



Date September 12, 2022

RESOLUTION SETTING HEARING ON REQUEST FROM HRC NFS I LLC (OWNER), FOR REVIEW AND APPROVAL OF PUD FINAL DEVELOPMENT PLAN FOR “GRAY’S STATION LINC - PARKING LOT RECONFIGURATION/SITE IMPROVEMENTS” FOR PROPERTY AT 210 SOUTHWEST 11TH STREET AND 310 SOUTHWEST 11TH STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 1, 2022, its members voted 13 - 0 in support of a motion to recommend approval of a request from HRC NFS I LLC (Owner), represented by CASEY PORT (officer), to approve the PUD Final Development Site Plan for “GRAY’S STATION LINC - PARKING LOT RECONFIGURATION/SITE IMPROVEMENTS” for property located at 210 Southwest 11th Street and 310 Southwest 11th Street (“Property”) to allow development of the property to allow additions to and reconfigurations of the site’s bicycle and motor vehicle parking areas, subject to compliance with all administrative review requirements.

WHEREAS, the Property is legally described as follows:

A PART OF OUTLOT 'Y', CENTRAL DES MOINES INDUSTRIAL PARK, AN OFFICIAL PLAT, AND A PART OF LOTS 81, 82 AND 85, FACTORY ADDITION, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE NORTH 0°31'45" WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Y', A DISTANCE OF 63.43 FEET; THENCE NORTH 87°29'10" EAST CONTINUING ALONG SAID WESTERLY LINE, 10.37 FEET; THENCE NORTH 0°12'49" WEST CONTINUING ALONG SAID WESTERLY LINE, 554.99 FEET TO THE NORTHEAST CORNER OF LOT 5, SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE SOUTH 89°04'27" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'Y', 15.36 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 0°21'12" WEST ALONG THE WEST LINE OF SAID LOT 85, A DISTANCE OF 8.59 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. PARKWAY; THENCE NORTH 86°10'40" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 100.23 FEET; THENCE NORTH 84°40'04" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 199.44 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SW 11TH STREET; THENCE SOUTH 15°27'22" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 173.21 FEET; THENCE SOUTH 74°42'29" WEST, 100.00 FEET; THENCE SOUTH 15°27'21" EAST, 75.29 FEET; THENCE NORTH 74°32'27" EAST, 100.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 15°27'22" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 344.37 FEET TO A CORNER ON THE EASTERLY LINE OF SAID LOT 81; THENCE SOUTH 39°15'32"



Date September 12, 2022

WEST ALONG SAID EASTERLY LINE, 16.08 FEET; THENCE SOUTH 81°39'24" WEST, 474.36' TO THE POINT OF BEGINNING AND CONTAINING 5.36 ACRES (233,680 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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 'GRAY'S STATION LINC - PARKING LOT RECONFIGURATION/SITE IMPROVEMENTS' PUD Final Development Plan is to be considered shall be held on October 3, 2022, at 5:00 PM in the Council Chambers, City Hall, 400 Robert D. Ray Dr., Des Moines, IA 50309.
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) and not more than twenty (20) days before the date of the hearing, all as specified in Sections 362.3 and Section 414.4 of the Iowa Code.

Moved by _____ to adopt. Second by _____

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr.
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, MANDELBAUM, SHEUMAKER, VOSS, WESTERGAARD, and TOTAL. Below the table, it says MOTION CARRIED and APPROVED.

CERTIFICATE

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

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

Mayor

City Clerk

Date September 12, 2022

Agenda Item 38

Roll Call # _____

September 6, 2022

Communication from the City Plan and Zoning Commission advising that at their September 1, 2022 meeting, the following action was taken regarding a request from HRC NFS I LLC (owner), represented by Casey Port (officer), for review and approval of a PUD Final Development Plan "Gray's Station Linc – Parking Lot Reconfiguration/Site Improvements," for property located at 210 Southwest 11th Street and 310 Southwest 11th Street, to allow additions to and reconfigurations of the site's bicycle and motor vehicle parking areas.

COMMISSION RECOMMENDATION:

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dan Drendel	X			
Leah Rudolphi	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Todd Garner	X			
Johnny Alcivar	X			
Justyn Lewis				X
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			

APPROVAL of the proposed PUD Final Development Plan subject to compliance with administrative review comments.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

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

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The site plan would allow for reconfigurations to the existing parking lot to create more motor vehicle parking spaces, as well the addition of a dedicated bicycle parking area in the northwest corner of the site.
2. **Size of Site:** 5.36 acres.
3. **Existing Zoning (site):** “Gray’s Station Legacy PUD” Planned Unit Development District.
4. **Existing Land Use (site):** Two, four-story mixed-use/residential buildings with accompanying accessory uses, such as a clubhouse, pool, and vehicular parking areas.
5. **Adjacent Land Use and Zoning:**
 - North** – “DX2”; Uses are West Martin Luther King, Jr. Parkway and an undeveloped parcel.
 - South** – “Gray’s Station PUD” and “Slate and Gray’s Landing PUD” ; Uses are Tuttle Street and multiple-household dwelling.
 - East** – “Gray’s Landing Office I PUD”; Uses are a hotel and an undeveloped parcel.
 - West** – “DX2”; Use is an undeveloped parcel.
6. **General Neighborhood/Area Land Uses:** The subject property is in the southwest portion of the downtown in the Gray’s Landing/Gray’s Station neighborhood, at the corner of Martin Luther King, Jr. Parkway and Southwest 11th Street. The surrounding area consists of vacant land, commercial uses, multiple-household residential uses, the Raccoon River, and Gray’s Lake Park.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Downtown Des Moines Neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda on August 12, 2022, and the Final Agenda on August 26, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on August 22, 2022 (10 days prior to the hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the requested rezoning. The Downtown Des Moines Neighborhood Association mailings were sent to Brandon Brown, 120 Southwest 5th Street, Unit 101, Des Moines, IA 50309.
8. **Relevant Zoning History:** The Gray’s Station PUD rezoning and PUD Conceptual Plans were approved by the City Council on August 14, 2017, by Roll Call Number 17-1407 and Ordinance Number 15,600. The “Gray’s Station – Linc” site plan was reviewed and recommended for approval by the Plan and Zoning Commission on February 15, 2018. On March 8, 2018, by Roll Call Number 18-0361, the City Council received and filed this communication, approving said site plan and finding it in

conformance with the provisions set out in PlanDSM. This site plan was amended to add a plaza amenity on April 9, 2020.

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

- 10. Applicable Regulations:** Considering the criteria set forth in Chapter 18B of the Iowa Code, and based on the provisions of the Gray's Station PUD Conceptual Plan, all Gray's Station 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

The applicant has noted parking conflicts between residential and commercial users of their facilities during peak times. To alleviate some of this congestion, the applicant has proposed altering the existing parking lot islands and restriping/reconfiguring the existing motor vehicle parking spaces to create 25 additional motor vehicle parking spaces on their site. The applicant is also proposing a concrete pad connection between the existing multi-use trail along Martin Luther King, Jr. Parkway and the commercial spaces in the northwest corner of the site. This area will provide a pedestrian connection to the multiuse trail and serve as an enlarged bicycle parking space to serve both commercial and residential users of this site.

