



Date October 3, 2022

RESOLUTION HOLDING 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"



Roll Call Number

Agenda Item Number

64

Date October 3, 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.

; and

WHEREAS, on September 12, 2022, by Roll Call No. 22-1418, the City Council set a hearing on review of the PUD Final Development Plan for the above-described property to take place on October 3, 2022 and due notice of the same was published in the Des Moines Register;

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 "Gray's Station Linc – Parking Lot Reconfiguration/Site Improvements" are hereby overruled, and the hearing is closed.
2. The proposed PUD Final Development Plan "Gray's Station Linc – Parking Lot Reconfiguration/Site Improvements", 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 compliance will all administrative review requirements.

Moved by _____ to adopt. Second by _____

APPROVED AS TO FORM:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED 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



September 6, 2022

Date October 3, 2022
 Agenda Item 104
 Roll Call # _____

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.

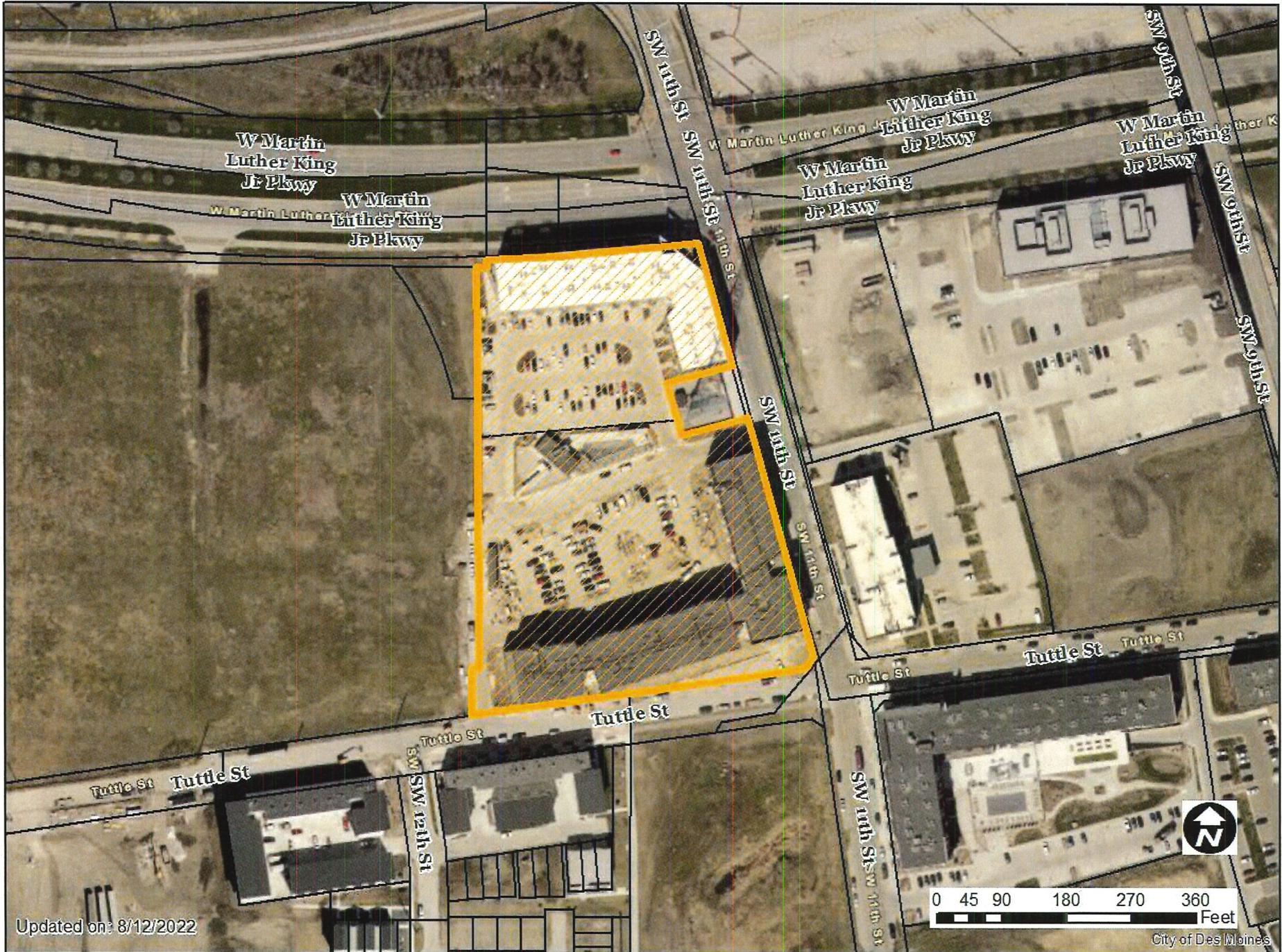
Motion passed: 13-0

Respectfully submitted,



Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh



Updated on: 8/12/2022

City of Des Moines

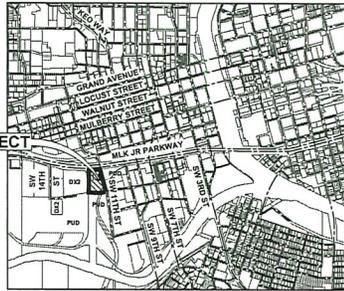
1 inch = 177 feet

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 (233,695 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 SPACES: 16,750 SF

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

Table with 3 columns: EXISTING PARKING, NORTH, SOUTH, TOTAL. Rows include Residential, Commercial, Garage, ADA, and total counts.

