



Date February 25, 2019

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 February 7, 2019, the City of Des Moines Plan and Zoning Commission voted 9-0 to APPROVE a request from TK Development, LLC (developer), represented by Dan Kruse (officer), for the second major preliminary plat amendment to the "Southwoods Estates" plat for property located at 3800 Southwest 56th Street, to allow revision to the plat on the southern portion of the property to reconfigure the street layout and provide for 18 single-family residential lots, in addition to the previously platted 45 single-family residential lots for a total of 63 single-family residential lots in the development, subject to the conditions of (1) compliance with all administrative review comments of the City's Permit and Development Center; (2) any further submitted Final Plat pursuant to this Preliminary Plat amendment shall dedicate all remaining street rights-of-way within the Preliminary Plat; (3) the City shall be provided guarantee, in a form approved by the City Engineer and City Legal Department and which may include an escrow agreement, surety, or bonds, for the completion of all public improvements within the approved Preliminary Plat amendment as part of any further Final Plat phase of the development; (4) development of any lots within any further Final Plat phase of development shall demonstrate compliance with the Fire Code; and (5) any further Final Plat phase shall provide necessary avigation easements for platted lots as determined necessary by the Des Moines Airport Authority; 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, Assistant City Attorney

(13-2019-1.01)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL. Below the table, it says MOTION CARRIED and APPROVED.

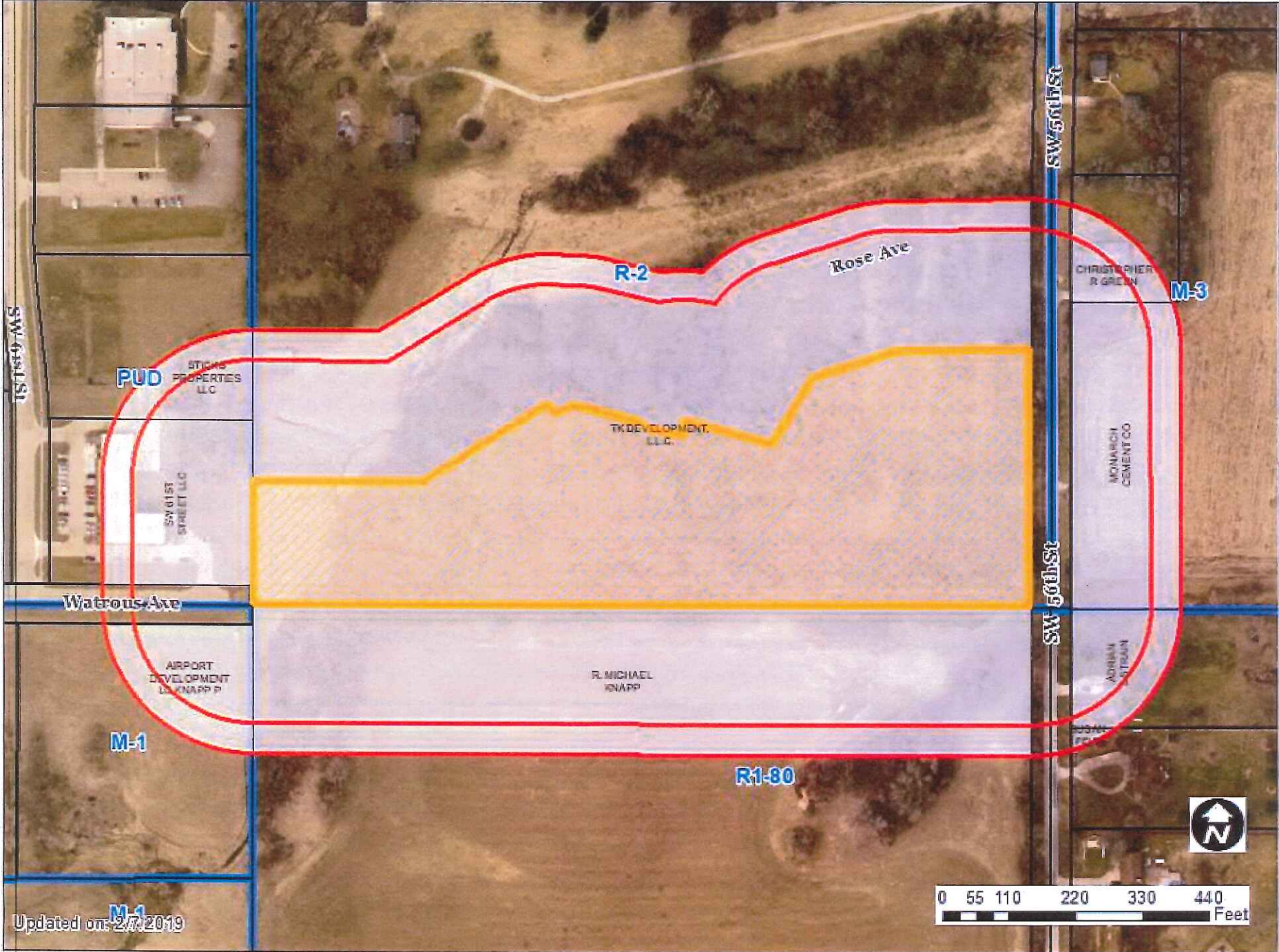
CERTIFICATE

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.

Mayor

City Clerk



Updated on 2/7/2019



1 inch = 212 feet



February 19, 2019

Date February 25, 2019

Agenda Item 18

Roll Call # _____

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 February 7, 2019 the following action was taken regarding a request from TK Development, LLC (owner) represented by Dan Kruse (officer) for review and approval of a 2nd Amendment to the Preliminary Plat for "Southwoods Estates" on property located at 3800 Southwest 56th Street, to allow revision to the plat on the southern portion of the property to reconfigure the street layout and provide for a total of 63 single-family residential lots. The previously approved 1st Amendment to the Preliminary Plat provided for a total of 45 single-family residential lots with two outlots for future platting.

COMMISSION ACTION:

After public hearing, the members voted 9-0 as follows:

| Commission Action: | Yes | Nays | Pass | Absent |
|---------------------|-----|------|------|--------|
| Francis Boggus | | | | X |
| Dory Briles | 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 submitted 2nd Amendment to the Southwoods Estates Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review comments from the Permit and Development Center.

2. Any further submitted Final Plat pursuant to this Preliminary Plat amendment shall dedicate all remaining street Rights-of-Way within the Preliminary Plat.
3. The City shall be provided guarantee in a form approved by the City Engineer and City Legal Department, which may include an escrow agreement, surety or bonds, for the completion of all public improvements within the approved Preliminary Plat amendment as part of any further Final Plat phase of the development.
4. Development of any lots within any further Final Plat phase of development shall demonstrate compliance with the Fire Code.
5. Any further Final Plat phase shall provide necessary Avigation easements for platted lots as determined necessary by the Des Moines Airport Authority.

