

Agenda Item Number

Date March 23, 2020

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RESOLUTION HOLDING HEARING ON REQUEST FROM DES MOINES COLD STORAGE COMPANY, INC. FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN FOR "PHASE 1A OF DES MOINES COLD STORAGE" FOR PROPERTY AT 3805 VANDALIA ROAD

WHEREAS, on March 9, 2020, by Roll Call No. 20-0425, the City Council received a communication from the City Plan and Zoning Commission advising that on March 5, 2020, the City Plan and Zoning Commission voted 11-0 to **APPROVE** a request from Des Moines Cold Storage Company, Inc. (owner), represented by C.J. Morton (officer), to approve the PUD Final Development Plan for "Phase 1A of Des Moines Cold Storage" on property located at 3805 Vandalia Road ("Property") to allow a 62,680 square foot addition to the existing refrigerated warehouse building, subject to the following revisions:

- 1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
- 2. Provision of public sidewalk along Vandalia Road for the extent of the immediate Phase 1A extension; and

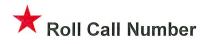
WHEREAS, the Property is legally described as follows:

PARCEL 2016-123 BEING PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTH QUARTER CORNER OF SAID SECTION 17; THENCE ALONG THE NORTH LINE OF SAID SECTION 17 N87°28'58"W, 1416.77 FEET; THENCE S02°21'02"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE S87°28'58"E, 1272.55 FEET; THENCE 206.92 FEET ALONG A 136.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, CHORD BEARING S43°45'46"E, 187.53 FEET; THENCE S00°01'28"E, 576.53 FEET; THENCE N87°28'58"W, 1431.60 FEET; THENCE N02°21'02"E, 705.57 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 22.87 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD; and

WHEREAS, on March 9, 2020, by Roll Call No. 20-0425, it was duly resolved by the City Council that request for approval of the PUD Final Development Plan be set down for hearing on March 23, 2020 at 5:00 P.M., in the Council Chamber; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed PUD Final Development Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed PUD Final Development Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.



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NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

- 1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed PUD Final Development Plan for "Phase 1A of Des Moines Cold Storage" are hereby overruled, and the hearing is closed.
- 2. The proposed PUD Final Development Plan for "Phase 1A of Des Moines Cold Storage", as on file in the Community Development Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to revision and conditions stated above.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(10-2020-7.86)

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

I, P. KAY CMELIK, 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

Mayor



Date_<u>March 73,7070</u> Agenda Item___<u>Lolo__</u> Roll Call #_____

March 6, 2020

Honorable Mayor and City Council City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held March 5, 2020, the following action was taken regarding a request from Des Moines Cold Storage (owner) represented by CJ Morton (officer) for review and approval of a PUD Final Development Plan for "Phase IA of Des Moines Cold Storage" for property located at 3805 Vandalia Road, to allow a 62,680-square foot addition to the existing refrigerated warehouse building.

COMMISSION ACTION:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	Х			
Dory Briles	Х			
Abby Chungath	Х			
Jacqueline Easley				Х
Jann Freed	Х			
John "Jack" Hilmes	Х			
Lisa Howard	Х			
Carolyn Jenison	Х			
Greg Jones	Х			
William Page	Х			
Rocky Sposato	Х			
Steve Wallace				Х
Greg Wattier				Х
Emily Webb	Х			

After public hearing, the members voted 11-0 as follows:

APPROVAL of the proposed PUD Final Development Plan for "Phase 1A of Des Moines Cold Storage" subject to the following conditions.

- 1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
- 2. Provision of public sidewalk along Vandalia Road for the extent of the immediate Phase 1A extension.

(10-2020-7.86)

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RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed PUD Final Development Plan for "Phase 1A of Des Moines Cold Storage" subject to the following conditions.

- 1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
- 2. Provision of public sidewalk along Vandalia Road for the extent of the immediate Phase 1A extension.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- **1. Purpose of Request:** The applicant is seeking to expand the existing refrigerated warehouse by 62,680. The expansion would continue using the same exterior design and materials to match the existing building.
- **2. Size of Site:** Approximately 43.17 acres for the area owned by Des Moines Cold Storage. The original Vision Fuels PUD area was approximately 165 acres. This was reduced to approximately 135 acres when a portion was sold to Helena Industries, Inc. to the west and rezoned to "M-2" Heavy Industrial District in 2013.
- **3. Existing Zoning (site):** Legacy "PUD" Planned Unit Development.
- **4. Existing Land Use (site):** Des Moines Cold Storage refrigerated warehouse. The undeveloped portion of the site is currently used for agricultural production.
- 5. Adjacent Land Use and Zoning:

North – "EX", Uses include salvage yards and undeveloped land.

- **South** "EX", Uses include above ground petroleum storage for Magellan Pipeline and Solar Transport petroleum trucking facility.
- East "I-3" (City of Pleasant Hill), Use is Oneok natural gas utility facilities.

West – "I2", Uses are Helena Industries, Inc. chemical processing and distribution.