The proposed work would increase the site's impervious surface area by approximately 2,000 square feet, which represents a 0.5% increase in impervious area. Stormwater management impacts can be handled by the existing Gray's Station/Gray's Landing regional detention basin. The proposed work will maintain the site's existing tree canopy.

SUMMARY OF DISCUSSION

Emily Webb asked if any member of the public or commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

Francis Boggus made a motion for approval of the proposed PUD Final Development Plan subject to compliance with administrative review comments.

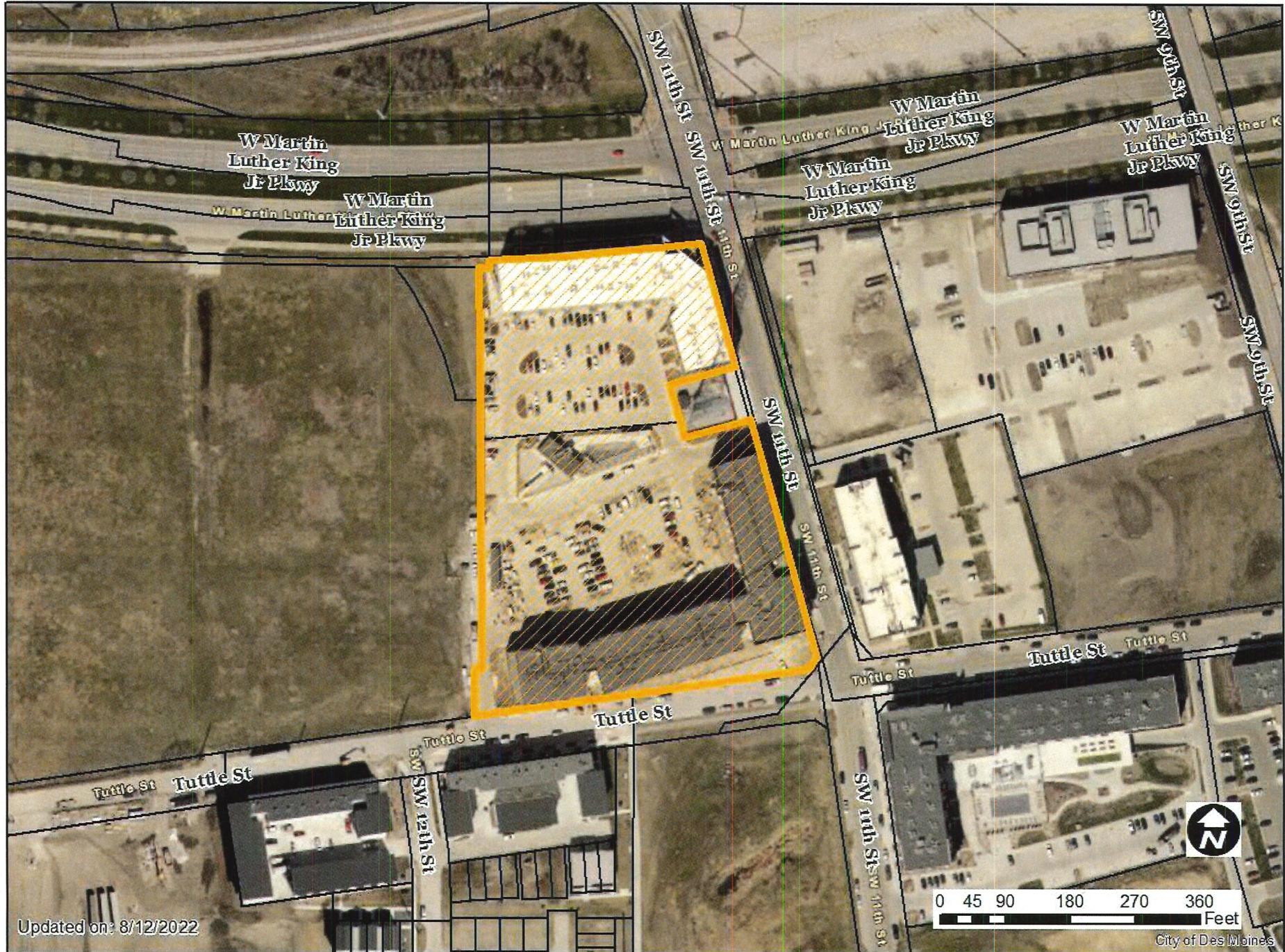
Motion passed: 13-0

Respectfully submitted,



Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh



Updated on: 8/12/2022

City of Des Moines

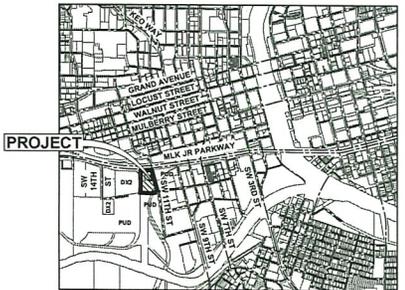
1 inch = 177 feet

SITE PLAN FOR:

GRAY'S STATION LINC - PARKING LOT RECONFIGURATION/SITE IMPROVEMENTS

210 SW 11TH ST. & 310 SW 11TH ST.
DES MOINES, IOWA

VICINITY MAP



PROJECT SITE ADDRESS
210 SW 11TH STREET & 310 SW 11TH STREET

LAND USE
EXISTING: APARTMENT HOUSING
PROPOSED: APARTMENT HOUSING WITH PARKING AND SIDEWALK IMPROVEMENTS

DEVELOPMENT SUMMARY
SITE AREA: 5.36 ACRES (233,895 SF)

RESIDENTIAL UNIT SUMMARY
NORTH: 84 UNITS
SOUTH: 140 UNITS
TOTAL: 224 UNITS

LOT AREA PER DWELLING UNIT
958 SF PER UNIT
COMMERCIAL PARKING REQUIREMENTS
COMMERCIAL SPACE: 18,750 SF

PARKING REQUIREMENT: MAX 3.75 SPACES PER 1,000 SF = 70 SPACES

Table with columns: EXISTING PARKING, NORTH, SOUTH, TOTAL. Rows for Residential, Commercial, and Garage.

Table with columns: PROPOSED PARKING, NORTH, SOUTH, TOTAL. Rows for Residential, Commercial, and ADA.

ZONING: GRAY'S STATION PUD--ZON2017--00087

Table with columns: BIKE RACK CAPACITY, EXISTING, PROPOSED, NET GAIN. Row for Bikes.

BUILDING HEIGHT: 62 FEET

IMPERVIOUS AREA

Table with columns: BUILDINGS, PAVEMENT, SIDEWALKS, EXISTING, PROPOSED, NET GAIN.

OPEN SPACE PROVIDED: 26,494 SF (11%) 24,478 SF (10.5%) -2,016 SF

BUILDING SUMMARY

Table with columns: NORTH BUILDING, SOUTH BUILDING, TOTAL SQUARE FOOTAGE, BUILDING HEIGHT, NUMBER OF FLOORS.

SUBMITTAL DATES

Table with columns: PARKING LOT SITE PLAN AMENDMENT, PARKING LOT SITE PLAN AMENDMENT SUBMITTAL #2, DATE.

