

Agenda Item Number

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Date February 20, 2023

# RESOLUTION SETTING HEARING ON REQUEST FROM HUBBELL REALTY COMPANY (OWNER), REPRESENTED BY CALEB SMITH (OFFICER), FOR REVIEW AND APPROVAL OF A 1<sup>st</sup> AMENDMENT TO THE GRAY'S STATION PUD CONCEPTUAL PLAN, FOR PROPERTY LOCATED IN THE VICINITY OF 1300 TUTTLE STREET, TO UPDATE THE REALIGNMENT OF SOUTHWEST 13<sup>TH</sup> STREET AND TO REVISE REVIEW REQUIREMENTS FOR FUTURE PUD DEVELOPMENT SITE PLANS

**WHEREAS**, on February 20, 2023, the City Plan and Zoning Commission considered a request from Hubbell Realty Company (Owner), represented by Caleb Smith (Officer), for review and approval of a 1<sup>st</sup> amendment to the Gray's Station PUD Conceptual Plan, on property located in the vicinity of 1300 Tuttle Street, to update the realignment of Southwest 13<sup>th</sup> Street; and

WHEREAS, the City Plan and Zoning Commission voted 8-1-1 to APPROVE the 1<sup>st</sup> amendment to the Gray's Station PUD Conceptual Plan, on property located in the vicinity of 1300 Tuttle Street, to update the realignment of Southwest 13<sup>th</sup> Street and to revise review requirements for future PUD development site plans, subject to revisions to the 'Notes' section to allow administrative review of future development site plans in lieu of public review by the Plan and Zoning Commission and City Council, as follows:

- 1. Any final development plan for a new row home type development or a minor revision to an existing development is subject to administrative (by City staff) review and approval.
- 2. Any final development plan for a mixed-use building or a multiple-household residential building is subject to review and approval by the Plan and Zoning Commission, with any appeal of that decision considered by the City Council; and

WHEREAS, the Property is legally described as follows:

OUTLOTS Y AND Z AND A PART OF LOTS 6, 7 AND 9, CENTRAL DES MOINES INDUSTRIAL PARK, AN OFFICIAL PLAT AND PART OF LOTS 80, 81, 82, 85 AND 86 IN 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 NORTHWEST CORNER OF SAID LOT 9, CENTRAL DES MOINES INDUSTRIAL PARK HAVING A STATE PLANE IOWA SOUTH COORDINATE VALUE OF NORTHING 575161.83 AND EASTING 1602813.57; THENCE SOUTH 89° (DEGREES) 48' (MINUTES) 50" (SECONDS) EAST ALONG THE NORTHERLY LINE OF SAID LOT 9, A DISTANCE OF 339.93 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE SOUTH 89°46'52" EAST CONTINUING ALONG SAID NORTHERLY LINE, 419.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF SW 14TH STREET; THENCE SOUTH



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00°01'02" EAST CONTINUING ALONG SAID NORTHERLY LINE, 69.98 FEET TO THE SOUTHWEST CORNER OF STREET LOT B, SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE SOUTH 89°35'21" EAST CONTINUING ALONG SAID NORTHERLY LINE, 70.00 FEET TO THE NORTHWEST CORNER OF LOT 8, SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE SOUTH 00°08'06" WEST CONTINUING ALONG SAID NORTHERLY LINE, 423.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 89°19'18" EAST CONTINUING ALONG SAID NORTHERLY LINE, 307.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 9; THENCE NORTH 00°08'11" WEST ALONG THE WESTERLY LINE OF SAID LOT 7, CENTRAL DES MOINES INDUSTRIAL PARK, 333.39 FEET; THENCE NORTHERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 804.20 FEET, WHOSE ARC LENGTH IS 93.82 FEET AND WHOSE CHORD BEARS NORTH 03°29'07" WEST, 93.77 FEET; THENCE NORTH 06°58'06" WEST CONTINUING ALONG SAID WESTERLY LINE, 15.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 7 ALSO BEING THE SOUTH RIGHT OF WAY LINE OF TUTTLE STREET; THENCE NORTH 81°10'49" EAST ALONG THE NORTH LINE OF SAID LOT 7. A DISTANCE OF 411.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE NORTH 00°05'48" WEST ALONG THE WEST LINE OF SAID LOT 6, CENTRAL DES MOINES INDUSTRIAL PARK, 72.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 81°52'47" EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 347.62 FEET TO THE SOUTHEAST CORNER OF LOT 4, SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE NORTH 00°31'45" WEST ALONG THE WESTERLY LINE OF SAID OUTLOT Y, CENTRAL DES MOINES INDUSTRIAL PARK, 63.43 FEET; THENCE NORTH 87°29'10" EAST CONTINUING ALONG SAID WESTERLY LINE, 10.37 FEET; THENCE NORTH 00°12'49" WEST CONTINUING ALONG SAID WESTERLY LINE, 554.99 FEET TO THE NORTHEAST CORNER OF LOT 5, SAID CENTRAL DES MOINES INDUSTRIAL PARK AND HAVING A STATE PLANE IOWA SOUTH COORDINATE VALUE OF NORTHING 575907.16 AND EASTING 1604699.48; 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 00°21'12" WEST ALONG THE WEST LINE OF SAID LOT 85, FACTORY ADDITION, 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, 99.77 FEET; THENCE SOUTH 15°25'34" EAST, 75.29 FEET; THENCE NORTH 74°32'27" EAST, 99.81 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



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LINE OF SAID LOT 81; THENCE SOUTH 39°15'32" WEST ALONG SAID EASTERLY LINE, 97.08 FEET; THENCE SOUTH 79°27'19" WEST, 73.56 FEET TO THE EASTERLY LINE OF THE WEST HALF OF SAID LOT 81; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 716.25 FEET, WHOSE ARC LENGTH IS 712.02 FEET AND WHOSE CHORD BEARS SOUTH 06°02'51" WEST, 683.06 FEET; THENCE SOUTH 67°48'12" WEST, 51.41 FEET TO A POINT ON THE EAST LINE OF THE WEST 100 FEET OF SAID LOT 80, FACTORY ADDITION; THENCE SOUTH 00°01'40" EAST ALONG SAID EAST LINE, 767.72 FEET; THENCE SOUTH 45°36'19" EAST, 692.69 FEET TO THE WESTERLY LINE OF SAID LOT 81; THENCE SOUTH 76°09'29" EAST, 50.00 FEET TO SAID EASTERLY LINE OF THE WEST HALF OF LOT 81, HAVING A STATE PLANE IOWA SOUTH COORDINATE VALUE OF NORTHING 573317.97 AND EASTING 1605461.84; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 740.65 FEET, WHOSE ARC LENGTH IS 76.04 FEET AND WHOSE CHORD BEARS SOUTH 17°00'55" WEST, 76.01 FEET; THENCE NORTH 70°20'25" WEST, 50.00 FEET TO SAID WESTERLY LINE OF LOT 81; THENCE NORTH 45°36'19" WEST, 663.55 FEET TO SAID EAST LINE OF THE WEST 100 FEET OF LOT 80; THENCE SOUTH 00°01'40" EAST ALONG SAID EAST LINE, 439.03 FEET TO THE NORTH BANK AND MEANDER LINE OF THE RACCOON RIVER; THENCE NORTH 71°44'57" WEST AND ALONG SAID MEANDER LINE AND THE SOUTHERLY LINE OF SAID OUTLOT Z, CENTRAL DES MOINES INDUSTRIAL PARK, 888.50 FEET; THENCE NORTH 83°01'49" WEST CONTINUING ALONG SAID SOUTHERLY LINE. 463.82 FEET; THENCE NORTH 89°10'53" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 291.24 FEET; THENCE SOUTH 82°06'06" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 296.82 FEET; THENCE SOUTH 72°02'02" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 228.32 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT Z; THENCE NORTH 00°03'17" EAST ALONG THE WEST LINE OF SAID CENTRAL DES MOINES INDUSTRIAL PARK, 1647.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 83.73 ACRES (3.647,186 SOUARE FEET) AND 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 1st amendment to the Gray's Station PUD Conceptual Plan is to be considered shall be held on March 6, 2023 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.



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Moved by \_\_\_\_\_\_ to adopt. Second by \_\_\_\_\_\_

APPROVED AS TO FORM:

<u>/s/ Chas M. Cahill</u> Chas M. Cahill Assistant City Attorney

(ZONG-2022-000095)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	
COWNIE					CERTIFICATE
BOESEN					I, LAURA BAUMGARTNER, City Clerk of said City
GATTO					hereby certify that at a meeting of the City Council
SHEUMAKER					of said City of Des Moines, held on the above date.
MANDELBAUM					among other proceedings the above was adopted.
VOSS					IN WITNESS WHEREOF, I have hereunto set my
WESTERGAARD					hand and affixed my seal the day and year first
TOTAL					above written.
MOTION CARRIED			API	ROVED	-
					City Clerk
			1	Mayor	



February 14, 2023

Communication from the City Plan and Zoning Commission advising that at their February 2, 2023 meeting, the following action was taken regarding a request from Hubbell Realty Company (owner), represented by Caleb Smith (officer), for the following regarding property located in the vicinity of 1300 Tuttle Street:

- A) Review and approval of a 1<sup>st</sup> amendment to the Gray's Station PUD Conceptual Plan, to update the realignment of Southwest 13<sup>th</sup> Street and to allow administrative review of future development site plans in leu of public review by the Plan and Zoning Commission and City Council.
- B) Review and approval of a PUD Final Development Plan "Gray's Station Telus Condos," to allow for the construction of two condo buildings containing 84 residential units.
- C) Review and approval of a PUD Final Development Plan "Gray's Station Plat 5 Townhomes and Clubhouse," to allow for the construction of 65 townhomes and a clubhouse amenity building.

# COMMISSION RECOMMENDATION:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				Х
Dan Drendel	Х			
Leah Rudolphi	х			
Carol Maher		Х		
Abby Chungath				Х
Kayla Berkson	Х			
Chris Draper			Х	
Todd Garner				х
Johnny Alcivar	Х			
Justyn Lewis	Х			
Carolyn Jenison				х
William Page	Х			
Andrew Lorentzen				х
Emily Webb	Х			
Katie Gillette	х			

After public hearing, the members voted 8-1-1 as follows.

**APPROVAL** of Part A) Approval of the request to amend the Gray's Station PUD Conceptual Plan to update the realignment of Southwest 13th Street.

Furthermore, Staff recommends limited approval of the request to amend the Gray's Station PUD Conceptual Plan to revise the 'Notes' section to allow administrative review of future development site plans in lieu of public review by the Plan and Zoning Commission and City Council, as follows:

- Any final development plan for a new row home type development or a minor revision to an existing development is subject to administrative (by staff) review and approval.
- Any final development plan for a mixed-use building or a multiple-household residential building is subject to review and approval by the Plan and Zoning Commission, with any appeal of that decision considered by the City Council.

Part B) Approval of the proposed PUD Final Development Plan "Gray's Station Telus Condos," subject to compliance with all administrative review comments, plus the following conditions:

- 1. Provision of a "band" of architectural concrete masonry unit materials from grade up to 2' for the standalone garages that matches the concrete masonry units proposed for the condo buildings.
- 2. Provision of a sidewalk connection from the southeastern corner of "Building 2" that crosses the internal vehicular drive to link up with the north-south pedestrian pathway that bisects this development area.
- 3. Provision of more-detailed exterior façade materiality information that matches the standards outlined within the PUD Conceptual Plan.
- 4. Verification that all exterior façade glazing contains a minimum 50% transmittance factor and a reflectance factor of no more than .25.

Part C) Approval of the proposed PUD Final Development Plan "Gray's Station Plat 5 Townhomes and Clubhouse," subject to compliance with all administrative review comments, plus the following conditions:

- 1. Provision of a sidewalk connection from the clubhouse's outdoor recreation area/dog park that crosses a private drive to link up with a proposed courtyard space in between lots "40" and "41."
- 2. Verification that any proposed rooftop mechanical equipment will be screened from view from all sides.
- 3. Provision of additional information regarding mechanical equipment and associated screening (both ground- and roof-mounted) for the clubhouse building.
- 4. Provision of more-detailed materiality information for the clubhouse building that matches the standards outlined within the PUD Conceptual Plan.

5. Verification that all exterior façade glazing contains a minimum 50% transmittance factor and a reflectance factor of no more than .25.

# STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends approval of the request to amend the Gray's Station PUD Conceptual Plan to update the realignment of Southwest 13th Street.

Furthermore, Staff recommends limited approval of the request to amend the Gray's Station PUD Conceptual Plan to revise the 'Notes' section to allow administrative review of future development site plans in lieu of public review by the Plan and Zoning Commission and City Council, as follows:

- Any final development plan for a new row home type development or a minor revision to an existing development is subject to administrative (by staff) review and approval.
- Any final development plan for a mixed-use building or a multiple-household residential building is subject to review and approval by the Plan and Zoning Commission, with any appeal of that decision considered by the City Council.

Part B) Staff recommends approval of the proposed PUD Final Development Plan "Gray's Station Telus Condos," subject to compliance with all administrative review comments, plus the following conditions:

- 1. Provision of a "band" of architectural concrete masonry unit materials from grade up to 2' for the standalone garages that matches the concrete masonry units proposed for the condo buildings.
- 2. Provision of a sidewalk connection from the southeastern corner of "Building 2" that crosses the internal vehicular drive to link up with the north-south pedestrian pathway that bisects this development area.
- 3. Provision of more-detailed exterior façade materiality information that matches the standards outlined within the PUD Conceptual Plan.
- 4. Verification that all exterior façade glazing contains a minimum 50% transmittance factor and a reflectance factor of no more than .25.

Part C) Staff recommends approval of the proposed PUD Final Development Plan "Gray's Station Plat 5 Townhomes and Clubhouse," subject to compliance with all administrative review comments, plus the following conditions:

- 1. Provision of a sidewalk connection from the clubhouse's outdoor recreation area/dog park that crosses a private drive to link up with a proposed courtyard space in between lots "40" and "41."
- 2. Verification that any proposed rooftop mechanical equipment will be screened from view from all sides.

- 3. Provision of additional information regarding mechanical equipment and associated screening (both ground- and roof-mounted) for the clubhouse building.
- 4. Provision of more-detailed materiality information for the clubhouse building that matches the standards outlined within the PUD Conceptual Plan.
- 5. Verification that all exterior façade glazing contains a minimum 50% transmittance factor and a reflectance factor of no more than .25.