- **6. General Neighborhood/Area Land Uses:** The subject property is located south of Vandalia Road in an area designated as the Agrimergent Business Park just west of the Highway 65/69 bypass.
- 7. Applicable Recognized Neighborhood(s): The subject property is not located in a recognized neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhood associations on February 14, 2020 and by mailing of the Final Agenda on February 28, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on February 24, 2020 (10 days prior) to the neighborhood associations and to the primary



titleholder on file with the Polk County Assessor for each property within 250 feet of the subject property.

8. Relevant Zoning History: On May 23, 2005, the subject property was rezoned by Ordinance 14,451 from "M-2" Heavy Industrial District to "M-1" Light Industrial District.

On November 11, 2007 the City Council adopted Ordinance No. 14,726 approving rezoning of approximately 165 acres from "M-1" Light Industrial District to "PUD" Planned Unit Development along with the adoption of the Vision Fuels PUD Conceptual Plan for development of an ethanol fuel plant.

On June 24, 2013 the City Council adopted Ordinance No. 15,202 which rezoned the western 30 acres from "PUD" Planned Unit Development to "M-2" Heavy Industrial District.

On July 27, 2015, the City Council approved the First Amendment the Vision Fuels PUD Conceptual Plan to allow development of an approximately 42-acre portion of the property for light manufacturing of electrical components within an initial phase of a 182,000-square foot office/production facility that could be expanded to 286,000 square feet, and a 250,000-square foot second phase building.

On June 13, 2016, the City Council approved the Second Amendment the Vision Fuels PUD Conceptual Plan for the development of an approximately 43.17-acre portion of the property for refrigerated warehousing and distribution with an initial phase of an approximately 111,000-square foot office/refrigerated storage/distribution facility that could be expanded by 244,000 square feet and a future phase up to 400,000 square feet.

On April 8, 2018, the City Council zoned an additional 48.49 acres immediately west of the subject property from "PUD" Planned Unit Development to "M-2" Heavy Industrial District for Helena Industries.

- 9. PlanDSM Future Land Use Plan Designation: Business Park.
- **10.Applicable Regulations:** Considering the criteria set forth in Chapter 18B of the Iowa Code, and based on the provisions of Chapter 134 Section 134-2.2.9.C, all amendments to existing PUD Final Development Plans must be reviewed and approved by the City Council after review and recommendation by the Plan and Zoning Commission.

II. ADDITIONAL APPLICABLE INFORMATION

1. Drainage/Grading: The City of Des Moines has developed a regional stormwater management plan for the Agrimergent Technology Park and Southeast Connecter that includes regional detention and retention facilities, conveyance facilities, and stormwater pump stations. Most recently within the PUD the City has constructed a pump station on the southern portion of the PUD area to serve regional drainage detention near the levee.

Water quality detention is required to be developed on site with each phase of development. Flood control detention would then be accommodated by the regional facility which will also be receiving run-off piped from the Southeast Connector project.



All grading of the site is subject to issuance of a grading permit from the Permit and Development Center as well as review of a Storm Water Pollution Prevention Plan by the Iowa DNR.

- 2. Flood Hazard Area: The proposed property is completely within an area that is identified on Federal Insurance Rate Map (FIRM) as a Zone X special flood hazard area that is levee protected reduced risk. Development must comply with an applicable provisions of the City Floodplain Development Regulations in Chapter 50 of the City Code.
- **3.** Utilities: The site has access to all necessary utilities. Sanitary sewer service is be provided from an existing 54-inch main located within the south edge of Vandalia Road. An 8-inch Des Moines Water Works water main is also available in Vandalia Road across on the northern side. The submitted PUD Final Development Plan amendment indicates the proposed addition would tie to the service connections for the existing building for water, including expansion of the fire service loop to connect to the existing separate fire service. The roof drainage would be taken to a storm sewer connection to the existing storm water service connection. There are no proposed new connections for sanitary sewer.
- 4. Landscaping & Buffering: Final Development Plans are required to comply with open space area and plantings and perimeter lot setback and plantings. Additionally, based on previous review by the Urban Design Review Board, berms at the perimeter to screen truck dock areas from the public street views were also required by the PUD Conceptual Plan. Final Development Plan planting plans are to be reviewed with the various Development Plan stages and phases. In this instance, the berm and landscaping are to be extended with the proposed building expansion.
- 5. Traffic/Street System: The Conceptual Plan indicates that the main entrances from Vandalia Road and are based on a traffic study for Vandalia Road that occurred prior to the 2nd PUD Conceptual Plan amendment for Des Moines Cold Storage. With the initial project, the developer extended a rail spur into the site from the private railroad to the south.

Vandalia Road is a priority level 3 street in MoveDSM with regard to installation of pedestrian sidewalks. Traffic Engineering Staff have not required installation of public side walk along Vandalia Road on past projects. However, with the adoption of the complete streets policy they are recommending requirement of sidewalk installation with all projects where it does not currently exist, moving forward from that policy.