DATE OF SURVEY

03/30/2016

BENCHMARK

- 1. BRASS CAP IN NE CORNER OF TRAFFIC SIGNAL BASE ELEV.=28.914 CITY OF DES MOINES ID. 725

INDEX OF SHEETS

Table with columns: NO., DESCRIPTION. Rows for cover sheet, topographic survey, reference plan, dimension plan, grading plan, utility plan, details, landscape plan, trash enclosure details.

PLANNING & ZONING COMMISSION

- FEBRUARY 15, 2016, COMMISSION APPROVED SITE PLAN SUBJECT TO COMPLIANCE WITH: 1. COMPLIANCE WITH ALL ADMINISTRATIVE COMMENTS OF THE PERMIT AND DEVELOPMENT CENTER. 2. PEDESTRIAN CROSSINGS SHALL BE IDENTIFIED ON SITE BY THE USE OF PAINT MARKINGS AND/OR MATERIAL VARIATION TO THE SATISFACTION OF THE PLANNING ADMINISTRATOR. 3. ALL TRASH ENCLOSURES SHALL BE CONSTRUCTED OF MASONRY THAT IS COMPATIBLE WITH THE PRIMARY BUILDINGS AND SHALL HAVE SOLID STEEL GATES. 4. ALL TRASH ENCLOSURES SHALL INCLUDE A PEDESTRIAN ENTRANCE AND BE CONSTRUCTED IN A MANNER THAT SHIELDS DIRECT VIEWS INTO THE ENCLOSURE WITHOUT THE USE OF A GATE TO THE SATISFACTION OF THE PLANNING ADMINISTRATOR. 5. ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND SHIELDED FROM ADJOINING PROPERTIES. ANY POLE MOUNTED LIGHTING ALONG PRIVATE WALKWAYS SHALL NOT EXCEED 15 FEET IN HEIGHT AND ANY POLE MOUNTED LIGHTING IN A PARKING AREA SHALL NOT EXCEED 20 FEET IN HEIGHT. 6. REVIEW AND APPROVAL OF ALL EXTERIOR BUILDING MATERIALS BY THE PLANNING ADMINISTRATOR. 7. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED WITH MATERIAL THAT IS ARCHITECTURALLY COMPATIBLE WITH THE BUILDING TO THE SATISFACTION OF THE PLANNING ADMINISTRATOR. 8. ALL UTILITY METERS, TRANSFORMERS, GROUND-MOUNTED EQUIPMENT, AND OTHER UTILITIES SHALL BE PLACED ALONGSIDE OR REAR FACADES OF THE BUILDING. 9. ALL SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS IDENTIFIED IN THE PUD CONCEPTUAL PLAN. 10. THE DEVELOPER SHALL COORDINATE WITH DART ON ANY NECESSARY TRANSIT FACILITIES TO THE SATISFACTION OF THE PLANNING ADMINISTRATOR. 11. PROVISION OF BIKE RACKS THROUGHOUT THE SITE TO THE SATISFACTION OF THE PLANNING ADMINISTRATOR. 12. PROVISION OF TREE MITIGATION PLAN INFORMATION ON THE DEVELOPMENT PLAN TO THE SATISFACTION OF THE PLANNING ADMINISTRATOR. 13. PROVISION OF STREET TREES TO THE SATISFACTION OF THE CITY ARBORIST AND PLANNING ADMINISTRATOR. 14. REVIEW AND APPROVAL OF THE FINALIZE LANDSCAPE PLAN, INCLUDING THE HARDSCAPE AND SOFT CAPE ELEMENTS OF THE PLAZA BY THE PLANNING ADMINISTRATOR. 15. EXISTING ELEMENTS OF THE MARTIN LUTHER KING, JR. PARKWAY STREETSCAPE SHALL BE MAINTAINED UNLESS DETERMINED NON-ESSENTIAL BY THE PLANNING ADMINISTRATOR.

GENERAL LEGEND

Legend table with columns: PROPOSED, EXISTING. Rows for LOT LINE, CENTER LINE, PERMANENT EASEMENT, STORM INTAKE, SANITARY MANHOLE, etc.

NOTES

- 1. NO PERMANENT CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE DEDICATION OF RIGHT-OF-WAY HAS BEEN COMPLETED.

STORM WATER DETENTION

NO STORM WATER DETENTION OR TREATMENT OF THE 1.25" RAINFALL EVENT IS PROPOSED ON SITE. STORM WATER DETENTION AND TREATMENT OF THE 1.25" RAINFALL EVENT IS PROPOSED DOWNSTREAM IN THE FUTURE GRAY'S STATION REGIONAL DETENTION BASIN.

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

APPLICANT

HUBBELL DEVELOPMENT SERVICES
CONTACT: KRIS SADORIS
6800 WESTOWN PKWY
WEST DES MOINES, IA 50268
PH: (515) 243-3221
FX: (515) 280-2000

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: RYAN HARDISTY
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ARCHITECT

SLINGSHOT ARCHITECTURE
CONTACT: OREG WATTEER
305 EAST COURT AVE
DES MOINES, IOWA 50309
PH: (515) 243-0074

OWNER

HRC NPS I LLC
6800 WESTOWN PKWY
WEST DES MOINES, IA 50268

LEGAL DESCRIPTION

A PART OF OUTLOT 'Y', CENTRAL DES MOINES INDUSTRIAL PARK, AN OFFICIAL PLAT, AND A PART OF LOTS 81, 82 AND 85, FACTORY ADDITION, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE NORTH 0°31'45" WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Y', A DISTANCE OF 63.43 FEET; THENCE NORTH 87°29'10" EAST CONTINUING ALONG SAID WESTERLY LINE, 10.37 FEET; THENCE NORTH 0°12'48" WEST CONTINUING ALONG SAID WESTERLY LINE, 554.89 FEET TO THE NORTHEAST CORNER OF LOT 5, SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE SOUTH 89°04'27" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'Y', 13.38 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 0°21'12" WEST ALONG THE WEST LINE OF SAID LOT 85, A DISTANCE OF 8.59 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. PARKWAY; THENCE NORTH 86°10'40" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 100.23 FEET; THENCE NORTH 84°40'04" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 186.44 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SW 11TH STREET; THENCE SOUTH 15°27'22" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 173.21 FEET; THENCE SOUTH 74°42'29" WEST, 100.00 FEET; THENCE SOUTH 15°27'21" EAST, 75.29 FEET; THENCE NORTH 74°32'27" EAST, 100.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 15°27'22" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 344.37 FEET TO A CORNER ON THE EASTERLY LINE OF SAID LOT 81; THENCE SOUTH 30°13'32" WEST ALONG SAID EASTERLY LINE, 16.08 FEET; THENCE SOUTH 81°39'24" WEST, 474.36' TO THE POINT OF BEGINNING AND CONTAINING 5.36 ACRES (233,880 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