Table with 3 columns: PROPOSED PARKING, NORTH, SOUTH, TOTAL. Rows include Residential, Commercial, Garage, ADA, and total counts.

ZONING: GRAY'S STATION PUD-ZON2017-00087

Table with 4 columns: BIKE RACK CAPACITY, EXISTING, PROPOSED, NET GAIN. Shows 48 existing bikes and 18 proposed bikes.

BUILDING HEIGHT: 62 FEET

Table with 4 columns: IMPERVIOUS AREA, EXISTING, PROPOSED, NET GAIN. Shows building, pavement, and sidewalk areas.

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

BUILDING SUMMARY

Table with 2 columns: NORTH BUILDING, SOUTH BUILDING. Rows include total square footage, building height, number of floors, and total square footage.

Table with 2 columns: SUBMITTAL DATES. Rows include Parking Lot Site Plan Amendment and Parking Lot Site Plan Amendment Submittal #2.

DATE OF SURVEY
03/20/2016

BENCHMARK

- 1. BRASS CAP IN NE CORNER OF TRAFFIC SIGNAL BASE ELEV. 228.814 CITY OF DES MOINES ID. 725

INDEX OF SHEETS

Table with 2 columns: NO., DESCRIPTION. Lists sheets C0.1 through A.520 including topographic survey, reference plan, dimension plan, grading plan, utility plan, details, landscape plan, and 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 VIEW 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 2 columns: PROPOSED and EXISTING. Lists various symbols for lot lines, easements, storm sewers, manholes, hydrants, trees, utility poles, and signs.

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 50266
PH: (515) 243-3228
FX: (515) 280-2000

ENGINEER/SURVEYOR
CIVIL DESIGN ADVANTAGE, LLC
CONTACT: RYAN HARDESTY
5402 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ARCHITECT
SLIMSIGHT ARCHITECTURE
CONTACT: GREG WATTER
305 EAST COURT AVE
DES MOINES, IOWA 50309
PH: (515) 243-0074

OWNER
HRC NTS I LLC
6800 WESTOWN PKWY
WEST DES MOINES, IA 50266

LEGAL DESCRIPTION

A PART OF OUTLOT 'Y', CENTRAL DES MOINES INDUSTRIAL PARK, AN OFFICIAL PLAT, AND A PART OF LOTS B1, B2 AND B5, 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 01°24'49" 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', 15.36 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 0°21'12" WEST ALONG THE WEST LINE OF SAID LOT B5, A DISTANCE OF 8.59 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING, JR. PARKWAY; THENCE NORTH 85°10'40" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 100.23 FEET; THENCE NORTH 84°00'04" 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°27'21" 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, 75.28 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 B1; THENCE SOUTH 39°15'32" WEST ALONG SAID EASTERLY LINE, 16.08 FEET; THENCE SOUTH 81°32'24" 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.



1-800-292-8989
www.iowaonecall.com



3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 1709.517

SITE PLAN APPROVAL:

APPROVED APPROVED WITH CONDITION
IN ACCORDANCE WITH SECTION 133-9, 2019 Des Moines MUNICIPAL CODE, AS AMENDED.
NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR.