There is a project identified in the Long-Range Transportation Plan for the Metropolitan Area, Mobilizing Tomorrow, that would include widening of Vandalia Road from two lanes to three lanes between Southeast 30th Street and U.S. Highway 65 in the 2035-2050 forecast.

6. **PlanDSM:** The PlanDSM designates the entire site as Business Park. Staff believes that the proposed light industrial office, warehousing and distribution uses identified in the Conceptual Plan are consistent with the Business Park land use designation and the Agrimergent Technology Park Master Plan.



7. Urban Design: The approved Conceptual Plan adopted the "M-1" District bulk regulations from the previous Zoning Ordinance by reference. These essentially require 25-foot minimum setbacks from public streets and a maximum 75-foot building height limitation. The most recent PUD Conceptual Plan amendment provided typical architectural elevations that indicated a building with overhead loading doors facing the public street frontage along Vandalia Road.

The submitted elevations also indicated a building that would be constructed of a beige metal panel design and EIFS with masonry accents on the front office building. While typically an industrial building in a planned district would be looked to be of a pre-cast concrete or masonry material, the nature of refrigerated storage presented difficulties in using that material efficiently and economically. The approved metal panel exterior is based on the need for refrigerated storage buildings.

The roof top mechanical systems are required by the PUD Conceptual Plan amendment to architecturally screened to be compatible with the overall building. The approved Conceptual Plan did not require lower mounted condenser units to be screened. There is additional condenser unit proposed to be mounted adjacent to the existing unscreened unit on top of the lower roof of the engine room. Based on the approved PUD Conceptual Plan, screening would not be required for this unit under the same circumstances.

COMMISSION ACTION:

<u>John "Jack" Hilmes</u> made a motion for approval of the proposed PUD Final Development Plan for "Phase 1A of Des Moines Cold Storage" subject to the following conditions.

- 1. Compliance with all comments of the administrative review of the PUD Final Development Plan.
- 2. Provision of public sidewalk along Vandalia Road for the extent of the immediate Phase 1A extension.

Motion passed: 11-0

Respectfully submitted,

Michael Ludwig, AICP Planning Administrator

MGL:tjh Attachments



			presented	by	CJ Morton (off	icer) for pro	operty		File # 10-2020-7.86
Description of ActionReview and approval of a PUD Final Development Plan for Phase IA of Des Moines Cold Storage, to allow a 62,680-square foot addition to the existing refrigerated warehouse building.									
PlanDSM Future Land Use Current: Business Park. Proposed: N/A. Proposed: N/A.									
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Des Moines Cold Storage, 3805 Vandalia Road

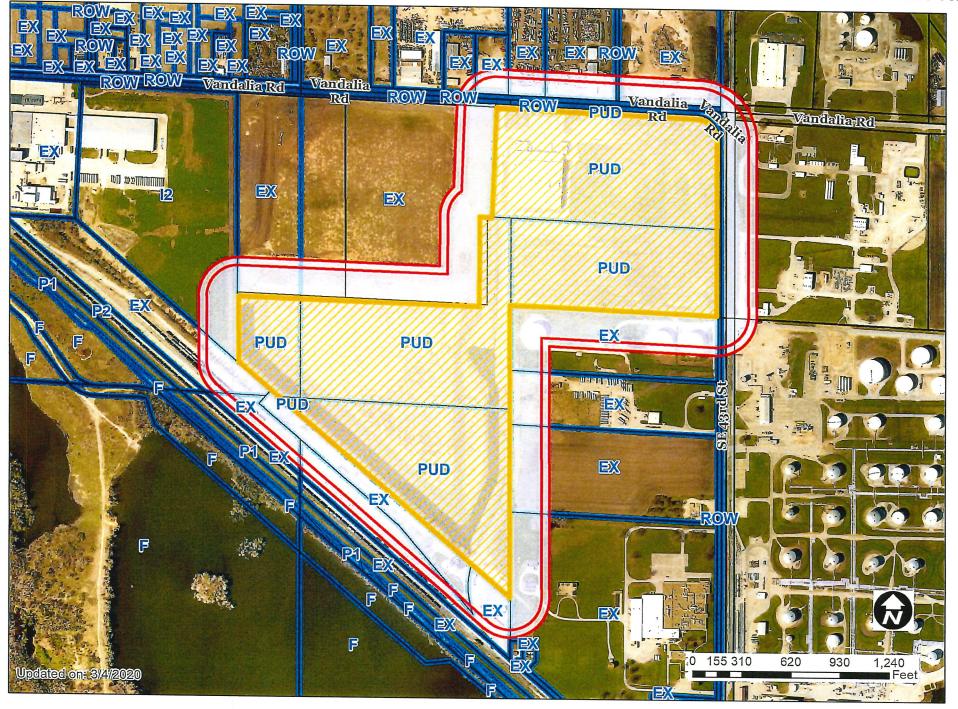
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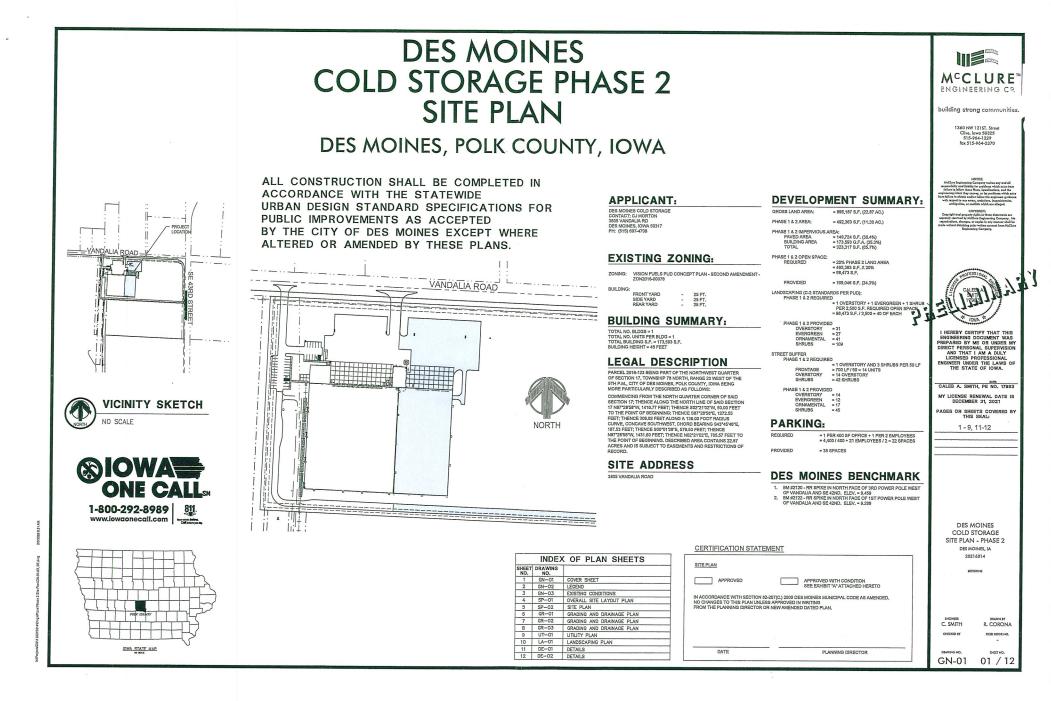
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Des Moines Cold Storage, 3805 Vandalia Road

