



Date December 16, 2019

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "GROVER WOODS" ON PROPERTY LOCATED AT 4500 HUBBELL AVENUE

WHEREAS, on December 5, 2019, the City of Des Moines Plan and Zoning Commission voted 9-0 for APPROVAL of a Preliminary Plat "Grover Woods", submitted by Hubbell Realty Company (developer), represented by Eric Bohnenkamp (officer), on property located in the vicinity of 4500 Hubbell Avenue, to allow subdivision of the property into 84 single-household residential development lots, subject to the following conditions:

- 1. Compliance with all administrative review comments of the Permit and Development Center.
2. Provision of all PUD requirements for single-family dwellings as approved by the 7th Amendment to the Baker PUD Conceptual Plan.
3. Provision of 5-foot sidewalks along all public street sides of all lots, including a necessary public pedestrian easement for any walk which would need to be placed on private property.
4. Provision of additional street trees along the frontages of lots 25, 79, 75, 61, 59, 67, 84, and 70 to the satisfaction of the Permit and Development Administrator.
5. Provision of details on the Preliminary Plat describing the purpose of the outlot and maintenance responsibilities for Outlot "Y" to the satisfaction of the Permit and Development Administrator.

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

(13-2020-1.18)

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

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.

Mayor

City Clerk



December 10, 2019

Date 12/16/19

Agenda Item 19

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 December 5, 2019 the following action was taken regarding a request from Hubbell Realty Company (developer) represented by Eric Bohnenkamp (officer) for review and approval of a Preliminary Plat "Grover Woods" on property in the vicinity of 4500 Hubbell Avenue, to allow subdivision of the property into 84 single-family development lots. The subject property is owned by Baker Real Estate, LP.

COMMISSION ACTION:

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dory Briles	X			
Abby Chungath				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
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier				X
Emily Webb	X			

APPROVAL of the submitted Preliminary Plat for "Grover's Woods" subject to the following:

1. Compliance with all administrative review comments of the Permit and Development Center.
2. Provision of all PUD requirements for single-family dwellings as approved by the 7th Amendment to the Baker PUD Conceptual Plan.

3. Provision of 5-foot sidewalks along all public street sides of all lots, including a necessary public pedestrian easement for any walk which would need to be placed on private property.
4. Provision of additional street trees along the frontages of lots 25, 79, 75, 61, 59, 67, 84, and 70 to the satisfaction of the Permit and Development Administrator.
5. Provision of details on the Preliminary Plat describing the purpose of the outlot and maintenance responsibilities for Outlot "Y" to the satisfaction of the Permit and Development Administrator. (13-2020-1.18)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted Preliminary Plat for "Grover's Woods" subject to the following:

1. Compliance with all administrative review comments of the Permit and Development Center.
2. Provision of all PUD requirements for single-family dwellings as approved by the 7th Amendment to the Baker PUD Conceptual Plan.
3. Provision of 5-foot sidewalks along all public street sides of all lots, including a necessary public pedestrian easement for any walk which would need to be placed on private property.
4. Provision of additional street trees along the frontages of lots 25, 79, 75, 61, 59, 67, 84, and 70 to the satisfaction of the Permit and Development Administrator.
5. Provision of details on the Preliminary Plat describing the purpose of the outlot and maintenance responsibilities for Outlot "Y" to the satisfaction of the Permit and Development Administrator, and that this access must be kept open and maintained for vehicular use by residents of the surrounding PUD.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant proposes to develop the property in accordance with the recent PUD Conceptual Plan Amendment for 84 lots for detached single-family dwellings.
2. **Size of Site:** 19.98 acres.
3. **Existing Zoning (site):** Baker "PUD" Planned Unit Development.
4. **Existing Land Use (site):** Agricultural land and creek tributary with timbered area.
5. **Adjacent Land Use and Zoning:**

North – "R1-80" & "A-1", Uses are single-family dwellings and agricultural land.

South – Limited "R-3" and "A-1", Uses are multiple-family dwellings and vacant land.

East – "C-2" & "A-1", Uses are single-family dwellings, office, warehouse, repair shop, outside storage, vehicle display lot, vacant retail garden center, vacant repair shop, and vacant land.

West – “A-1”, Use is vacant timbered land.

6. **General Neighborhood/Area Land Uses:** The subject property is located north and west of the Hubbell Avenue (U.S. Highway 6) corridor.
7. **Applicable Recognized Neighborhood(s):** The subject PUD is not in a recognized neighborhood but is within 250 feet of the Sheridan Gardens Neighborhood. The neighborhood was notified of the originally scheduled Commission meeting by mailing on October 18, 2019 of the Preliminary Agenda. Additionally, separate notifications of the hearing for this specific item were mailed on October 28, 2019 (10 days prior to the original scheduled public hearing) to the Sheridan Gardens Neighborhood and to the primary titleholder on file with the Polk County Assessor for each property within the PUD and within 250 of the PUD boundary. A final agenda was mailed on November 1, 2019.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Sheridan Gardens Neighborhood notices were mailed to Kurt Lee, 3507 East 39th Court, Des Moines, IA 50317.