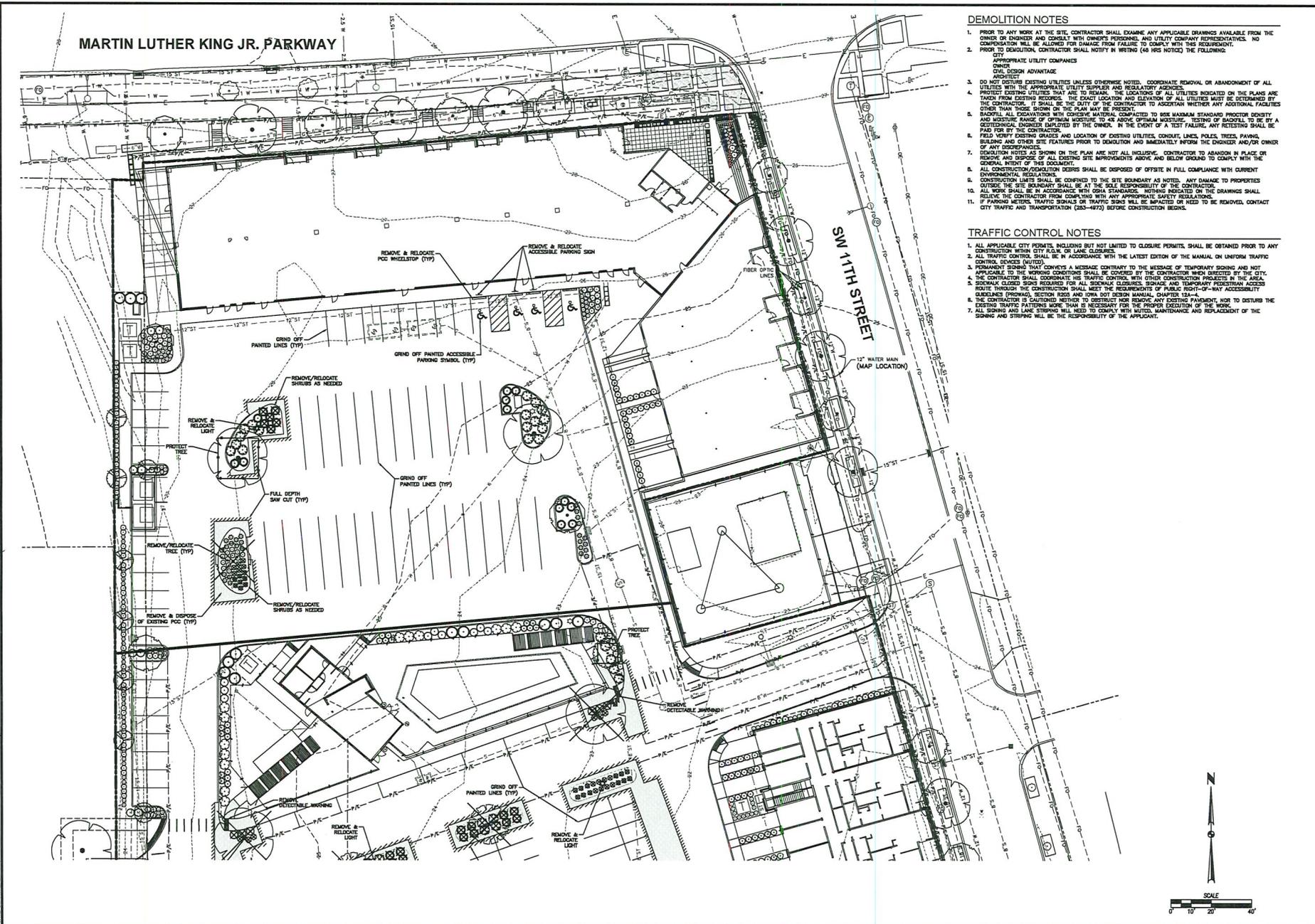
DEVELOPMENT SERVICES DIRECTOR DATE

REFER TO TERRACON GEOTECHNICAL ENGINEERING REPORT PROJECT NO. BR157222-03 FOR GEOTECHNICAL REQUIREMENTS.
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

Professional Engineer seal for Ryan A. Hardesty, License No. 20811, State of Iowa. Includes text: I HEREBY CERTIFY THAT THIS 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.

04



DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILING TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 APPROPRIATE UTILITY COMPANIES
 CITY
 OWNER
 CIVIL DESIGN ADVANTAGE ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH CONCRETE MATERIAL, COMPACTED TO 80% MAXIMUM STANDARD PROCTOR DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILING, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
11. IF PARKING METERS, TRAFFIC SIGNALS OR TRAFFIC SIGNS WILL BE IMPACTED OR NEED TO BE REMOVED, CONTACT CITY TRAFFIC AND TRANSPORTATION (335-4973) BEFORE CONSTRUCTION BEGINS.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY BLOCK OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNAGE THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIGNALLING CLOSED SIGN REQUIRED FOR ALL SIGNALING CLOSURES, SIGNALS AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROVIDED), SECTION 1005 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS AUTHORIZED HERETO TO DISTURB OR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS UNLESS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. DEMOLITION AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

DATE: 11/14/2025 10:00 AM
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: AS SHOWN
SHEET NO. 1 OF 1

DATE	11/14/2025
DRAWN BY	J. H. HARRIS
CHECKED BY	J. H. HARRIS
SCALE	AS SHOWN
SHEET NO.	1 OF 1

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRAMES, IOWA 50111
 PHONE: (515) 395-4400 FAX: (515) 369-4410
 CIVIL DESIGN ADVANTAGE ENGINEER/RAH
 EICH

