



Date June 22, 2020

RESOLUTION HOLDING 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, on June 8, 2020, by Roll Call No. 20-0903, the City Council received a communication from the City Plan and Zoning Commission advising on May 21, 2020, the City Plan and Zoning Commission voted 12-0 to **APPROVE** 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 approve 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.

WHEREAS, on June 8, 2020, by Roll Call No. 20-0903, 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 22, 2020 at 5:00 p.m., 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.; 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.

Date June 22, 2020

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 for “Village at Gray’s Lake, Lot 2” are hereby overruled, and the hearing is closed.
2. The proposed PUD Final Development Plan for “Village at Gray’s Lake, Lot 2”, as on file in the Community Development Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to the conditions stated above.

MOVED BY _____ TO ADOPT.

FORM APPROVED:



 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 22, 2020
Agenda Item 76
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 decorate 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 decorate 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,

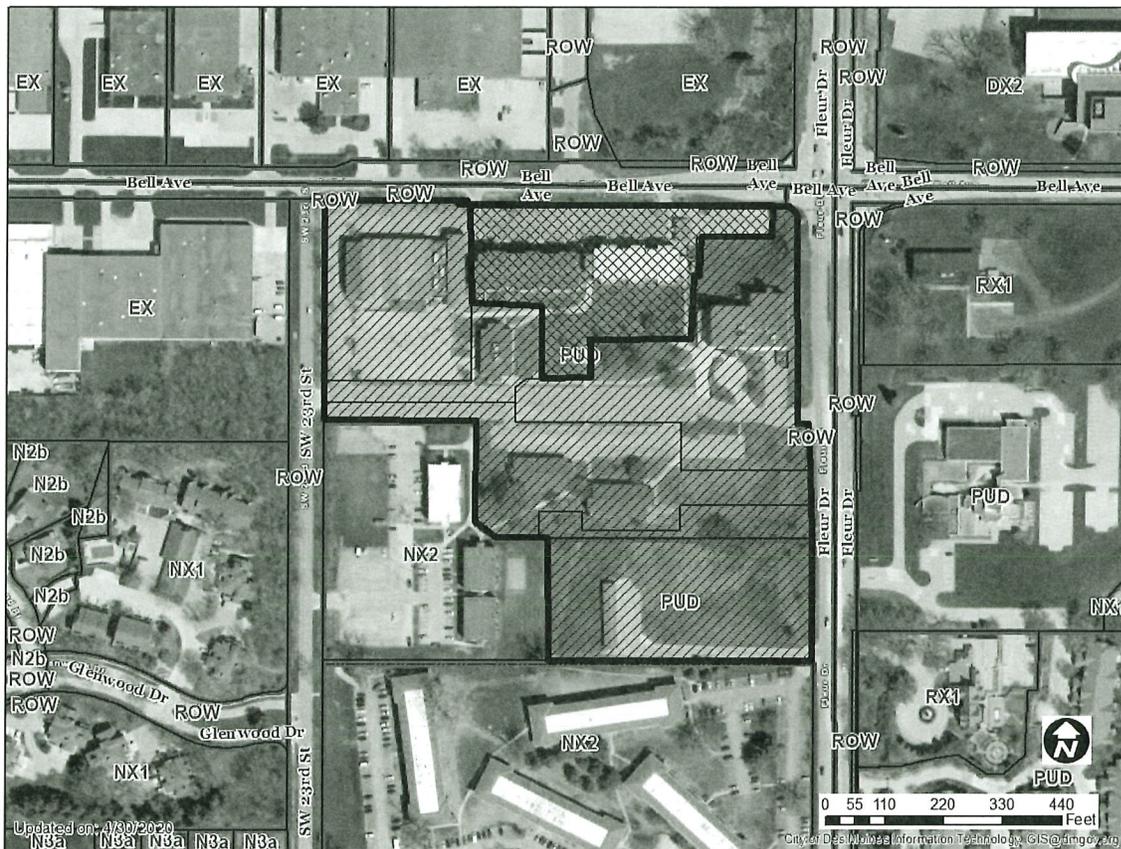


Michael Ludwig, AICP
Planning Administrator

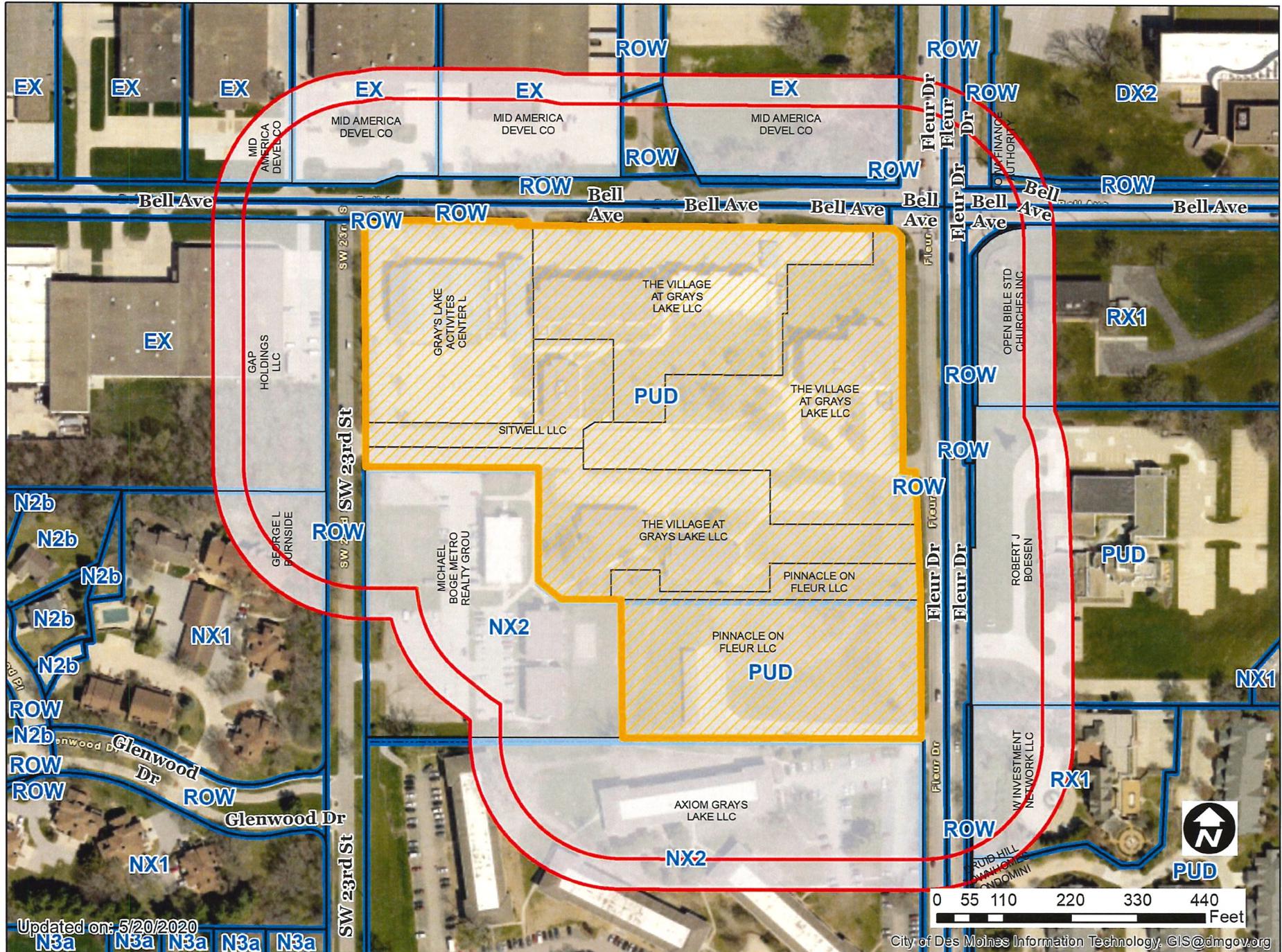
MGL:tjh

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

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



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 - 22,620 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.
PARKING 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: 3 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

2.50 ACRES± (109,297 SQ.FT±)

OPEN SPACE

EXISTING - 44% (47,971 SQ.FT.)
PROPOSED - 43% (46,719 SQ.FT.)

IMPERVIOUS SPACE

EXISTING - 55% (59,138 SQ.FT.)
PROPOSED - 57% (62,578 SQ.FT.)

PARKING

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

DISTURBED AREAS

ESTIMATED - 0 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 #19153C0335F AND #19153C0345F 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 PLING WITH THE FAA IS NOT REQUIRED

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.

