



Roll Call Number

Agenda Item Number

21 ✓

Date August 6, 2018

**RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION
REGARDING APPROVAL OF PRELIMINARY PLAT AMENDMENT TO THE
"SOUTHWOODS ESTATES" PLAT FOR PROPERTY LOCATED AT
3800 SOUTHWEST 56TH STREET**

WHEREAS, on July 19, 2018, the City of Des Moines Plan and Zoning Commission voted 11-0 to **APPROVE** a request from TK Development, LLC (developer), represented by Dan Kruse (officer), for a major preliminary plat amendment to the "Southwoods Estates" plat for property located at 3800 Southwest 56th Street, to allow further subdivision of the previously approved Lot 32 into 27 additional lots for single-family residential dwelling development, for a total of 50 lots, subject to the conditions of (1) compliance with all administrative review comments of the City's Permit and Development Center; (2) revision of the street turnaround to be a minimum of 96 feet in diameter; (3) provision of a buffer protection easement along the north and west 20 feet of the property which will prohibit grading, clearing, and removal of trees unless approved by the City Arborist; (4) provision of buffer yard plantings within untimbered gaps in the buffer protection easement at 2 overstory trees and 6 evergreen trees per 100 lineal feet to the satisfaction of the Planning Administrator; and (5) provision of a note identifying the business park zoning and permitted uses for property adjacent to the north and west, and noise ordinance requirements pertaining thereto, to the satisfaction of the Planning Administrator; and

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.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(13-2018-1.60)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

