



Date July 18, 2022

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING REQUEST FROM KEC INVESTMENTS, LLC FOR REVIEW AND APPROVAL OF A MAJOR PRELIMINARY PLAT "STANTON RIDGE PRELIMINARY PLAT" IN THE VICINITY OF 2300 STANTON AVENUE

WHEREAS, on July 7, 2022, the City of Des Moines Plan and Zoning Commission voted 10-0 to APPROVE a request from KEC Investments., LLC (owner), represented by Ryan Winter (officer), to review and approve a Major Preliminary Plat for "Stanton Ridge Preliminary Plat" for property in the vicinity of 2300 Stanton Avenue ("Property") to allow for development of 26 lots for one-household residential uses along an extension of Emma Avenue, subject to compliance with all administrative review comments.

Moved by \_\_\_\_\_ to receive and file.
Second by \_\_\_\_\_

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr.
Assistant City Attorney

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

CERTIFICATE

I, LAURA BAUMGARTNER, Acting 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

Acting City Clerk

Date 7/18/22

Agenda Item 35

Roll Call # \_\_\_\_\_

July 12, 2022

Communication from the City Plan and Zoning Commission advising that at their July 7, 2022 meeting, the following action was taken regarding a request from KEC Investments, LLC, represented by Ryan Winter (owner), for review and approval of a major Preliminary Plat "Stanton Ridge Preliminary Plat," on 7.93 acres of property in the vicinity of 2300 Stanton Avenue, for development of 26 lots for one-household residential uses along an extension of Emma Avenue.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 10-0 as follows

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dan Drendel				X
Leah Rudolphi	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper				X
Todd Garner				X
Johnny Alcivar	X			
Justyn Lewis	X			
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb				X

**APPROVAL** of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to subdivide the subject property to create 26 single-family lots on an extension of Emma Avenue that would connect with Stanton Avenue.

2. **Size of Site:** 7.93 acres.

3. **Existing Zoning (site):** “N3a” Neighborhood District.

4. **Existing Land Use (site):** The existing site is comprised of two (2) undeveloped parcels.

#### 5. **Adjacent Land Use and Zoning:**

**North** – “N3a”, “N2b”, “NX2”; Uses are one-household dwelling units, Stanton Avenue, and an apartment complex.

**South** – “N3a”, “EX”; Uses are one-household dwelling units, open space, and McKinley Avenue.

**East** – “NX2”; Use is an apartment complex.

**West** – “N2b”, Uses are Emma Avenue and one-household dwelling units.

6. **General Neighborhood/Area Land Uses:** Multiple-household residential and community commercial uses sit to the site’s east along the Fleur Drive corridor. Areas north and west of the site are populated with mostly single-family residential uses. Beyond McKinley Avenue to the south is the Des Moines International Airport.

7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Southwestern Hills Neighborhood. The neighborhood association was notified of the Commission meeting by mailing of the Preliminary Agenda on June 17, 2022 and mailing of the Final Agenda on July 1, 2022. Notifications of the hearing for this specific item were mailed on June 27, 2022 (10 days prior to the public hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

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 Southwestern Hills Neighborhood notices were mailed to George Davis at 3124 Southwest 29<sup>th</sup> Street, Des Moines, IA 50321.

8. **Relevant Zoning History:** None.

9. **PlanDSM Future Land Use Plan Designation:** Low Density and Medium 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. Traffic/Street System:** The proposed Preliminary Plat provides a public street extension of Emma Avenue from the west that would curve and connect with Stanton Avenue to the north. Each of the 26 new lots would be accessible from the Emma Avenue street extension. The proposed Preliminary Plat also demonstrates public sidewalks along both sides of the street.
- 2. Urban Design:** The zoning designation encompassing this site's area is "N3a" Neighborhood District. Therefore, for new home construction, each lot within the proposed Preliminary Plat area would be required to utilize the site and building design standards of House Type "B" that are detailed in Section 135-2.14 of City Code.
- 3. Natural Features:** The subject property is currently mostly open space, with a mix of trees scattered throughout. Some of the trees will be removed as part of the site development process, with some trees to remain. The proposed Preliminary Plat includes a tree mitigation plan to be followed during the site's build-out that complies with Chapter 42, Article X of City Code. Street trees are proposed every 30 feet for both sides of the Emma Avenue frontage. Any future home construction would be required to comply with the overall site tree canopy requirements of Chapter 135 of City Code. While relatively flat, there are some slight changes in grade throughout the subject property. The site generally slopes from the northwest to the southeast.
- 4. Drainage:** Public storm sewer is proposed within the Emma Avenue extension. These pipes and intakes have been designed for 5-year storm events. For larger storm events, the proposed Preliminary Plat demonstrates a stormwater detention basin at the southeastern corner of the site. This basin has been designed to handle flows from both on/off-site rain events and would provide water quality and channel protection volume to current design standards. The detention basin would ultimately release water to an existing off-site drainage swale to the east through a proposed 36-inch pipe.
- 5. Utilities:** Public sanitary sewer and water services are proposed within the Emma Avenue extension. The sanitary sewer would be located within Emma Avenue, with proposed connections to existing public sanitary sewer infrastructure off-site to the east. Water services would also be located within Emma Avenue, and with proposed connections to existing public water services within Emma Avenue to the west and Stanton Avenue to the north.

## **SUMMARY OF DISCUSSION**

Nick Tarpey presented staff report and recommendation.

Abby Chungath asked if the existing structures have been removed.

Nick Tarpey stated he believes one has been, but the plans do show both of the existing structures being removed.

Justin Strom, Snyder and Associates, 2727 SW Snyder Blvd, Ankeny, IA stated the home to the west has been replated, so the shed has been removed from the new lot. The other building will be removed once the plat is approved. The watermain will be extended from Emma Avenue to Stanton Avenue and sanitary will come up from the airport property. Stormwater will run to the southeast and will use the same corridor as the sanitary to pipe it down to a lower elevation. The existing detention facility to the west will only facilitate the runoff from the surrounding yards, stormwater from the street will travel down Emma Avenue to their new detention area.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

Shawn McVay, 2400 Emma Avenue stated the existing detention facility behind his house could become a potential safety hazard and asked if something could be done to make that area safer.

Penny Harrison, 4500 29<sup>th</sup> Street stated she would like to know the price range of these homes. They are excited for single family homes and the Southwestern Hills Neighborhood Association does support this development.

Jason Bruce, 5659 Arbor Lake Drive stated the price point for these homes will be below \$300,000.

Will Page asked to hear a response to the drainage issues raised.

Jason Van Essen asked if there has been any conversation with the city's engineering staff about modifications to the existing detention area.

