

Date January 11, 2021

RESOLUTION HOLDING HEARING ON REQUEST FROM SITWELL, LLC FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN “THE VILLAGE AT GRAY’S LAKE LOT 6” FOR PROPERTY AT 2688 SOUTHWEST 23RD STREET

WHEREAS, on December 21, 2020, by Roll Call No. 20-2110, the City Council received a communication from the City Plan and Zoning Commission advising that the Commission voted 12-0 to **APPROVE** a request from Sitwell, LLC (owner), represented by Daniel Kelley (officer), to approve the PUD Final Development Plan “The Village at Gray’s Lake Lot 6” on property located at 2688 Southwest 23rd Street (“Property”) to allow for reuse of the existing 2-story, 10,816 square foot classroom building on the former American Institute of Business campus for commercial office space, subject to compliance with all administrative review comments; and

WHEREAS, the Property is legally described as follows:

LOT 6, THE VILLAGE AT GRAY’S LAKE PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; and

WHEREAS, on December 21, 2020, by Roll Call No. 20-2110, it was duly resolved by the City Council that the request for approval of the PUD Final Development Plan be set down for hearing on January 11, 2021, at 5:00 p.m., by electronic means to encourage and maintain social distancing to curb the spread of COVID19 in the community, without public access to the meeting location; 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.

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 “The Village at Gray’s Lake Lot 6” are hereby overruled, and the hearing is closed.
2. The proposed PUD Final Development Plan “Village at Gray’s Lake Lot 6”, 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.

★ Roll Call Number

Agenda Item Number

35

Date January 11, 2021

MOVED BY _____ TO ADOPT.

FORM APPROVED:

/s/ Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

(10-2021-7.20)

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

MOTION CARRIED APPROVED

Mayor

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

December 15, 2020

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their December 3, 2020 meeting, the following action was taken regarding a request from Sitwell, LLC (owner) represented by Daniel Kelley (officer) for review and approval of a PUD Final Development Plan “The Village at Gray’s Lake Lot 6”, on property located at 2688 Southwest 23rd Street, to allow reuse of the former classroom building for commercial office space.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed				X
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

APPROVAL of the PUD Final Development Plan “The Village at Gray’s Lake Lot 6” to allow reuse of the former classroom building for commercial office space, subject to all administrative review comments. (10-2021-7.20)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the PUD Final Development Plan “The Village at Gray’s Lake Lot 6” to allow reuse of the former classroom building for commercial office space, subject to all administrative review comments.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is seeking to renovate a 2-story, 10,816-square foot classroom building on the former American Institute of Business campus. Based on the requirements of the Village at Gray’s Lake PUD Conceptual Plan, a Final Development Plan must be reviewed for compliance with the standards approved in that Plan.
2. **Size of Site:** 32,790 square feet (0.753 acres).
3. **Existing Zoning (site):** Legacy “PUD” Planned Unit Development.
4. **Existing Land Use (site):** Vacant classroom building and on-site surface parking.
5. **Adjacent Land Use and Zoning:**
 - North** – “PUD”, Uses include former American Institute of Business dormitories proposed to be renovated into 93 multi-household units and the former AIB Gymnasium, proposed to be the Village at Gray’s Lake Activities Center.
 - South** – “PUD” & “NX2”, Uses include existing multiple-household dwelling units and surface parking lots.
 - East** – “PUD”, Uses include former AIB Academic Center building proposed for professional offices and proposed development of 3-story Row Building Type townhomes.
 - West** – “PUD” & “EX”, Uses include the former AIB Gymnasium, proposed to be the Village at Gray’s Lake Activities Center and office and warehousing structure.
6. **General Neighborhood/Area Land Uses:** The subject property is located southwest of the intersection of Bell Avenue and Fleur Drive within the former AIB campus. The area is a mix of residential densities to the south and west into the primarily low density Southwestern Hills Neighborhood. East of Fleur Drive is a mix of office and medium density residential transitioning into the primarily low density residential Gray’s Lake Neighborhood to the east.
7. **Applicable Recognized Neighborhood(s):** The subject property is in the Southwestern Hills Neighborhood and within 250 feet of the Gray’s Lake Neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhood associations on November 13, 2020 and by mailing of the Final Agenda on November 25, 2020. Additionally, separate

