



Roll Call Number

Agenda Item Number

19

Date February 20, 2023

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING LARGE SCALE DEVELOPMENT PLAN AND PRELIMINARY PLAT FROM HUBBELL REALTY COMPANY (DEVELOPER), REPRESENTED BY STEVE MOSELEY (OFFICER) FOR PROPERTY LOCATED IN THE VICINITY OF 4425 EAST DOUGLAS AVENUE

WHEREAS, on May 27, 2022, Hubbell Realty Company (Developer), represented by Steve Moseley (Officer) submitted the Large Scale Development Plan for “Woodmont” for property located in the vicinity of 4425 East Douglas pursuant to Des Moines Municipal Code section 135-5.1.5.B; and

WHEREAS, on or about January 13, 2023, the Development Services Director or his designee completed their review of the submitted Plan and APPROVED said Plan as being in conformity with the requirements of Des Moines Municipal Code chapter 135; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 2, 2023, its members voted 10-0 to **APPROVE** a request from Hubbell Realty Company (Owner), represented by Steve Moseley (Officer) for Preliminary Plat “Woodmont” on property located in vicinity of 4425 East Douglas Avenue, to allow subdivision and development of approximately 171.2 acres with 489 one-household residential lots accessible, subject to compliance with all administrative review comments; and

WHEREAS, the final subdivision plat will be submitted for City Council approval when completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communications from the City Plan and Zoning Commission are hereby received and filed.

MOVED BY _____ TO ADOPT. SECOND BY _____.

APPROVED AS TO FORM:

/s/ Chas M. Cahill
Chas M. Cahill
Assistant City Attorney

(PLAT-2022-00056)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

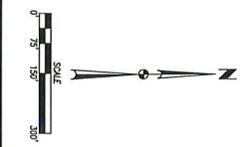
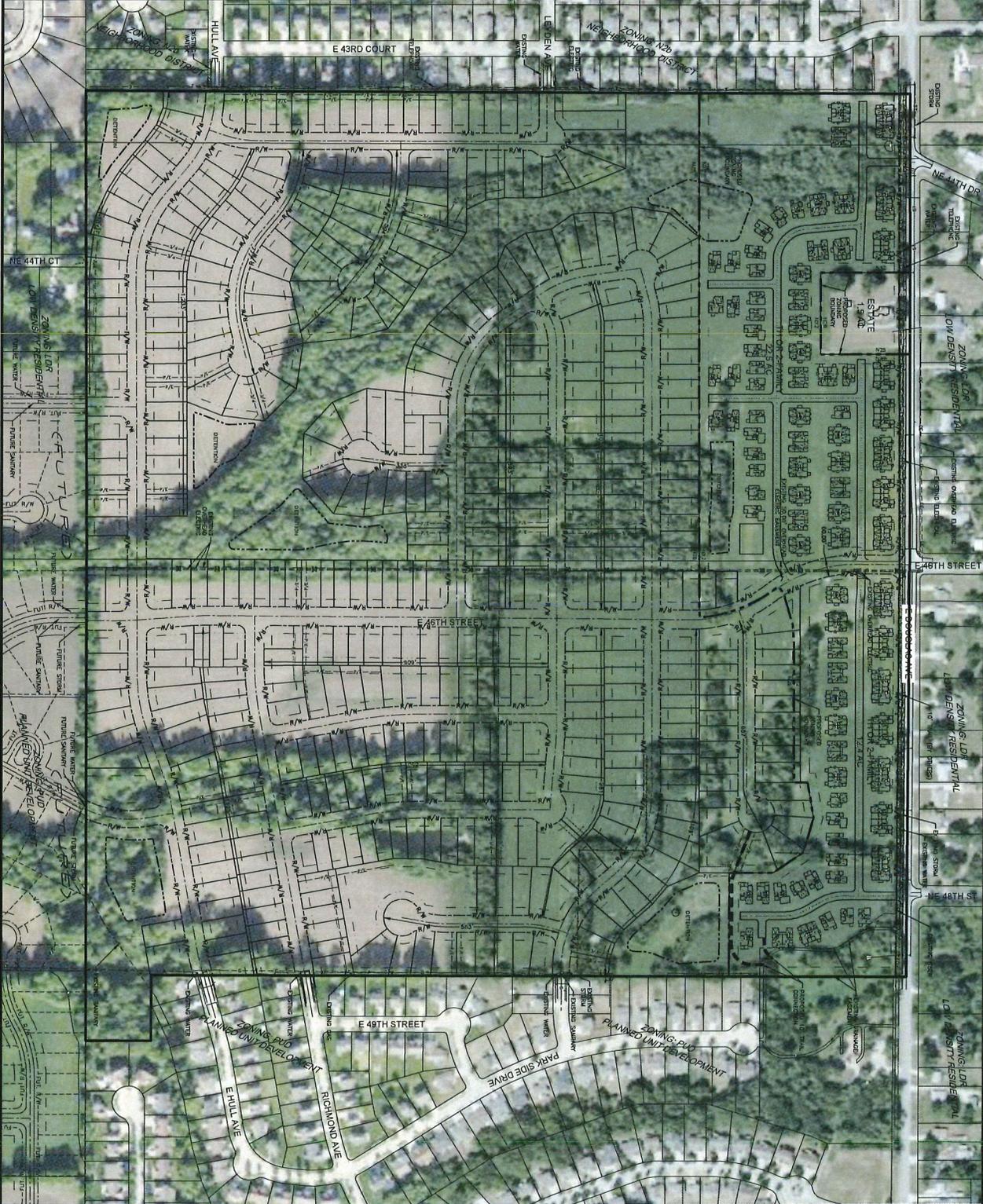
CERTIFICATE

I, Laura Baumgartner, 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



REVISIONS	DATE
FOURTH SUBMITTAL	1/12/2023
THIRD SUBMITTAL	9/29/2022
SECOND SUBMITTAL	12/1/2021
FIRST SUBMITTAL	6/07/2022

Date 2/20/23

Agenda Item 19

Roll Call # _____

February 14, 2023

Communication from the City Plan and Zoning Commission advising that at their February 2, 2023 meeting, the following action was taken regarding a request from Hubbell Realty Company (developer), represented by Steve Moseley (officer), for review and approval of the Preliminary Plat "Woodmont" on 171.02 acres of property in the vicinity of 4425 East Douglas Avenue, which would allow for development of 489 one-household residential lots. The property is owned by Darlene A Fini.

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			
Carol Maher	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			
Katie Gillette	X			

APPROVAL of the submitted Woodmont Preliminary Plat, subject to compliance with all administrative review comments.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted Woodmont 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 489 one-household lots. The proposed preliminary plat includes extension of the public street network, as well as public utilities, to serve the development. Two (2) outlots located towards the north end of the property along East Douglas Avenue are designated for future townhome development. A separate preliminary plat is expected to be submitted for the townhome phase of the development in the future.
2. **Size of Site:** 171 acres.
3. **Existing Zoning (site):** "N2b" Neighborhood District and "NX2" Neighborhood District.
4. **Existing Land Use (site):** Undeveloped agricultural and timbered drainage ways.
5. **Adjacent Land Use and Zoning:**
 - North** – Polk County "LDR" Low Density Residential District; Uses are one-household dwellings.
 - South** – "N3a", Woods at Copper Creek "PUD", and Polk County "LDR" Low Density Residential District; Uses are one-household dwellings and agricultural land.
 - East** – Brook Run "PUD" District; Uses are one-household dwellings and townhouses, as well as a public park.
 - West** – "N2b"; Uses are one-household dwellings.
6. **General Neighborhood/Area Land Uses:** The surrounding area generally consists of low-density residential and agricultural use.
7. **Applicable Recognized Neighborhood(s):** The subject property is within 250 feet of the Sheridan Gardens and Brook Run Neighborhood Associations. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on January 13, 2023, and by emailing of the Final Agenda on January 27, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on January 13, 2023 (20 days prior to the public hearing) and January 23, 2023 (10 days prior to the public hearing) to the Neighborhood Associations 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 Services Department on the date of the mailing. The Sheridan Gardens Neighborhood Association mailings were sent to Kelly Lynn, 5120 Walnut Ridge Drive, Des Moines, IA 50317.