Justin Strom stated the goal was to reduce water flow to it as much as possible, any attempt to remove that detention area without infrastructure would create standing water.

Jason Van Essen asked if they had any conversation about modifying that detention during development.

Justin Strom stated there could be opportunities to clean it up and provide something with lower maintenance such as prairie grass.

Will Page asked if the developer will be liable if anything was to go wrong.

Justin Strom stated if the pipes were to plug, the water would overtop the street. They are providing a swell along the backside of lots 11-15 which will provide an overflow path and keep water away from the houses.

**CHAIRPERSON CLOSED THE PUBLIC HEARING**

**COMMISSION ACTION:**

Andrew Lorentzen made a motion for approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

Motion passed: 10-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen".

Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh



52





2409

25

PLAN AND ZONING COMMISSION MEETING DATE: TBD

COMMISSION ACTION:  
- TBD

THE VOTE: TBD

# STANTON RIDGE PRELIMINARY PLAT - 2022

PER CITY COMMENTS	DATE
PER COUNTY COMMENTS	DATE
PER PERSON COMMENTS	DATE
REVISION	DATE
Checked By: EDC	Scale: 1"=100'
Engineer: JFS	Date: 04-21-2022
Technician: TLLS	Date: 04-21-2022
Project No: 122.0147.01	Sheet C-100

### SHEET INDEX

SHEET NUMBER SHEET NAME

C100	PRELIMINARY PLAT - TITLE SHEET
C200	PRELIMINARY PLAT - DEMO AND TREE MITIGATION PLAN
C201	PRELIMINARY PLAT - SITE LAYOUT
C300	PRELIMINARY PLAT - GRADING PLAN
C400	PRELIMINARY PLAT - UTILITY PLAN
C500	PRELIMINARY PLAT - PLANTING PLAN

### ZONING

INCLUDES: N3a

### BULK REGULATIONS

N3a  
 MINIMUM LOT AREA = 7,500 SF  
 MINIMUM LOT WIDTH = 60'  
 YARD SETBACKS:  
 FRONT = 25'  
 SIDE = 15' TOTAL, 7' MIN.  
 STREET SIDE = 15'  
 REAR = 40'  
 BUILDING WIDTH = 35'

### CONTROL POINTS

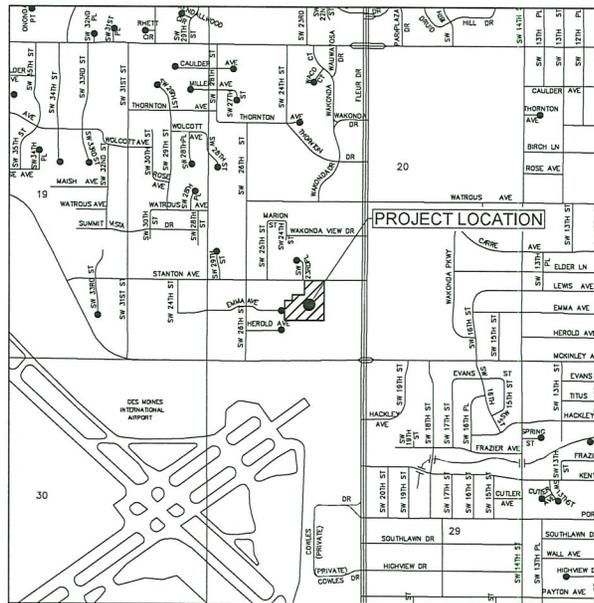
IOWA SOUTH STATE PLANE COORDINATE SYSTEM  
NAD83(2011)EPOCH (2010.00) HARTN DERIVED - US SURVEY FEET

- CP10 N=562771.88 E=1602066.83 Z=165.60  
1/2" REBAR WITH RED PLASTIC CAP, SET IN BOULEVARD AT NORTHEAST CORNER OF SITE, +/-10' NORTHEAST OF WOOD AND STEEL FENCE CORNER, (AS SHOWN ON SURVEY)
- CP11 N=562802.38 E=1600142.73 Z=166.20  
CUT "X" IN CONCRETE MESSIAN, NORTH SIDE OF STANTON AVENUE, NORTHEAST CORNER OF PROJECT, +/-8' WEST OF APARTMENT EAST DRIVEWAY, (AS SHOWN ON SURVEY)
- CP12 N=562827.49 E=1599703.65 Z=169.34  
CUT "X" +/-8 INCHES SOUTH OF INTAKE AT NORTH SIDE OF END OF RADIUS IN NORTHEAST QUADRANT OF STANTON AVE AND SW 23RD PLACE, (AS SHOWN ON SURVEY)
- CP13 N=562297.68 E=1599230.42 Z=178.63  
CUT "X" IN NORTH SIDE OF EMMA AVE, +/-3' SOUTH OF MAIL BOX 2408, +/-4' WEST OF 2409 EMMA AVE DRIVEWAY, (AS SHOWN ON SURVEY)
- CP14 N=562192.00 E=1599401.82 Z=175.31  
1/2" IN REBAR FOUND PROPERTY CORNER, +/-8 INCHES WEST OF CORNER OF CHAINLINK AND FIELD FENCE, SOUTHWEST CORNER OF PASTURE, (AS SHOWN ON SURVEY)
- CP15 N=562130.80 E=1600058.91 Z=158.55  
1-1/2" IN IRON PIPE FOUND AT SOUTHEAST CORNER OF PASTURE, +/-3' SOUTHWEST OF CHAINLINK FENCE ON EAST SIDE OF PROJECT, (AS SHOWN ON SURVEY)

### BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)  
HARTN DERIVED - US SURVEY FEET

CITY OF DES MOINES BENCHMARK  
 BM4549 ELEV=117.78  
 SQUARE IN NORTHEAST CORNER OF 2.5' X 4' CONCRETE PAD FOR SIGNAL BOX.



VICINITY MAP

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Timothy L. West, PLA Date \_\_\_\_\_  
 License Number 412  
 Pages or sheets covered by this seal \_\_\_\_\_

License Expires: June 30, 2023

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.

Eric D. Cannon, P.E. Date \_\_\_\_\_  
 License Number P18954  
 My License Renewal Date is December 31, 2023  
 Pages or sheets covered by this seal \_\_\_\_\_

I hereby certify that this land surveying document was prepared and the related survey work was 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.

