



Roll Call Number

Agenda Item Number

12

Date May 18, 2026

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "DRAKE PARK SUBDIVISION PRELIMINARY PLAT" ON 2.67 ACRES OF PROPERTY IN THE VICINITY OF 1080 22ND STREET, TO ALLOW THE PROPERTY BE RECONFIGURED AS THIRTEEN (13) BUILDABLE LOTS AND ESTABLISH A NORTH-SOUTH ALLEYWAY

WHEREAS, on May 7, 2026, the City of Des Moines Plan and Zoning Commission voted 10-0-1 to APPROVE a request from Invest DSM (Developer), represented by Christopher Civitate (Officer), for Preliminary Plat "Drake Park Subdivision Preliminary Plat" on 2.67 acres of property in the vicinity of 1080 22nd Street, to allow the property to reconfigured as thirteen (13) buildable lots and establish a north-south alleyway.

WHEREAS, the final subdivision plat will be submitted for City Council approval when completed.

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 receive and file.

Second by _____.

FORM APPROVED:

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

(PLAT-2025-000057)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, SIMONSON, VOSS, BARRON, WESTERGAARD, MANDELBAUM, GATTO, and TOTAL.

MOTION CARRIED APPROVED

Mayor

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.

City Clerk



May 11, 2026

Communication from the City Plan and Zoning Commission advising that at their May 7, 2026 meeting, the following action was taken on request from Invest DSM (developer), represented by Christopher Civitate (officer), for review and approval of a Preliminary Plat "Drake Park Subdivision Preliminary Plat" on 2.67 acres of property in the vicinity of 1080 22nd Street, to allow the property to be subdivided into thirteen (13) buildable lots and one street lot that would establish the north-south alleyway:

COMMISSION RECOMMENDATION: 10-0-1

After public hearing, the members voted as follows:

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Leah Rudolphi	X				
Laura Kessel					X
Jane Rongerude	X				
Johnny Alcivar	x				
Dominic Anania	X				
Matt Connolly	X				
Chris Draper			X		
Clayton Elwell	X				
Todd Garner					X
Katie Gillette	X				
Andrew Lorentzen					X
Carolyn Jenison	X				
William Page	X				
Rick Trower	X				

Approval of the of the submitted Drake Park Subdivision Preliminary Plat, subject to compliance with all administrative review comments.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted Drake Park Subdivision Preliminary Plat, subject to compliance with all administrative review comments.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- Purpose of Request:** The proposed plat would reconfigure 12 (twelve) existing lots as thirteen (13) buildable lots for one-household residential use. The preliminary plat would also establish a north-south alleyway that would provide access for each residential lot.



2. **Size of Site:** 2.67 acres.
3. **Existing Zoning (site):** “N5” Neighborhood Residential District and “N5-4” Neighborhood Residential District.
4. **Existing Land Use (site):** Mix of one-household dwellings and converted multi-household dwellings.
5. **Adjacent Land Use and Zoning:**
 - North* – “N5” Neighborhood District; Use is one-household residential.
 - South* – “P2” Public/Semi-Public and “N5 Neighborhood District; Uses are one-household residential and a civic building.
 - East* – “N5” Neighborhood District; Use is one-household residential.
 - West* – “P1” Public/Semi-Public; Use is Drake Park.
6. **General Neighborhood/Area Land Uses:** The surrounding area generally consists of low-density residential and public open space.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Drake Neighborhood. All neighborhoods were notified of the public hearing by emailing of the Preliminary Agenda on April 17, 2026, and by emailing of the Final Agenda on May 1, 2026. Notifications of the hearing for this specific item were mailed on April 27, 2026 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.
8. **Relevant Zoning History:** N/A.
9. **PlanDSM Future Land Use Plan Designation:** Low-Medium Density Residential.
10. **Applicable Regulations:** 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.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Houses:** All homes within the proposed plat would be developed in accordance with House D building type regulations, as allowed in the “N5” and “N5-4” zoning districts.
2. **Utilities:** The submitted Preliminary Plat proposes to underground a section of overhead powerlines along the proposed alleyway (street lot).
3. **Landscaping & Buffering:** The proposed development includes street trees along all street frontages. Additional site trees would be required with the development of each residential lot. The tree species and location of the trees will be reviewed as part of the residential permit review process for each individual property.
4. **Alleyway:** The proposed plat would establish a north-south alleyway that would provide access for each residential lot. Each home would have a detached garage in the rear yard that would be accessed from the alleyway.