8. **Relevant Zoning History:** On October 24, 2022, by Roll Call No. 22-1672 and Ordinance No. 16,185, the City Council rezoned the northern portion of the property to “NX2” to allow future development of townhomes.
9. **Plan DSM Creating Our Tomorrow:** Low Density Residential and Low-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. **Natural Site Features:** The site is currently agricultural crop land with wooded areas along waterways and the fence line. There is a main waterway that extends diagonally through the property from the northwest corner all the way to the southern boundary. The proposed layout of the Preliminary Plat includes lots developed around this main waterway and would maintain much of the existing forested stream bank. The development would comply with tree removal and mitigation requirements for the areas of tree canopy being removed.
2. **Drainage/Grading:** The Preliminary Plat was reviewed by City Engineering staff in accordance with all requirements in Municipal Code Chapter 106, Section 106-136, and Chapter 42, Section 42-56. This is to ensure the public storm sewer system is designed to meet requirements for flood control and water quality. The submitted Preliminary Plat provides for a public storm sewer system with collections intakes and mains within the proposed public street network. This system is directed to private stormwater basins designed within proposed Outlots S, V, W, Y, and Z. An emphasis has been made to maintain the existing drainageway and stream bank through Outlot Y.
3. **Utilities:** The submitted Preliminary Plat proposes public sanitary and storm sewer, along with Des Moines Water Works public water mains, within all the proposed streets or within public utility easements within the front yards along the streets. These are extended from the existing s network from the developed street system.
4. **Landscaping & Buffering:** Any development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the Municipal Code. This is a requirement of the submitted Preliminary Plat. Sheets 20 and 21 of the Preliminary Plat show the tree removal and mitigation plan and the

associated landscape plan. The proposed development includes street trees along all street frontages. Additional site trees will be required with the development of the house on each lot. The proposed street trees combined with site trees meet the minimum 1,131 replacement trees that are required to meet tree mitigation.

5. **Traffic and Trails:** A traffic study was completed for the proposed subdivision, which recommended some lane alignment changes at the entrance to the development where East 46th Street intersects East Douglas Avenue. The proposed Preliminary Plat has incorporated these recommendations. The plat layout shows a network of public streets to serve the proposed lots, as well as 5-foot wide sidewalks along all new street frontages. The City recently completed improvements to East Douglas Avenue that include a multi-use trail along the south side of the street. Trail connections are also proposed to connect the development to the adjacent Brook Run Park at the northeast corner of the property.
6. **Buildings:** Future houses will be developed in accordance with House A building type regulations, as allowed in the N2b zoning district.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented staff report and recommendation.

Caleb Smith, Hubbell Realty Company, 6900 Westown Parkway, WDM stated over the past few months, they have made changes to accommodate city staff comments. They are excited to start the project and hope to begin construction later this year.

Will Page asked how impacts to tree cover will be mitigated.

Caleb Smith stated in some areas there will be significant tree removal, but they have done their best to maintain as much of the existing canopy as possible. They will comply with the city's mitigation requirements for tree removal by planting new trees throughout the development.

Katie Gillette asked what the purchase price will be for the single-family homes.

Caleb Smith stated between \$350,000 - \$450,000.

Carol Maher asked if their products would have garages in front like the development to the east.

Caleb Smith stated yes, due to the proposed width of each lot.

Carol Maher asked if they are providing 2 or 3 car garages.

Caleb Smith stated a variety of 2 and 3 car garages.

Carol Maher asked if they plan to provide greenspace for kids to play.

Caleb Smith stated as proposed, none of the area is designated for a future city park. There are opportunities to open up greenbelt corridors for additional trails.

Chris Draper asked if the house designs are part of this request.

Jason Van Essen stated the commission is being charged with approving the proposed plat that includes layout, lot sizes and street orientation. The current zoning allows for a house design with garages in front.

CHAIRPERSON OPENED THE PUBLIC HEARING

Christian Archer, E. 43rd Court stated based on the meeting they had with Hubbell last fall, he understands they will begin developing the northeast corner and working down to the southwest corner. Asked for confirmation on their scheduled. Noted he plans to move due to this development.

Caleb Smith stated they will begin developing single family homes to the northeast, continue south along 46th Street, work their way east and finishing on the westside of the development. It will be several years before they develop the westside and a projected 15 years before completion.

Justyn Lewis asked if they had a mockup of proposed house designs and if they will be 2-3 bedroom.

Caleb Smith stated depending on the footprints, they will be 3-4 bedrooms homes. He doesn't have any products to show tonight but there are 8-10 product types they are targeting.

Justyn Lewis asked for the average lot size and spacing between each home.

Caleb Smith stated side yard setbacks will be 5 feet and lot sizes will range from 7,000-10,000 square feet.

Leah Rudolphi asked if city staff has approved the modified setbacks.

Jason Van Essen stated yes, through the large-scale development plan, which is administratively reviewed. Setbacks will also be reviewed when the building permit request comes in for each house.

Carol Maher asked if the lot sizes are comparable to the Brook Run development.

Caleb Smith stated he doesn't have that information.

Jason Van Essen stated the Brook Run development has some reduced setbacks from what was standard at that time.

Chris Draper asked if this development would be protected from any changes within the zoning ordinance.

Jason Van Essen stated the house design relief through the large-scale development plan are contingent upon current regulations. If a change was to occur, setbacks might need adjusted but lot sizes would be governed by this plat.

Justyn Lewis stated based on the Polk County Assessors page, lots sizes within Brook Run are between 7,000-15,000 square feet.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Emily Webb stated she is in support of this development given the future housing shortage Des Moines is going to encounter.

Justyn Lewis stated he would be in support given the similarities to the Brook Run development.

Carol Maher stated she isn't against density, but the lack of greenspace is very pronounced.

COMMISSION ACTION:

Emily Webb made a motion for approval of the submitted Woodmont Preliminary Plat, subject to compliance with all administrative review comments.