Eric D. Griffin, PLS Date \_\_\_\_\_  
 License Number 19710  
 My License Renewal Date is December 31, 2023  
 Pages or sheets covered by this seal \_\_\_\_\_

### PLAT DESCRIPTION

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PARCEL 2021-243 AS SHOWN IN BOOK 1897'S, PAGE 997 OF THE POLK COUNTY RECORDER'S OFFICE ALL BEING IN SECTION 20, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### OWNER / DEVELOPER

KEC INVESTMENTS LLC  
4214 FLUIER DRIVE SUITE 10  
DES MOINES, IA 50321

RYAN WINTER  
(515) 707-6042

### ENGINEER / SURVEYOR

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

### GENERAL NOTES

- A. SIDEWALKS SHALL BE PROVIDED ALONG BOTH SIDES OF ALL PUBLIC STREETS.
- B. STREET LOTS A & B TO BE DEDICATED TO THE CITY OF DES MOINES FOR ROADWAY PURPOSES.
- C. LOTS 1-26 SHALL COMPLY WITH HOUSING TYPE "B" DESIGN CRITERIA (135-2.14) OF THE ZONING CODE.

**PRELIMINARY PLAT APPROVAL:**

APPROVED  APPROVED WITH CONDITIONS

SEE EXHIBIT "A"

PLAT #: \_\_\_\_\_

P & Z APPROVAL DATE: \_\_\_\_\_

City of Des Moines, Iowa

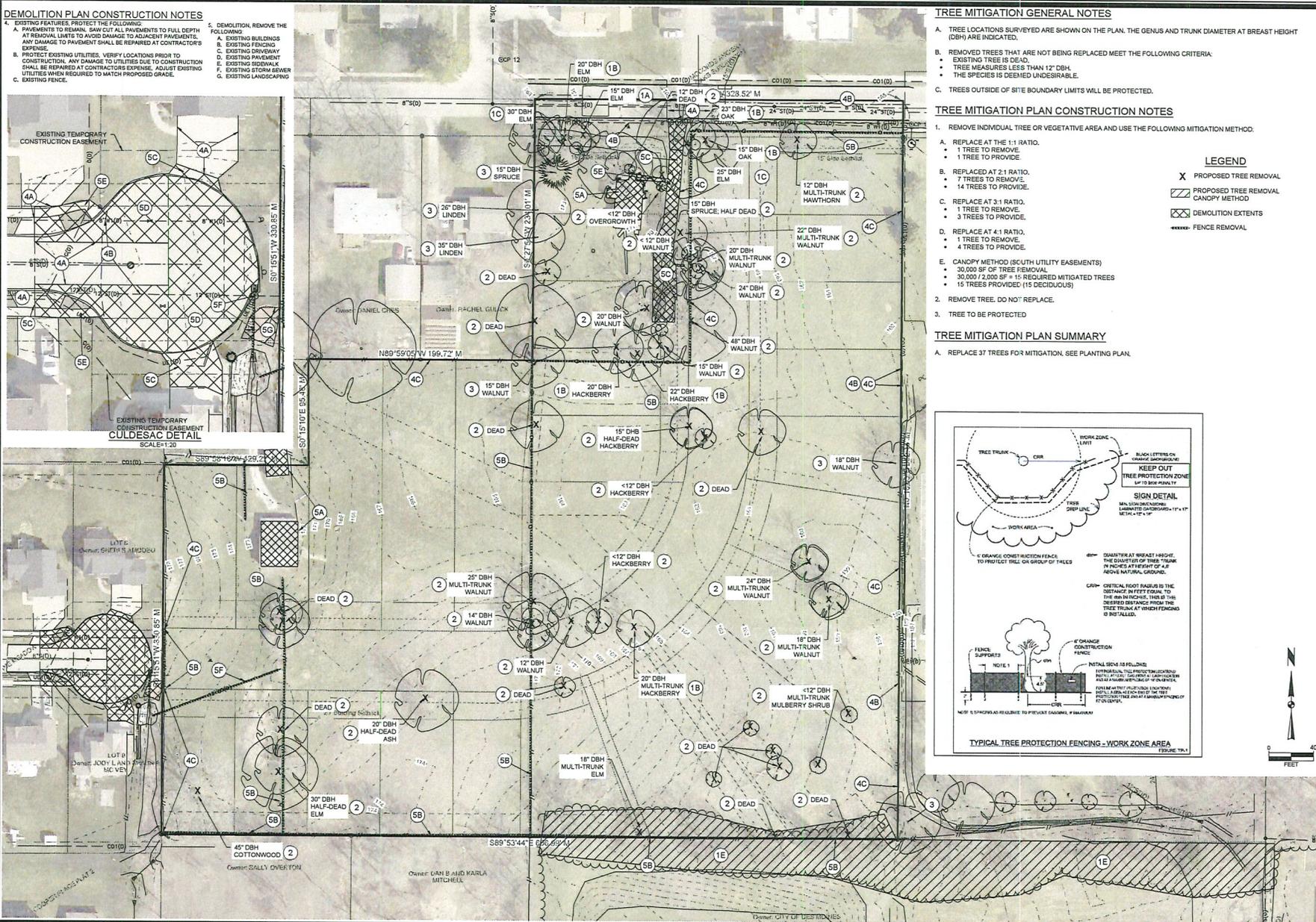
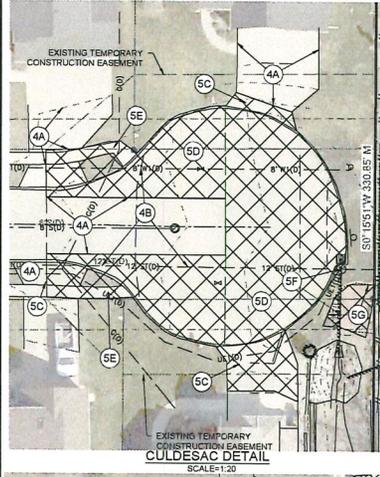
STANTON RIDGE  
 PRELIMINARY PLAT - TITLE SHEET  
 DES MOINES, IA  
 SNYDER & ASSOCIATES, INC. I  
 2727 SW SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-964-2000 | www.snyder-associates.com



Project No: 122.0147.01  
 Sheet C100

**DEMOLITION PLAN CONSTRUCTION NOTES**

4. EXISTING FEATURES, PROTECT THE FOLLOWING:
  - A. PAVEMENTS TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMITS TO AVOID DAMAGE TO ADJACENT PAVEMENTS. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
  - B. PROTECT EXISTING UTILITIES. VERIFY LOCATIONS PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.
  - C. EXISTING FENCE.
5. DEMOLITION, REMOVE THE FOLLOWING:
  - A. EXISTING BUILDINGS
  - B. EXISTING FENCING
  - C. EXISTING DRIVEWAY
  - D. EXISTING PAVEMENT
  - E. EXISTING SIDEWALK
  - F. EXISTING STORM SEWER
  - G. EXISTING LANDSCAPING



**TREE MITIGATION GENERAL NOTES**

- A. TREE LOCATIONS SURVEYED ARE SHOWN ON THE PLAN. THE GENUS AND TRUNK DIAMETER AT BREAST HEIGHT (DBH) ARE INDICATED.
- B. REMOVED TREES THAT ARE NOT BEING REPLACED MEET THE FOLLOWING CRITERIA:
  - EXISTING TREES ARE DEAD.
  - TREE MEASURES LESS THAN 12" DBH.
  - THE SPECIES IS DEEMED UNDESIRABLE.
- C. TREES OUTSIDE OF SITE BOUNDARY LIMITS WILL BE PROTECTED.

