



**Roll Call Number**

**Agenda Item Number**

24

**Date** March 27, 2023

**RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "GRAY'S STATION PLAT 5" ON PROPERTY LOCATED IN THE VICINITY OF 1300 TUTTLE STREET**

**WHEREAS**, on February 2, 2023, the City Plan and Zoning Commission voted 8-1-1 to **APPROVE** a request from Hubbell Realty Company (owner), represented by Caleb Smith (officer), for Preliminary Plat "Gray's Station Plat 5" on property located in the vicinity of 1300 Tuttle Street, to allow for the development of 65 one-household residential lots, one lot containing 2 condo buildings for a total of 84 residential units, a clubhouse amenity building, and two outlots, subject to compliance with all administrative review comments; and

**WHEREAS**, on March 6, 2023, by Roll Call No. 23-0294, the City Council opened and further continued said receive and file to 5:00 p.m. on March 27, 2023, upon request by the applicants' representative for additional review time.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Des Moines, Iowa, that the attached communication from the City Plan and Zoning Commission is hereby received and filed.

MOVED BY \_\_\_\_\_ TO ADOPT. SECOND BY \_\_\_\_\_.

APPROVED AS TO FORM:

/s/ Chas M. Cahill  
Chas M. Cahill  
Assistant City Attorney

(PLAT-2022-000064)

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

**CERTIFICATE**

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

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

3/12/23  
Date 2/14/23  
Agenda Item 17-24  
Roll Call # 23-0294

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 review and approval of a Preliminary Plat “Gray’s Station Plat 5,” which would allow for the development of 65 one-household residential lots, one lot containing 2 condo buildings for a total of 84 residential units, a clubhouse amenity building, and two outlots.

**COMMISSION RECOMMENDATION:**

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

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

**APPROVAL** of the proposed Preliminary Plat “Gray’s Station Plat 5,” subject to compliance with all administrative review comments.

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends approval of the proposed Preliminary Plat “Gray’s Station Plat 5,” subject to compliance with all administrative review comments.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **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.

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

Nick Tarpey 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.

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

Will Page 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.

Johnny Alcivar asked if there was a threshold for rowhome development being administratively reviewed.

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



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

Jason Van Essen 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.

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

Jason Van Essen 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.

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

Jason Van Essen 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.

Caleb Smith, 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.

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

Caleb Smith 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.

Ryan Hardisty, 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.

Ryan Hardisty 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.

Michael Bialas, 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.

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

Carol Maher 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.

Emily Webb 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.

Justyn Lewis 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 13<sup>th</sup> Street.

Will Page asked if they agree with staff recommendations.

Caleb Smith stated yes.

### **CHAIRPERSON OPENED THE PUBLIC HEARING**

Troy Hall, 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**


Chris Draper 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 approval of the proposed Preliminary Plat "Gray's Station Plat 5," subject to compliance with all administrative review comments.

Motion passed: 8-1-1

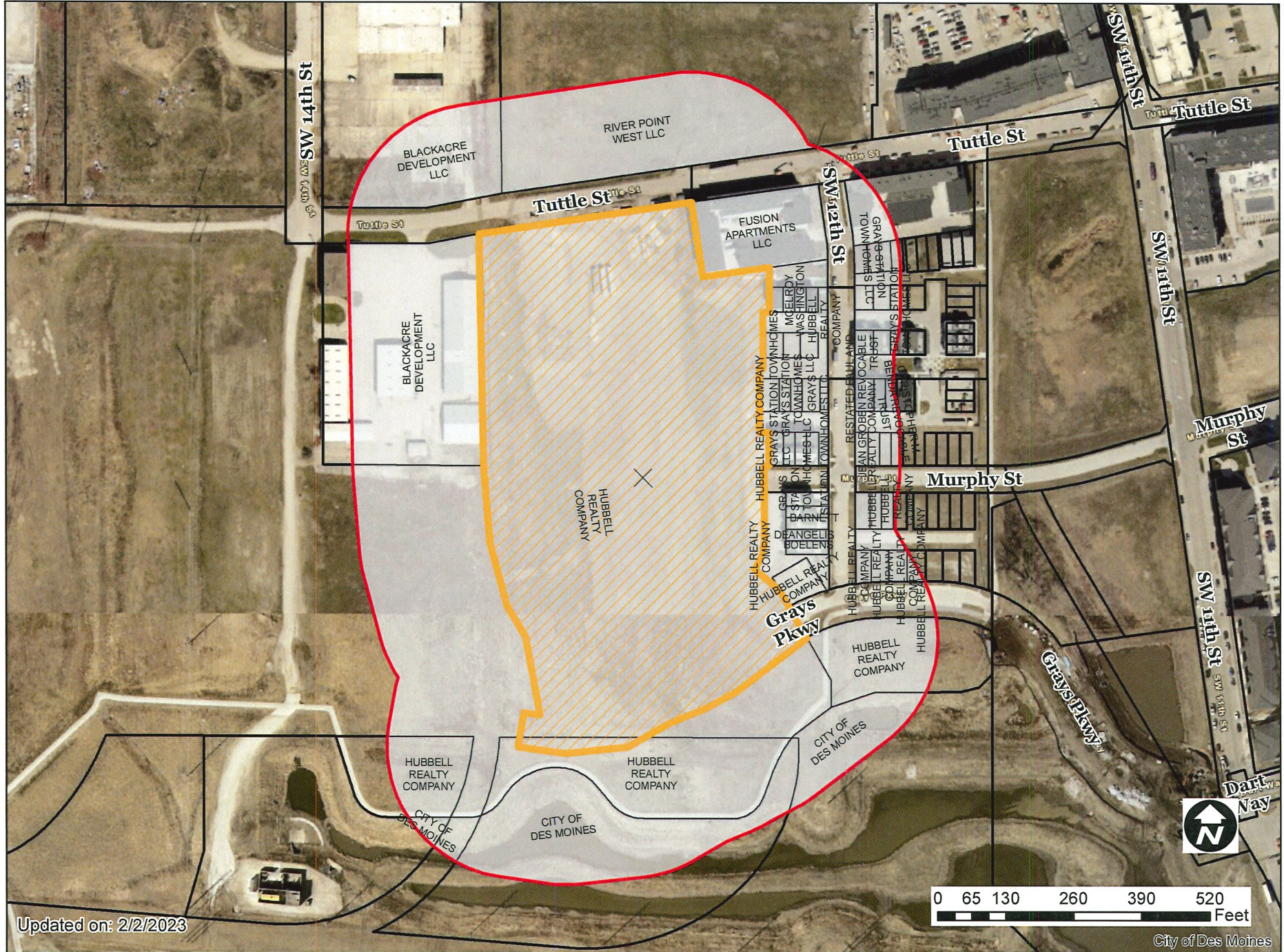
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen".

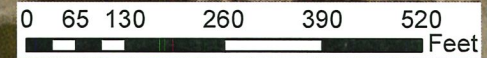
Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh

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Updated on: 2/2/2023



City of Des Moines

1 inch = 243 feet

21

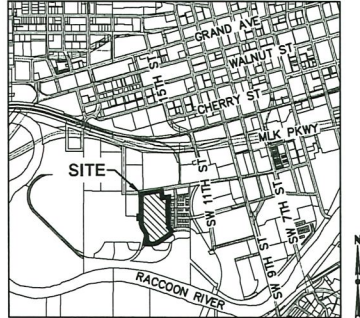
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# PRELIMINARY PLAT / DEVELOPMENT PLAN FOR: GRAY'S STATION PLAT 5

## DES MOINES, IOWA

### VICINITY MAP NOT TO SCALE



DES MOINES, IOWA

**OWNER**  
HRC NFS I LLC  
8900 WESTOWN PKWY  
WEST DES MOINES, IA 50268

**APPLICANT**  
HUBBELL REALTY COMPANY  
6900 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 HARDESTY  
EMAIL: RYAN@CDA-ENG.COM  
PH. (515) 369-4400

**SURVEYOR**  
CIVIL DESIGN ADVANTAGE, LLC  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: CHARLIE MCLOTHLEN  
EMAIL: CHARLIE@CDA-ENG.COM  
PH. (515) 369-4400

**DATE OF SURVEY**  
08/05/2022

### BENCHMARKS

- CITY BENCHMARK #726: 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  
SECOND SUBMITTAL: 01/04/2023

### LEGAL DESCRIPTION

A PART OF LOTS 6, 7, AND 9 CENTRAL DES MOINES INDUSTRIAL PARK AND A PART OF PARCELS 2019-146<sup>7</sup> OF SAID LOTS 6, 7, AND 9, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17673, PAGE 725, BOTH OFFICIAL PLATS IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED FOLLOWS.