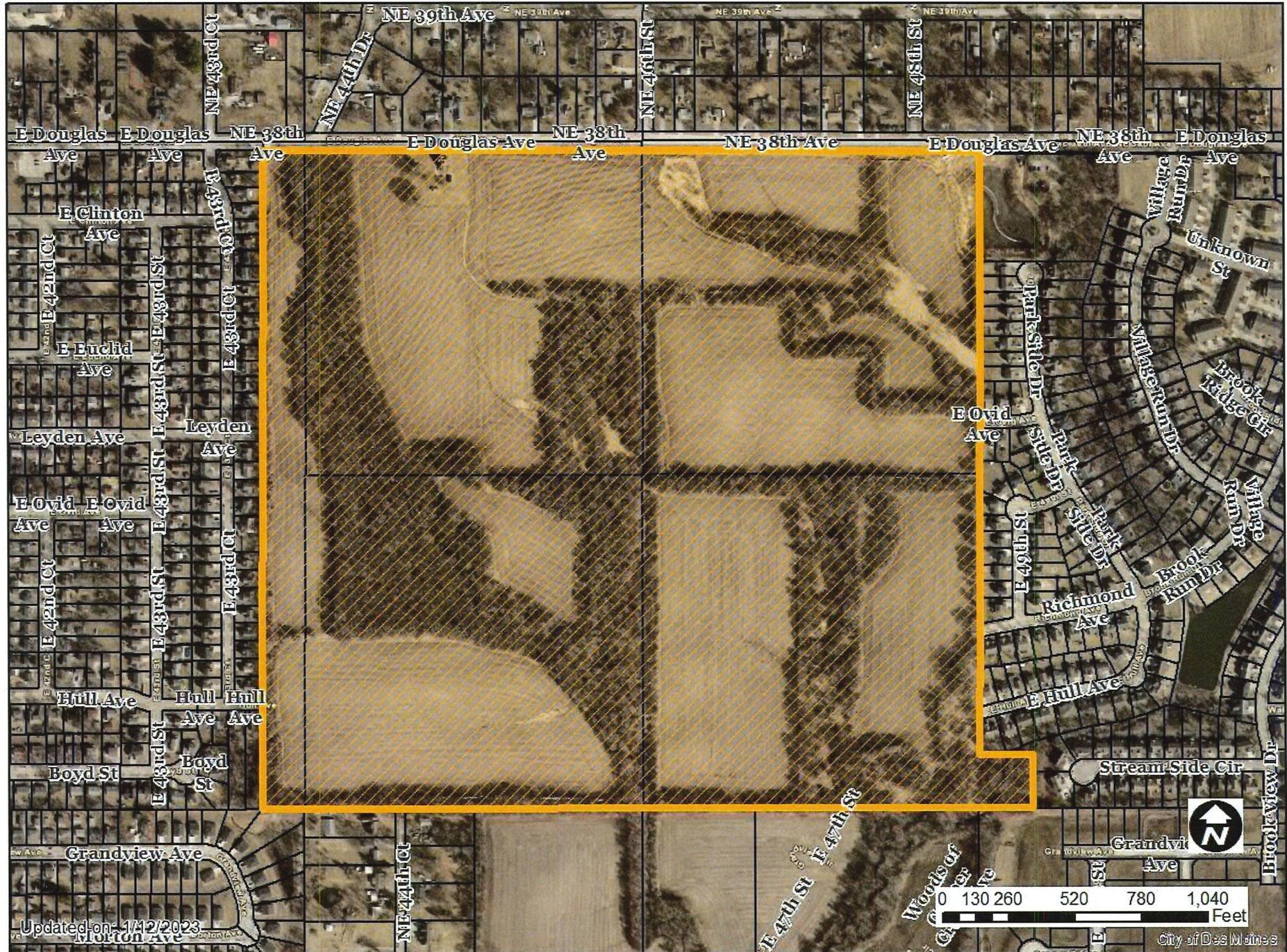
Motion passed: 10-0

Respectfully submitted,



Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

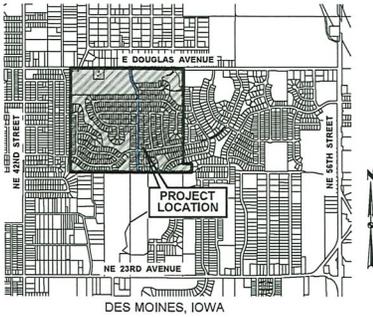


1 inch = 501 feet



PRELIMINARY PLAT FOR: **WOODMONT** DES MOINES, IOWA

VICINITY MAP



LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27; THE ONE ACRE IN THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27; THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28; AND THE EAST TEN ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, ALL IN TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

SAID PROPERTY CONTAINS 171 ACRES (MORE OR LESS).

PROPERTY AREA

171.02 AC (7,449,632 SF)

ZONING

EXISTING: N2B
PROPOSED: N2B AND NX2

BENCHMARKS

DES MOINES CITY BM# 2008 - RAILROAD SPIKE IN SW FACE POWER POLE @ NE CORNER OF NE 39TH AVENUE AND NE 46TH STREET. ELEVATION=171.00

DES MOINES CITY BM# 2010 - RAILROAD SPIKE IN SW FACE POWER POLE @ NE CORNER OF NE 39TH AVENUE AND NE 49TH STREET. ELEVATION=158.60

GENERAL NOTES

- 489 SINGLE FAMILY LOTS PROVIDED IN 134.4 ACRES WHICH EQUATES TO 3.7 LOTS/ACRE.
- EXISTING OVERHEAD ELECTRIC LINES WILL REMAIN IN PLACE. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- OUTLOTS S, V, W, AND Y SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- OUTLOTS X AND Z ARE DESIGNATED FOR FUTURE HOUSE D AND ROWHOME DEVELOPMENT.

N2B LOT COUNT

42' SINGLE FAMILY LOTS (59)	= 22 LOTS
49' SINGLE FAMILY LOTS (32x)	= 157 LOTS
53' SINGLE FAMILY LOTS (31x)	= 152 LOTS
60' SINGLE FAMILY LOTS (32x)	= 158 LOTS
TOTAL SINGLE FAMILY LOTS	= 489 LOTS
ESTATE LOT	= 1.5 AC

LEGEND

FEATURES

PROPOSED	EXISTING
GROUND SURFACE CONTOUR	GROUND SURFACE CONTOUR
TYPE SW-501 STORM INTAKE	SANITARY MANHOLE
TYPE SW-503 STORM INTAKE	WATER VALVE BOX
TYPE SW-505 STORM INTAKE	FIRE HYDRANT
TYPE SW-506 STORM INTAKE	WATER CURB STOP
TYPE SW-513 STORM INTAKE	WELL
TYPE SW-401 STORM MANHOLE	STORM SEWER MANHOLE
TYPE SW-402 STORM MANHOLE	STORM SEWER DOUBLE INTAKE
TYPE SW-301 SANITARY MANHOLE	FLARED END SECTION
STORM/SANITARY CLEANOUT	DECIDUOUS TREE
WATER VALVE	CONIFEROUS TREE
FIRE HYDRANT ASSEMBLY	DECIDUOUS SHRUB
SIGN	CONIFEROUS SHRUB
DETECTABLE WARNING PANEL	ELECTRIC POWER POLE
SANITARY SEWER WITH SIZE	DUTY ANCHOR
STORM SEWER	STREET LIGHT
WATER MAIN WITH SIZE	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
	CAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

SURVEY

FOUND	SET
SECTION CORNER	SECTION CORNER
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
ROW MARKER	ROW MARKER
ROW RAIL	ROW RAIL
PLATTED DISTANCE	PLATTED DISTANCE
MEASURED BEARING & DISTANCE	MEASURED BEARING & DISTANCE
RECORDED AS	RECORDED AS
DEED DISTANCE	DEED DISTANCE
CALCULATED DISTANCE	CALCULATED DISTANCE
CURVE ARC LENGTH	CURVE ARC LENGTH
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
CENTERLINE	CENTERLINE
SECTION LINE	SECTION LINE
1/4 SECTION LINE	1/4 SECTION LINE
1/4 1/4 SECTION LINE	1/4 1/4 SECTION LINE
EASEMENT LINE	EASEMENT LINE
LOT LINE	LOT LINE
RIGHT OF WAY	RIGHT OF WAY
BUILDING SETBACK	BUILDING SETBACK
PLAT BOUNDARY	PLAT BOUNDARY

PRELIMINARY PLAT APPROVAL:

APPROVED APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

IN ACCORDANCE WITH CHAPTER 106, DES MOINES MUNICIPAL CODE, AS AMENDED.

DEVELOPMENT SERVICES DIRECTOR _____ DATE _____

OWNER

DARLENE A FINI
4225 E DOUGLAS AVENUE
DES MOINES, IOWA 50317

DEVELOPER

HUBBELL REALTY COMPANY
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PH. (515) 283-5180
STEVE.MOSELEY@HUBBELLREALTY.COM

ENGINEER / SURVEYOR

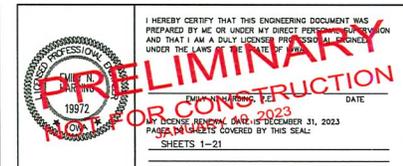
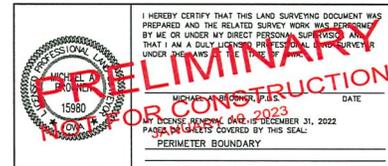
CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARRONG
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
FX. (515) 369-4410

BULK REGULATIONS

N2B HOUSE A REQUIREMENTS:	
FRONT YARD SETBACK	= 25' MIN
STREET-SIDE SETBACK	= 15' MIN
REAR YARD SETBACK	= 30' MIN
INTERIOR SIDE YARD SETBACK	= 7' MIN (15' TOTAL)
LOT WIDTH	= 60' MIN
LOT AREA	= 7,500 SF MIN
MAX BUILDING COVERAGE	= 35%
MAX IMPERVIOUS AREA	= 50%
STORY HEIGHT	= 9' MIN
MIN HOUSE SIZES:	
1-STORY, FULL BASEMENT	= 1,300 SF
1-STORY, NO BASEMENT	= 1,400 SF
1.5-STORY, FULL BASEMENT	= 1,400 SF
1.5-STORY, NO BASEMENT	= 1,500 SF
2-STORY, FULL BASEMENT	= 1,500 SF
2-STORY, NO BASEMENT	= 1,600 SF