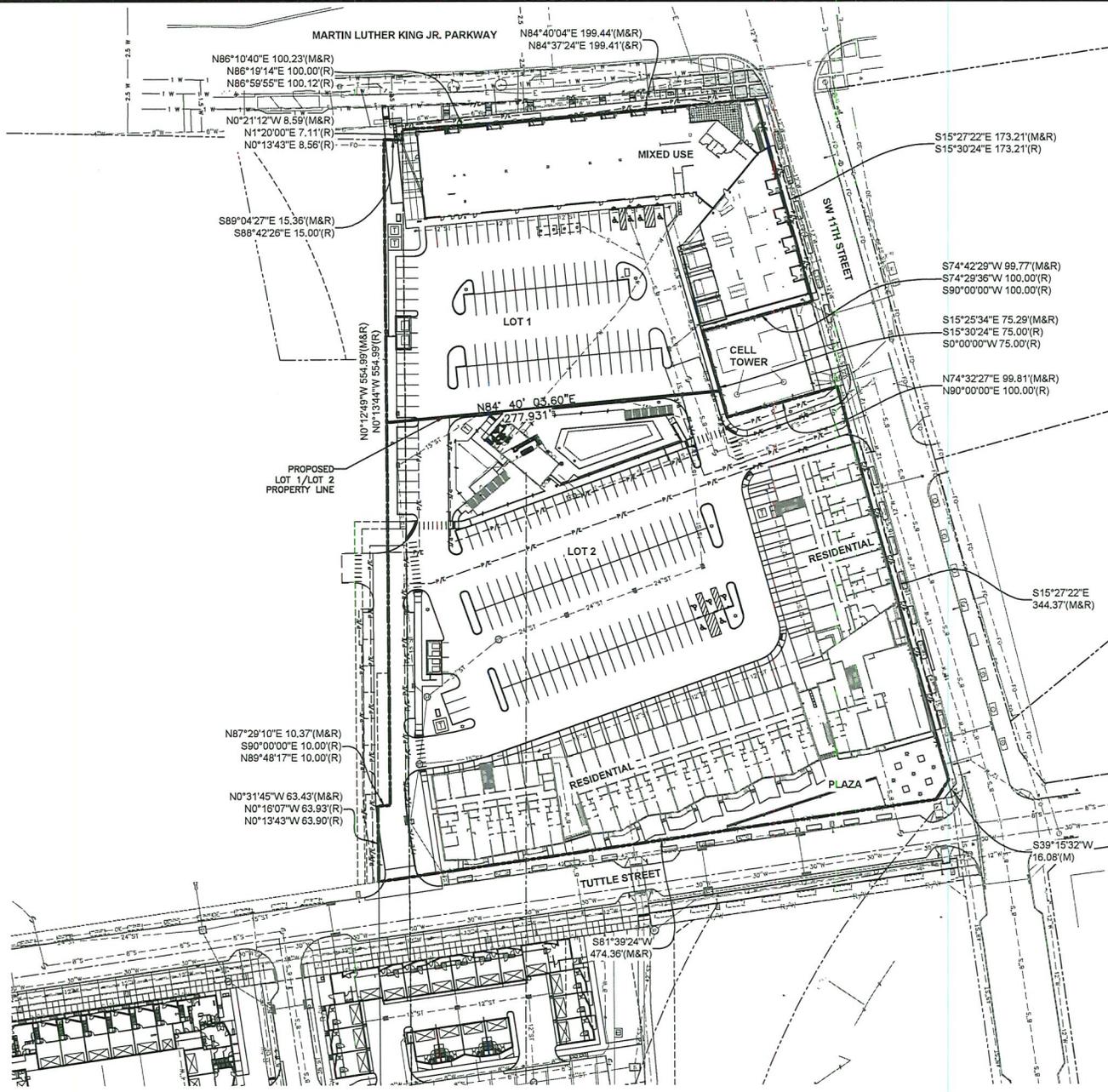


GRAY'S STATION LINC
 TOPOGRAPHICAL SURVEY/ DEMOLITION PLAN
 DES. MONIES, IOWA

C1.1
 2205.327



DATE: 11/20/2017
 DRAWN BY: J. RAH
 CHECKED BY: J. RAH
 PROJECT: GRAY'S STATION LINC
 SHEET: 2205.327



REVISIONS	DATE
PARKING AMENDMENT SUBMITTAL #2	2022-07-11
PARKING LOT PLANNING	2022-06-28

3405 S.E. CROSSROADS DRIVE, SUITE G
 CHICAGO, ILLINOIS 60632
 PHONE: (616) 389-4400 FAX: (616) 389-4410

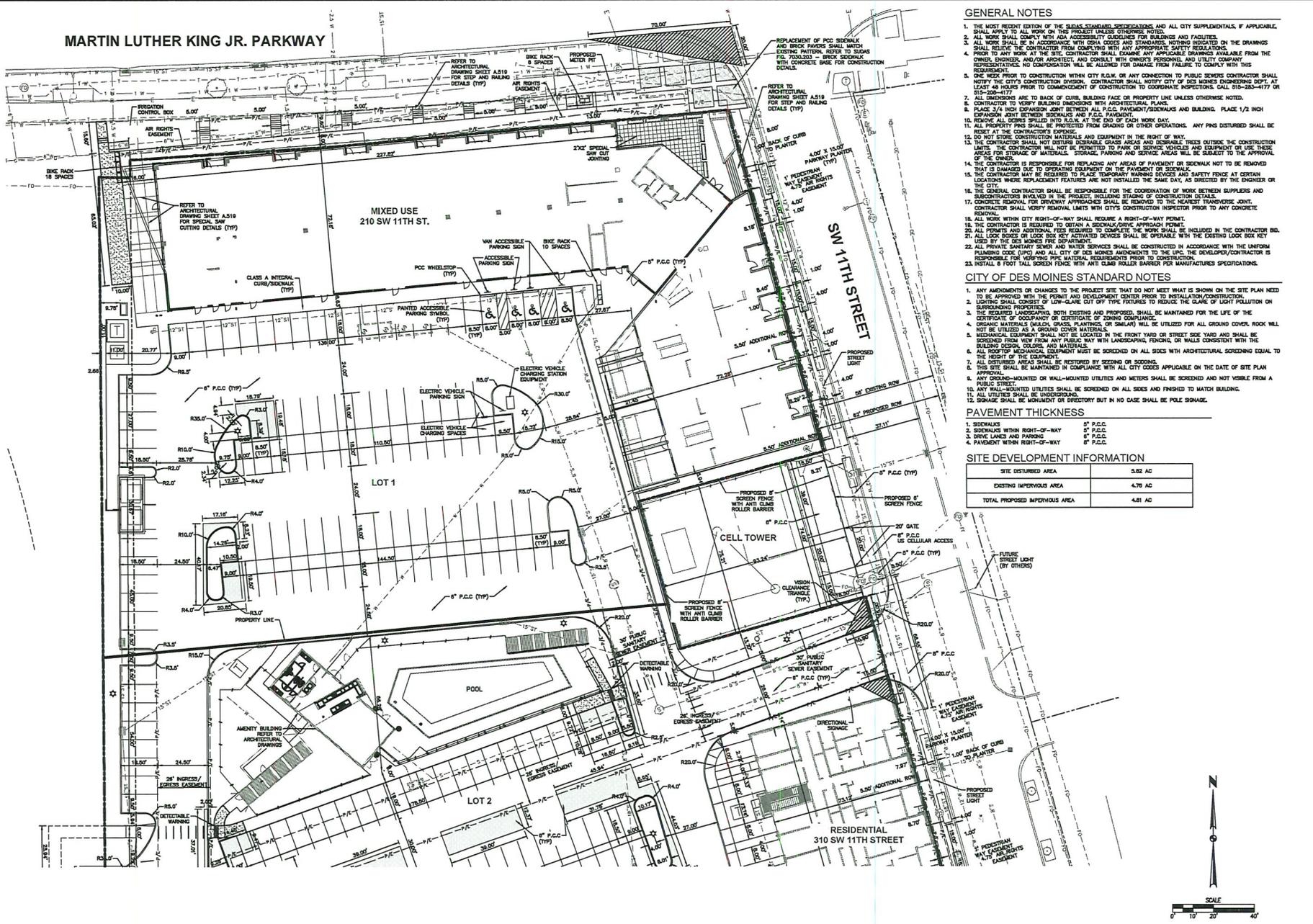
ENGINEER: RAH
 EICHL



GRAY'S STATION LINC
 REFERENCE PLAN

C2.1
 2205.327

MARTIN LUTHER KING JR. PARKWAY



GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SDAS 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. WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND REGULATIONS. NOTINGS INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, THE 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 NEXT PRIOR TO CONSTRUCTION WITH CITY E.I.C.M. OR ANY CONNECTION TO PUBLIC SERVICES CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION. CONTRACTOR SHALL NOTIFY CITY OF DES MOINES CONSTRUCTION DEPT. AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION TO COORDINATE INSPECTIONS. CALL 319-383-4177 OR 319-286-4177.
6. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
8. PLACE 3/4" HIGH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT, FURNISHINGS AND BUILDING. PLACE 1/2" HIGH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
9. REMOVE ALL DEBRIS FROM SITE TO CURB AT THE END OF EACH WORK DAY.
10. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
11. SOIL REMEDIATION 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 DETAILS.
16. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
17. ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL REQUIRE A RIGHT-OF-WAY PERMIT.
18. THE CONTRACTOR IS REQUIRED TO OBTAIN A SIDEWALK/BIKEWAY APPROVAL PERMIT.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. ALL LOCK BOXES OR LOCK BOX KEY ACTIVATED DEVICES SHALL BE OPERABLE WITH THE EXISTING LOCK BOX KEY USED BY THE DES MOINES FIRE DEPARTMENT.
21. ALL PRIVATE SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF DES MOINES AMENDMENTS TO THE UPC. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPE MATERIAL REQUIREMENTS PRIOR TO CONSTRUCTION.
22. INSTALL 6 FOOT TALL SCREEN FENCE WITH ANTI CLIMB 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 CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURFACES OF 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 MATERIALS.
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 ROOFTOP 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 SOILING.
8. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODES APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
9. ANY GROUND-MOUNTED OR WALL-MOUNTED UTILITIES AND METERS SHALL BE SCREENED AND NOT VISIBLE FROM A PUBLIC WAY. UNDERGROUND UTILITIES SHALL BE SCREENED OR ALL SIDES AND FINISHED TO MATCH BUILDING.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. SIGNAGE SHALL BE MONUMENT OR ORATORY BUT IN NO CASE SHALL BE POLE SIGNAGE.

