



Date March 23, 2020

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "WOODBURY" ON PROPERTY LOCATED IN THE VICINITY OF THE 3401 BLOCK OF EAST 56TH STREET

WHEREAS, on March 5, 2020, the City of Des Moines Plan and Zoning Commission voted 11-0 for APPROVAL of a Preliminary Plat "Woodbury", submitted by QSL Development, LLC, (owner), represented by John Larson (Officer) on property located in the 3401 block of East 56th Street, to allow division of the property into 84 (eighty four) lots for one household development, 3 (three) lots for multi-household development, and outlots for storm water management and/or open space subject to the following conditions:

- 1. Compliance with all comments of the administrative review, for the document of record; and
2. Provision of a trail easement as per coordination with Parks and Recreation and Traffic Engineering.

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:

Judy K. Parks-Kruse
Judy K. Parks-Kruse, Assistant City Attorney

(13-2020-1.30)

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

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.

MOTION CARRIED APPROVED
Mayor

City Clerk

March 17, 2020

Date March 23, 2020

Honorable Mayor and City Council
City of Des Moines, Iowa

Agenda Item 11

Roll Call # _____

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held March 5, 2020 the following action was taken regarding a request from QSL Development, LLC (owner) represented by John Larson (officer) for review and approval of a Preliminary Plat "Woodbury" on property located in the vicinity of the 3401 block of East 56th Street, to allow the property to be divided into 84 lots for one-household development, three (3) lots for multi-household development, and outlots for stormwater management and/or open space. Additional subject property is owned by J Larson Homes, LLC.

COMMISSION ACTION:

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	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 "Woodbury" subject to the following conditions:

1. Compliance with all comments of the administrative review, for the document of record.
2. Provision of a trail easement as per coordination with Parks and Recreation and Traffic Engineering.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted Preliminary Plat “Woodbury” subject to the following conditions:

1. Compliance with all comments of the administrative review, for the document of record.
2. Provision of a trail easement as per coordination with Parks and Recreation and Traffic Engineering.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed subdivision would allow the applicant to develop the property with mixed densities of residential development, including detached one household dwellings, multiple-household development and housing for residents with a physical or developmental disability.
2. **Size of Site:** 63.82 acres.
3. **Existing Zoning (site):** “N2a” Neighborhood District, “N2b” Neighborhood District, “NX2” Neighborhood Mixed District, and “F” Flood District.
4. **Existing Land Use (site):** The northern portion is agricultural production land and the southern portion is timbered land.
5. **Adjacent Land Use and Zoning:**

North – “N1a”; Uses are Bethany New Life Church and an archery range business.

South – “N1a” and “F”; Uses are timbered land, agricultural production land and a farmstead with equestrian training and stables.

East - “OS” Open Space District & “MDR” Medium Density Residential (City of Altoona), Uses are U.S. Highway 65, timbered land, open space, and agricultural production land.

West – “N1a” & Brook Landing “PUD”; Uses are single-family dwellings and vacant land.
6. **General Neighborhood/Area Land Uses:** The site is located between along the west side of East 46th Street in an area that includes a mix of low-density residential, agricultural, and educational uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located within 250 feet of any recognized neighborhood association. All recognized neighborhood associations were notified of the public hearing by mailing of the preliminary agenda for the original January 16, 2020 meeting on December 27, 2019. Notifications of the hearing for this specific item were mailed on January 6, 2020 (10 days prior to the original January 16, 2020 public hearing) to the primary titleholder on file with the Polk

County Assessor for each property within 250 feet of the site. A final agenda was mailed on January 31, 2020.

8. Relevant Zoning History: The property was annexed into the City of Des Moines on June 25, 2009. At that time the Zoning of the property was designated as "A-1" Agricultural District.

On August 5, 2019 by Ordinance No. 15,793 the City Council rezoned the property to Limited "R-3" Multiple-Family Residential District, subject to the following conditions.

- A) An overall development plan for the Property shall be submitted with the application for the first Preliminary Plat of the property. The overall development plan shall demonstrate to the Planning Administrator's satisfaction, that a mix of housing types and price ranges will be constructed on the property. The overall development plan should include smaller lot single-family detached or semi-detached residential on the north half of the west half of the development; larger lot single-family detached or semi-detached residential on the south half of the west half of the development; and a 90-unit special needs apartment building and small multi-family residential structures with up to 12 units per building on the east half of the property, excluding flood prone areas. The overall density of the entire development shall not exceed 12 units per acre.
- B) Any development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
- C) Any development of the Property must comply with any Floodplain Development regulations in place at the time of construction.
- D) Any development of the Property shall provide sufficient internal pedestrian and bicycle connections between private sites and the public street network, and shall provide a future regional trail connection as reviewed and approved by the City Engineer and City Parks and Recreation Director.
- E) Any detached single-family dwelling shall comply with the following:
 - 1. No same house front elevations shall be built on adjacent lots.
 - 2. Any house shall have a full basement unless determined infeasible by the City's Building Official and Planning Administrator.
 - 3. Any house shall have a minimum two-car attached garage.
 - 4. The front façade of any house constructed must contain one of the following:
 - a. A front porch of not less than 60 square feet; or
 - b. Stone or brick masonry siding covering at least 1/3 of the façade.
 - 5. All windows and doors on any house shall have trim that is no less than 4 nominal inches in width.
 - 6. The roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
- F) For the first phase of development and first preliminary plat which shall include that portion of the Property north of and immediately adjacent to the east of the real property locally known as 3341 E. 56th Street:
 - 1. Any 1-story house shall be constructed with a minimum of 1,250 square feet of above-grade finished floor area.
 - 2. Any 1-½-story house shall be constructed with a minimum of 1,350 square feet of above-grade finished floor area.
 - 3. Any 2-story house shall be constructed with a minimum of 1,400 square feet of above-grade finished floor area.

- G) For the second phase of development and second and subsequent preliminary plat(s) which shall include that portion of the Property south of and immediately adjacent to the east of the real property locally known as 3301 E. 56th Street:
 - 1. Any 1-story house shall be constructed with a minimum of 1,400 square feet of above-grade finished floor area.
 - 2. Any 1-½-story house shall be constructed with a minimum of 1,600 square feet of above-grade finished floor area.
 - 3. Any 2-story house shall be constructed with a minimum of 1,800 square feet of above-grade finished floor area.
- 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.

On December 15, 2020 the Conditional Zoning was repealed and the existing Zoning became effective as part of the overall update the City's Zoning Ordinance. The Zoning is reflective of the rezoning that occurred in August.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Medium Density Residential, Park and Open Space, and Development Control.

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 Site Features: The majority of the site consists of agricultural land with a timbered area on the southern portion. Development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code. There is also a stream with Floodplain in the southern portion of the property that will limit development with any Subdivision Platting or Site Plan Development.

Sheet 9 of the submitted Plat includes the tree mitigation plan. In this instance, the canopy method was used to calculate the number of mitigation trees required. A total of 245 trees would be required to be based on 488,898 square feet of canopy to be removed. The plan indicates that 168 trees would be planted at two per lot for the one household development and that 77 trees would be planted with the development for multi-household dwellings.

2. **Utilities:** There is public sanitary sewer provided along eastern and northern portion of the property. The submitted Plat proposes extending these into the street network to serve the individual lots. Public storm sewer is also proposed in the street network.
3. **Drainage/Grading:** The site drains generally from north and west to south and east. Any development of the property must comply with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center. All grading is subject to an approved grading permit and soil erosion control plan. A homeowners' association may have to be established for the purposes of entering into a Stormwater Management and Facility Maintenance Agreement with the City for any necessary stormwater facilities.