8. **Relevant Zoning History:** The subject property was rezoned by the City Council from “A-1” District to “PUD” District on October 27, 1997. The most recent amendment (7th) to the PUD Conceptual Plan was approved by the City Council on September 9, 2019 by Roll Call No. 19-1444 to amend the PUD from Industrial use to allow single-family residential dwelling use on the subject property, leaving the remaining property for future low-density residential use requiring a further PUD Conceptual Plan amendment.
9. **PlanDSM Future 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. **Natural Features/Landscaping:** While the property is currently mostly tilled agricultural land, there are dense timbered areas to the northeast and northwest of the proposed amendment area. There is timbered fence line area on the southern edge of property. The PUD Conceptual Plan indicates that any tree removals resulting from the proposed development would require compliance with mitigation per the City’s Tree Removal and Mitigation Ordinance in Chapter 42, Article X of the City Code. This tree removal plan is

shown on Sheet 3 along with the proposed street tree plantings. There appears to be sufficient room to provide additional street trees on frontages for lots 25, 79, 75, 61, 59, 67, 84, and 70. Additional plantings are required per the PUD standards for private property as shown on Sheet 3.

2. **Drainage/Grading:** There is a tributary to Four Mile Creek running through the northern portion of the subject amendment area, generally from northeast to southwest. There are existing easements along the drainage way to protect stream bank stabilization improvements that have been put in place. Conservation easement areas are indicated on the Preliminary Plat to protect the sensitive timbered areas of the drainageway. An approved Storm Water Pollution Prevention Plan (SWPPP) including proof of Iowa DNR Authorization must be submitted prior to issuance of a Grading Permit.
3. **Traffic/Street System:** A Traffic Impact Study was not required prior to the proposed PUD Conceptual Plan amendment pursuant to City policy and proposed number of dwelling units. The proposed street layout indicates a single street entrance with a loop network. There is an Outlot "Y" shown as a secondary access connection to the multiple-family residential development to the east to meet Fire Code. The Preliminary Plat must provide details as to how this will be maintained either by adjoining property owners or a homeowner's association.

The applicant has indicated the intent to keep this closed off for access only by emergency vehicles and not open for cross access between the single-family subdivision and multiple-family residential community residents to the northeast. The current 2015 International Fire Code (IFC) would not require this access to be kept open so long as emergency vehicles has access. However, the 2018 IFC pending adoption by the City Council in the Spring would require full vehicular access by adjoining properties.

Staff believes that this should be kept open for use by the residents. The previously approved PUD Development Plan for the McKinley Crest Apartments adjoining to the northeast requires a full access cross connection between that property and the subject Grover Woods property. This is required to be provided at any point in the future where the number of units served by the single access to Hubbell Avenue reaches 200 units. The PUD is intended to be a cohesive development and as much interconnection as possible should be provided and maintained.

5-foot wide public sidewalks are required to be shown along all public street frontages including Hubbell Avenue. If they become necessary to be placed on the private property, then public pedestrian easements should also be provided.

SUMMARY OF DISCUSSION

Jason Van Essen presented staff report and recommendations.

Mike Ludwig stated if any objections come in before the final plat, they will need to amend the PUD to show an access somewhere else. Staff is hopeful the two parties can come to an agreement on an easement.

Erik Bohnenkamp, 6900 Westtown Parkway, WDM stated they aren't objecting to the secondary access, they would like it to be restricted to emergency access only for the time being. Once the adjoining property is developed, they will remove that restriction and have it become public access.

Greg Jones asked how they would like condition #5 to read?

Erik Bohnenkamp stated he would like the condition state that the easement is for emergency access only so that traffic won't go through the apartment complex for the time being.

Mike Ludwig stated staff has an issue with that request because residents will likely complain later when the road is opened for public access after being an emergency access for some time. Staff believes this should be public access from day one so there is no surprise to residents in the future.

Erik Bohnenkamp stated if they cannot come to an agreement for an easement, Hubbell will not be able to go forward with this project. As of right now, Anawim has requested a gate be installed on the Eastern side of the access road.

CHAIRPERSON OPENED THE PUBLIC HEARING

No one from the audience requested to speak.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Jann Freed reiterated that there have been past experiences when accesses are changed later and residents become concerned.

Emily Webb asked how long this would stay as an emergency access if granted?

Jason Van Essen stated it is contingent on when the remaining phases are built to the east, which is hard to predict now.

John "Jack" Hilmes asked if the density of adjoining property would drive the time the gate would need to be open?

Jason Van Essen stated at a certain number of units, they would be required to have that secondary access.

Jacqueline Easley asked if they could change condition #5 to state to the satisfaction of the Permit and Development Administrator.

Jason Van Essen stated that would give them time to work with Anawim on an easement.

Mike Ludwig stated the verbiage would allow for that option but staff hopes they are able to agree on an easement before the final plat.