notifications of the hearing for this specific item were mailed on November 23, 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. The Southwestern Hills Neighborhood Association mailings were sent to George Davis, 3124 Southwest 29th Street, Des Moines, IA 50321. The Gray's Lake Neighborhood Association mailings were sent to Stefanie Running, 1334 Loomis Avenue, Des Moines, IA 50315.

8. **Relevant Zoning History:** On October 14, 2019 by Ordinance No. 15,813 the City Council rezoned from "M-3" Limited Industrial District and "R-3" Multiple Family Residential District to "PUD" Planned Unit Development District along with adoption of the Village at Gray's Lake PUD Conceptual Plan.
9. **PlanDSM Future Land Use Plan Designation:** Community Mixed Use.
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 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. **Village at Gray's Lake PUD Conceptual Plan Requirements:** The requirements as established by Ordinance No. 15,813 by the City Council on October 14, 2019 are listed below:
 - A. Any amendments or changes to the project site that do not meet what is shown on the Site plan need to be approved with the permit and development center prior to installation/construction.
 - B. Lighting shall consist of low-glare cut off type fixtures to reduce the glare of light pollution on surrounding properties.
 - C. The required landscaping, both existing and proposed, shall be maintained for the life of the certificate of occupancy or certificate of zoning compliance.
 - D. No mechanical or utility equipment over 3 feet in height shall be allowed in any minimum required front yard setback area.
 - E. All rooftop mechanical equipment will be screened from street level view or from residentially zoned property.
 - F. All disturbed areas shall be restored by seeding or sodding.
 - G. Any improvements shown outside of the Lot 3 are incidental and will not be included in Lot 3.

On May 18, 2020 the City Council approved the First Amendment to the Village at Grays' Lake PUD Conceptual Plan by Roll Call 20-0863 to define Lot 5.

On July 13, 2020 the City Council approved a Final Development Plan for the Pinnacle on Fleur for Lot 5 pursuant to Roll Call 20-1161. The City Council also approved a PUD Final Development Plan for Village at Gray's Lake Lot 3 pursuant to Roll Call 20-1162 on that same date.

The proposed Final Development Plan is for Lot 6 of the Village at Grays' Lake PUD Conceptual Plan. The applicant is proposing to update the use of an existing classroom building as an office building. Per the requirements of the Village at Gray's Lake PUD Conceptual Plan, the change from classroom to office building requires the approval of the Plan and Zoning Commission. Staff has reviewed the change to the site plan and has not identified any issues of non-compliance. The change to office building would not have a substantial or undue adverse effect upon adjacent property, the character of the surrounding area or the public health, safety and general welfare.

SUMMARY OF DISCUSSION

Dory Briles asked if any member of the public or the commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

Carolyn Jenison made a motion for approval of the PUD Final Development Plan "The Village at Gray's Lake Lot 6" to allow reuse of the former classroom building for commercial office space, subject to all administrative review comments.