The developer has proposed modification and expansion of the existing pond on the property to accommodate a bulk of the stormwater detention necessary under the requirements. There is significant grading proposed to allow over land flows to reach the basin. There are outlot areas proposed to convey the existing over land flows from the two acreages to the west to facilitate water flow and to prevent it from backing onto those properties and the proposed lots. The project will currently require a dam permit from the Iowa Department of Natural Resources.

4. **Traffic/Street System:** A traffic study based on the proposed rezoning concept was prepared in accordance with the City's traffic study policy. The study concluded no additional considerations were necessary with the proposed development of the site, and that the existing roadways and proposed network are sufficient.

Traffic Engineering and Parks and Recreation Staff have indicated a preference for trail alignment. Parks staff is reaching out to the property owner to the north to coordinate a desirable trail alignment on the subject property and through that property. The Preliminary Plat should indicate dedication of an easement for the alignment desired by the Parks and Recreation Department.

5. **Fire Access:** Fire prevention staff have indicated that the proposed access for the number of one household lots and the number of multiple household units would satisfy Fire Code provisions. Some of the necessary access may trigger further review with the Site Plan submittal to consider design alternatives to the Planning and Design Regulations.
6. **One Household Lots:** The most recent submittal of the Preliminary Plat provides 84 lots for one household development. These lots all propose meeting the minimum lot area and lot width necessary for the House Type A requirements for the "N2a" and "N2b" Districts contained within the plat.

SUMMARY OF DISCUSSION

Erik Lundy Presented staff report and recommendations.

Brent Culp, 2727 SW Snyder Blvd Presented the Preliminary Plat layout to the commission. The first phase will consist of the N3a zoning on the North end of the development. The existing pond will be enhanced to provide detention for the quantity of storm water that will travel through the site and they are currently working with the DNR on obtaining a dam

permit. They will have connection to sanitary sewer that was constructed last year by the WRA and water connection is provided along E. 56th Street. They have removed 3 lots to provide an out lot as requested by Council and have designed a cut of swell to the South to prevent run off onto the adjoining property to the West.

Jann Freed asked if they agree with staff recommendations?

Brent Culp stated yes.

CHAIRPERSON OPENED THE PUBLIC HEARING

Matt Murphy, 3301 E. 56th Street stated with the out lot that is proposed, he isn't sure if that will accommodate the amount of water that flows from the West. He would like to have more time so he is able to hire a civil engineer to come review the plans and tell him if this will work or not.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Brent Culp stated they've had 4 civil engineers from his office working on a in depth SWMM model, along with the 2 civil engineers from the City of Des Moines that have reviewed these plans. They would request not to have this continued any longer as they need to start moving forward.

Jann Freed asked for Brent to speak directly to Mr. Murphy's concern.

Brent Culp stated they have provided a box culvert on the East end of his property, when the water starts to build up it will be able to force its way into the sump faster. They will provide a pipe that is sized to accommodate a 100-year event to the pond and have set the road at an elevation where any water that doesn't go into the pipe will run over the road to the detention basin on east side of the road before building up on Mr. Murphy's property on the west side of the road. They have also provided the cut off swale near the south boundary of Mr. Murphy's property to prevent water runoff to his property.

Greg Jones asked what the next step would be if approved tonight?

Erik Lundy stated after the preliminary plat documents are finalized, they would provide construction plans and apply for a grading permit.

Brent Culp stated they are currently up against the bat migration season and must have necessary tree removal completed before April 15th.

Erik Lundy stated once the migration hits Des Moines, the trees will need to remain for remainder of the season.

Matt Murphy stated all he is concerned about is his property directly to the East. Nothing that happens to the North and South concern him. He would still request more time to hire his own civil engineer and have them explain the 100-year flood data.

Greg Jones stated the road they are proposing will be below the elevation of Mr. Murphy's property. Therefore, the water flowing from the 2 pipes beside his property will flow down to

the sump, through a box culvert. If the culvert gets too full it will still flow across the road to the east and not affect Mr. Murphy's property on the west side of the road.

Abby Chungath stated there are more systems proposed with this plan, than what is in place currently. She believes the proposed design is appropriate.

COMMISSION ACTION:

Greg Jones made a motion for approval of the submitted Preliminary Plat "Woodbury" subject to the following conditions:

1. Compliance with all comments of the administrative review, for the document of record.
2. Provision of a trail easement as per coordination with Parks and Recreation and Traffic Engineering.

Motion passed 11-0

Respectfully submitted,



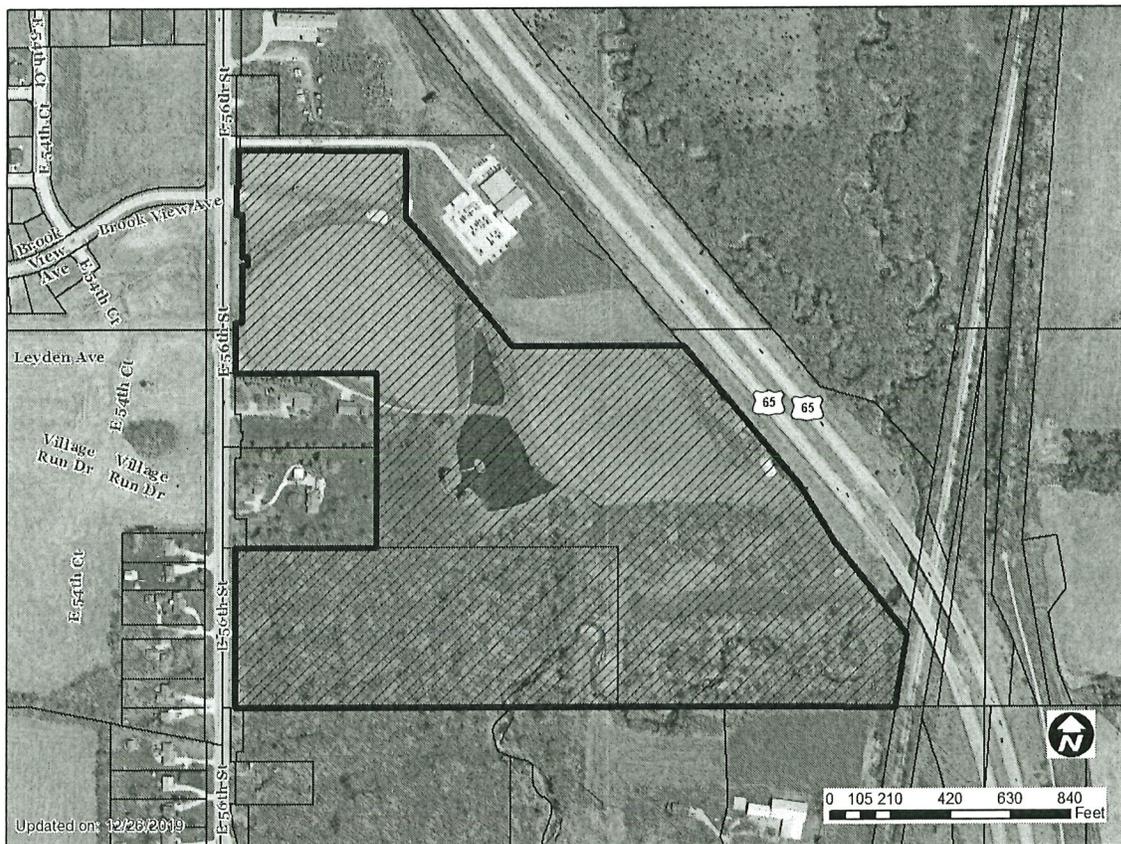
Michael Ludwig, AICP
Planning Administrator