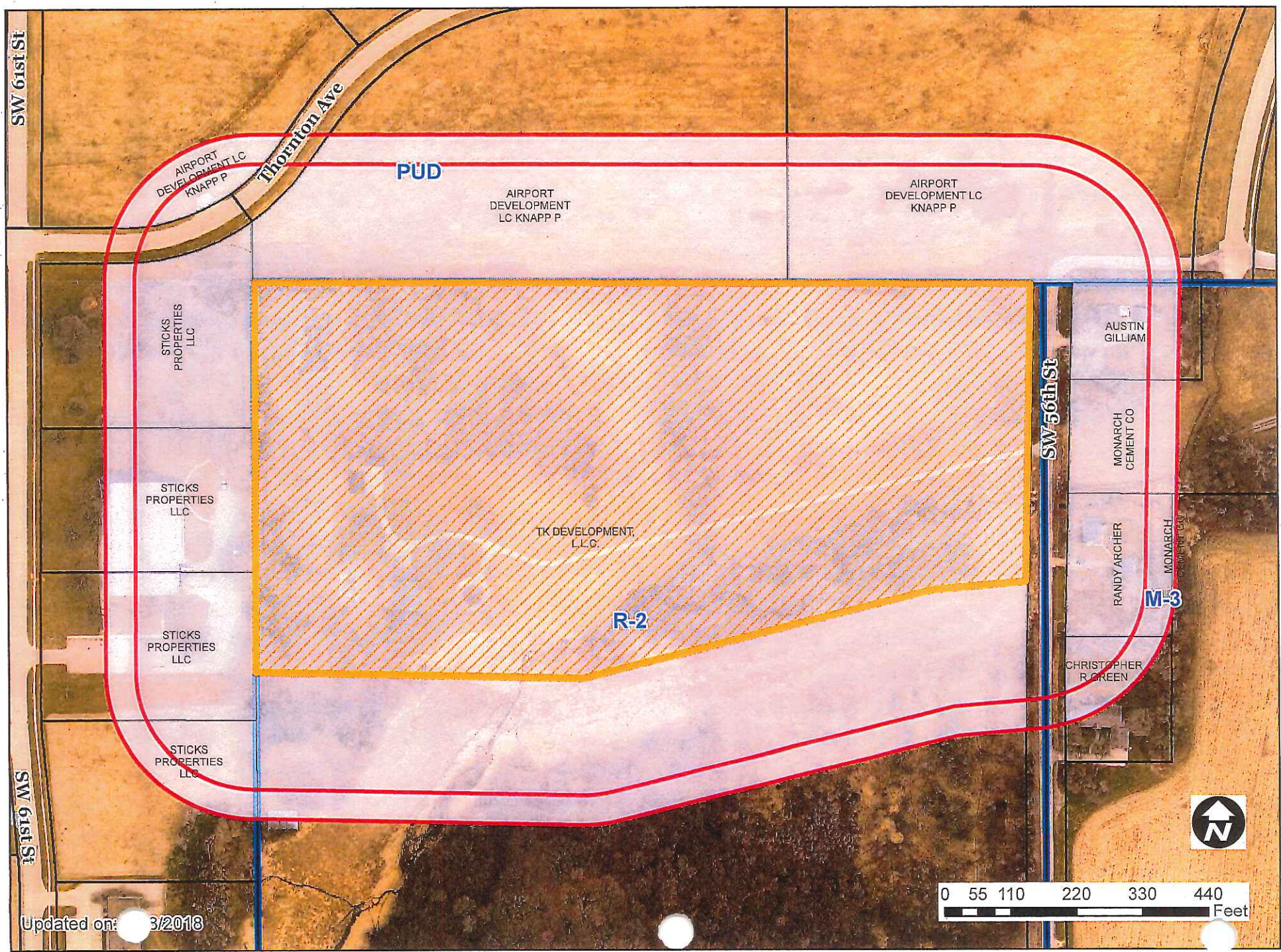
Mayor

CERTIFICATE

I, DIANE RAUH, 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



July 31, 2018

Honorable Mayor and City Council
City of Des Moines, Iowa

Date August 16, 2018

Agenda Item 21

Roll Call # _____

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held July 19, 2018, the following action was taken regarding a request from TK Development, LLC (owner) represented by Dan Kruse (officer) for review and approval of an amendment to a major Preliminary Plat "Southwoods Estates" on property located at 3800 Southwest 56th Street, to allow further subdivision of the previously approved Lot 32 into 27 additional lots for single-family residential dwelling development for a total of 50 lots. The previously approved Preliminary Plat contained 23 other lots for single-family residential dwelling development, two outlots for future subdivision development, and four lots to be dedicated for street Right-Of-Way.

COMMISSION ACTION:

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Chris Cutler				X
David Courard-Hauri	X			
Jacqueline Easley	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page				X
Mike Simonson				X
Rocky Sposato				X
Steve Wallace	X			
Greg Wattier	X			

APPROVAL of the resubmitted Preliminary Plat, subject to the following conditions:

1. Compliance with all administrative review comments of the Permit and Development Center.
2. Revise street turnaround to be a minimum of 96 feet in diameter.

3. Provide a buffer protection easement along the north and west 20 feet of the property which will prohibit grading, clearing, and removal of trees unless approved by the City Arborist.
4. Provide buffer yard plantings within un-timbered gaps in the buffer protection easement at 2 overstory trees and 6 evergreen trees per 100 lineal feet to the satisfaction of the Planning Administrator.
5. Provision of a note identifying the business park zoning and permitted uses for property adjacent to the north and west, and noise ordinance requirements pertaining thereto, to the satisfaction of the Planning Administrator.

(13-2018-1.60)

Written Responses

0 in Favor

0 in Opposition

RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the resubmitted Preliminary Plat, subject to the following conditions:

1. Compliance with all administrative review comments of the Permit and Development Center.
2. Revise street turnaround to be a minimum of 96 feet in diameter.
3. Provide a buffer protection easement along the north and west 20 feet of the property which will prohibit grading, clearing, and removal of trees unless approved by the City Arborist.
4. Provide buffer yard plantings within un-timbered gaps in the buffer protection easement at 2 overstory trees and 6 evergreen trees per 100 lineal feet to the satisfaction of the Planning Administrator.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to further subdivide the subject property for a total of 50 single-family residential lots. The proposed Preliminary Plat amendment specifically shows previously approved Lot 32 being further divided into 27 additional single-family lots on a cul-de-sac, including a large Lot 15 (6.678 acres) containing an existing two-story single-family dwelling.
2. **Size of Site:** 39.94 acres. The proposed amendment area is 17.507 acres.
3. **Existing Zoning (site):** "R-2" One- and Two-Family Residential District and "FSO" Freestanding Sign Overlay District.
4. **Existing Land Use (site):** Single-family dwelling, four accessory structures, and vacant undeveloped land with timber.
5. **Adjacent Land Use and Zoning:**

East - "M-3"; Uses are three single-family dwellings and vacant land.

West – Airport Commerce Park West "PUD"; Uses are light industrial and vacant land.

North - Airport Commerce Park West "PUD"; Uses are light industrial and vacant land.

South - "R1-80"; Use is undeveloped land.

6. **General Neighborhood/Area Land Uses:** The subject property is located in an area that contains light industrial uses, undeveloped land and some large-lot single-family dwellings.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Southwestern Hills Neighborhood. All neighborhood associations were notified of the public hearing meeting by mailing of the Preliminary Agenda on June 29, 2018. Notifications of the hearing for this specific item were mailed on July 9, 2018 (10 days prior) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on July 13, 2018.

All agendas are mailed to the primary contact designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Southwestern Hills Neighborhood Association mailings were sent to George Davis, 3124 SW 29th Street, Des Moines, IA 50321.

