



Date June 8, 2020

RESOLUTION SETTING HEARING ON REQUEST FROM THE VILLAGE AT GRAY’S LAKE , LLC (OWNER) REPRESENTED BY JASON GROVE (OFFICER) FOR REVIEW AND APPROVAL OF A PUD FINAL DEVELOPMENT PLAN “VILLAGE AT GRAY’S LAKE LOT 2” FOR PROPERTY LOCATED AT 2150 AND 2270 BELL AVENUE TO ALLOW THE EXISTING BUILDINGS TO BE RENOVATED FOR A TOTAL OF 93 HOUSEHOLD LIVING UNITS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 21, 2020, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from the Village at Gray’s Lake, LLC (Owner) represented by Jason Grove (Officer), regarding property located at 2150 and 2270 Bell Avenue, to allow approval of a PUD Final Development Plan, “Village at Gray’s Lake Lot 2” to allow the existing buildings to be renovated for a total of 93 household living units, subject to the following conditions:

1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
2. Indication of all existing site plantings on the landscape plan in accordance with the requirement to preserve existing plantings.
3. Provision of understory tree species beneath overhead lines.
4. Provision of 2 additional interior lot planter beds adjacent to the front pedestrian connection walk through the lot to meet the minimum requirement of 1 per 9 spaces.
5. Provision of a decorative site fence on the plan in the existing frontage buffer area in lieu of the required berm and setback.

WHEREAS, the property is legally described as follows:

LOT 2 OF THE VILLAGE AT GRAY’S LAKE, 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 Review and Approval of PUD Final Development Plan is to be considered shall be held on June 22, 2020, at 5:00 p.m., to be held by electronic means in accordance with the Governor’s and Mayor’s Proclamations and to encourage and maintain social distancing to curb the spread of COVID19 in the community, with or without public access to the meeting location 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 proposal 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.

MOVED BY _____ TO ADOPT.



Roll Call Number

Agenda Item Number

22

Date June 8, 2020

FORM APPROVED:

Judy K. Parks-Kruse

Judy K. Parks-Kruse, Assistant City Attorney

(10-2020-7.103)

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

CERTIFICATE

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



June 2, 2020

Date June 8, 2020

Agenda Item 22

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 21, 2020 meeting, the following action was taken regarding a request from The Village at Gray's Lake, LLC (owner) represented by Jason Grove (officer) for review and approval of a PUD Final Development Plan "Village at Gray's Lake Lot 2" for property located at 2150 and 2270 Bell Avenue, to allow the existing buildings to be renovated for a total of 93 household living units.

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			
Jacqueline Easley				X
Jann Freed	X			
John "Jack" Hilmes	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 proposed PUD Final Development Plan for "Village at Gray's Lake Lot 2" subject to the following conditions:

1. Compliance with all comments of the administrative review of the PUD Final Development Plan.

2. Indication of all existing site plantings on the landscape plan in accordance with the requirement to preserve existing plantings.
3. Provision of understory street tree species beneath overhead lines.
4. Provision of 2 additional interior lot planter beads adjacent to the front pedestrian connection walk through the lot to meet the minimum requirement 1 per 9 spaces.
5. Provision of a decorative site fence on the plan in the existing frontage buffer area in lieu the required berm and setback.

(10-2020-7.103)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed PUD Final Development Plan for “Village at Gray’s Lake Lot 2” subject to the following conditions:

1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
2. Indication of all existing site plantings on the landscape plan in accordance with the requirement to preserve existing plantings.
3. Provision of understory street tree species beneath overhead lines.
4. Provision of 2 additional interior lot planter beads adjacent to the front pedestrian connection walk through the lot to meet the minimum requirement 1 per 9 spaces.
5. Provision of a decorative site fence on the plan in the existing frontage buffer area in lieu the required berm and setback.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is seeking to renovate former American Institute of Business dormitories for 93 multi-household units. Based on the requirements of the Village at Gray’s Lake PUD Conceptual Plan, a Final Development Plan must be reviewed for compliance with the standards approved in that Plan.
2. **Size of Site:** 2.50 acres.
3. **Existing Zoning (site):** Legacy “PUD” Planned Unit Development.
4. **Existing Land Use (site):** Vacant dormitory buildings and surface on-site parking.
5. **Adjacent Land Use and Zoning:**
 - North** – “EX”, Uses include warehousing and production campus for Stone Container.
 - South** – “PUD”, Uses include former AIB classroom building and Academic Center building, proposed for professional offices.
 - East** – “PUD”, Use is former AIB administrative office building proposed for renovation to private professional offices.

West – “PUD”, Use is building formerly the AIB Gymnasium, proposed to be the Village at Gray’s Lake Activities Center.