PAVEMENT THICKNESS

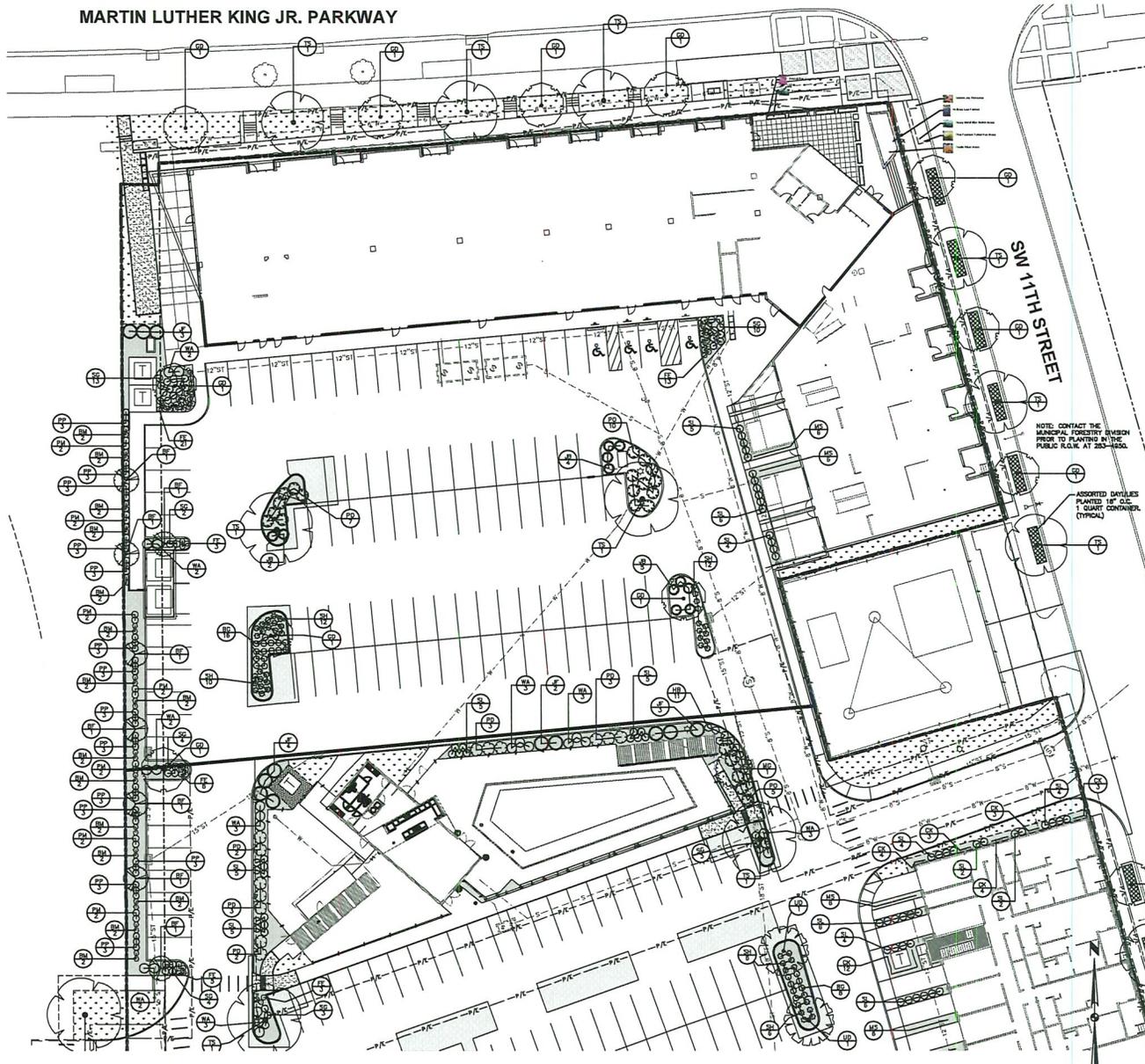
1. SIDEWALKS 6" P.C.C.
2. SIDEWALKS WITHIN RIGHT-OF-WAY 8" P.C.C.
3. DRIVE LANES AND PARKING 8" P.C.C.
4. PAVEMENT WITHIN RIGHT-OF-WAY 8" P.C.C.

SITE DEVELOPMENT INFORMATION

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

DATE: 02/27/21
 REVISIONS: 01
 3405 S.E. CROSSROADS DRIVE, SUITE G, DES MOINES, IOWA 50315
 PHONE: (515) 389-4400 FAX: (515) 389-4410
 ENGINEER: RAH
 CIVIL DESIGN ADVANTAGE
 DIMENSION PLAN
 C2.2
 2205.327

MARTIN LUTHER KING JR. PARKWAY



GENERAL NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE USDA STANDARD 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 2011.
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFOLIATION, WOUNDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS, TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
6. SPREADDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO A (MIN) DEPTH OF 3".
7. SPREADDED HARDWOOD MULCH WITH WEED PREVENTER FABRIC SHALL BE PLACED IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
8. ALL EROSION SHALL BE 4" SPARE CUT EDGE.
9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAINING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. ALL CONCRETE SPALLS IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
12. CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 283-4800.
13. ALL WIND TRIMS AND BRUSH TRIMS SHALL BE REMOVED FROM THE FOOTWALL OF STREET TREES PRIOR TO PLANTING.
14. NO STAKING OF TREES IS ALLOWED.