BEGINNING 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 SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 81°39'18" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 12, A DISTANCE OF 128.11 FEET TO THE NORTHWEST CORNER OF OUTLOT 'Y', SAID GRAY'S STATION PLAT 2; THENCE SOUTH 00°01'40" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Y' AND THE WESTERLY LINE OF GRAY'S STATION PLAT 3, AN OFFICIAL PLAT, 88.73 FEET; THENCE SOUTH 89°58'20" WEST CONTINUING ALONG SAID WESTERLY LINE OF SAID GRAY'S STATION PLAT 3, A DISTANCE OF 12.77 FEET; THENCE SOUTH 00°01'40" EAST CONTINUING ALONG SAID WESTERLY LINE, 107.91 FEET; THENCE SOUTH 89°58'20" WEST CONTINUING ALONG SAID WESTERLY LINE, 6.23 FEET; THENCE SOUTH 00°01'40" EAST CONTINUING ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF GRAY'S STATION PLAT 4, AN OFFICIAL PLAT, 122.09 FEET; THENCE NORTH 89°58'20" EAST CONTINUING ALONG SAID WESTERLY LINE OF SAID GRAY'S STATION PLAT 4, A DISTANCE OF 17.61 FEET; THENCE SOUTH 00°01'40" EAST CONTINUING ALONG SAID WESTERLY LINE, 83.00 FEET; THENCE SOUTH 89°58'20" WEST CONTINUING ALONG SAID WESTERLY LINE, 9.11 FEET; THENCE SOUTH 00°01'40" EAST CONTINUING ALONG SAID WESTERLY LINE, 146.23 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 150.00 FEET, WHOSE ARC LENGTH IS 56.38 FEET AND WHOSE CHORD BEARS SOUTH 20°09'19" WEST, 55.20 FEET; THENCE SOUTH 49°39'41" EAST CONTINUING ALONG SAID WESTERLY LINE, 62.00 FEET; THENCE SOUTH 23°22'58" EAST CONTINUING ALONG SAID WESTERLY LINE, 105.61 FEET TO THE SOUTHWEST CORNER OF STREET LOT 'A', SAID GRAY'S STATION PLAT 4; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 298.00 FEET, WHOSE ARC LENGTH IS 32.35 FEET AND WHOSE CHORD BEARS SOUTH 57°30'24" WEST, 32.34 FEET; THENCE SOUTH 54°23'40" WEST, 249.83 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 368.00 FEET, WHOSE ARC LENGTH IS 302.72 FEET AND WHOSE CHORD BEARS SOUTH 77°57'44" WEST, 294.25 FEET; THENCE NORTH 78°28'18" WEST, 26.20 FEET; THENCE NORTH 11°31'42" EAST, 70.00 FEET; THENCE SOUTH 78°28'18" EAST, 22.83 FEET; THENCE NORTH 00°08'11" WEST, 61.22 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 224.00 FEET, WHOSE ARC LENGTH IS 131.34 FEET AND WHOSE CHORD BEARS NORTH 16°58'00" WEST, 128.48 FEET; THENCE NORTH 33°43'49" WEST, 43.38 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 276.00 FEET, WHOSE ARC LENGTH IS 161.83 FEET AND WHOSE CHORD BEARS NORTH 16°58'00" WEST, 159.52 FEET; THENCE NORTH 00°08'11" WEST, 58.59 FEET; THENCE NORTH 89°19'18" WEST, 43.82 FEET; THENCE NORTH 00°40'42" EAST, 52.00 FEET TO THE SOUTH LINE OF LOT 8, SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE SOUTH 89°19'18" EAST ALONG SAID SOUTH LINE, 43.18 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 00°08'11" WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 333.17 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EAST LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 804.42 FEET, WHOSE ARC LENGTH IS 94.04 FEET AND WHOSE CHORD BEARS NORTH 03°28'39" WEST, 83.89 FEET; THENCE NORTH 06°58'06" WEST CONTINUING ALONG SAID EAST LINE, 15.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, ALSO BEING A POINT ON THE SOUTHERLY LINE OF TUTTLE STREET RIGHT OF WAY; THENCE NORTH 81°10'49" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 411.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.47 ACRES (499,715 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### ZONING

GRAY'S STATION PUD - ZON2017-00087

### EXISTING/PROPOSED USE

EXISTING USE: UNDEVELOPED  
PROPOSED USE: RESIDENTIAL

### TAX ABATEMENT - SUSTAINABILITY

- BIKE RACKS FOR PUBLIC USE THAT PROVIDE A MINIMUM OF 10% OF THE AUTOMOBILE PARKING PROVIDED.
- 50% INCREASE IN REQUIRED LANDSCAPING.
- PRIMARY ENTRY WITHIN A MILE OF A DAY TRANSIT STOP.
- REDEVELOPMENT OF A PREVIOUSLY DEVELOPED SITE.

### INDEX OF SHEETS

NO.	DESCRIPTION
CO.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
LO2.01-LO2.05	RDG LANDSCAPE PLAN (SITE LAYOUT PLAN)
LO4.01-LO4.05	RDG LANDSCAPE PLAN (SITE PLANTING PLAN)
LO5.01	RDG LANDSCAPE PLAN (DETAILS)

### DEVELOPMENT SUMMARY

TOTAL SITE AREA:	11.47 ACRES (499,715 SF)
EXISTING IMPERVIOUS AREA:	0.00 ACRES (0 SF)
OPEN SPACE CALCULATION:	
TOTAL SITE:	= 499,715 SF (11.47 AC.)
BUILDINGS:	= 94,115 SF
STREETS:	= 95,864 SF
DRIVEWAYS:	= 12,745 SF
SIDEWALKS:	= 24,989 SF
OPEN SPACE PROVIDED:	= 282,622 SF (56.8%)

UNITS:  
65 TOWNHOME UNITS  
84 CONDOMINIUM UNITS (LOT 67)  
149 TOTAL UNITS (12.89 UNITS PER ACRE)

### NOTES

- ALL PUBLIC IMPROVEMENTS, INCLUDING SPOT ELEVATIONS, ARE SHOWN FOR REFERENCE ONLY. REFER TO THE SEPARATE PRIVATE CONSTRUCTION CONTRACT DOCUMENTS FOR PUBLIC IMPROVEMENT PLANS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE DEVELOPMENT PLAN AND THE PUBLIC IMPROVEMENT PLANS THE DETAILED PUBLIC IMPROVEMENT PLANS SHALL GOVERN.
- xxxxTHIS PROJECT IS ELIGIBLE FOR TAX ABATEMENT IN ACCORDANCE WITH THE RENEWAL DEVELOPMENT AGREEMENT - SECTION 5.02 (8K16629 PG251-288).xxxx

### UTILITY WARNING

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

**IOWA ONE CALL**  
1-800-292-8989  
www.iowaonecall.com

**CDA**  
CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322  
PH: (515) 369-4400  
PROJECT NO. 2202.113

### GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONEFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-507 STORM INTAKE	CONEFEROUS SHRUB
TYPE SW-512 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-513 STORM INTAKE	GUY ANCHOR
TYPE SW-401 STORM MANHOLE	STREET LIGHT
TYPE SW-402 STORM MANHOLE	POWER POLE W/ TRANSFORMER
FLARED END SECTION	UTILITY POLE W/ LIGHT
TYPE SW-301 SANITARY MANHOLE	ELECTRIC BOX
STORM/SANITARY CLEANOUT	ELECTRIC TRANSFORMER
WATER VALVE	ELECTRIC MANHOLE OR VAULT
FIRE HYDRANT ASSEMBLY	TRAFFIC SIGN
SIGN	TELEPHONE JUNCTION BOX
DETECTABLE WARNING PANEL	TELEPHONE MANHOLE/VAULT
WATER CURB STOP	TELEPHONE POLE
SANITARY SEWER	GAS VALVE BOX
SANITARY SERVICE	CABLE TV JUNCTION BOX
STORM SEWER	CABLE TV MANHOLE/VAULT
STORM SERVICE	MAIL BOX
WATERMAIN WITH SIZE	BENCHMARK
WATER SERVICE	SOIL BORING
SAWCUT (FULL DEPTH)	UNDERGROUND TV CABLE
SILT FENCE	GAS MAIN
USE AS CONSTRUCTED	FIBER OPTIC
MINIMUM PROTECTION ELEVATION	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF DES MOINES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

**PRELIMINARY PLAT APPROVAL:**

APPROVED  APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

IN ACCORDANCE WITH CHAPTER 106, DES MOINES MUNICIPAL CODE, AS AMENDED.