10-2020-7.86



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2. CONTRACTOR TO CONFINE OPERATIONS TO PERMANENT AND TEMPORARY EASEMENTS AND DEVELOPER OWNED PROPERTY.

3. ALL INRES AND SHRUBS SHALL BE PROTECTED UNLESS DESIGNATED FOR REMOVAL IN THE PLANS.

4. CONTRACTOR SHALL SUBMIT ALL SUBGRADE AND PAVING MATERIAL TEST RESULTS TO THE PROJECT EVGINEER.

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9. RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.

10. ТНЕ СОИТЯАСТОЯ ЗНАLL ВЕ RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE. With THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

11. ALL DIMENSIONS TO FACE-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.

12. PROVDE 1' EXPANSION MATERIAL WHERE CONCRETE IS POURED AGAINST BUILDING OR STRUCTURES. SET PRE-MOLDED MATERIAL TIGHT AGAINST BUILDING AND/OR STRUCTURES TO ELIMINATE VOIDS.

13. ALL H/C RAMPS IN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORPANCE W/THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), AND IOWA CODE.

GRADING NOTES

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.

2. ALL DIMENSIONS TO FACE-OF-CURB UNLESS NOTED OTHERMISE. ALL DIMENSIONS TO BE FIELD VERIFIED.

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5. ALL SPOT ELEVATIONS ARE TO THE TOP OF FINISHED GRADE, UNLESS OTHERMISE NOTED.