# STAFF REPORT TO THE PLANNING COMMISSION

# I. GENERAL INFORMATION

 Purpose of Request: The applicant is requesting an amendment to the Gray's Station PUD Conceptual Plan, which would alter the alignment of Southwest 13<sup>th</sup> Street between Tuttle Street and Grays Parkway. Further, the applicant is proposing to amend the PUD's 'Notes' to remove the requirement that "All Final Development Plans are subject to review and approval by the Plan & Zoning Commission and the City Council," which would instead allow administrative review in lieu.

Additionally, the developer is seeking to subdivide the 'Gray's Station Plat 5' area within the PUD to allow the development and construction of 65 one-household residential lots containing row homes, a clubhouse amenity building, a lot containing two condo buildings with 84 residential units, and two outlots.

- 2. Size of Site: Gray's Station PUD 84.4 acres; Plat 5 Area 11.1 acres.
- 3. Existing Zoning (site): Gray's Station PUD, Planned Unit Development District.
- 4. Existing Land Use (site): The area is currently undeveloped land.
- 5. Adjacent Land Use and Zoning:

North – "DX2"; Uses are Tuttle Street, open space, and vacant industrial buildings.

- South "Gray's Station PUD" & "F"; Uses are open space, a city stormwater management facility, the Raccoon River, and Gray's Lake Park.
- East "Gray's Station PUD"; Uses are townhomes and multiple-household dwelling units.
- West "Gray's Station PUD" & "DX2"; Uses are industrial warehousing and undeveloped land.
- 6. General Neighborhood/Area Land Uses: The subject property is located generally to the south of West Martin Luther King, Jr. Parkway and to the west of Southwest 11<sup>th</sup> Street in the southern fringes of Downtown. The site's vicinity consists of mixed-use and medium-density residential development, parkland, and undeveloped parcels. The Raccoon River flanks the southern boundary of the site. Gray's Lake Park lies further south of the river.

7. Applicable Recognized Neighborhood(s): The subject property is located within the Downtown Des Moines Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on January 13, 2023, and by emailing of the Final Agenda on January 27, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on January 13, 2023 (20 days prior to the public hearing) and January 23, 2023 (10 days prior to the public hearing) to the Downtown Des Moines Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing. The Sheridan Gardens Neighborhood does not have a mailing address on file. The Brook Run Neighborhood Association mailings were sent to Brandon Brown, 120 Southwest 5<sup>th</sup> Street, Unit 101, Des Moines, IA 50309.

The applicant can provide a summary of the neighborhood outreach at the public hearing.

- 8. Relevant Zoning History: The subject property was rezoned to "PUD" on August 14, 2017, at which time a general "PUD" Conceptual Plan was adopted.
- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Downtown Mixed Use and Neighborhood Mixed Use.
- **10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and "PUD" Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. After the hearing, the Commission may vote to recommend either approval or disapproval of the amended "PUD" Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such Plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the Preliminary Plat shall be

deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the Final Plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the Final Plat to the City Permit and Development Center.

Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such Plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the Preliminary Plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the Final Plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the Final Plat to the City Permit and Development Center.

Pursuant to Section 135-9.1.1.B of the Planning and Design Ordinance, the site plan review requirements of Chapter 135 are designed to ensure the orderly and harmonious development of property in a manner that shall:

- Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;
- Permit present development of property commensurate with fair and orderly planning for future development of other properties in the various areas of the city with respect to the availability and capacity, present and foreseeable, of public facilities and services. The factors to be considered in arriving at a conclusion concerning proposed present development of property shall include the following:
  - The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded or capacity so substantially decreased that site use will inhibit or preclude planned future development;
  - Zoning restrictions at the time of the proposal;
- The city's comprehensive plan;
- The city's plans for future construction and provision for public facilities and services; and

- The facilities and services already available to the area which will be affected by the proposed site use;
- Encourage adequate provision for surface and subsurface drainage, in order to
  ensure that future development and other properties in various areas of the city
  will not be adversely affected;
- Provide suitable screening of parking, truck loading, refuse and recycling disposal, and outdoor storage areas from adjacent residential districts;
- Encourage the preservation of canopied areas and mature trees and require mitigation for the removal of trees; and
- Consider the smart planning principles set forth in Iowa Code Chapter 18B.

# II. ADDITIONAL APPLICABLE INFORMATION

- 1. Gray's Station PUD Conceptual Plan: If the proposed amendment to the Gray's Station "PUD" is approved by the City Council, the applicant must submit to the Planning and Urban Design Administrator a revised version of the "PUD" Conceptual Plan that reflects any conditions of approval.
- 2. Realignment of Southwest 13<sup>th</sup> Street: The proposed amendment to the PUD incorporates a slight realignment of Southwest 13<sup>th</sup> Street. The initial alignment proposed for Southwest 13<sup>th</sup> Street was straight north-south between Tuttle Street and Grays Parkway. With the proposed realignment, the southern portion of the street curves slightly east to join Grays Parkway. The slight realignment would not change or impact the design of the PUD in any significant manner.
- 3. Review and Approval: Per the existing PUD Conceptual Plan, all final development plans within the PUD are currently subject to review and approval by the Plan and Zoning Commission and the City Council. The proposed amendment would eliminate the need for a Commission and Council review for future development plans and would allow administrative-only review. While an administrative review is appropriate for minor changes within the existing development plans and for row homes, a more-comprehensive review, including approval by the Plan and Zoning Commission, is necessary for larger mixed-use and multi-family residential developments. The PUD is well-established to allow developments such as row homes. However, there is some ambiguity relating to larger mixed-use and multi-family buildings which might be potentially sited in the southern portion of the PUD. Staff feels a public process is reasonably necessary to allow comprehensive review of those future development plans and other larger, mixed-use, and multiple-household residential buildings.
- 4. Preliminary Plat: The proposed preliminary plat would involve the creation and extension of public and private streets to serve the development. As an infill, Downtown site, the street layouts (both public and private) are proposed to complement the City street grid (in terms of both layout and construction) that already exists in this area. Murphy Street and Grays Parkway are proposed to extend to the west, with additional westward extensions of already-existing east-west private streets. A new segment of Southwest 13<sup>th</sup> Street is proposed to be constructed from Tuttle

Street to Grays Parkway. Additional east-west private streets are proposed in the southern portion of the development.

65 one-household lots would be created for clustered, rowhome-style development. Additionally, larger lots would be created for a neighborhood "clubhouse" building and open space, as well as a lot that would contain (2) 3-story residential buildings for a total of 84 dwelling units.

All new streets would be constructed with urban cross-sections generally consistent with the construction of streets within the Gray's Station area and overall Downtown. Public utilities (sanitary sewer, water service) are proposed to be extended both within public rights-of-way and within private streets. Public storm sewer is also proposed within the development, and the area's overall stormwater management has been contemplated and accounted for with the existing Gray's Station city stormwater facility that sits to the south of this development area.

On-street and off-street pedestrian connections are proposed that would provide linkages both within this development, as well as with the Gray's Station Trail to the south and the recently-platted area to the east. The Tuttle Street Cycle Track project is proposed to be extended through the northern border of this development area. A pedestrian "Paseo" is proposed to be extended from the east and bisect the northern half of the development.

5. Development Plan – "Gray's Station Telus Condos": The Telus condos development plan consists of (2) 3-story residential buildings that would contain 84 dwelling units, as well three standalone garage buildings for motor vehicle parking.

The northern building ("Building 1") is proposed to frame the corner of Tuttle and Southwest 13<sup>th</sup> Streets, with the southern building ("Building 2") proposed to frame the corner of Murphy and Southwest 13<sup>th</sup> Streets. The aforementioned Paseo is proposed between the two buildings before intersecting with Southwest 13<sup>th</sup> Street. A motor vehicle parking area would sit behind the proposed residential buildings. A total of 137 motor vehicle parking spaces (53 uncovered, 84 in garages) are proposed. 20 bicycle parking spaces are proposed adjacent to the Paseo in between the residential buildings.

Building and site design is required to conform to the design criteria set forth in the Gray's Station PUD, specifically the criteria for "High Density Residential" buildings. The buildings are proposed to be clad in a mix of brick, concrete masonry units, fiber cement board, and architectural metal paneling in a manner consistent with the material palette stipulated within the PUD Conceptual Plan. Buildings are proposed to sit abutting street-facing lot lines, with street-facing entrances. Proposed floor plans demonstrate a stacking action amongst the units, with ground floor units opening to the street, and upper-floor units with street- or internal-facing balconies.

6. Development Plan – "Gray's Station Plat 5 Row Homes and Clubhouse": The development plan for the row homes and clubhouse demonstrates 17 individual clusters of 3-5 row homes, as well as a larger area within the southern portion of the development area for the clubhouse and outdoor recreation areas. Each rowhome would sit on its own lot.

Row homes are proposed to be oriented toward either a public street or a designated pedestrian way. Rear-loading garages for motor vehicle parking are proposed for each rowhome. These garages would have space for up to 2 vehicles and are proposed to be accessed from the development's private drives that would function as alleys. Additional motor vehicle parking facilities are proposed to be either on street in a parallel fashion or off of a private drive directly abutting the clubhouse/outdoor recreation area. 20 bicycle parking spaces are demonstrated in a clumped fashion oriented around the outdoor recreation area.

The outdoor recreation area is proposed to consist of a swimming pool, dog park, pickleball courts, landscaping arrangements, and other unprogrammed open space. The clubhouse is designed as a flexible, general-use entertainment space that would open up to the pool area.

Building and individual site design is required to conform to the design criteria set forth in the Gray's Station PUD, specifically the criteria for "Low-Medium Residential" buildings. With the exception of the clubhouse, all buildings that are a part of this development plan are proposed to be at least 2 stories. Variations of 5 different rowhome "product types" are proposed to be placed in clusters throughout the area of this development plan. These product types differ in their building heights, exterior façade materials mixes, color palettes, entryway configurations, and proposed floor plans. Similar to the condo buildings, a mix of fiber cement board paneling, fiber cement board lap siding, architectural metal paneling, brick, stone, and finished concrete surfaces are proposed for the exterior of the row homes. Material placement and percentages differ by specific product type. Individual townhouse clusters are positioned between approximately 5 to 12 feet from the edges of streets or other pedestrian ways. Row homes would contain stoops/porches that would orient toward their respective streets/pedestrian ways.

# SUMMARY OF DISCUSSION

Nick Tarpey presented staff report and recommendation.

<u>Chris Draper</u> asked how large a project would need to be before it would come before the commission if the staff recommendation is adopted.

<u>Nick Tarpey</u> stated multi-family or mixed-use projects. Any one household residential project would be administratively reviewed.

Chris Draper asked if there are any future concerns with connectivity to broadband.

<u>Jason Van Essen</u> stated the question of broadband is outside the scope of this PUD. Amendments before the commission would not have an impact.

<u>Will Page</u> asked if the provision "to allow administrative review of future development site plans in lieu of public review by the Plan and Zoning Commission and City Council" is applicable to this project only.

Jason Van Essen stated there is an understood development pattern for the rowhomes and that staff supports reviewing those administratively. Other new project types should

have a public hearing, but staff believes that could be limited to just the Commission, eliminating the need to go before the City Council. These amendments would take effect for future projects.

<u>Johnny Alcivar</u> asked if there was a threshold for rowhome development being administratively reviewed.

<u>Jason Van Essen</u> stated if the staff recommendation is adopted, rowhome development would only be reviewed administratively.

<u>Chris Draper</u> asked if there were thoughts of how different a rowhome development would need to be before its reviewed publicly.

<u>Jason Van Essen</u> stated within the PUD, the developer has created several different designs. City staff feels comfortable reviewing proposed changes given the existing standards within the PUD and past negotiations on previous iterations.

<u>Carol Maher</u> asked if that would give city staff the ability to approve type 2 deign alternatives.

<u>Jason Van Essen</u> stated no, the development will need to match the standards within the PUD. If city staff and the developer disagreed on those standards, it would come before the commission.

<u>Dan Drendel</u> asked if it would be developed under the same PUD if another developer bought out future phases.

<u>Jason Van Essen</u> stated it is possible for another builder to follow the standards within the current PUD. If they wanted to go a different direction, amendments to the PUD would be needed to accommodate new designs.

Chris Draper asked if the existing powerlines would be undergrounded.

Jason Van Essen stated there are a few major lines that will remain.

<u>Caleb Smith</u>, Hubbell Realty Company, 6900 Westown Parkway, WDM stated after a simple restriping plan for the LINC, they thought it would make sense to suggest removing the clause that requires review by the Plan and Zoning Commission and City Council. City staff has come forward with a reasonable approach given the size, style and scope of the townhomes have been well established. It does make sense for the commission to review multi-family projects due to the variety they will have. The overhead utility line is a massive transmission line that would be a multi-million dollar project and something Mid-American Energy isn't supportive of. These plans do include utility easement corridors that will provide all units with telecom communication.

<u>Will Page</u> asked if they could explain their thoughts of darker colors being more appropriate for urban settings.

<u>Caleb Smith</u> stated they learned a lot during the first phase of this development and noticed those darker colors sold better. They also have a network of builders across the country that allows them to see these types of trends.

Carol Maher asked if these are all rental units.

Calen Smith stated there are no rental properties in this phase of the project.

Carol Maher asked about parking around the multi-family development.

<u>Ryan Hardisty</u>, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, IA stated the TELUS project has 84 total units with 137 parking spaces. There are 84 total garages with a few being detached.

Carol Maher asked why the parking ratio is more than 1 to 1.

<u>Ryan Hardisty</u> stated given the success of the LINC project, parking issues started to occur once the building was fully rented. Based on those issues, they revamped parking for TELUS.

Carol Maher asked if a parking space is included with purchase of a unit.

<u>Michael Bialas</u>, Hubbell Realty Company, 6900 Westown Parkway, WDM stated the parking spaces and garages will be sold separately. If they are not sold, those spaces would be turned over to the association.

Carol Maher asked if they would offer indoor bike storage.

<u>Michael Bialas</u> stated that is something they are exploring. If all the garages are not sold, they would likely convert one to bike storage.

<u>Carol Maher</u> stated they are only focused on how to fit more cars, instead of encouraging other means of transportation. They should be more forward thinking and include adequate bike parking and EV charging stations.

<u>Emily Webb</u> stated she understands the need for more parking. She lives in an urban rowhouse setting and just having a garage makes it challenging for others to visit you.

<u>Justyn Lewis</u> stated there are parking issues around this area, but he would like to see this development promote bicycling and walkability.

Ryan Hardisty stated they are providing 20 bike parking spaces at the main entrance.

Justyn Lewis asked if that's inside the building.

Ryan Hardisty stated they're exterior, located off SW 13th Street.