COMMISSION ACTION:

Jann Freed made a motion for approval of the submitted Preliminary Plat for “Grover’s Woods” subject to the following:

1. Compliance with all administrative review comments of the Permit and Development Center.
2. Provision of all PUD requirements for single-family dwellings as approved by the 7th Amendment to the Baker PUD Conceptual Plan.
3. Provision of 5-foot sidewalks along all public street sides of all lots, including a necessary public pedestrian easement for any walk which would need to be placed on private property.
4. Provision of additional street trees along the frontages of lots 25, 79, 75, 61, 59, 67, 84, and 70 to the satisfaction of the Permit and Development Administrator.
5. Provision of details on the Preliminary Plat describing the purpose of the outlot and maintenance responsibilities for Outlot “Y” to the satisfaction of the Permit and Development Administrator.

Motion passed 9-0

Respectfully submitted,



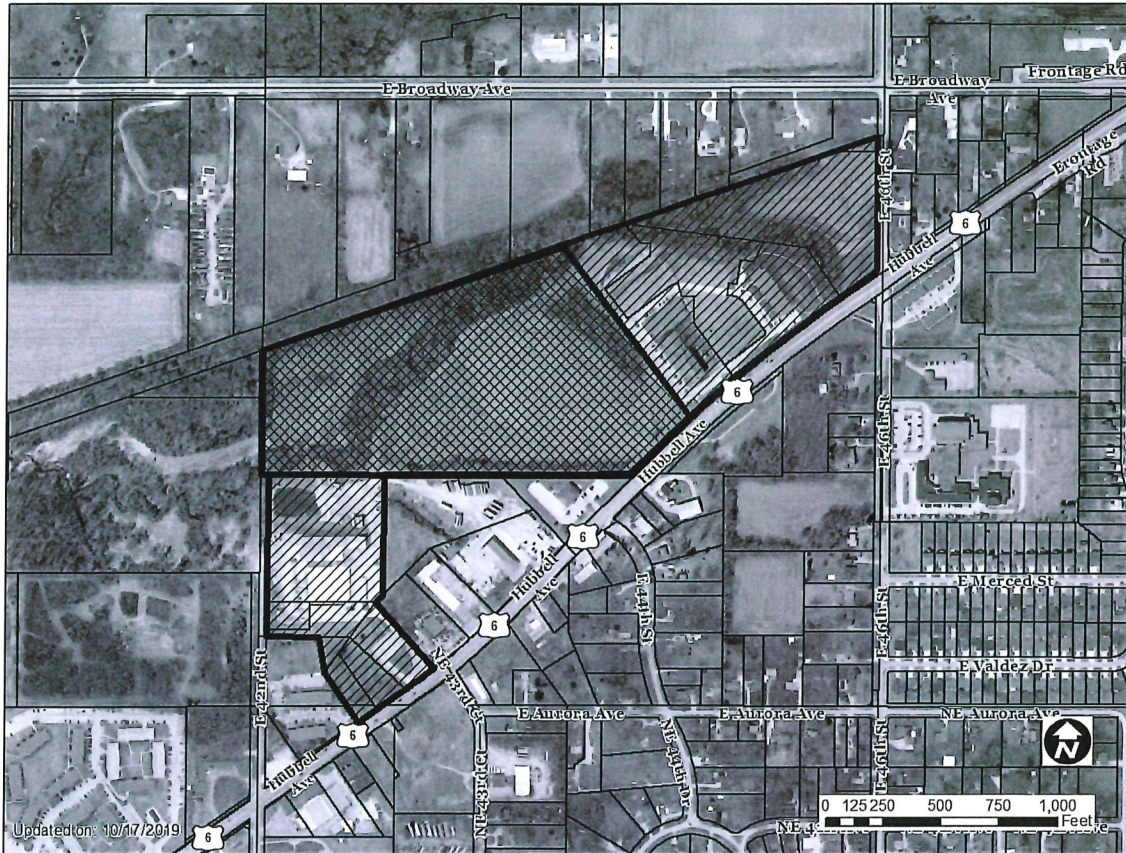
Michael Ludwig, AICP
Planning Administrator