III. STAFF RECOMMENDATION

Staff recommends approval of the submitted Drake Park Subdivision Preliminary Plat, subject to compliance with all administrative review comments.

SUMMARY OF DISCUSSION

Kyle Larson presented the staff report and recommendation.

Chris Draper inquired if comment cards were sent to notification area.

Jason Van Essen stated only a notice was sent to the surrounding area. Comment cards are not included for plats.

Kyle Larson explained that the public could have attended the meeting tonight or submitted comments by writing.

Jason Van Essen noted that a phone number was also provided and asked Kyle if he had received any calls on the notice.

Kyle Larson stated he had received one phone call from a neighbor to the northeast of the area that had general questions. The caller did not express a position either way on the plat.

Chris Draper asked who the ownership on this property was and if the City of Des Moines had a stake in the ownership or governance of the property.

Jason Van Essen stated that Invest DSM is the owner and the developer.

Will Page asked about the Grant School building located south of the project area and if it had protection.

Jason Van Essen stated that Grant School had been designated as a local landmark and alternations to it are subject to review by the Historic Preservation Commission.

Will Page asked about the design of the new homes in the area and if there would be guidelines to follow the context of the neighborhood.

Jason Van Essen stated they must comply with the House Type D standards from Chapter 135. He deferred to the applicant to provide additional detail.

Jane Rongerude understood the change of the lots for the alleyway but wondered if other lot lines would be changed too.

Kyle Larson displayed the plat documents and talked through the proposed lot line adjustments.

Jane Rongerude asked if anything had been done to protect and mitigate the removal of mature trees.

Jason Van Essen stated that the applicant would have to follow the tree mitigation ordinance.

CHAIRPERSON OPENED PUBLIC HEARING

Christopher Civitate, 1346 East 12th Street, presented an overview of the redevelopment project. Plans include constructing a new alleyway and closing the front driveways along 22nd and 23rd Streets. These changes are intended to increase on-street parking availability and improve walkability throughout the neighborhood. Additional street trees would be planted. The project is planned over a three-year period with the goal of restoring the traditional neighborhood character commonly seen throughout the Drake area and other Des Moines neighborhoods. Four of the homes would also include accessory dwelling units (ADUs) in their basements.

At the time Invest DSM purchased the 11 homes, there were 21 occupied housing units. Assistance was provided to residents for relocation expenses and down payment support. While the exact final unit count was not available, the completed project is expected to contain more than 21 units. Civitate also noted that the Peak Mansion, located on the north end of the plat, will likely be converted into a commercial use space.

Civitate emphasized that extensive public engagement occurred throughout the process, including coordination with the Drake Neighborhood Association and a broader steering committee that reached beyond association membership. He stated that

neighbors have been informed of the changes and are generally excited about the planned improvements to the neighborhood.

Jane Rongerude inquired if the homes with ADU's would be rental units or if they would be condos.

Christopher Civitate noted that the accessory dwelling units (ADUs) would include a seven-year period requiring the primary single-family residence to remain owner-occupied. The upper portion of the home will be owner-occupied, while the basement unit will be available as a rental unit.

Jane Rongerude asked why the ADU's were not being built above the garage rather than in the basement.

Christopher Civitate pointed to the extraordinary costs of building an ADU over a garage as compared to finishing a basement.

Jane Rongerude stated a much more efficient way to put more units on the site would be to build multi-unit buildings.

Christopher Civitate acknowledged that the statement was accurate but emphasized that the project was shaped by feedback from the steering committee and neighborhood association, both of which expressed a desire to preserve existing homes rather than see widespread demolition. The goal is to rehabilitate the majority of the homes, while strategically relocating some structures to allow for a small increase in housing units. He noted that the neighborhood specifically requested lower density and the preservation of single-family home character.