PLANT SCHEDULE

DESCRIPTOR	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	GAL
DECIDUOUS TREES	18	Osage Florida Aeon White Birch	<i>Betula piceolata 'Topeka'</i> TM	S&B	2"
GD	23	Honey Locust Street Keeper	<i>Cedrela tomentosus 'Drives'</i>	S&B	2"
MG	2	Galaxy Magnolia	<i>Magnolia x 'Galaxy'</i>	S&B	1.2"
SR	8	Japanese Tree Lilac	<i>Syringa reticulata</i>	S&B	1.2"
TS	20	Silver Linden	<i>Tilia tomentosa</i>	S&B	2"
UD	8	Dynasty Elm	<i>Ulmus parvifolia 'Dynasty'</i>	S&B	1.2"
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
BM	30	Green Tower Dogwood	<i>Bumelia sempervirens 'Monroe'</i>	3 GAL	
DB	82	Blonwood Green Yucca	<i>Bumelia x 'Green Yucca'</i>	3 GAL	
JF	10	Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>	3 GAL	
JB	11	Blue Chip Juniper	<i>Juniperus horizontalis 'Blue Chip'</i>	3 GAL	
FD	13	Golden Pyramid Forsythia	<i>Physocarpus opulifolius 'Golden Pyramid'</i>	3 GAL	
FW	14	Overcast Mugo Pine	<i>Pinus mugo 'Overcast'</i>	3 GAL	
PP	50	Pink Beauty Potentilla	<i>Potentilla fruticosa 'Pink Beauty'</i>	3 GAL	
PO	24	Luxury Laurel	<i>Prunus laurocerasus 'Otto Luyken'</i>	3 GAL	
SD	52	Scotch Pine Spruce	<i>Spirea x 'Scotch Pine'</i>	3 GAL	
WA	28	Walden Wine & Roses	<i>Malva sylvestris 'Walden'</i> TM	1 GAL	
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
CK	175	Fleisher Reed Grass	<i>Calamagrostis x 'Fleisher'</i> TM	1 GAL	
DP	11	Pink Fountain Turfed Hair Grass	<i>Deschampsia cespitosa 'Pink Fountain'</i>	1 GAL	
FE	175	Elgin's Blue Fescue	<i>Festuca elatior 'Elgin's Blue'</i>	1 GAL	
HB	11	Blue Oak Grass	<i>Holcus lanatus 'Blue Oak'</i>	1 GAL	
MS	81	Adagio Eclipta Grass	<i>Monochloa shanensis 'Adagio'</i>	1 GAL	
MP	7	Purple Silver Grass	<i>Monochloa shanensis 'Purple Silver'</i>	1 GAL	
TM	34	Heavy Metal Blue British Grass	<i>Panicum virgatum 'Heavy Metal'</i>	1 GAL	
PR	18	Human Fountain Grass	<i>Pennisetum alopecuroides 'Human'</i>	1 GAL	
SL	132	Little Bluestem Grass	<i>Schizachyrium scoparium</i>	1 GAL	
SH	280	Prairie Dropseed	<i>Sporobolus holstii</i>	1 GAL	
ANNUALS/PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
CA	8	American Dream Lobelia	<i>Cornegalia ramosa 'American Dream'</i>	4" Pot	
CP	8	Princess Starburst Coreopsis	<i>Coreopsis purpurea 'Princess Starburst'</i>	4" Pot	
NW	14	Waters Low Coriaria	<i>Nepeta x 'Waters Low'</i>	4" Pot	
RS	10	Indian Summer Wood-Eyed Susan	<i>Rudbeckia hirta 'Indian Summer'</i>	4" Pot	
SA	8	Autumn Joy Shrimp Poppy	<i>Sedum spectabile 'Autumn Joy'</i>	4" Pot	

INTERIOR PARKING CALCULATIONS

PARKING SPACES PROVIDED: 233 SPACES

REQUIRED	PROPOSED	EXISTING	NET
PLANTING BEDS (1/20 SPACES):	12 PLANTING BEDS		
TREES (EXISTENCY 1/1 PLANTING BED):	12 TREES	18 TREES	-6 TREES
SHRUBS (2/1 PLANTING BED):	36 SHRUBS	366 SHRUBS	-330 SHRUBS

PERIMETER PARKING CALCULATIONS

WEST PARKING PERIMETER: 240 LF

REQUIRED	PROPOSED	EXISTING	NET
TREES (1/40 LF):	6 TREES		
SHRUBS (10/40 LF):	60 SHRUBS		
TREES (1/40 LF):	8 TREES		
SHRUBS:	84 SHRUBS		