Will Page asked if they agree with staff recommendations.

Caleb Smith stated yes.

# CHAIRPERSON OPENED THE PUBLIC HEARING

<u>Troy Hall</u>, 2530 University Avenue stated he is generally supportive of this development and would like to continue seeing densification of downtown. He would encourage the developer to embrace architectural diversity and encourage different means of transportation.

# CHAIRPERSON CLOSED THE PUBLIC HEARING

<u>Chris Draper</u> stated he hopes we aren't straying away from the underlying strategies within tax abatement that would reduce parking ratios.

# **COMMISSION ACTION:**

Will Page made a motion for:

Part A) Approval of the request to amend the Gray's Station PUD Conceptual Plan to update the realignment of Southwest 13th Street.

Furthermore, Staff recommends limited approval of the request to amend the Gray's Station PUD Conceptual Plan to revise the 'Notes' section to allow administrative review of future development site plans in lieu of public review by the Plan and Zoning Commission and City Council, as follows:

- Any final development plan for a new row home type development or a minor revision to an existing development is subject to administrative (by staff) review and approval.
- Any final development plan for a mixed-use building or a multiple-household residential building is subject to review and approval by the Plan and Zoning Commission, with any appeal of that decision considered by the City Council.

Part B) Approval of the proposed PUD Final Development Plan "Gray's Station Telus Condos," subject to compliance with all administrative review comments, plus the following conditions:

- 1. Provision of a "band" of architectural concrete masonry unit materials from grade up to 2' for the standalone garages that matches the concrete masonry units proposed for the condo buildings.
- 2. Provision of a sidewalk connection from the southeastern corner of "Building 2" that crosses the internal vehicular drive to link up with the north-south pedestrian pathway that bisects this development area.
- 3. Provision of more-detailed exterior façade materiality information that matches the standards outlined within the PUD Conceptual Plan.
- 4. Verification that all exterior façade glazing contains a minimum 50% transmittance factor and a reflectance factor of no more than .25.

Part C) Approval of the proposed PUD Final Development Plan "Gray's Station Plat 5 Townhomes and Clubhouse," subject to compliance with all administrative review comments, plus the following conditions:

- 1. Provision of a sidewalk connection from the clubhouse's outdoor recreation area/dog park that crosses a private drive to link up with a proposed courtyard space in between lots "40" and "41."
- Verification that any proposed rooftop mechanical equipment will be screened from view from all sides.
- 3. Provision of additional information regarding mechanical equipment and associated screening (both ground- and roof-mounted) for the clubhouse building.
- 4. Provision of more-detailed materiality information for the clubhouse building that matches the standards outlined within the PUD Conceptual Plan.
- 5. Verification that all exterior façade glazing contains a minimum 50% transmittance factor and a reflectance factor of no more than .25.

Motion passed: 8-1-1

Respectfully submitted,

Jula Ca

Jason Van Essen, AICP Planning & Urban Design Administrator

JMV:tjh

ZONG-2022-000095

26



1 inch = 517 feet

# ZONG-2022-000095



1 inch = 517 feet

# SITE-2022-000152



1 inch = 151 feet

SITE-2022-000153



<sup>1</sup> inch = 243 feet

## ZONG-2022-000095



1 inch = 517 feet

## Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa Sheet 1 of 20

ENGINEER

DEVELOPER



#### VICINITY MAP (1"=2000')



#### ZONING OF ADJACENT PROPERTIES (1"=500')



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LANDSCAPE ARCHITECTURAL

Aug. 10, 1744

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COVER SHEET NOVEMBER 27, 2017





## Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa Sheet 2A of 20

#### **DEVELOPMENT NARRATIVE:**

The vision for Gray's Station is that of a vibrant and vital neighborhood where people enjoy a unique and essential combination of urban and natural amenities every day. With a focus on wellness the Gray's Station neighborhood will be built on a green framework that promotes the safe movement of pedestrians and bicyclists over the efficient movement of motorists. Physical and social connection among all people is fostered through the integration of lush greenways, ample neighborhood parks, and intimate passages throughout the neighborhood.

Long-time residents and those passing through on their way to Gray's Lake or Downtown Des Moines will stroll and bike along a naturalized detention area that has been engineered to clean and cool the stormwater that falls within the watershed that encompasses the Western Gateway area of Downtown and the Neighborhood. While this feature will be skillfully designed, most of those who linger along its edge and enjoy the summer evening song of the wealth of wildlife who call it home will believe it is a wetland that Gray's Station was delicately built around.

Gray's Station will be known as the neighborhood with the best views in town. The golden dome of the Iowa State Capitol in the morning, the verdant wetland, Raccoon River, and Gray's Lake throughout the day, and the striking Downtown Skyline at night will all contribute to this reputation. Whether walking on foot, riding on a bike, in a bus, or in a car each route for mobility has been laid out to provide optimal aesthetic views to points of interest that are both urban and natural. Whether in your first floor living room or gazing out of your home many stories above the plaza below there will always be something to catch your eye.

The abundance of walking paths, sidewalks, and bike facilities within the neighborhood combined with the strong connections to the Downtown and Gray's Lake will ensure a constant flow of people on foot and bike. This stream of children, women, and men will ensure interactions between people of all kinds and that is as it should be. These interactions mixed with the many positive attributes of the neighborhood will imbue Gray's Station with the sense of meaning necessary to solidify it as the Place for people who want to live well in Des Moines,

#### LAND DEDICATION & ANTICIPATED LONG TERM MAINTENANCE:

- Enhanced Stormwater Basin
- Dedicated to City of Des Moines;
- Maintained by City of Des Moines. 0
- Raccoon River Levy and Shoreline
  - o Dedicated to City of Des Moines:
  - Maintained by City of Des Moines. 0
- Pedestrian Bridge Landing Area
- o Dedicated to City of Des Moines;
- 0 Maintained by City of Des Moines.
- Pedestrian Bridge Landing Plaza
- o Maintained by Commercial Association.

PLAN NARRATIVE & DESIGN GUIDELINES

- Neighborhood Parks
- o Maintained by Home Owner's Association
- Neighborhood Greenways

**OCTOBER 19, 2022** 

o Maintained by Home Owner's Association.

DESIGN GUIDELINES

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## Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa Sheet 2B of 20



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# Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa Sheet 3 of 20



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PERMITTED LAND USES OCTOBER 19, 2022

Voting Place Temporary Outdoor Even

Farmers Market



# Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa Sheet 4 of 20



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The fidewing privaters applic	E) Previous dans, A budly that others todaying in sergination with data care and acculated to members of the public or a specific valued of persons, Industry and how an environment or matter and there availables and enclosed on an environment.		<ul> <li>B. Sandhagu</li> <li>Sandhagu</li> <li>Sandhagu</li> <li>Sandhagu</li> <li>Tardia, Frieda, Calaba</li> <li>Tardia, Frieda, Calaba</li> <li>Tardia, Frieda, Calaba</li> </ul>
<ol> <li>A list may under more that one printipal use, unless otherwise specified;</li> <li>Each of the principal uses may function an other a principal use or missions upon the bid, unless atherwise specified;</li> </ol>	4) Pesidertial Care, Large, A residential care one in an institutional or multi-only tyle being anargament with more than 8 seatheres or more than 2 staff from or periodic seaters.		6 Tays J Atlantic Grade
c) Uses any effect consider by other and consider.	Every or reacting an star. B) — Residential Gara, Small, A residential care use when residents residents reaches more than 5 residents and 2 staff being un-star.	A collepory of some that provide pattures services and indiced scial products initial to from services,	ji Uphilitery 20 Washering
Carth une shall be builded within a permitted building type, unless of sension specified,     e) Each use shall be builded builden building, unless otherwise expected states;	CANC & BILITIVITINAL ULES	1) Neighberhend Sannia, A sannia usa Datimutatos Iha Indonesig	manager for the second s
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(1) Proposed struct and a discussion	<ol> <li>Assembly, A finality that has separated services, monitory, an programs to benefit, extracts, interchan, or private document amongs the residents of the sameworky in a public or private service, broksten such sams as houses of avorable, community contern, audio service, conversion service,</li> </ol>	<ol> <li>Annies &amp; Barch</li> <li>Terler Den, Bandy Sales, &amp; Span</li> </ol>	
(2) Editeds or chartles (3) Entre Langue Plan	<ul> <li>May a service of the service and the service is a service of the ser</li></ul>	<ul> <li>d) Earlier Drop</li> <li>d) Pry Clauring (pol-solvide) any</li> <li>f) Promoti Dynamic pol-solvide) any</li> <li>f) Promoti Dynamic policy inflation/Series, charlond and exclusing Claus Casting Existences</li> </ul>	<ol> <li>Accessive Dealing Unit (#DU). A dealing unit that is associated with and is incidential to another dealing unit on the same left which pervices as the latit previous con-</li> </ol>
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(8) Greenways as proposed by Steel 13 of the Conceptual Plan. (7) Other Public Assess Areas as defined to Steel 12 of the Conceptual Plan such as the lower. Researcher should be advected out of the Conceptual Plan such as the lower.	Auritoria, Inclusies with uses an universities, Bediagoni schools, oby hall, government offices, and hospitals. Does not include vacational or basis schools. 4) Conversioned Facility, A single-propose public facility used for characteria, which includes a place for public scaundar or basis schools.	0 Hone Fumilare & Epugment Repair D Laurebund	A The property description of the set o
south of the East Enternant Description Bosin,	the eventure, begiddine, as justical transitions of the Date or a political substance thereof, includes Caly Hall, sound charabers, and sounds, these set include affects building assessment of the Date and the political substances thereof. Includes Caly Hall, sound charabers, and sounds. Does not	E Lacionite	6 Ether the procesy develop on the ACU shall be neared excepted.
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No building, structure, or land shall be used in any way other than the uses permitted in the dataci in which the building, structure, or land to located.	(i) Proper Canadian ( Namica, A morphical international internations, public or private, for hopen education but parts especiale as tabular disposes and many also have research fundame and/or private and the fundament in table and declared for parts.	<ul> <li>Pet Generality</li> <li>Peter Sales &amp; Sandar</li> </ul>	3) Premi Competing, A case that is chearly substitute in the processing and an encodence, is substantially conducted within the dwelling and by one or more mentioners of the security however, in which and prove processing of the building or the consequence.
IN A REPORT ALL VIEW	0 Hespiti & Lease 2 reliation practice product use and heads services to be commandy, primarily 2 or input direction. These services may be loaded in one for filling or detrimining and and heads head bands main services and primarily 2 or input direction. These Primarily Interfaces and a service of the service of the services of the services of the services and primarily and the services and band of the services of the service of the	<ol> <li>Processing &amp; Processing</li> <li>Processing &amp; Contract Sciences</li> </ol>	4) Rever Restal-Larg Term. The temporary restal of a source to a manuar of boarder for a manuar of 3 matter during a System period by a private property
e Table of Procept Uses identifies the procept uses allowed to each Zana (A-2). Procept uses are indirect in Principal Use Definitions & Use-Specific relation, and each defined use is given one of the Indiaamp designations	moreory uses such as information, in- and calender's hadden, that on facilities, medical offices, shaf singing guarters (had not hid-line	() Peul Office, binland debtilution	1) Rows Restal - Shan Teirs, The berginary model of pertor all of a projecty to any temporary restars for running than 21 canalable days daving any t
entitions, and each defend use is given are of the following designations	Institution of the second s	<ul> <li>Bertial of any good permittant to be used in the district</li> <li>Bertial of any good permitted to be easily in the district</li> </ul>	march period, with me property being lated for such temporary tential more than 2 lines during any 5 month period. 11 Serverg Custom for a Canadater, Steeping quarters for a canadater of an instantial insider, which shall not instantia in a during one of the serverg custom and the serverg
Permited (%), These uses are permited by right in the datable to which have are band, Perhitised the, these where a symbol are prohibited in the datable have are considered transpatible with the indext of the databas,	toch toes in Browles, moneurs, equations, planetarium, and exhibitions, May also initiate bester space, final service, and a pit shap.	u Takrar Saundens V Tavagisan	wit.
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	5 street-momentarypilat, Dementary, Hannedale, Public or photo studien lacities with classes and effore, which may also relative associated where facilities such as had exacts, generation, theater, and lood service.	<ul> <li>Thermore is large containent format provide</li> <li>Thermory Security and the contain and th</li></ul>	1. Dee Travel Table 3 has of the installation of ideals a finite film film film film the standard based in the standard sector.
When are grouped into prevent safeguries, which are fashed inclusive into interatophers and specific use types, for manysis, the Retail Uses unlegary includes a subcategory of uses for Meghiochowel Retail and specific uses such as Semiliariad upon Sales.	assessible interfere facilities such as bit ceruls, generations, bioles, well that assess. 3 These 30xxx A holds are emmand cigitizen and the area bit passessible bands and dy's significant assessible and watch as packade a webca internet and individual interference and an area bit passessible bands and dy's significant assessible and assess new well out interview. A travel allow multi-size as a generative, at our regult band assess company, or a travepolden company, with an webca she has all freed in terpoldence of the sector factors.	2) Centeral Service, A service use at a barger scale that may include indust and outdoor entertainment uses. Constral Service Includes.	<ol> <li>Den-Through Cells &amp; Algo of a two is includationent calculated and calculate plane. Ealing Plane, Planead Departing Industry, and Landsmark (Barris Barrier) and an annual planear and an annual planear and an annual planear the calculated and and and a second and and an annual planear the data and a data and an annual planear the data and annual planear the material planear the through planear the data and annual planear data and annual planear data and annual planear the data annual planear the data annual planear the data and annual planear the data and annual planear the data annual planear the data and annual planear the data annual annual planear the data annual</li></ol>
ANTO INTO	where the most many time, in a proof particular since a participant, a that repet barries campains, or a transportation company, with or without where forms of transportation of the same facility.	<ul> <li>Aquite Facilies (relative (relative primer arts))</li> </ul>	percent took or beverage while in the mater vehicle or eithe standed to pend conception in the natur vehicle of bod in beverage obtained. 7) Outliver Cells, Tables and chain for patients of eating and design exclusionments located address and design exclusions the
Underted Sinday Users, if a user is not indexided bud its substantially similar in nature and impact to a use permitted address power, the playering devotes in	OPEN SPACE USES	<ul> <li>Andrey Manges (indust unlig)</li> <li>Balling Galaxy</li> </ul>	ensided use b. Dates Durine The attent durine disarchesian and a tent during the second second second second second second
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b) Effer unliked use is substantially writter in nature and impact to score that is prohibited. The planning dividue is subsequeble interpret the use an	A category of uses prevently applicable to the use of the land and may not require buildings or other buildies used for adher or passes, public or priority, addition restantion, adjustment or extendement.	Anton Serge Control (Control)     Anton Serge Control (Control)     Example Control (Control)     Example Control     Subset Contro     Subset Control     Subset Contro     Subset Control     Subset	TELPOALTUGES
protected. Understand Dearwise Unit. If a case is not backed and convext be relargereded as similar in notices and impact to a case when a cone bud its permitted, the case is		Ny Restation, Commenceditation O Restal of any point	
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	ergenzahlens. 2) Internet Park Uses. A category of repartful uses which includes buildings (including additions of 1,000 signers first or minis in ensing buildings), god		person.
asal optimies	<ol> <li>Strates fields (State), see stratistics, and a proc comps.</li> <li>Pertil, A use of fields (The strate processing), and the strates of the</li></ol>	4) Child Day Care, Child day care, means a public or preasts facility which offers or pre-sizes a program of supplementary care is more than 12 related or weakful children actuale of their own homes on a regularly resurring lases for a part of the 24 hours in more days in the week, July include	<ul> <li>spences a name conta the amplitary on a set introde to make past spectra, potca table, patca market, press), development</li> </ul>
e fallowing inter are published in any district.	instruction carbon, and left bis for provid restration, effective, and lesson, May tockets at Landscape structures, monometh, belanced perform,		<ul> <li>as solid a web,</li> <li>as solid and a solid and</li></ul>
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b) Add Calvest, A signified, but, restoured or similar establishment that regularly hadans the performances that we shared within by the expenses of standard standards.	mitterials of any land; 11. The follower from products are published from basis land or public of on an other basis.	<ol> <li>Entrop Pieces. An establishment soling prepared loads analyze non-aburbalic divisis for expressive consumption, builden such uses as testacents, cafes, soften shape, diver, aids, feel-bool establishments, brick counters, and cafebrates.</li> </ol>	
which a subdantial potion of the initial presentation time to devoted to the phonety of material that is characterized by any emphasis open the depotion	<ol> <li>Apricalized condensate mirrate and exists another as defined by Mericipal Code Sey, 19-4.</li> </ol>	<ol> <li>Entertainment Assembly, AllerDy, other there a disdominance or adult entertainment for hidding avents, instance or adultants, for anothers of the</li> </ol>	
is description of specified address of anotherized errors. c) Addr. Mater Produce Produce An analysis of logiting for preventing material detragations or description for an englassis or material designs.	<ol> <li>Urban Farms are restricted to entroise building space, building rootspy, or subits set write to future development,</li> <li>Urban Farms on outlike shall comply with the futures;</li> </ol>	a bradaded weiding beingsparing nables, or over pering weits.	
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Automatida Service Car Wash,	(1) Crip even must be set back at least fee (5) feet turn all property lines. The required settents must be severed with ground plants, not	pignetty, or persings to the body of patterns.	
Constatory, Lond dedicated har the intervent of horses or average remaining, or constant section, No new constantions are persected. Description of these Associations the code of a softwarded of data remaining and here the code of a data where the	(1) Cray meet much be writed in the Critic of Destina approximation. The segand setpects and the several write providents, not priority and the kinet of barrent witer any reducts frame, priority write, and priority and the several write any several priority. Several destination of the se	ENFLOYMENT USES	
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Anderships,     Anderships,     Entry,	APTINE UNITS	<ol> <li>Office Uses. A category of cases for businesses that invoke the barrandian of allow and/or the barring of a profession, sensite, industry, or government, Profession of their businesses that do not an of a provintimity or modify plane, the barraness of call (gradie) why we value on materians, Chica uses</li> </ol>	
Heavy Industry. An industrial use with the potential for significant enternal effects, industry noise, adus, and/or other terminal hyperdiscib and may involve		Pattern of Dese boolenses anally have sell apportments or meeting lines, the businesses do not typically only an walk-in custamers, Office unes	
4) Wards, Warls means a heavy industrial are twoleing the sering, storage and disposed of practs and by-products, Facilities may been impressed	A category of some involving the sale of grants and graverises of services in the generating data for personal or becambed services days which y and accessibility are imported to Tense stars, an itself barberson legically rady browly encode-in contensus or directly utilize scheduled apportaneous,	4 AntimizeEnginetroCesys	
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PERMITTED LAND USES: DEFINITIONS OCTOBER 19, 2022





Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa

PLAN MAP:





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# Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa Sheet 7 of 20

EXISTING INFRASTRUCTURE CONSTRAINTS OCTOBER 19, 2022





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PLANK

HUBBELL REALTY COMPANY

# Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa

# Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa Sheet 9 of 20



Gray's Station will achieve a minimum of 1,100 units.	dwelling
MINIMUM NET DENSITY (EXCLUDING SIGNIFICANT OPEN SPACE, ROADS)	28

CONCEPTUAL LAND USE DIAGRAM OCTOBER 19, 2022







# Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa

# Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa Sheet 12 of 20





CONCEPTUAL STREET SECTION: LOCAL STREET AT 14TH STREET



CONCEPTUAL STREET SECTION: LOCAL STREETS (EXCLUDING 14TH STREET)



NOTE: BUILDINGS SHOWN IN ALL SECTIONS FOR GENERAL MASSING ONLY. ARCHITECTURAL DESIGN IS YET TO BE DETERMINED. FINAL DEVELOPMENT PLANS TO BE REVIEWED AND

CONCEPTUAL STREET AND ALLEY SECTIONS OCTOBER 19, 2022




# Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa

# Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa Sheet 14 of 20



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NOTE: BUILDINGS SHOWN FOR GENERAL MASSING ONLY. ARCHITECTURAL DESIGN IS YET TO BE DETERMINED. SUBJECT TO INDIVIDUAL FINAL DEVELOPMENT PLANS TO BE REVIEWED AND APPROVED BY THE PLANNING & ZONING COMMISSION AND CITY COUNCIL.

CONCEPTUAL SECTION ELEVATION THROUGH ENHANCED DETENTION BASIN OCTOBER 19, 2022



# Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa Sheet 15 of 20



### GRAY'S STATION

## **OPEN SPACE CHARACTER**

The open space system at Gray's Station is intended to support a diverse, urban population with a focus on wellness; opportunities for social and physical connections; and areas for connections to nature and solitude.

# PEDESTRIAN BRIDGE LANDING PLAZA

The following images and conceptual programming represent the intended character and feel of the plaza area anticipated in the Gray's Station neighborhood, but detailed programming and design of the park systems will be completed during later phases of the development. Final Development Plans to be reviewed by the Planning & Zoning Commission and by City Council.

## Gathering - People-Watching - Outdoor Dining - Festival Space - Bike Connectivity







PROPOSED OPEN SPACE CHARACTER IMAGERY OCTOBER 19, 2022

# NEIGHBORHOOD PARKS

The following images and conceptual programming represent the intended character and feel of the neighborhood parks anticipated in the Gray's Station neighborhood, but detailed programming and design of the park systems will be completed during later phases of the development. Final Development Plans to be reviewed by the Planning & Zoning Commission and by City Council.

Dog Walking • Playing • Learning • Picnicking • Gathering • Community Gardening • Community Space



# GREENWAYS

The following images and conceptual programming represent the intended character and feel of the greenways anticipated in the Gray's Station neighborhood, but detailed programming and design of the park systems will be completed during later phases of the development. Final Development Plans to be reviewed by the Planning & Zoning Commission and by City Council.

Connecting . Dog Walking . Playing . Biking . Neighborhood Gatherings





## ENHANCED STORMWATER DETENTION BASINS

- The following images and conceptual programming represent the intended character and feel of the enhanced regional stormwater detention basins anticipated in the Gray's Station neighborhood, but detailed programming and design of the park systems will be completed during later phases of the development. Final Development Plans to be reviewed by the Planning & Zoning Commission and by City Council.
- Restoring Connecting Learning Unpaved Trails Signage Seating The proposed enhanced detention basins will provide an attractive, educational water feature with public access and improved water quality within the Raccoon River. It is proposed to have sufficient volume to meet the water quality volume (VQu) requirements for the proposed Gray's Station development and have enough volume to address the 100-year storm event for the upstream watershed areas under full buildout conditions.
  - The East Detention Basin area, formerly known as DART pond, is off-site, but is being
    planned for improvements concurrently with this redevelopment area. WQv requirements for
    areas within the proposed development will be met through permanent pool storage in the
    pool and marsh zones of the basin.
  - The West Detention Basin area has sufficient volume to meet WQv requirements for areas within the proposed development through permanent pool storage in the pool and marsh zones of the basin.
  - Permanent and well-maintained temporary access will be provided to the stormwater pump station at all times and coordinated with the City of Des Moines to ensure operation and maintenance of the station.
  - · A new security fence will be constructed around the stormwater pump station.

Though its primary purpose is to improve water quality, the enhanced detention basins also serve as a place to enhance the health of the community and to offer educational opportunities for the larger community. At a Master Plan level, the area features paved and unpaved trails, wetland overlook areas, and seating areas. The proposed inclusion of interpretive signage and art would allow people of all ages to understand the role of the area for the region. The use of micro-grading for the basins allows the area to be carefully shaped. This shaping breaks down the scale of the regional detention, creates places that are enjoyable, and removes the utilitarian feel of the existing basins.







# Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa Sheet 16 of 20



# PRECEDENT HOUSING CHARACTER IMAGERY

As a large neighborhood, the proposed housing character for Gray's Station is intended to be diverse and urban in form/character. The following images represent the intended character and feel of the multi-family and mixed-use residential housing types. The design of the buildings including architectural details, materials, final massing/heights and colors will be completed during later phases of the development. Final Development Plans to be reviewed by the Planning & Zoning Commission and by City Council.

Each character image represents varied features as represented by the following categories that correspond to the colors under each image:

- Relationship to exterior open space (plaza, park, roof deck, etc.)
- Relationship to street
- Relationship to alley
- Building articulation/massing
- Architectural character
- Landscape character

# DOWNTOWN MIXED USE (NE CORNER)

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# DOWNTOWN MIXED USE (BRIDGE LANDING)







# PROPOSED BUILDING CHARACTER IMAGERY OCTOBER 19, 2022



# Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa Sheet 17 of 20









DOWNTOWN MIXED USE - PROTOTYPICAL BUILDING

1. Primary facades of mixed-use and commercial structures shall be primarily parallel to the public right-of-way except in the subareas of W and X.

2. Buildings shall have entrances oriented toward primary street(s) and public plaza(s).

3. At least one building entrance for residential uses should directly access the street or public plaza when a residential use is located above street-level retail or commercial uses.

4. All buildings should have frontage on principal street(s), public plaza, park or greenway of not less than 70 percent of the lot (with exceptions as outlined in the Design Guidelines).

5. For commercial and mixed-use buildings, at least 70 percent of the building frontage should be within one foot of the property line (with exceptions as outlined in the Design Guidelines).

6. Facades of above grade structured parking (e.g., podium parking beneath commercial or residential uses) adjacent to any public right-of-way shall be architecturally and aesthetically consistent with the remainder of the building they support.

7. Minimum height for all Downtown Mixed Use buildings shall be four stories.

8. All Downtown Mixed Use buildings shall have a parapet or flat roof. Tower elements are allowed.



# HIGH DENSITY RESIDENTIAL - PROTOTYPICAL BUILDING

1. For residential buildings, a maximum setback of 15 feet from the public right-of-way is permitted unless constrained by utility easements.

2. Buildings shall have entrances oriented toward primary street(s) and public plaza(s).

3. All buildings should have frontage on principal street(s), public plaza, park or greenway of not less than 70 percent of the lot (with exceptions as outlined in the Design Guidelines).

4. Facades of above grade structured parking (e.g., podium parking beneath commercial or residential uses) adjacent to any public right-of-way shall be architecturally and aesthetically consistent with the remainder of the building they support.

5. Minimum height for all uses shall be as follows:

- a) Three stories for Subareas B, H, N, and O
- b) Eight stories for Subareas Y and Z

6. All Downtown Mixed Use buildings shall have a parapet or flat roof. Tower elements are allowed.

PROPOSED PROTYPICAL FORMS OCTOBER 19, 2022



# Conceptual Plan Gray's Station, a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa Sheet 19 of 20





MEDIUM DENSITY RESIDENTIAL - PROTOTYPICAL MULTI-UNIT DWELLING UNIT

1. For all residential buildings, a maximum setback of 15 feet from the public right-of-way is permitted unless constrained by utility easements.

2. Attached and Detached residential buildings shall have side-yard building separation(s) (i.e., building face to building face) that are at minimum 5 feet and at maximum 10 feet except where walking paths occur between buildings.

a. Where walking paths occur between buildings the maximum width between buildings shall increase above the maximum separation by the width of the walking path.

- 3. Greenways shall include pedestrian pathways with a minimum width of 5'
- 4. Buildings shall have entrances oriented toward primary street(s), public plaza(s), parks, greenways or alleys.
- 5. All garages shall be oriented to an alley.

6. All buildings should have frontage on principal street(s), public plaza, park, greenways or alleys of not less than 70 percent of the lot (with exceptions as outlined in the Design Guidelines).



MEDIUM DENSITY RESIDENTIAL - PROTOTYPICAL DETACHED FORM (WITH FOURPLEX)

1. For all residential buildings, a maximum setback of 15 feet from the public right-of-way is permitted unless constrained by utility easements.

Attached and Detached residential buildings shall have side-yard building separation(s) (i.e., building face to building face) that
are at minimum 5 feet and at maximum 10 feet except where walking paths occur between buildings.

a. Where walking paths occur between buildings the maximum width between buildings shall increase above the maximum separation by the width of the walking path.

- 3. Greenways shall include pedestrian pathways with a minimum width of 5'
- 4. Buildings shall have entrances oriented toward primary street(s), public plaza(s), parks, greenways or alleys.
- 5. All garages shall be oriented to an alley.
- 6. Accessory Dwelling Units shall be allowed.

7. All buildings should have frontage on principal street(s), public plaza, park, greenways or alleys of not less than 70 percent of the lot (with exceptions as outlined in the Design Guidelines).







MEDIUM DENSITY RESIDENTIAL - PROTOTYPICAL ATTACHED FORM

1. For all residential buildings, a maximum setback of 15 feet from the public right-of-way is permitted unless constrained by utility easements.

2. Attached and Detached residential buildings shall have side-yard building separation(s) (i.e., building face to building face) that are at minimum 5 feet and at maximum 10 feet except where walking paths occur between buildings.

a. Where walking paths occur between buildings the maximum width between buildings shall increase above the maximum separation by the width of the walking path.