Motion passed: 12-0

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:tjh

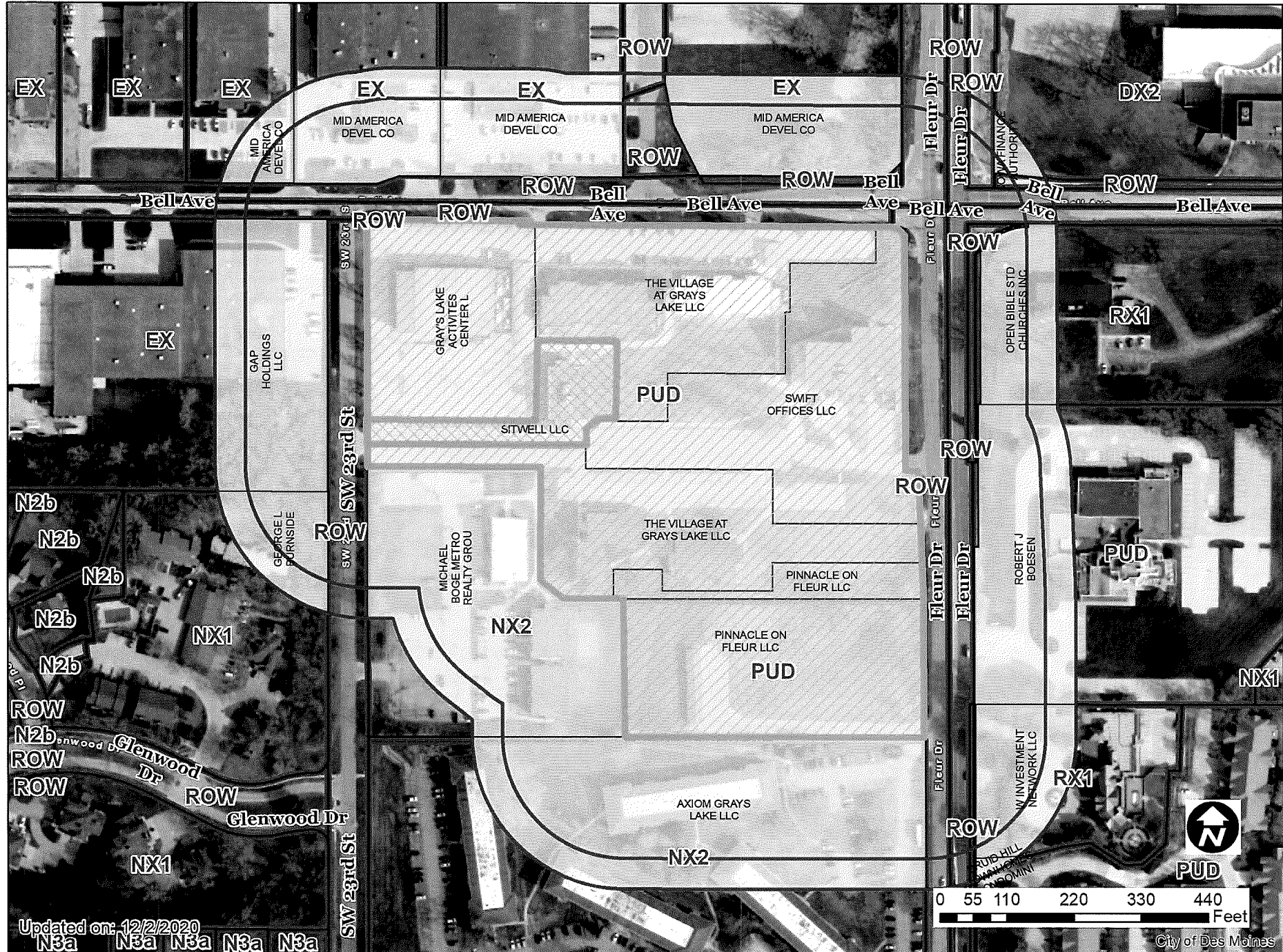
Sitwell, LLC (owner) represented by Daniel Kelley (officer) for property located at 2688 Southwest 23rd Street.				File #	
				10-2021-7.20	
Description of Action	Review and approval of a PUD Final Development Plan "The Village at Gray's Lake Lot 6", to allow reuse of the former classroom building for commercial office space.				
PlanDSM Future Land Use	Current: Community Mixed Use. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	The Village at Gray's Lake "PUD" Planned Unit Development.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	0	0			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Sitwell, LLC, 2688 Southwest 23rd Street