MGL:tjh
Attachments

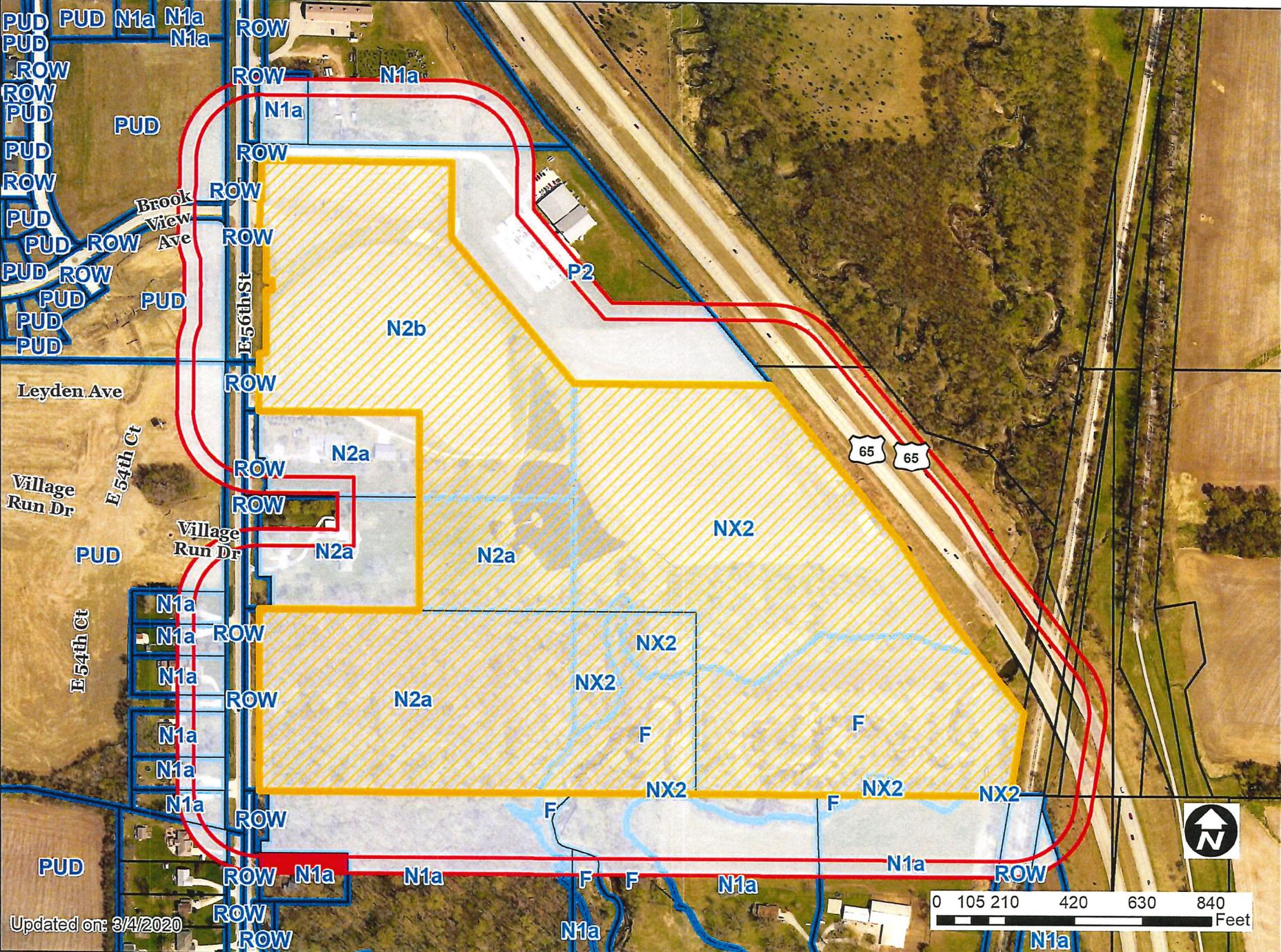
QSL Development, LLC (owner) represented by John Larson (officer) for property located in the vicinity of the 3401 block of East 56th Street. Additional subject property is owned by J Larson Homes, LLC.			File #		
			13-2020-1.30		
Description of Action	Review and approval of a Preliminary Plat "Woodbury" to allow the property to be divided into 84 lots for one-household development, two (2) lots for multi-household development, and outlots for stormwater management and/or open space.				
PlanDSM Future Land Use	Current: Medium Density Residential, Parks and Open Space, and Development Control. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"N2a" Neighborhood District, "N2b" Neighborhood District, "NX2" Neighborhood Mix District and "F" Flood 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

QSL Development, LLC, Woodbury, 3401 block of East 56th Street

13-2020-1.30



1 inch = 393 feet



Updated on: 3/4/2020



1 inch = 300 feet

WOODBURY

PRELIMINARY PLAT - 2019

ZONING
INCLUDES: N2a, N2b, NX2 AND F DISTRICTS

BULK REGULATIONS

N2a
MINIMUM LOT AREA = 9,000 SF
MINIMUM LOT WIDTH = 75'
YARD SETBACKS:
FRONT = 25'
SIDE = 15' TOTAL, 7' MIN.
REAR = 30'

N2b
MINIMUM LOT AREA = 7,500 SF
MINIMUM LOT WIDTH = 60'
YARD SETBACKS:
FRONT = 25'
SIDE = 15' TOTAL, 7' MIN.
REAR = 30'

NX2 (FLAT BUILDING)
MINIMUM LOT AREA = 6,400 SF
MINIMUM LOT WIDTH = 25' SINGLE UNIT, 70' FOR 2-UNIT
YARD SETBACKS:
FRONT = WITHIN 5' OF FRONT SETBACK AVERAGING MIN. 10', MAX 50'
SIDE = 15' TOTAL, 7' MIN.
REAR = 45', 15' WHEN LOCATED ON BLOCK ENDS

NX2 (ROW BUILDING)
MINIMUM LOT AREA = 8,400 SF
MINIMUM LOT WIDTH = 70'
YARD SETBACKS:
FRONT = WITHIN 5' OF FRONT SETBACK, AVERAGING APPLIES
SIDE = 7.5'
REAR = 20', 5' ON ALLEYS

NX2 (HOUSE TYPE 'D')
MINIMUM LOT AREA = 4,800 SF
MINIMUM LOT WIDTH = 50' SINGLE UNIT
YARD SETBACKS:
FRONT = 25' FROM PRIVATE DRIVE
SIDE = 15' TOTAL, 7' MIN., 0' ON SHARED LOT LINE
REAR = 25'

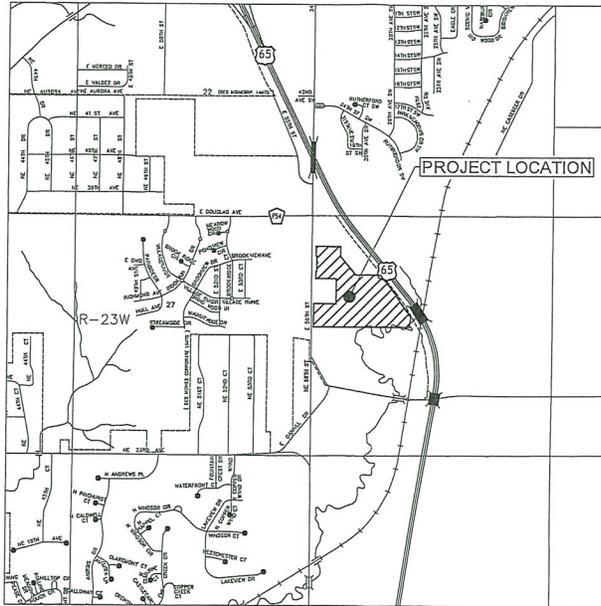
F
NO RESIDENTIAL ALLOWED

CONTROL POINTS

- IOWA STATE PLANE SOUTH COORDINATE SYSTEM
NAD83(2011) (EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET
- CP1 N=5930769.45 E=1840229.35 ELEV=112.94
SET CUT 75' ON BACK OF CURB AT END OF RADIUS OF THE EAST END DRIVE TO THE CHURCH.
 - CP2 N=5921138.49 E=1839509.21 ELEV=133.87
SET MAG NAIL 41FT WEST OF FOG LINE ON THE WEST SIDE OF NE 56TH STREET AND WEST OF A POWER POLE.
 - CP3 N=5922119.88 E=1839505.02 ELEV=142.88
SET MAG NAIL 41FT WEST OF FOG LINE ON THE WEST SIDE OF NE 56TH STREET AND WEST OF A POWER POLE.
 - CP4 N=591783.30 E=1839500.65 ELEV=147.10
SET MAG NAIL 41FT EAST OF THE EDGE OF NE 56TH STREET AND WEST OF A POWER POLE.
 - CP5 N=591101.33 E=1839503.38 ELEV=154.29
FOUND PK NAIL 45FT EAST OF THE CENTERLINE OF NE 56TH STREET IN THE SW CORNER OF THE SITE AND IN LINE WITH THE SOUTH PROPERTY LINE.