MGL:tjh
Attachments

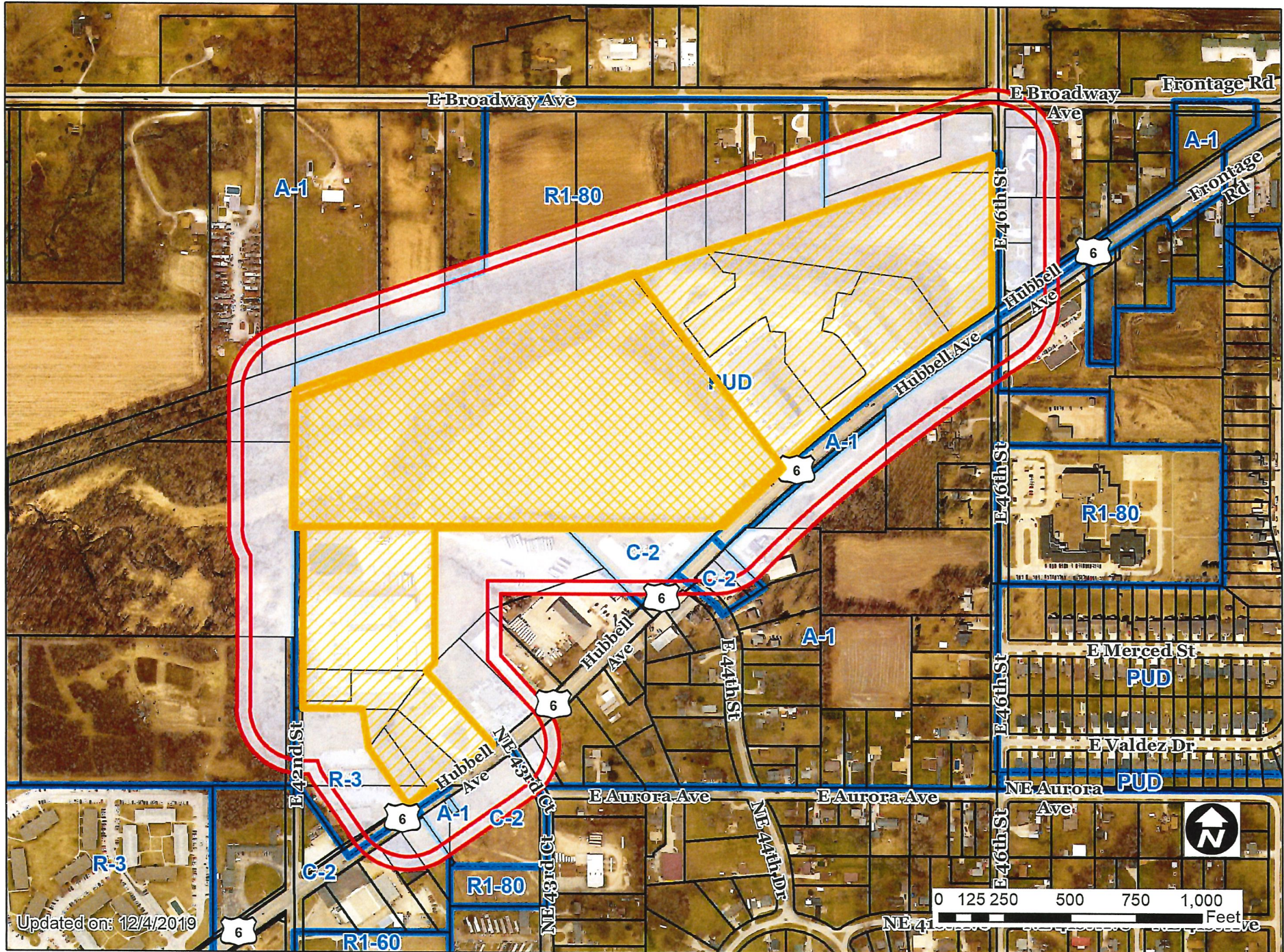
Hubbell Realty Company (developer) represented by Eric Bohnenkamp (officer) for property in the vicinity of 4500 Hubbell Avenue. The subject property is owned by Baker Real Estate, LP.				File #	
				13-2020-1.18	
Description of Action	Review and approval of a Preliminary Plat "Grover Woods", to allow subdivision of the property into 84 single-family development lots.				
PlanDSM Future Land Use	Current: Low Density Residential. Proposed: N/A.				
Mobilizing Tomorrow 2020-2050 Transportation Plan	No planned improvements.				
Current Zoning District	"PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.				
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

Hubbell Realty Company, Vicinity of 4500 Hubbell Avenue

13-2020-1.18

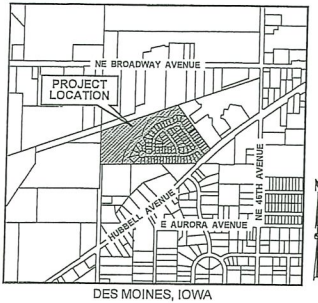


1 inch = 485 feet



PRELIMINARY PLAT FOR: GROVER WOODS DES MOINES, IOWA

VICINITY MAP



OWNER

BAKER REAL ESTATE LP
CONTACT: BU BAKER
4224 HUBBELL AVENUE
DES MOINES, IOWA 50317
PH. (515) 262-4000

DEVELOPER

HUBBELL REALTY COMPANY
CONTACT: ERIC BOHNEKAMP
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PH. (515) 727-8928

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARDING
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