**TREE MITIGATION PLAN CONSTRUCTION NOTES**

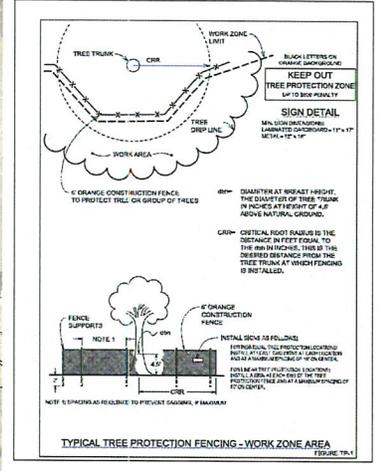
1. REMOVE INDIVIDUAL TREE OR VEGETATIVE AREA AND USE THE FOLLOWING MITIGATION METHOD:
  - A. REPLACE AT 1:1 RATIO.
    - 1 TREE TO REMOVE
    - 1 TREE TO PROVIDE
  - B. REPLACE AT 2:1 RATIO.
    - 7 TREES TO REMOVE
    - 14 TREES TO PROVIDE.
  - C. REPLACE AT 3:1 RATIO.
    - 1 TREE TO REMOVE
    - 3 TREES TO PROVIDE.
  - D. REPLACE AT 4:1 RATIO.
    - 1 TREE TO REMOVE
    - 4 TREES TO PROVIDE.
- E. CANOPY METHOD (SCUTCH UTILITY EASEMENTS)
  - 30,000 SF OF TREE REMOVAL
  - 30,000 / 2,000 SF = 15 REQUIRED MITIGATED TREES
  - 15 TREES PROVIDED (15 DECIDUOUS)
2. REMOVE TREE. DO NOT REPLACE.
3. TREE TO BE PROTECTED

**LEGEND**

- X PROPOSED TREE REMOVAL
- KEEP OUT TREE PROTECTION ZONE 10' TO SIDE MINIMUM
- PROPOSED TREE REMOVAL CANOPY METHOD
- DEMOLITION EXTENTS
- FENCE REMOVAL

**TREE MITIGATION PLAN SUMMARY**

- A. REPLACE 37 TREES FOR MITIGATION. SEE PLANTING PLAN.



REVISED	DATE	BY
1	5/15/23	JFS
2	5/15/23	JFS

REVISED	DATE	BY
1	04-21-2022	JFS
2	04-21-2022	JFS

Project No: 122.0147.01  
Sheet C200

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**DES MOINES, IA**

**STANTON RIDGE**

**PRELIMINARY PLAT - DEMO AND TREE MITIGATION PLAN**

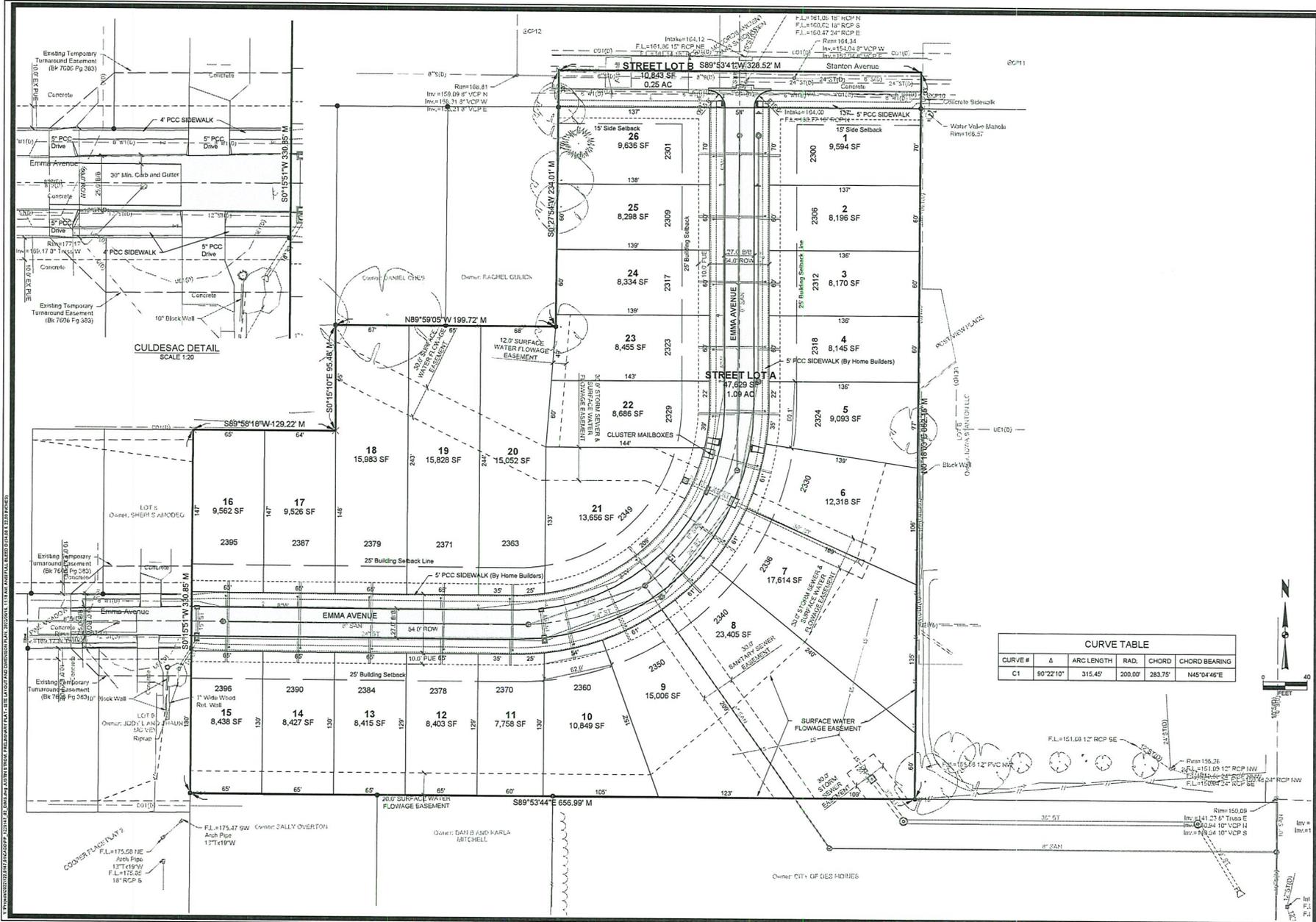
**SNYDER & ASSOCIATES, INC.**

7177 S.W. SNYDER BLVD  
AMHERST, IOWA 50023  
515-666-2620 | www.snyder-associates.com

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**SNYDER & ASSOCIATES**

Project No: 122.0147.01  
Sheet C200



PER CITY COMMENTS	6-15-22	AWJ
PER CLIENT COMMENTS	7	AWJ
MARKS	REVISION	DATE
Engineer: JFS	Checked By: EDC	Scale: 1" = 40'
Technician: TJS	Date: 04-21-2022	T-4&S, TTHARWISS