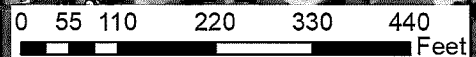
10-2021-7.20



1 inch = 209 feet



Updated on: 12/2/2020
N3a N3a N3a N3a N3a



City of Des Moines

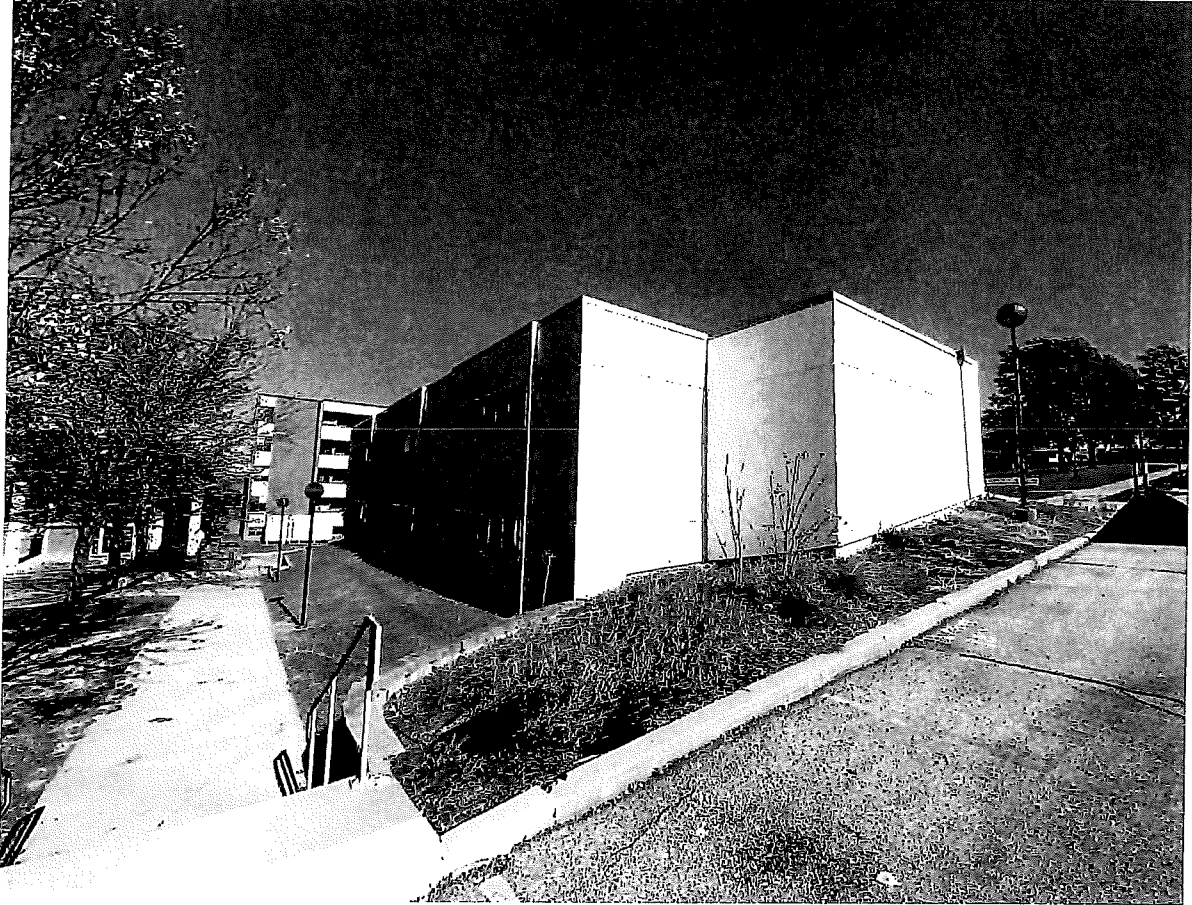
1 inch = 209 feet

35



Building Elevation Views for 2688 SW 23rd St

View From Southwest



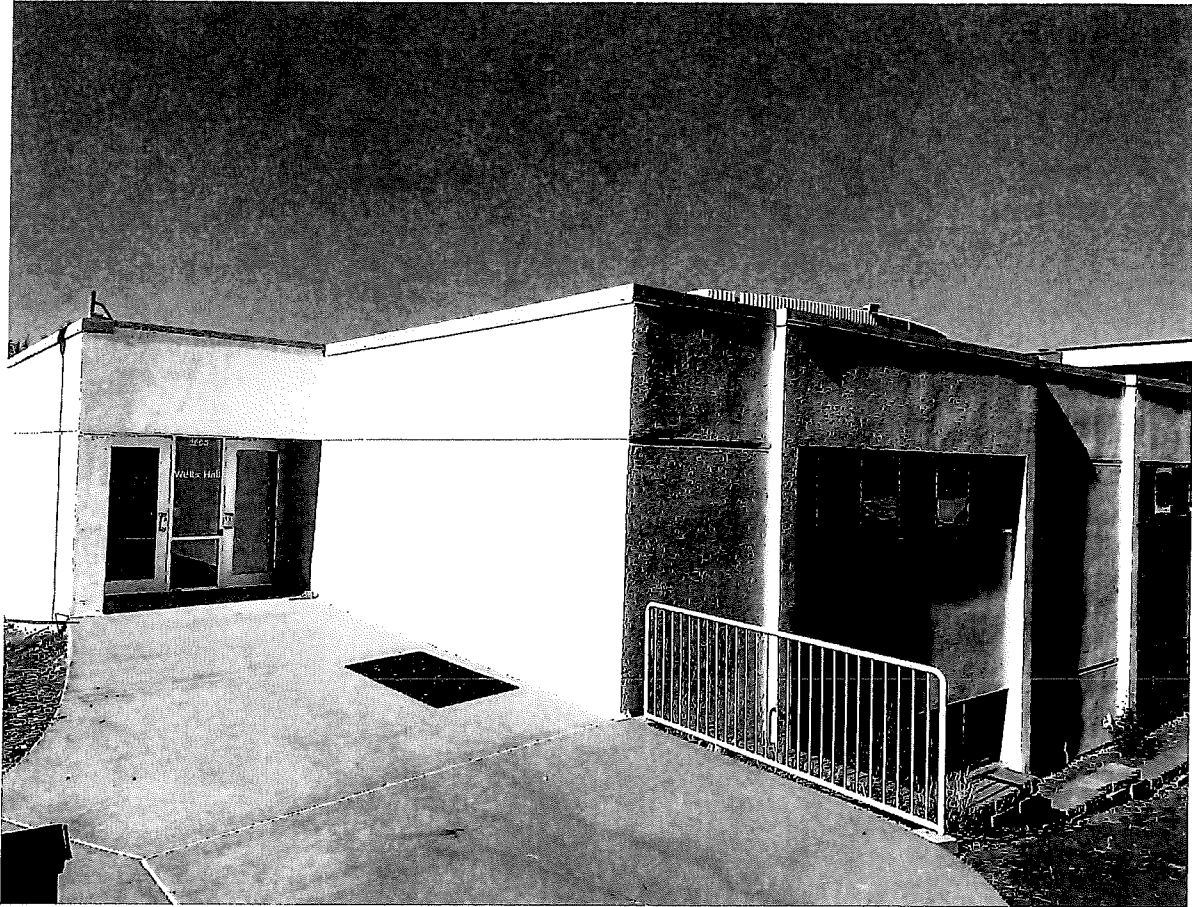
View From Northwest



View From East



View From Southeast



GENERAL NOTES

1. THE CITY OF DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. ALL PROPOSED MATERIALS SHALL BE APPROVED BY THE CITY OF DES MOINES.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT D.A.J.A. CODES AND STANDARDS. NOTINGS INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
4. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
5. PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCES COLLAPSES FROM WARTING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLANS.
6. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWERS, OR FACILITIES.
7. IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
8. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR TESTING AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
9. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
10. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF DES MOINES.
11. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
13. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
14. ALL CONSTRUCTION WITHIN THE PUBLIC R.O. REQUIREMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF DES MOINES.
15. THE CONTRACTOR SHALL CONTACT THE CITY OF DES MOINES TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST THREE WEEKS PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O. W/ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS.
16. IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERSEDE ALL OTHER.
17. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF DEVELOPMENT PLAN APPROVAL.

SURVEY NOTES

1. SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN JUNE 2020. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

1. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCING AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED, NO GRINDING WILL BE ALLOWED.
4. PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
5. COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
6. COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, OYSTERS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
7. PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
8. PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE.
9. COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
10. MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
11. IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
12. COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
13. TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
14. REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
15. REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TWIGS, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STAMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
16. SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
17. WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

1. PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

1. THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY FOR LIABILITY (CONTRACTUAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

CIVIL ENGINEERING NOTES FOR THE VILLAGE AT GRAY'S LAKE LOT 6 2688 SW 23RD ST DES MOINES, IOWA

UTILITY NOTES

1. QUANTITY CALLOUTS OR PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
 2. PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTIONS, WHERE APPLICABLE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
 4. THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
 5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
 6. THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
 8. CONTRACTOR IS TO COMPLY WITH THE LATEST SDWS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
 9. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
 10. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, RELOCATED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWERS TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
 11. ALL 8" R/P RAIN FALLS OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
 12. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
 13. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 14. ALL STRUCTURES CALLED OUT AS "MOORED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID.
- ### ELECTRICAL SERVICE/LIGHTING NOTES
15. LIGHT TRESPASS AT PROPERTY LINES SHALL NOT EXCEED 0.5 FOOTCANDLES FOR N DISTRICTS AND 2.0 FOOTCANDLES FOR ALL OTHER DISTRICTS.
 16. ALL PARKING LOT LIGHTING SHALL BE A MAXIMUM OF 20' IN HEIGHT, AND ALL LIGHTING ALONG PEDESTRIAN WALKS SHALL BE A MAXIMUM OF 15'.
 17. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
- ### SANITARY SERVICE NOTES
18. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOD PERMEABILITY SOIL BETWEEN THE UTILITY WITHIN 30' OF THE CROSSING.
- ### STORM WATER SERVICE NOTES
19. ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
 20. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3' PIPE SECTIONS ON THE APRON SHALL BE TIED WITH R/F-14 TYPE T CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
 21. ALL SUMP SERVICE LINES SHALL HAVE TRAP AND WIRE.
- ### WATER SERVICE NOTES
22. WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HOPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
 23. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
 24. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
 25. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
 26. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

1. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-322-8989).

UTILITY CONFLICT NOTES

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONFORMANCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
3. CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER A WATER MAIN, BELOW A WATER MAIN.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF DES MOINES SUPPLEMENTAL SPECIFICATIONS.
2. IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF DES MOINES REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE CITY OF DES MOINES STANDARD SPECIFICATIONS SHALL GOVERN.
3. FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPSOIL, IF REQUIRED BY CITY.
2. CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO BE PROVIDED TO FURNISH SAID AS-BUILT SURVEYS.
3. IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

PAVING NOTES

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SOODED IN ACCORDANCE WITH CITY OF DES MOINES SPECIFICATIONS AND THE LATEST VERSION OF SDWS.
2. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
3. DETECTABLE WARNING PANELS/ CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
4. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAWS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES

1. CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
2. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
3. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT ON ALL PARKING AREAS SHALL BE SUDAS TYPE "A" OR "L" JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE "B" OR TYPE "C" JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE "C" OR TYPE "DW" JOINTS WITH STEEL IN THE CASE OF A BAY WORK JOINT.