BENCHMARKS

- CITY OF DES MOINES VERTICAL DATUM
IARTN DERIVED - US SURVEY FEET
- CONVERSION FROM CITY OF DES MOINES DATUM TO
NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD89) IS (+)773.94
- BM501 N=593075.00 E=1839484.00 ELEV=134.52
ARROW ON HYDANT WEST OF NE 56TH STREET IN LINE WITH THE CHURCH DRIVE.
 - BM502 N=591600.00 E=1839471.00 ELEV=150.03
FOUND RAILROAD SPIKE IN THE EAST FACE OF A POWER POLE WEST OF NE 56TH STREET
BETWEEN TWO DRIVEWAYS AT ADDRESS 3208 NE 56TH STREET.



VICINITY MAP

SHEET INDEX

Sheet Number	Sheet Name
C100	PRELIMINARY PLAT - TITLE SHEET
C101	PRELIMINARY PLAT - OVERALL SITE LAYOUT
C200	PRELIMINARY PLAT - LOT DIMENSIONS NORTH
C201	PRELIMINARY PLAT - LOT DIMENSIONS SOUTH
C300	PRELIMINARY PLAT - GRADE PLAN NORTH
C301	PRELIMINARY PLAT - GRADE PLAN SOUTH
C400	PRELIMINARY PLAT - UTILITY PLAN NORTH
C401	PRELIMINARY PLAT - UTILITY PLAN SOUTH
C500	PRELIMINARY PLAT - TREE MITIGATION PLAN
C501	PRELIMINARY PLAT - PLANTING PLAN

PLAT DESCRIPTION

LOT 9 IN OFFICIAL PLAT OF NORTH 1/2 OF SOUTHWEST 1/4 AND SOUTH 1/2 OF NORTHWEST 1/4 AND NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 79, RANGE 23, NOW IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA;

AND

PARCEL "C" OF THAT PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA ON FEBRUARY 6, 2005, AND RECORDED IN BOOK 10929 PAGE 884, BEING A PART OF LOT 6 OF THE OFFICIAL PLAT OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M.

AND

PARCEL "G" OF THE CORRECTED PLAT OF SURVEY FILED IN THE OFFICE OF THE POLK COUNTY RECORDER ON JANUARY 30, 2004, AND RECORDED IN BOOK 10372 PAGE 249, BEING A PART OF LOTS 3, 4 AND 5 OF THE OFFICIAL PLAT OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M. AND PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 23;

EXCEPT FOR THAT PORTION CONVEYED TO POLK COUNTY BY WARRANTY DEED RECORDED MAY 14, 2008 IN BOOK 10929 PAGE 305 ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND

EXCEPT PARCEL "H" OF THE PLAT OF SURVEY FILED IN THE OFFICE OF THE POLK COUNTY RECORDER ON NOVEMBER 2, 2011, AND RECORDED IN BOOK 14038 PAGE 899, BEING PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M. AND ALSO PART OF LOTS 4 AND 5 OF THE OFFICIAL PLAT OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M. AND CONTAINING 63.82 ACRES (2,780,198 SF).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER / DEVELOPER

DSL DEVELOPMENT, LLC,
10604 NW 75TH PL
JOHNSTON, IA 50131-6089
AND
J LARSON HOMES, LLC,
10604 NW 75TH PL
JOHNSTON, IA 50131-6089
JOHN LARSON
(515) 491-4090

ENGINEER / SURVEYOR

SNYDER AND ASSOCIATES, INC.
2727 SW SNYDER BLVD.
ANKENY, IA 50023
CHAD D. DEVORE, P.E.
ERIN D GRIFFIN, P.L.S.

GENERAL NOTES

- A. ALL LOTS TO BE A MINIMUM OF 60' WIDE AT THE FRONT YARD SETBACK.
- B. SIDEWALKS SHALL BE PROVIDED ALONG BOTH SIDES OF ALL PUBLIC STREETS.
- C. ROADWAY CENTERLINE CURVE RADII AS SHOWN ON PLAN.
- D. ALL DEBRIS SPILLED ON ADJOINING PROPERTIES DURING GRADING OPERATIONS WILL BE PICKED UP IN A TIMELY MANNER.
- E. 87 LOTS PROVIDED
- F. STREET LOTS A, B, C, D, E, F AND G ARE TO BE DEDICATED TO THE CITY OF DES MOINES FOR ROADWAY PURPOSES.
- G. IF EXISTING TRAFFIC SIGN/SMALL BOXES ARE IMPACTED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR WILL COORDINATE RELOCATING THOSE ITEMS.
- H. LOTS 1-84 SHALL COMPLY WITH HOUSING TYPE "A" DESIGN CRITERIA (135-2.13) OF THE ZONING CODE.
- I. LOTS 85-87 ARE SUBJECT TO SITE PLAN SUBMITTAL AND SHALL COMPLY WITH THE FOLLOWING BUILDING TYPOLOGIES: FLAT BUILDING (135-11.1), ROW BUILDING (135-11.12) AND HOUSE TYPE 'D' (135-11.16) OF THE ZONING CODE WITH POSSIBLE TYPE 1 DESIGN ALTERNATIVES.
- J. APPROVAL OF THE DAM IMPROVEMENTS BY THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES OCCURRING AT THE DAM.

PLAT NO. 13-20-130



I hereby certify that this land surveying document was prepared and the related survey information performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS Date
License Number 19710
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal:
C100 - C501



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Chad D. DeVore, P.E. Date
License Number P16007
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal:
C100 - C500