Project No: 122.0147.01  
Sheet C201

**STANTON RIDGE**  
**PRELIMINARY PLAT - SITE LAYOUT AND DIMENSION PLAN**  
**DES MOINES, IA**  
**SNYDER & ASSOCIATES, INC. I**

2727 S.W. SNYDER BLVD  
ANNEKE, IOWA 50003  
515-946-2007 | www.mysnyderassociates.com

**SNYDER & ASSOCIATES**

Project No: 122.0147.01  
Sheet C201

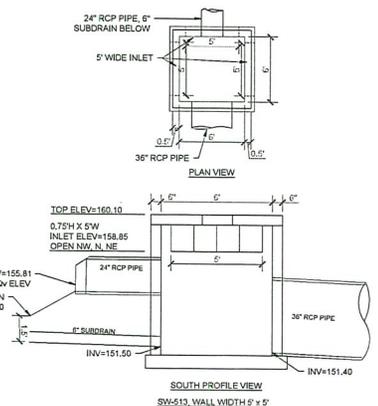
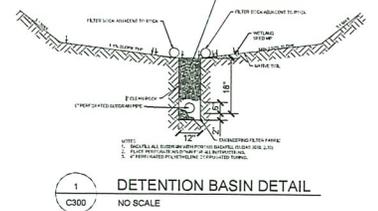
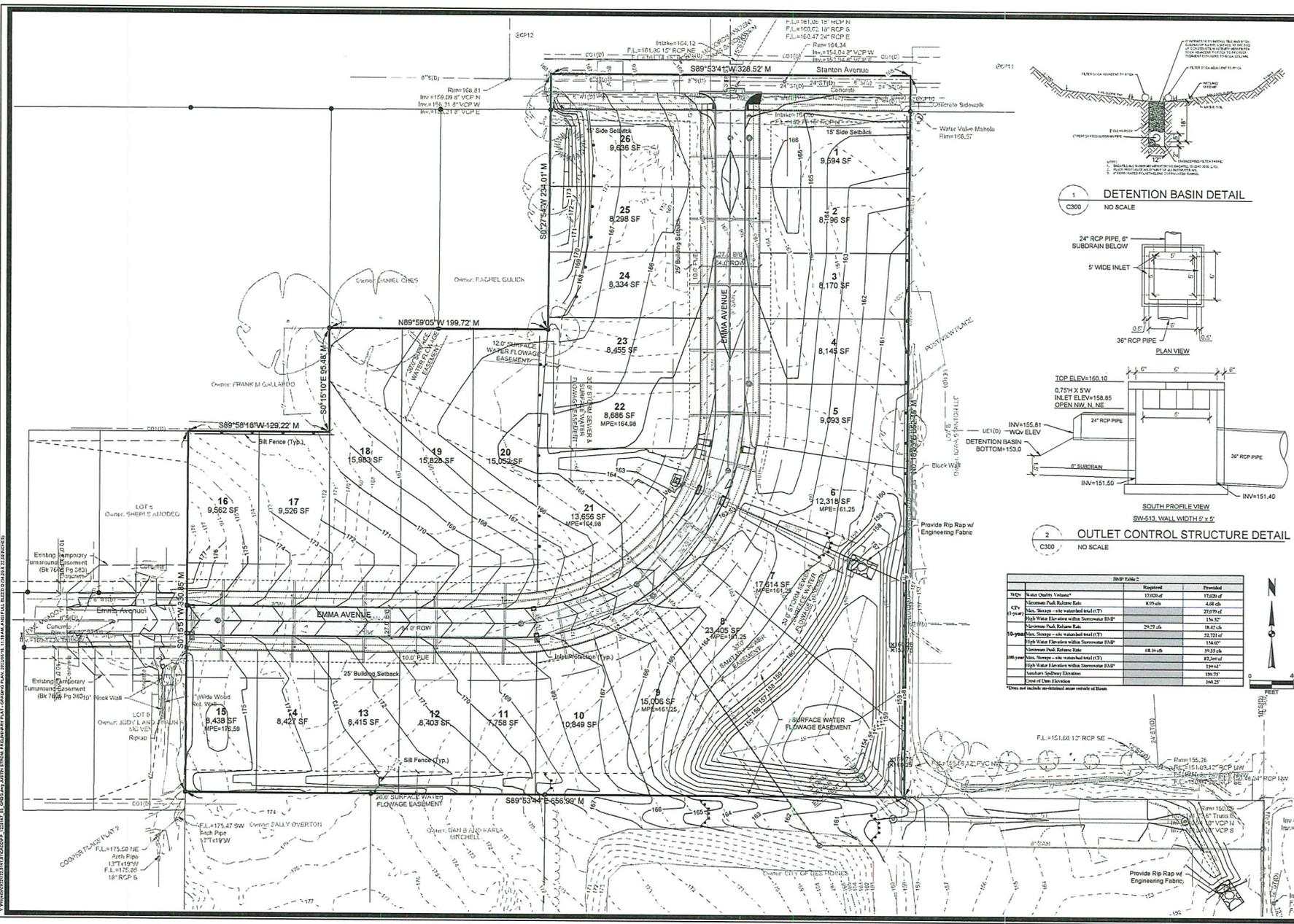


Table with 3 columns: Pipe Size, Required, and Provided. The table lists various pipe sizes and their corresponding required and provided values.