BULK REGULATIONS

- A) THE REGULATIONS FOR TRACT 1 SHALL COMPLY WITH THAT OF R1-60 ZONING DISTRICT EXCEPT AS MODIFIED BY THIS DOCUMENT.
- B) TWO FAMILY DWELLINGS SHALL NOT BE PERMITTED.
- C) CONVERSIONS OF DWELLINGS TO MULTI-FAMILY DWELLINGS SHALL NOT BE ALLOWED.
- D) MINIMUM LOT AREA 4,300 SQUARE FEET.
- E) MINIMUM LOT WIDTH 40 FEET.
- F) MINIMUM STREET FRONTAGE 25 FEET.
- G) FRONT YARD SETBACK 25 FEET.
- H) SIDE YARD SETBACK 5 FEET EACH SIDE.
- I) REAR YARD SETBACK 25 FEET.
- J) MAXIMUM DENSITY 6 DWELLING UNITS PER ACRE.
- K) STORM WATER DETENTION AND MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- L) SIDE YARD ROOF OVERHANGS SHALL NOT BE CLOSER THAN 3 FEET FROM THE LOT LINE. (MAXIMUM 2 FEET OF ROOF OVERHANG INTO THE 5 FEET SIDE YARD SETBACK).
- M) UNCOVERED DECKS SHALL NOT BE CLOSER THAN 13 FEET FROM THE REAR LOT LINE INCLUDING DECKS HIGHER THAN 3 FEET ABOVE GRADE. (MAXIMUM 12 FEET OF UNCOVERED DECKS INTO THE 25 FEET REAR YARD SETBACK).

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 00°15'44" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1122.62 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'X' OF BROWNSTONE ESTATES, AN OFFICIAL PLAT; THENCE NORTH 70°49'35" EAST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'X', 1357.48 FEET TO THE NORTHWEST CORNER OF PARCEL 'V', AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 14417, PAGE 700-701; THENCE SOUTH 37°15'48" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 'V', 62.93 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 37°15'48" EAST ALONG SAID WESTERLY LINE, 657.89 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HUBBELL AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 5781.56 FEET, WHOSE ARC LENGTH IS 204.59 FEET AND WHOSE CHORD BEARS SOUTH 46°20'22" WEST, 264.87 FEET; THENCE SOUTH 44°51'52" WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 77.60 FEET TO THE NORTH LINE OF PARCEL 'W', AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 8361, PAGE 967; THENCE SOUTH 89°28'40" WEST ALONG SAID NORTH LINE, 269.52 FEET TO THE NORTHEAST CORNER OF CAPITAL HEIGHTS REPLAT, AN OFFICIAL PLAT; THENCE SOUTH 88°50'30" WEST ALONG THE NORTH LINE OF SAID CAPITAL HEIGHTS REPLAT, 960.35 FEET; THENCE NORTH 10°22'35" EAST, 193.76 FEET; THENCE NORTH 28°59'05" EAST, 229.48 FEET; THENCE NORTH 83°49'11" EAST, 196.69 FEET; THENCE NORTH 10°18'29" EAST, 92.78 FEET; THENCE NORTH 28°39'48" EAST, 181.39 FEET; THENCE NORTH 58°48'41" EAST, 118.71 FEET; THENCE SOUTH 88°47'05" EAST, 214.39 FEET; THENCE NORTH 28°59'41" EAST, 129.99 FEET; THENCE SOUTH 90°00'00" EAST, 89.97 FEET; THENCE NORTH 55°25'43" EAST, 86.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.98 ACRES (870,479 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

BAKER CREEK PUD

BENCHMARKS

DES MOINES CITY BM# 8910 CUT TRIANGLE WEST CORNER OF STORM INTAKE @ 3926 HUBBELL AVENUE.
ELEVATION=99.55

DES MOINES CITY BM# 8913 BRASS DISC IN NE CORNER OF TRAFFIC SIGNAL BASE (PED CROSSING) @ 3827 E DOUGLAS AVENUE.
ELEVATION=110.68

ARCHITECTURAL STANDARDS

THE FOLLOWING ARCHITECTURAL STANDARDS SHALL APPLY TO THE DEVELOPMENT OF ALL SINGLE-FAMILY RESIDENTIAL LOTS IN TRACT 1:

- (A) CHARACTER: NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED, ALTERED OR MAINTAINED UPON ANY SINGLE-FAMILY LOT OTHER THAN A DETACHED SINGLE-FAMILY DWELLING WITH AN ATTACHED PRIVATE GARAGE AND MAY HAVE SUCH OTHER ACCESSORY STRUCTURES PERMITTED BY THIS DECLARATION. IN ORDER TO PRESERVE THE GENERAL DESIGN FOR DEVELOPMENT OF THE LOTS IN TRACT 1, NO SINGLE-FAMILY DWELLING OF ANY KIND, OR ADDITION THERETO, SHALL BE ERECTED UPON ANY LOT UNLESS THE PLAN, DESIGN, BUILDING MATERIALS, EXTERIOR COLORS AND LOCATION THEREOF SHALL HAVE BEEN PREVIOUSLY APPROVED BY THE DEVELOPER.
- (B) NO SAME HOUSE ARCHITECTURAL ELEVATION* SHALL BE BUILT ON ADJACENT LOTS.
- (C) GARAGES: ALL HOUSES SHALL HAVE AS A MINIMUM, A TWO-CAR ATTACHED GARAGE. EACH HOUSE SHALL PROVIDE OFF-STREET PARKING FOR TWO CARS ON PAVED SURFACE.
- (D) THE FRONT FACADE OF ANY HOUSE SHALL CONTAIN ONE OF THE FOLLOWING:
- (1) A FRONT PORCH OF NOT LESS THAN 60 SQUARE FEET, OR
 - (2) STONE OR BRICK MASONRY SIDING COVERING AT LEAST 1/3 OF THE FACADE (EXCLUDING WINDOWS)
- (E) ALL WINDOWS AND DOORS SHALL HAVE TRIM THAT IS NO LESS THAN 4 NOMINAL INCHES IN WIDTH.
- (F) THE ROOF ON ANY HOUSE CONSTRUCTED SHALL BE OF ASPHALT-TYPE SHINGLES OR CEDAR SHAKES. STANDARD 3-TAB SHINGLES ARE PROHIBITED.
- (G) MINIMUM SINGLE-FAMILY HOUSE SIZES: ALL SINGLE-FAMILY HOMES SHALL CONTAIN A MINIMUM SQUARE FOOTAGE; EXCLUSIVE OF ATTACHED GARAGES, BREEZEWAYS, PORCHES, AND FINISHED BASEMENT AREAS AS FOLLOWS:
- (1) ANY 1-STORY DWELLINGS, WITH OR WITHOUT A FULL BASEMENT, SHALL BE CONSTRUCTED WITH A MINIMUM OF 1,200 SQUARE FEET.
 - (2) ANY 1 AND A HALF STORY DWELLINGS, WITH OR WITHOUT A FULL BASEMENT, SHALL BE CONSTRUCTED WITH A MINIMUM OF 1,275 SQUARE FEET.
 - (3) ANY 2-STORY DWELLINGS WITH A FULL BASEMENT SHALL BE CONSTRUCTED WITH A MINIMUM OF 1,350 SQUARE FEET OF ABOVE-GRADE FINISHED FLOOR AREA. ANY 2-STORY DWELLINGS WITHOUT A FULL BASEMENT SHALL BE CONSTRUCTED WITH A MINIMUM OF 1,530 SQUARE FEET OF ABOVE-GRADE FINISHED FLOOR AREA.
 - (4) DECKS AND PORCHES, DECKS ATTACHED TO A SINGLE-FAMILY DWELLING MUST BE BUILT FROM CEDAR, REDWOOD, TREATED LUMBER OR OTHER PRODUCTS APPROVED BY THE DEVELOPER. UNPAINTED NATURAL WOOD DECKS, THOUGH APPROPRIATE FOR REAR YARD SPACES, ARE NOT ACCEPTABLE AS FRONT ENTRY PORCHES. FRONT ENTRY PORCHES SHOULD BE DESIGNED AS INTEGRAL, YET DOMINANT FEATURES THAT INVITE ENTRANCE TO THE DWELLING. COLUMNS SUPPORTING PORCH ROOF SHOULD BE MASSIVE IN SCALE (MINIMUM 6" X 8"). BUILT UP BOX COLUMNS OR TAPERED ROUND COLUMNS ARE ENCOURAGED. HANDRAILS SHALL MATCH THE ARCHITECTURAL STYLE OF THE HOUSE.
- (H) EXTERIOR MATERIAL FOR ANY HOUSE CONSTRUCTED SHALL BE MASONRY (BRICK OR STONE), VINYL OF NO LESS THAN 0.042 THICKNESS, CEDAR, MASONITE OR CEMENT FIBER BOARD.
- (I) ANY CHAIN LINK FENCE SHALL HAVE BLACK VINYL CLADDING.
- * NOTE: HOUSE ARCHITECTURAL ELEVATIONS ARE SUBJECT TO APPROVED PUD CONCEPTUAL ELEVATIONS THAT ARE TO BE SUBMITTED AND REVIEWED BY STAFF PRIOR TO THE CITY COUNCIL HEARING REGARDING THE PUD AMENDMENT.

LEGEND

FEATURES

PROPOSED

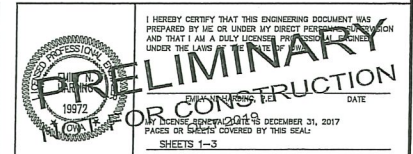
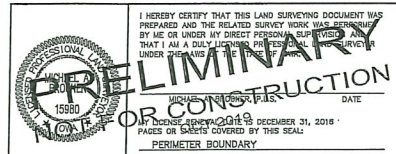
- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE

- EXISTING
- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- UTILITY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- Gas VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- Gas MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

SURVEY

- SECTION CORNER
- 1/2" IRIS, YELLOW CAP 81880
- (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- CASHEMINT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