6. **General Neighborhood/Area Land Uses:** The subject property is located southwest of the intersection of Bell Avenue and Fleur Drive within the former AIB campus. The area is a transition from industrial use north of Bell Avenue. There is a transition of a mix of residential densities to the south and west into the primarily low density Southwestern Hill Neighborhood. East of Fleur Drive is a mix of office and medium density residential transitioning into the primarily low density residential Gray’s Lake Neighborhood to the east.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Southwestern Hills Neighborhood and within 250 feet of the Gray’s Lake Neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhood associations on May 1, 2020 and by mailing of the Final Agenda on May 15, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on May 11, 2020 (10 days prior) to the neighborhood associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the subject property. The Southwestern Hills Neighborhood Association mailings were sent to George Davis, 3124 Southwest 29th Street, Des Moines, IA 50321 and the Gray’s Lake Neighborhood Association mailings were sent to Rick Trower, 1310 Broad Street, Des Moines, IA 50315.
8. **Relevant Zoning History:** On October 14, 2019 by Ordinance No. 15,813 the City Council rezoned from “M-3” Limited Industrial District and “R-3” Multiple Family Residential District to “PUD” Planned Unit Development District along with adoption of the Village at Gray’s Lake PUD Conceptual Plan.
9. **PlanDSM Future Land Use Plan Designation:** Community Mixed Use.
10. **Applicable Regulations:** Considering the criteria set forth in Chapter 18B of the Iowa Code, and based on the provisions of Chapter 134 Section 134-2.2.9.C, all amendments to existing 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. **Utilities:** The site has access to all necessary utilities. Existing sanitary sewer and storm sewer service are provided directly to 18-inch public storm sewer and 8-inch sanitary sewer mains Bell Avenue. Existing water service for the buildings is connected to an 8-inch Des Moines Water Works water main is also available in Bell Avenue.
2. **Landscaping & Buffering:** Final Development Plans in Village at Gray’s Lake PUD are required to comply with open space area, streetscape, interior lot, and frontage perimeter landscaping requirements. The PUD also requires retention of existing plantings on the property. These existing plantings need to be reflected on the Final Development Plan landscaping plan.

Lot 2 in the PUD requires a 20% open space provision. The proposed Final Development Plan provides for minimal increase in impervious area providing 43% open space.

The streetscape requirements provide for planting of street tree species at 1 per 30 feet. The proposed Final Development Plan shows this. Because there are overhead utilities the developer should modify the plan to understory tree species beneath these lines. Also, one of the proposed trees would need to be spaced away from the drive entrance to ensure a 10-foot clearance.

Interior lot landscaping is to be provided at 1 planter bed per 9 spaces. The applicant has indicated this except that there need to be two planter beds added adjacent to the front pedestrian connection through the lot to the public sidewalk. The planter beds could be left where the walk bump-outs are shown and the walk shifted east to more directly align with the front entrance landing

The required frontage perimeter landscaping plantings are shown. However, the existing on-street parking does not provide the 12-foot minimum setback or berm. Providing this would eliminate close to half of the on-site parking spaces necessary for the future tenants. Therefore, staff recommends that the developer provide a decorative site fence in the frontage buffer area in lieu of the berm and setback to enhance the street appearance of the site.

- 3. Traffic/Street System:** The PUD Conceptual Plan required provision of sidewalk along all public street frontages. The proposed Final Development Plan indicates public sidewalk installed by the developer along the Bell Avenue frontage.

There is a project identified in the Long-Range Transportation Plan for the Metropolitan Area, Mobilizing Tomorrow, that would include improvements to Fleur Drive adjoining the PUD to east in the current construction season. This will also include installation of public sidewalks.

SUMMARY OF DISCUSSION

Jann Freed asked if any member of the public or the commission desired to speak on the item. None requested to speak.

COMMISSION ACTION:

John "Jack" Hilmes made a motion for approval of the proposed PUD Final Development Plan for "Village at Gray's Lake Lot 2" subject to the following conditions:

1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
2. Indication of all existing site plantings on the landscape plan in accordance with the requirement to preserve existing plantings.
3. Provision of understory street tree species beneath overhead lines.
4. Provision of 2 additional interior lot planter beads adjacent to the front pedestrian connection walk through the lot to meet the minimum requirement 1 per 9 spaces.

5. Provision of a decorative site fence on the plan in the existing frontage buffer area in lieu of the required berm and setback.