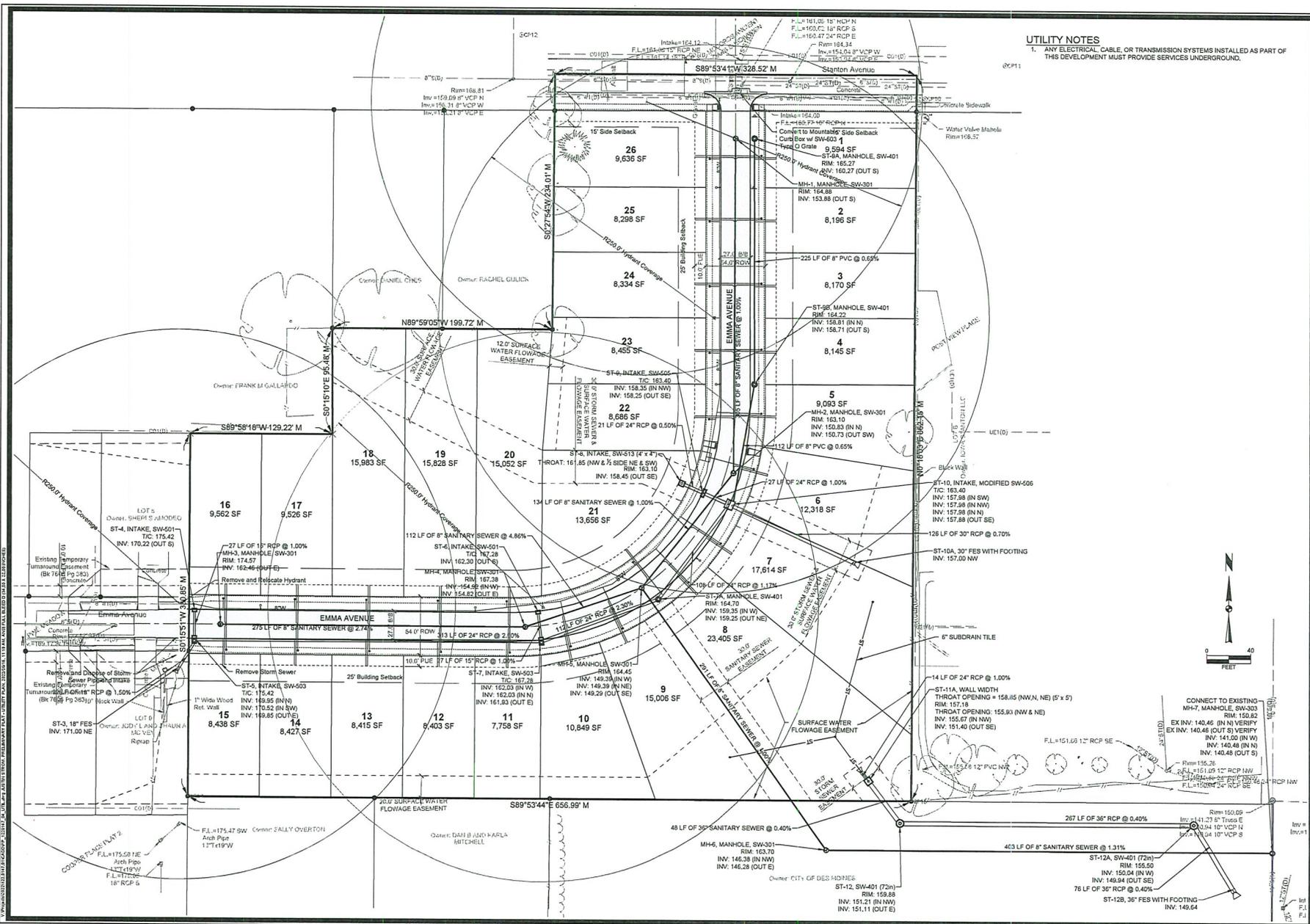
Pipe Size	Required	Provided
18" Pipe	17.00 cfs	17.00 cfs
24" Pipe	4.00 cfs	4.00 cfs
36" Pipe	27.00 cfs	27.00 cfs
48" Pipe	18.00 cfs	18.00 cfs
60" Pipe	23.00 cfs	23.00 cfs
72" Pipe	18.00 cfs	18.00 cfs
84" Pipe	23.00 cfs	23.00 cfs
96" Pipe	18.00 cfs	18.00 cfs
108" Pipe	23.00 cfs	23.00 cfs
120" Pipe	18.00 cfs	18.00 cfs
132" Pipe	23.00 cfs	23.00 cfs
144" Pipe	18.00 cfs	18.00 cfs
156" Pipe	23.00 cfs	23.00 cfs
168" Pipe	18.00 cfs	18.00 cfs
180" Pipe	23.00 cfs	23.00 cfs
192" Pipe	18.00 cfs	18.00 cfs
204" Pipe	23.00 cfs	23.00 cfs
216" Pipe	18.00 cfs	18.00 cfs
228" Pipe	23.00 cfs	23.00 cfs
240" Pipe	18.00 cfs	18.00 cfs
252" Pipe	23.00 cfs	23.00 cfs
264" Pipe	18.00 cfs	18.00 cfs
276" Pipe	23.00 cfs	23.00 cfs
288" Pipe	18.00 cfs	18.00 cfs
300" Pipe	23.00 cfs	23.00 cfs

**STANTON RIDGE**  
**PRELIMINARY PLAT - GRADING PLAN**  
**SNYDER & ASSOCIATES, INC.**

Project No: 122.0147.01  
Sheet C300

DES MOINES, IA  
2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
615-994-0200 | www.snyder-associates.com

PER CITY COMMENTS: 6/15/22 JMW  
PER CITY COMMENTS: 7/12/22 JMW  
MARK: 7/12/22 JMW  
DATE: 7/12/22  
Checked By: EDC  
Scale: 1" = 40'  
Engineer: JFS  
T-4-6, T114-RW-SS  
Technician: TLLS  
Project No: 122.0147.01  
Sheet C300