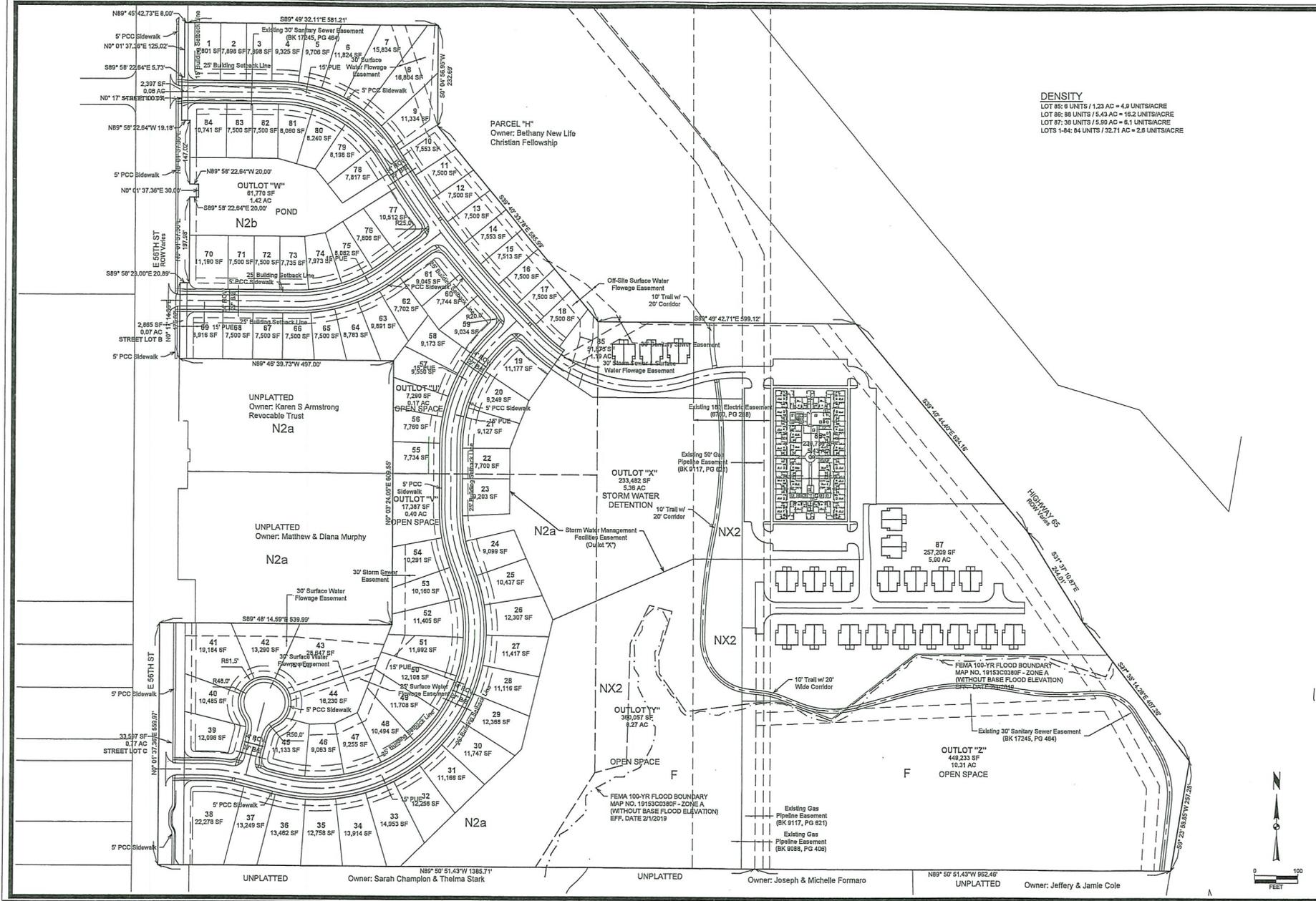
REVISED PER CITY COMMENTS	DATE	BY
1	2/22/20	ANS
MARK	REVISION	DATE
Engineer: CDD	Checked By: BNC	Scale: 1" = 50'
Technician: AWS	Date: 12-18-2019	T-ACS: 79W-23W-238
Project No: 117.0977.01		
Sheet C100		

WOODBURY
PRELIMINARY PLAT - TITLE SHEET
SNYDER & ASSOCIATES, INC. I

DES MOINES, IOWA
 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-696-0202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.0977.01
Sheet C100



DENSITY
 LOT 85: 6 UNITS / 1.23 AC = 4.9 UNITS/ACRE
 LOT 86: 6 UNITS / 5.43 AC = 1.1 UNITS/ACRE
 LOT 87: 38 UNITS / 5.99 AC = 6.1 UNITS/ACRE
 LOTS 1-84: 84 UNITS / 32.71 AC = 2.5 UNITS/ACRE

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	2-27-20	AMS

Scale: 1" = 100'
 Engineer: CDD
 Checker: BNC
 Title: 12-18-2019
 Technician: AMS
 Date: 12-18-2019
 Project No.: 117,0577.01
 Sheet: C101

WOODBURY
 PRELIMINARY PLAT - OVERALL SITE LAYOUT
 DES MOINES, IOWA
SNYDER & ASSOCIATES, INC.