8. **Relevant Zoning History:** On December 4, 2017, the City Council amended the future land use designation from Business Park to Low Density Residential for the subject property and other undeveloped property north of the proposed Southwest Connector alignment and west of Southwest 56th Street.

Included in the motion of the City Council was direction to provide and secure a protection buffer on the residential development property to protect from previously approved business park areas to the north and west that are yet undeveloped. It was indicated that this should be considered as part of future development review. These business park areas were approved when the Comprehensive Plans for the City of that time (Land Use 2000) contemplated that the subject property was to be an extension of the business park and not residential development. Therefore, when the Council revised this with the December 2017 amendment to the PlanDSM, they wanted to ensure that the existing approved business park areas were not obligated to provide the residential protection, but rather the residential development would include the protection as development occurs.

On April 19, 2018 the Plan and Zoning Commission approved a Preliminary Plat of the subject property, "Southwoods Estates" which included 23 lots for single-family development. It also created two Outlots to allow for extension of Watrous Avenue from the west in cooperation with development of adjoining property to the south and development of the currently planned Southwest Connector Part 2.

9. **PlanDSM Land Use Plan Designation:** Low 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. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** The subject property is designated as "Low Density Residential" on the Future Land Use Map. PlanDSM describes this designation as "Areas developed with primarily single family and two family residential units with up to 6 dwelling units per net acre.
- 2. Natural Site Features:** There is a natural drainage way running from southwest to northeast through the property. Much of this is timbered with some trees cleared in the recent past to accommodate public sanitary sewer construction. The submitted Preliminary Plat proposes to remove 310,000 square feet (7.12 acres) of tree canopy to accommodate the grading for streets and building pads for the lots. This requires 155 new tree plantings in accordance with the Tree Removal and Mitigation requirements in Article X Chapter 42 of the City Code. The submitted Preliminary Plat includes a tree protection plan in accordance with this requirement.

As part of the City Council's direction to provide buffer protection from existing approved business park areas to the north and west, staff would recommend a 20-foot wide buffer protection easement be provided along the north and west property lines. This would prevent the area from being disturbed by clearing and grading and tree removal. Additionally, there are some gaps in the existing timber along these boundaries where staff recommends additional buffer plantings be provided which would also need protection.

- 3. Utilities:** There is an 8-inch public sanitary sewer main running from a dead end of Watrous Avenue northeast along the drainage way to a manhole in Southwest 56th Street. There is also a force main public sanitary sewer running essentially parallel to the other public main. The submitted Preliminary Plat amendment proposes to access the public sanitary sewer in between Lots 24 and 25 extended from the existing trunk sewer to the south. The public sanitary sewer would be extended within proposed Walcott Circle as an 8-inch main to serve the cul-de-sac.

There is a 12-inch Des Moines Water Works public water main in Southwest 56th Street that would be extended with an 8-inch main into the proposed street network. There is also water available in the dead-end of Watrous Avenue at the southwest corner of the property.

4. **Drainage/Grading:** The proposed stormwater management solution involves providing a detention basin at the eastern end of the drainageway. There are 18-inch public storm sewers proposed in Walcott Circle out letting to the proposed basin between Lots 26 and 27 and into the drainageway to the south. The developer is required to design both flood control detention and water quality detention into a development of this area.
5. **Traffic/Street System:** The resubmitted Preliminary Plat shows that the lots in the amendment area would be served by a dead-end public street systems, Walcott Circle, connecting to Southwest 56th Street.

The length of the proposed cul-de-sac is over 720 feet in length from the Southwest 56th Street terminus to the center of the proposed turnaround. The proposed turnaround is required to be a minimum 96 feet in diameter under the adopted version of the International Fire Code. Also under that Code, dwellings beyond 750 feet of the terminus of the fire access road would have to provide sprinkler protection as part of construction. The developer is seeking waiver of this requirement for the existing home from the Fire Marshall. Depending on site location, this may require one or two of the new homes on the cul-de-sac to incorporate sprinkler protection.

6. **Buffer Protection:** The City Council directed that a buffer be provided as part of residential development of the property as protection from adjoining areas already approved for business park development to the north and west. There is significant timber and planting along those areas which should be protected from the development and being disturbed by future owners. Staff recommends that a 20-foot wide buffer protection easement be provided on the plat with the purpose of preventing grading, clearing, and removal of trees.

There are some gaps in the timbered areas along these property boundaries. Staff believes that the standard buffer planting requirement of 2 overstory trees and 6 evergreen trees be provided within the 20-foot protection easement area where these gaps exist.

SUMMARY OF DISCUSSION

Erik Lundy presented the staff report and recommendation.