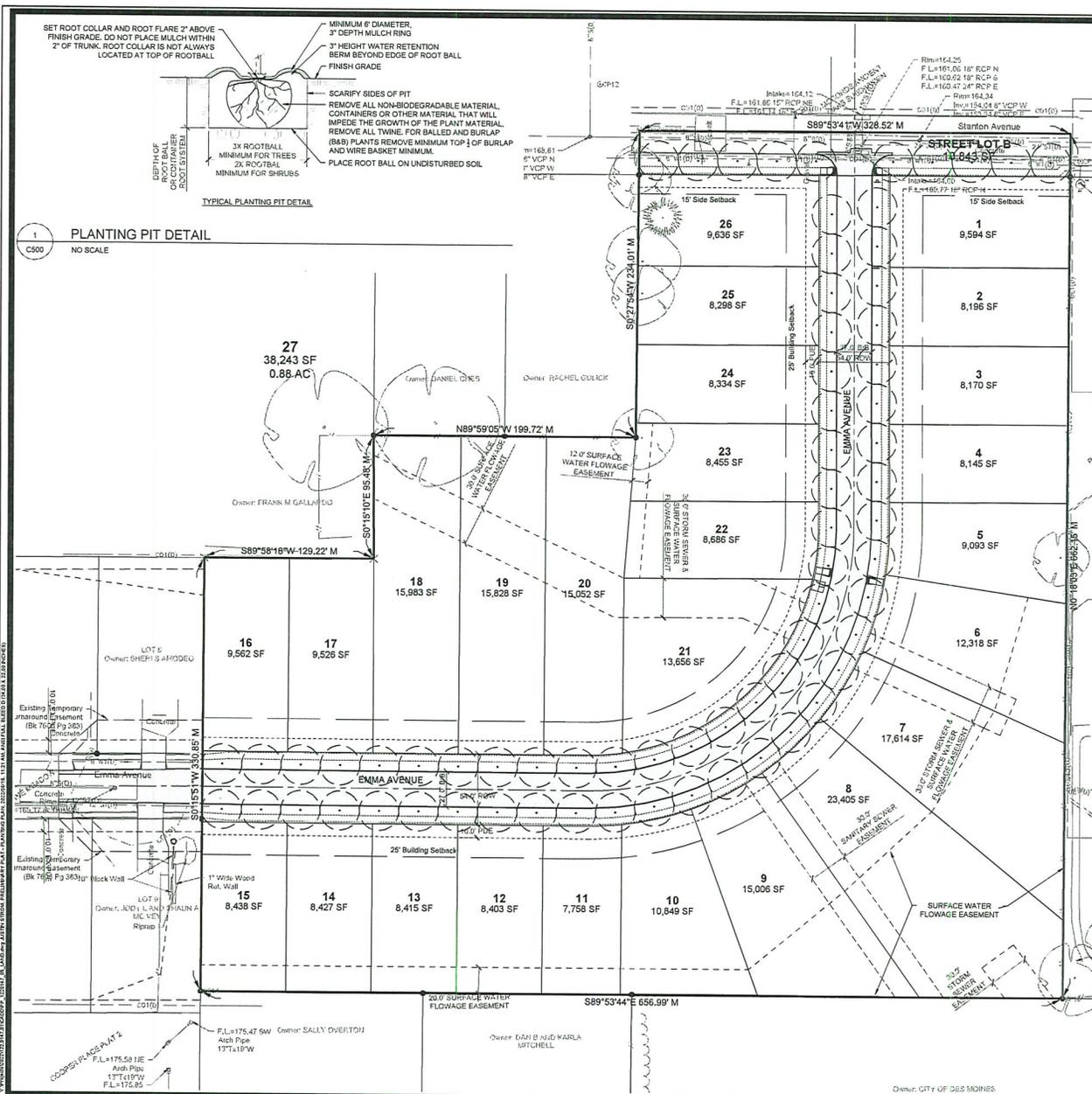
**UTILITY NOTES**  
 1. ANY ELECTRICAL CABLE OR TRANSMISSION SYSTEMS INSTALLED AS PART OF THIS DEVELOPMENT MUST PROVIDE SERVICES UNDERGROUND.

NO.	PER CITY COMMENTS	DATE
2	PER CITY COMMENTS	04-21-2022

**DES MOINES, IA**  
 DES MOINES, IA  
 2727 S.W. SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-994-2020 | www.snyder-associates.com

**STANTON RIDGE**  
 PRELIMINARY PLAT - UTILITY PLAN  
**SNYDER & ASSOCIATES, INC.**

**SNYDER & ASSOCIATES**  
 Project No: 122.0147.01  
 Sheet C400



**PLANTING PLAN GENERAL NOTES**

- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60 - LATEST EDITION).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- PROVIDE 3" DEPTH SH-REDDED HARDWOOD MULCH AROUND ALL PLANTINGS TO A MINIMUM 3-FOOT PERIMETER.
- EACH SINGLE-FAMILY HOME AND SINGLE-FAMILY B-H ATTACHED HOME WILL HAVE FOUNDATION PLANTINGS.
- A LANDSCAPE PLAN SHALL BE PROVIDED WITH THE DEVELOPMENT PLAN.

**PLANTING PLAN CALCULATIONS**

- 2 OR MORE OVERSTORY TREES WILL BE PROVIDED PER SINGLE-FAMILY LOTS 1-6, 11-17, 22-26.
  - AVERAGE LOT SIZE: 8,650 SF.
  - 1,000 SF PER TREE X 2 TREES = 2,000 SF.
  - 2,000 SF / 8,650 SF = 23.1% MATURE TREE CANOPY COVERAGE.
  - TYPICAL PLACEMENT OF TREES: ONE IN FRONT YARD, ONE IN BACKYARD (TOTAL TREES= 34)
- 3 OR MORE OVERSTORY TREES WILL BE PROVIDED PER SINGLE-FAMILY LOTS 6-10, 17-21.
  - AVERAGE LOT SIZE: 15,523 SF.
  - 1,000 SF PER TREE X 3 TREES = 3,000 SF.
  - 3,000 SF / 15,523 SF = 19.3% MATURE TREE CANOPY COVERAGE.
  - TYPICAL PLACEMENT OF TREES: ONE IN FRONT YARD, TWO IN BACKYARD (TOTAL TREES= 27)
- STREET TREES SHALL BE PLANTED A MINIMUM 30 LINEAL FEET APART THROUGHOUT THE DEVELOPMENT ALONG EACH STREET FRONTAGE. SHOWN CONCEPTUALLY FOR REFERENCE.
- 17 LOTS WITH 2 TREES (34 TOTAL), 9 LOTS WITH 3 TREES (27 TOTAL), 862 LF CL ROAD WITH STREET TREES @ 30' SPACING ON BOTH SIDES (59 TOTAL).
- 120 TOTAL PROVIDED TREES.

**PLANTING PLAN CONSTRUCTION NOTES**

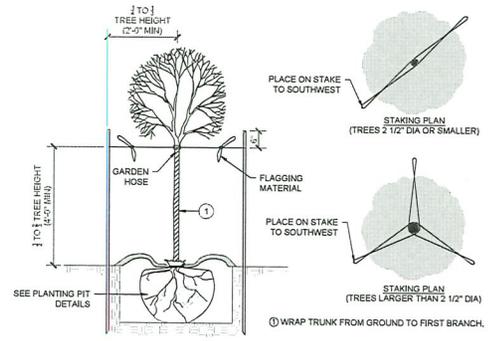
- ALL TREES SHALL BE INSTALLED AT TIME OF INDIVIDUAL LOT DEVELOPMENT AND WILL BE REQUIRED WITH FUTURE HOUSE SITE PLANS.
- PROVIDE 3-INCH DEPTH SH-REDDED HARDWOOD MULCH ON ALL INDIVIDUAL TREES WITH A 5" DIAMETER MULCH RING. PROVIDE SAMPLE OF PROPOSED MULCH FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
- INDIVIDUAL TREE PLANTING MULCH RINGS IN LAWN AREAS SHALL BE VERTICAL-CUT NATURAL EDGE TO A DEPTH OF 4 INCHES.
- PROVIDE SUDAS TYPE 2 SEED MIX IN AREAS SHOWN.
- PROVIDE MECHANICALLY-BONDED FIBER MATRIX (MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDED WITH A SLOPE OF 1:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:
  - PROFILE PRODUCTS LLC, 750 LAKE COOK ROAD-SUITE 400
  - BUFFALO GROVE, IL 60089
  - PHONE: 1-800-366-1160
  - WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.