- 3. Greenways shall include pedestrian pathways with a minimum width of 5'
- 4. Buildings shall have entrances oriented toward primary street(s), public plaza(s), parks, greenways or alleys.
- 5. All garages shall be oriented to an alley.
- 6. Accessory Dwelling Units shall be allowed.

7. All buildings should have frontage on principal street(s), public plaza, park, greenways or alleys of not less than 70 percent of the lot (with exceptions as outlined in the Design Guidelines).



GREENWAY - PROTOTYPICAL FORM

Green connections are encouraged to minimize impact of storm water, provide urban pathways for wildlife, and promote recreation, wellness, and pedestrian scale mobility.

1. Greenways shall maintain an approximate width of 40' to 50'. Exceptions may occur where infrastructure requirements necessitate and will be reviewed with the Final Development Plan.

2. Greenways shall include landscaping.

3. Greenways shall include pedestrian pathways with a minimum width of 5'. Pathway location may vary depending on context.

4. Greenways may include structural (e.g., Pergola, Shade Structure, Community Garden Features, etc.) and/or artistic elements where deemed appropriate by the developer.

5. Greenways may include stormwater quality areas, where appropriate.

PROPOSED PROTYPICAL FORMS OCTOBER 19, 2022



# SITE DEVELOPMENT PLAN FOR: **GRAY'S STATION TELUS**

# DES MOINES, IOWA



UNITS: 84 UNITS (24.14 UNITS PER ACRE)

48 SPACES 84 SPACES 5 SPACES 137 SPACES

1. CITY BENCHMARK #725: BRASS CAP IN THE NORTHEAST TRAFFIC SIGNAL BASE AT THE SOUTHWEST CORNER OF MARTIN LUTHER KING DRIVE AND SOUTHWEST 11TH STREET. ELEVATION=28.81

CITY BENCHMARK #5581: BRASS TABLET IN THE CONCRETE WALL 43.6 FEET WEST OF THE EAST FACE NEAR THE SANITARY SEVER PUMP STATION. ELEVATION-25.48

LOT 67. GRAY'S STATION PLAT 5, AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND CONTAINING 3.48 ACRES (151,395 S.F.).

TAX ABATEMENT - SUSTAINABILITY

BIKE RACKS FOR PUBLIC USE THAT PROVIDE A MINIMUM OF 10X OF THE AUTOMOBILE PARKING PROVIDED.
 SOX INCREASE IN REQUED LANDSCAPING.
 PRIMARY ENTRY WITHIN IA MILE OF A DART TRANST STOP.
 REDVELOPMENT OF A PREVIOUSLY DEVELOPED STE.

DATE OF SURVEY

BENCHMARKS

LEGAL DESCRIPTION

PARKING: STANDARD GARAGE: ADA: TOTAL:

08/05/2022

OWNER HRC NFS I LLC 6900 WESTOWN PKWY WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY CONTACT: KRIS SADDORIS 6900 WESTOWN PKWY WEST DES MOINES, IA 50266 PH. (515) 243-3228

ENGINEER

CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 CONTACT: RYAN HARDISTY EMAIL: RYANHOCDA-ENG.COM PH. (515) 369-4400

# SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 CONTACT: CHARLIE MCGLOTHLEN EMAIL: CHARLIEMCCDA-ENG.COM PH. (515) 369-4400

# ARCHITECT

SMONSON & ASSOCIATES, INC. 1717 INGERSOLL AVE SUITE #117 DES MONRS, IA 50309 CONTACT: STEPHANIE POOLE EMAIL: SPOOLEOSIMONSONASSOC.COM PH. (515) 440-5628

SUBMITTAL DATES

FIRST SUBMITTAL: SECOND SUBMITTAL: 10/19/2022 01/04/2023

ZONING	INDEX OF S	SHEETS
GRAY'S STATION PUD - ZON2017-00087	NO.	DESCRIPTION
	CD.1	COVER SHEET
	C1.0-1.2	DIMENSION PLAN
EXISTING/ PROPOSED USE	C2.0-2.6	GRADING PLAN
EXISTING: UNDEVELOPED PROPOSED: HOUSEHOLD LIVING - 9+ HOUSEHOLDS PER LOT	C3.0-3.2	UTILITY PLAN
	C4.0	DETAILS
	L02.02 & L02.04	RDG LANDSCAPE PLAN - SITE LAYOUT PLAN
DEVELOPMENT SUMMARY	L04.02 & L04.04	RDG LANDSCAPE PLAN - SITE PLANTING PLAN
TOTAL SITE AREA: 3.48 ACRES (151,395 SF)	L05.01	RDG LANDSCAPE PLAN - DETAILS
EXISTING IMPERVIOUS AREA: 0.00 ACRES (0 SF)		
OPEN SPACE CALCULATION:           TOTAL STR           BULDINGS           PARRING AREAS           66,172           SDEPARLY           - 14,444           OPEN SPACE PROVIDED           22,854           ST		
UNITS:		



UTILITY WARNING ANY UTUTIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR, THE SURVEYOR MARES NO GUARANTEE THAT THE UTUTIES SHOWN COMPRESE ALL THE UTUTIES IN THE AREA, EITHER N SERVICE OR ASANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTUTIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

PH: (515) 369-4400

PROJECT NO. 2205.350

PROPOSED	
PROPERTY BOUNDARY	
SECTION LINE	
CENTER LINE	
RIGHT OF WAY	
BUILDING SETBACK	
PERMANENT EASEMENT	
TEMPORARY EASEMENT	
TYPE SW-501 STORM INTAKE	1000
TYPE SW-502 STORM INTAKE	0
TYPE SW-503 STORM INTAKE	0
TYPE SW-505 STORM INTAKE	(CONTRACT)
TYPE SW-508 STORM INTAKE	0
TYPE SW-512 STORM INTAKE	ost
TYPE SW-513 STORM INTAKE	ST
TYPE SW-401 STORM MANHOLE	6
TYPE SW-402 STORM MANHOLE	DT.
FLARED END SECTION	B
TYPE SW-301 SANITARY MANHOL	E (5)
STORM/SANITARY CLEANOUT	đ
WATER VALVE	
FIRE HYDRANT ASSEMBLY	DH
SIGN	-
DETECTABLE WARNING PANEL	-
WATER CURB STOP SANITARY SEWER	
SANITARY SERVICE	
STORM SEWER	
STORM SERVICE	ST ST
WATERMAIN WITH SIZE	R"W
WATER SERVICE	
SAWCUT (FULL DEPTH)	
SILT FENCE	<del></del>
USE AS CONSTRUCTED	(UAC)
MINIMUM PROTECTION ELEVATION	MPE

EXISTING	
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WATER VALVE BOX	X
FIRE HYDRANT	p
WATER CURB STOP	22
WELL	0***
STORM SEWER MANHOLE	67
STORM SEWER SINGLE INTAKE	-
STORM SEWER DOUBLE INTAKE	INC. NO.
FLARED END SECTION	B
DECIDUOUS TREE	0
CONIFEROUS TREE	*
DECIDUOUS SHRUB	0
CONIFEROUS SHRUB	0
ELECTRIC POWER POLE	-0-
GUY ANCHOR	-
STREET LIGHT	0
POWER POLE W/ TRANSFORMER	\$
UTILITY POLE W/ LIGHT	ð
ELECTRIC BOX	Dc
ELECTRIC TRANSFORMER	(2)
ELECTRIC MANHOLE OR VAULT	٢
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	1
TELEPHONE POLE	· <del>0</del> -
GAS VALVE BOX	Xo
CABLE TV JUNCTION BOX	6
CABLE TV MANHOLE/VAULT	•
MAIL BOX	
BENCHMARK	OPM.
SOIL BORING	+=
UNDERGROUND TV CABLE	
CAS MAIN	
FIBER OPTIC	
UNDERGROUND TELEPHONE	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
FIELD TILE	
SANITARY SEWER W/ SIZE	
STORM SEWER W/ SIZE	
WATER MAIN W/ SIZE	





































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# DRAFTSTOPPING NOTES

# DRAFTSTOPPING ONLY REQUIRED IN COMBUSTIBLE BUILDINGS WITHOUT AUTOMATIC SPRINKLER SYSTEMS THROUGHOUT.

- 1. DRAFTSTOPPING IN FLOORS SHALL BE INSTALLED TO SUBDIMDE FLOOM/CELING ASSEMBLIES
- A. GROUPS ALL R-1: R-2 WITH 3 OR WORE DWELLING UNITS: R-3 WITH 2 DWELLING UNITS: A ALL R-4 BUILDINGS SMALL BE LOCATED ABOVE A LINE WITH THE DWELLING UNIT SEPREMINT SEPARATION.
- ALL OTHER GROUPS DHALL BE INSTALLED SO THAT HORIZONTAL FLOOR AREAS DO NOT EXCEED 1.000 SF. 2. DRAFTSTOPPING IN ATTICS SHALL BE INSTALLED TO SUBDMDE ATTIC SPACES & CONCEALED ROOF SPACES.
- 3. GROUPS ALL #-1: L #-2 WITH 3 OK MORE DWILLING UNITS SHALL BE LOCAT ADOVE & BH-LINE WITH THE SLEEPING UNIT & OWELLING UNITS EPARATEON WALLS THAT DO NOT EXTEND TO THE UNSERSIDE OF THE ROOP SHEATHING ARENOT
- A. EXCEPTION 1: WHERE CORREDOR WALLS PROVIDE A SEPARATION, ONLY REQUIRED ABOVE ONE OF THE CORREDOR WALLS. B. EXCEPTION 2 R-2 THAT DO NOT EXCEED 4 STORIES ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3 200 SF OR ABOVE EVERY 2 DIVELLING UNITS, WHICH IS SUBJ. (18).

- OPENINGS IN THE DRAFTSTOPPING SHALL BE PROTECTED BY SELF-CLOSING DOORS W/ AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE DRAFTSCHEND RAFTSTOPPING RAFTSTOPPING

- **GENERAL DRAFT CURTAIN NOTES**
- DRAFT CURTANS SHALL BE NITALLED FOR PROTECTING THE UNENCLOSED STAR OPENINGS ON EACH FLOOR, THE DRAFT CURTANS SHALL BE AT LEAS IN DEEP, CONSTRUCTED ON ROCCOMBUTIBLE ON LIMITED COMBUSTBLE MATERIAL, AND LOCATED ON EACH SEC OF THE FLOOR OPENING.

CPENINGS IN THE DRAFTSTOPPING SHALL BE PROTECTED BY SELF-CLOSING BOORS W AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE DRAFTSTOPPING DEPETITION.

PONETRATIONS NTD OR THROUGH FIRE-RESISTING-RATED WALL ASSEMBLIES AND HOREONTAL ASSEMBLIES SHALL BE PROTECTED BY APPROVED PONETRATION FREESTOP DYSTEMS DESIGNED TO RESIST THE PASSAGE OF FIRE OR A THE PARED NOT LESS THAN THE RECURED FIRE-RESISTANCE RATING

ALL JOINTS INSTALLED IN OR RETWEEN FRE-RESIGTIVE-RATED WALLS, FLOO OR FLOOR/CELNIO ASSEMBLES AND ROOTS OR ROOM/CELNIO ASSEMBLES SHALL BE PROTECTIB BY APPROVED IN FRE-RESIGNATION TO STREAM DISSIDLED TO RESIGT THE PASSAGE OF THRE FOR A THRE FORDO NOT LESS THAN THE REGULTED THE-RESIGNACE ANYON WHICH THE INTELLED, BRE THAN THE REGULTED THE-RESIGNACE ANYON WHICH THE INTELLED.

**GENERAL ROOF PLAN NOTES** 

THE PERIOD NO

- EXCEPTION WHERE AREAS OF BUILDINGS ARE EQUIPED WITH ESPR SPRINCLERS, DRAFT CURTAINS DHALL NOT BE PROVIDED WITHIN THESE AREAS, DRAFT CURTAINS SHALL ONLY BE PROVIDED AT THE SEPARATED RETWIENE SHALL ONLY BE PROVIDED AT THE

# GENERAL DRAFTSTOPPING

- DRAFTSTOPPING ONLY REQUIRED IN COMBUSTIBLE BUILDINGS WITHOUT AUTOMATIC SPRINKLER SYSTEMS THROUGHOUT.
- DRAFTSOWNON IN FLORES SMALL BE NOTALLED TO SUBDIMISE ACORDIC DRAFTSOWNE AND A DRAFTSOWNE A DRAFTSO A. ALL OTHER GROUPS - SHALL BE INSTALLED SUCH THAT ANY HORIZONTAL AREA DOLS NOT EXCEED 3.000 SF.
- DRAFTSTOFFING MATERIALS SHALL BE NO LESS THAN 1.0" GYP ED. 38" WOOD STRUCTURAL PANEL, OR 39" PARTICLESCARD, I" NOMPAL LUMER, CEMENT FIREROARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, ABCOUNTLY SUFFORTED. AREA DO NOT TACES DI 2003. DENTITUEVOS ANTES SANLE SENTELLED TO SUBORDE ATTE SANCES A CONCERT SCIENCE SANCES MALE DE RETALLED TO SUBORDE ATTE SANCES A CONCERT SCIENCE SANCE MATER HER RETALLED TO SUBORDE ATTE SANCES A LOCATE DAOL DE LA LONG MATE HER RETALLED TO SUBORDE ATTE SANCES LOCATE DAOL DE LA LONG MATE HER RETALLED TO SUBORDE SANCE RECOTOS DE LA LONG MATE ATTE SANCE SANCE SANCES DE LA LOCATE DAOL DE LA LONG MATE ATTE SANCES A LOCATE DAOL DE LA LONG MATE ATTE SANCES ADOL DE LA LOS DE LOCATES DAOL DE LA LONG MATE ATTE SANCES ADOL DE LA LOS DE LOCATES DAOL DE LA LONG MATE ATTE SANCE ADOL DE LA LOS DE LOCATES DAOL DE LA LOS MATE ATTE SANCES ADOL DE LA LOS DE LOCATES DAOL DE LA LOS MATE ATTE SANCES ADOL DE LA LOS DE LOCATES DAOL DE LA LOS DE LA LOS DELOS MATE ADOL DE LA LOS DE LOCATES DAOL DE LAS LOS MATE ADOL DE LOS DAOL DE LA LOS DE LOCATES DAOL DE LAS LOS MATE ADOL DE LOS DAOL DE LA LOS DE LOCATES DAOL DE LOS DELOS DE LAS LOS DELOS DE LAS DAOL DE LOS DAOL PRESENDES LOS DELES DELOS DE LOS DELOS DE LOS DAOL DE LOS DE LOS DE LOCATES DAOL DE LOS DELOS DE LOS DE LOS DAOL DE LOS DE LOS DE LOS DE LOS DE LOS DE LOCATES DAOL DE LOS DELOS DE LOS DE LOS DELOS DE LOS DES LOCATES DE LOS DELES DELES DE LOS DE LOS DELOS DELES DE LOS DES LOCATES DE LOS DELES DELES DELES DE LOS DES DE LOS DE LOS DE LOS DES LOCATES DE LOS DELES DELES DELES DE LOS DE LOS DES DE LOS DE LOS DES LOCATES DE LOS DELES DELES DELES DE LOS DES DE LOS DES DE LOS DES LOCATES DE LOS DELES DELES DELES DE LOS DES DES DE LOS DES LOCATES DE LOS DELES DELES DELES DE LOS DES DES DE LOS DES LOCATES DE LOS DELES DELES DELES DE LOS DES DE LOS DE LOS DES LOCATES DE LOS DELES DELES DELES DE LOS DES DES DE LOS DES LOCATES DE LOS DELES DELES DELES DE LOS DES DES DE LOS DES DES LOCATES DELES DELES DELES DELES DELES DES DES DES DES DES LOCATES DE LOS DELES DELES DELES DELES DES DES DES DES DES LOCATES DE LOS DELES DELES DELES DELES DE LOS DES DES DES DES DES LOCATES DE LOS DELES DEL