CHAIRPERSON OPENED THE PUBLIC HEARING

Brad Cooper 475 S. 50th St. Suite 800 representing Cooper Crawford & Associates, stated they agree with all of staff's comments. They plan to have a 749 foot cul-de-sac that won't require fire sprinklers for all the homes. They also intend to keep the existing home and will show the 20-foot buffer on the final plat. Regarding the noise, they don't have any comment right now and ask staff to review any site plans to the North to make sure it complies with the noise ordinance put in place by the City.

Stewart Ruddy 5000 Westown Parkway Suite 400 representing Knapp Properties, stated on November 16th the Commission considered the amendment to the comprehensive plan. A Knapp Properties representative was not present because staff recommendation was for denial. P&Z recommended approval and Council approved amendment to allow property to be developed for residential use. They are not concerned about the developer but the

residents not being properly notified about the existing business park to the north and west. They believe the developer should address the lack of notice in the declaration of covenants for the subdivision.

John Jack Hilmes asked what is of record now.

Stewart Ruddy stated he was not aware of what on record regarding their use. That's why he would like a notice in the declaration of covenants to serve as another level of protection for the consumer.

John Jack Hilmes asked if he believes the developer disagrees with you because a document of record will be a deterrent of sale.

Steward Ruddy stated he wasn't sure why the developer objects to that language.

Penny Harrison 4500 SW 29th St., stated as a realtor, she takes offense to the statements made about realtors not disclosing things like this to their clients.

Brad Cooper stated they don't want to go above and beyond of what the City already has in place for noise ordinance and believes the residents would be protected by what has been put in place already by the City.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Francis Boggus stated he would move staff recommendation, in addition a notice of commercial and industrial use to the north and east be written in the declaration of covenants.

Michael Ludwig stated staff does not review or enforce private covenants and alternatively recommends that a note be added to the preliminary plat.

Glenna Frank stated the City isn't involved in the declaration of covenants, unless it something the City needs such as storm water detention.

Michael Ludwig asked if a note was added to the preliminary plat, could City Council ask if an agreement has been made between parties regarding this issue and decide if they wanted to approve the final plat at that time.

Glenna Frank stated if it hasn't been addressed, they wouldn't be able to recommend approval. If addressing the issue with staff isn't efficient to Mr. Ruddy or his client, they could voice their opinion at the Council Meeting.

Brad Cooper stated they clearly show commercial/industrial use to the north and west on their preliminary plat and if there is a notation they need to make on the final plat, they are fine with that.

COMMISSION ACTION:

Francis Boggus made a motion for approval of the resubmitted Preliminary Plat, subject to the following conditions:

1. Compliance with all administrative review comments of the Permit and Development Center.
2. Revise street turnaround to be a minimum of 96 feet in diameter.
3. Provide a buffer protection easement along the north and west 20 feet of the property which will prohibit grading, clearing, and removal of trees unless approved by the City Arborist.
4. Provide buffer yard plantings within un-timbered gaps in the buffer protection easement at 2 overstory trees and 6 evergreen trees per 100 lineal feet to the satisfaction of the Planning Administrator.
5. Provision of a note identifying the business park zoning and permitted uses for property adjacent to the north and west, and noise ordinance requirements pertaining thereto, to the satisfaction of the Planning Administrator.

Motion passed 11-0

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:tjh
Attachments

TK Development, LLC (owner) represented by Dan Kruse (officer) for" on property located at 3800 Southwest 56th Street.				File # 13-2018-1.60	
Description of Action	Review and approval of an amendment to a major Preliminary Plat "Southwoods Estates, to allow further subdivision of the previously approved Lot 32 into 27 additional lots for single-family residential dwelling development for a total of 50 lots. The previously approved Preliminary Plat contained 23 other lots for single-family residential dwelling development, two outlots for future subdivision development, and four lots to be dedicated for street Right-Of-Way.				
PlanDSM Future Land Use	Current: Low Density Residential. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	SW Connector Part 2 (unscheduled).				
Current Zoning District	"R-2" Two-Family Residential District and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Subject Property	0	0			
Outside Area (200 feet)					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

TK Development, LLC, Southwoods Estates, 3800 Southwest 56th Street

13-2018-1.60



1 inch = 213 feet



July 16, 2018

Frank Cownie
Mayor City of Des Moines
400 E Court Avenue
Des Moines IA 50309

RE: Request from TK Development ("Developer") for review and approval of an amendment to a major Preliminary Plat "Southwood Estates" on property located at 3800 SW 56th Street, Des Moines, Iowa 50321

Dear Mayor Cownie:

As you may remember, at the Des Moines City Council Meeting held on December 4, 2017, the Des Moines City Council voted to amend the Future Land Use Map in Plan DSM/Creating Our Tomorrow from Business Park to Low Density Single-Family Residential Use as it related to the property located at 3800 SW 56th Street, Des Moines, Iowa (the "Property"). Airport Development, L.C. is the owner and Developer of Airport Commerce Park West which is the business park property directly to the north of the above-referenced Property and Knapp Properties manages Airport Commerce Park West.