DEVELOPMENT SERVICES DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

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

**PRELIMINARY CONSTRUCTION**

RYAN HARDESTY, P.E. DATE: \_\_\_\_\_  
STAMP: 2011  
DESIGN REVISION DATE IS DECEMBER 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL:  
C SERIES SHEETS

**SITE PLAN APPROVAL:**

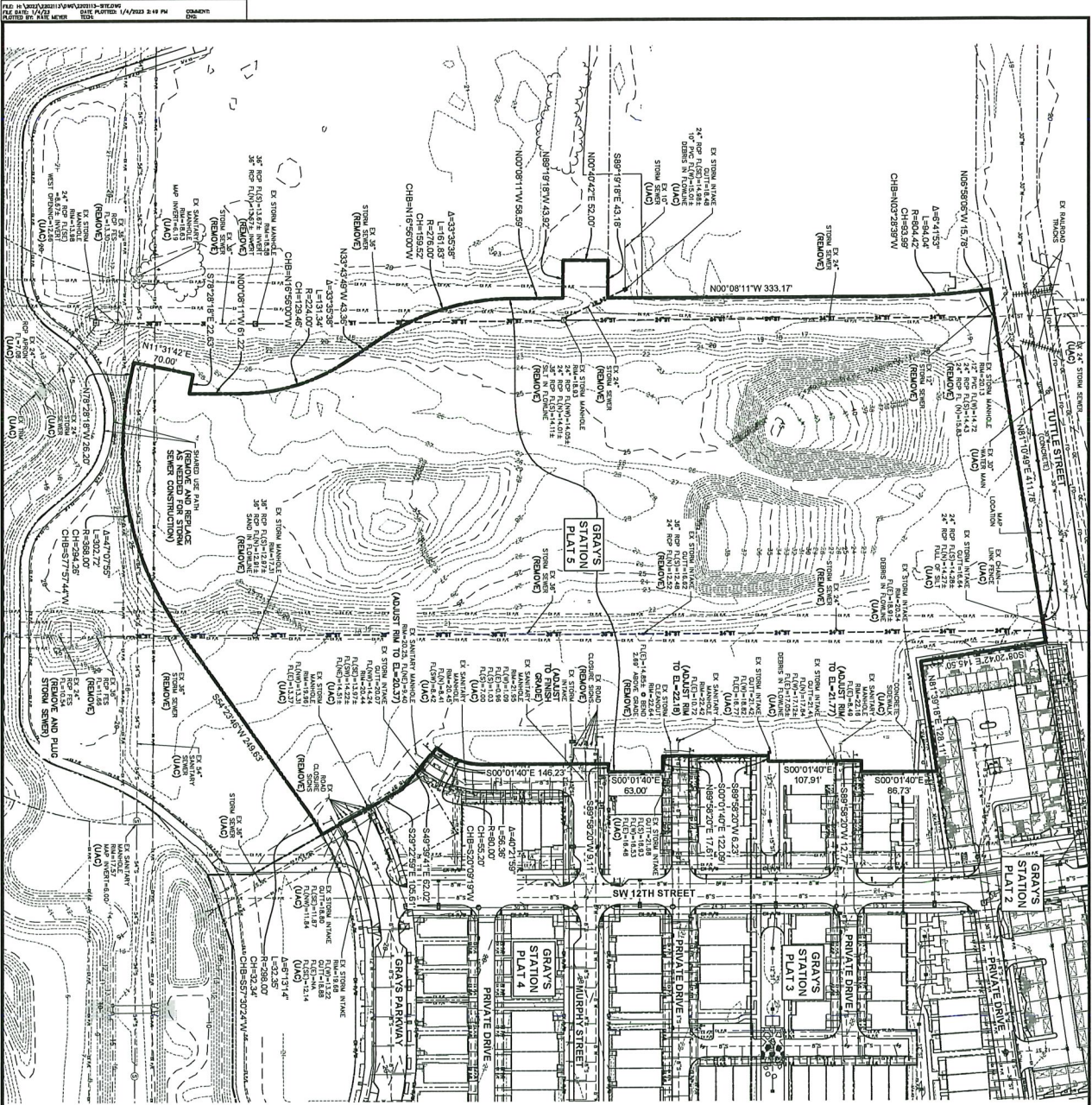
APPROVED  APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

IN ACCORDANCE WITH SECTION 315-9, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR.

DEVELOPMENT SERVICES DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

CONTRACT NO. 2202.113, SHEET NO. 1 OF 2, DATE: 10/19/2022



**DEMOLITION NOTES**

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR OTHER SOURCES AND CONSULT WITH OWNER'S REPRESENTATIVE AND JUDICIAL COUNTY REPRESENTATIVE. NO COOPERATION WILL BE PROVIDED TO CONTRACTOR SHOULD WORKY IN VIOLATION OF THE FOLLOWING:
  - a. APPROPRIATE UTILITY COMPANIES
  - b. DATE, DESIGN, AND/OR
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL UTILITIES INFORMATION FROM THE UTILITY COMPANIES AND FOR PROTECTING THEM THROUGHOUT THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL UTILITIES INFORMATION FROM THE UTILITY COMPANIES AND FOR PROTECTING THEM THROUGHOUT THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL UTILITIES INFORMATION FROM THE UTILITY COMPANIES AND FOR PROTECTING THEM THROUGHOUT THE PROJECT.
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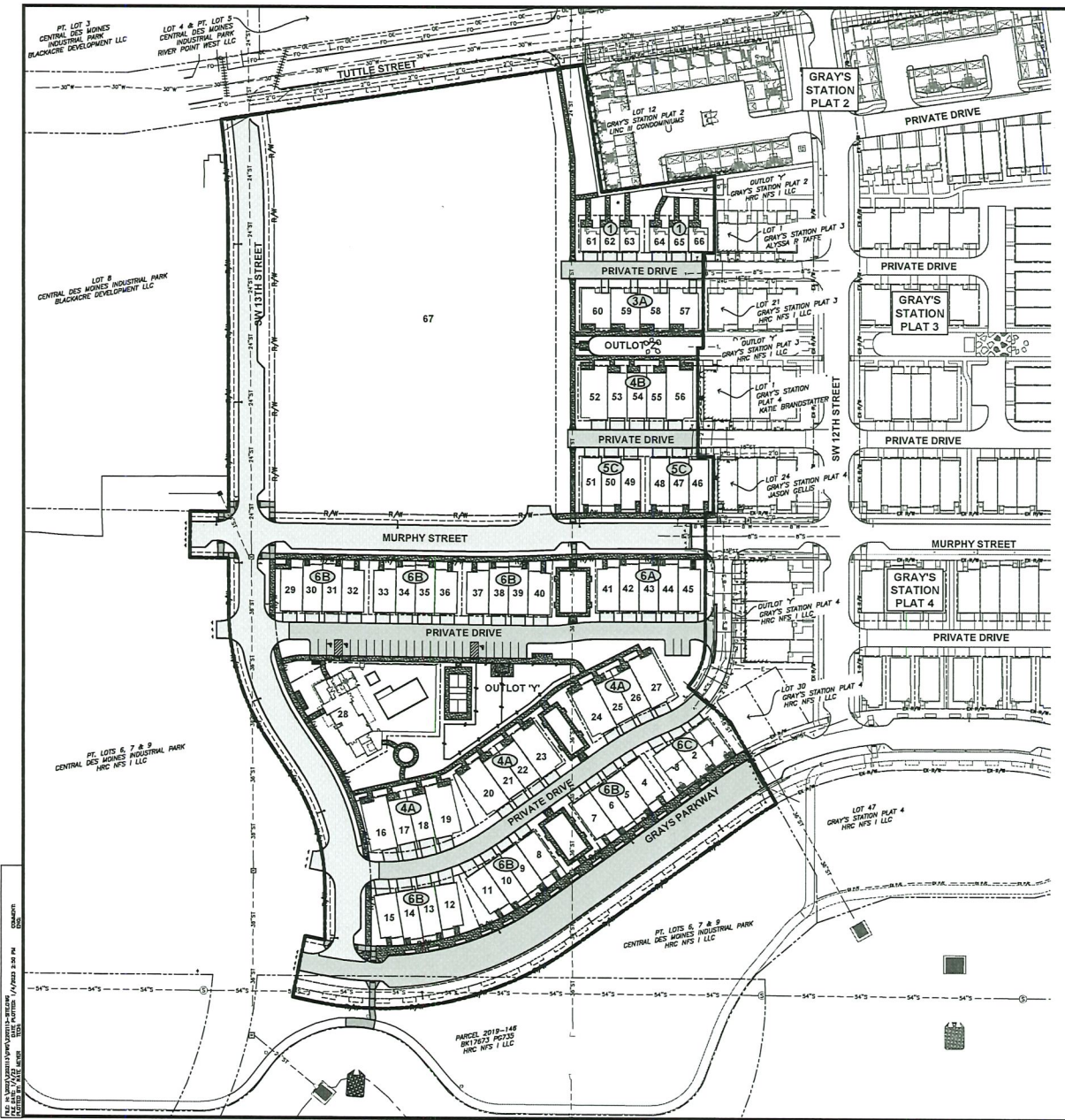
**TRAFFIC CONTROL NOTES**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL UTILITIES INFORMATION FROM THE UTILITY COMPANIES AND FOR PROTECTING THEM THROUGHOUT THE PROJECT.
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NOTE: ALL PUBLIC IMPROVEMENTS, INCLUDING SPOT ELEVATIONS, ARE SHOWN FOR REFERENCE ONLY. REFER TO THE SEPARATE IMPROVEMENT PLANS IF THERE ARE ANY DISCREPANCIES BETWEEN THE DEMOLITION PLAN AND THE PUBLIC IMPROVEMENT PLANS.