TYPE 1 DESIGN ALTERNATIVES PROPOSED:	
FRONT YARD SETBACK	= 20' MIN
REAR YARD SETBACK	= 25' MIN
INTERIOR SIDE YARD SETBACK	= 5' MIN (10' TOTAL)
LOT WIDTH	= 42' MIN
LOT AREA	= 5,250 SF MIN
MAX BUILDING COVERAGE	= 45%
MAX IMPERVIOUS AREA	= 60%
STORY HEIGHT	= 8' MIN
MIN HOUSE SIZES:	
1-STORY, FULL BASEMENT	= 1,200 SF
1-STORY, NO BASEMENT	= 1,200 SF
1.5-STORY, FULL BASEMENT	= 1,275 SF
1.5-STORY, NO BASEMENT	= 1,275 SF
2-STORY, FULL BASEMENT	= 1,350 SF
2-STORY, NO BASEMENT	= 1,350 SF

FILE IN SURVEYOR'S OFFICE: PRELIMINARY PLAT AND PERMITS BY 1/10/23 8:59 AM



REVISION	DATE
FOURTH SUBMITTAL	01-10-2023
THIRD SUBMITTAL	12-06-2022
SECOND SUBMITTAL	10-30-2022
FIRST SUBMITTAL	08-23-2022

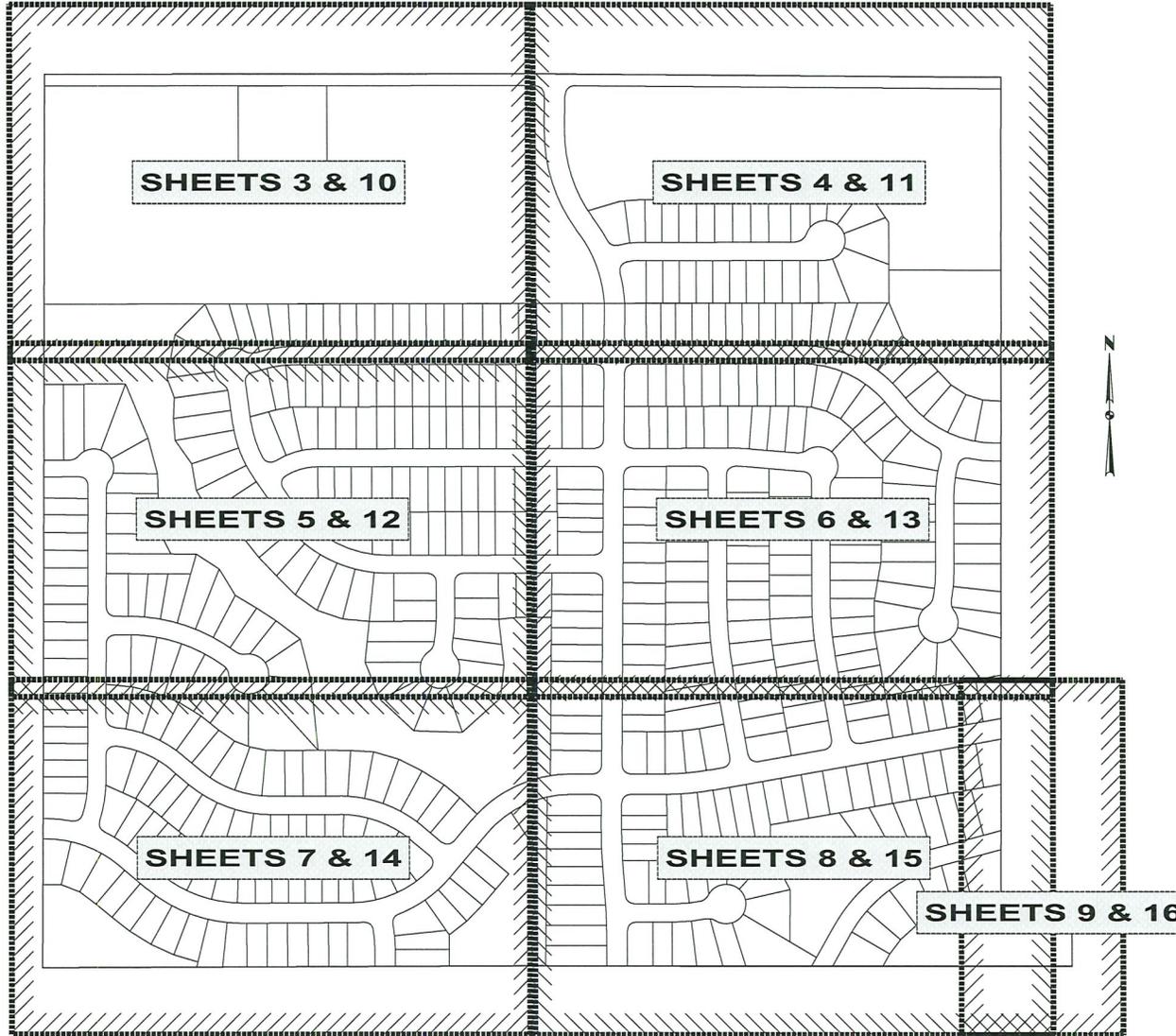
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: ENH
ENGINEER: ENH



DES MOINES, IOWA

WOODMONT
PRELIMINARY PLAT

SHEET INDEX



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REVISIONS	DATE
FOURTH SUBMITTAL	01-10-2023
THIRD SUBMITTAL	12-05-2022
SECOND SUBMITTAL	08-24-2022
FIRST SUBMITTAL	03-26-2022

4121 NW URBAN DALE DRIVE
 URBAN DALE, IA 50322
 PHONE: (515) 368-4400

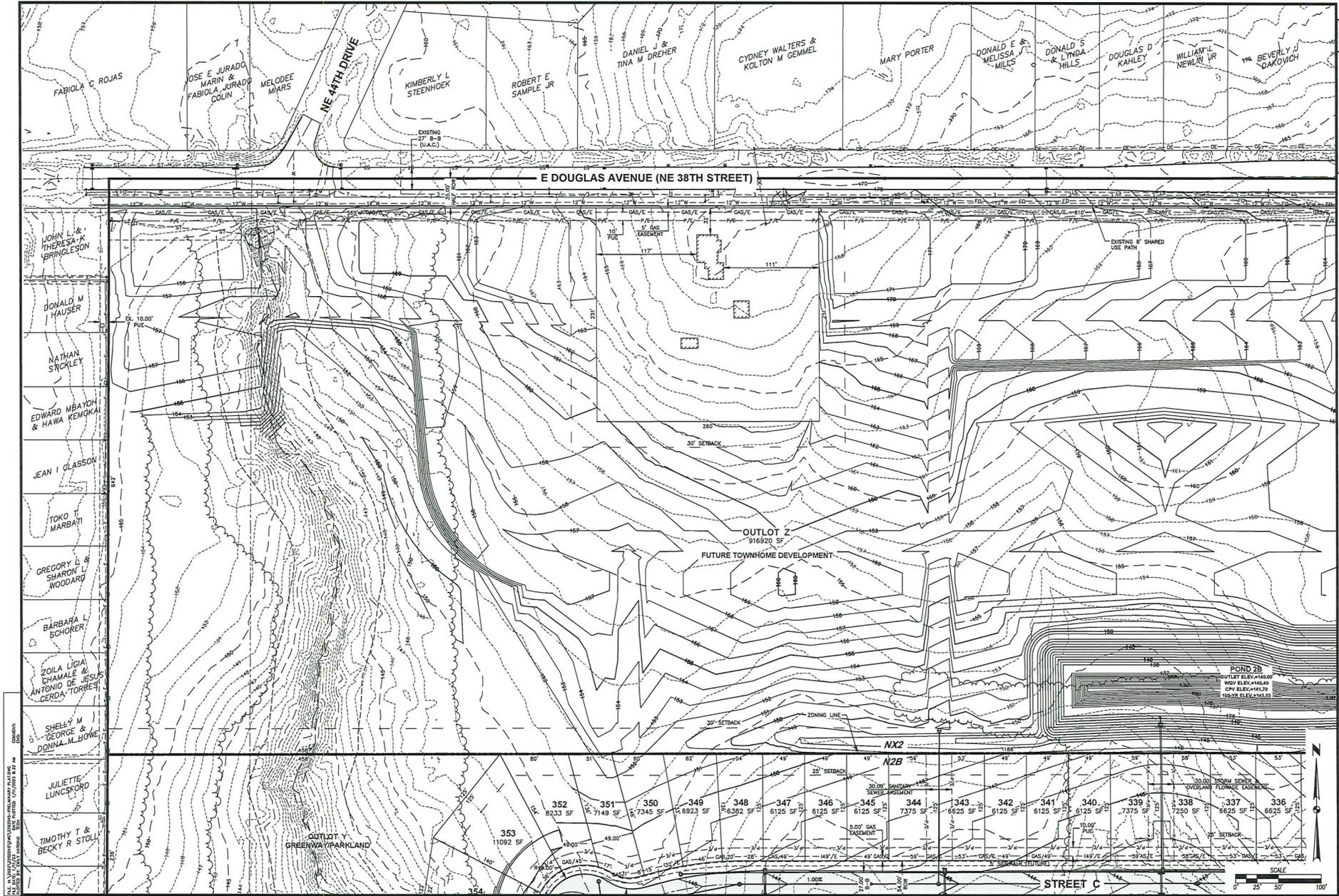


DES MOINES, IOWA
 CIVIL DESIGN ADVANTAGE

WOODMONT
SHEET INDEX

2 / 21
 2202.045

ENGINEER: ENH
 TECH:



DATE: 01-10-2022
 FOURTH SUBMITTAL: 12-09-2021
 THIRD SUBMITTAL: 11-02-2021
 SECOND SUBMITTAL: 08-26-2021
 FIRST SUBMITTAL: 08-26-2021

REVISIONS	DATE
FOURTH SUBMITTAL	12-09-2021
THIRD SUBMITTAL	11-02-2021
SECOND SUBMITTAL	08-26-2021
FIRST SUBMITTAL	08-26-2021

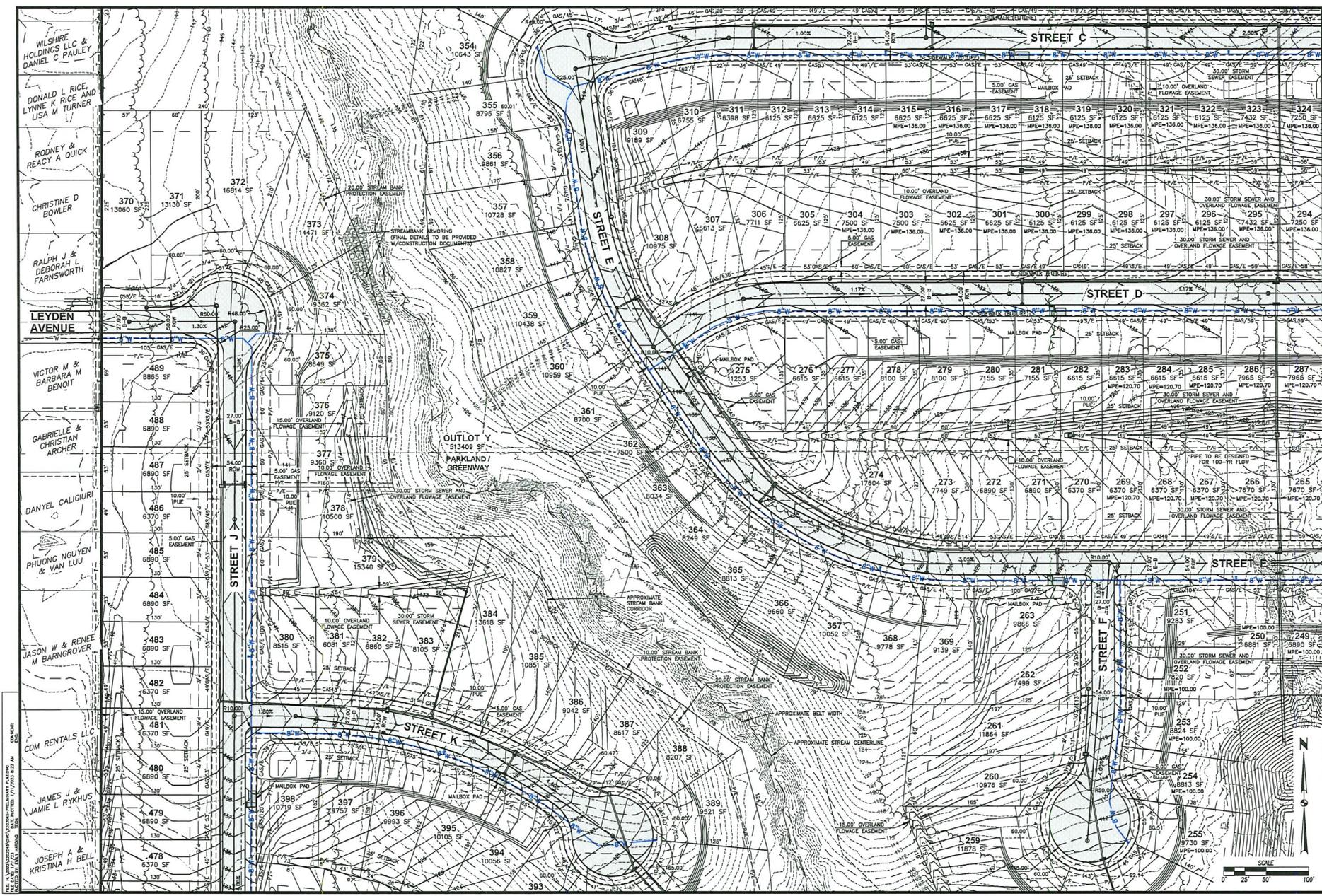
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 PHONE: (515) 368-4400

CIVIL DESIGN ADVANTAGE
 ENGINEER: ENH | TECH:

DES MOINES, IOWA

WOODMONT

PRELIMINARY PLAT



WILSHIRE HOLDINGS LLC & DANIEL C PAULEY
 DONALD L RICE, LYNNE K RICE AND LISA M TURNER
 RODNEY & REACY A QUICK
 CHRISTINE D BOWLER
 RALPH J & DEBORAH L FARNSWORTH
 LEYDEN AVENUE
 VICTOR M & BARBARA M BENOIT
 GABRIELLE & CHRISTIAN ARCHER
 DANIEL CALIGOURI
 PHUONG NGUYEN & VAN LUU
 JASON W & RENEE W BARNGROVER
 COM RENTALS LLC
 JAMES J & JAMIE L RYKHUS
 JOSEPH A & KRISTINA H BELL

DATE: 10-10-2022
 PREPARED BY: J. WOODMONT
 CHECKED BY: J. WOODMONT
 FOURTH SUBMITTAL: 10-10-2022
 SECOND SUBMITTAL:
 FIRST SUBMITTAL:

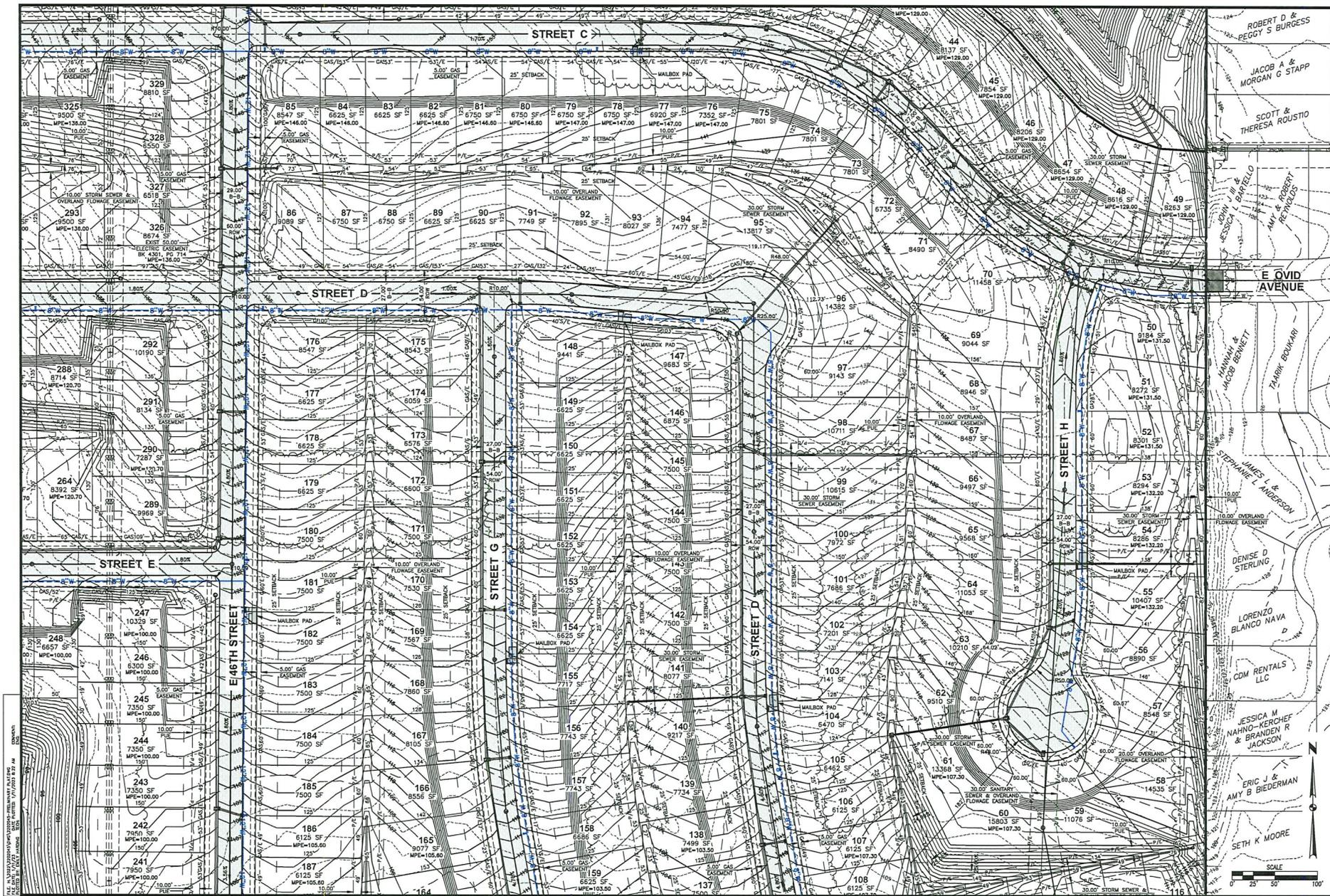
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 969-4400