At the above-referenced City Council Meeting, after the vote had taken place you asked that Knapp Properties stay in communication with the Des Moines City Council as to how things are moving along. This letter is our attempt to once again voice our concern with how the Developer plans to develop the Property without regard to the specific concerns that we raised and which the Des Moines City Council seemed to share at that December 4, 2017 City Council Meeting.

On Thursday, July 19, 2018, the City of Des Moines, Plan and Zoning Commission will be considering the major Preliminary Plat for the Southwood Estates development brought forward by the Developer. This type of residential development was expressly contemplated by the Developer at the City Council Meeting on December 4, 2017, when the City Council approved the Amendment to the Comprehensive Plan.

However, also expressly mentioned at that City Council meeting by you, Ms. Hensley, Mr. Coleman and Ms. Westergaard was the need for the Developer to plan his development in such a way that proper planning of the residential development included both a landscape buffer on the residential development lots located adjacent to the Airport Commerce Park West Business Park and a declaration regarding the uses allowed in the Business Park located directly to the North of the Property that would be recorded as part of the residential development in order to alert the residential owners to the uses which are planned or ongoing in the Airport Commerce Park West Business Park.

The Preliminary Plat for Southwood Estates that is being presented to the City of Des Moines, Plan and Zoning Commission on Thursday, July 19, 2018 does not have any of the conditions or protections that the Developer promised the Des Moines City Council would be put in place to protect the users in the



July 16, 2018

Jacqueline Easley
Chairperson
City Plan and Zoning Commission
602 Robert D. Ray Drive
Des Moines, IA 50309

Erik Lundy
Senior City Planner
City Plan and Zoning Commission
602 Robert D. Ray Drive
Des Moines, IA 50309

RE: City Plan and Zoning Commission Public Hearing – July 19, 2018


Dear Mr. Lundy and Ms. Easley:

We are the property manager for the owner of Airport Development, L.C. and plan to attend the Plan and Zoning public hearing on July 19, 2018.

The subject review and approval of an amendment to a major Preliminary Plan "Southwood Estates" is included on the agenda for the City of Des Moines Plan and Zoning Commission public hearing scheduled for July 19, 2018. We request that this letter be received, filed, and placed on the agenda for the City of Des Moines Plan and Zoning Commission public hearing, as Airport Development, L.C. objects to the subject approval of the amendment to a major Preliminary Plan "Southwood Estates".

Please acknowledge receipt of this letter as a formal written objection to this matter.

Sincerely,


Stuart Ruddy
General Counsel and Secretary
Knapp Properties, L.C.

INDEX LEGEND

LOCATION: SE 3 NE 3 SEC. 28-78-25
REDACTOR: TK LAND DEVELOPMENT
PROPRIETOR: KEN J. CRAWFORD
SURVEYOR: KEN J. CRAWFORD
COMPANY: COOPER CRAWFORD & ASSOCIATES, L.L.C.
475 S. 50th STREET, SUITE 800
WEST DES MOINES, IOWA 50325
RETURN TO: COOPER CRAWFORD & ASSOCIATES, L.L.C.

FLOODWAY/FLOOD FRINGE

THIS SITE IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS REFERENCED ON FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 150227 0088 D, MAP REVISED SEPTEMBER 18, 1987.

BENCHMARK

BM 1000
100' SOUTH OF #3901 - WEATHER STATION, CUT TRIANGLE ON WEST EDGE OF CONCRETE BASE
ELEVATION 113.233

NOTES

1. A 3' SIDEWALK SHALL BE REQUIRED ON BOTH SIDES OF ALL STREETS.
2. THIS PLAT CONTAINS 31 SINGLE-FAMILY LOTS AND 1 OUTLOT.
3. LOT 'A' SHALL BE DEDICATED TO THE CITY FOR R.O.W. PURPOSES.
4. LOTS 1-27 SHALL BE SINGLE FAMILY DWELLINGS ONLY.
5. (1) STREET TIEES REQUIRED FOR EACH LOT PLACED IN THE R.O.W. AT A MINIMUM 30' ON CENTER.
6. OUTLOT 'Z' WILL BE UTILIZED FOR PRIVATE STORMWATER MANAGEMENT AND OWNER AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL
LAND USE
EXISTING: VACANT
PROPOSED: SINGLE FAMILY RESIDENTIAL

SETBACKS

FRONT-30'
SIDE-30'
SIDE-7' MIN. (15' TOTAL)