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**GRAY'S STATION TOWNHOME PRODUCT LIST**

PLAT	PRODUCT NUMBER	PRODUCT DESCRIPTION
5	1 (LOTS 61-66)	PRODUCT 1 - 3 UNITS
5	3A (LOTS 57-60)	PRODUCT 3A - 4 UNITS
5	4A (LOTS 16-27)	PRODUCT 4A - 4 UNITS
5	4B (LOTS 52-56)	PRODUCT 4B - 5 UNITS
5	5C (LOTS 46-51)	PRODUCT 5C - 3 UNITS
5	6A (LOTS 41-45)	PRODUCT 6A - 5 UNITS
5	6B (LOTS 4-15, 28-40)	PRODUCT 6B - 4 UNITS
5	6C (LOTS 1-3)	PRODUCT 6C - 3 UNITS

⊗ = PRODUCT NUMBER

**GRAY'S STATION TOWNHOME PRODUCT COLOR PACKAGE**

PLAT	PRODUCT NUMBER	LOT NUMBERS	COLOR PACKAGE NUMBER
5	1	61-63	1
5	1	64-66	1
5	3A	57-60	1
5	4A	16-19	2
5	4A	20-23	1
5	4A	24-27	2
5	4B	52-56	2
5	5C	46-48	1
5	5C	49-51	1
5	6A	41-45	1
5	6B	4-7	3
5	6B	8-11	1
5	6B	12-15	3
5	6B	28-32	3
5	6B	33-36	2
5	6B	37-40	3
5	6C	1-3	2

⊗ = PRODUCT NUMBER

REVISIONS

DATE	DESCRIPTION
01/04/2023	SECOND SUBMITTAL
01/10/2023	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400



**GRAY'S STATION PLAT 5**  
OVERALL DIMENSION PLAN

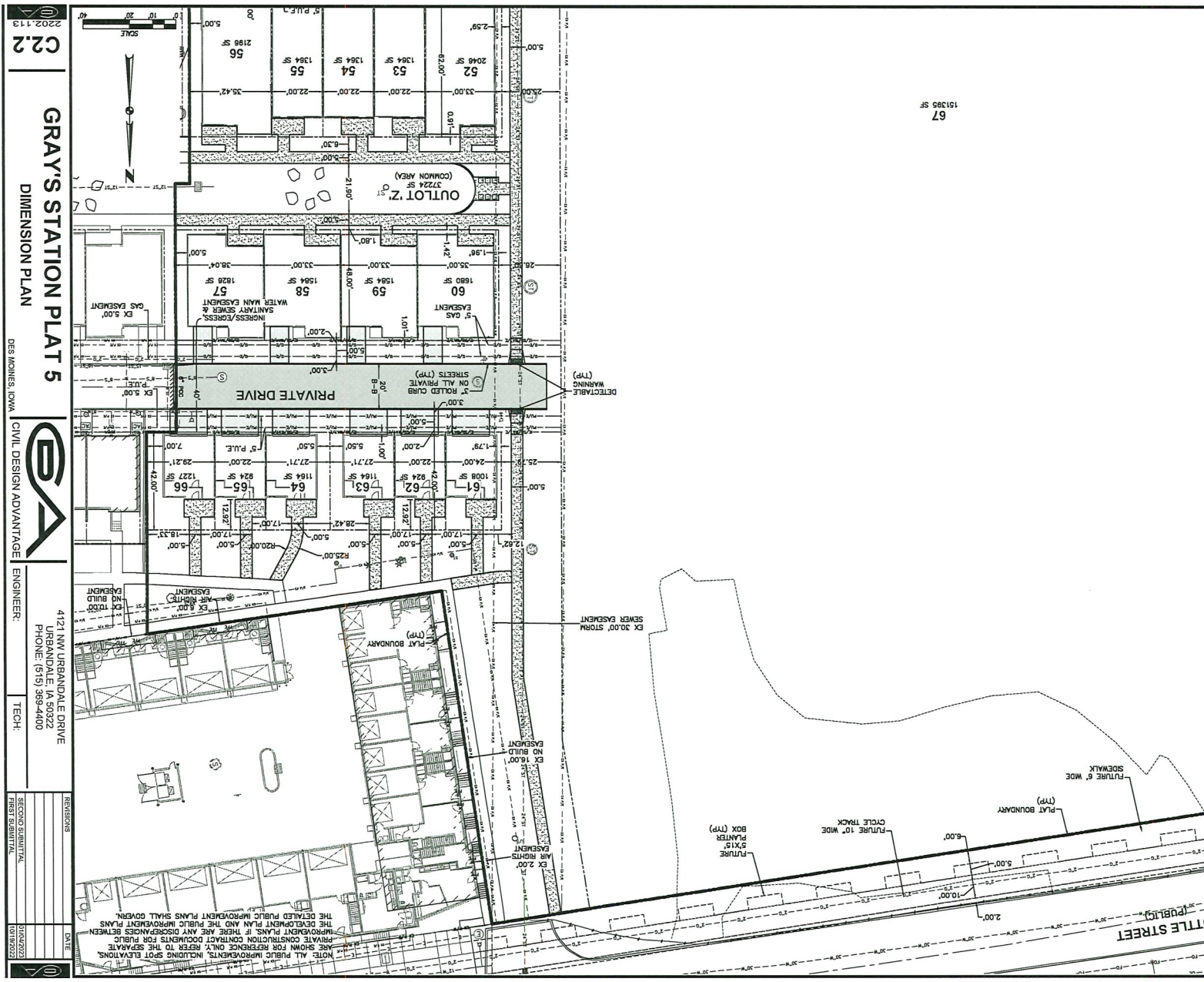
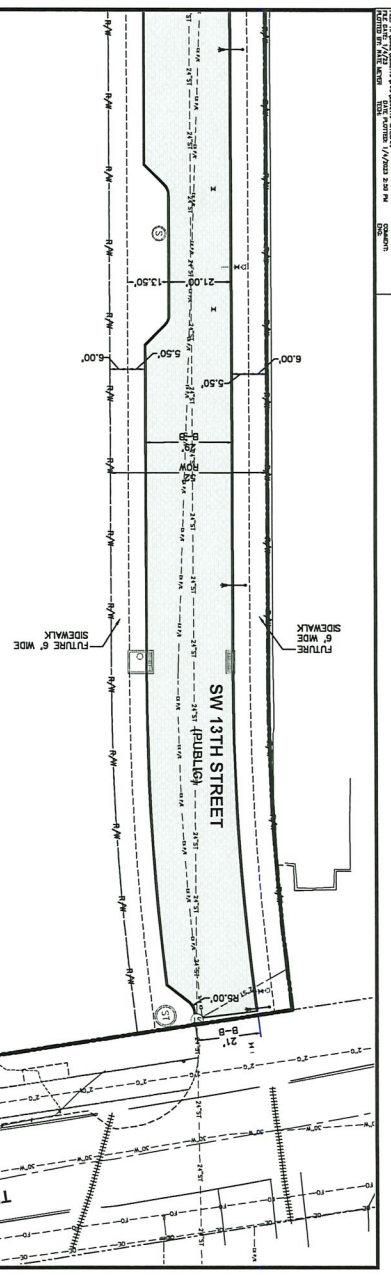
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NOTE: ALL PUBLIC IMPROVEMENTS, INCLUDING SPOT ELEVATIONS, ARE SHOWN FOR REFERENCE ONLY. REFER TO THE SEPARATE PRIVATE CONSTRUCTION CONTRACT DOCUMENTS FOR PUBLIC IMPROVEMENT PLANS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE DEVELOPMENT PLAN AND THE PUBLIC IMPROVEMENT PLANS THE DETAILED PUBLIC IMPROVEMENT PLANS SHALL GOVERN.