Jane Rongerude expressed interest in learning how many tenants participated in the neighborhood association, steering committee, and other groups involved in guiding the project and related policy discussions.

Christopher Civitate did not know the breakdown between homeowners, landlords, and tenants that attended meetings, but noted they try to respect them in that moment they are the meetings and let them share their thoughts.

Jane Rongerude expressed concern about how well tenants and diverse neighborhood interests were represented in the neighborhood association, steering committee, and other groups helping guide the project. She emphasized that if organizations claim to represent the interests of a geographic area, those voices should reflect the full diversity of the neighborhood, including renters. Concerns were raised that the project could reduce the overall number of housing units while introducing more expensive housing, potentially impacting long-term affordability and housing availability for residents and families in the area.

Christopher Civitate acknowledged the concerns raised and stated that Invest DSM strives to represent the best interests of the neighborhood to the best of its ability. He noted that no process is perfect in representing every individual perspective but emphasized that the organization would continue its outreach efforts and remain available to engage with as many residents as possible.

Chris Draper asked what the projected increase of value would be for the neighborhood, noting that he also owns a home in this area.

Christopher Civitate clarified that he didn't have an exact answer to the question, but pointed out similar areas are seeing 10-12% increase in value. 14% more than the city as a whole.

Chris Draper raised questions regarding community ownership and wealth generation associated with the project. Referencing previous discussions about the importance of wealth created within a neighborhood being accessible to the community itself, he asked who the investors in the project are and what opportunities exist for neighborhood residents—particularly renters—to share in the financial benefits created by the redevelopment. He questioned whether options such as community investment pools or other ownership models had been considered to allow long-standing residents living nearby to participate in the project's economic upside, even if they do not own property in the area.

Christopher Civitate responded that Invest DSM does not retain ownership in the project beyond helping bring it to completion and does not profit from the development. He stated that the organization takes a financial loss on each project it undertakes and that there is currently no opportunity for community investment or financial upside participation associated with this project.

Chris Draper asked who gets the upside if we're always losing as a city?

Christopher Civitate responded that the broader community ultimately benefits from the project through increased taxable valuation. He stated that the long-term financial upside comes from the growth in property tax revenue, which returns value back to the community.

Chris Draper asked what projected median income level is anticipated for buyers of the homes, noting the neighborhood's existing diversity and expressing interest in understanding who the development is intended to serve.

Christopher Civitate did not have an exact answer for the question. They would bring the homes to the market and let a buyer purchase the home at a market rate.

Chris Draper inquired about what price these homes may sell for. Specifically 1079 23rd Street.

Leah Rudolphi questioned the line of specific questioning for the plat approval.

Chris Draper responded how the project aligns with zoning and lot configuration, noting that lot lines and zoning considerations influence appropriate development types. He questioned whether future decisions would include zoning differences or constraints and what the maximum development potential of the site would be. He referenced the N5-4 zoning context and asked whether the intent is to ultimately support up to four units maximum, requesting clarification on the overall development plan.

Christopher Civitate responded that subdividing the site helps reduce the overall funding gap on individual projects and improves financial feasibility. He explained that without subdivision, the financial gap per property would be larger and buildings could continue to deteriorate if redevelopment does not proceed. By subdividing, the project can support new construction where rehabilitation is not cost-effective, which he stated ultimately saves taxpayer money and allows for more housing units than would otherwise be possible. He noted that this approach can include new foundations and potential accessory dwelling units to increase housing opportunities on the block.

He also referenced ongoing and past redevelopment efforts in other areas, including potential collaboration opportunities with a local church site, the Grant School property discussions, and the Kingman site, which is envisioned for affordable housing on a previously problematic parcel. He added that additional projects include work with the Central Iowa Community Land Trust and Habitat for Humanity, emphasizing that multiple strategies are being used to address housing needs.