6. ALL SLOPES IN UNPAYED AREAS SHALL BE GRADED TO DRAIN.

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	L SUCH WORK, PAYMENT WILL BE	B DELAY CAUSED BY	I R EXISTENCE AND EXACT LOCATIONS, ITRACTOR FOR ANY INTERFERENCE OF UTILITIES PER THE SPECIFICATIONS,	BE VITONED TO THE CON	итеяцие		מר צר	
						ыг cn	d C	1704
					LISS	ЦO	\$	
					LION OF SLOPE		10P 10B	
					DE OF PANKG	ED.	Eb	
	INOTES	CITY			: (NOTES	YTI.	ΠΤΟ
IANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE	SHALL BE MAINTAINED IN COMPL	THIS SIHL 'I			IOTED OTHERWISE.	SSEND ELAND	I 39A 23111	וי ארר חשו
VDITIONERS OVER 3 FEET IN HEIGHT, OR OTHER SUCH ITEMS MAY	MERS, JUNCTION BOXES, AIR COI	ROARNA NAJA	JANR 3HT	I THE PROJECT LIMITS TO	NIHUM SNOLLANJI ONILSAJ -	THE PLANS.	CTOR TO AC	2. CONTRA ELVATIONS
AREAS. 3015C1 SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE	DMENTS OR CHANGES TO THE PL	AJOI 36 TON 3. ANY AMEN	E EXACT POINT		DINATE WITH ALL UTILITY C			
IIT AND DEVELOPMENT CENTER PRIOR TO SHALL NECESSITATE A FUTURE PUD CONCEPTUAL PLAN	CONSTRUCTION.		омание		DINATE WITH ALL UTILITY O G UTILITY, REFER TO THE RANCE LOCATIONS, SIZES,			
H THE CITY FLOODFLAIN DEVELOPMENT REGULATIONS.		I NEWINEWY			IC SEWERS SHALL BE CORE D		SEWERL	YAATIWAZ
C STREET VEWS MUST BE SCREENED BY PERIMETER STREET		SNIGAOJ .8	SPECIFICATIONS.		BE SDR 23.5 IN ACCORDANC		ewer Yrati	I. ALL SAN
IG AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE	RED LANDSCAPING, BOTH EXISTIN	7. THE REQUI			ling reading several and the several of the second of the			
	DE OCCUPANCY. BED AREAS SHOULD BE RESTOR	า สาควางแหลว	ABTAW MS	HOTE JTAVIA9 DNA AJWJE	MROTE JTAVIA JTIZ-NO JJA	ESPONSIBLE FOR	SHALL BE RE	I OWNER S
"I-M" TO REPLICABLE TO "M-1".					MAYS JATNƏMNORNNƏ S ƏZAH	N AREAS.	Кетемпо	DETENTION
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				'SONISSO	TYP. EXCEPT AT CRITICAL CR	NE 2−1\5, BNBX'		
				TNEMNOLLA NIATNIA	M OT DELLED INSTRUCT M	HAVE A VALVE BI	TIVHS SEA	3. ALL VAL
					IN ON ALL HYDRANTS.			
					THE CITY OF DES MOINES WH DR APPROVAL. MIRACTOR UNLESS IT IS PAR		חד ומותרה	LON TOWNS
			JIM GESSAG GW	C HAS BEEN COMPLETED A	NUCEL AND ALLER BACIERIA IFSIN	PED FOR ANY REA	WATER NEED	NIWW ACK
			DN DE MYLEB	TOLISTRENCO OT SOURS YES	ES WATER WORKS ONE (1) W	NOTIFY DES MOIN	JIAHZ ROTS	7. CONTRAC