SOIL NOTES

1. STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
2. RESPADE TOPSOIL TO A MINIMUM DEPTH OF 8 INCHES ON ALL GREEN (NON PAVED) AREAS. IMPACT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 8 INCHES.
3. TOPSOIL SHALL BE FREE OF ALL ROCKS AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS FERTILE, FINISH LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4" INCH IN DIAMETER, AND FOREIGN MATTER. ACIDITY RANGE (PH) OF 5.5 TO 7.5 CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 3 ARE MET.
6. REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

1. AREAS TO RECEIVE STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
2. PREPARE BOTTOM OF BENCHES FOR FILL BY DIGGING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
3. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TO THE TOP 12 INCHES DISHED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
5. FINISH GRADES ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT. OF PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN.
6. MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 8:1.
7. THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
8. MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
9. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

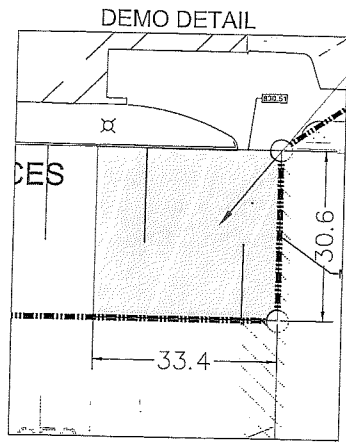
1. ALL SOODING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED OR SOO ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOO LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE 500 MM ON ALL SLOPES 4:1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
8. PROVIDE 6 MIL MINIMUM PLASTIC BELOW ROCK/BLOCK.
9. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
10. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
11. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

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THE VILLAGE AT GRAY'S LAKE LOT 6
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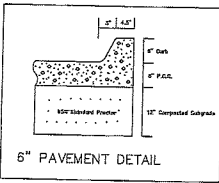
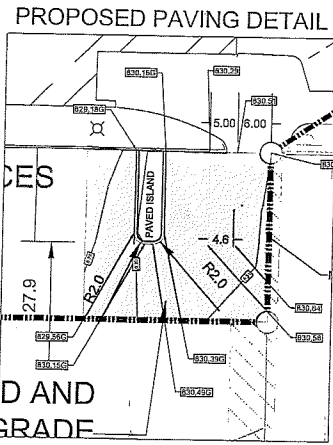
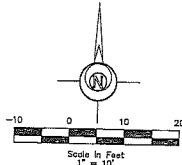
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BY	B. SHORT	N/A

2 - NOTE SHEET

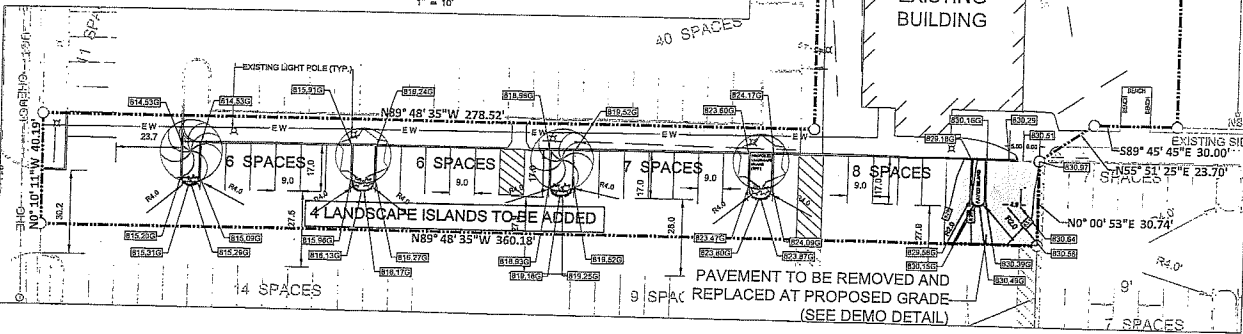
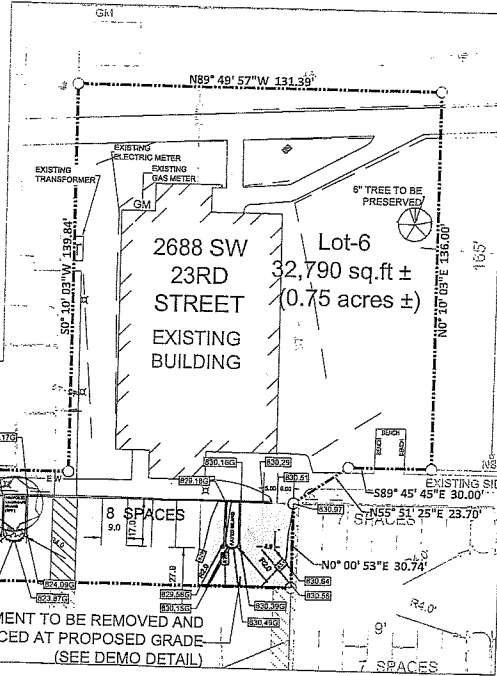