He concluded that this project represents only one component of a broader mission, acknowledging that while it may not reflect every parcel or circumstance, it was undertaken in response to neighborhood input and developed through public engagement and ongoing discussions

Chris Draper expressed frustration that Invest DSM did not come prepared with sufficient data and did not fully answer questions during the discussion. He asked how equity is calculated in the context of the project and whether the proposed development would ultimately increase or decrease equity within the neighborhood.

Christopher Civitate responded that approximately 95% of Invest DSM's work is directly with homeowners in neighborhoods. He explained that when working with landlords, the organization applies income restrictions on rent levels, and when working with business owners, it invests in properties that support local livelihoods and neighborhood vibrancy. He noted that there is no single answer that would fully resolve the commissioner's concerns but emphasized that the organization works through multiple approaches to support equity. He reiterated that the majority of their work is focused on homeowners.

CHAIRPERSON CLOSED PUBLIC HEARING

COMMISSION ACTION

Jane Rongerude raised concerns about the importance of understanding projected sale prices for the proposed redevelopment. Drawing on her experience with public-private partnerships and redevelopment projects, she referenced a prior project involving the replacement of a single-family home with townhouses, where pricing and market feasibility were key discussion points.

She stated that while there is broad agreement that neighborhood improvement is desirable and will benefit residents, it is still important to understand the anticipated price points of the new homes. She expressed concern that plans could proceed without clear pricing assumptions, noting that this information is important for evaluating feasibility and market demand.

She added that while price per square foot figures are useful, more complete projected pricing information would help ensure confidence that redevelopment efforts will result in viable housing rather than vacant lots if market conditions change after demolition and displacement of residents.

Chris Draper referenced a projected cost estimate of approximately \$254 per square foot and stated that, based on his calculations, this would place the home price at over \$600,000 depending on square footage. He noted that for a house size around 2,000 to 2,500 square feet, the total cost could range from just over \$500,000 to around \$600,000. He asked for confirmation that this estimate aligns with the correct square footage and overall project assumptions.

Leah Rudolphi asked for a motion.

Matt Connolly made motion for approval of the submitted Drake Park Subdivision Preliminary Plat, subject to compliance with all administrative review comments

Matt Connolly acknowledged Chris Draper's comments, noting that this is a significant project located directly across from his property. He expressed appreciation for Chris's questions and concerns, stating that he would likely have similar concerns in the same position.

Chris Draper asked for a friendly amendment to make sure that the questions that were asked tonight were answered in addition to the approval.

Matt Connolly accepted the friendly amendment to have questions answered.

Leah Rudolphi asked for discussion on the motion.

Jason Van Essen clarified that the matter before the Commission is a plat application. He explained that the proposed use is permitted and that the Commission's role is to consider approval of the plat, which includes adjusting property lines and introducing an

alley. He acknowledged the strong public interest in Invest DSM's work but emphasized that the Planning and Zoning Commission's responsibility this evening is specifically focused on the platting action.

Chris Draper responded that the Commission's role extends beyond procedural approvals and includes providing guidance on approvals, future ordinance considerations, and broader city strategy. He stated that these issues are relevant to the discussion and reiterated his request for clarification and supporting data that had been referenced, asking why that information was not being provided.

Katie Gillette expressed concern about the process being proposed, questioning whether a formal list of unanswered questions would be presented and who would determine whether those questions had been adequately addressed. She stated that she is hesitant to approve a motion that conditions approval on unresolved or undefined questions without clarity on how they would be evaluated or by whom. She characterized the approach as potentially unclear and problematic, noting that it could create a "messy" process for decision-making.

Chris Draper suggested limiting the scope of outstanding questions to those captured on video, stating that this would provide a clear and defined list. He noted that if the requested data exists, it should be straightforward to provide and questioned why similar questions have not been answered in prior discussions.

Chas Cahill stated that City Legal would prefer a clear and specific definition of any questions being referenced, noting that while a meeting record exists, it is important for accuracy to clearly identify the exact questions and details being discussed. He emphasized the need for precision in what is being represented in the meeting minutes.