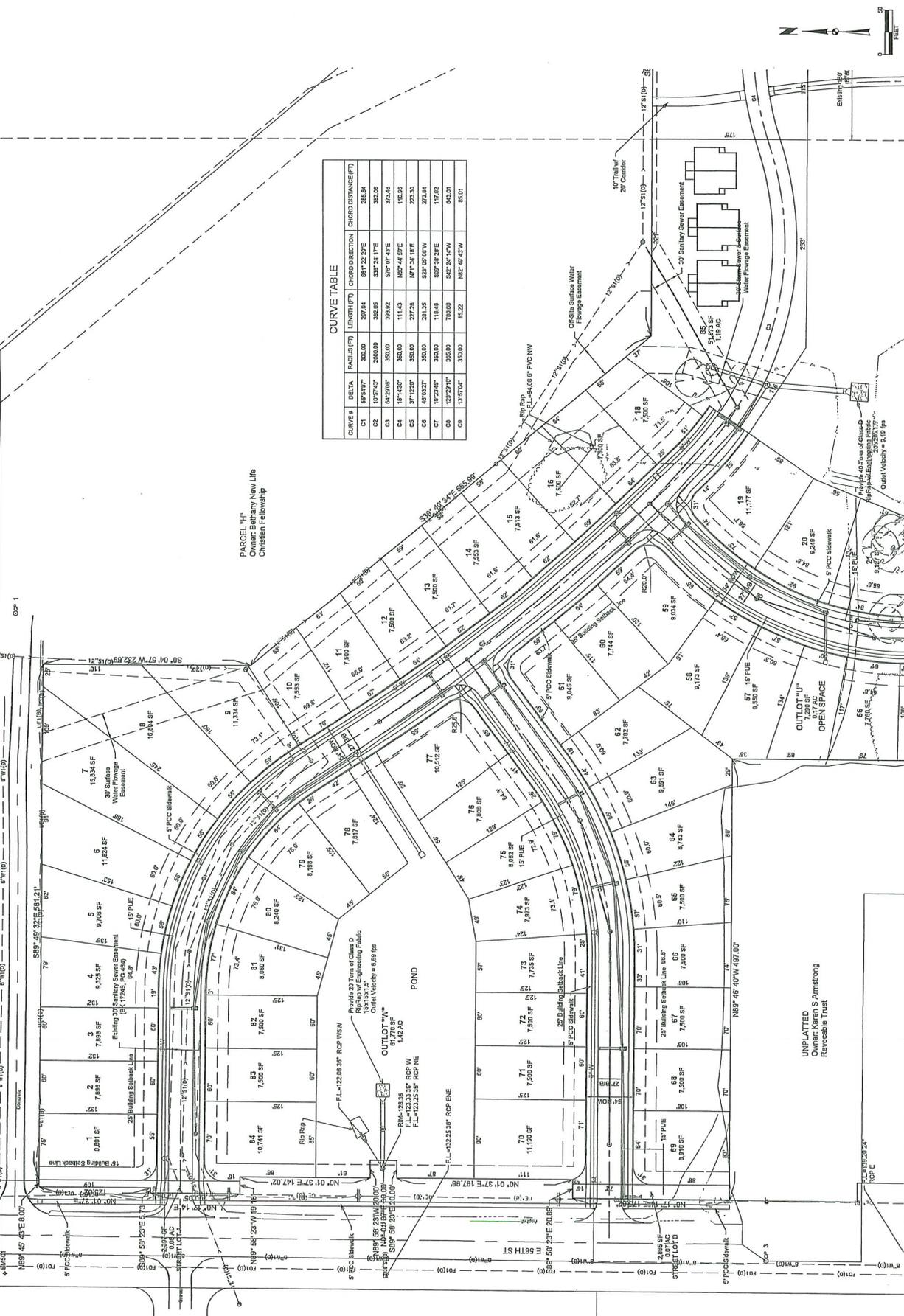


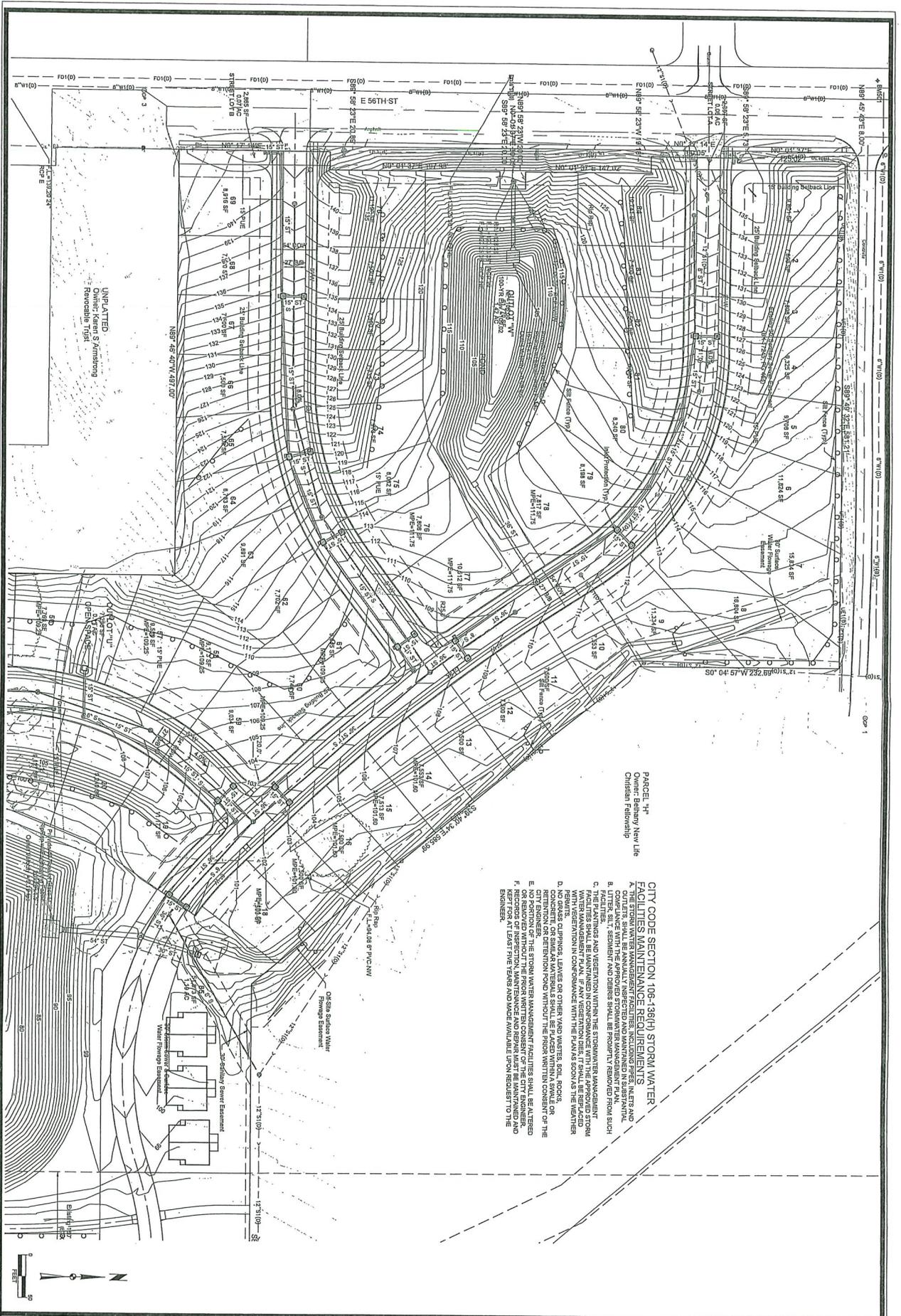
Project No: 117,0577.01
 Sheet C101



UNPLATTED Owner: Sarah Champlon & Thelma Stark
 UNPLATTED Owner: Joseph & Michelle Formaro
 UNPLATTED Owner: Jeffery & Jamie Cole

CURVE #	DELTA	RADIUS (FT)	LENGTH (FT)	CHORD DIRECTION	CHORD DISTANCE (FT)
C1	59°24'07"	300.00	297.44	S81°22'29"E	263.64
C2	10°57'43"	200.00	362.68	S39°24'17"E	362.68
C3	64°23'06"	350.00	363.82	S79°07'43"E	374.68
C4	19°14'30"	350.00	111.43	N67°44'59"E	113.08
C5	37°12'07"	350.00	227.28	N71°34'18"E	223.30
C6	49°02'07"	350.00	284.35	S27°05'00"W	273.84
C7	19°23'46"	350.00	116.49	S59°39'28"E	117.62
C8	12°29'07"	350.00	766.69	S42°24'14"W	643.01
C9	13°07'04"	350.00	85.22	N42°48'43"W	85.01





CITY CODE SECTION 100-136(H) STORM WATER FACILITIES MAINTENANCE REQUIREMENTS

A. THE MAINTENANCE OF STORM WATER FACILITIES AND OUTLETS SHALL BE ANNUALLY INSPECTED AND MAINTAINED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED STORM WATER MANAGEMENT PLAN.

B. FACILITIES, 1. SEDIMENT AND DEBRIS SHALL BE PROMPTLY REMOVED FROM EACH FACILITY.

C. THE PLANTINGS AND VEGETATION WITHIN THE STORM WATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN CONFORMANCE WITH THE WEATHER WATER MANAGEMENT PLAN. IF ANY VEGETATION DIES, IT SHALL BE REPLACED PROMPTLY.

D. NO GRASS CLIPPINGS, LEAVES OR OTHER YARD WASTE, SOIL, ROCKS, LIMESTONE, OR OTHER DEBRIS SHALL BE DEPOSITED IN OR NEAR ANY FACILITY OR DETENTION POND WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