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- 4. A CREXET OR SADDLE SHALL BE INSTALLED ON THE REDGE SIDE OF ANY PENETRATION GREATER THAN 30" WIDE AS MEASURED PERPENDICULAR TO THE SLOPP. 4. ALL ROOT SLOPES, NELUDINO FLATTIND ROOT AREAS TO BERAM POLITINE DEMARKER, TO BE ENTERATED RIFOLMERE YNB BOOT SLIPPOTT DESDE, FRONDE TAPERED RODE NEULATING TO NAMULIA UN PER FOOT SLOPE AT ALL TATEMED ROOF AREAS TO ENDURE POLITIVE DARANGE ALL THE WAY TO ROOT DEAM I FROM ALL PENTITATIONES AND OWNED AN ROOT SLOPES.
- E. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.
- 8. ROOF VENTEATION WTAKE & EXHAUST VENTS SHALL BE PROVIDED IN EACH & ALL ENCLOSED ATTICS LOR RAFTER SPACES TO CREATE CROSS VENTEATION IN ACCORDANCE WITH CODES & THE MANUFACTURES INSTALLATION INSTRUCTORS.

**GENERAL ROOF PLAN NOTES** 

 REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS. ALL FIRTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUA AND MAY BE PROVIDED FOR COORDINATION HURDOED ONLY. REFER TO CRUC ELECTRONIC CARTY'S SEDUCITY DOCUMENTS CAN CONCENTING AN ELECTRONIC CARTY'S ADDITION DOCUMENTS CAN CONCENTING AN EPISTERE DISION HYDRIATION & REQUIREMENTS. REFER TO STRUCTURAL DRAWINGS FOR DOC PONDING STRUCTURA, RAMING,

A.L. BOOF PENITENTIALS FOR MINOR ROOF VIDITS AND SMILLAR ITEMS MA NOT RE NEORATED SITE ROOF PLAN. INOVERE, ALL ROOF FLADWON VIDIL ROOFNOW AMMINITES. REFER TO ALL OWNER CONSTRUCTION DOLLMINTS FOR ADDITIONAL ROOF PENETRATIONS RESULTING ROOF FLADWING VORK.

4. If SHOULD ME THE RESPONSELLIFY OF THE ROOF SUB-CONTRACTOR TO PROVIDE ALL NECESSARY DETALS AND SYSTEMS TO ACCOMPONENTS FOR EXPANSION CONTRACTOR OF THE MULDING AND BUILDING COMPONENTS FOR

BOOF EYSTEM AND ANY WORK ASSOCIATED WITH THE ROOF SHALL BE DONE AS TO NOT YOU ANY ROOF WARBAUTES.

A. FLASHING BHALL BE INSTALLED IN EUCH A WANNER SO AS TO PREVENT WORTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGE & AT INTERSECTIONS WHICH HARAPET WALLS & OTHER PENETRATIONS THROUGH THE ROOF PLANE.

FLASHNG SHALL BE NETALLED AT WALL AND ROOF INTERSECTIONS, AT OUTTRES, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND ARCING BOOF OPENDOS, WHERE FLASHNOL IS WELL THE WETAL SHALL BE CORRECTION RESETANT WITH A THEXNEES OF NOT LESS THAN DATE, NO. 3 DALWARED BHEET.

C. PARAPET WALLS SHALL BE PROPERLY COPED WITH NON-CONBUSTIBLE. WEATHERPROOF MATERIALS OF A WIDTH NO LESS THAN THE THEORIESS OF THE PARAPET WALL.

A. DESION OF ROOF DIAMAGE SYSTEMS DIALL COMPLY WITH THE NTL. PLUMING CODE, FINLI DETAILED DESIGN OF ROOF DIAMAGE SYSTEMS TO BE BYFLUMING CODE, JOINGUTANT.

OVERSIZED ROOF DRANS, GUTTERS AND/OR DOWINSPOUTS SHOULD BE PROVIDED TO ELIMINATE ANY OVERFLOW OR BACKUP.

C. NOT LESS THAN 2 ROOF DRAMS SHALL BE INSTALLED IN ROOF AREAS 10,000 SF OR LESS AND NOT LESS THAN FOUR ROOF DRAMS SHALL BE INSTALLED IN ROOFS OVER 10:00 SF IN AREA.

D. INVERSE BOOD DRANG ARE BECAUSED. SECONDARY EMPRESSION ROOT DRANG OR SUPPRESS SHALL BE PROVIDED WHERE THE ROOT IN SOUTH CONSTRUCTION EXTENDS JOAND THE ROOT IN SUCH AMAINIST THAT WATER WILL BE DRITNERFED IT THE PRIMARY DRANG ALLOW BUEDUP FOR ANY READD.

a. SECONDARY ROOF DRAIN SYSTEMS DIALLIANS THE END POINT OF BECONARDE SEPARATE FROM THE PRIMARY SYSTEM, SECONARDE SHALL BE ARADY GRADE. NA LOCATION THAT WOULD NORMALLY BE OSSERVED BY THE SULEING OCCUPANTS OR WANTENANCE PERSONNES.

B. SECONDARY SCUPPERS SHALL BE SEED TO PREVANT THE OFFTH OF PONDING WATER FROM EXCEEDING THAT FOR WHEN THE ROOF WAS SESSAIRD. THEY SHALL HAVE AN OPENING SMIDLSON OF NOT LESS THAN 4".

5. CONTRACTOR SHALL KEEP ROOF CLEAN OF ALL DESIGN DURING ALL CONSTRUCTION WORK,

2. FLACHING

A. ROOF DRANAGE

- 18. INSULATE AND SEAL TO ENSURE ADCOUNTE AR INFLITIATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINCLER PREFERENCE. IL BOOF ACCESS & GUARDS
- A. WHERE EQUIPMENT REQUIRING ACCESS ON APPLIANCES ARE LOCATED O AN ELEVATED STRUCTURE ON THE ROOT OF A BULGHO SUCH THAT PERSONNEL WILL HAVE TO CLEME MONER THAN IF AND AND GAUGE TO ACCESS SUCH EQUIPMENT ON APPLIANCES A PERMANENT FITTERIR OR EXTERNIN MARKO OF ACCESS ONLI LE PROVIDE DUITACCESS SUCH NOT REQUIRE CLEMEND OFFIC SECTION OFFICER THAN ALL NOT REQUIRE CLEMEND OFFIC SECTION OFFICER THAN ALL OF N HEEDIT OF MARKO DE ACCESS ANNUAL OF FICE MARKON OFFICER THEORY OF MARKON DE ACCESS ANNUAL OFFICE MARKON AND AN INCOMENTATION OFFICE AND ALL OFFICIENTS AND ALL OFFICE ACCESS AND ALL OFFICE AND ALL OFF
  - E. WHERE THE ROOF HATCH OPENING OR ROOF EQUIPMENT IS LOCATED WITHIN 15 OF THE ROOF EQUE, SUCH ROOF ACCESS OR ROOF EQUE SHALL BE PROTECTED BY QUARKS, QUARKS TO BE 42\* ADOIT WALKING SURFACE & PREVENT THE PASSAGE OF A SPHERE 2\* IN DUALETER.
  - C. ANY ROOF HATCHES SHALL BE THERMALLY BROKEN D. SEE DETAIL LIOR ACCESS NOTES FOR ADOITIONAL REQUIREMENTS.
- 12. ACCESS TO UNOCCUPIED SPACES
- A. CRAINE SPACES SHALL BE PROVIDED WITH NO FEWER THAN 1 ACCESS OPENING WHICH SHALL NOT BE LESS THAN 18" X 24". E. AN GPENING OF NOT LESS THAN 37X10" SHALL BE PROVIDED TO ANY ATTRC AREA HAVING A CLEAR HEIGHT OF OVER 30", CLEAR HEADROOM OF NOT LESS THAN 30" SHALL BE PROVIDED IN THE ATTRC SPACE AT OR MICKE THE ACCESS OPENING.
- ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER FLOOR AREAS, IN ATTC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE INTU MECHANICAL CODE.

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- 14, ROOF TRUSSES DESIGN BUILD BY TRUSS MANUFACTURER
- 15. PROVIDE MANUFACTURED ROOF PROTECTED GAS PIPING AND CONDUIT SUPPORTS AS REQUIRED, PAINT DISTACLES "YELLOW" AT WALKWAY PAD CROSSINGS CALLY.
- 16. FLAT (LOW SLOPE <212) MEMBRANE ROOF A. ROOF WEMBRANE TO EXTEND UP AND OVER TOP OF ANY PARAPET WALLS AND DRAPE OVER FRONT OF WALL 3", MEMBRANE TO EXTEND UP VERTICALLY UNDER FROM PARAPERAL 12".
- PROVIDE WALKWAY PAGE ON ALL MEMISRANE ROOFING FROM ROOF ACCESS PONTUS; TO EACH END OF SUILDING.
- 17. SNOLE-PLY MEMBRANE ROOFING:
- A. SINGLE-PLY MEMBRANE ROOPS SHALL HAVE A DESKIN SLOPE OF A MINIMUM OF THUS (2N) FOR DRANAGE.

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> BUILDING #1 ROOF PLAN

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GENERAL FLOOR PLAN NOTES

. REFER TO ADOITIONAL NOTES AND REQUIREMENTS ON ALL OTHER ROCUMENTS AND OTHER DESCIPLINES DOCUMENTS.

ALL STEE INFO, FURNITURE, FERTURES AND EQUIPMENT INSIDERED CONCEPTUAL AND MAY HAVE BE PROVIDED

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- 16. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER ADOUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLES PROF PRESENCE.

8. WHERE THE ROOF HATCH OPENING OR ROOF EQUIPMENT IS LOCATED WITHIN 10" OF THE ROOF EDGE, SUCH ROOF ACCESS OR ROOF EDGE SHALL BE PROTECTED BY QUARDS, QUARDS TO BE 42" MOVE WILLING SUFFACE & PREVENT THE PASSAGE OF A SPHERE 31" N DWARTER.

D. SEE DETAIL GOR ACCESS NOTES FOR ADDITIONAL REQUIREMENTS.

A. CRAVA. SPACES CHALL BE PROVIDED WITH NO FEVER THAN LACCESS OPENING WHICH SHALL NOT BE LESS THAN 18" X 34". E. AN OPENNO OF NOT LESS THAN 307537 SHALL BE PROVIDED TO ANY ATTRE AREA HAVING A CLEAR HEIGHT OF OVER 30°, CLEAR HEADROOM OF NOT LESS THAN 30° SHALL BE PROVIDED IN THE ATTRE SPACE AT OR ABOVE THE ACCESS OF NING.

C. ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE INTL MECHANICAL CODE.

ACCORNAGE WITH THE YTH SECONDAL CODE.
4. ATTC: CONTRAMIC DEFAULTION: TO LE PROVIDED WITH WITH ALLOW REPORT OF PAULTION DEFAULTION OF THE ACCOUNTY OF ALLOW REPORT. ALLOW REPORT OF THE ACCOUNTY OF ALLOW REPORT OF ALLOW REPORT OF THE ACCOUNTY OF ALLOW REPORT OF ALLOW REPORT OF ALL AND ALLOW REPORT FROM THE DEFINISH OF ALL AND ALLOW REPORT OF ALLOW REPORT OF ALL AND ALL AND ALL AND ALL AND ALL ALLOW REPORT OF ALL AND ALL AND ALL AND ALL AND ALL ALL AND ALL AND ALL AND ALL AND ALL AND ALL AND ALL ALL AND ALL

15. PROVIDE MANUFACTURED ROOF PROTECTED GAS PIPING AND CONDUCT SUPPORTS AS REQUIRED. PAINT OBSTACLES "VELLOW" AT WALKWAY PAD CROSSING ON "

A. ROOF MEMBRANE TO EXTEND UP AND OVER TOP OF ANY PARAPET WALLS AND DRAFE OVER FRONT OF WALL 3". MEMBRANE TO EXTEND UP VERTICALLY UNDER FINISH WATERIAL 12". PROVIDE WALKWAY PADS ON ALL MEMBRANE ROOFING FROM ROOF ACCESS POINTIS; TO EACH END OF BUILDING.

A. SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF A MINIMUM OF 14:12 (2N) FOR DRAINAGE.

14. ROOF TRUSSES DESIGN BUILD BY TRUSS MANUFACTURER.

18. FLAT ILOW SLOPE +2-12/ MEMBRANE RCOP

17. SNOLE-PLY NEWSTANE ROOFING

C. ANY ROOF HATCHES SHALL BE THERMALLY BROKEN

- E. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS. ROOF VENTILATION INTAKE & EXHAUST VENTS SHALL BE PROVIDED IN EACH & ALL ENCLOSED ATTICS MOR RAITER SPACES TO CREATE CROSS VENTILATION IN ACCORDANCE WITH CODES & THE MANUFACTURES INSTALLATION INSTRUCTING.







11. ROOF ACCESS & QUARDS

13. ACCESS TO UNOCCUPIED SPACES

E. ROOF GRABIAGE

T. FLASHING

GENERAL ROOF PLAN NOTES

REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DESCRIPTION DOCUMENTS.