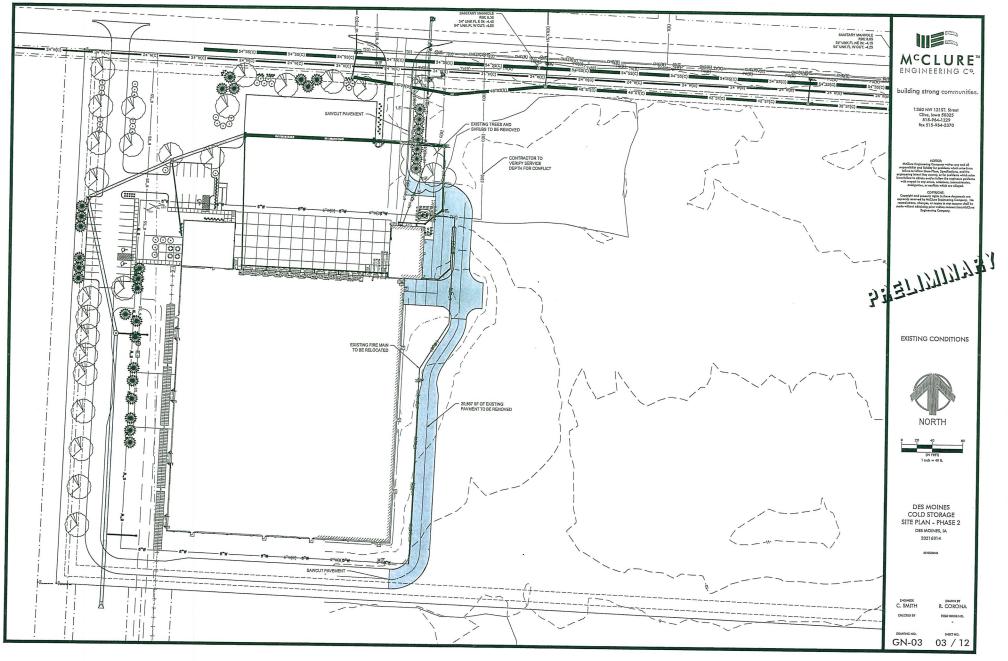


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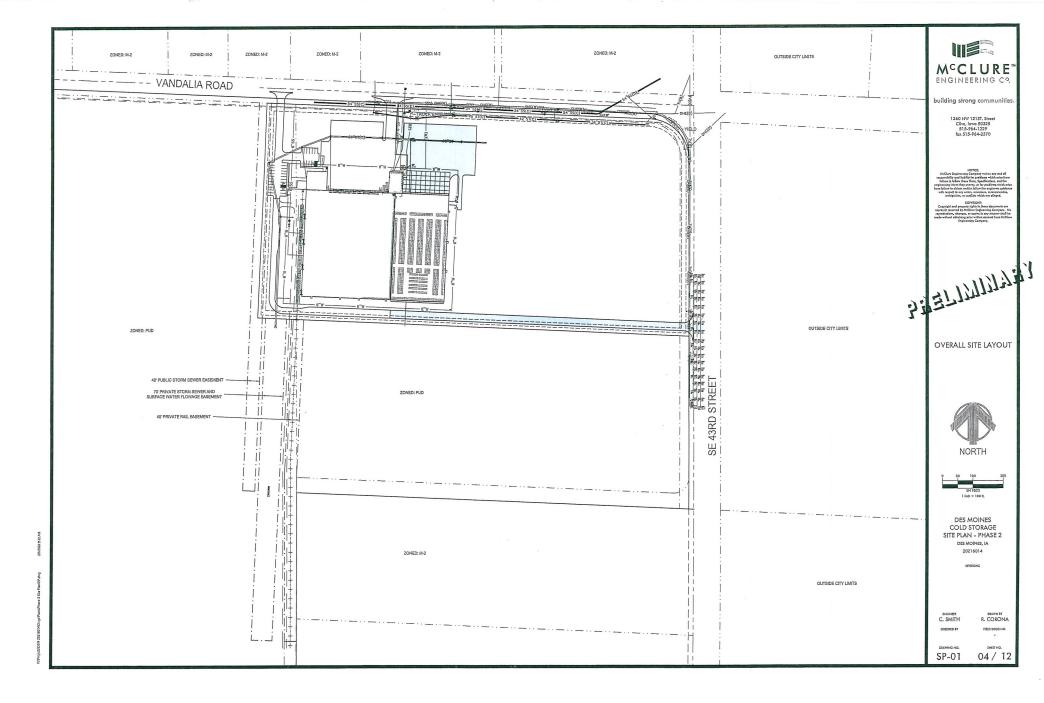
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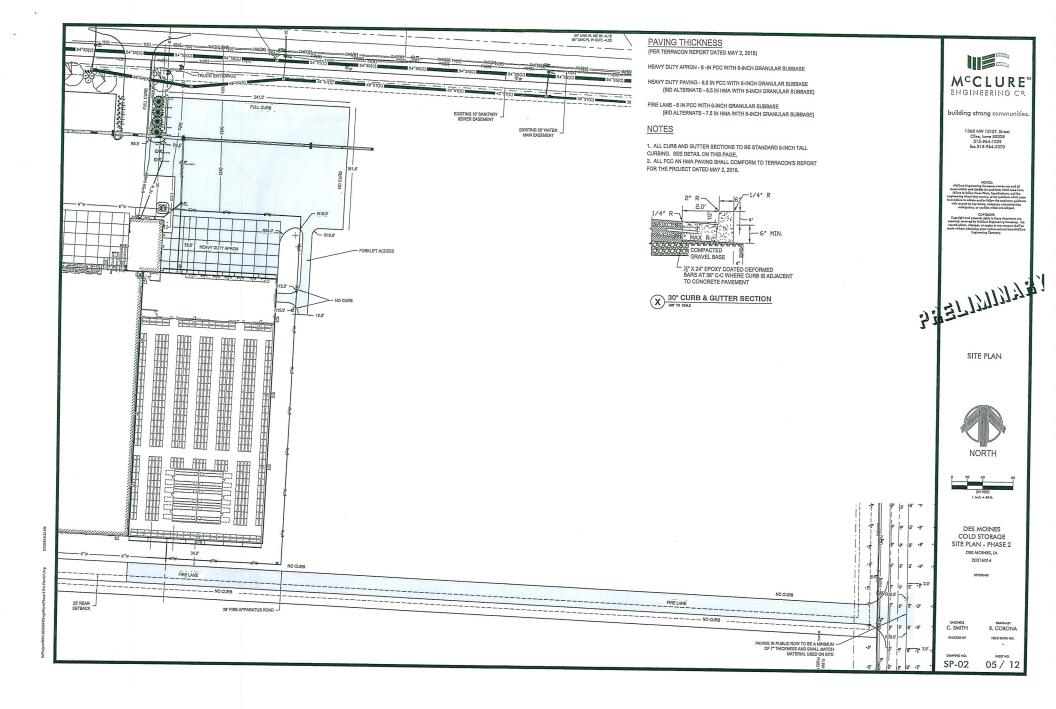
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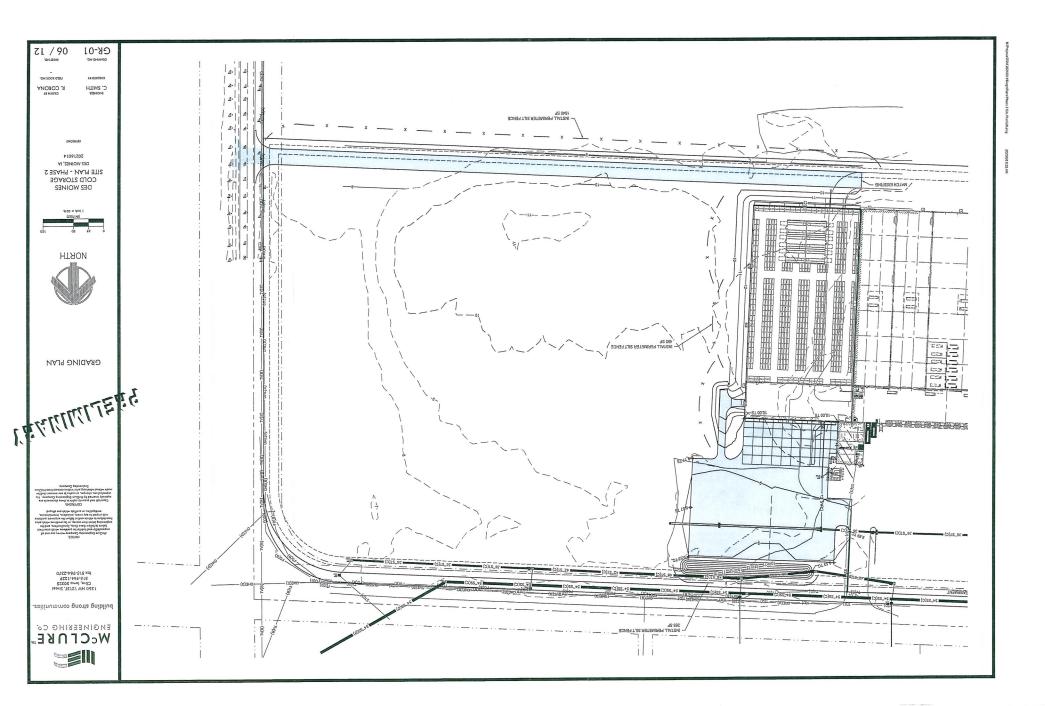
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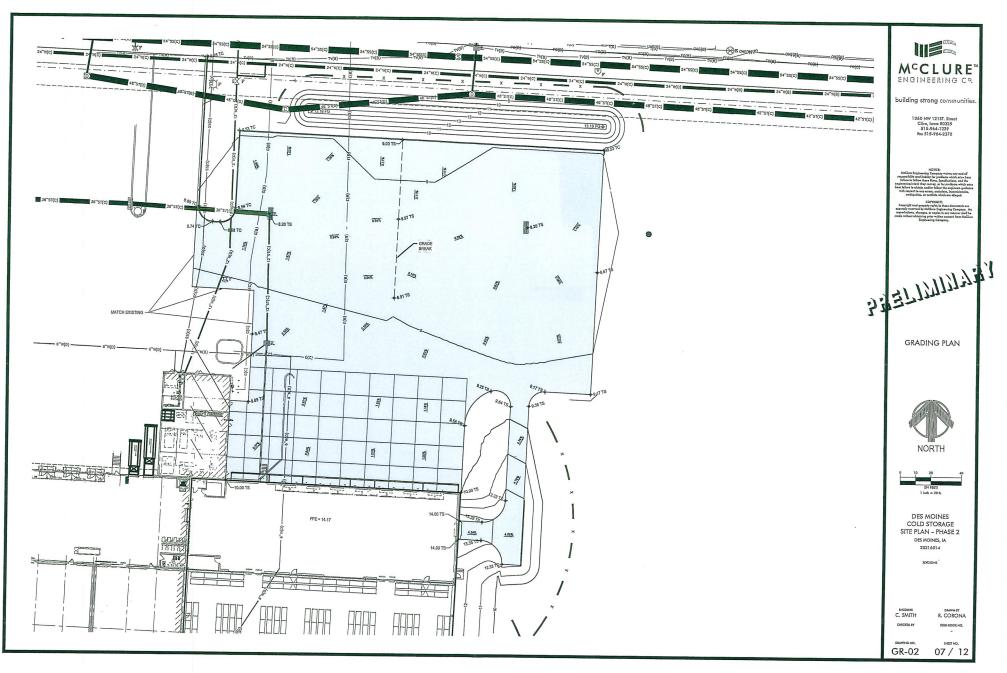