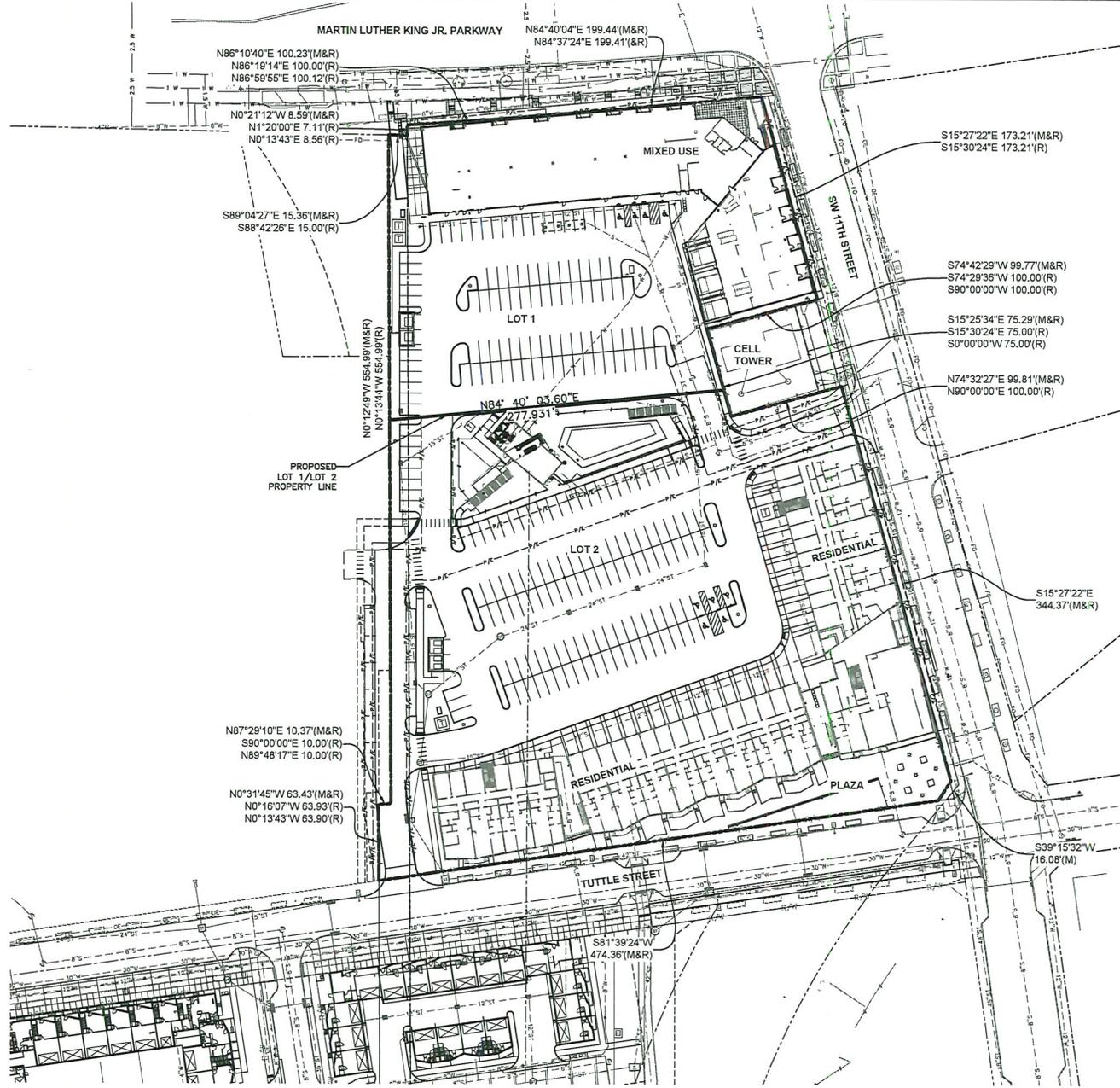
IOWA ONE CALL logo and contact information: 1-800-292-8989, www.iowaonecall.com

CIVIL DESIGN ADVANTAGE logo and contact information: 3405 SE CROSSROADS DR., SUITE G, GRIMES, IOWA 50111, PH: (515) 369-4400, FX: (515) 369-4410, PROJECT NO. 1709.517

SITE PLAN APPROVAL form with checkboxes for APPROVED and APPROVED WITH CONDITION, and fields for DEVELOPMENT SERVICES DIRECTOR and DATE.

Professional Engineer seal for Ryan A. Hardisty, P.E., State of Iowa, License No. 2205.327, and project information.

CONSULT: CIVIL ENGINEER
 DATE: 07/27/2011
 PROJECT: GRAY'S STATION LINC
 SHEET: C2.1



REVISIONS	DATE
PARKING ADJUSTMENT SUBMITTAL #2	2022-07-11
PARKING LOT REARRANGEMENT	2022-06-02

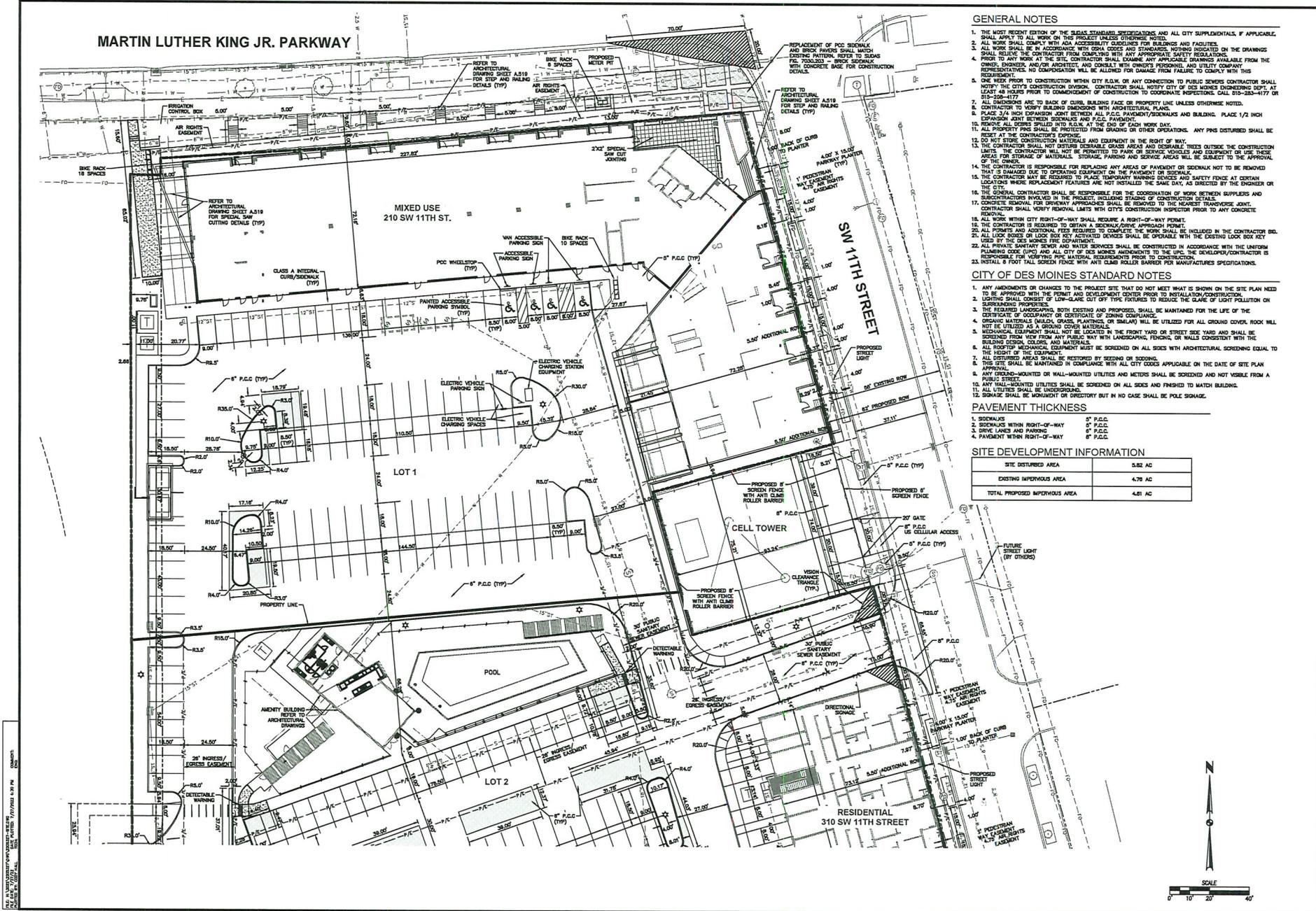
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 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 CIVIL DESIGN ADVANTAGE ENGINEERING
 EICH