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**GRAY'S STATION PLAT 5**  
 DIMENSION PLAN

DES MOINES, IOWA

**CD 22**  
 2202.113

**ENGINEERS**  
 CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

REVISIONS

DATE

BY

CHECKED

DATE

BY

TECH

DATE

BY

SECOND SUBMITTAL

DATE

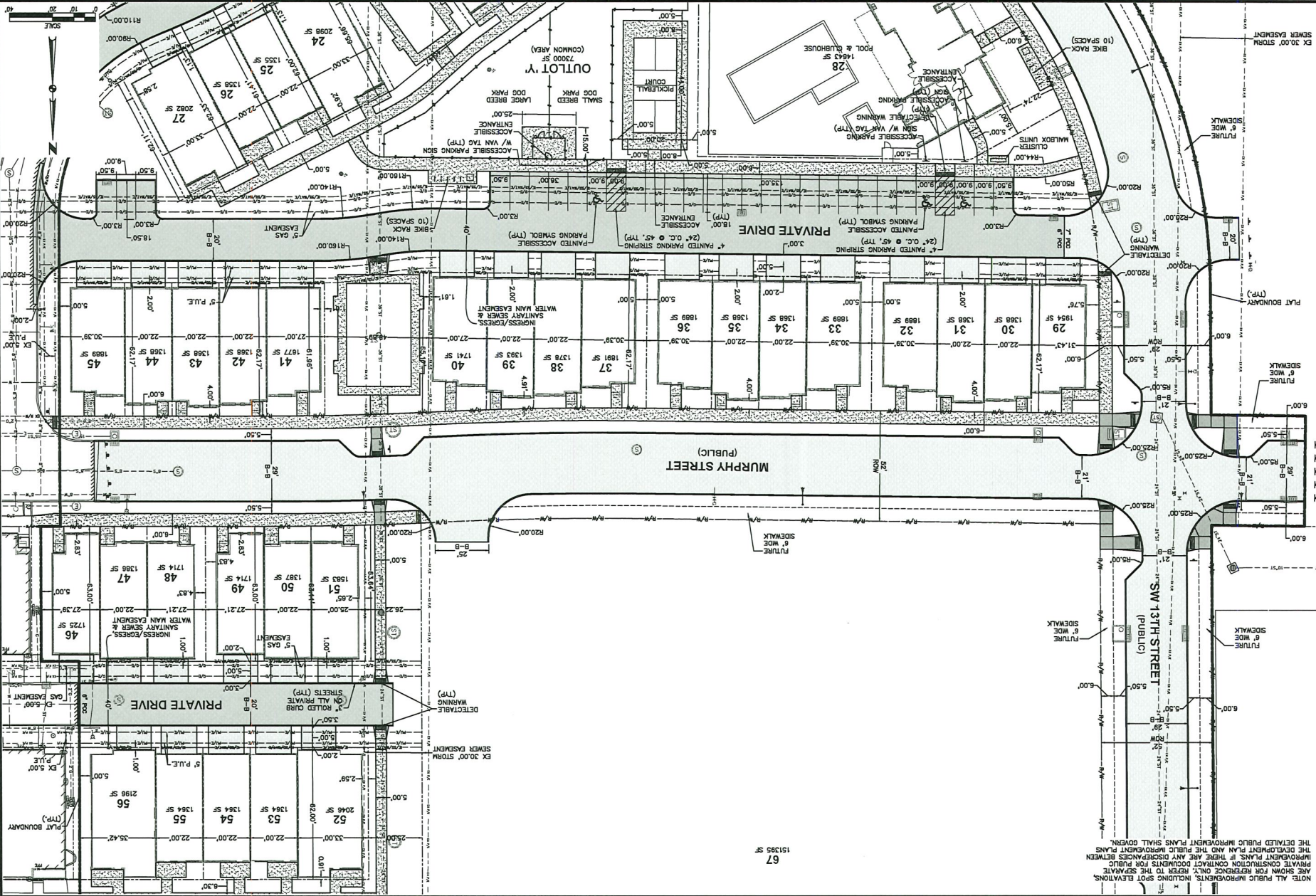
BY

FIRST SUBMITTAL

DATE

BY

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**GRAY'S STATION PLAT 5**  
DIMENSION PLAN



4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 389-4400

DATE	REVISIONS

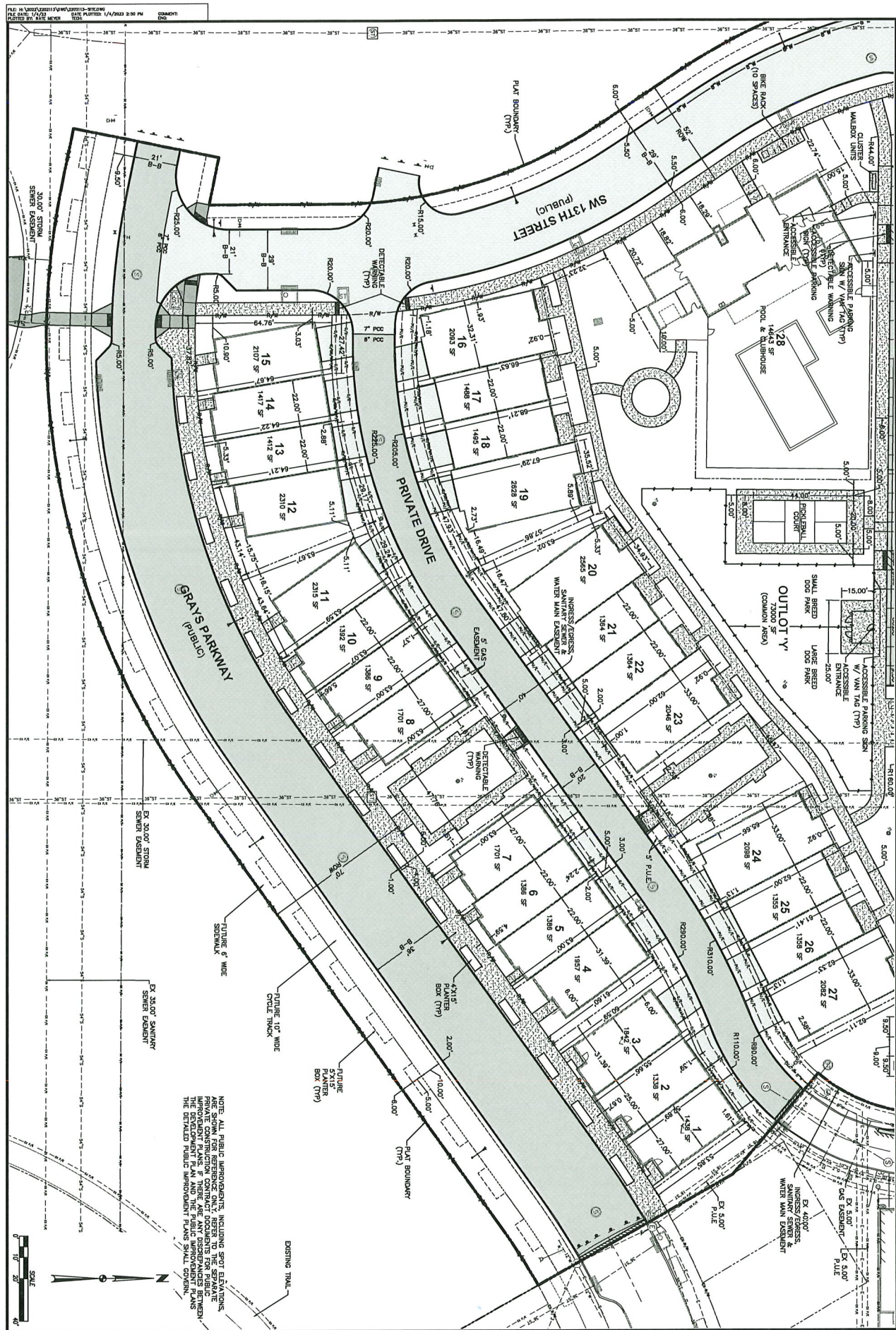
SECOND SUBMITTAL  
FIRST SUBMITTAL  
DATE: 01/09/2022