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:

- (CDT) CITY OF DES MOINES TRAFFIC
CONTACT NAME: MARK POLVAG
CONTACT PHONE: 5152811109
CONTACT EMAIL: MAFolvag@dmgov.org
- (DMS) DES MOINES, CITY OF SEWER
CONTACT NAME: STEVE JOHNSON
CONTACT PHONE: 5152811159
CONTACT EMAIL: sqjohnson@dmgov.org
- (CT1A01) CENTURYLINK
CONTACT NAME: TOM STURMER
CONTACT PHONE: 7259749599
CONTACT EMAIL: THOMAS.STURMER@CENTURYLINK.COM
- (MIFE) MIDAMER-ELEC
CONTACT NAME: CRAIG RANFELD
CONTACT PHONE: 5152326932
CONTACT EMAIL: MECDSMOESIGNLOCATES@MIDAMERICAN.COM
- (MIFP) MIDAMER-GAS
CONTACT NAME: CRAIG RANFELD
CONTACT PHONE: 5152326932
CONTACT EMAIL: MECDSMOESIGNLOCATES@MIDAMERICAN.COM
- (T17) MEDICOM COMMUNICATIONS CORP
CONTACT NAME: PAUL MAY
CONTACT PHONE: 5152452252
CONTACT EMAIL: pmay@medicomcc.com
- (WINA) WINDSTREAM COMMUNICATIONS
CONTACT NAME: LOCATE DESK
CONTACT PHONE: 8002821001
CONTACT EMAIL: LOCATE_DESK@WINDSTREAM.COM
- (ZAV) ZAVO GROUP LLC
CONTACT NAME: GEORGE HUSS
CONTACT PHONE: 442425-2023
CONTACT EMAIL: vennis.drouillard@zavo.com
- (ENY) CONSOLIDATED COMMUNICATIONS
CONTACT NAME: WESTON
CONTACT PHONE: 5078871770
CONTACT EMAIL: Weston.grow@consolidated.com
- (DWW) DES MOINES WATER WORKS
CONTACT NAME: CHRIS MELNANK OR JANA HODGES
CONTACT PHONE: 5152838729
CONTACT EMAIL: MLNANK@DMWW.COM OR HODGES@DMWW.COM
- (ICN) IOWA COMMUNICATIONS NETWORK
CONTACT NAME: SHANNON MARLOW
CONTACT PHONE: 805723940
CONTACT EMAIL: shannonmarlow@icnw.com
- (NS) AUREON NETWORK SERVICES
CONTACT NAME: JEFF KLOCKO
CONTACT PHONE: 5156300443
CONTACT EMAIL: jklocko@aureon.com

DEVELOPER
THE VILLAGE AT GRAY'S LAKE LLC
28445 GRANITE CT.
ADEL, IOWA 50203
PROJECT CONTACT: JASON GROVE
PHONE: 515-326-0807
EMAIL: JASONGROVE@HOLDINGSOCO.COM

ENGINEER/ LAND SURVEYOR
PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IOWA 50315
PROJECT CONTACT: ED PELDS
PHONE: (515) 265-8188
EMAIL: ED@PELDS.COM

CITY CONTACT
DES MOINES PERMIT & DEVELOPMENT
CENTER
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50305
PROJECT CONTACT: FRANK DUNN-YOUNG
PHONE: 515-283-4743
EMAIL: FADUNN@YOUNGDMYOUNG.ORG

ARCHITECT
PELDS DESIGN SERVICES
2323 DIXON STREET
DES MOINES, IOWA 50315
PROJECT CONTACT: DANIEL WILBUR
PHONE: (515) 265-8188
EMAIL: DANIEL@PELDS.COM

SITE PLAN
 APPROVED WITH CONDITION
 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 foregoing technical information described herein 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.

DANIEL C. WILBUR DATE: _____
LICENSE NUMBER: 6047 LICENSE EXPIRES DATE: 6/14/2021
PAGE# OF SHEETS COVERED BY THIS SEAL: _____
LANDSCAPE: 6/2011

I hereby certify that the 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.