GRAY'S STATION LINC REFERENCE PLAN

C2.1
 2205.327

MARTIN LUTHER KING JR. PARKWAY



GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SLACK STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. THE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.U.M. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION. CONTRACTOR SHALL NOTIFY CITY OF DES MOINES ENGINEERING DEPT. AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION TO COORDINATE REQUIREMENTS CALL 515-281-4177 OR 315-280-4177.
6. DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
8. PLACE 3/4" INCH SEPARATION JOINT BETWEEN ALL P.C.C. PAVEMENT/SEWERMASS AND BUILDING. PLACE 1/2" INCH SEPARATION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
9. REMOVE ALL DEBRIS FROM SITE INTO A TRUCK AT THE END OF EACH WORK DAY.
10. ALL PROPERTY SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
11. DO NOT EXPOSE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
12. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS, STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
14. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT INCLUDING STAGING OF CONSTRUCTION MATERIALS.
16. THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
17. CONCRETE REMOVAL FOR DRAINAGE APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT.
18. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
19. ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL REQUIRE A RIGHT-OF-WAY PERMIT.
20. THE CONTRACTOR IS REQUIRED TO OBTAIN A RECORDATION APPROACH PERMIT.
21. ALL LOCK BOLTS AND ADDITIONAL PINS REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
22. ALL LOCK BOLTS AND LOCK PINS NOT ACTIVELY DAMAGED SHALL BE OPERABLE WITH THE EXISTING LOCK BOX KEY.
23. ALL PRIVATE SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF DES MOINES ORDINANCES TO THE UPL. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPE MATERIAL REQUIREMENTS PRIOR TO CONSTRUCTION.
24. INSTALL 8 FOOT TALL SCREEN FENCE WITH AN 8" ROLLER BARRIER PER MANUFACTURER'S SPECIFICATIONS.

CITY OF DES MOINES STANDARD NOTES

1. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
2. LIGHTING SHALL CONSIST OF LOW-GLARE OUT CUP TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
3. THE REQUIRED LANDSCAPING BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING COMPLIANCE.
4. ORGANIC MATERIALS (MULCH, GRASS, PLANTINGS OR SIMILAR) WILL BE UTILIZED FOR ALL GROUND COVER. ROCK WILL NOT BE UTILIZED AS A GROUND COVER MATERIAL.
5. MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
6. ALL MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES WITH ARCHITECTURAL SCREENING EQUAL TO THE HEIGHT OF THE EQUIPMENT.
7. ALL DISTURBED AREAS SHALL BE RESTORED BY SEEDING OR SOODING.
8. ALL DISTURBED AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODES APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
9. ALL DISTURBED AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODES APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
10. ALL DISTURBED AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODES APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
11. ALL UTILITIES SHALL BE UNDERGROUND.
12. SIGNAGE SHALL BE MONUMENT OR DIRECTORY BUT IN NO CASE SHALL BE POLE SIGNAGE.

PAVEMENT THICKNESS

1. SIDEWALKS WITHIN RIGHT-OF-WAY	8" P.C.C.
2. DRIVE LANES AND PARKING	6" P.C.C.
3. PAVEMENT WITHIN RIGHT-OF-WAY	6" P.C.C.

SITE DEVELOPMENT INFORMATION

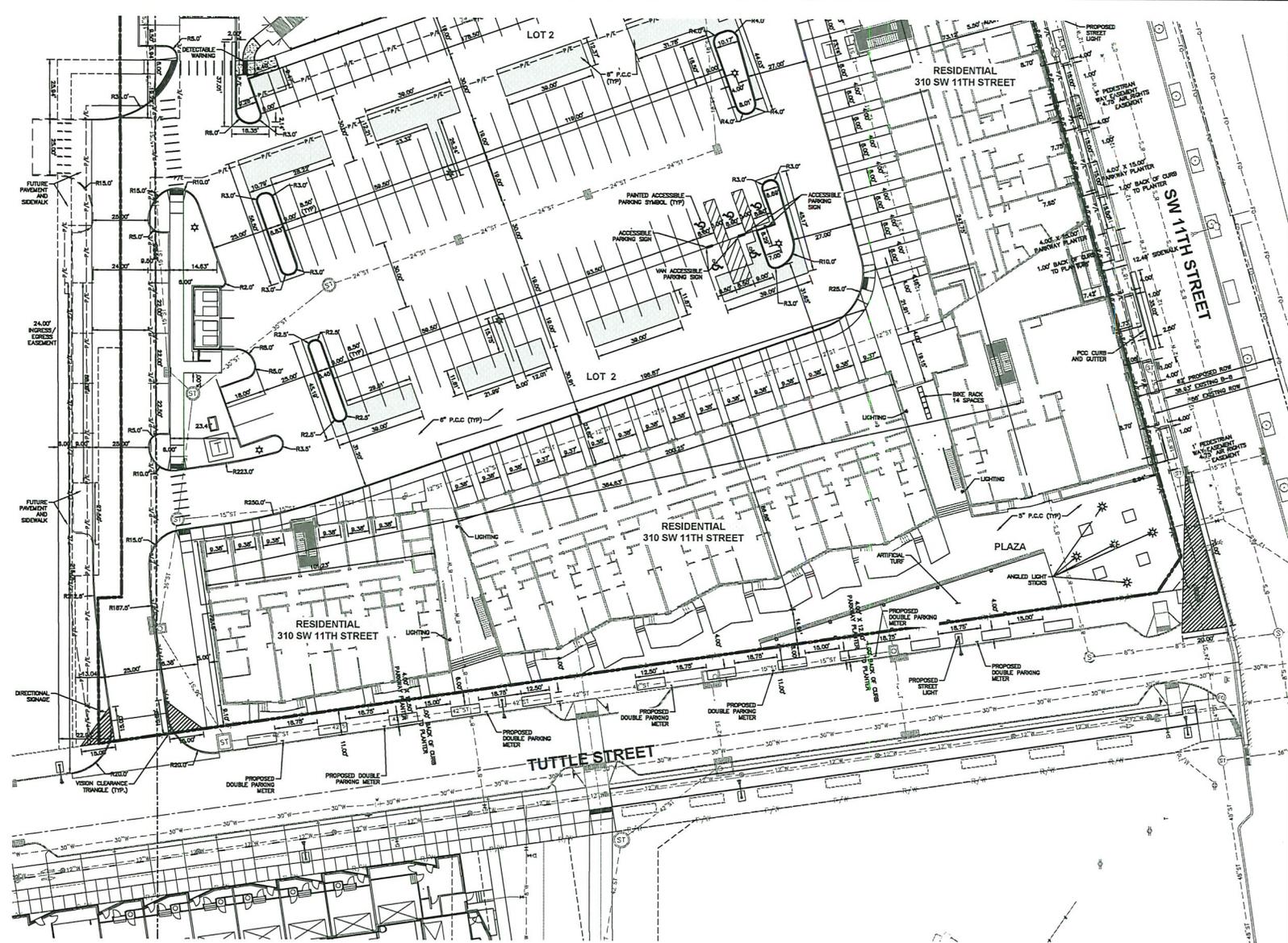
SITE DISTURBED AREA	5.82 AC
EXISTING IMPERVIOUS AREA	4.78 AC
TOTAL PROPOSED IMPERVIOUS AREA	4.81 AC