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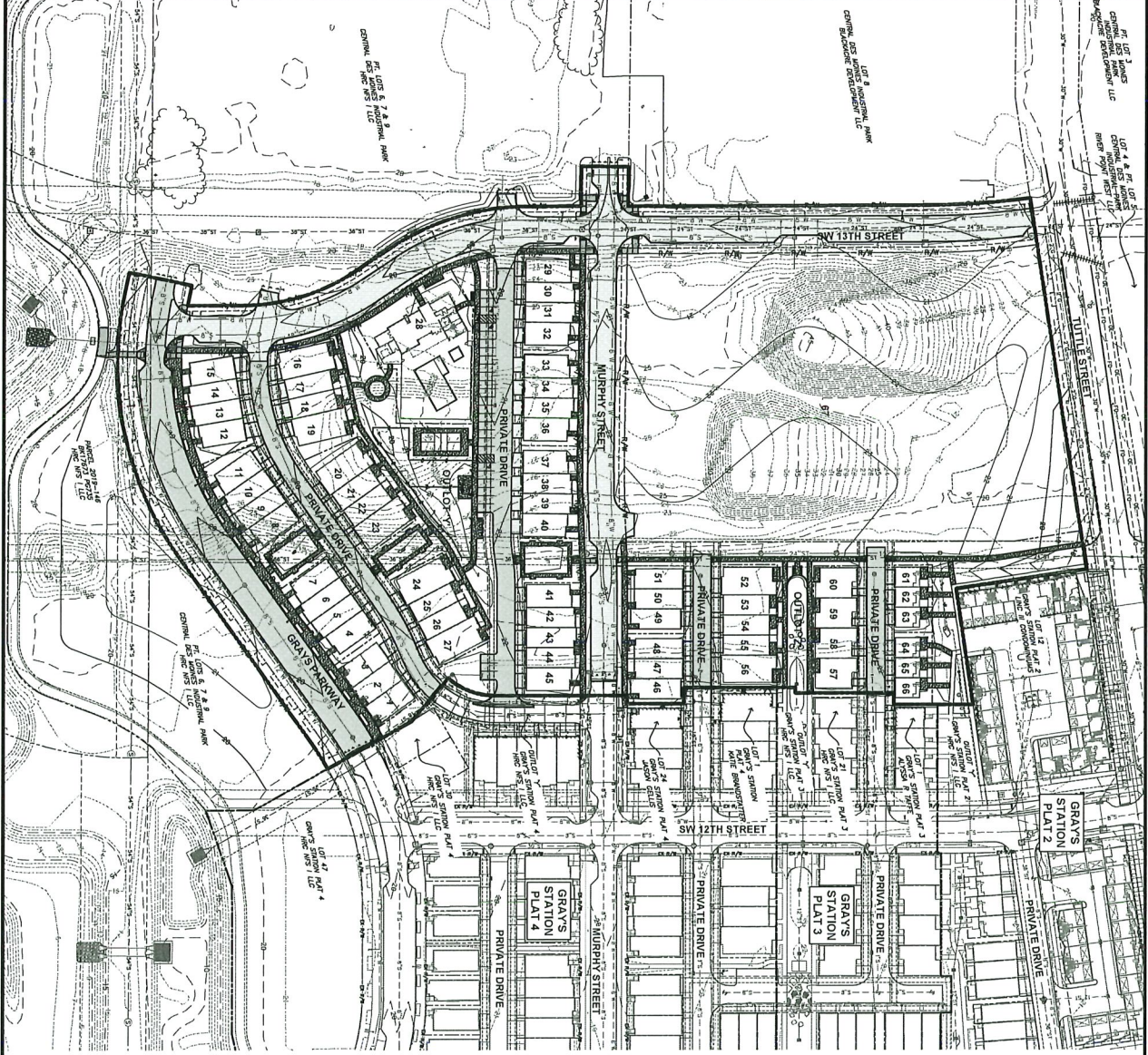
DESIGNER: JAMES MOINES, IOWA  
ENGINEER:  
TECH:

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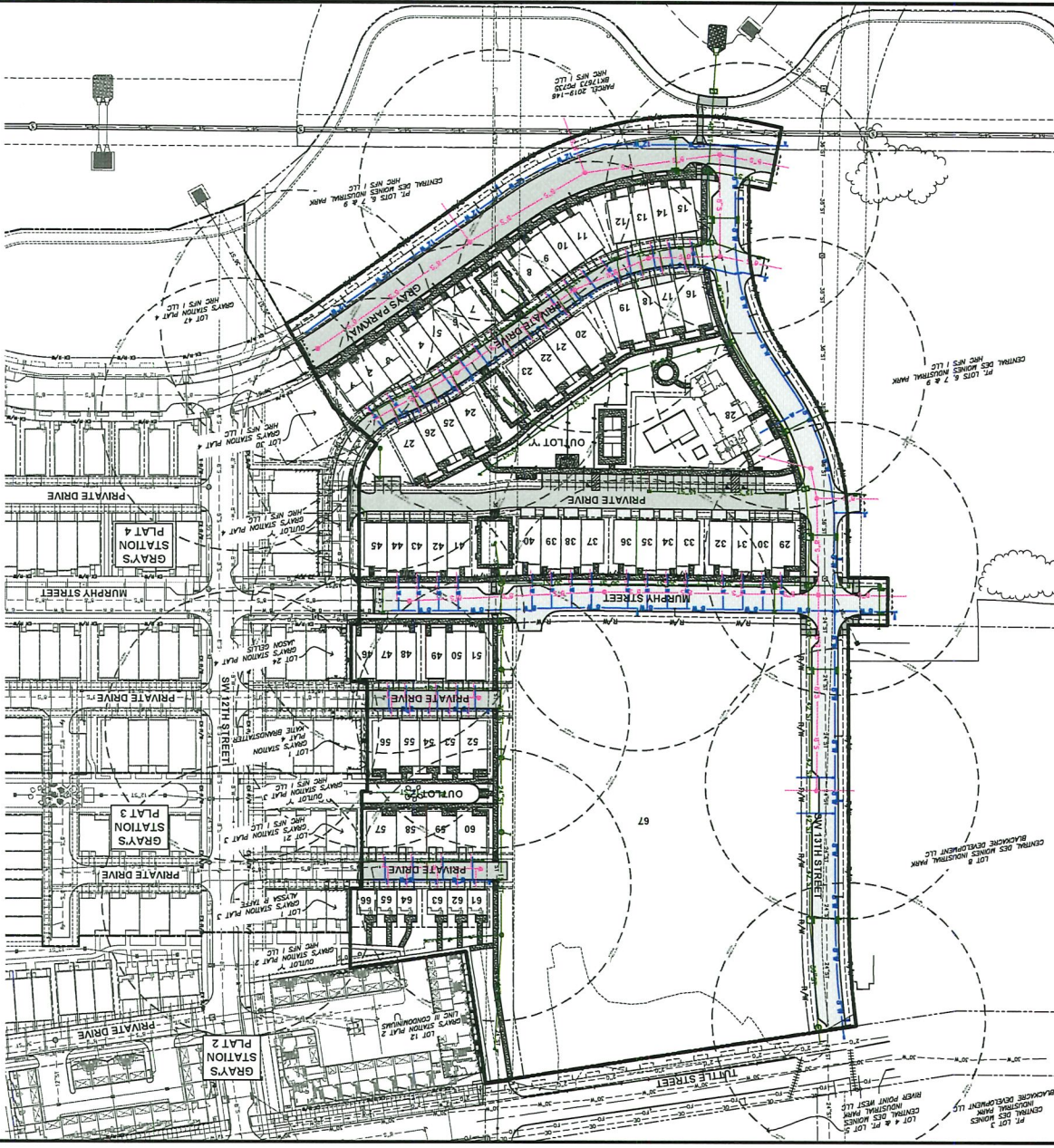
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<b>C2.4</b> 2202.4.13	<b>GRAY'S STATION PLAT 5</b> DIMENSION PLAN	CIVIL DESIGN ADVANTAGE	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	REVISIONS DATE
	DES MOINES, IOWA		ENGINEER:	TECH:
	SECOND SUBMITTAL FIRST SUBMITTAL		3/10/2023 10/19/2022	



NOTE: ALL PUBLIC IMPROVEMENTS, INCLUDING SPOT ELEVATIONS, ARE SHOWN FOR REFERENCE ONLY. REFER TO THE SEPARATE IMPROVEMENT PLANS IF THERE ARE ANY DISCREPANCIES BETWEEN THE DEVELOPMENT PLAN AND THE PUBLIC IMPROVEMENT PLANS. THE DEVELOPER SHALL VERIFY THAT ALL PUBLIC IMPROVEMENTS SHOWN SHALL COMPLY WITH ALL APPLICABLE ORDINANCES.