VOLEKMAR L. PELDS, P.E. IA. LIC. NO. 18542 DATE: _____
MY LICENSE EXPIRES DATE IS DECEMBER 31, 2021
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (HOW MANY INCLUDING THESE): _____

PELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50315 | PO Box 4026, Des Moines, Iowa 50316 | PH: 515.265.8188

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

DATE: 2.26.2020
PROJECT: J2019 Projects\19-054 - AIB Campus - 2500 Flour Dr\Lot 2 Site Plan
SHEET: C-001 - COVER SHEET

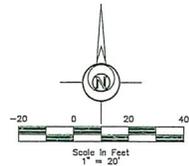
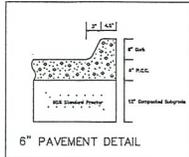
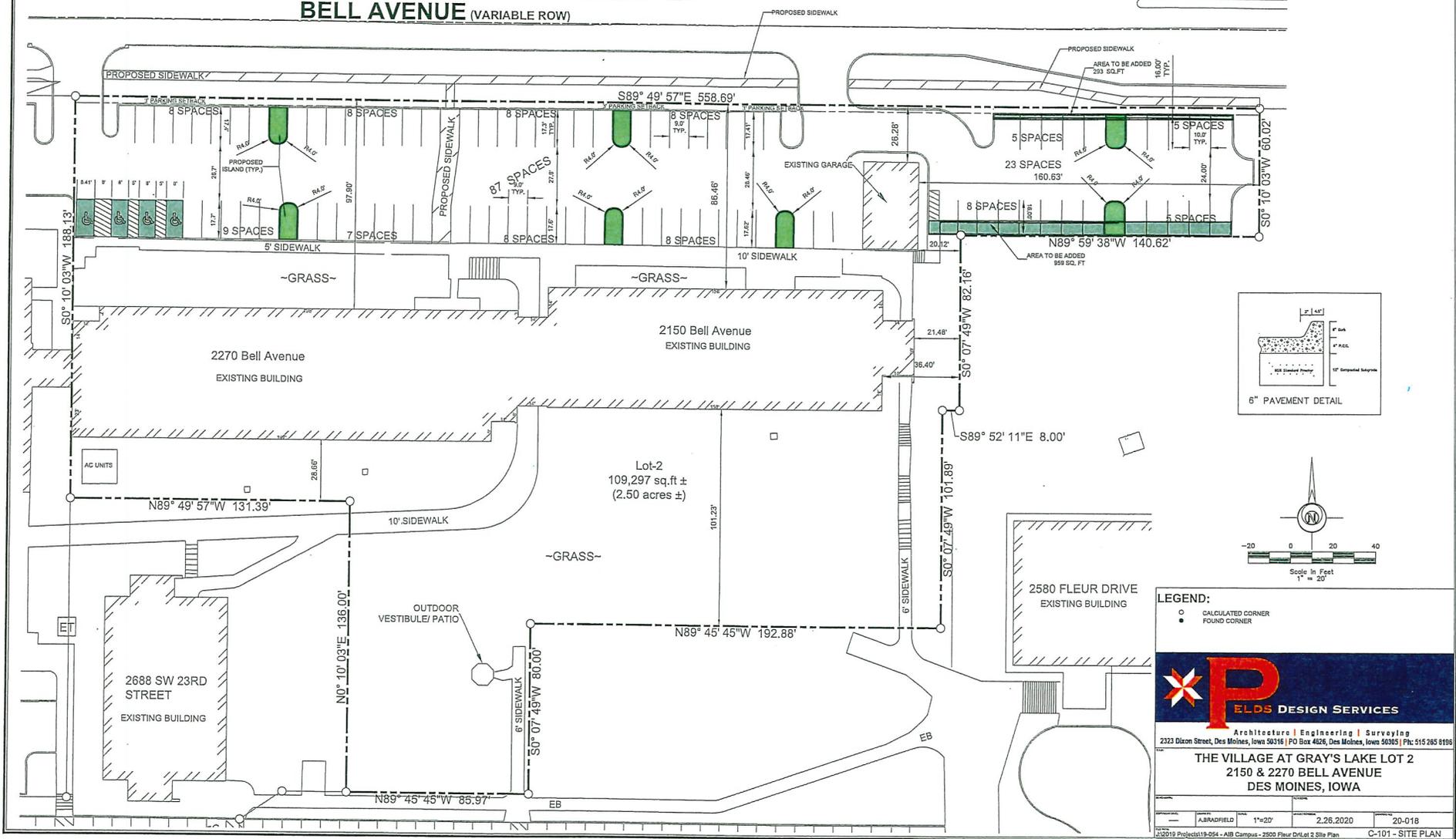
REVISIONS:

NO.	DATE	DESCRIPTION
1	2/26/20	ISSUE FOR PERMIT

LEGEND:

F.F.	FINISHED FLOOR	⊙	STREET LIGHT	⊙	GLY ANCHOR	⊙	SINGLE INTAKE	— PXX —	PROPOSED UTILITY LINE
FL	FLOWLINE ELEVATION	⊙	POWER POLE	⊙	GAS VALVE	⊙	DOUBLE INTAKE	— EXX —	EXISTING UTILITY LINE
123.456	GUTTER ELEVATION	⊙	LIGHT POLE	⊙	GAS MARKER POST	⊙	STORM SEWER MANHOLE	— F —	FENCE LINE
123.456	TOP OF CURB ELEVATION	⊙	ELEC. TRANSFORMER	⊙	GAS METER	⊙	STORM SEWER	— UBT —	UNDERGROUND TEL.
123.45	EXISTING ELEVATION	⊙	ELEC. METER	⊙	GAS LINE	⊙	FLARED END SECTION	— OHT —	OVERHEAD TEL.
⊙	CALCULATED CORNER	⊙	ELEC. BOX	⊙	HPG — HIGH PRESSURE GAS LINE	⊙	VALVE	— CATV —	CABLE TELEVISION
⊙	FOUND CORNER	⊙	ELEC. MANHOLE	⊙	SANITARY SEWER MANHOLE	⊙	FIRE HYDRANT	— FO —	FIBER OPTIC
▲	CALCULATED SECTION CORNER	⊙	ELEC. VAULT	⊙	SANITARY SEWER	⊙	WATER METER	⊙	TREE
▲	FOUND SECTION CORNER	⊙	UNDERGROUND ELEC. MARKER POST	⊙	SEPTIC TANK	⊙	WATER VALVE	⊙	SIGN
▲	FOUND SECTION CORNER	⊙	OVERHEAD ELEC.	⊙	CLEANOUT	⊙	WATER TEE	⊙	TEL. JUNCTION BOX
		⊙	UNDERGROUND ELEC.	⊙	DOWNSPOUT	⊙	WATER	⊙	CABLE TV JUNCTION BOX

BELL AVENUE (VARIABLE ROW)



LEGEND:

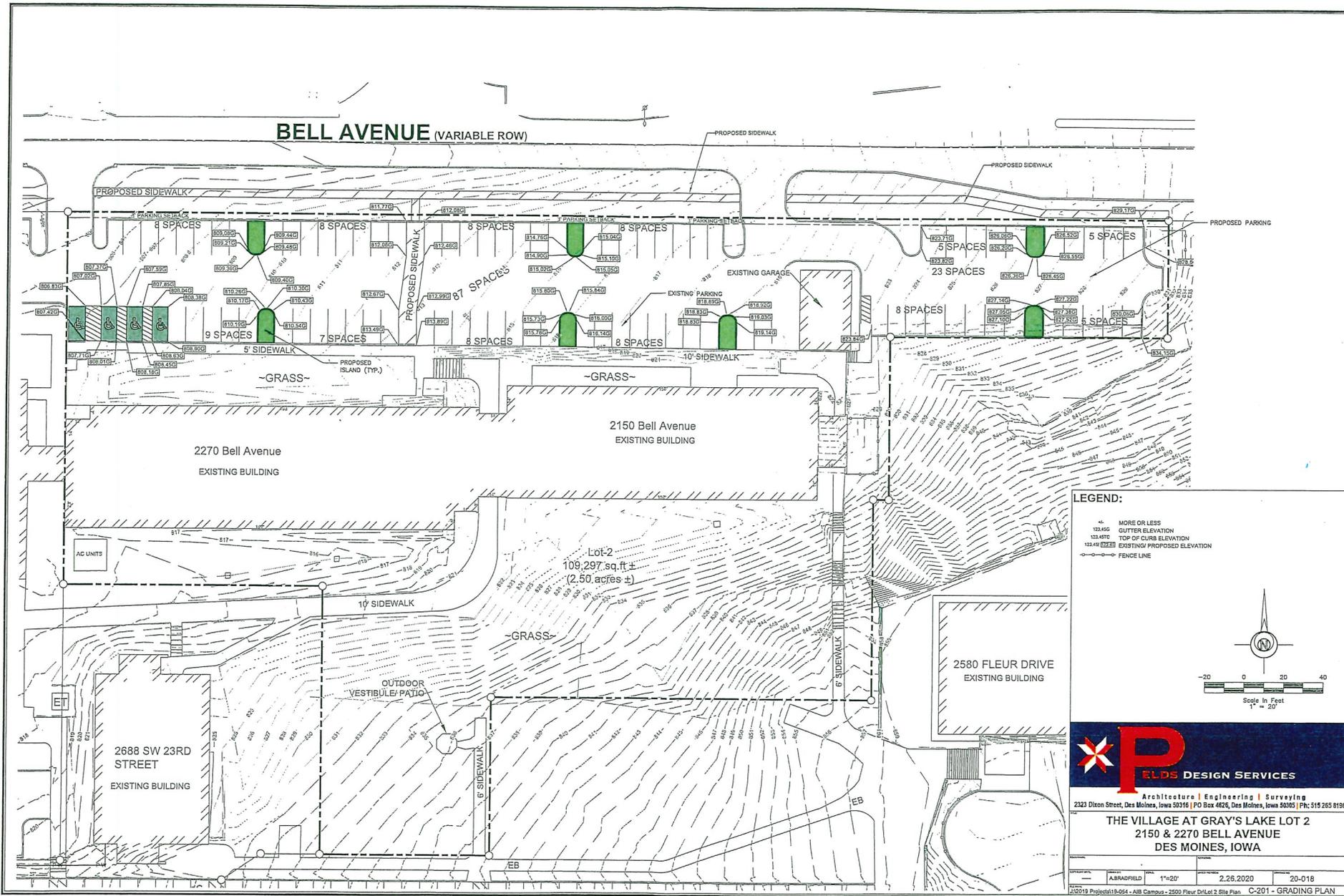
- CALCULATED CORNER
- FOUND CORNER

Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4628, Des Moines, Iowa 50305 | Ph: 515 285 6195

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

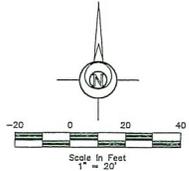
DATE	DESCRIPTION	BY
2.26.2020	2.26.2020	20-018

©2019 Project: 19-054 - AIB Campus - 2500 Fleur Dr/Lot 2 Site Plan C-101 - SITE PLAN



BELL AVENUE (VARIABLE ROW)

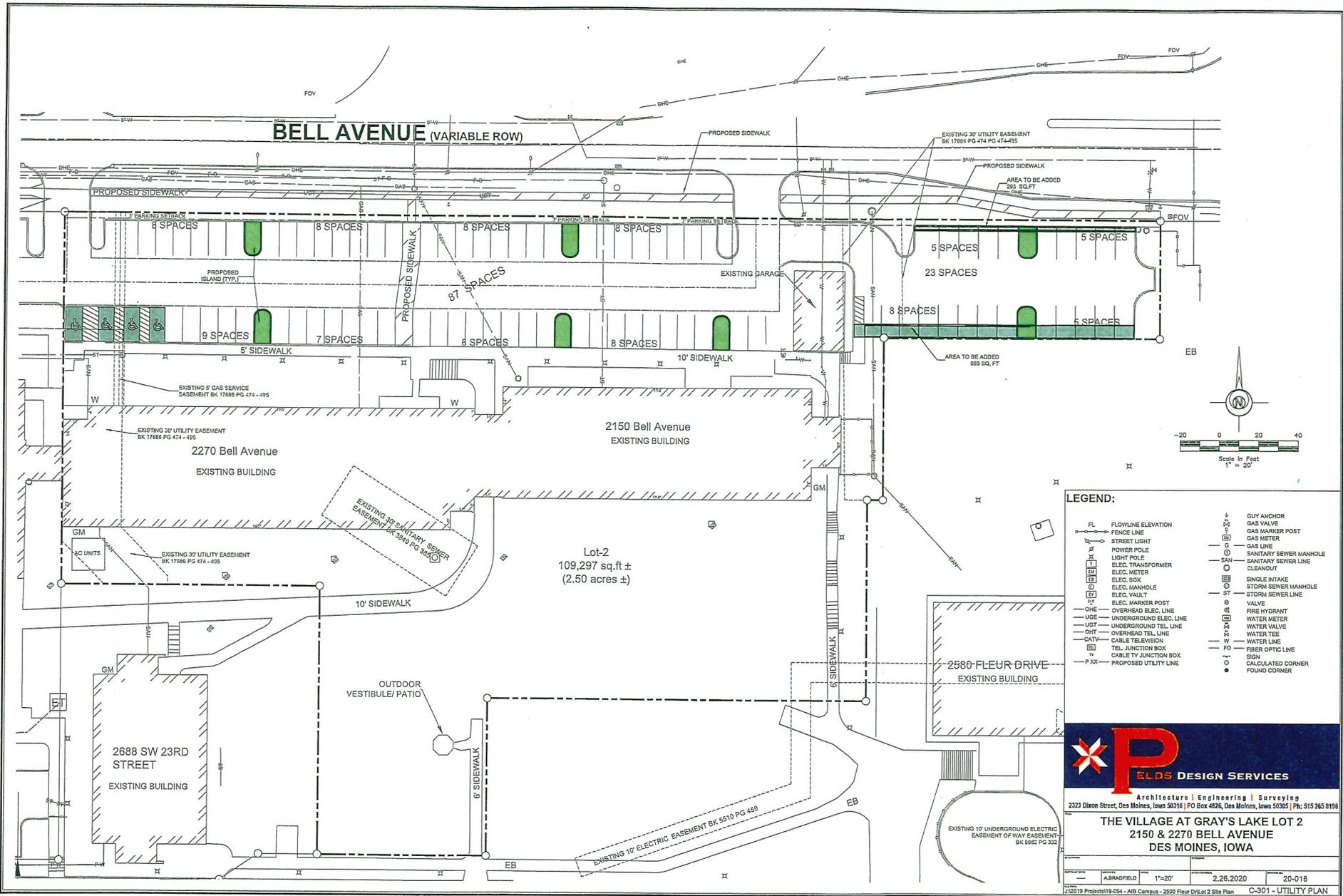
- LEGEND:**
- +— MORE OR LESS
 - 123.456 CUTTER ELEVATION
 - 123.457C TOP OF CURB ELEVATION
 - 123.458 (22.23) EXISTING/PROPOSED ELEVATION
 - +—+— FENCE LINE



Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 0195

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

PROJECT	DATE	SCALE	NO.
ALBANDFIELD	2.26.2020	1"=20'	20-018
PROJECT: 11-054 - AHS Campus - 2500 Fleur Dr/Lot 2 Site Plan		C-201 - GRADING PLAN	



- LEGEND:**
- | | | | |
|------|------------------------|----|------------------------|
| FL | FLOWLINE ELEVATION | GA | GUY ANCHOR |
| FL | FENCE LINE | GV | GAS VALVE |
| FL | FENCE LINE | GM | GAS METER POST |
| SL | STREET LIGHT | GM | GAS METER |
| PP | POWER POLE | G | GAS LINE |
| LP | LIGHT POLE | SS | SANITARY SEWER MANHOLE |
| ET | ELEC. TRANSFORMER | SS | SANITARY SEWER LINE |
| EM | ELEC. METER | CS | CLEANOUT |
| EB | ELEC. BOX | SI | SINGLE INTAKE |
| EM | ELEC. MANHOLE | SS | STORM SEWER MANHOLE |
| EV | ELEC. VAULT | SS | STORM SEWER LINE |
| MP | ELEC. MARKER POST | V | VALVE |
| OHE | OVERHEAD ELEC. LINE | FI | FIRE HYDRANT |
| UGE | UNDERGROUND ELEC. LINE | WM | WATER METER |
| UGT | UNDERGROUND TEL. LINE | WV | WATER VALVE |
| OHT | OVERHEAD TEL. LINE | WT | WATER TEE |
| CATV | CABLE TELEVISION | W | WATER LINE |
| TJ | TEL. JUNCTION BOX | FO | FIBER OPTIC LINE |
| CTJ | CABLE TV JUNCTION BOX | S | SIGN |
| P XX | PROPOSED UTILITY LINE | OC | CALCULATED CORNER |
| | | FC | FOUND CORNER |



ELDS DESIGN SERVICES

Architecture | Engineering | Surveying
 2323 Dixie Street, Des Moines, Iowa 50316 | PO Box 4826, Des Moines, Iowa 50305 | Ph: 515 265 8195

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

A.BRADFIELD	1"=20'	2.26.2020
		20-018

1/2019 Projects/19-054 - AIB Campus - 2500 Fleur Dr/Lot 2 Site Plan C-301 - UTILITY PLAN