DATE: 11/20/2024
 REVISIONS: 1. PAVING DETAIL REVISION
 3400 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 CIVIL DESIGN ADVANTAGE ENGINEER/RAH
 DES MOINES, IOWA

GRAY'S STATION LINC
 DIMENSION PLAN

C2.2
 2205.327

DATE: 02/20/11
 DRAWN BY: RAH
 CHECKED BY: RAH
 PROJECT NO: 2205.327



DATE	02/20/11
REVISIONS	
PARKING IMPROVEMENT SUBMITTAL #2	2205.327-11
PARKING LOT PLAN/REVISION	2205.327-02

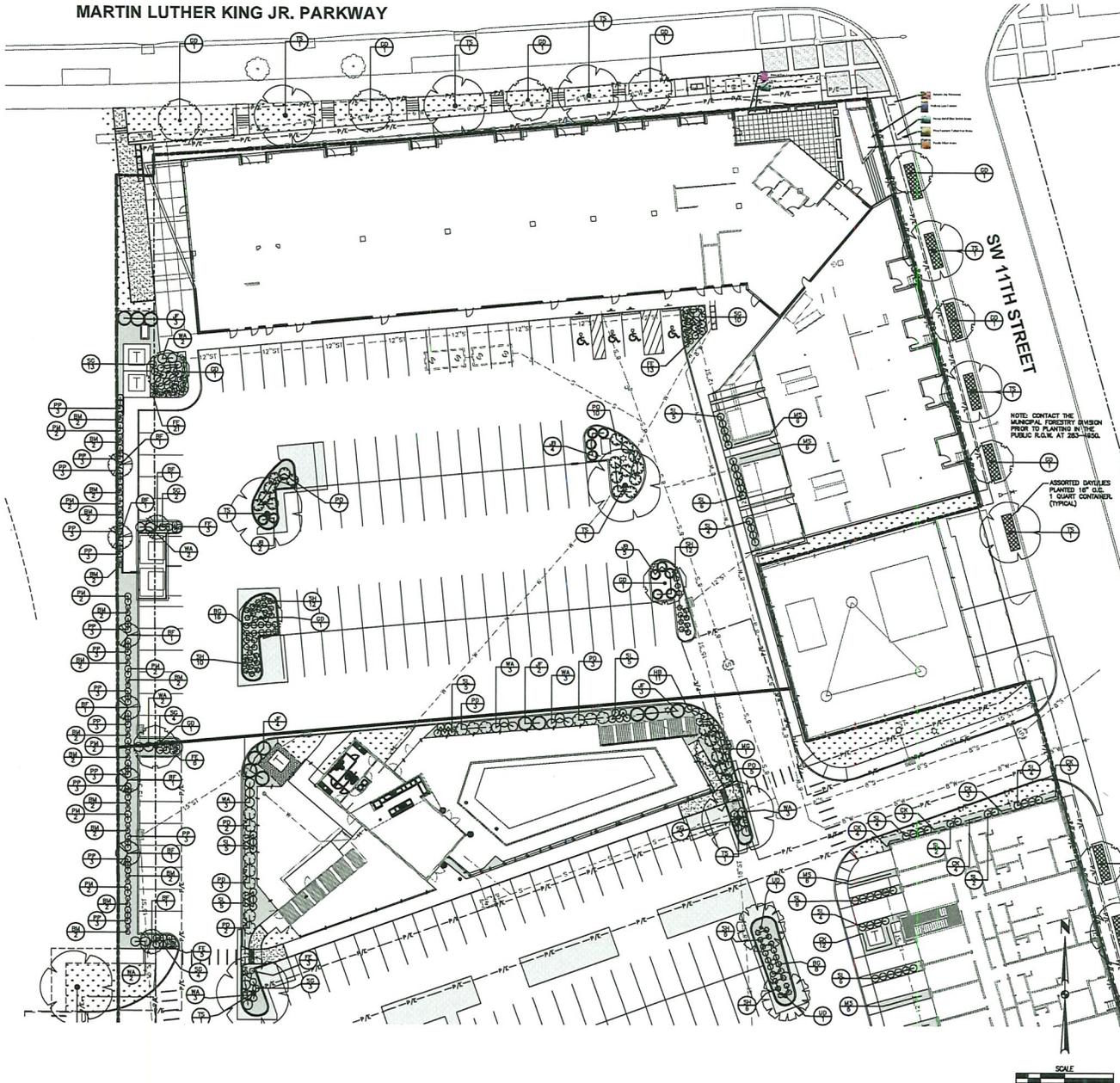
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRAY'S STATION, IOWA 50111
 PHONE: (515) 389-4400 FAX: (515) 389-4410
 ENGINEER: RAH
 CIVIL DESIGN ADVANTAGE



DES. MOINES, IOWA
 CIVIL DESIGN ADVANTAGE
 ENGINEER: RAH

GRAY'S STATION LINC
 DIMENSION PLAN
C2.3
 2205.327

MARTIN LUTHER KING JR. PARKWAY



GENERAL NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE BURIAL STANDARDS SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AND 2003.
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFOLIATION, VICES AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS, FREE TO ROT, SHARP AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. WEED PREVENTION (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SPREADDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO A (MIN) DEPTH OF 2".
8. SPREADDED HARDWOOD MULCH WITH WEED PREVENTER FABRIC SHALL BE PLACED IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 2".
9. ALL EDGING SHALL BE 4" GRADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL TREES SHALL BE PLANTED IN THE PUBLIC ROW, SHALL BE PROVIDED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC ROW, AT 283-1450.
14. ALL TREES, TRUNK AND BURLAP SHALL BE REMOVED FROM THE FOOTCURE OF STREET TREES PRIOR TO PLANTING.
15. NO STAKING OF TREES IS ALLOWED.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CALL
BT	14	October Promise Asian White Birch	Betula heterophylla 'Tango' TM	8-8B	1"
GD	23	Honey Locust Street Keeper	Gleditsia triacanthos 'Troves'	8-8B	1"
MR	2	Galaxy Magnolia	Magnolia x 'Galaxy'	8-8B	1.5"
SR	2	Japanese Tree Lilac	Syringa reticulata	8-8B	1.5"
TS	20	Silver Linden	Tilia tomentosa	8-8B	1"
UD	8	Dynasty Elm	Ulmus parviflora 'Dynasty'	8-8B	1.5"