Motion passed: 12-0

Respectfully submitted,

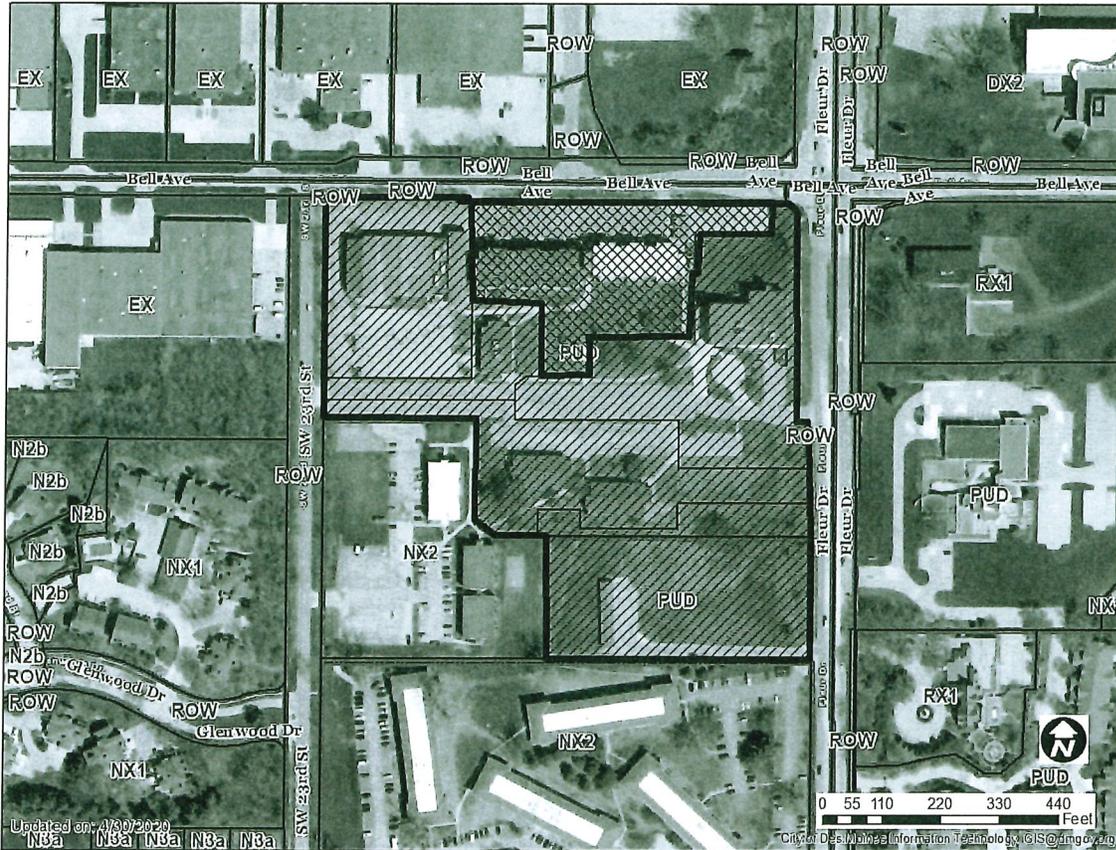


Michael Ludwig, AICP
Planning Administrator

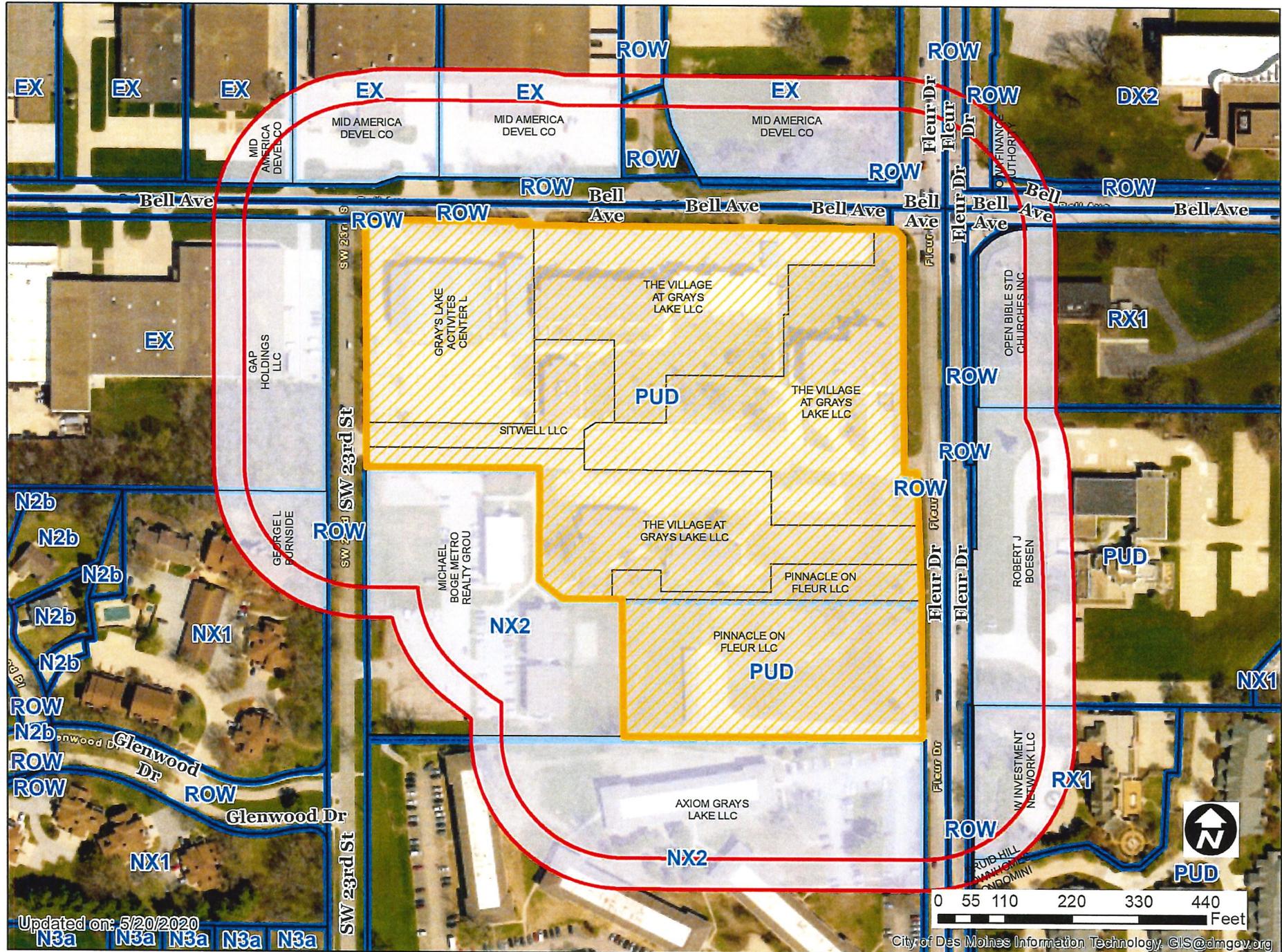
MGL:tjh

The Village at Gray's Lake, LLC (owner) represented by Jason Grove (officer) for property located at 2150 and 2270 Bell Avenue.				File #	
				10-2020-7.103	
Description of Action	Review and approval of a PUD Final Development Plan "Village at Gray's Lake Lot 2", to allow the existing buildings to be renovated for a total of 93 household living units.				
PlanDSM Future Land Use	Current: Community Mixed Use. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	Village at Gray's Lake Legacy "PUD" Planned Unit Development.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	0	0			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

The Village at Gray's Lake, LLC, Village at Grays' Lake Lot 2, 2150 & 2270 Bell Avenue 10-2020-7.103



1 inch = 209 feet



Updated on: 5/20/2020

1 inch = 209 feet

ll

SITE PLAN

FOR

THE VILLAGE AT GRAY'S LAKE LOT 2 2150 & 2270 BELL AVENUE DES MOINES, IOWA

LEGAL DESCRIPTION:

Lot 2, The Village at Gray's Lake (Bk: 17886, Pg: 474)
an Official Plat, all being in and forming a part of the
City of Des Moines, Polk County, Iowa.

SITE ADDRESS