- FOUND
- SET
- ADJ
- PLD
- AL
- MPE
- FO
- T
- CE
- E
- TLE
- 8" S
- 15" ST
- 8" W



DATE: _____
10-03-2018

REVISIONS: _____
FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

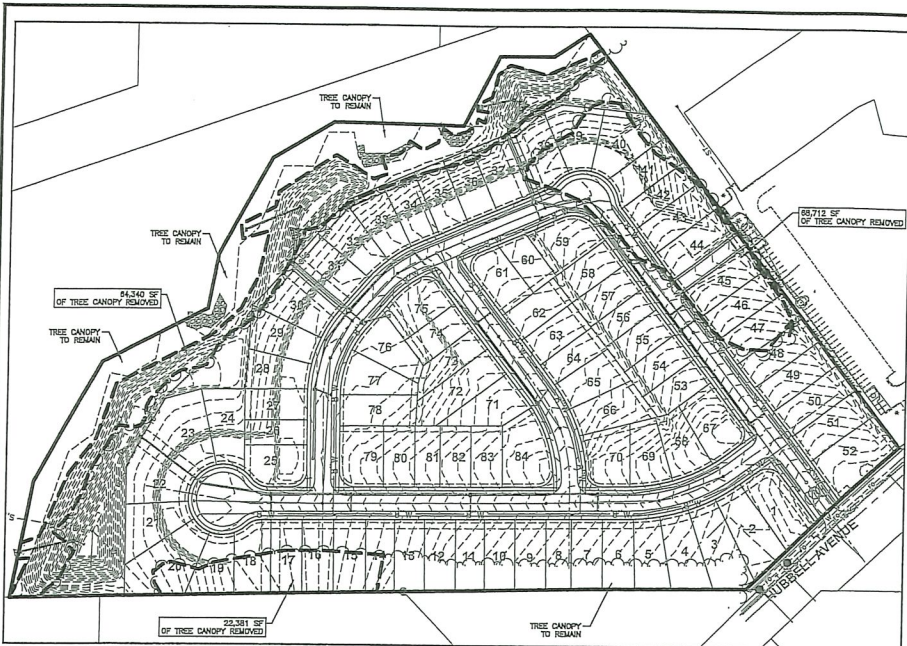
TECH: MDM
ENGINEER: ENH

CIVIL DESIGN ADVANTAGE

**GROVER WOODS
PRELIMINARY PLAT**

DES MOINES, IOWA

1
3
1902.041



TREE REMOVAL PLAN

TREE MITIGATION PLANTINGS

CANOPY REMOVED: 155,433 SF (3.57 ACRES)
(OPTION A)

REQUIRED:
1 DECIDUOUS OVERSTORY TREE/ 2,000 SF OF CANOPY REMOVAL: 78 TREES

REQUIRED:
2 TREES PER LOT PER PUD (84 LOTS)

STREET TREES WITHIN RIGHT OF WAY: 84 DECIDUOUS OVERSTORY TREES
TREES WITHIN LOTS: 84 DECIDUOUS OVERSTORY TREES OR CONIFEROUS TREES

TOTAL PROVIDED: 168 TREES

PUD LANDSCAPE REQUIREMENTS

"GROWING GREEN" DEVELOPMENT PRINCIPLES SHALL BE INCORPORATED AT THE PLATTING AND FINAL DEVELOPMENT STAGES.

A SURVEY LOCATING ALL TREES GREATER THAN 6 INCHES IN DIAMETER ON THE PROPERTY WILL BE SUBMITTED TO AND REVIEWED BY THE CITY STAFF AT TIME OF PLATTING AND PRIOR TO THE COMMENCEMENT OF ANY TREE REMOVAL, GRADING, OR CONSTRUCTION ACTIVITY.

ANY TREE REMOVAL SHALL COMPLY WITH THE CITY'S REGULATIONS FOR THE TREE PRESERVATION AND MITIGATION (CHAPTER 42, ARTICLE 10 OF THE CITY CODE). TREE PROTECTION AND MEASURES SHALL BE INCLUDED ON ANY SITE DEVELOPMENT PLAN OR PRELIMINARY PLAT TO PROVIDE DETAIL FOR TREES IDENTIFIED FOR PROTECTION.

- (A) SINGLE-FAMILY LOTS. ON EACH SINGLE-FAMILY LOT, THE OWNER OR BUILDER AT THE TIME THE DWELLING IS CONSTRUCTED IS REQUIRED TO PLANT, AS A CONDITION OF OCCUPANCY, TWO TREES ON SUCH LOT FROM ANY OF THE FOLLOWING SPECIES OF TREES: NORTHERN RED OAK (QUERCUS BOREALIS), BURR OAK (QUERCUS MACROCARPA), LITTLE LEAF LINDEN (TILIA. CORDATA), FIR WHITE (ABIES CONCOLOR), EASTERN WHITE PINE (PINUS STROBUS), BLUE SPRUCE (PICEA ABIES) OR ANY OTHER SPECIES APPROVED BY DECLARANT, IN WRITING.