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CALL
SM	30	Green Tower Boxwood	Buxus sempervirens 'Noveborac'	3 GAL	
SD	62	Roundwood Green Yew	Buxus x 'Green Yew'	3 GAL	
JF	10	Sea Green Juniper	Juniperus chinensis 'Sea Green'	3 GAL	
JD	11	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	3 GAL	
TD	13	Osage Purple Yew	Thuja occidentalis 'Osage'	3 GAL	
PM	14	Deerwag Yew	Thuja occidentalis 'Deerwag'	3 GAL	
PP	56	Pink Beauty Potentilla	Potentilla fruticosa 'Pink Beauty'	3 GAL	
PL	24	Laylana Laurel	Prunus laurocerasus 'Otto Luyken'	3 GAL	
PD	52	Occidentis Spirea	Spirea x bumalda 'Occidentis'	3 GAL	
WA	22	Wedge Wile & Rose	Wegelia florida 'Alexander' TM	1 GAL	

GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CALL
GC	179	Faithful Reed Grass	Calamagrostis x scoullera 'Yort Fowater'	1 GAL	
GP	11	Pale Fountain Tufted Hair Grass	Deschampsia cespitosa 'Fide Fountain'	1 GAL	
FE	178	Edgar's Blue Fescue	Festuca edwards 'Edgar's Blue'	1 GAL	
FB	11	Blue Oat Grass	Holcus lanatus 'Blue Oat'	1 GAL	
MS	81	Adagio Eucalyd Grass	Microstichus strobilata 'Adagio'	1 GAL	
MP	7	Purple Silver Grass	Microstichus strobilata 'Purple Silver'	1 GAL	
SM	26	Henry Meier Blue Switch Grass	Panicum virgatum 'Henry Meier'	1 GAL	
PH	18	Herman Fountain Grass	Panicum scoparium 'Herman'	1 GAL	
SL	132	Little Bluestem Grass	Schizochyrium scoparium	1 GAL	
SH	283	Prairie Dropseed	Sporobolus heterolepis	1 GAL	

ANNUALS/PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CALL
AP	8	American Dream Tulsiweed	Coreopsis rosea 'American Dream'	4" Pat	
CP	8	Princess Seleonor Coreopsis	Coreopsis sibirica 'Princess Seleonor'	4" Pat	
NW	14	Western Low Coriander	Nepeta x foeniculifolia 'Western Low'	4" Pat	
RS	10	Indian Summer Blood-Eyed Susan	Rudbeckia hirta 'Indian Summer'	4" Pat	
SA	8	Autumn Joy Black-eyed Susan	Rudbeckia hirta 'Autumn Joy'	4" Pat	

INTERIOR PARKING CALCULATIONS

PARKING SPACES PROVIDED: 233 SPACES

REQUIRED: 12 PLANTING BEDS
 TREES (1/2 PLANTING BED): 12 TREES
 SHRUBS (1/2 PLANTING BED): 24 SHRUBS

EXISTING: 14 PLANTING BEDS
 TREES (1/2 PLANTING BED): 14 TREES
 SHRUBS (1/2 PLANTING BED): 28 SHRUBS

NET: 4 PLANTING BEDS
 0 TREES
 4 SHRUBS

PERIMETER PARKING CALCULATIONS

WEST PARKING PERIMETER: 240 LF

REQUIRED: 8 TREES
 TREES (1/40 LF): 8 TREES
 SHRUBS (10/40 LF): 80 SHRUBS

EXISTING: 8 TREES
 TREES: 8 TREES
 SHRUBS: 84 SHRUBS

PARKWAY PLANTINGS CALCULATIONS

MARTIN LUTHER KING JR. PARKWAY: 242 LF
 SOUTHWEST 13TH STREET: 400 LF

REQUIRED: 8 TREES
 TREES (1/30 LF): 8 TREES
 SHRUBS (10/30 LF): 80 SHRUBS

EXISTING: 8 TREES
 TREES: 8 TREES
 SHRUBS: 84 SHRUBS



DATE: 07/27/2011
 TIME: 10:00 AM
 PROJECT: GRAY'S STATION LINC
 DRAWING: LANDSCAPE PLAN
 SHEET: 2205-327

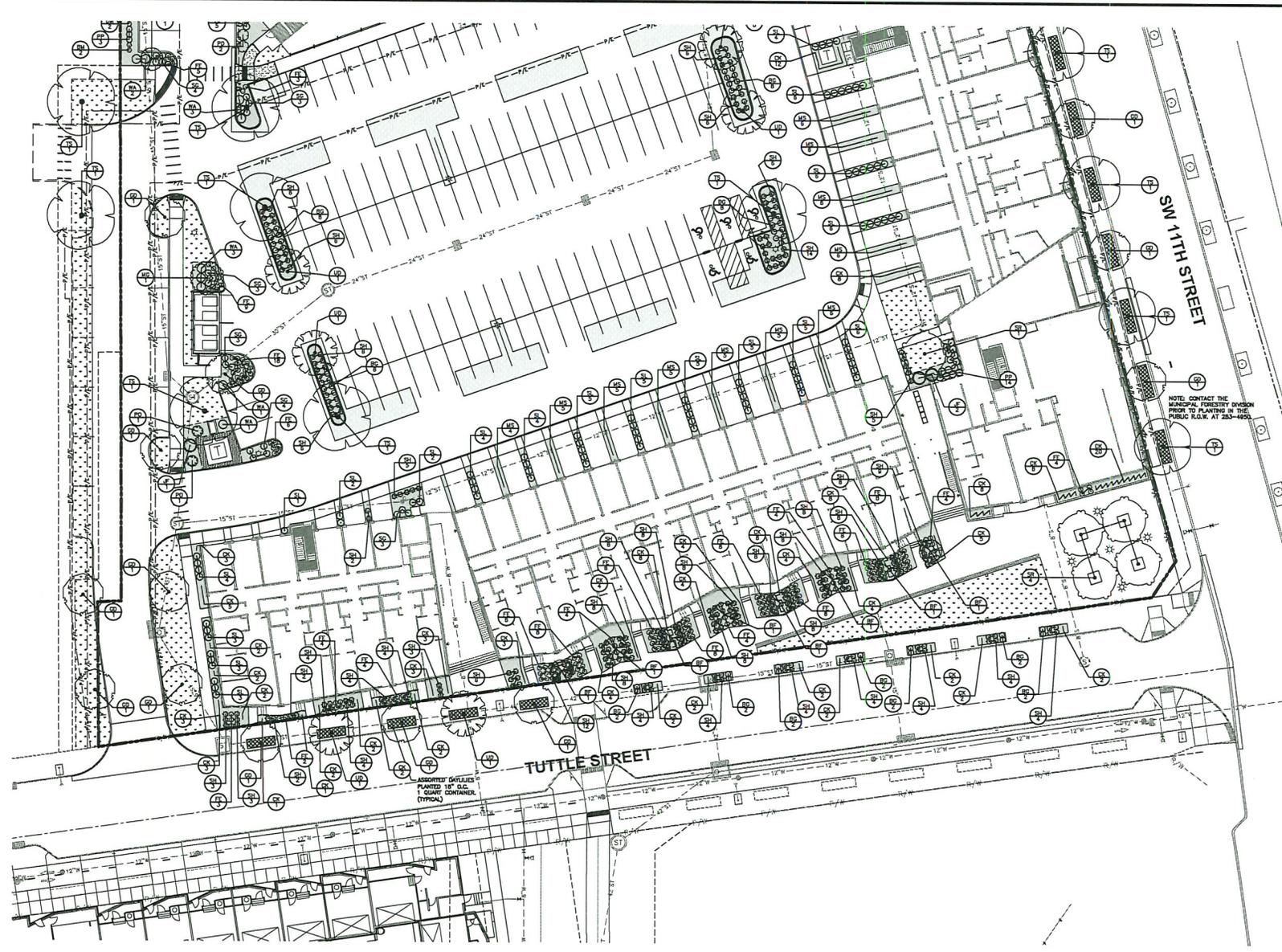
DATE: 07/27/2011
 TIME: 10:00 AM
 PROJECT: GRAY'S STATION LINC
 DRAWING: LANDSCAPE PLAN
 SHEET: 2205-327