TECH: ENH
 ENGINEER: ENH

WOODMONT
 PRELIMINARY PLAN

DES MOINES, IOWA

5 21
 2202.045



DATE	REVISIONS
01-10-2023	FOURTH SUBMITTAL
12-26-2022	THIRD SUBMITTAL
08-24-2022	SECOND SUBMITTAL
03-24-2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 389-4400	TECH:
ENGINEER: ENH	

WOODMONT
PRELIMINARY PLAT

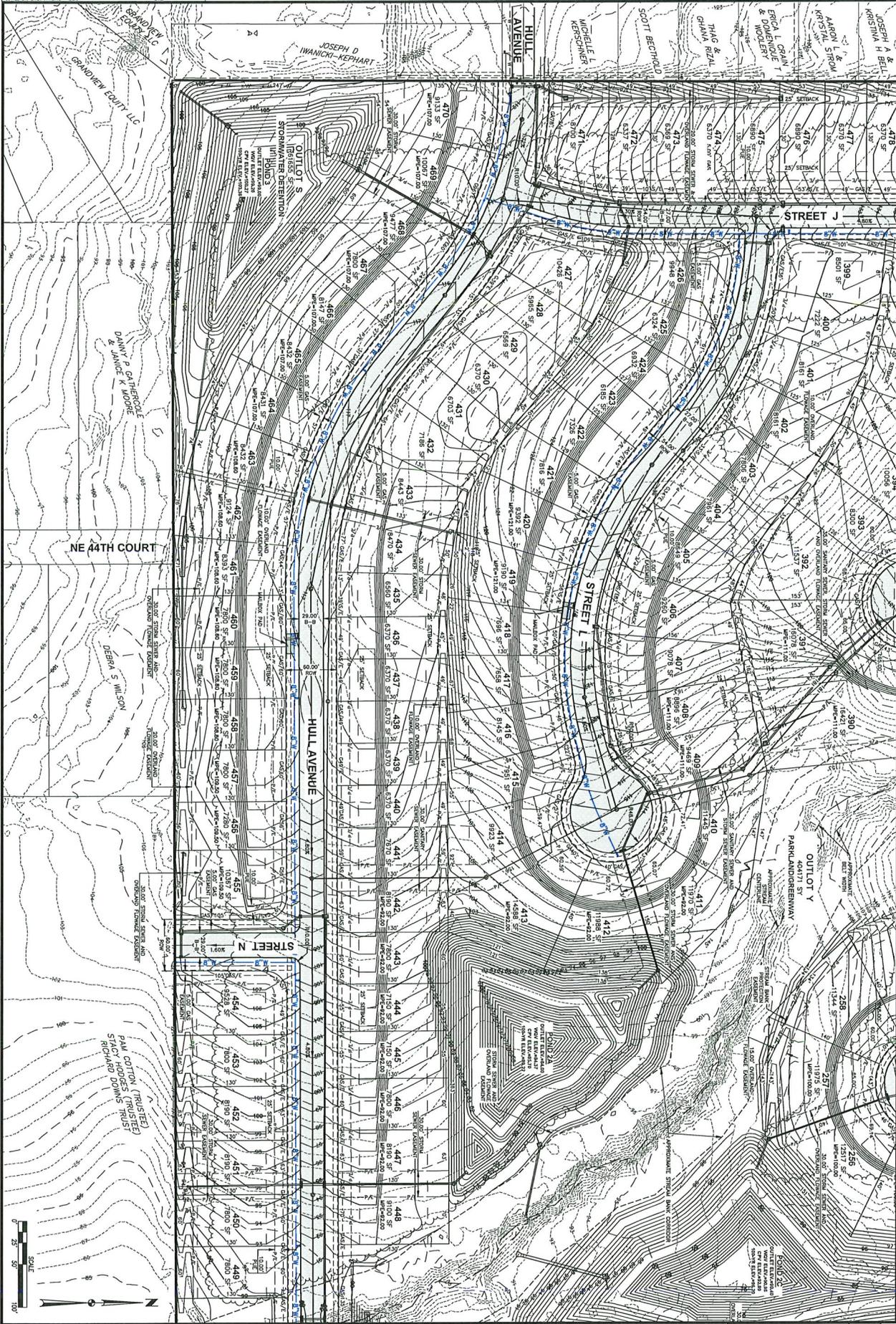
DES MOINES, IOWA

6/21
2202.045



WOODMONT
PRELIMINARY PLAT

6/21
2202.045



7/21
 2202-045

WOODMONT
 PRELIMINARY PLAT

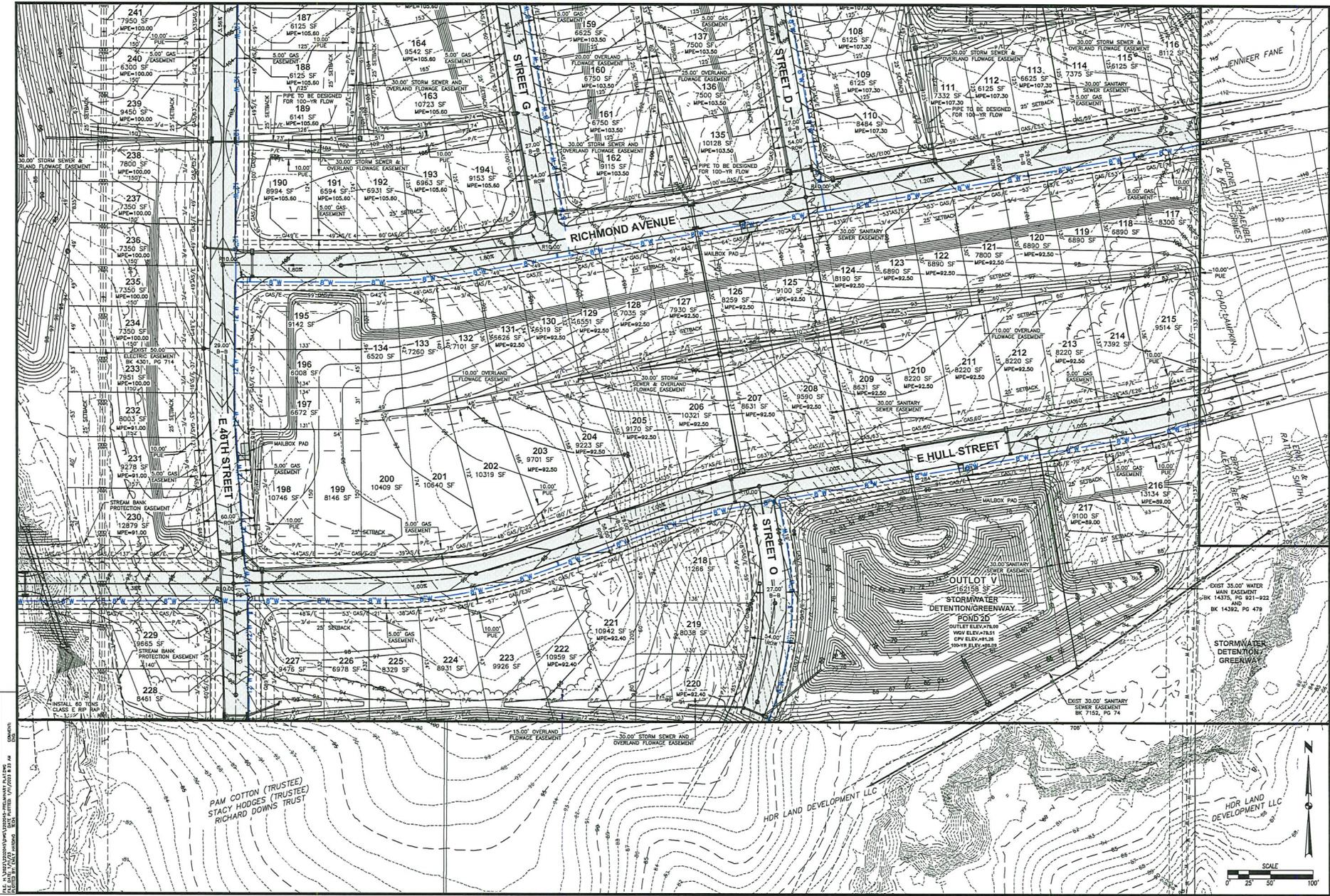


4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

ENGINEER: ENH
 TECH:

REVISIONS	DATE
FIRST SUBMITTAL	01-10-2022
SECOND SUBMITTAL	10-10-2022
THIRD SUBMITTAL	12-06-2022
FOURTH SUBMITTAL	01-10-2023