(13-2019-1.25)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted 2nd Amendment to the Southwoods Estates Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review comments from the Permit and Development Center.
2. Any further submitted Final Plat pursuant to this Preliminary Plat amendment shall dedicate all remaining street Rights-of-Way within the Preliminary Plat.
3. The City shall be provided guarantee in a form approved by the City Engineer and City Legal Department, which may include an escrow agreement, surety or bonds, for the completion of all public improvements within the approved Preliminary Plat amendment as part of any further Final Plat phase of the development.
4. Development of any lots within any further Final Plat phase of development shall demonstrate compliance with the Fire Code.
5. Any further Final Plat phase shall provide necessary Avigation easements for platted lots as determined necessary by the Des Moines Airport Authority.

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 63 single-family residential lots. The proposed amendment would reconfigure the southern portion of the property for a projected 3rd Final Plat that would have 18 single-family lots. At this time there are Final Plats for Southwoods Estates Plat 1 & 2 pending approval of the City Council which would have a total of 45 lots.
2. **Size of Site:** 39.94 acres. The proposed amendment area is 9.925 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 November 16, 2018. Notifications of the hearing for this specific item were mailed on November 26, 2018 (10 days prior to the original hearing) 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 February 1, 2019.

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, "Southwood 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.

On July 19, 2018, the Plan and Zoning Commission approved the first Preliminary Plat amendment. This amendment specifically showed the originally approved Lot 32 being further divided into 27 additional single-family lots on a cul-de-sac, including a large 6.678 acre lot containing an existing two-story single-family dwelling.

While public improvement plans have been approved based on previously approved Preliminary Plats for the property, the City Council has not approved any Final Plats.

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.

The applicant previously agreed to continue the item from the December 6, 2018, December 20, 2018 and January 17, 2019 meetings to extend the maximum 45-day period for review of the Preliminary Plat.

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 150,450 square feet (3.45 acres) of tree canopy to accommodate the grading for streets and building pads for the lots. This requires 76 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 previously approved Preliminary Plat amendment the Commission required a 20-foot wide buffer protection easement be provided along the north and west property lines. This is to be recorded on any final platted lots adjoining the property to the north and west. Additionally, there are some gaps in the existing timber along these boundaries where the developer will provide additional plantings that would also need protection. These buffer protection easements remain in effect with the submitted 2 Amendment to the Preliminary Plat.

- 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 9 and 10 on Rose Circle and between Lots 1 and 2 on Rose Avenue within the pending Final Plat Southwoods Estates Plat 1 to the north. The public sanitary sewer would be extended within proposed Rose Avenue and Maish Avenue

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 Rose Avenue, Rose Circle and Maish Avenue out letting to the proposed basin to the north and drainageway to the south. The developer is required to design both flood control detention and water quality detention into a development of this area. The applicant has provided revised drainage design details and calculations to comply with the storm water management requirements.
- 5. Traffic/Street System:** The resubmitted Preliminary Plat shows that the lots in the amendment area would be served by a system connecting Rose Avenue/Southwest 58th Street between Southwest 56th Street and an extension of Watrous Avenue. Rose Circle would be a cul-de-sac off of Rose Avenue to the west. Rose Avenue is proposed to dead-end into privately-owned property to the south. Maish Avenue would be a cul-de-sac running west of Southwest 56th Street. The developer has also proposed a Lot D for future extension of Watrous Avenue to Southwest 58th Street. This was based on a preferred alignment for the extension of Watrous Avenue in MoveDSM.

The City Council recently adopted MoveDSM as an amendment to the PlanDSM Comprehensive Plan. With that action the Council also directed pursuing the elimination of the Southwest Connector 2 project. This has not been amended out of the Mobilization Tomorrow Plan by the Metropolitan Planning Organization.

Based on the MoveDSM Plan, the alignment of an extension of Watrous Avenue would be developed due east to connect ultimately with Southwest 56th Street. Any subdivision of adjoining property is then expected to provide their share of the extension of this facility.

After meeting with Community Development Staff, Engineering Staff, Fire Department Staff, and the property owner to the south, it was determined that a viable solution would be for the current developer to plat the extension of the Watrous Avenue to the end of Rose Avenue/Southwest 58th Street. This would provide a through connection for traffic circulation and allow the developer of property adjoining to the south to plat the further extension of a through traffic movement from Watrous Avenue to Southwest 56th Street.

The developer is seeking to phase the public improvements with the proposed solution making the Watrous Avenue extension at a point in the future. In order to prevent indefinite deferral of these improvements, Staff recommend that any further Final Plat consideration provide the dedication of all remaining street Rights-Of-Way within the Preliminary Plat along with providing adequate surety or bonds for the installation of the portion of those improvements within the platted property. This would better facilitate the City completing the public improvements should the development stall for whatever reason.

Phasing the completion of the street improvements also presents challenges in meeting compliance with Fire Codes. Without through extension of the street network, homes built on dead-end street segments beyond 750 feet in length would require special approval of alternative design for fire protection by the Fire Chief. In previous developments this has involved solutions such as adding fire sprinkler systems to single-family dwellings. Any Preliminary Plat approval should require compliance with all Fire Codes for buildable lots.

6. **Avigation:** Based on projected noise contours from future runway improvements to the Des Moines International Airport, it may be necessary for the developer to provide avigation easements recorded on Final Platted parcels in the development to protect the interests of the Airport from nuisance claims due to excessive sound and flight patterns. This will be reviewed with Final Plat reviews to be approved by the City Council.
7. **Industrial Uses:** There is land adjoining to the west of the amendment area which is approved for industrial use. With the previously approved Preliminary Plat amendment, the Plan and Zoning Commission required the 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. This previously required note has been carried forward and included on the submitted amendment.

SUMMARY OF DISCUSSION

Jacqueline Easley noted that the applicant for item #2 has agreed to the staff recommendations. She asked if any members of the audience or the Commission requested to speak regarding moving the item to the consent agenda. None were present or requested to speak.

John "Jack" Hilmes made a motion to move item #2 to the consent agenda.

Jacqueline Easley asked if any member of the audience or the commission desired to speak regarding the approval of the item. None were present or requested to speak.

COMMISSION ACTION:

John "Jack" Hilmes made a motion for approval of the submitted 2nd Amendment to the Southwoods Estates Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review comments from the Permit and Development Center.
2. Any further submitted Final Plat pursuant to this Preliminary Plat amendment shall dedicate all remaining street Rights-of-Way within the Preliminary Plat.
3. The City shall be provided guarantee in a form approved by the City Engineer and City Legal Department, which may include an escrow agreement, surety or bonds, for the completion of all public improvements within the approved Preliminary Plat amendment as part of any further Final Plat phase of the development.
4. Development of any lots within any further Final Plat phase of development shall demonstrate compliance with the Fire Code.
5. Any further Final Plat phase shall provide necessary Avigation easements for platted lots as determined necessary by the Des Moines Airport Authority.