2150 & 2270 BELL AVENUE
DES MOINES, IOWA 50315

SITE USE
RESIDENTIAL APARTMENT COMPLEX

ZONING
EXISTING: THE VILLAGE AT GRAY'S LAKE PUD ZON2019-00152
PROPOSED: NA
ADJACENT ZONING:
NORTH: M-1 LIGHT INDUSTRIAL
EAST: THE VILLAGE AT GRAY'S LAKE PUD ZON2019-00152
SOUTH: THE VILLAGE AT GRAY'S LAKE PUD ZON2019-00152
WEST: THE VILLAGE AT GRAY'S LAKE PUD ZON2019-00152

BUILDINGS
EXISTING: 22,430 SQ.FT.
PROPOSED - NA

BUILDING USES
RESIDENTIAL APARTMENT COMPLEX

BULK REGULATIONS
LOT AREA: MULTIPLE DWELLING, 10,000 SQUARE FEET, MINIMUM
NO MINIMUM REQUIREMENT FOR PERMITTED NONRESIDENTIAL USES.

SETBACKS
FRONT SETBACK: 25 FEET, MINIMUM
SIDE SETBACK: NONE
PARING SETBACK: 3 FEET, MINIMUM ALONG BELL AVENUE,
7 FEET MINIMUM ALONG SW 23RD STREET.

DWELLING UNITS
EXISTING:

NUMBERS OF EMPLOYEES
EXISTING:

MAX BUILDING HEIGHT
REQUIRED: 5 STORIES
EXISTING: 4 STORIES

MAX FLOOR AREA RATIO
NONE

PAVING
APPROACHES: 8" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**
PARKING LOT: 8" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**
PROPOSED CURB: 6" STANDARD CURB

SITE AREA
23.9 ACRES ± (103,287 SQ.FT.)

OPEN SPACE
EXISTING - 41% (47,971 SQ.FT.)
PROPOSED - 43% (48,719 SQ.FT.)

IMPERVIOUS SPACE
EXISTING - 36% (61,248 SQ.FT.)
PROPOSED - 37% (62,378 SQ.FT.)