DES MOINES, IOWA



REVISIONS	DATE
FOURTH SUBMITTAL	01-10-2023
THIRD SUBMITTAL	12-06-2022
SECOND SUBMITTAL	12-12-2021
FIRST SUBMITTAL	09-29-2021

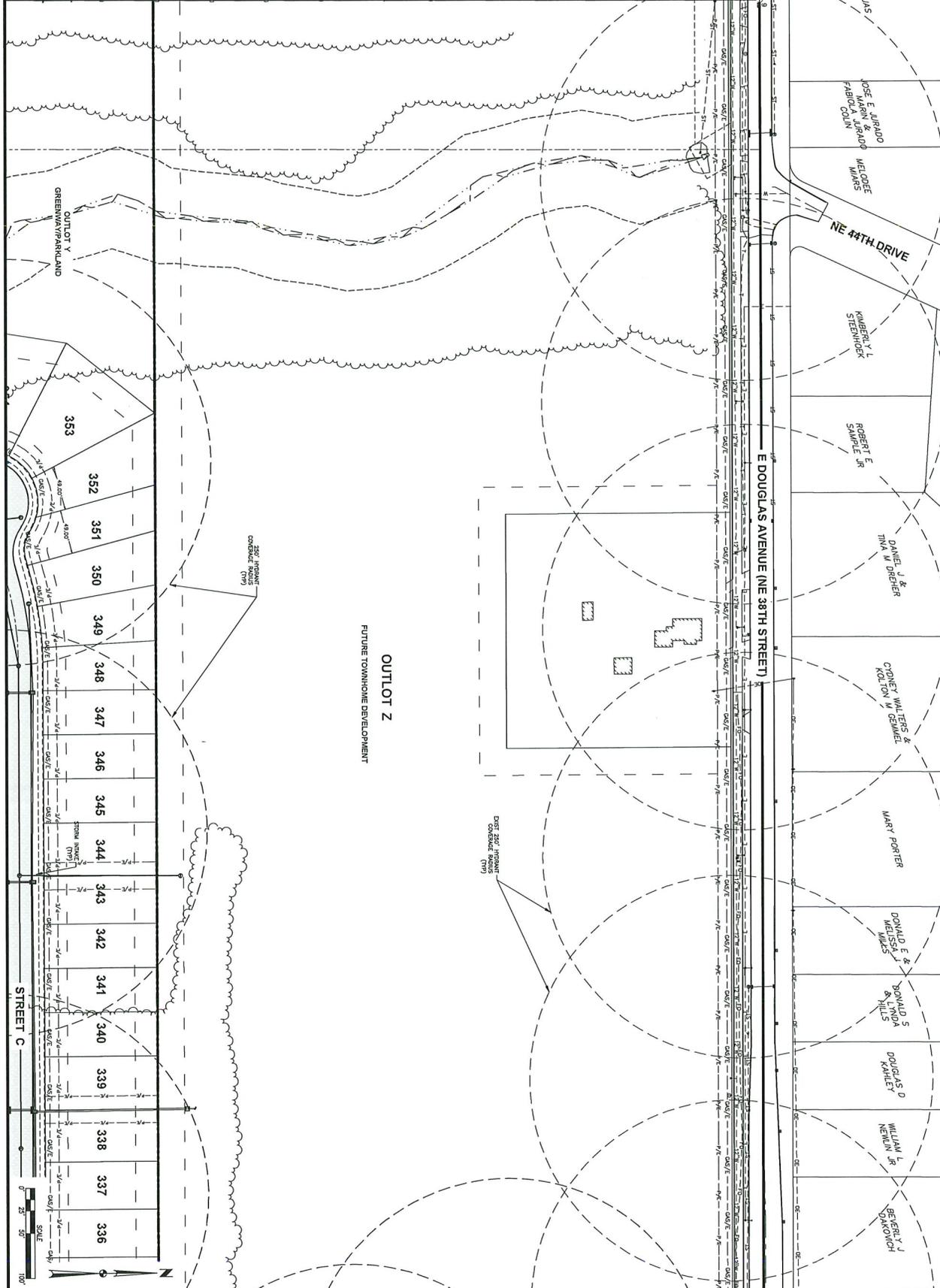
4124 NW URBANDALE DRIVE
URBANDALE IA 50322
PHONE: (515) 369-4400

TECH: _____
ENGINEER: ENH

WOODMONT
PRELIMINARY PLAT

DES MOINES, IOWA
8/21
2202.045

NO.	COMMENTS
1	SHELBY V. GEORGE & DONNA M. HOWE
2	JULIETTE LUNGSBERG
3	TIMOTHY T. & BECKY R. STOLL
4	ZOLA L. LUISA CHAMAN & JESUS ANTONIO TORRES CERON
5	BARBARA L. SCHOBER
6	GREGORY L. & SHARON D. WOODWARD
7	TONG T. MARBANI
8	JENNI I. CLASSON
9	EDWARD M. V. & NANA KEMAH & NANA KEMAH
10	NATHAN STICKLEY
11	DONALD M. HAUSER
12	JOHN L. & THERESA K. BRINCESON