Motion passed 9-0

Respectfully submitted,



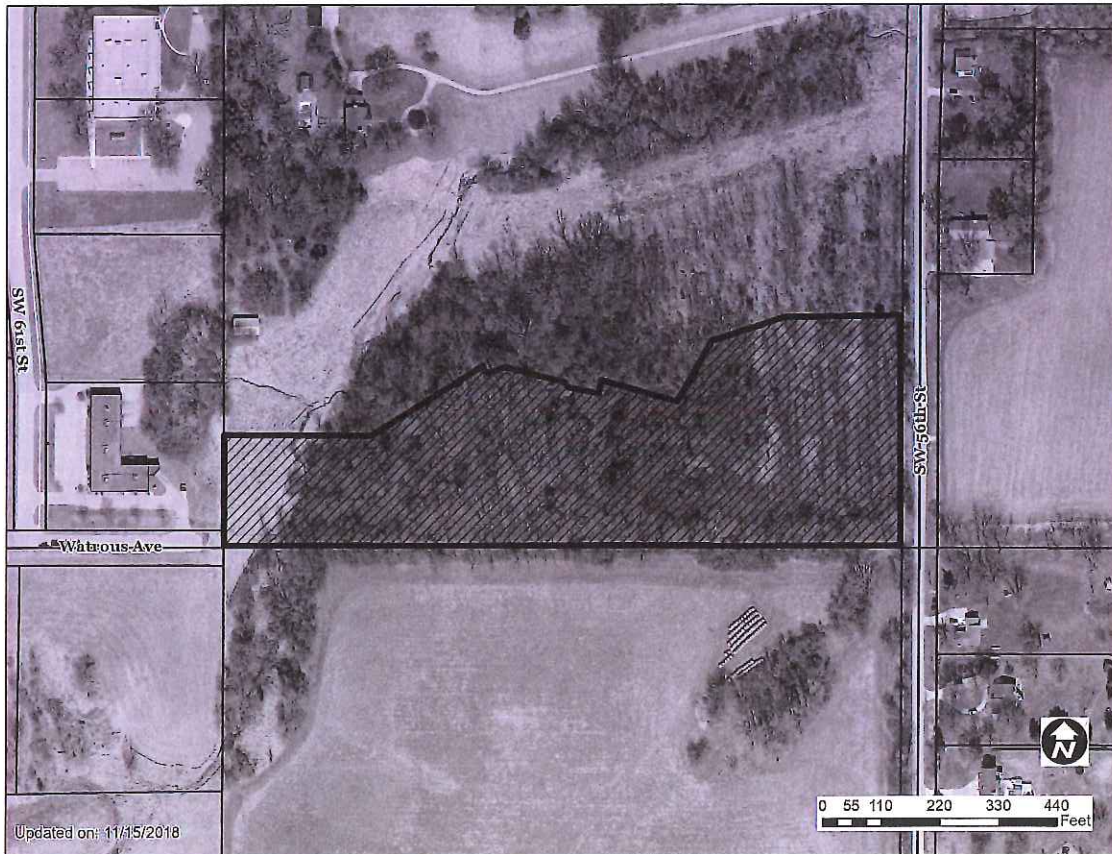
Michael Ludwig, AICP
Planning Administrator

MGL:tjh
Attachments

| | | | | |
|--|---|--------------|--|--------------|
| TK Development, LLC (owner) represented by Dan Kruse for property located at 3800 Southwest 56th Street. | | File # | | |
| | | 13-2019-1.25 | | |
| Description of Action | Review and approval of a 2nd Amendment to the major Preliminary Plat for "Southwoods Estates", to allow revision to the plat on the southern portion of the property to reconfigure the street layout and provide for a total of 63 single-family residential lots. The previously approved 1st Amendment to the Preliminary Plat provided for a total of 45 single-family residential lots with two outlots for future platting. | | | |
| PlanDSM Future Land Use | Current: Low Density Residential. Proposed: N/A. | | | |
| Mobilizing Tomorrow Transportation Plan | Southwest Connector Part 2 from IA HWY 8 to Park Avenue. | | | |
| 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 |

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

13-2019-1.25



INDEX LEGEND

LOCATION: 25 1st SEC 23-78-25
 REQUESTOR: TK LAND DEVELOPMENT
 PROPRIETOR: TK LAND DEVELOPMENT
 SURVEYOR: KEVIN J. CRAWFORD
 COMPANY: COOPER CRAWFORD & ASSOCIATES, L.L.C.
 RETURN TO: 475 S. 50th STREET, SUITE 100
 WEST DES MOINES, IOWA 50325
 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. 30022Z C003 D, MAP REVISED SEPTEMBER 18, 1997.

BENCHMARK

111 2253
 400' SOUTH OF #3901 - WEATHER STATION, CUT TRIANGLE ON WEST EDGE OF CONCRETE BASE
 ELEVATION 113.233

NOTES

1. A 5' SIDEWALK SHALL BE REQUIRED ON BOTH SIDES OF ALL STREETS.
2. THIS PLAN CONTAINS 16 SINGLE-FAMILY LOTS.
3. LOTS 'A', 'B', 'C' AND 'D' SHALL BE DEDICATED TO THE CITY FOR P.U.O. PURPOSES.
4. LOTS 1-8 SHALL BE SINGLE FAMILY DWELLINGS ONLY.
5. (2,0) STREET TREE IS REQUIRED FOR EACH LOT (PLACED IN THE S.O.W.) AT A MINIMUM 50' ON CENTER.

CURVE TABLE

| CURVE | DATA | ANGLES | TANGENT | CHORD | CHORD BEARING | |
|-------|-----------|--------|---------|--------|---------------|------------|
| 01 | 04°32'25" | 833.60 | 201.25 | 102.95 | 202.48 | N87°14'47" |

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL

LAND USE
 EXISTING: VACANT
 PROPOSED: SINGLE FAMILY RESIDENTIAL

SETBACKS

FRONT: 30'
 REAR: 30'
 SIDE: 7' MIN. (25' TOTAL)

UTILITIES

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

OWNER/APPLICANT

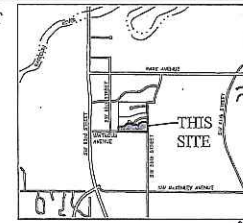
TK LAND DEVELOPMENT
 2509 REVERSHOOD AVENUE
 DES MOINES, IOWA 50320
 ATTN: DAN BRUCE
 PH: 515-481-0002

SHEET INDEX

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

LOT AREAS

LOT 'A' 21,441 SQ. FT.
 LOT 'B' 17,283 SQ. FT.
 LOT 'C' 17,283 SQ. FT.
 LOT 'D' 26,375 SQ. FT.