Carolyn Jenison suggested that a separate meeting may be more appropriate, noting that there appear to have been extensive prior conversations and thoughts on the matter. She expressed concern that the current forum may not be the appropriate setting for continued discussion and asked whether the topic could be addressed separately outside of the meeting.

Chris Draper stated that he would welcome additional meetings or the formation of a subcommittee to further discuss strategy, ordinances, and the broader direction of the work being done. He expressed concern that discussions involving Invest DSM often occur with limited time and insufficient access to data or follow-up answers. He suggested that a more structured process would help Planning and Zoning provide better input on policy and project direction.

He emphasized that public funds are involved, stating that Invest DSM is fully supported by taxpayer dollars and operates within the public sphere even if through another entity. He reiterated concerns about financial impacts, referencing the construction of higher-value homes and the implications for neighborhood composition, noting his personal experience as a nearby homeowner.

Jason Van Essen responded that the policy and strategic direction of Invest DSM is set by the City Council, not the Planning and Zoning Commission. He clarified that the Commission's role is limited to reviewing items such as plats and determining whether they meet the City's requirements for approval, rather than evaluating broader program strategy or policy direction.

Chris Draper stated that is not what the website states.

Jason Van Essen stated that is your role.

Chris Draper questioned the stated role of the Planning and Zoning Commission, referencing information on the city's website and expressing disagreement with how the role was being described. He also asked for clarification on how Invest DSM's direction is set by the City Council if it is considered independent and questioned why the City would be involved in setting direction if there is no direct interest or control.

Leah Rudolphi asked about the motion and if the friendly amendment had been accepted.

Matt Connolly stated no unless the City Attorney agrees with this route.

Chas Cahill stated that any proposed conditions should be clearly defined and explicitly spelled out to ensure they can be accurately documented. He emphasized the importance of having clear language that properly reflects the Commission's intent and direction for inclusion in the written record.

Leah Rudolphi asked for clarification if the friendly amendment was being added to the motion.

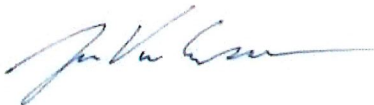
Matt Connolly stated no, based on what the attorney has recommended.

Will Page asked for the motion to be clarified.

Matt Connolly made motion for approval of the submitted Drake Park Subdivision Preliminary Plat, subject to compliance with all administrative review comments.

THE VOTE: 10-0-1 (Chris Draper passed)