UTILITIES

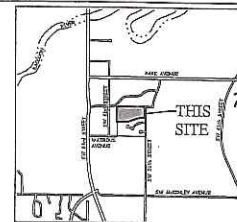
SANITARY SEWER - CITY OF DES MOINES
WATER - DES MOINES WATER WORKS

SHEET INDEX

1. DEDICATION PLAN
2. GRADING PLAN
3. UTILITY PLAN
4. TREE REMOVAL PLAN
5. LANDSCAPE PLAN

LOT AREAS

LOT 'A' 170 ACRES



SEEDING TABLE

TEMPORARY

1. OATS, 40 LBS. PER ACRE, PLANT MARCH 1 TO APRIL 30.
2. CRYSTAL GRASS, 40 LBS. PER ACRE, PLANT MAY 1 TO AUGUST 30.
3. WINTER RYE, 100 LBS. PER ACRE, PLANT AUGUST 10 TO SEPTEMBER 30.

PERMANENT

1. 10 LBS./ACRE ANNUAL RYE
2. 10 LBS./ACRE PERENNIAL RYE
3. 10 LBS./ACRE CLOVER
4. PRIOR TO SEEDING, DETERMINE IF LIME AND FERTILIZER ARE NEEDED. IF NEEDED 2000 LBS. SODIUM SULFATE/ACRE AND 100 LBS. NITROGEN/ACRE 30 LBS. POTASH/ACRE LIME AND FERTILIZER WILL BE INCORPORATED INTO TOP 3 INCHES OF SEEDBED MULCH.
5. PRIOR TO SEEDING AND MULCHING, THE SEEDBED WILL BE REASONABLY FIRM, SMOOTH, AND FREE OF HILLS AND GULLIES.
6. IF THE SEED IS BROADCAST, THE SOIL WILL BE CULTIVATED IMMEDIATELY PRIOR TO AND IMMEDIATELY FOLLOWING SEEDING. IF THE SEED IS DRILLED, AND THE DRILL HAS NO PRESS WHEELS, THE SEEDBED WILL BE FIRMED WITH A CULTIVATOR IMMEDIATELY PRIOR TO AND IMMEDIATELY FOLLOWING THE DRILL.

MULCHING TABLE

1. DRY STRAW OR HAY, 3 TONS PER ACRE. ANCHOR STRAW WITH MULCH TIEER OR ASPHALT TACK @ 1200 PER ACRE.
2. WOOD CHIPS OR BARK, 10-12 TONS PER ACRE.

EROSION & POLLUTION CONTROL NOTES

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS PLAN.
2. CONTROLS MUST BE IN GOOD OPERATIONS CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF THE END OF A 1/2 INCH OR GREATER RAINFALL. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE, ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE USUALLY LOCATIONS MUST BE INSPECTED.
4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED ROW'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDING AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION IF DAY 7 BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE RESTORED FOR 21 DAYS, IT SHALL BE SEED BY DAY 7.
8. PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
10. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAY AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR WITHIN 24 HOURS.
11. SILT FENCING TO BE INSPECTED ONCE A WEEK AND AFTER EACH RAINSTORM. LOOK FOR UNDESIRABLES AND FAILURES IN FABRIC, SPLICE/SPRINT AS NECESSARY.
12. ADDITIONAL SILT FENCING (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT.
13. SILT FENCING TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. ALL INTAKES SHALL HAVE SILT FENCING PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
15. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPILLS SITES ARE ANTICIPATED.

PRELIMINARY PLAT SOUTHWOODS ESTATES PLAT 2 Sheet 2 of 5

GRADING NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE DISRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR BUILT.
5. STOCKPILE SUFFICIENT TOPSOIL NEARSIDE A MINIMUM OF 4-INCHES ON UNPAVED AREAS.
6. ALL AREAS TO RECEIVE FILL TO BE REMOVED.
7. PREPARE BOTTOM OF BENCH FOR FILL BY DESIGNING TO A DEPTH OF 6-INCHES.
8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN PER STANDARD PROCTOR.
9. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN 1% BELOW OR 4% ABOVE.
10. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
11. FINAL GRADERS WITHIN PAVED AREAS SHALL BE WITHIN 1/2" OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 1/2" OF PLAN GRADE.
12. A MINIMUM OF ONE FOOT OF COMPACTED CONCRETE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION.
14. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.