VICINITY SKETCH
 NORTH SCALE: 1"=2,000'

PRELIMINARY PLAT
2nd AMENDMENT
TO SOUTHWOODS
ESTATES
 Sheet 1 of 5

LEGAL DESCRIPTION

A part of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 78 North, Range 25 West of the 5th P.M., City of Des Moines, Polk County, Iowa, that is more particularly described as follows:

Beginning at the East 1/2 corner of Section 23, Township 78 North, Range 25 West of the 5th P.M., City of Des Moines, Polk County, Iowa; thence N89°32'25" W, 113.72 feet along the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 23, to the East line of Airport Commerce Park West Plat 1, an official plat, City of Des Moines, Polk County, Iowa; thence N89°32'25" W, 117.24 feet along said East line; thence N90°00'00" E, 261.94 feet; thence N48°18'22" E, 245.57 feet to a non-tangent 65.00 foot radius curve concave to the Northeast; thence Southwesterly 65.94 feet along said curve, said curve having a chord length of 79.04 feet and a chord bearing of S88°36'29" E to a 33.00 foot radius reverse curve concave to the Southeast; thence Northwesterly 23.79 feet along said curve, said curve having a chord length of 27.89 feet and a chord bearing of N86°55'44" E; thence S88°09'28" E, 116.09 feet to a 25.00 foot radius curve concave to the Southwest; thence Southwesterly 36.24 feet along said curve, said curve having a chord length of 31.35 feet and a chord bearing of S20°34'43" E; thence S73°00'00" E, 65.00 feet to a non-tangent 370.00 foot radius curve concave to the Southwest; thence Northwesterly 44.19 feet along said curve, said curve having a chord length of 44.16 feet and a chord bearing of N18°23'26" E; thence S48°09'28" E, 150.00 feet; thence N33°24'45" E, 158.93 feet; thence N45°22'20" E, 144.26 feet; thence N00°00'00" E, 218.28 feet to the East line of the Southeast 1/4 of the Northeast 1/4 of said Section 23; thence S00°25'56" W, 439.01 feet along said East line to the Point of Beginning.

Solid tract of land contains 9.923 acres more or less.
 Solid tract of land being subject to any and all easements of record.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
- ST" STORM SEWER & SIZE
- SAN" SANITARY SEWER & SIZE
- W" WATER MAIN & SIZE
- MANHOLE
- STORM DRAINAGE
- FIRE HYDRANT
- VALVE
- F.E.S.
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK

PLAT NUMBER (13-19-1.25)

CERTIFICATION

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

BRADLEY P. COOPER
 LICENSE NO. 12980
 D W

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY CLOSEST PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVIN J. CRAWFORD
 LICENSE NO. 13155
 D W

KEVIN J. CRAWFORD, PLS. IOWA LICENSE NO. 13155
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL: Sheets 1-5

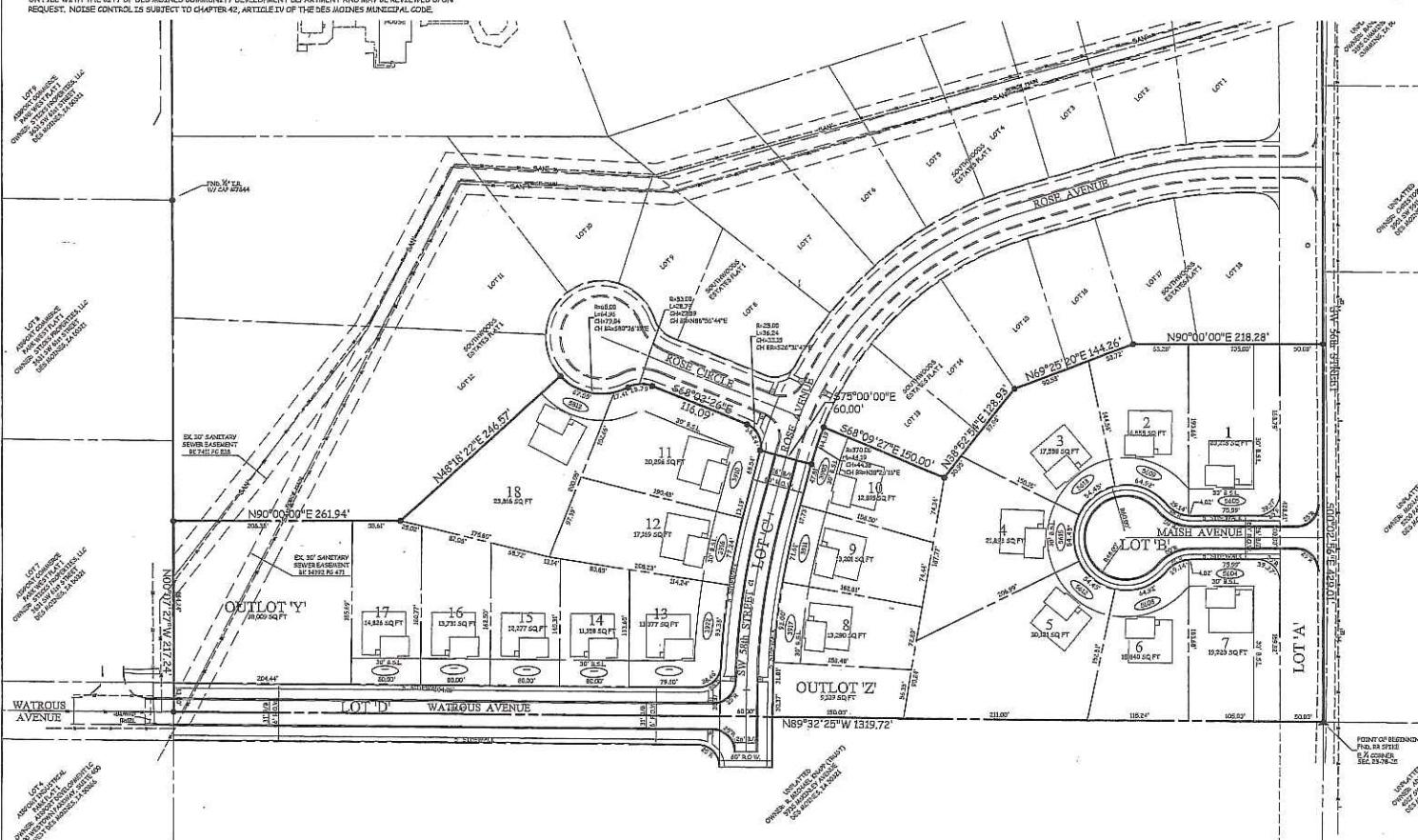
COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 100, WEST DES MOINES, IOWA 50325
 PHONE: (515) 224-3344 FAX: (515) 224-1945

DATE: 11-15-2019 JOB NUMBER: CC 2156
 REVISIONS: 1-15-2019 SHEET: 1 OF 5

APPROVED: _____ INITIALS: _____ AS-BUILT: _____
 PRELIMINARY PLAT SHEET
 2nd Amendment to Southwoods Estates 1 OF 5

PRELIMINARY PLAT APPROVED BY PLAN AND ZONING COMMISSION ON ____-____-2019.
 PRELIMINARY PLAT APPROVED BY CITY COUNCIL ON ____-____-2019.
 PLANNING DIRECTOR _____ DATE _____