PARKING
REQUIRED: 89 SPACES PUD ZON2019-00152
89 SPACES (INCLUDING 4 HANDICAP PARKING STALLS)

DISTURBED AREAS
ESTIMATED - 100 SQ. FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SOODED.
THE DISTURBED AREA FOR THIS SITE IS GREATER THAN 1 ACRE, THEREFORE A NPDES PERMIT IS
NOT REQUIRED.

FLOODPLAIN
PER FEMA MAPS #191303D35F AND #19153D345F THE SITE IS LOCATED IN ZONE X, AREAS IN WHICH
THERE IS MINIMAL FLOOD HAZARD

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR
POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED

VICINITY MAP



SHEET INDEX

- C-001 - COVER SHEET
- C-002 - NOTE SHEET
- C-101 - SITE PLAN
- C-201 - GRADING PLAN
- C-301 - UTILITY PLAN
- C-701 - LANDSCAPE PLAN

IOWA ONECALL CONTACT LIST:

- (CITY) CITY OF DES MOINES TRAFFIC
CONTACT NAME: MARK FOLVAG
CONTACT PHONE: 515-283-1159
CONTACT EMAIL: MARK.FOLVAG@dmj.gov.org
- (DMS) DES MOINES, CITY OF SEWER
CONTACT NAME: STEVE JOHNSON
CONTACT PHONE: 515-281-1333
CONTACT EMAIL: sjohnson@dmj.gov.org
- (T17) MEDIACOM COMMUNICATIONS CORP
CONTACT NAME: PAUL MAY
CONTACT PHONE: 515-282-6252
CONTACT EMAIL: pmay@mediacom.com
- (WINA) WINDSTREAM COMMUNICATIONS
CONTACT NAME: LOCATE DESK
CONTACT PHONE: 800-281-9101
CONTACT EMAIL: LOCATE.DES@WINDSTREAM.COM
- (ZAY) ZAYO GROUP LLC
CONTACT NAME: GEORGE HUSS
CONTACT PHONE: 442-433-3223
CONTACT EMAIL: v.huss@windstream.com
- (ENY) CONSOLIDATED COMMUNICATIONS
CONTACT NAME: WESTON
CONTACT PHONE: 507-781-1770
CONTACT EMAIL: Weston.grow@consolidated.com
- (DWW) DES MOINES WATER WORKS
CONTACT NAME: CHRIS MLYNARK OR JANA
HODGES CONTACT PHONE: 515-283-2729 CONTACT
EMAIL: MLYNARK@DMWWY.COM OR
HODGES@DMWWY.COM
- (NS) AUREON NETWORK SERVICES
CONTACT NAME: JEFF LACKO
CONTACT PHONE: 800-723-8490
CONTACT EMAIL: jeff.lacko@aureon.com
- (ICN) IOWA COMMUNICATIONS NETWORK
CONTACT NAME: SHANNON MARLOW
CONTACT PHONE: 800-723-8490
CONTACT EMAIL: shannon.marlow@iowa.gov
- (M7E) MIDAMER-ELEC
CONTACT NAME: CRAIG RANFELD
CONTACT PHONE: 515-283-2632
CONTACT EMAIL: M7EDESIGNLOCATES@MIDAMERICAN.COM
- (M7E) MIDAMER-GAS
CONTACT NAME: CRAIG RANFELD
CONTACT PHONE: 515-283-2632
CONTACT EMAIL: M7EDESIGNLOCATES@MIDAMERICAN.COM

SITE PLAN NOTES:

- Any amendments or changes to the project site that do not meet what is shown on the site plan must be approved with the Planning and Development Center prior to installation/construction.
- Lighting shall consist of low glare cut off type fixtures to reduce the glare of light pollution on surrounding properties.
- The required landscaping, both existing and proposed, shall be maintained for the life of the Certificate of Occupancy or Certificate of Zoning Compliance.
- No mechanical or utility equipment over 7' in height shall be allowed in any minimum required front yard setback area.
- All existing mechanical equipment will be screened from street level view or from residentially zoned property.
- All disturbed areas shall be restored by seeding or sodding.

REVISIONS:

LEGEND:

- FF.FL FINISHED FLOOR FLOWLINE ELEVATION
- 123.450 GUTTER ELEVATION
- 123.451E TOP OF CURB ELEVATION
- 123.44 EXISTING ELEVATION
- CALCULATED CORNER
- FOUND CORNER
- ▲ CALCULATED SECTION CORNER
- ▲ FOUND SECTION CORNER

- STREET LIGHT
- POWER POLE
- LIGHT POLE
- ELEC. TRANSFORMER
- ELEC. METER
- ELEC. BOX
- ELEC. MANHOLE
- ELEC. VAULT
- UNDERGROUND ELEC. MARKER POST
- OVERHEAD ELEC.
- UNDERGROUND ELEC.