Respectfully submitted,

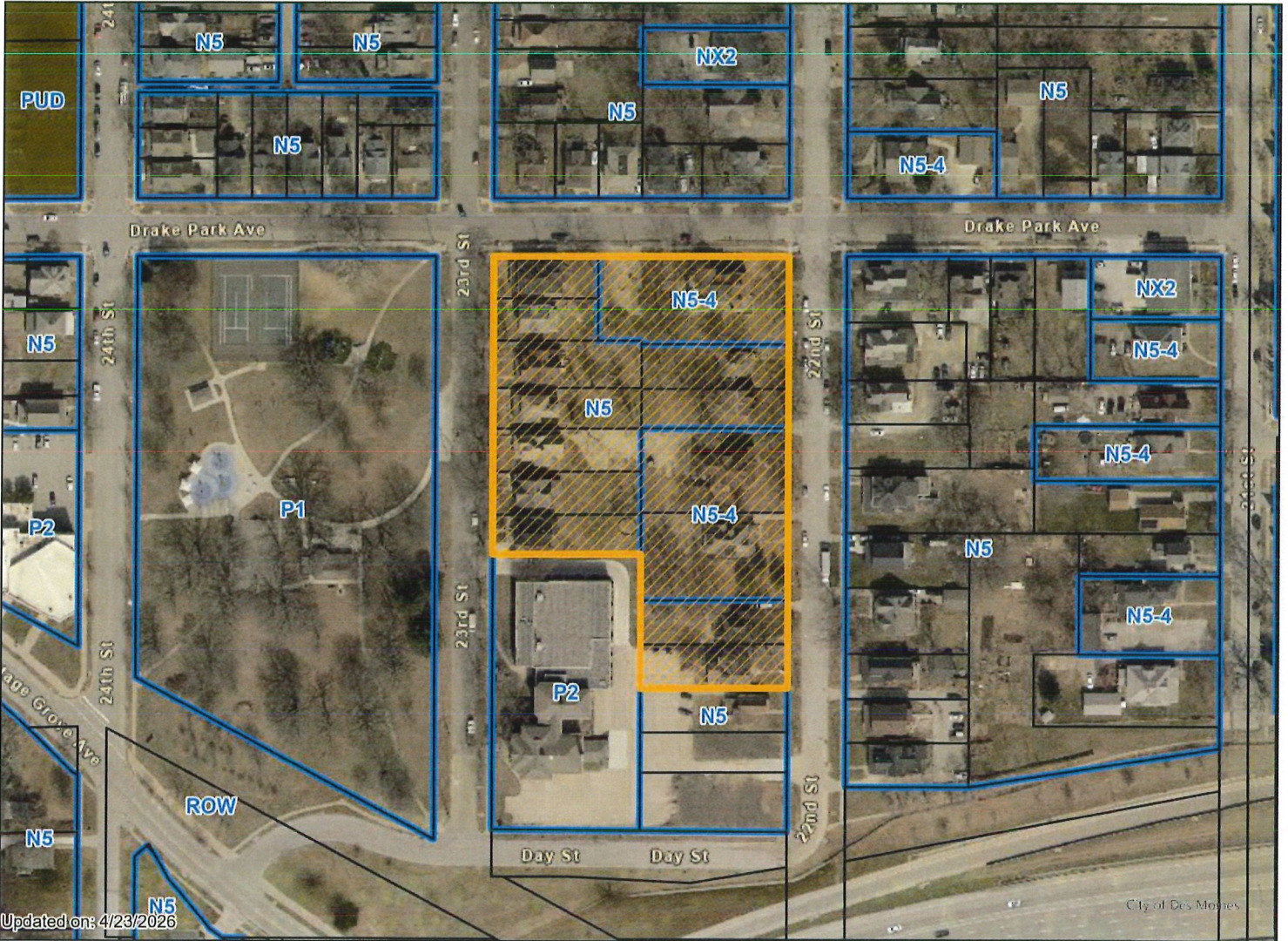


Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw

Invest DSM, Vicinity of 1080 22nd Street

PLAT-2025-000057





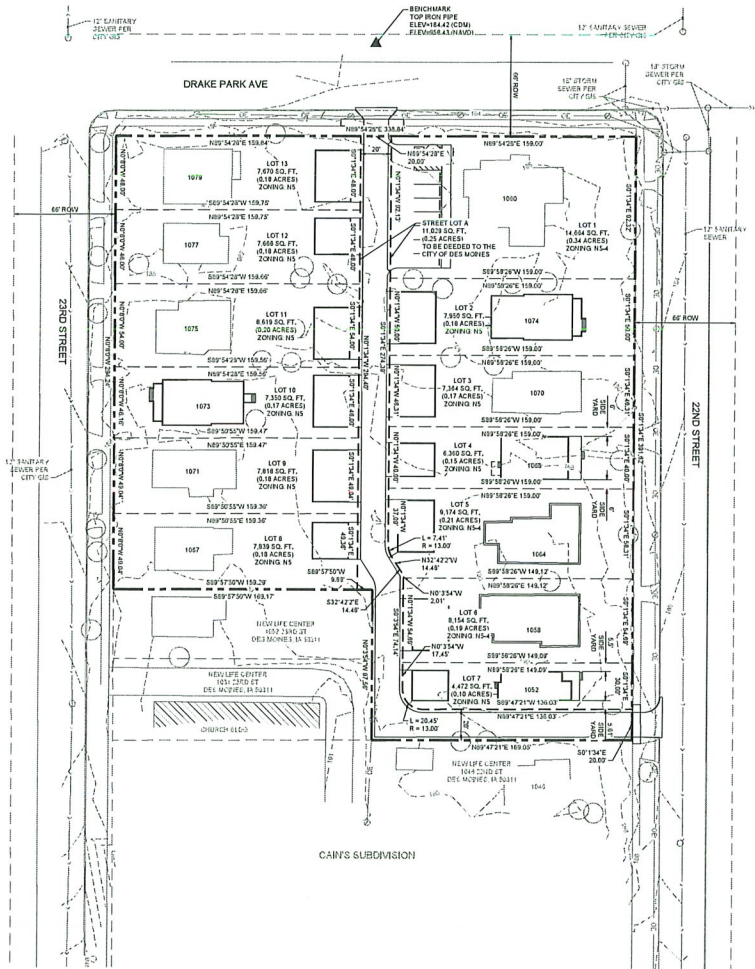










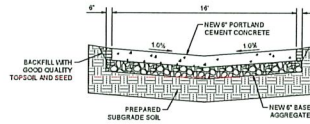


GENERAL NOTES

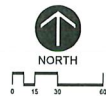
- STREET LOT 1 IS PROPOSED TO ENCOMPASS A 14-FOOT-WIDE CONCRETE-PAVED ACCESS DRIVE.
- INDIANHEAD ENERGY IS THE LOCAL ELECTRIC UTILITY PROVIDER.
- A GRADING PERMIT WILL BE REQUIRED PRIOR TO COMMENCEMENT OF SITE WORK. PER CITY CODE SEC. 43.162 A CERTIFICATE OF COMPLETION WILL BE REQUIRED TO BE COMPLETED BY THE APPLICANT'S ENGINEER TO CERTIFY THE GRADING WORK ON SITE IS COMPLETED PER THE PLAN. IF THE IMPACTED AREA OF DISTURBANCE EXCEEDS ONE ACRE, THE APPLICANT MUST APPLY FOR A HOUSE GENERAL PERMIT NO. 2 THROUGH THE SDNR, AND A STORMWATER POLLUTION PREVENTION PLAN WILL BE REQUIRED.
- NEW LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH CITY OF DES MOINES ZONING ORDINANCE PLANNING AND DESIGN CHAPTER 135 HOUSE D BUILDING TYPE REGULATIONS.
- A TYPE 1 DESIGN ALTERNATIVE FOR A REDUCED SIDE YARD SETBACK IS REQUESTED FOR LOTS 4 AND 7.

LEGEND

- SUBDIVISION BOUNDARY LINE
- - - - - PROPOSED STREET LOT & BOUNDARY LINE
- - - - - PROPOSED LOT BOUNDARY LINE
- - - - - PROPOSED CONTOUR
- - - - - EXISTING CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER MAIN
- EXISTING STORM SEWER MAIN
- ▲ BENCHMARK
- EXISTING SEWER STRUCTURE
- EXISTING POWER POLE TO REMAIN
- EXISTING TREE TO REMAIN



1 ALLEY CROSS-SECTION CONSTRUCTION DETAIL
NOT TO SCALE



PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
12125 42nd Street, Suite 203
Des Moines, IA 50325
www.larsoneng.com