ESTIMATED EROSION CONTROL COSTS

SILT FENCE	1.45 LF @ \$13.50/LF	\$19.68
STAND PIPE	0 EA @ \$2000/EA	\$0.00
SEEDING	6.26 AC @ \$800/AC	\$5,008.00
EROSION CONTROL MAT	490 SF @ \$155/SF	\$75,950.00
RSP MAT	15 TONS @ \$35/TON	\$525.00
TOTAL		\$15,072.68

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - STW — STORM SEWER & SIZE
 - SAN — SANITARY SEWER & SIZE
 - W — WATER MAIN & SIZE
 - — MANHOLE
 - ▽ — STORM INTAKE
 - ▽ — FIRE HYDRANT
 - ▽ — VALVE
 - △ — P.E.S.
 - — EXISTING CONTOURS
 - — PROPOSED CONTOURS
 - — SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD & ASSOCIATES, L.L.C. CIVIL ENGINEERS

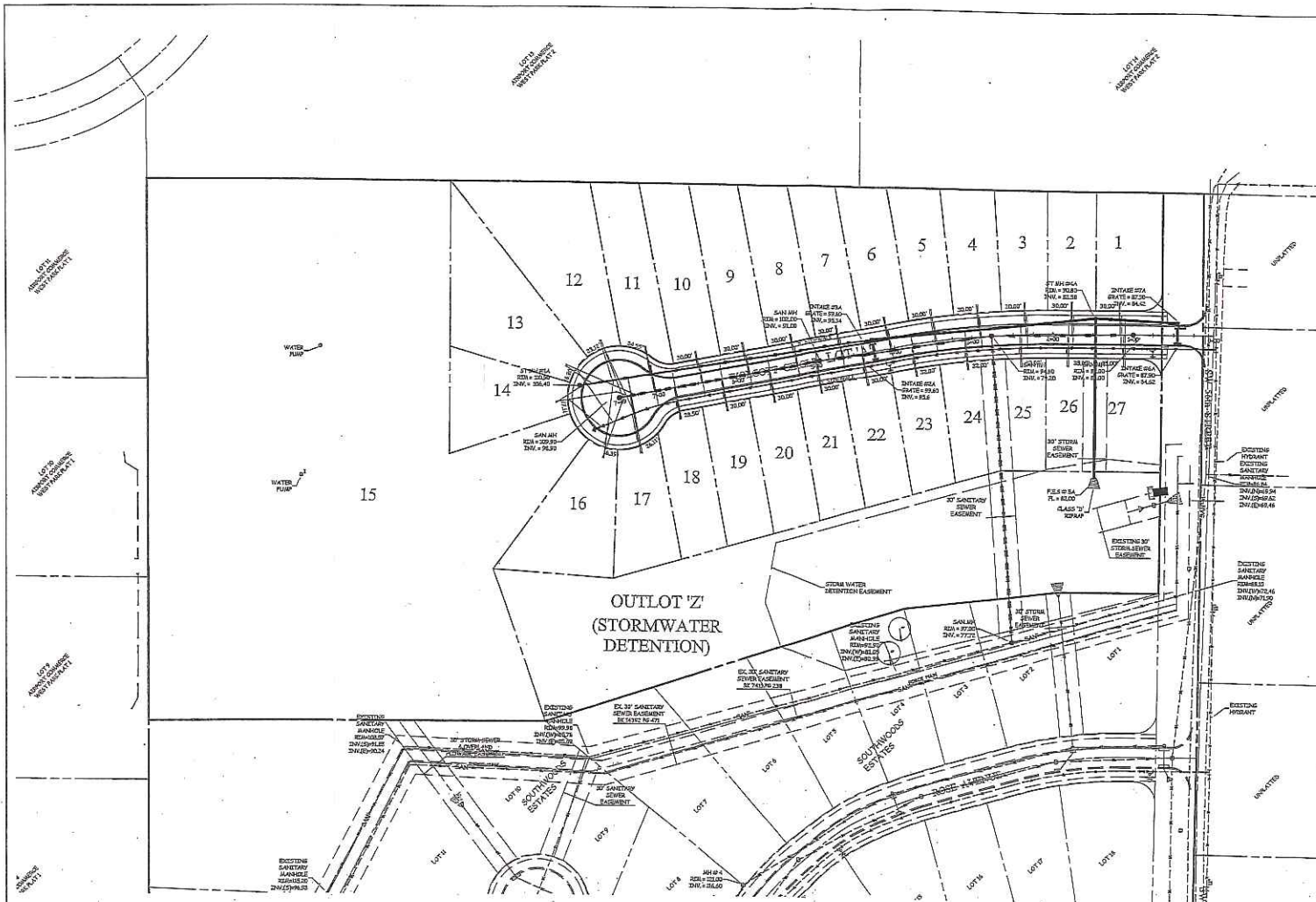
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50325
PHONE (515) 224-1344 FAX (515) 224-1345

IOWA ONE-CALL 800-285-8191 IOWA REG. NO. 124-1345	DATE: 08-20-2018	JOB NUMBER:
	REVISIONS: 6-11-2018 1-25-2018	CC 2111
APPROVED: [Signature]	SCALE: 1"=40'	INTENDED: AS SHOWN
GRADING & EROSION CONTROL PLAN		SHEET 2 OF 3
SOUTHWOODS ESTATES PLAT 2		

CONTRACTORS
The grading contractor shall have the responsibility of implementing the measures contained in this plan.