- GUY ANCHOR
- GAS VALVE
- GAS MARKER POST
- GAS METER
- GAS LINE
- H-P-G HIGH PRESSURE GAS LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- SEPTIC TANK
- CLEANOUT
- DOWNSPOUT

- SINGLE INTAKE
- DOUBLE INTAKE
- STORM SEWER MANHOLE
- STORM SEWER
- FLARED END SECTION
- VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER TEE
- WATER

- P-XX PROPOSED UTILITY LINE
- EX-XX EXISTING UTILITY LINE
- FENCE LINE
- UGT UNDERGROUND TEL
- OHT OVERHEAD TEL
- CATV CABLE TELEVISION
- FO FIBER OPTIC
- TREE
- SIGN
- TEL JUNCTION BOX
- CABLE TV JUNCTION BOX

DEVELOPER
THE VILLAGE AT GRAY'S LAKE LLC
2845 GRANITE CT.
ADEL, IOWA 50003
PROJECT CONTACT: JASON GROVE
PHONE: 515-285-0857
EMAIL: JASON@GROVEHOLDINGS.CO.COM

ENGINEER/ LAND SURVEYOR
PELDS DESIGN SERVICES
2323 DOON STREET
DES MOINES, IOWA 50316
PROJECT CONTACT: SIO PELDS
PHONE: (515) 285-8198
EMAIL: ED@PELDS.COM

CITY CONTACT
DES MOINES PERMIT & DEVELOPMENT CENTER
609 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309
PROJECT CONTACT: FRANK DUNN-YOUNG
PHONE: (515) 283-4743
EMAIL: FADUNNYOUNG@DMITVUNGS.ORG

ARCHITECT
PELDS DESIGN SERVICES
2323 DOON STREET
DES MOINES, IOWA 50316
PROJECT CONTACT: DANIEL WILLIAMS
PHONE: (515) 285-8198
EMAIL: DANIEL@PELDS.COM

SITE PLAN
APPROVED APPROVED WITH CONDITION
See exhibit "A" attached hereto.

IN ACCORDANCE WITH SECTION 82-207(C), 2000 DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR OR NEW AMENDED DATED PLAN.

DATE: _____ PLANNING DIRECTOR: _____

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL DOCUMENT IDENTIFIED BY THIS PLAN IS THE WORK OF THE REGISTERED PROFESSIONAL ENGINEER AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER LAWS OF THE STATE OF IOWA.

DANIEL C. WILLIAMS
LICENSE NUMBER: 5067
LICENSE EXPIRES DATE: 04-30-2021
PAID OR DUES COVERED BY THIS SEAL: LANDSCAPING, C-231

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER LAWS OF THE STATE OF IOWA.