DATE: 10/18/2022  
 DRAWN BY: J. W. HARRIS  
 CHECKED BY: J. W. HARRIS  
 PROJECT: GRAY'S STATION PLAT 5



NOTE: ALL PUBLIC IMPROVEMENTS, INCLUDING SPOT ELEVATIONS, ARE SHOWN FOR REFERENCE ONLY. REFER TO THE SEPARATE PRIVATE CONSTRUCTION CONTRACT DOCUMENTS FOR PUBLIC IMPROVEMENT PLANS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE DEVELOPMENT PLAN AND THE PUBLIC IMPROVEMENT PLANS, THE DETAILED PUBLIC IMPROVEMENT PLANS SHALL GOVERN.

C4.0  
 2202.113

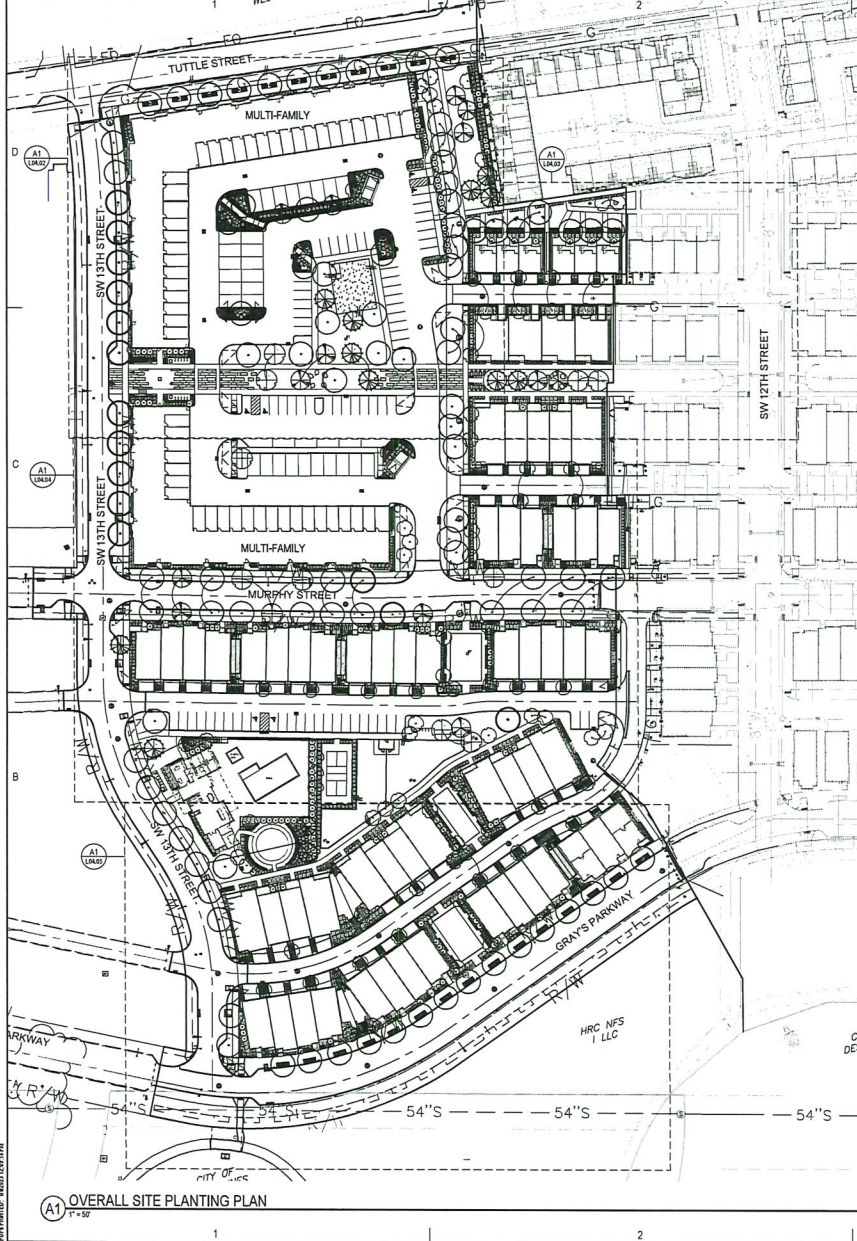
**GRAY'S STATION PLAT 5**  
 OVERALL UTILITY PLAN



DESIGNER: CIVIL DESIGN ADVANTAGE  
 ENGINEER: [Signature]  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

REVISIONS	DATE
SECOND SUBMITTAL	10/18/2022
FIRST SUBMITTAL	10/18/2022

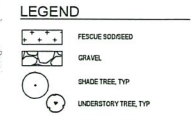
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PLANT SCHEDULE						
PERCENTAGE	QTY.	ABBR.	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
<b>SHADE TREES</b>						
7.53%	11	CO	Hackberry	<i>Celtis occidentalis</i>	2"	B&B
8.22%	12	GB	Maidenhair Tree	<i>Ginkgo biloba 'Golden Colonnade'</i>	2"	B&B
8.22%	12	GB	Kentucky Coffeetree	<i>Gymnocladia dioica 'Empress'</i>	2"	B&B
7.53%	11	GT	Skyline Honeylocust	<i>Gleditsia inaequalis 'Sneezekeeper'</i>	2"	B&B
8.22%	12	PA	London Planetree	<i>Platanus x acerifolia 'Edenclimax'</i>	2"	B&B
8.22%	12	TD	Red-Twig Dogwood	<i>Thuja occidentalis</i>	2"	B&B
8.90%	13	OR	Red Oak	<i>Quercus rubra</i>	2"	B&B
8.22%	12	OH	Bur Oak	<i>Quercus macrocarpa</i>	2"	B&B
8.95%	10	AR	Red Maple	<i>Acer rubrum</i>	2"	B&B
<b>UNDERSTORY TREES</b>						
15.94%	10	CF	Flowering Dogwood	<i>Cornus florida</i>	1.5"	B&B
17.02%	18	CA	Pagoda Dogwood	<i>Cornus alternifolia</i>	1.5"	B&B
8.51%	8	CC	Essalem Redbud	<i>Cercis canadensis</i>	1.5"	B&B
8.95%	8	MI	Maize Inconspicuous	<i>Malus ioensis</i>	1.5"	B&B
15.96%	15	AC	Shadbowl Serviceberry	<i>Amelanchier canadensis</i>	1.5"	2 or 5 Stems B&B
17.02%	18	AG	Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	6"	3 or 5 Stems B&B
7.45%	7	KP	Soldier Tree	<i>Koeleria paniculata</i>	1.5"	B&B
7.45%	7	SR	Japanese Tree Lilac	<i>Syringa reticulata 'Peury Silk'</i>	1.5"	B&B
<b>EVGREEN TREES</b>						
8.90%	13	PB	Norway Spruce	<i>Picea abies</i>	6"	B&B
8.90%	13	PS	White Pine	<i>Pinus strobus</i>	6"	B&B
7.53%	11	PF	Lambert Pine	<i>Pinus strobus 'Vanderwolf's Pyramid'</i>	6"	B&B
<b>TYPE ONE MIX</b>						
460		IV	Little Henry Sweetgale Shrub	<i>Ilex virginica 'Little Henry'</i>	5 gal	CONT.
340		JS	Calgary Carpet Juniper	<i>Juniperus sabina 'Monna'</i>	5 gal	CONT.
460		SO	Indourant Cornsucker	<i>Symphoricarpos obtusifolius 'Indiancandy'</i>	5 gal	CONT.
400		BG	Blue Gramma	<i>Bouteloua gracilis</i>	1 gal	CONT.
350		CA	Karl Foerster Feathered Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1 gal	CONT.
450		SH	Prairie Dogwood	<i>Sporobolus heterolepis</i>	1 gal	CONT.
430		AM	Acidophila Macrorrhiza	<i>Acidophila macrorrhiza</i>	1 gal	CONT.
360		HO	Francee Hosta	<i>Hosta sp. 'Francee'</i>	1 gal	CONT.
360		VM	Petunike	<i>Viola minor 'Bowles'</i>	1 gal	CONT.
<b>TYPE TWO MIX</b>						
360		SSB	Little Bluestem 'The Blues'	<i>Schizachyrium scoparium 'Blues'</i>	1 gal	CONT.
440		HS	Happy Returns Daily	<i>Hemerocallis 'Happy Returns'</i>	1 gal	CONT.
375		NR	Walkers Low Calamin	<i>Nepeta racemosa 'Walkers Low'</i>	1 gal	CONT.
415		SB	Blue Hill Salvia	<i>Salvia x sylvestris 'Blue Hill'</i>	1 gal	CONT.
<b>TYPE THREE MIX</b>						
380		BC	State Oak Grama	<i>Bouteloua curtipendula</i>	1 gal	CONT.
450		CS	Northern Sea Oats Grama	<i>Chrysanthemum leucoides</i>	1 gal	CONT.
450		MS	Maiden Grass	<i>Miscanthus sinensis 'Variegatus'</i>	1 gal	CONT.
430		PV	Shenook Switchgrass	<i>Panicum virgatum 'Shenook'</i>	1 gal	CONT.
<b>TYPE FOUR MIX</b>						
59		CS	Red Twig Dogwood	<i>Cornus sericea 'Bart'</i>	5 gal	CONT.
59		RA	Great Low Sumac	<i>Rhus glabra 'Great Low'</i>	5 gal	CONT.
59		VC	Korean Spice Viburnum	<i>Viburnum carlesii 'Judd'</i>	5 gal	CONT.
<b>SOD/SEED</b>						
			Hat Type Fescue	<i>Festuca sp.</i>		