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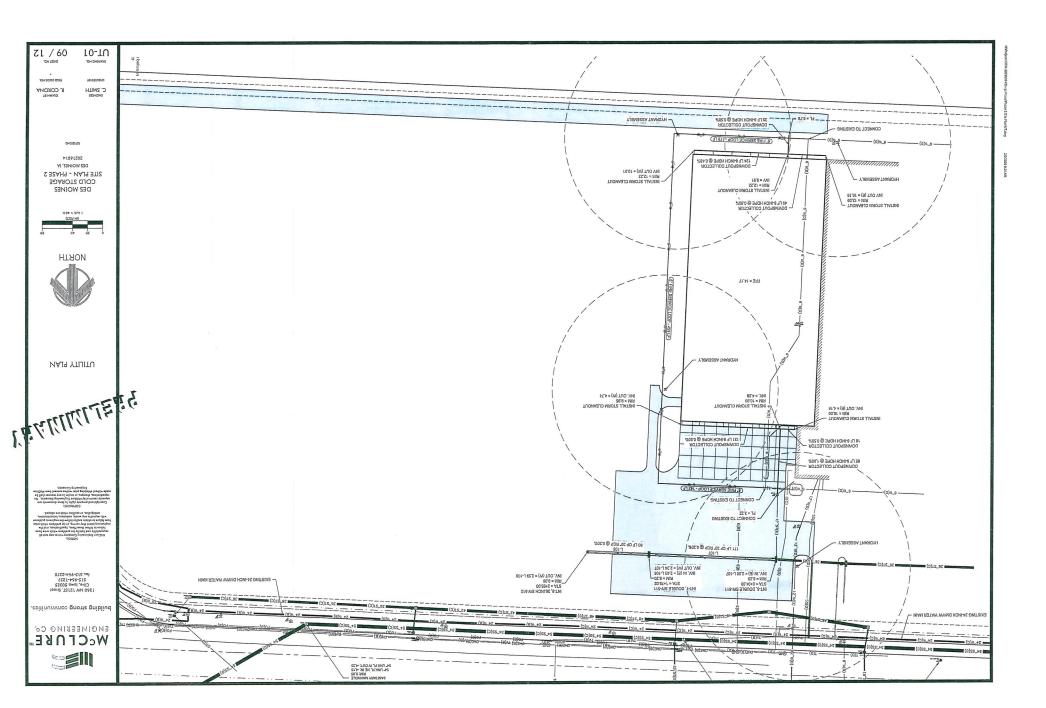