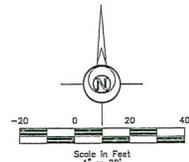
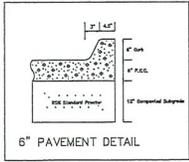
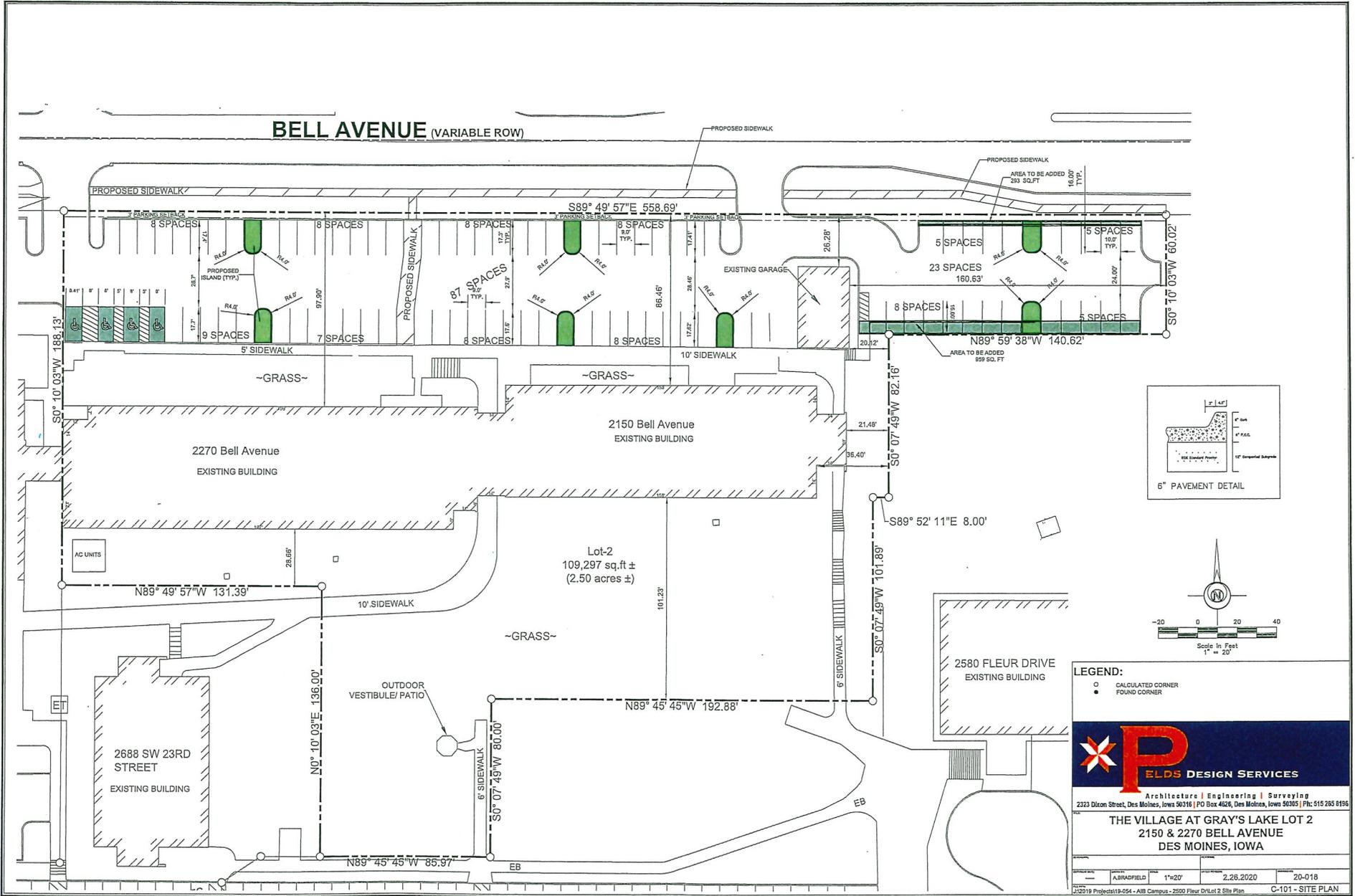
VOLDEMARS L. PELDS
LICENSE NUMBER: 18842
LICENSE EXPIRES DATE: 12-31-2021
PAID OR DUES COVERED BY THIS SEAL: PHONE UNLESS INDICATED HERIN: C-501, C-231

PELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Doon Street, Des Moines, Iowa 50316 | PO Box 4828, Des Moines, Iowa 50305 | Ph: 515 285 8198

THE VILLAGE AT GRAY'S LAKE LOT 2
2150 & 2270 BELL AVENUE
DES MOINES, IOWA

DATE: 2.26.2020 20-D18
PROJECT: JAGP19 Projects19-054 - A18 Campus - 2520 Floor D/Lot 2 Site Plan C-001 - COVER SHEET

BELL AVENUE (VARIABLE ROW)



LEGEND:

- CALCULATED CORNER
- FOUND CORNER

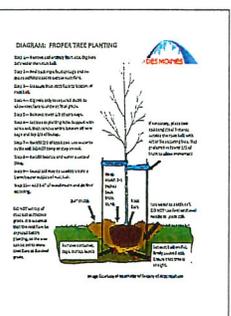
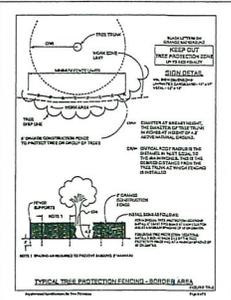
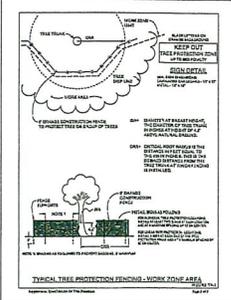
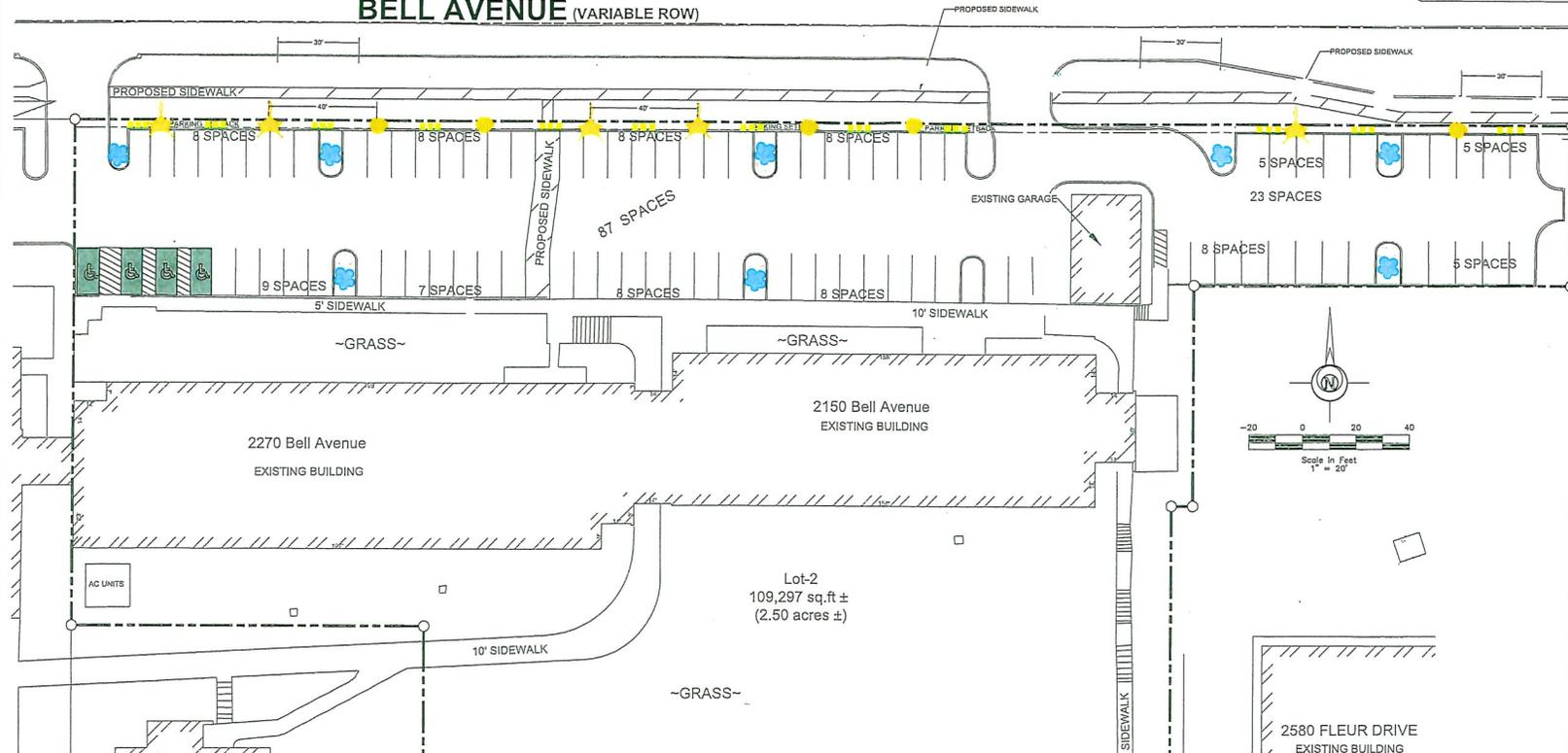
ELDS DESIGN SERVICES
 Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4826, Des Moines, Iowa 50305 | Ph: 515 283 8196

THE VILLAGE AT GRAY'S LAKE LOT 2
 2150 & 2270 BELL AVENUE
 DES MOINES, IOWA

DATE	DESCRIPTION	BY	APP'D
2/28/2020	AS-BUILT FIELD	1"=20'	2/28/2020
2019	Project: 119-054 - AIB Campus - 2580 Fleur Drive Lot 2 Site Plan		20-018

C-101 - SITE PLAN

BELL AVENUE (VARIABLE ROW)



PROPOSED OVERSTORY TREES	COMMON NAME (BOTANICAL NAME)	MATURE SIZE	CALIPER SIZE	NUMBER OF TREES	PROPOSED SHRUBS	COMMON NAME (BOTANICAL NAME)	MATURE SIZE	SIZE	NUMBER OF SHRUBS
	SHAGBARK HICKORY (CARYA OVATA)	20-30 FEET	1.5" B&B	5		Gr-Low Fragrant Sumac (Rhus aromatica)	1 1/2 - 2 FEET	#2 CONTAINER	18
	HARDY RUBBER (EUCOMMIA ULMOIDES)	40-60 FEET	1.5" B&B	5		Goldflame Spruce (Spruce x bumalda 'Goldflame')	2 - 4 FEET	#2 CONTAINER	36
	AMERICAN SYCAMORE (PLATANUS OCCIDENTALIS)	55-85 FEET	1.5" B&B	17					
	IMPERIAL HONEYLOCUST (GLEDITSIA TRIACANTHOS)	30-50 FEET	1.5" B&B	8					
				TOTAL NUMBER OF TREES					54
									TOTAL NUMBER OF PLANTS
									54 + 35 = 89



P ELD'S DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | PH: 515 265 9196

THE VILLAGE AT GRAY'S LAKE LOT 2
2150 & 2270 BELL AVENUE
DES MOINES, IOWA

DATE: 2.26.2020
DRAWN BY: A. BRADFIELD
SCALE: 1" = 20'
PROJECT: 2150 FLEUR DRIVE AT 2 SITE PLAN
SHEET: C-701 - LANDSCAPE PLAN