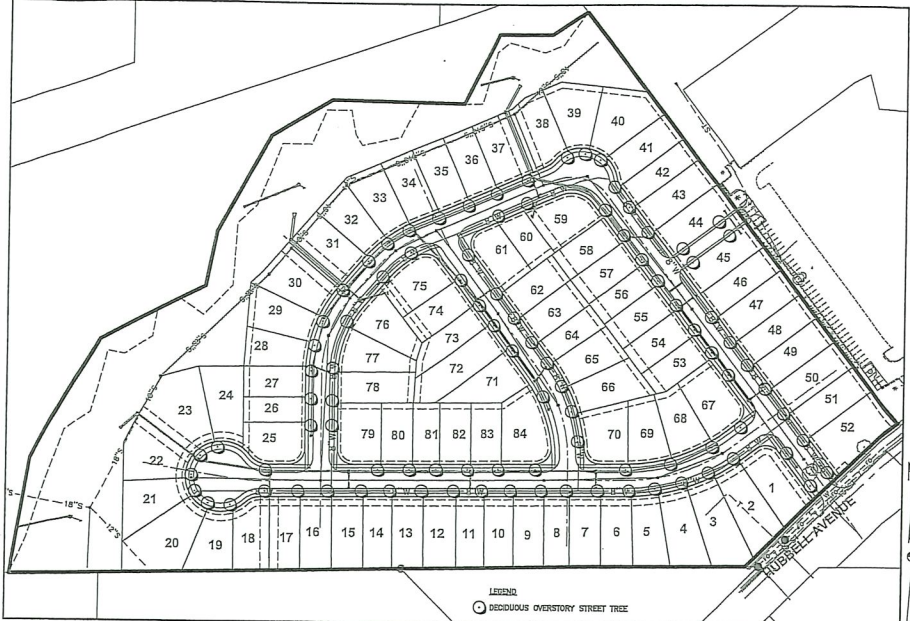
THE FOLLOWING MINIMUM QUANTITIES OF LANDSCAPE PLANTS SHALL BE PLANTED ON THE APPLICABLE SINGLE-FAMILY LOT BY THE OWNER AT THE TIME THE DWELLING IS FIRST OCCUPIED, WITHIN NINETY (90) DAYS FOLLOWING THE DATE OF COMMENCEMENT OF OCCUPANCY:

- (1) 2 TREES ON ALL SINGLE-FAMILY LOTS (TREES MAY BE EITHER DECIDUOUS TREES WHOSE TRUNKS ARE AT LEAST 2" IN CALIPER IN DIAMETER OR EVERGREENS THAT ARE AT LEAST 6" IN HEIGHT); AND
- (2) 10 DECIDUOUS AND/OR EVERGREEN SHRUBS.

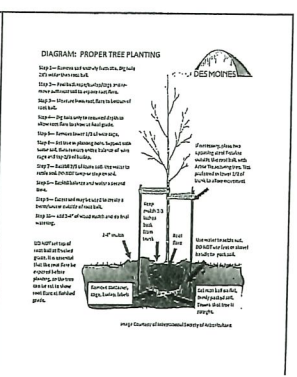
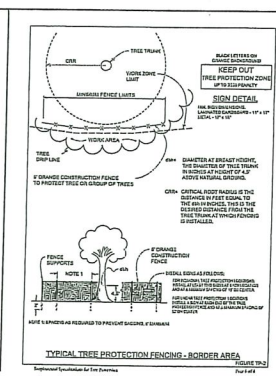
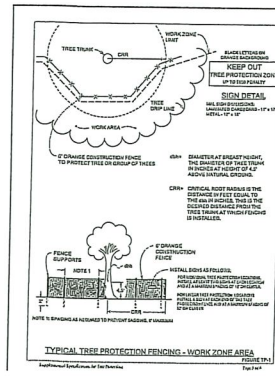
THIS REQUIRED LANDSCAPE TREATMENT SHOULD BE CONCENTRATED AROUND THE FRONT AND ENTRANCE OF THE HOUSE. APPROXIMATELY 75% OF ALL REQUIRED PLANT MATERIALS SHOULD BE PLANTED IN THE FRONT AND SIDE YARDS WITHIN VIEW FROM THE STREET.

WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE SINGLE-FAMILY HOME UPON A SINGLE FAMILY LOT, THE FRONT YARD, SIDE YARDS AND THE TWENTY-FIVE FEET (25') OF THE REAR YARD MEASURED FROM THE REAR OF THE DWELLING FOUNDATION SHALL BE FULLY SOODED, AND THE REMAINDER OF THE REAR YARD TO THE REAR LOT LINE SHALL BE SEEDED OR SOODED.

IF WEATHER CONDITIONS MAKE THE TIME ELEMENTS OF THE REQUIREMENTS OF THIS SECTION IMPOSSIBLE TO FULFILL, DECLARANT SHALL ESTABLISH A REASONABLE PERIOD OF TIME FOR COMPLIANCE.



STREET TREE PLAN



GROVER WOODS PRELIMINARY PLAT
 DATE: 10/24/2018
 PROJECT: 3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: ENH TECH: MDW
 CIVIL DESIGN ADVANTAGE

**GROVER WOODS
PRELIMINARY PLAT**