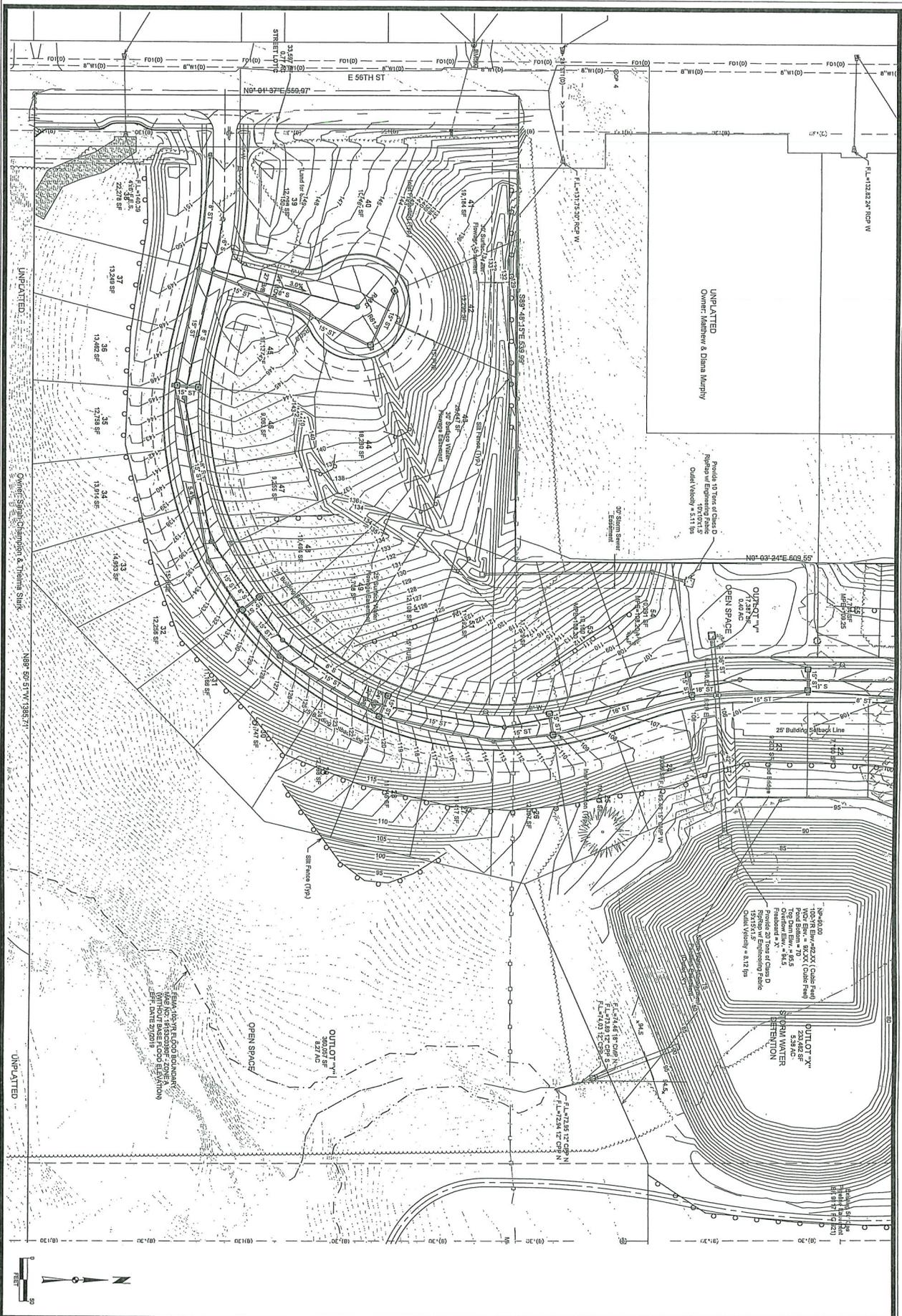
E. THE CITY ENGINEER, THE STORM WATER MANAGEMENT FACILITIES SHALL BE ALTERED OR REMOVED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

F. REPAIRS OF INSPECTED MAINTENANCE AND REPAIR MUST BE MAINTAINED AND ENGINEER. LATER THIS DESIGN AND CONSTRUCTION SHALL BE REFERRED TO THE ENGINEER.

PARCEL #1
 Owner: Behmy New Life
 Christian Fellowship

UNPLATTED
 Owner: Karen S Armstrong
 Revocable Trust

 SNYDER & ASSOCIATES	WOODBURY PRELIMINARY PLAT - GRADE PLAN NORTH		DES MOINES, IOWA	
	SNYDER & ASSOCIATES, INC.		2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-994-2622 www.snyder-associates.com	
Project No: 117.0977.01 Sheet C300	Project No: 117.0977.01		Project No: 117.0977.01	
MARK 1 REVISION PER CITY COMMENTS 2/27/20 DATE BY		Engineer: CDD Checked By: BKC Technician: AWS		Scale: 1" = 50' T-R-S: 78N-23W-26
SHEET C300		SHEET C300		SHEET C300

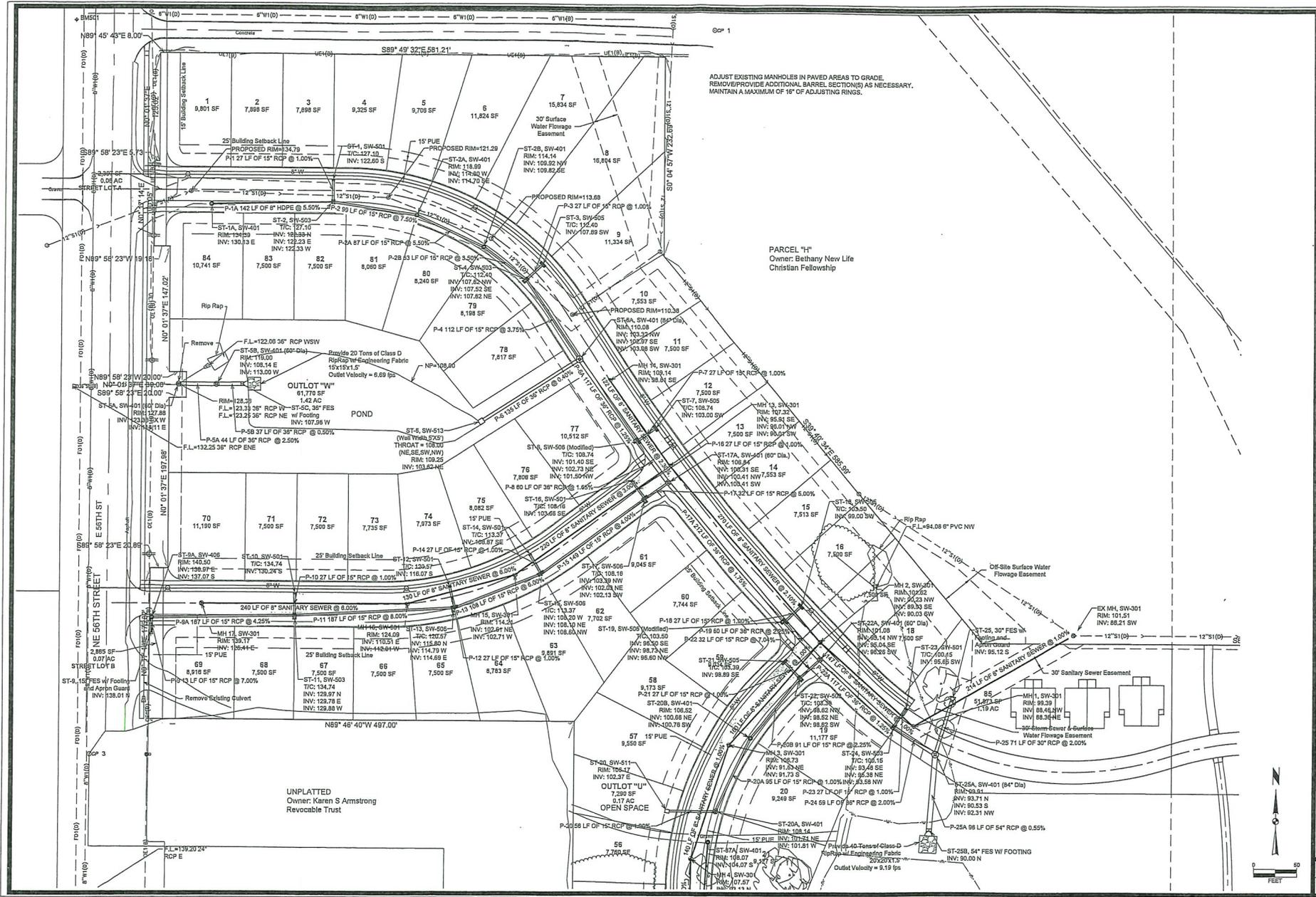


Project No: 117.0977.01
 Sheet C301

WOODBURY
PRELIMINARY PLAT - GRADE PLAN SOUTH
SNYDER & ASSOCIATES, INC.