ALL BOOP FORTATION FOR ADDRESS OF THE CENTRAL FRAMEW, ALL BOOP FORTATION FOR MORE ROOP VENTS AND EARLAR ITEMS MAY NOT BE NOTATED ON THE ROOP FULLY. INVENTS ALL ROOP FLASHING WORL SHALL BE FROM THE ROOP FOR SUBCONTRACTOR SO ALT DO SHALL BE FROM ADDRESS AND ADDRESS ADDRESS ADDRESS ADDRESS DOCUMENTS FOR ADDRESS ADDRESS ADDRESS ADDRESS ADDRESS FLASHING WORK.

4. IT SHOULD BE THE RESPONSIBLITY OF THE ROOF SUB-CONTRACTOR TO PROVIDE ALL RECESSARY DETAILS AND SYSTEMS TO ACCOMMODATE EXPANSIONCONTRACTION OF THE BUILDING AND BUILDING COMPONENT: A LONG-ASTING MCOF.

BOOF SYSTEM AND ANY WORK ASSOCIATED WITH THE ROOF SHALL BE DONE AS TO NOT VOID ANY ROOF WARRANTIES.

A. FLASHNO SHALL BE NISTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS & AT INTERSECTIONS WITH PARAPET WALLS & OTHER PENETRATIONS THROUGH THE ROOP PLANE.

B. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT OUTTIERS, WHEREVER THERE IS A UNAWARE IN ROOF SLOPE OR DIRECTION AND ARGUNG FOOD OPENINGS, WHERE A TUDONING IN WEIGHT SHALL BE CORRORDIN RESISTANT WITH A THEXNESS OF NOT LESS THAN LARGY IN-D. GAUNWEIGHT SHEET.

C. PARAPET WALLS SHALL BE PROPERLY COPED WITH NON-COMBUSTIBLE. WEATHERPROOF MATERIALS OF A WIDTH NO LESS THAN THE THEINESS OF THE PARAPET WALL.

A. DESION OF BOOF DRANAGE SYSTEMS SHALL COMPLY WITH THE INTL PLUMENUS CODE, FINAL DETAILED DESIGN OF ROOF DRANAGE SYSTEMS TO BE BY PLUMENO CONDUCTANT. OVERSIZED ROOF DRANS, OUTTERS AND/OR DOWNSPOUTS SHOULD BE PROVIDED TO ELIMINATE ANY OVERFLOW OR BACKUP.

E. NOT LESS THAN 2 ROOF DRANS SHALL BE INSTALLED IN ROOF AREAS 10.00 SF OR LESS AND NOT LESS THAN FOUR ROOF DRANS SHALL BE INSTALLED IN ROOFS OVER 10.000 SF IN AREA.

5. CONTRACTOR SHALL KEEP ROOF CLEAN OF ALL DEERS DURING ALL CONSTRUCTION WORK.

 ALL FIGTURES AND EQUIPMENT EHONIN SHOULD BE CONSIDER AND MAY BE PROVIDED FOR COORDINATION PURPOSES ONLY. FIRE SUPPRESSION. PLUMEING, MECHANICAL ELECTREAL CO. FRE OUPPRESSON, FUMENCI, MECHANICAL, ELECTRICAL, COMMUNICATIO ELECTRONIC SAFETY & SECURITY DOCUMENTS ADDR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS, REFER TO STRUCTURAL DRAWINGS FOR ROOF OPENING STRUCTURAL FRAMING.

EXCEPTION: WHERE AREAS OF RULEINOS ARE OUTRED WITH ESP SPRINCIES, DRAT CURTANS DALL NOT BE PROMOD MITHIN THEE AREAS, DRAT CURTANS DULL ON THE PROMOD ATTINIS ERAAKTON RETWEEN ESPRISENSAMD THE NON-ESPR SPRINCIESS

MILES

DATT CUITABLE GHALL BE NOTALLED ON THE UNDERLEE OF THE BOOF N FACTORY 3-11 STORAGE C-11-NOP INGENETICS STORAGE AREAS. THE DATT CUITABLE SHALL BAT LEAST IF DEEPS, CONSTITUETE OF SHEET NETAL, JAM IS FLASTER, OTFOLIN SOAND OR OTHER APPROVE MICTAL, JAM IS FLASTER, OTFOLIN SOAND OR OTHER APPROVE MICTALS, SHALL BAT LEAST NOT CONNECTIONS SHALL BE SHORT TOHT, AND LOCATE ON EACH SHOLD OTHER APPROVED MID LOCATE ON EACH SHOLD OTHER APPROVED.

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ALL OTHER GROUPS - SHALL BE INSTALLED SO THAT HOREONTAL FLOOR AREAS DO NOT EXCEED 1,000 SP.

- 2. DRAFTSTOPPING IN ATTICS SHALL BE INSTALLED TO SURDMOR ATTIC SPACES & CONCEALED KOOF SPACES:
- GROUPS ALL R.F. & R.J. WITH 3 OR MORE DWELLING UNITS SHALL BE LOCATED ABOVE & IN-LINE WITH THE SLEEPING UNIT & DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOP DHEATHING ABOVE.
  - A. EXCEPTION 1: WHERE CORRIDOR WALLS PROVIDE A DEPARATION, ONLY REQUIRED ABOVE ONE OF THE CORRIDOR WALLS.

DRAFTSTOPPING NOTES DRAFTSTOPPING ONLY REQUIRED IN COMBUSTIBLE BUILDINGS WITHOUT AUTOMATIC SPENKLER SYSTEMS THROUGHOUT.

- A. ALL OTHER GROUPS SHALL BE INSTALLED SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SF.
- OPENINGS IN THE DRAFTSTOPPING SHALL BE PROTECTED BY SELF-CLOSING DOORS W/AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE

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- OPENINGS IN THE DRAFTSTOPPING SHALL BE PROTECTED BY SELF-CLOSING DODRS W AUTOWATE LATCHES CONSTRUCTED AS REQUIRED FOR THE DRAFTSTOPPING PARTITION.

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- EXCEPTION 2: R-2 THAT DO NOT EXCEED A STORIES ABOVE ORADE PLANE. THE ATTIC SPACE SHALL BE SUBDITIOD INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY 2 DWELLING UNITE, WHICHEVER IS SMALLER.
- DRAFTSTOPPING MATERIALS SHALL BE NO LESS THAN 1/2" GYP 80. 34" WOOS STRUCTWAA, PAREL OR 3/4" PARTICLEBGARD, 1" KOMPAL LUMER, CEMENT FIRERCARD, BATTS OR BLAKKETS OF MINERAL WOOL OR GLASS FIBER, ADGULATLY, SUPPORTS.
- GENERAL ROOF PLAN NOTES
  - ETRATIONS NTO DE THROUGH FREAREDISTINGARTED HALL ASSEMBLES DHOREONTAL ASSEMBLES SHALL DE PROTECTED BY APPROVED RETATION FREITOR PYTENES BEGINNED TO ASSETT HE PASSALL OF FRE A THE PERDO NOT LESS THAN THE REQUIRED PRE-RESERTANCE MATING RH FE DIVITALED.

GENERAL DRAFTSTOPPING

DRAFTSTOPPING ONLY REQUIRED IN COMBUSTIBLE BUILDINGS WITHOUT AUTOMATIC SPRINKLER SYSTEMS THROUGHOUT.

 ALL JOINTS NITTLED IN ON RETWEIN PRE-RESISTMENATED WALLS, PLODA OR FLOORIESING ASSIMILIES MON ROOTS OR PROFEDING ASSIMILES SHALL BE PROFERTING REARINGTON PRE-RESISTATION TO YOTIN DESIGNOT TO REART THE PAGEAGE OF THE FOR A TIME PREDO HOT LESS THE PAGEAGE TO DELET THE PAGEAGE OF THE FOR A TIME PREDO HOT LESS SHALLS, SHOW THE PAGEAGE CATTOR WHICH THE PAGEAGE LESS SHALLS, SHALLS L FLOOR

# GENERAL DRAFT CURTAIN NOTES

- I, GRAFT CURTAINS CHALL BE INSTALLED FOR PROTECTING THE UNENCLOSED STAR OPENINGS ON EACH FLOOR, THE DRAFT CURTAINS SHALL BE AT LEAST 14" OLEP. CONSTRUCTED OF NONCOMPUTATEL OR NUMBER CONSULTIELE MATERIAL, AND LOCATED ON EACH SIDE OF THE FLOOR OPENING.





DES MOINES, IA

Frit Ha GARAGE & TRASH A-801

# PRELIMINARY PLAT / DEVELOPMENT PLAN FOR: **GRAY'S STATION PLAT 5**

# DES MOINES, IOWA

# SITE RACCOON

DES MOINES, IOWA

OWNER HRC NFS I LLC 6900 WESTOWN PKWY WEST DES MOINES, IA 50266

VICINITY MAP

NOT TO SCALE

# APPLICANT

HUBBELL REALTY COMPANY 5900 WESTOWN PKWY WEST DES MOINES, IA 50268 CONTACT: CALEB SMITH PH. (515) 243-3228

### ENGINEER

CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 CONTACT: RYAN HARDISTY EMAIL: RYANHGCDA-ENG.COM PH. (515) 389-4400

### SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 CONTACT: CHARLE MCGLOTHLEN EMAIL: CHARLEMGCDA-ENG.COM PH. (515) 369-4400

DATE OF SURVEY 08/05/2022

# BENCHMARKS

CITY BENCHMARK #725: BRASS CAP IN THE NORTHEAST TRAFFIC SIGNAL BASE AT THE SOUTHWEST CORNER OF MARTIN LUTHER KING DRIVE AND SOUTHWEST 11TH STREET. ELEVATION=28.81

CITY BENCHMARK #5581: BRASS TABLET IN THE CONCRETE WALL 43.6 FEET WEST OF THE EAST FACE NEAR THE SANITARY SEWER PUMP STATION. ELEVATION-25.48

SUBMITTAL DATES

FIRST SUBMITTAL: 10/19/2022 01/04/2023

LEGAL DESCRIPTION LEGAL DESCRIPTION A PART OF LOSS 7, 7, AND S CONTRAL DES MOINES INDUSTRIAL PARK AND A PART OF PARCEL 2019-146' OF SAND LOTS 6, 7, AND 6, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17873. PARE 735, BOTH OFFICIAL PLATS IN THE CITY OF DES MOINES, POLK COUNT, IONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

ING AT THE NORTHWEST CORNER OF LOT 12, GRAY'S STATION PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 08'20'42" EAST ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 145.50 FEET TO THE

BECONNER AT THE INSTRUMENT CONNER OF LOT 12, GRAYS STATOM PLAT 2, AN GYDRAL PLAT, THENCE SOUTH GUYA'S' LAST ALANG CARLST 2, AN GYDRAL PLAT, THENCE SOUTH GUYA'S' LAST ALANG CONTINUEST CONNER OF SAID LOT 12, THENCE NORTH BIT3Y18' LAST ALANG THE SOUTHERT UILE OF SAID LOT 12, DISTANCE OF 128.11 PEXT TO THE NORTHMEST CONNER OF OULDT 'Y, SAUD GRAY'S STATION PLAT 2, THENCE SOUTH GUYA'S' LAST ALANG CARLST 2, THENCE SOUTH GUYA'S' LAST CARLST 2, THENCE CARLST 2, THENCE SOUTH GUYA'S' LAST CARLST 2, THENCE CARLST 2, THENCE SOUTH GUYA'S' LAST CARLST 2, THENCE CARLST 2, THENCE SOUTH GUYA'S' LAST CARLST 2, THENCE CARLST 2, THENCE SOUTH GUYA'S' LAST CARLST 2, THENCE CARLST 2, THENCE SOUTH GUYA'S' LAST CARLST 2, THENCE CARLST 2, THENCE SOUTH GUYA'S' LAST CARLST 2, THENCE CONNERS 2, THENCE SOUTH GUYA'S' LAST CONTINUES ALONG SAUD MESTERY LINE, GUYA'S THET NOTION CALLST 2, THE GUYA'S STATION MESTERY LINE, GUYA'S THE CARLST 2, THE GUYA'S STATION MESTERY LINE, GUYA'S THE CARLST 2, THE CARLST 2, THE GUYA'S STATION MEST GUYA'S CARLST 2, THE CARLS 2, THE CARLST 2, THE CARLST 2, THE CARLST 2, THE CARLST SOUTH LINE OF LOT & SAU CONTRAL DES MORES MOUSTAL FARS, THENCE SOUTH BYTIGH SAT LANG SAU SOUTH LINE, 43.16 FEET TO THE SOUTHEAST CORNER OF SAU LOT & THENCE NORTH ODTENT WEST ALONG THE LAST LINE OF SAU LOT & A DESTANCE OF SAUNT FEET THENCE NORTHERET CONTRIMUE AUGUSTAL FEET, THEORE NORTHERET CONTRIMUE AUGUSTAL THET, MHOSE AUGUST HEAD AND HOSE CHORD BEARS NORTH OJZSJS" WEST, 93.59 FEET, THENCE NORTH OGSGO'SO CONTRUST OF SAUL CONT IN SAUCH FEET AND MHOSE CHORD BEARS CONTRUST OF SAUL STREET, MOLT DE WAST THEORE NORTH AUGUSTO CONTRUST OF SAUL STREET, MOLT DE WAST THEORE NORTH HOSE CHORD BEARS CONTRUST OF SAUL STREET, MOLT DE WAST THEORE NORTH HOSE CHORD BEARS CONTRUST OF SAUL OF A LASSO BENG A PONT ON THE SOUTHER'S CONTRUST OF STREET, MOLT DE WAST THEORE NORTH HOSE CHORD DE DUIT OF ECONTRUST AUGUST OF WAST THEORE NORTH HOSE CHORD DIFFERENCE OF SAUL OF A LASSO BENG A PONT ON THE SOUTHER'S CONTRUST OF STREET, MOLT DE WAST THEORE NORTH HOSE CHORD DE DUIT OF ECONTRUS AUGUST OF WAST THEORE NORTH HOSE CHORD DE HE PONT OF BECONTRUG AND CONTAINING 11.47 ACRES (498,715 SOURCE FEET). SQUARE FEET)

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS

# GRAY'S STATION PUD - ZON2017-00067

ZONING

EXISTING/ PROPOSED USE EXISTING LISE: UNDEVELOPED PROPOSED USE: RESIDENTIAL

TAX ABATEMENT - SUSTAINABIL

BIKE RACKS FOR PUBLIC USE THAT PROVIDE A MINIM 10% OF THE AUTOMOBILE PARKING PROVIDED. 50% INCREMES IN REQUIRED LANDSCAPING. PRIMARY ENTRY WITHIN IA MILE OF A DART TRANST REDEVELOPMENT OF A PREVIOUSLY DEVELOPED SITE.