DEMO EXISTING PAVEMENT

- NOTES:**
1. CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 283-4105.
 2. ALL WIRE, TRIMME AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.
 3. NO STAKING OF TREES IS ALLOWED.
 4. NO NEW LIGHTING IS PROPOSED WITH THIS PROJECT.
 5. NO NEW MECHANICAL EQUIPMENT IS PROPOSED WITH THIS PROJECT.
 6. EXISTING ROOF TOP UNITS HAVE CRINKLE SCREENING.
 7. TRASH MITIGATION FOR THE SITE WILL BE PROVIDED WITH A 85-GALLON CONTAINER WITH WHEELS THAT WILL BE KEPT INSIDE AND ROLLED OUTSIDE ONLY AT THE TIME OF COLLECTION.



CITY ARBORIST SHALL BE CONTACTED AT 283-4105 TO AUTHORIZE PLANTING IN THE RIGHT-OF-WAY.

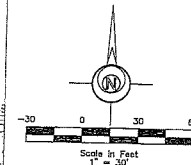
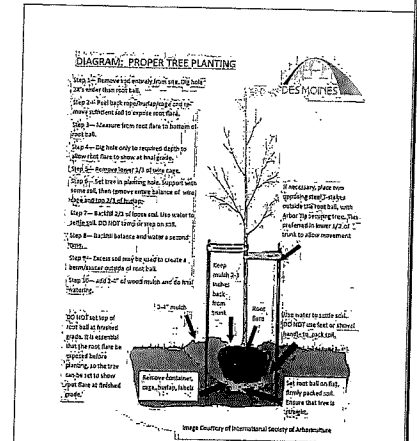


PROPOSED TREES AND SHRUBS:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	INSTALLED SIZE
	2	RED OAK (QUERCUS RUBRA)	6" HIGH
	2	KENTUCKY COFFEE TREE (GYNERGALIA INDICA)	1-1/2" CALIPER
	8	GOLD FLAME SPIREA (SPIREA X BUNALDA)	2" HIGH

HATCH LEGEND:

SYMBOL	DESCRIPTION
	DEMOLITION
	PROPOSED ADA PAVEMENT
	PROPOSED ISLANDS



LEGEND:

- +— MORE OR LESS
- FENCE LINE
- CALCULATED CORNER
- FOUND CORNER
- ▲ FOUND SECTION CORNER
- x— SIGN

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 DES MOINES, IOWA

DATE: 11.05.2020
 DRAWN BY: B. SHORRY
 SCALE: VARIES
 SHEET: 20-094
 PROJECT: 20-094 - VCL Lot 6 Site Plan - Sheet 3 of 3 (Revised by the Plan/Client Set)

3 - SITE PLAN