- All contractors and subcontractors shall sign a certification statement before conducting any professional service at the site relating to the National Pollutant Discharge Elimination System (NPDES) permit.

PRELIMINARY PLAT	SHEET
SOUTHWOODS ESTATES PLAT 2	3 OF 5



APPROVED FILTRATION SYSTEM



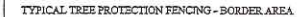
PRELIMINARY PLAT	SHEET
SOUTHWOODS ESTATES PLAT 2	3 OF 5

TKLAND DEVELOPMENT
2209 RIVERWOODS AVENUE
DES MOINES, IOWA 50320

TREE REMOVAL CALCULATIONS
EXISTING CANOPY: 529,560 S.F. (12.16 ACRES)
CANOPY TO BE REMOVED: 186,090 S.F. (4.27 ACRES)

TREE REMOVAL SCHEDULE
REMOVAL START: FALL 2015
REMOVAL COMPLETION: FALL 2015

Sheet 4 of 5

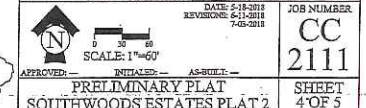


EXISTING/PROPOSED

-
- SILT FENCE OR
APPROVED FILTRATION SOCK

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345



APPROVED: _____ INITIALED: _____ AS-BUILT: _____
PRELIMINARY PLAT
SOUTHWOODS ESTATES PLAT 2

SHEET
4 OF 5

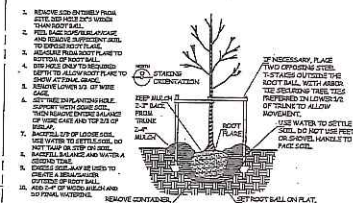
TREE PLANTING SCHEDULE

COUNT	REV	REVISION/REMARKS	DATE	CONDITION	REMARKS
13	1	Tree species	11/07/04	TS / S&S	SEE PLAN
24	ST	Little Bluff Linden	11/07/04	TS / S&S	SEE PLAN
23	QR	Quercus macrocarpa	11/07/04	TS / S&S	SEE PLAN
22	BT	Betula papyrifera	11/07/04	TS / S&S	SEE PLAN

PRELIMINARY PLAT SOUTHWOODS ESTATES PLAT 2 Sheet 5 of 5

LANDSCAPING NOTES

1. ALL EXISTING AND PROPOSED LANDSCAPING SHALL BE MAINTAINED OR REPLACED FOR THE LIFE OF THE DEVELOPMENT.
2. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH CODES.
3. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1990).
4. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
5. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
6. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
7. ALL TREES, SHRUBS, BIRDS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3 INCHES OF SHREDDED BARK MULCH.
8. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
9. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE BEGINNING HOLES.
10. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5 FEET FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10 FEET FROM R.O.W.
11. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
12. 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.
13. ALL DISTURBED SITE AREA SHALL BE RESTORED BY SODDING.
14. CONTACT CITY FORESTER (515)333-6215 BEFORE ANY TREE INSTALLATION COMMENCES.
15. ONE STREET TREE IS REQUIRED FOR EACH LOT (ON THE R.O.W.) AT A MINIMUM OF 30" ON CENTER.



NOTE:

- STAKES OF STREET TREES LOCATED ON THE CITY R.O.W. IS NOT ALLOWED.
- DO NOT SET TOP OF ROOT BALL AT GRADE OR ABOVE GRADE. THE ROOT BALL SHOULD BE EXPOSED BEFORE PLANTING, SO THE TREE CAN BE SET TO SHOW ROOT BALLS AT GRADE.

DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE

LEGEND

EXISTING/PROPOSED	DESCRIPTION
---	PLAT BOUNDARY
---	STORM SEWER & SIZE
---	SANITARY SEWER & SIZE
---	WATER MAIN & SIZE
---	MANHOLE
---	STORM INTAKE
---	FIRE HYDRANT
---	P.E.S.
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	SILT FENCE OR APPROVED FILTRATION SOIL



COOPER CRAWFORD & ASSOCIATES, L.L.C. CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1344

DATE: 5-18-2012 REVISIONS: 6-21-2012

APPROVED: [Signature] INITIALS: [Signature] AS-BUILT: [Signature]

PRELIMINARY PLAT
SOUTHWOODS ESTATES PLAT 2

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2111

SHEET
5 OF 5