INDEX O	SHEETS	
NO.	DESCRIPTION	
C0.1	COVER SHEET	
C1.1	TOPOGRAPHIC SURVEY / DEMOLITION PLAN	
C2.0-2.4	DIMENSION PLAN	
C3.0-3.5	GRADING PLAN	
C4.0-4.4	UTILITY PLAN	
C5.1-5.2	DETAILS	
L02.01-L02.05	RDG LANDSCAPE PLAN (SITE LAYOUT PLAN)	
L04.01-L04.05	RDG LANDSCAPE PLAN (SITE PLANTING PLAN)	
L05.01	RDG LANDSCAPE PLAN (DETAILS)	

## DEVELOPMENT SUMMARY

EXISTING IMPERVIOUS AREA:	0.00 ACRES (0 SF)	
OPEN SPACE CALCULATION: TOTAL SITE: BUILDINGS STREETS DRIVEWAYS SIDEWALKS	<ul> <li>499,715 SF (11.47 AC.)</li> <li>84,115 SF</li> <li>95,854 SF</li> <li>12,745 SF</li> <li>24,309 SF</li> </ul>	
OPEN SPACE PROVIDED	- 282,622 SF (58.6%)	

84 CONDOMINUM UNITS (LOT 67) 149 TOTAL UNITS (12.99 UNITS PER ACRE)

### NOTES

- ALL PIRUE IMPROVEMENTS, INCLUDIOS SPOT ELEVATIONS, ARE SHOWN FOR RETERENCE ONLY, RETER TO THE SEPARATE FRAVARE CONSTRUCTION CONTRACT DOCUMENTS FOR PIRUE IMPROVEMENT FLANS. IF THERE ARE ANY IDSOREPANCES BETWEEN THE DEVLOPMENT FLAN, AND THE PUBLIC IMPROVEMENT FLANS THE CENTLED FRAUE IMPROVEMENT FLANS SHALL GOVERN.
- xooxTHIS PROJECT IS ELIGIBLE FOR TAX ABATEMENT IN ACCORDANCE WITH THE URBAN RENEWAL DEVELOPMENT AGREEMENT SECTION 5.02 (BK16829 PG251-288).xxxx

# UTILITY WARNING

ANY UTLIES SHOWN HAVE BEDK LOCATED FROM FIELD SUNKY AND RECORDS OBTAINED BY THIS SURVYOR. HIS SURVYOR MAKES NO GUARANTEE HAT THE UTLITIES SHOWN ACCOUNTING ALL THE UTLITES IN THE AREA, DITHER IN SERVICE OR ABANDONED. THE SURVYOR FURTHER DOES NOT WA THAT THE UTLITES SHOWN ARE IN THE EXACT LOCATION SHOWN.

PROPOSED		EXIS
PROPERTY BOUNDARY		SAN
LOT LINE		WAT
CENTER LINE		FIRE
RIGHT OF WAY	R/W	WAT
BUILDING SETBACK		WELL
PERMANENT EASEMENT	*/	STO
TEMPORARY EASEMENT		STO
TYPE SW-501 STORM INTAKE	500 C	STO
TYPE SW-502 STORM INTAKE	0	FLA
TYPE SW-503 STORM INTAKE	0	DEC
	ited .	CON
TYPE SW-505 STORM INTAKE	2 Statement	DEC
TYPE SW-506 STORM INTAKE	0	ELE
TYPE SW-512 STORM INTAKE	ST	GUY
		STR
TYPE SW-513 STORM INTAKE	ST	POW
TYPE SW-401 STORM MANHOLE	60	UTIL
TYPE SW-402 STORM MANHOLE	5	ELE
FLARED END SECTION		ELE
	1000	ELE
TYPE SW-301 SANITARY MANHOL	£ 🔇	TRA
STORM/SANITARY CLEANOUT	đ	TEU
WATER VALVE		TEL
FIRE HYDRANT ASSEMBLY	D++-	TEL
SIGN	-	GAS
DETECTABLE WARNING PANEL	100 H	CAB
WATER CURB STOP		MA
SANITARY SEWER		BEN
SANITARY SERVICE	-1-1-1-1-	501
STORM SEWER		UND
orderen ourres		GAS
	<u> </u>	FIBE
minut wattree		UND
		OVE
SILT FENCE		UND
USE AS CONSTRUCTED	(UAC)	FIEL
MINIMUM PROTECTION ELEVATION	MPE	SAN
		STO

DATE

DIVELOPMENT SERVICES DIRECTOR

ING ARY MANHOLE (S≢® VALVE BOX TORANT 20.02 CURB STOP On 6 SEWER MANHOLE SEWER SINGLE INTAKE -SEWER DOUBLE INTAKE 100.00 0×0B D FND SECTION JOUS TREE ROUS TREE JOUS SHRUB ROUS SHRUB 0 RIC POWER POLE + NCHOR LICHT 0 POLE W/ TRANSFORMER :01 POLE W/ LIGHT ð----RIC BOX fir. RIC TRANSFORMER R RIC MANHOLE OR VAULT 0 IC SIGN HONE JUNCTION BOX HONE MANHOLE/VAULT 1 HONE POLE 0 og ALVE BOX TV JUNCTION BOX Ð TV MANHOLE/VAULT 0 ROX Ð MARK ORING CROUND TV CABLE AIN OPTIC ROROUND TELEPHONE ------HEAD ELECTRIC -----RGROUND ELECTRIC TILE \_\_\_\_\_ ARY SEWER W/ SIZE SEWER W/ SIZE WATER MAIN W/ SIZE 

IS OF RECORD.	ONE CALL 1-800-292-8989 www.lowaonecall.com	THE PROJECT NEXURES AN IOWA MIDES PERMIT 42 AND GITY OF DES MORES GROUG FEMIL, CVIL, DESCA KANATAGE MLL PROVER THE FEMILTS AND THE INTILL STORM WATER POLLING PROVENDE PLAN (SWPPP) FOR THE CONTINUCTORS USE DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONDED FOR UPOLING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL RECORRENTION MATERIALS, DURING THES, DETACHED TRALERS OR SHALAR THES ARE FRONTING ON UPUBLIC STREETS OR WITHIN THE	HEREY CETTY BUT BED DURING BOUNDY NS HEREYED BY KE BUDGE HY DEET FORMUNG AND NO BAT I MA DUT LODGE HY DEET FORMUNG AND HEREYED BUL AND AUT LODGE HY DEET FORMUNG AND LINK THE AND THE AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND
	GA	DUBLIC R.C.M. PHILO R.C.M. THE 2022 EDITION OF THE SLIAS STADLARD SPECIFICATIONS. THE UBLIC RECT—THAT ACCOSSIBILITY DUBLICARE (MORKA) AND ALL THE PROJECT UNLESS OTHERWISE NOTED.	2051 P P P CONTROL OF STORY ST. 2023 PACE OF SECTION OF ST. 2023 PACE OF SECTION OF ST. 2023 PACE OF SECTION OF ST. 2023
LITY NIMUM OF AT STOP. E	CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE, URBANDALE, IA 50322 PH: (515) 389-4400	PREUMINARY PLAT APPROVAL:  APPROVED APPROVED WITH CONDITIONS - SEE EXHIBIT "A" IN ACCORDANCE WITH CHAPTER 106, DES MOINES MUNICIPAL COOF, AS AMENDED.	STE FLAN APPERIVAL: APPROVED NACCORDANCE WITH SECTION 13-9, 2019 DES MONES MUNICIPAL CODE, AS AMENDED. NO OWINGES TO THIS FLAN UNLESS JAPPROVED IN WITHING MOM THE DEVELOPMENT SERVICES CORECTOR.

PH: (515) 36 PROJECT NO. 2202.113

A/MOIR

DEVELOPMENT SERVICES DIRECTOR






















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OLD FRONT ELEVATION

### **Elevation Updates in Phase II**

In Phase 2 we are proposing the same Product types/units as were approved for Phase 1. The floorplans for each unit type will remain the same. We made some revisions to the Elevations and Exterior Color Packages as we felt that they needed to be updated for Phase II. Some of the elevations didn't have enough intentional variations and the color packages were too light in color for an urban neighborhood.

The following pages show the new and the old front elevations of each product type and a description of the changes.

#### Product 1

The desire was to create a darker color package for this Product and add some variation between the units.

- Increased visual interest through varying heights of the entry element clad in metal panels.
- Revised the color scheme and made it darker to achieve a more urban look.

PRODUCT 1 | COMPARISON

COLOR PACKAGE: Product 1-#1



#### Product 3

This elevation looked too busy and had too many design themes and variations.

- Revised vertical elements to all be the same color and revised material to dark metal panels with a vertical pattern.
- The cube-shaped building elements were revised from Hardie lap siding/stone to all stone, to unify the overall building desian.



OLD FRONT ELEVATION

### PRODUCT 3 | COMPARISON

COLOR PACKAGE: Product 3-#1





• Steel metal posts will be painted dark gray.

This elevation was too busy and the color scheme too light for this

Changed to a darker color scheme to achieve a more urban

Changed Hardie lap siding on front to metal panels. Eliminated the white-colored Hardie panels and matched the

panel color on both sides to achieve a unified appearance.

Product 4

look.

•

urban environment.

### OLD FRONT ELEVATION

# PRODUCT 4 | COMPARISON

COLOR PACKAGE: Product 4-#1





#### Product 4

This elevation was too busy and the color scheme too light for this urban environment.

- Changed to a darker color scheme to achieve a more urban look.
- Changed Hardie lap siding on front to metal panels.
- Eliminated the white-colored Hardie panels and matched the panel color on both sides to achieve a unified appearance.
- Steel metal posts will be painted dark gray.

OLD FRONT ELEVATION

# PRODUCT 4 | COMPARISON

COLOR PACKAGE: Product 4-#2





OLD FRONT ELEVATION

#### Product 5

Elevations appear repetitive and uninspired. We only built one Product 5 building in Phase 1 so far. It was built without the 3<sup>rd</sup> level optional bonus room. We intend to build the bonus room on Product 5 in Phase 2.

- Varied the height of the brick to create diverse building elements and to reduce the effect of the stark vertical building elements.
- Replaced the Hardie panels of one of the main building elements with metal panels.
- Black windows







#### Product 6

Elevation appeared boring and repetitive. These needed additional visual interest and a more urban look.

- Varied the height of the brick/stone to create diverse building elements and to reduce the repetitive effect of the vertical building elements.
- Introduced building elements sided in metal panels with a vertical pattern.
- Replaced the Hardie panels of one or more of the main building elements with metal panels (horizontal pattern).
- Black windows
- Darkened the color packages

OLD FRONT ELEVATION

### PRODUCT 6 | COMPARISON

COLOR PACKAGE: Product 6-#1





OLD FRONT ELEVATION

CARLISLE SURE WELD TPO | GRAY FIRESTONE | DARK BRONZE CANOPY - POWDER COATED STEEL | DARK BRONZE SCB | MOUNTAIN SHADOW SMOOTH

Product 6

Elevation appeared boring and repetitive. These needed additional visual interest and a more urban look.

- Varied the height of the brick/stone to create diverse building elements and to reduce the repetitive effect of the vertical building elements.
- Introduced building elements sided in metal panels with a vertical pattern.
- Replaced the Hardie panels of one or more of the main building elements with metal panels (horizontal pattern).
- Black windows
- Darkened the color packages

PRODUCT 6 | COMPARISON

COLOR PACKAGE: Product 6-#2





#### Product 6

Elevation appeared boring and repetitive. These needed additional visual interest and a more urban look.

- Varied the height of the brick/stone to create diverse building elements and to reduce the repetitive effect of the vertical building elements.
- Introduced building elements sided in metal panels with a vertical pattern.
- Replaced the Hardie panels of one or more of the main building elements with metal panels (horizontal pattern).
- Black windows
- · Darkened the color packages

OLD FRONT ELEVATION

### PRODUCT 6 | COMPARISON

COLOR PACKAGE: Product 6-#3





SECOND FLOOR





PRODUCT 1 | PRESTON Lots: 61-63 and 64-66 GRAY'S STATION | 07.07.2022 | 45

FIRST FLOOR







PRODUCT 3 | BEXLEY

Lots: 57-60







FIRST FLOOR



SECOND FLOOR

PRODUCT 4 | MAISON Lots: 16&19, 20&23, 24&27 and 52&56 GRAY'S STATION | 07.07.2022 | 47







FIRST FLOOR



SECOND FLOOR

PRODUCT 4 | MARLOW Lots: 17&18, 21&22, 25&26, and 53-55 GRAY'S STATION | 07.07.2022 | 48











FIRST FLOOR







FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

PRODUCT 5 | ASANA Lots: 47 and 50 GRAY'S STATION | 07.07.2022 | 50









ROOFTOP DECK OPTIONIL-FOLL FOR DOTAL RAKENG AT EDGE OF DEDK

TADATE PERIODIA - STANDARD

Bonus Room

SECOND FLOOR

### FIRST FLOOR

PRODUCT 6 | GRAYSON

Lots: 1&3, 4&7, 8&11, 12&15, 29&32, 33&36, 37&40, and 41&45







SECOND FLOOR



THIRD FLOOR

PRODUCT 6 | CORDOVA Lots: 2, 5, 9, 13, 30, 34, 38 and 42&44 GRAY'S STATION | 07.07.2022 | 52







FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

# PRODUCT 6 | CORDOVA PLUS

Lots: 6, 10, 14, 31, 35, 39 and 43 GRAY'S STATION | 07.07.2022 | 53





Hubbell Homes Des Moines, Iowa PERSPECTIVE

GRAY'S STATION CLUBHOUSE



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The diamongs presented are ilustrative character and design inters only, and are subject to charge based upon final design considurations (i.e. applicable codes, structural), and MEP design requirements, wit planetour plan changes, etc.) (0.2018 BSB Design, inc



The drawings presented are illustrative character and design intent only, and are subject to change based upon final design considerations (i.e. applicable coder, structure), and MEP design isaultements. and paneliser pan changes, etc.) @ 2018 BEB Design, mic.

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The drawings preceded are inclusive character and design intensionly, and are subject to change based upon final design considerations (i.e. applicable codes, constraint), and MEP design requirements, wit plantfoor plan charges, etc.) @ 2018 BEB Design, Inc.

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The drawings preceded are illustrative character and design interest only, and are subject to change based upon fault design considerations (i.e. applicable codes; structure), and MSP design readirements, wit plantfoor pion changes, etc.) @ 2018 BSB Design, Inc.

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