APPROVED FOR THE CITY OF DES MOINES
 PLANNING AND ZONING COMMISSION
 ON _____ 2019

APPROVED FOR THE CITY OF DES MOINES
 CITY COUNCIL
 ON _____ 2019

SEEDING TABLE

- TEMPORARY**
 A. DATE: 50 LBS. PER ACRE. PLANT MARCH 1 TO APRIL 30.
 B. SOYAN GRASS, 40 LBS. PER ACRE. PLANT MAY 1 TO AUGUST 10.
 C. WINTER RYE, 100 LBS. PER ACRE. PLANT AUGUST 10 TO SEPTEMBER 30.
PERMANENT
 10 LBS./ACRE ANNUAL RYE
 10 LBS./ACRE PERENNIAL RYE
 10 LBS./ACRE RED CLOVER
 1. PRIOR TO SEEDING, DETERMINE IF LIME AND FERTILIZER ARE NEEDED. IF NEEDED 3000 LBS. EGGE LIME/TON/ACRE/100 LBS. NITROGEN/ACRE/50 LBS. POTASH/ACRE. LIME AND FERTILIZER WILL BE INCORPORATED INTO TOP 3 INCHES OF BREWED MULCH.
 2. PRIOR TO SEEDING AND MULCHING, THE SEEDBED WILL BE REASONABLY FIRM, SMOOTH, AND FREE OF RILLS AND GULLIES.
 3. IF THE SEED IS BROADCAST, THE SOIL WILL BE CULTIPACKED IMMEDIATELY PRIOR TO AND IMMEDIATELY FOLLOWING SEEDING. IF THE SEED IS DRILLED, THE DRILL HAS NO PRESS WHEELS, AND THE SEEDBED WILL BE FIRMED WITH A CULTIPACKER IMMEDIATELY PRIOR TO AND IMMEDIATELY FOLLOWING THE DRILL.

MULCHING TABLE

1. DRY STRAW OR HAY, 2 TONS PER ACRE. ANCHOR STRAW WITH MULCH TILLER OR ASPHALT TACT @ 1200 PER ACRE.
 2. WOOD CHIPS OR BARK, 10-15 TONS PER ACRE.

GRADING NOTES

1. ALL DIMENSIONS ARE TO BACK 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 THE 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 JURISDICTION UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY JURISDICTION, 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 CUT.
 5. STOCKPILE SUFFICIENT TOPSOIL RESERVE A MINIMUM OF 4-INCHES ON UNPAVED AREAS.
 6. AREAS TO RECEIVE FILL TO BE BENCHMARKED.
 7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
 8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
 9. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN 1% BELOW OR 1% ABOVE.
 10. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
 11. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
 12. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE 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.

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 OPERATING 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 CONTROL THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE 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 LOGS 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 TOWN 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 GRADATION/UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
 7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE RESTORED FOR 21 DAYS, IT SHALL BE SEEDS 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 ADJACENT RIGHTS-OF-WAYS 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 RAINFALL, LOOK FOR UNDESIRABLES AND FAILURES IN FABRIC, REPAIR/REPLACE 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
2nd AMENDMENT
TO SOUTHWOODS
ESTATES
 Sheet 2 of 5

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION:
 Location: Part of SEC 14 NE 1/4 of Sec. 23, T78N, R26W.
 Nature of Construction Activity: Single Family Residential Developer
 Area: 7.02 acre (one acre odd area)
 Site area affected: 0.6 acre
 Baseline: 4370 feet (elevation)
 Approximate slope anticipated: 3% or flatter.
 Benefit from this project will flow into unimpaired ditch and waterway which will flow into Des Moines River.

- CONTROLS**
 Erosion and sediment controls:
 Stabilization practices:
 - Seeding vegetation to prevent whenever possible.
 - Permanent seeding and/or mowing.
 Structure of practices:
 - Silt fence
 - Driveway curbs
 - Best water practices (strip)
 - Storm water management
 - Distribution of earth fills
 - Velocity reduction devices or discharge facilities to provide non-erosive velocity flows.
 - Waste disposal
 - All building material/waste must be removed from the site.
 - Off-site vehicle tracking of sediments shall be minimized.

MAINTENANCE
 Maintain effective operating conditions of all preventive measures identified in this plan.
 - Silt fencing to be cleaned when they reach lost 50% of their capacity.
 - Driveway curbs remain undisturbed.
 - Risk control practices (strip) remain intact.

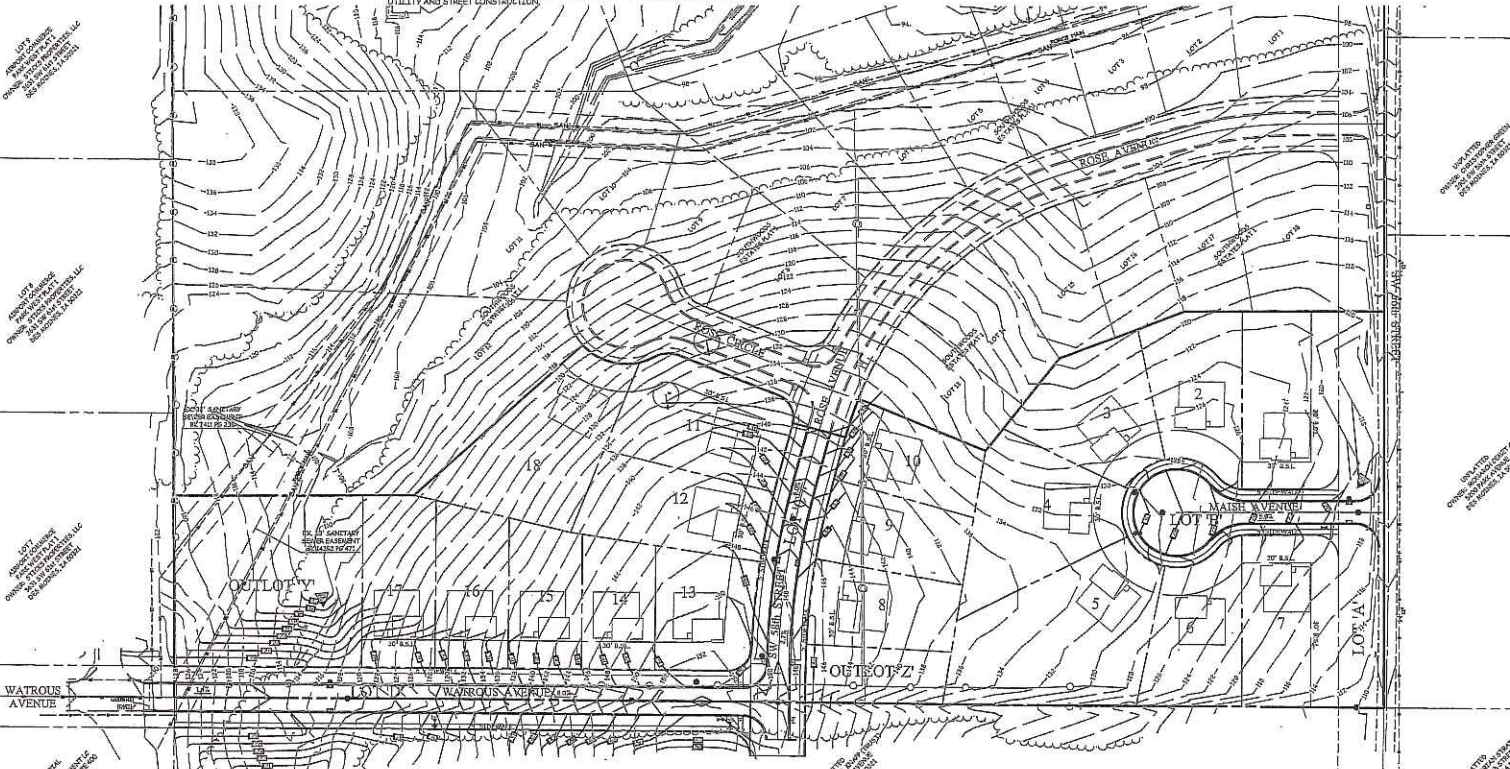
- INSPECTIONS**
 Qualified personnel shall inspect disturbed areas of the construction site that have not been fully stabilized or kept free from erosion whenever:
 - Inspect site for evidence of, or the potential of, pollutants entering the drainage system from site activities.
 - Observe erosion and sediment controls to assure that they are operating correctly.
 - Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.
 - Inspect discharge locations to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.
 - Any non-compliance to the plan as a result of an inspection shall be implemented within 7 calendar days of the inspection.
 - An inspection report shall be prepared and retained as part of the prevention plan until project termination. This report will contain the following:
 - A summary of the nature of the inspection.
 - Qualification of the personnel making the inspection.
 - Major observations relating to the implementation of the prevention plan.
 - Action taken.
 - Signature.

