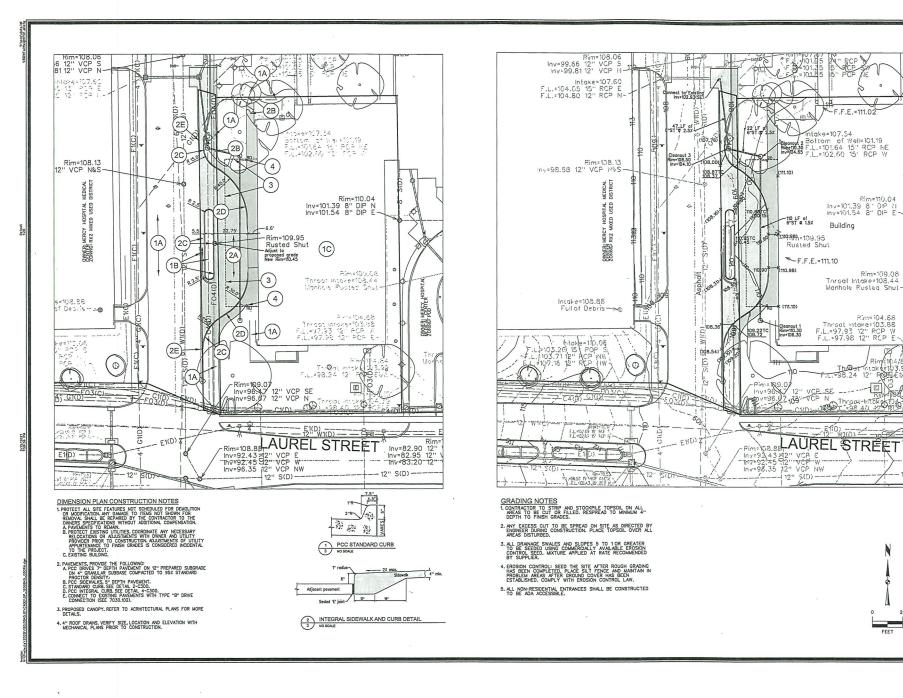
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PLAN ංජ

DEMOLITION

Project No: 1200845

Sheet 2 of 4



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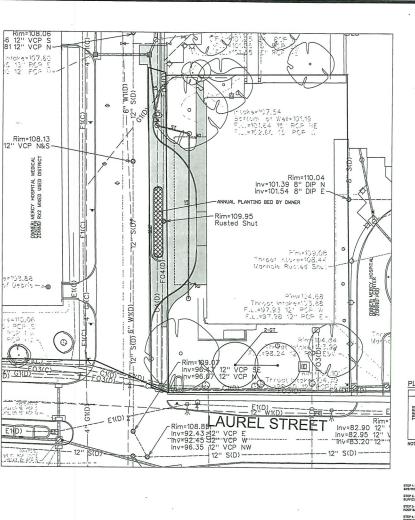
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Project No: 1200845 Sheet 3 of 4



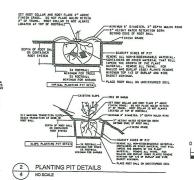
PLANTING PLAN GENERAL NOTES

- A UTLITY WARRING THE UTLITE'S SHOWN HAVE BEEN LOCATED FROM FREID SURVEY NO ORAZION. ARCORD, RECORDS GRIANGED. THE SURVEYOR MAKES NO CUMPANTEE THAT THE UTLITE'S SHOWN COUNTREE ALL SUCH UTLITE'S BOST NOT WARRANT THAT THE UTLITE'S SHOWN AS IN THE EMALT. LOCATION WARRANT THE UTLITE'S SHOWN AS IN THE EMALT.
- B. NOTEY LITTLY RESERVED TO BEGINNER ANY CONSTRUCTION.
 CONTRACTION FOR STREAM OF THE RESERVED FOR THE PROPERTY OF THE UTILITIES. AND DAMAGE DUE TO THE AND SERVICES DUBBAN CONSTRUCTION. ANY DAMAGE DUE TO THIS CONTRACTIONS SUBSECUENT OF THE CONTRACTION SERVED FOR THE CONTRACTIONS SERVED FOR THE CONTRACTION SERVE
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH AROUND ALL PLANTINGS TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS INDICATED ON PLAN.

PLANT SCHEDULE

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AND NOT THAN HOUSE AND RESIDENCE
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SNYDER &ASSOCIATES

PLANTING PLAN

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LMW Checked By: EDC St.
LLMW Date: 02/15/21 Ft.

DES MOINES, IOWA

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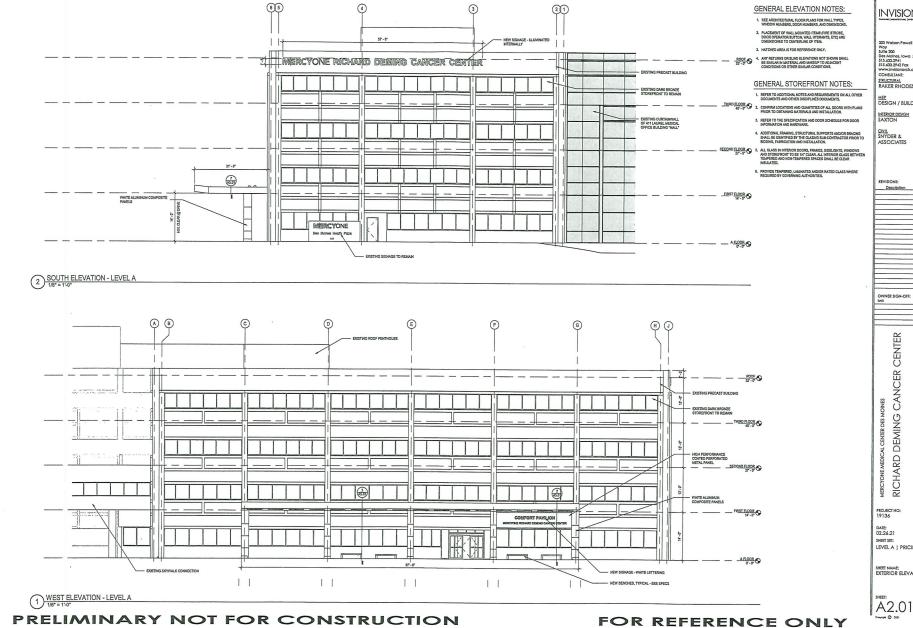
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Project No: 1200845

Sheet 4 of 4



INVISION

303 Watson Powell Jr.

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MEP DESIGN / BUILD

SNYDER & ASSOCIATES

REVISIONS:

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LEVEL A | PRICING SET

SHEET NAME: EXTERIOR ELEVATIONS

A2.01