**RECOMMENDED LOT/STREET TREES**

TREES	KEY BOTANICAL NAME	COMMON NAME	SIZE
OVERSTORY	OT	Gleditsia triacanthos f. nemris 'Shademaster'	1/2" CAL. 8-10
	OB	Ginkgo biloba 'Princeton Sentry'	1/2" CAL. 8-10
	CO	Cedrus deodara 'Prince of Peace'	1/2" CAL. 8-10
	PA	Platanus x acerifolia	1/2" CAL. 8-10
	DB	Quercus bicolor	1/2" CAL. 8-10
	OR	Quercus rubra	1/2" CAL. 8-10
	OP	Quercus macrocarpa 'F.S. WOOD' PP22815	1/2" CAL. 8-10
	UC	Ulmus carpinifolia x parvifolia 'Fronter'	1/2" CAL. 8-10
	STREET	Ulmus carpinifolia x parvifolia 'Fronter'	1/2" CAL. 8-10

Note: Maples should be avoided as specified by the City of Des Moines.

**DECIDUOUS TREES STAKING DETAIL**



PER CITY COMMENTS	E-522 JMW	DATE	11/12/20
MARK	REVISIONS	RATE	1.00
ENGINEER JFS	CHECKED BJC	SCALE	1" = 40'
TECHNICIAN TJS	DATE	10/21/2022	
PROJECT NO.	122.0147.01		
SHEET	C500		

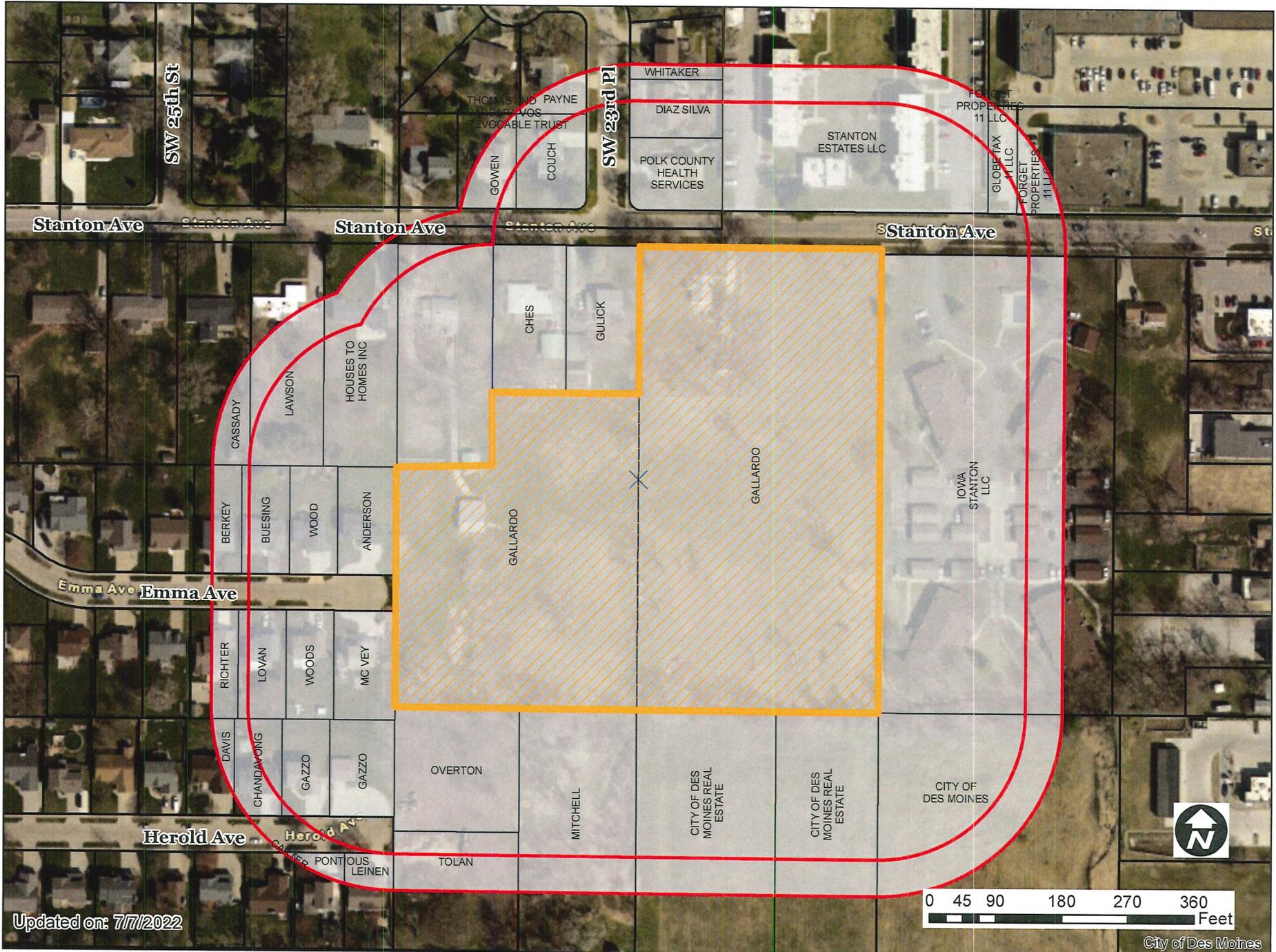
**DES MOINES, IA**  
 2727 S.W. SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-984-0201 | www.snyder-associates.com

**STANTON RIDGE**  
 PRELIMINARY PLAT - PLANTING PLAN  
**SNYDER & ASSOCIATES, INC.**

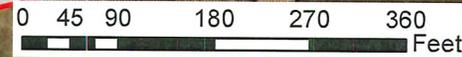
Project No: 122.0147.01  
 Sheet C500

DSM Properties, LLC, Property in Vicinity of 2300 Staton Avenue

PLAT-2022-000025



Updated on: 7/7/2022



City of Des Moines

1 inch = 173 feet