PARKWAY PLANTINGS CALCULATIONS

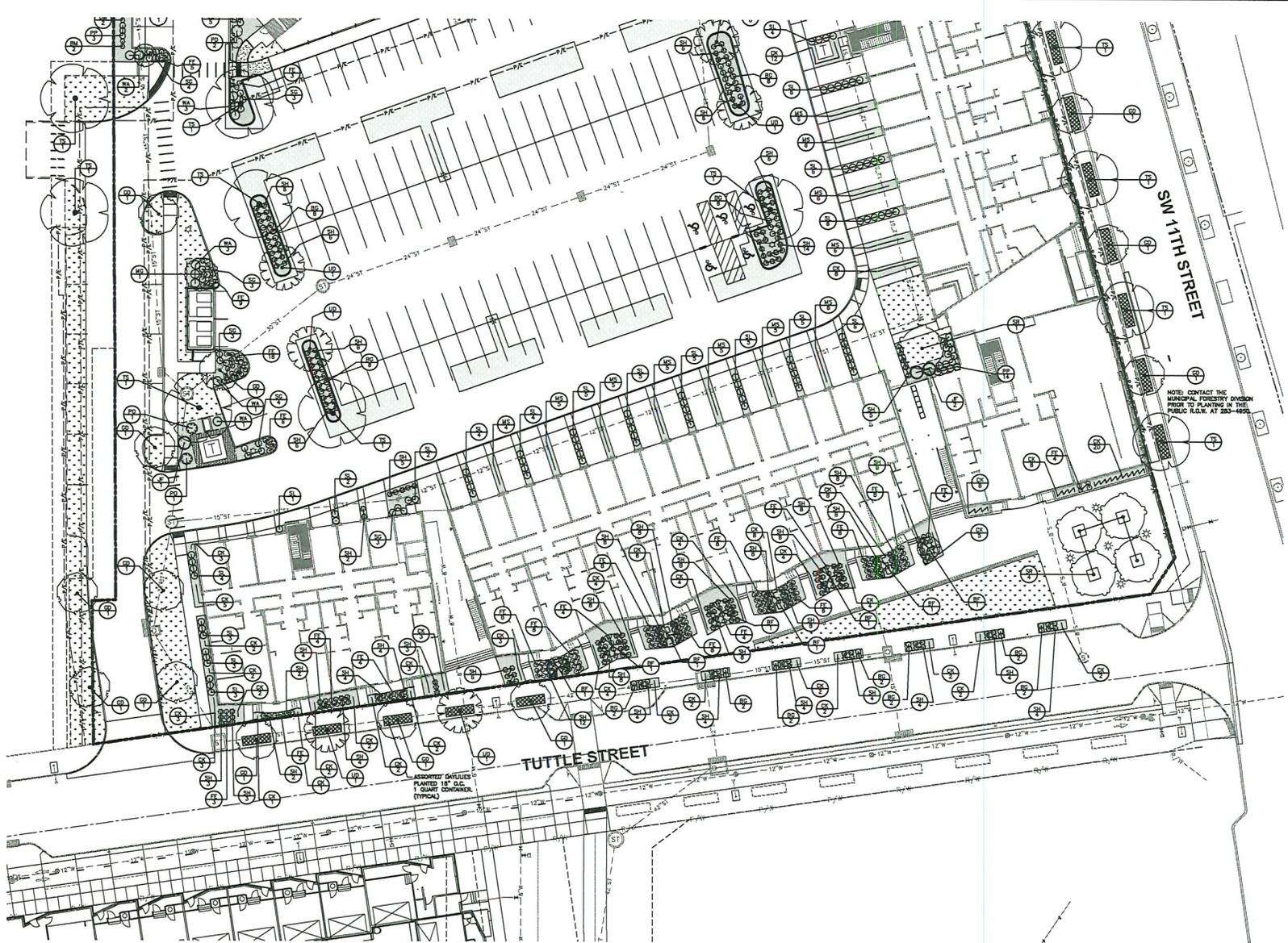
REQUIRED	PROPOSED	EXISTING	NET
M.L.K. PARKWAY:	242 LF		
SW 11TH ST (1/20 LF):	460 LF		
TUTTLE STREET:	400 LF		
M.L.K. PARKWAY (1/30 LF):	8 TREES		
SW 11TH ST (1/20 LF):	10 TREES		
TUTTLE ST (1/30 LF):	13 TREES		
M.L.K. PARKWAY (1/30 LF):	8 TREES		
SW 11TH ST:	16 TREES		
TUTTLE ST:	13 TREES		

DATE: 05/20/2024
 REVISIONS: 01/20/2024
 DRAWING: 01/20/2024
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRAMMOS, IOWA 50111
 PHONE: (515) 389-4400 FAX: (515) 389-4410
 ELCH



GRAY'S STATION LINC
 LANDSCAPE PLAN
 DES MOINES, IOWA
 CIVIL DESIGN ADVANTAGE ENGINEERING

DATE: 07/17/2025
 DRAWN BY: J. RAH
 CHECKED BY: J. RAH
 PROJECT: GRAY'S STATION LINC
 SHEET: L1.2



ASSORTED SPECIES
 PLANTED 18" O.C.
 1 QUANT. CONFORMANCE
 (TYPICAL)

NOTE: CONTACT THE
 MUNICIPAL FORESTRY DIVISION
 PRIOR TO PLANTING IN THE
 PUBLIC R.O.W. AT 283-4805



REVISIONS	DATE	BY	DESCRIPTION

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRAYES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

DES MOINES, IOWA



CIVIL DESIGN ADVANTAGE ENGINEERS

GRAY'S STATION LINC
LANDSCAPE PLAN

L1.2
 2205.327