NVProjectr/DSM 20216014/D



PLANT TABLE

CODE PH1 PH2 QUAN BOTANICAL NAVE COMMON NAME SIZE COND REMAN IORY TREES AR 10 2 12 ACER X FREEMAN 08 5 2 7 DUERDUS RECOLOR U 9 3 12 CLEDITA TRACAM 2°-25° CAL BEB SPECIMAN- SINGLE STRAIGHT LEAD 2° CAL BEB SPECIMAN- SINGLE STRAIGHT LEAD AUTUAIN BLAZE MAPLE THOSE INTERVISION PP 14 6 20 PICEA PUNCEA PS 10 I-0) 7 PINLS STROBU THEIGHT BIB Its Its</th Z CAL DIB SPRING SNOW CRAF FAT BUSHLIDA YOU CLOFLAME SPIRE CONT G 19 0 19 HEREARD, NF 21 0 21 CMARCOLLIS'STELLAD'ORD CONT

SEED TABLE

COMMON NAME	APPLICATION NATE LEVACRE
	the source of the second
KENTUCKY BLUEGRASS CULTIVAR	65
KENTLICKY BLUEGRASS CLILTIVAR	65
KENTUCKY BLUEGRASS CLUTIVAR	15
CREEPING RED FESCUE	25
RINE-LEAFED PERENNIAL RYECRASS"	20
INCLEAFED PERENNIAL RYEGRASS"	29

PLANT LEGEND



MULCH

LANDSCAPE NOTES

1. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS, CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.

2. NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.

CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES AND IN ALLPLANTING BEDS TO A DEPTH OF 3", WALNUT PRODUCTS ARE PROHIBITED,

4. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCKANSI 260-2004, OR MOST RECENT EDITION.

5. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.

8. THE CONTRACTOR SHALL SHOW PROOP OF PROCUREMENT SOLVERSE, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENANAL, ORNAMENTAL ORASES, AND ANALLAS UTHEN LI DAYS FOLLOWING THE ANALD OF CONTRACT. TIMELY PROCUREMENT OF ALL FLAMT MATERIAL IS ESSENTIAL TO THE SUCCESSEL COMPLETION AND SUTIAL ACCEPTANCE OF THE PROJECT.

7. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED INTERNAL, AND HAS PROVEN THAT THE SPECIFIED MATERNAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME, AND VARETH OF SUBSTITUTION TO THE LANGSCAPE ARCHITED FOR APPROVAL PRIOR TO TAGOING OR PLANTING, SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERNISCS.

8. ALL PLAYT MATERAL SHALL BE NARGERY GROUN, GOLNE), HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, MITHAETIC FC ROWINF HIT NE INSERTS FORCES, SUES SHALL BE FOUNT OR EXCEEDING SIZES INJURATED ON THE FLAYT LIST, THE CONTRACTOR SHALL SUPPLY FLAYTE IN GUARTITY AS SHOWN ON THE DRAWINGS.

STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.

10. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVENENT, AND LANDSCAPE BEDS SHALL BE SODDED WITH KENTUCKY BLUEGRASS UNLESS OTHERWISE INDICATED BY OWNER. 11. SEE LA-02 FOR PLANTING DETAILS

12. NO LANDSCAPING MAY BE LOCATED WITHIN A 5 FOOT CLEAR ZONE OF FIRE HYDRANTS