NON-STORM WATER DISCHARGES
 Water main flushing:
 - Flushed water will be discharged into the storm sewer system where, when discharged, it will undergo erosion and sediment control consisting of:
 - Risk control practices (strip)
 - Silt fencing
 - Seeding practices

CONTRACTORS
 The grading contractor shall have the responsibility of implementing the measures contained in this plan.
 - All contractors and subcontractors shall obtain a certification statement before conducting any professional services at the site relating to the National Pollutant Discharge Elimination System (NPDES) permit.

LEGEND

- EXISTING/PROPOSED**
- PLAT BOUNDARY
 - STW --- STORM SEWER & SIZE
 - SAN --- SANITARY SEWER & SIZE
 - W" --- WATER MAIN & SIZE
 - --- MANSHOLE
 - --- STORM INTAKE
 - ▽ --- FIRE HYDRANT
 - ▽ --- VALVE
 - ▲ --- F.E.S.
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SILT FENCE OR APPROVED FILTRATION SOCK



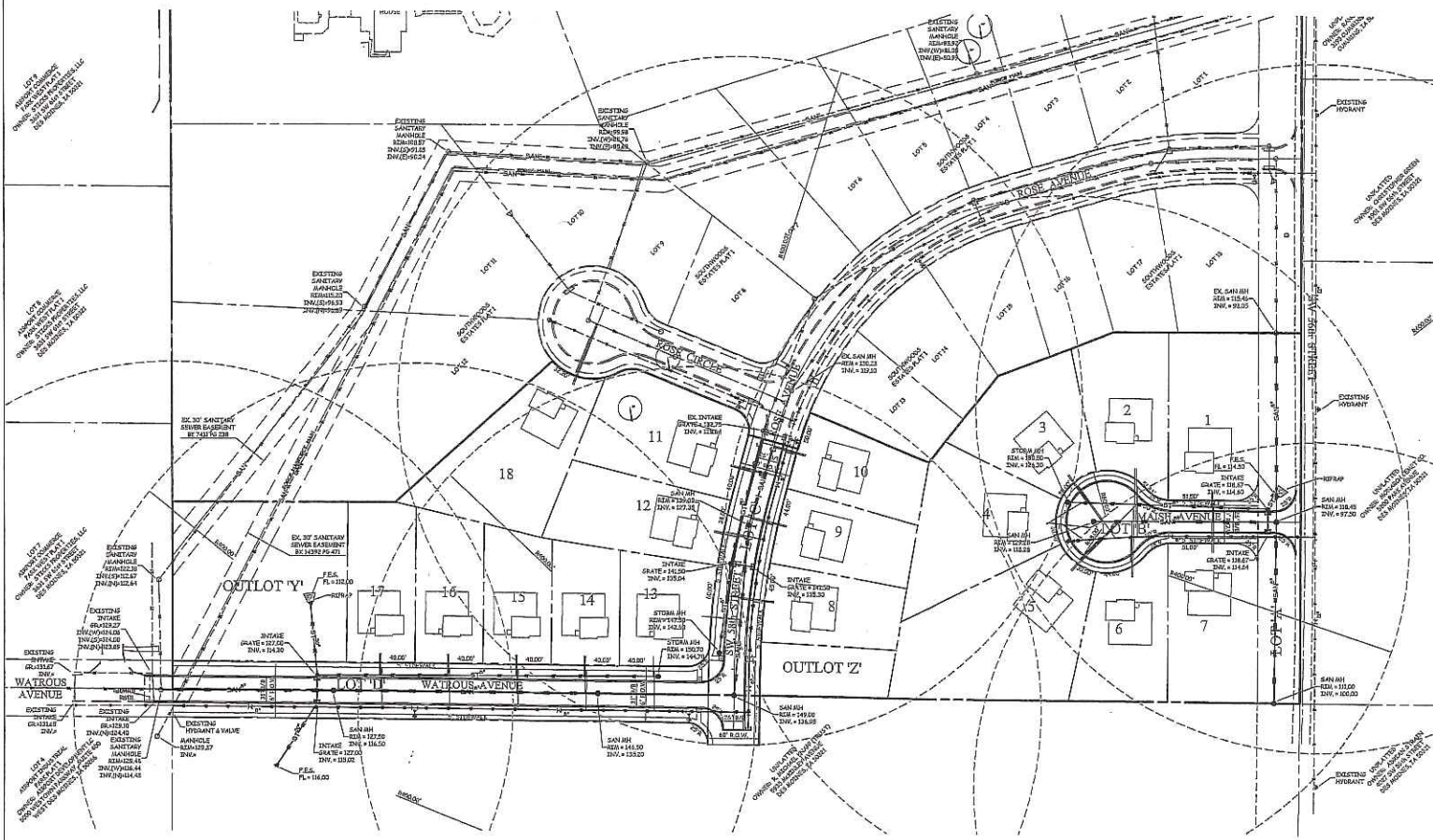
ESTIMATED EROSION CONTROL COSTS

| | | |
|----------------------|------------------------|-------------------|
| SILT FENCE: | 0.000 LF @ \$2.80/LF = | \$0,000.00 |
| STAND PIPE: | 0 EA @ \$2000/EA = | \$0,000.00 |
| SEEDING: | 0.00 AC @ \$600/AC = | \$0,000.00 |
| EROSION CONTROL MAT: | 0.00 SF @ \$150/SF = | \$0,000.00 |
| RIP RAP: | 00 TONS @ \$55/TON = | \$0,000.00 |
| TOTAL: | | \$0,000.00 |



COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50263
 PHONE: (515) 224-1344 FAX: (515) 224-1345
 REVISIONS: 1-15-2019
 JOB NUMBER: CC 2156
 SCALE: 1"=60'
 DATE: 11-15-2019
 SHEET 2 OF 5
 PRELIMINARY PLAT
 2nd Amendment to Southwoods Estates

PRELIMINARY PLAT
 2nd AMENDMENT
 TO SOUTHWOODS
 ESTATES
 Sheet 3 of 5



- LEGEND**
- EXISTING/PROPOSED
- - - - - FLAT BOUNDARY
 - - - - - ST-12" STORM SEWER & SIZE
 - - - - - SAN-12" SANITARY SEWER & SIZE
 - - - - - WATER MAIN & SIZE
 - ○ ○ ○ ○ MANHOLE
 - ○ ○ ○ ○ STORAGE TANK
 - ○ ○ ○ ○ FIRE HYDRANT
 - ○ ○ ○ ○ VALVE
 - ○ ○ ○ ○ F.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

SCALE: 1" = 60'

DATE: 11-2-2018
 REVISIONS: 1-5-2019

JOB NUMBER
CC 2156

SHEET
3 OF 5

APPROVED: _____ INITIALS: _____ AS-BUILT: _____

PRELIMINARY PLAT
 2nd Amendment to Southwoods Estates



PRELIMINARY PLAT
 2nd AMENDMENT
 TO SOUTHWOODS
 ESTATES
 Sheet 4 of 5

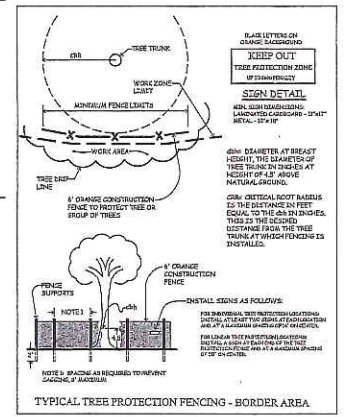
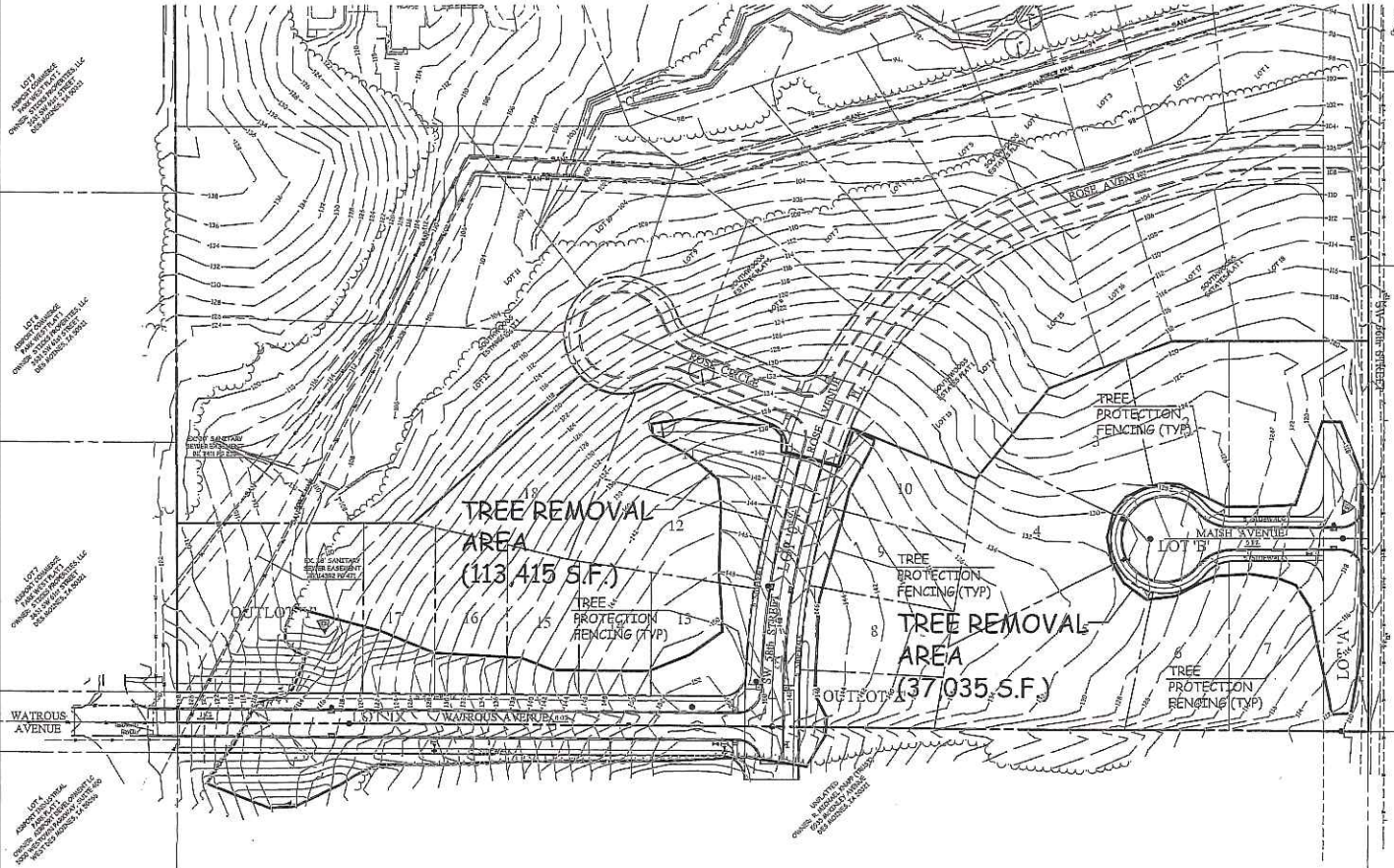
OWNER/APPLICANT
 TK LAND DEVELOPMENT
 2209 ROCKWOOD AVENUE
 DES MOINES, IOWA 50320

TREE REMOVAL CONTRACTOR
 TO BE DETERMINED

TREE REMOVAL CALCULATIONS
 EXISTING CANOPY: 292,870 S.F. (8.08 ACRES)
 CANOPY TO BE REMOVED: 192,490 S.F. (5.49 ACRES)