Flat 5 Area, including ROW	499735 SF		
Flat 5 Area, less ROW	381378 SF		
Outlet 2 Area	23547 SF		
Outlet 1 Area	161331 SF		
<b>Outlet 2</b>	<b>City</b>	<b>Factor</b>	<b>Total (SQ)</b>
Overstory Street Tree	39	3000	117000
Overstory Interior Trees	60	1000	60000
Understory Tree	37	700	25900
Evergreen Tree	27	300	8100
<b>Outlet 2 Total Canopy Coverage</b>			<b>212000</b>
		percentage	<b>60.54%</b>
<b>Outlet 1</b>	<b>City</b>	<b>Factor</b>	<b>Total</b>
Overstory Street Tree	39	3000	117000
Overstory Interior Trees	3	3000	9000
Understory Tree	60	700	42000
Evergreen Tree	9	300	2700
<b>Outlet 1 Total Canopy Coverage</b>			<b>165700</b>
		percentage	<b>53.57%</b>
<b>Total Flat Coverage, Less R.O.W.</b>			<b>297700</b>
		percentage	<b>57.61%</b>
<b>Total Flat Coverage, including R.O.W.</b>			<b>514235</b>
		percentage	<b>43.75%</b>

- ### GENERAL PLANTING PLAN NOTES
- QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IN A CONFLICT OCCURS.
  - FOR UNDERGROUND UTILITY LOCATES CALL DOWN ONE CALL AT 811, 48 HOUR NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND LOCATES NOT COVERED BY THE DIGGERS NOT LINE SYSTEM. NO COMPENSATION FOR DAMAGES TO EXISTING UTILITIES WILL BE ALLOWED RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
  - THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL UTILITIES, STRUCTURES AND SITE IMPROVEMENTS. ANY DAMAGE SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
  - FINISH GRADES IN ALL LANDSCAPE AREAS ARE TO BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY SEEDING, SODDING, OR PLANTING. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR REVIEW FIVE (5) DAYS PRIOR TO THE DESIRED DATE OF REVIEW. NO COMPENSATION FOR RE-SEEDING, RE-SODDING, OR RE-PLANTING OF AN AREA REQUIRING REMEDIAL GRADING SHALL BE ALLOWED RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
  - INSTALL SOD IN THE AREAS INDICATED ON THE PLAN.
  - PRIOR TO SEEDING OR SODDING, VERIFY THAT SOIL ADJACENT TO PAVEMENTS AND CURBS ARE AT THE CORRECT ELEVATION TO ASSURE A LEVEL TRANSITION FROM THE PAVEMENT TO THE LAWN AREAS. NO COMPENSATION FOR REMOVAL AND REPLACEMENT OF INSTALLED LAWN, DUE TO UNACCEPTABLE TRANSITION FROM ONE SURFACE TO THE OTHER (I.E. SOD TOO HIGH OR TOO LOW), WILL BE ALLOWED RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
  - SEED ALL OTHER DISTURBED AREAS DUE TO CONSTRUCTION OPERATIONS.
  - PRIOR TO ANY EXCAVATION AT THE SITE, THE CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ARCHITECT, LANDSCAPE ARCHITECT, AND/OR CIVIL ENGINEER AND CONSULT WITH ALL UTILITY COMPANY REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS.
  - NOTIFY THE LANDSCAPE ARCHITECT IN WRITING FIVE (5) DAYS PRIOR TO THE ANTICIPATED DATE FOR REVIEW OF THE PLANT LOCATION STAKING. REVIEW TO BE REQUESTED PRIOR TO EXCAVATION OF THE PLANTING PITS.
  - ALL DECIDUOUS TREES SHALL BE PLANTED 5 FEET OR MORE FROM ANY R.O.W. AND ALL CONIFEROUS TREES AT LEAST 10 FEET AWAY, UNLESS INDICATED OTHERWISE ON THE DRAWING.
  - ALL SOIL AND OTHER DEBRIS SPILLED OR TRACKED ONTO THE PUBLIC R.O.W. OR ADJACENT PROPERTIES SHALL BE CLEANED-UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
  - PLANT LABELS AND TAGS SHALL BE LEFT ON THE PLANT MATERIAL UNTIL AFTER THE INITIAL INSPECTION BY THE LANDSCAPE ARCHITECT.
    - REMOVE BROKEN LIMBS
    - REMOVE CROSSING LIMBS
    - REMOVE ROOT SPROUTS & SUCKERS
    - ANY MULTISTEMMED TREES - REMOVE STEMS LESS THAN 2" DIAMETER
    - ALL DECIDUOUS TREES - ELEVATE TREE LIMBS TO ALLOW 10' HT. CLEAR.
    - SHARP TREE TO ITS CHARACTERISTIC FORM
  - ALL SOD AREAS TO BE IRRIGATED. SEE SPECIFICATIONS.
  - CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING AT 515.283.450.
  - ALL WIRE, TWINE, AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF TREES PRIOR TO PLANTING.



A1 OVERALL SITE PLANTING PLAN  
1"=50'

GRAY'S STATION PLAT 5 PRELIMINARY - NOT FOR CONSTRUCTION DESIGN DEVELOPMENT




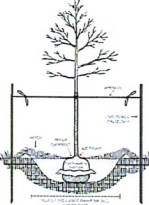
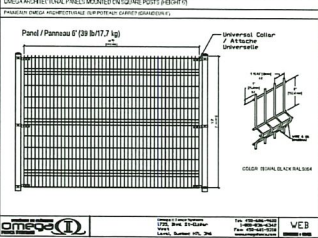

ARCHITECT: Hubbell Realty, 200 Perry Street, Chicago, IL 60601, (312) 283-1111  
LANDSCAPE ARCHITECT: RDG Planning & Design, 100 Perry Street, Chicago, IL 60601, (312) 283-1111

HUBBELL REALTY  
KEY PLAN

RDG Planning & Design  
100 PERRY STREET  
CHICAGO, IL 60601  
(312) 283-1111

SITE PLANTING PLAN  
L04.01

17  
24

D	2	3	4
C			
B	 <p><b>B1 DUO BENCH - FORMS AND SURFACES</b> NOT TO SCALE</p>	 <p><b>B2 LIMESTONE SEAT BOULDERS</b> NOT TO SCALE</p>	 <p><b>B3 TRASH RECEPTACLE - FORMS AND SURFACES</b> NOT TO SCALE</p>
A	<p><b>A1 CITY OF DES MOINED PLANTING SPECIFICATION</b> NOT TO SCALE</p> 	<p><b>A2 FENCE</b> NOT TO SCALE</p> 	<p><b>A3 BENCH AND TRASH RECEPTACLES - FORMS AND SURFACES</b> NOT TO SCALE</p> 
B			
D			

DESIGN DEVELOPMENT

PRELIMINARY - NOT FOR CONSTRUCTION

GRAY'S STATION PLAT 5



**ARCHITECT**  
RDG... ARCHITECT  
200 East Main Street  
Des Moines, IA 50319  
515.281.1111

**LANDSCAPE ARCHITECT**  
RDG... PLANNING & DESIGN  
200 East Main Street  
Des Moines, IA 50319  
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**HUBBELL REALTY**

KEY PLAN

DATE PLOTTED	11/20/2018
DATE PRINTED	11/20/2018
PROJECT NO.	2018-02-00
PROJECT NAME	RDG Planning & Design 200 East Main Street Des Moines, IA 50319 515.281.1111
PROJECT LOCATION	GRAY'S STATION PHASE 2
PROJECT DESCRIPTION	PROJECT: THEY ARE NOT JUST BENCHES FOR SEATING... THEY ARE THE HEART OF THE COMMUNITY... PROVIDING A PLACE FOR PEOPLE TO GATHER, RELAX, AND ENJOY THE OUTDOORS... ALL PROJECTS MUST BE APPROVED BY THE CITY OF DES MOINES... CONTACT: RDG... ARCHITECT... 515.281.1111