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRAY'S STATION LINC
 PHOENIX, IOWA 50151
 PHONE: (515) 389-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE ENGINEERS/RAH
 EIC/CH
 DES. MOINES, IOWA

GRAY'S STATION LINC
 LANDSCAPE PLAN
 L1.1
 2205-327

DATE PLOTTED: 7/27/2011 3:24 PM
DRAWN BY: J. RAH
CHECKED BY: J. RAH
DATE: 7/27/2011
PROJECT: GRAY'S STATION LINC
LANDSCAPE PLAN



ASSORTED OVULELIES
PLANTED 10' O.C.
1.5 GALV. CONTAINER
(TYPICAL)

NOTE: CONTACT THE
MUNICIPAL FORESTRY DIVISION
PRIOR TO PLANTING IN THE
PUBLIC R.O.W. AT 283-4895.



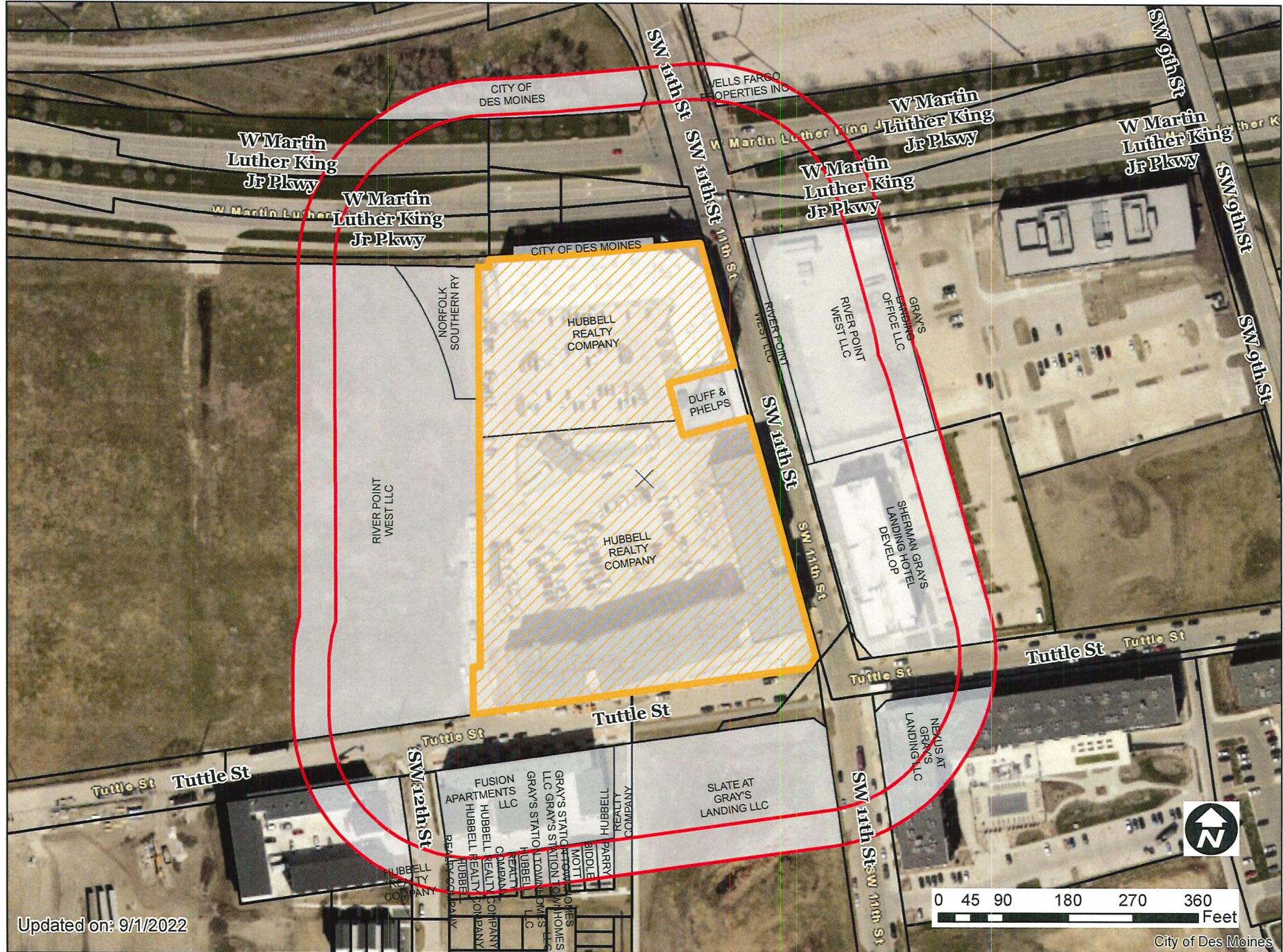
REVISIONS	DATE
PARALLEL AMENDMENT SUBMITTAL #2	2022-07-11
PARKING LOT PLANT IMPROVEMENT	2022-06-01

3405 S.E. CROSSROADS DRIVE, SUITE G
GRAYS, IOWA 5011
PHONE: (515) 389-4400 FAX: (515) 369-4410
DES. MOINES, IOWA | CIVIL DESIGN ADVANTAGE ENGINEERS/RAH | E/IC/CH



GRAY'S STATION LINC
LANDSCAPE PLAN

L1.2
2205.327



Updated on: 9/1/2022

City of Des Moines

1 inch = 177 feet