TREE REPLACEMENT CALCULATIONS
 REQUIRED: (1) TREE PER 2,000 S.F. OF CANOPY REMOVED = 75 TREES

TREE REMOVAL SCHEDULE
 REMOVAL START: SPRING 2019
 REMOVAL COMPLETION: SPRING 2020



LEGEND

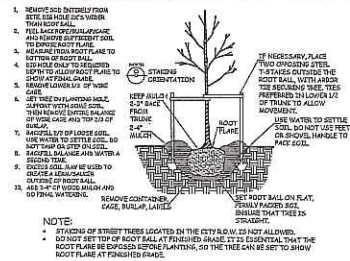
| | |
|--|--|
| EXISTING/PROPOSED | PLAT BOUNDARY |
| ST" W | STORM SEWER & SIZE |
| SA" W | SANITARY SEWER & SIZE |
| W" W | WATER MAIN & SIZE |
| MANHOLE | MANHOLE |
| STORM INTAKE | STORM INTAKE |
| FIRE HYDRANT | FIRE HYDRANT |
| VALVE | VALVE |
| F.E.S. | F.E.S. |
| EXISTING CONTOURS | EXISTING CONTOURS |
| PROPOSED CONTOURS | PROPOSED CONTOURS |
| SILT FENCE OR APPROVED FILTRATION SOCK | 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

| | | |
|--|---|------------------------------|
| SCALE: 1"=60' APPROVED: _____ INITIALS: _____ AS-BUILT: _____ | DATE: 11-28-18 REVISIONS: 11-15-2019 | JOB NUMBER CC 2156 |
| | SHEET 4 OF 5 | |



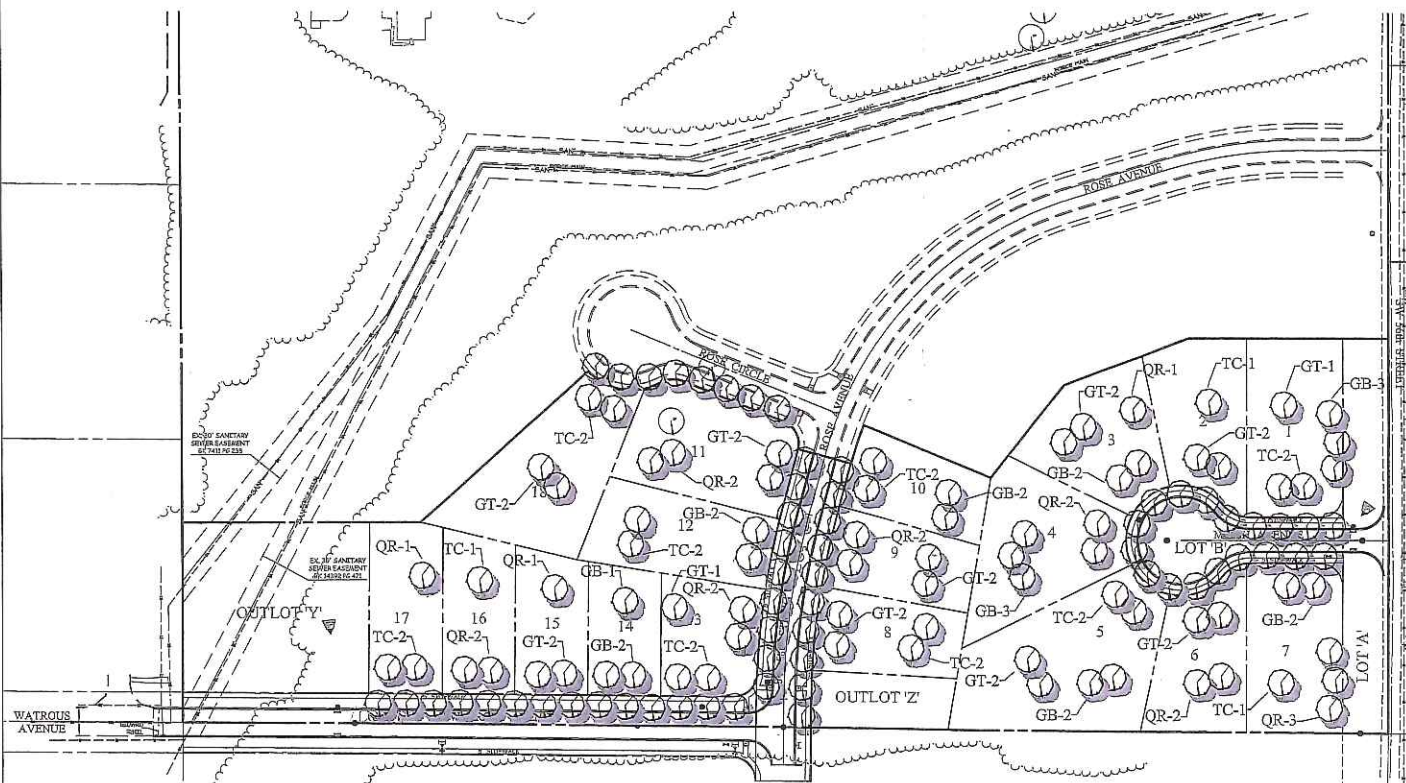
PRELIMINARY PLAT 2nd AMENDMENT TO SOUTHWOODS ESTATES Sheet 5 of 5



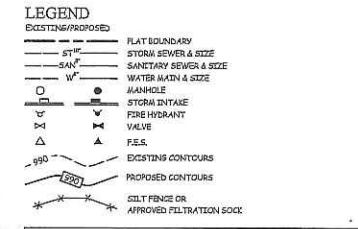
| COUNT | SIZE | Botanical Name/COMMON NAME | SIZE | CONDITION | REMARKS |
|-------|------|---|-----------|-----------|----------|
| 10 | 12" | Red Cedar | 12" x 12" | TS / 80% | SEE PLAN |
| 18 | 12" | Shrub Rosemary 'Majesty' Double Flowered Shrub | 12" x 12" | TS / 80% | SEE PLAN |
| 18 | 12" | Red Oak | 12" x 12" | TS / 80% | SEE PLAN |
| 10 | 12" | English Yew 'Saxifrage' Dwarf Yew (Male Specimens Only) | 12" x 12" | TS / 80% | SEE PLAN |

DECIDUOUS TREE PLANTING & STAKING DETAIL NO SCALE

- NOTE:
- 1. PLANTING OF STREET TREES LOCATED ON THE E.T.R.O.W. IS NOT ALLOWED.
 - 2. DO NOT SET TOP OF ROOT BALL AT FINISHED GRADE. IT IS ESSENTIAL THAT THE ROOT FLAME BE EXPOSED BEFORE PLANTING, OR THE TREE CAN BE SET TO SHOW ROOT FLAME AT FINISHED GRADE.



- ### LANDSCAPING NOTES
1. ALL EXISTING AND PROPOSED LANDSCAPING SHALL BE MAINTAINED OR REPLACED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
 2. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH BIDDING.
 3. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z603-99) 2003 EDITION.
 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 TREES AT ONE YEAR AFTER INSTALLATION.
 6. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
 7. ALL TREES, SHRUBS, WEED AND GRASS COVERS SHALL BE MULCHED WITH AT LEAST 2-INCHES SHREDED 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 SODDING 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 (502)283-4105 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.



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CIVIL ENGINEERS

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

DATE: 11-3-2018 JOB NUMBER: CC 2156
REVISIONS: 1-15-2019

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

PRELIMINARY PLAT SHEET 5 OF 5
2nd Amendment to Southwoods Estates