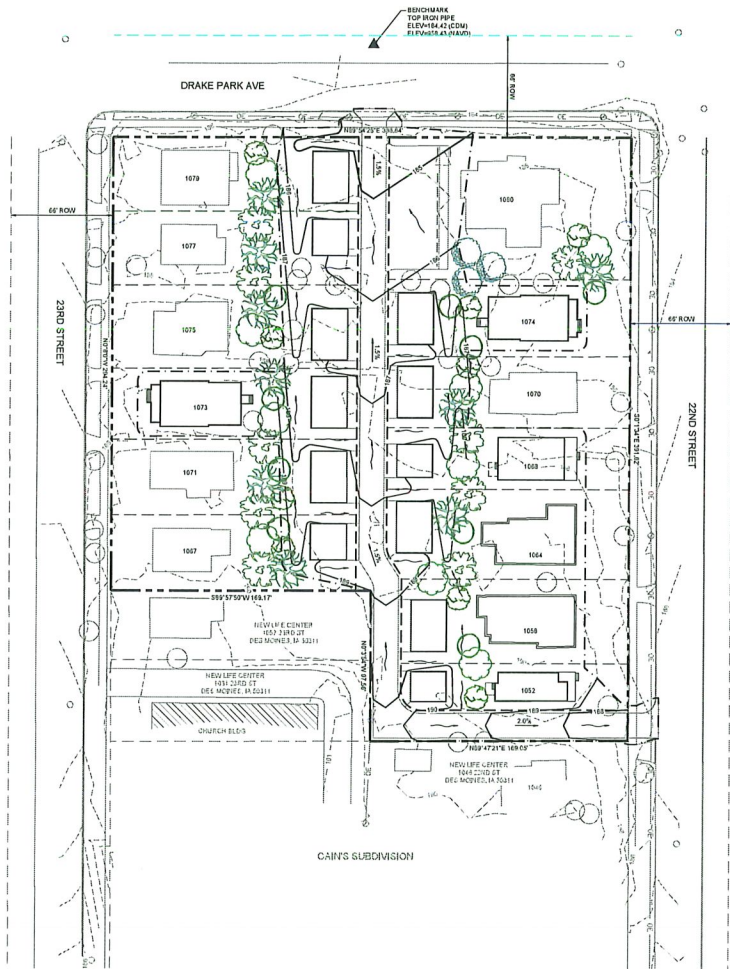
INVEST DSM
522 SW 5TH STREET, SUITE F
DES MOINES, IA 50309

DRAKE PARK SUBDIVISION
DES MOINES, IOWA

Rev.	Desc.	Prepared By

Project #	6220014.000
Drawn By	JSC
Checked By	MM
Issue Date	12.15.23
Drawn Title	

PRELIMINARY PLAT
Sheet
3 / 4



GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Restore all disturbed areas with 4" of good quality topsoil and seed.
4. All construction shall be performed in accordance with state and local standard specifications for construction.

LEGEND

- SUBDIVISION BOUNDARY LINE
- PROPOSED STREET LOT A BOUNDARY LINE
- PROPOSED LOT BOUNDARY LINE
- PROPOSED GRADE LINES
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR
- EXISTING OVERHEAD ELECTRIC
- DRAINAGE ARROW
- GRADE SLOPE
- ▲ BENCHMARK
- EXISTING SEWER STRUCTURE
- EXISTING POWER POLE TO REMAIN
- PROPOSED TREE
- EXISTING TREE TO REMAIN

TREE MITIGATION TABLE

SIZE OF TREES	QUANTITY OF TREES TO BE REMOVED	REPLACEMENT RATIO	QUANTITY OF REPLACEMENT TREES
0" - 12"	1	N/A	
12" - 18"	3	1:1	3
18" - 24"	4	2:1	8
24" - 30"	1	3:1	3
30" - 36"	3	4:1	12
36" - 42"	2	5:1	10
42" - 48"	1	6:1	6
48" - 54"	1	7:1	7
54" - 60"	1	8:1	8
TOTAL REPLACEMENT TREES REQUIRED			48

PLANTING SCHEDULE

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME
	8	ACER X FREEMANN ARISTATA?*	ARMSTRONG FREEMAN MAPLE
	8	ACER RUBRUM KARPICK*	KARPICK RED MAPLE
	9	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
	9	ULMUS FRONTIER	FRONTIER ELM
	9	ULMUS NEW HORIZON*	NEW HORIZON ELM
	3	PINUS FLEXILIS	LIMBER PINE



PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
 2100 E. University Ave., Suite 200
 Des Moines, IA 50319
 www.larsoneng.com

INVEST DSM
 522 SW 5TH STREET, SUITE F
 DES MOINES, IA 50309

DRAKE PARK SUBDIVISION
 DES MOINES, IOWA

Rev	Date	Description
01	12/23/23	Initial Submission
02	01/24/24	Final Submission

Project # 8220018.000
 Drawn By JSC
 Checked By MAM
 Issue Date 12.15.23
 Sheet Title

GRADING AND LANDSCAPE PLAN
 Sheet **4 / 4**

Invest DSM, Vicinity of 1080 22nd Street

PLAT-2025-000057