DES MOINES, IOWA
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	2-27-20	AWS
Engineer: CDD	Checked By: BKC	Scale: 1" = 50'	
Technician: AWS	Date: 12-10-2019	T-R-S: 79N-23W-28	
Project No: 117.0977.01			Sheet C301



ADJUST EXISTING MANHOLES IN PAVED AREAS TO GRADE.
 REMOVE/PROVIDE ADDITIONAL BARREL SECTIONS AS NECESSARY.
 MAINTAIN A MAXIMUM OF 16\"/>

PARCEL "H"
 Owner: Bethany New Life
 Christian Fellowship

UNPLATTED
 Owner: Karen S Armstrong
 Revocable Trust

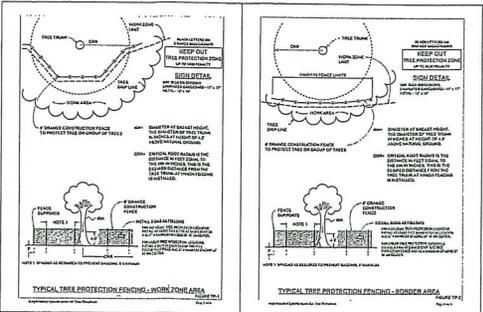
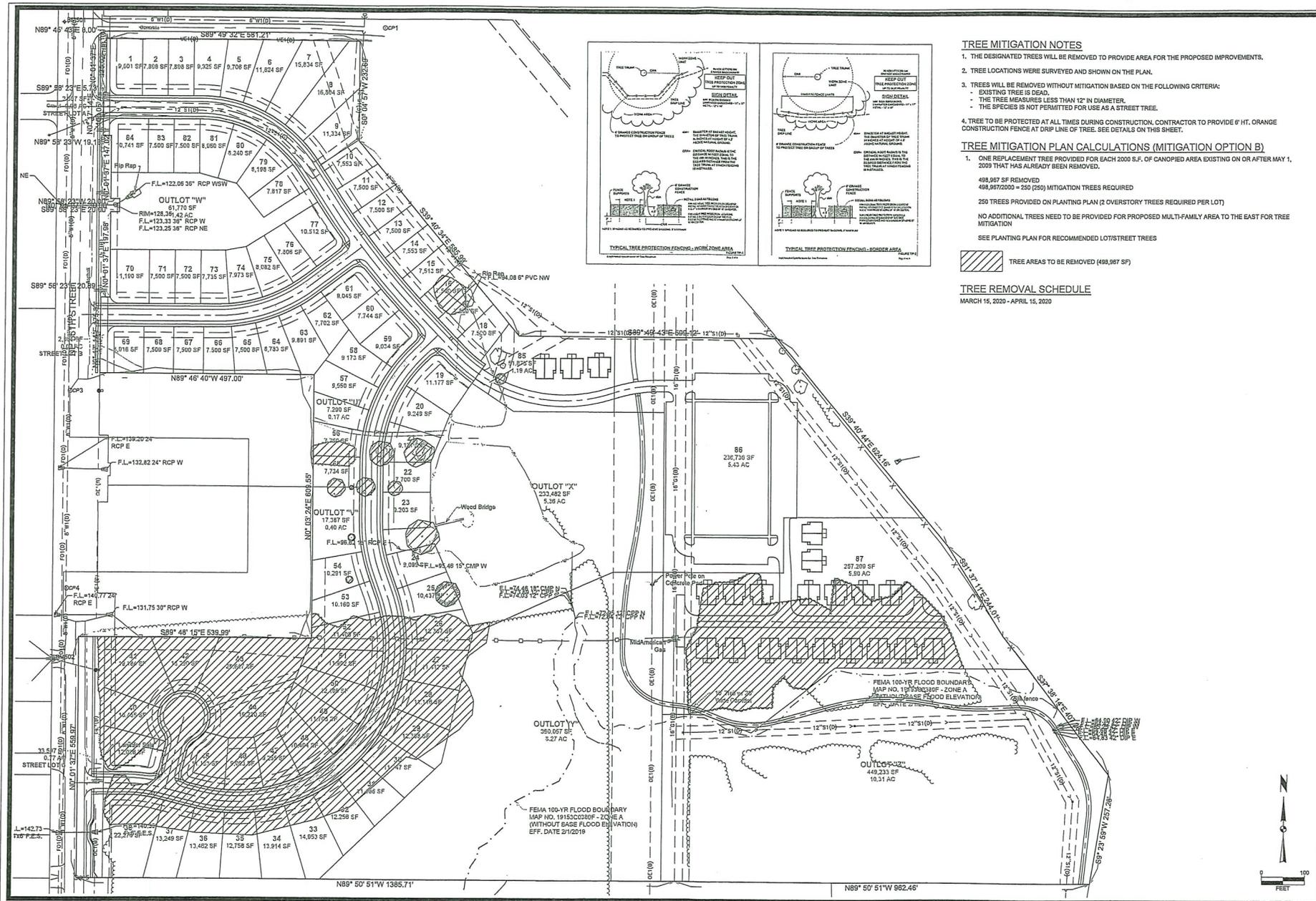


NO.	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	12-27-20	BR
	DESIGNED	DATE	BY
	Engineer: CSD	Checked BY: BRC	Scale: 1" = 50'
	Technician: AWS	Date: 12-18-2019	T-4-C; 7/8-20/2025

DES MOINES, IOWA
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2001 | www.snyder-associates.com

WOODBURY
 PRELIMINARY PLAT - UTILITY PLAN NORTH
SNYDER & ASSOCIATES, INC.

Project No: 117.0977.01
 Sheet C400



TREE MITIGATION NOTES

1. THE DESIGNATED TREES WILL BE REMOVED TO PROVIDE AREA FOR THE PROPOSED IMPROVEMENTS.
2. TREE LOCATIONS WERE SURVEYED AND SHOWN ON THE PLAN.
3. TREES WILL BE REMOVED WITHOUT MITIGATION BASED ON THE FOLLOWING CRITERIA:
 - EXISTING TREE IS DEAD.
 - THE TREE MEASURES LESS THAN 12" IN DIAMETER.
 - THE SPECIES IS NOT PERMITTED FOR USE AS A STREET TREE.
4. TREE TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO PROVIDE 6' HT. ORANGE CONSTRUCTION FENCE AT DRIP LINE OF TREE. SEE DETAILS ON THIS SHEET.

TREE MITIGATION PLAN CALCULATIONS (MITIGATION OPTION B)

1. ONE REPLACEMENT TREE PROVIDED FOR EACH 2000 S.F. OF CANOPIED AREA EXISTING ON OR AFTER MAY 1, 2020 THAT HAS ALREADY BEEN REMOVED.
 - 498,967 SF REMOVED
 - 498,967/2000 = 249 (250) MITIGATION TREES REQUIRED
 - 250 TREES PROVIDED ON PLANTING PLAN (2 OVERSTORY TREES REQUIRED PER LOT)
- NO ADDITIONAL TREES NEED TO BE PROVIDED FOR PROPOSED MULTI-FAMILY AREA TO THE EAST FOR TREE MITIGATION
- SEE PLANTING PLAN FOR RECOMMENDED LOT/TREE TREES

TREE AREAS TO BE REMOVED (498,967 SF)

TREE REMOVAL SCHEDULE

MARCH 15, 2020 - APRIL 15, 2020

REVISION	DATE	BY
1	2-27-20	AVS
MARK	DATE	BY
Engineer: CJD	Checked By: BRC	Scale: 1" = 50'
Technician: AVS	Date: 12-18-2019	Title: S: 784237M28
Project No: 117.0977.01		
Sheet C500		

WOODBURY
 PRELIMINARY PLAT - TREE MITIGATION PLAN
 DES MOINES, IOWA
 SNYDER & ASSOCIATES, INC. |
 2272 S.W. SINCER BLVD
 ANKENY, IOWA 50023
 515-964-2000 | www.snyder-associates.com

Project No: 117.0977.01
 Sheet C500



SNYDER & ASSOCIATES