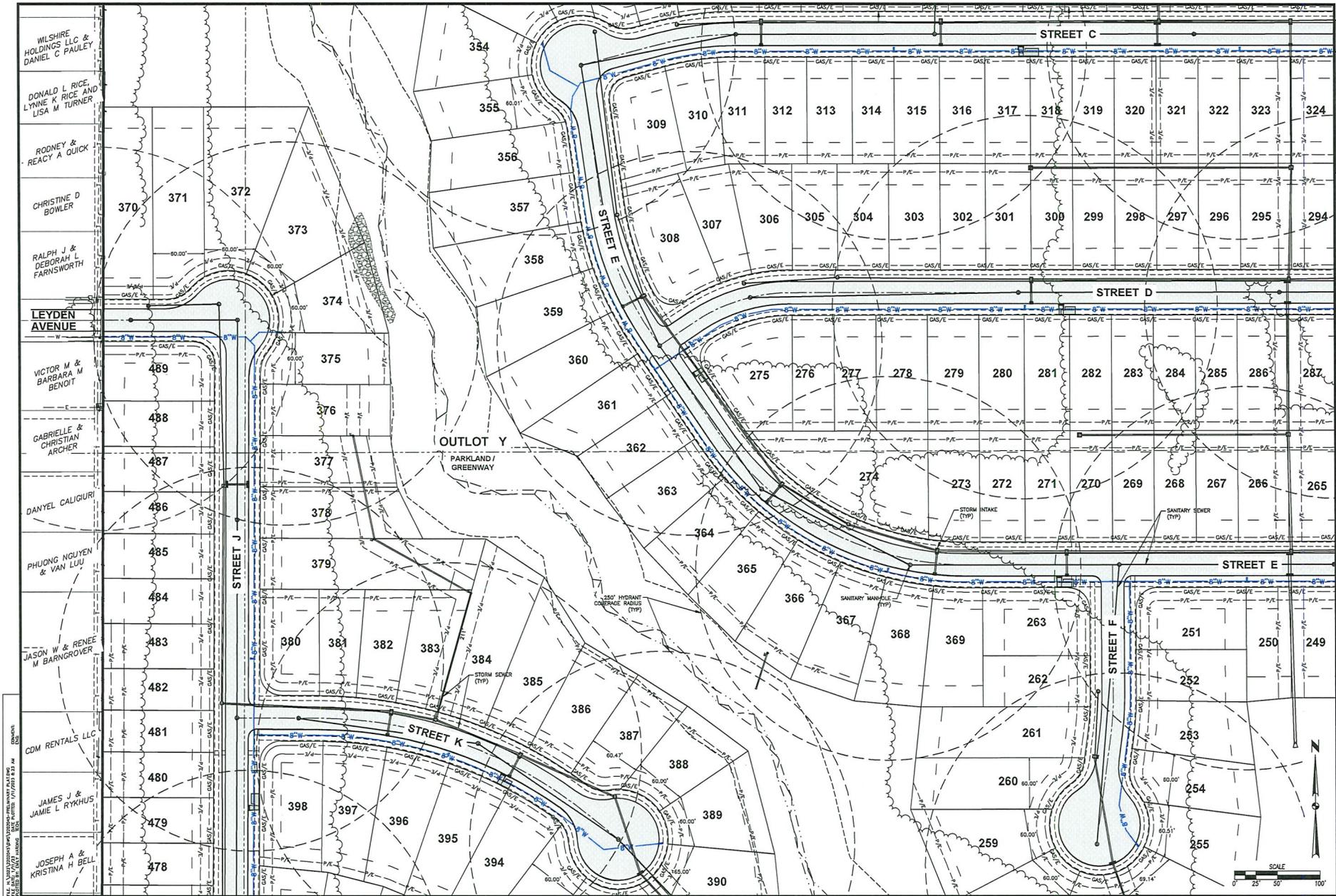
10/21
 2202-045

WOODMONT
 PRELIMINARY PLAT



4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

REVISIONS	DATE
FOURTH SUBMITTAL	01-10-2023
THIRD SUBMITTAL	12-06-2022
SECOND SUBMITTAL	10-10-2022
FIRST SUBMITTAL	08-26-2022



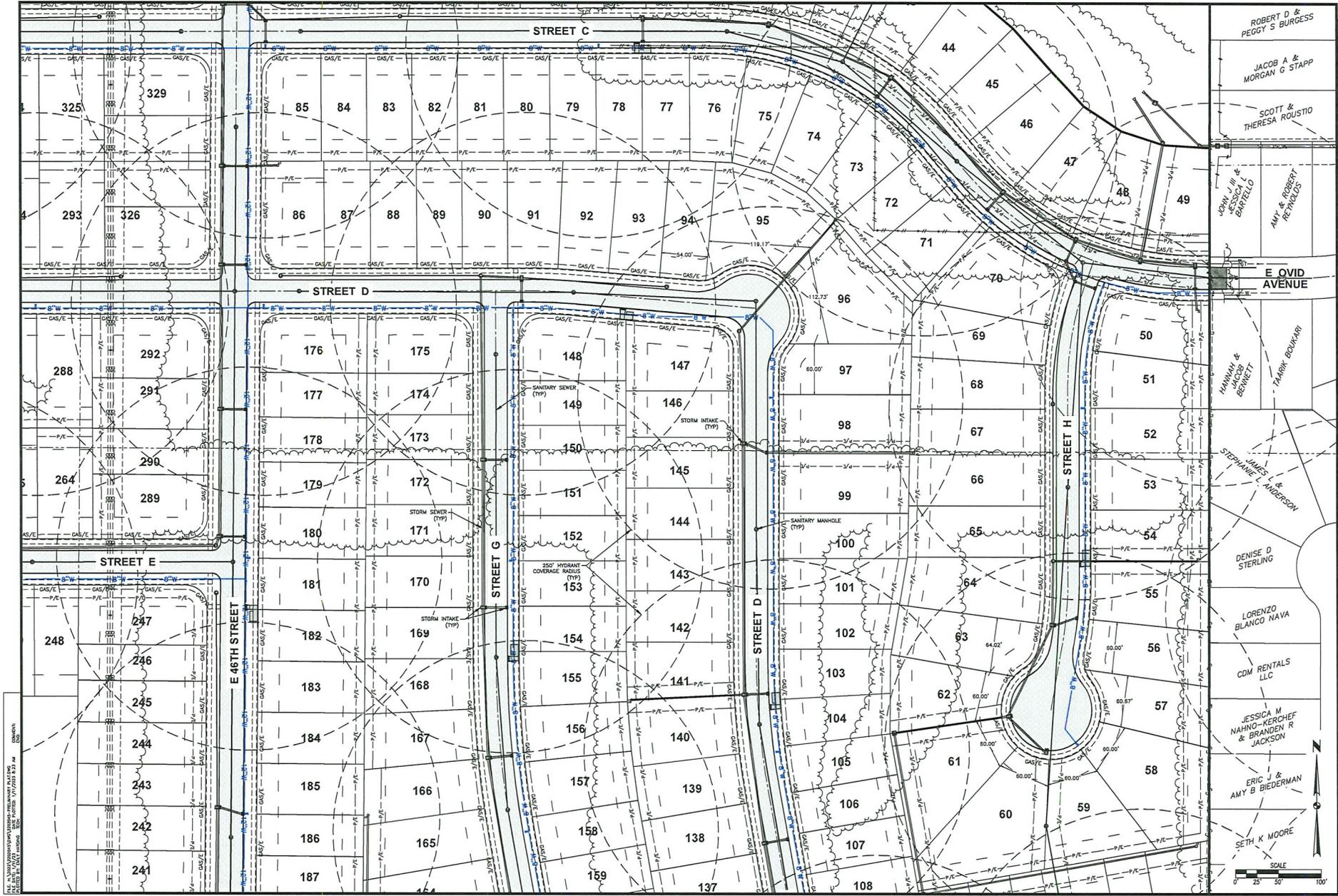
WILSHIRE HOLDINGS LLC & DANIEL C PAULY
 DONALD L RICE, LYNNE K RICE AND LISA M TURNER
 RODNEY & REACY A QUICK
 CHRISTINE D BOWLER
 RALPH J & DEBORAH L FARNSWORTH
 LEYDEN AVENUE
 VICTOR M & BARBARA M BENOIT
 GABRIELLE & CHRISTIAN ARCHER
 DANYEL CALIGURI
 PHUONG NGUYEN & VAN LUU
 JASON W & RENEE M BARNGROVER
 CDM RENTALS LLC
 JAMES J & JAMIE L RYKHUS
 JOSEPH A & KRISTINA H BELL

DATE	01-10-2023
REVISIONS	FOURTH SUBMITTAL 12-29-2022 THIRD SUBMITTAL 12-29-2022 SECOND SUBMITTAL 12-29-2022 FIRST SUBMITTAL 12-29-2022
PROJECT	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 389-4400
TECH:	ENGINEER: ENH

WOODMONT
PRELIMINARY PLAT

DES MOINES, IOWA

12/21
 2202.045



DATE: 01-10-2022
 TIME: 10:00 AM
 PROJECT: 2202.045
 SHEET: 13 OF 21

REVISIONS	DATE
FOURTH SUBMITTAL	01-10-2022
THIRD SUBMITTAL	12-05-2021
SECOND SUBMITTAL	10-05-2021
FIRST SUBMITTAL	08-23-2021

4124 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 389-4400

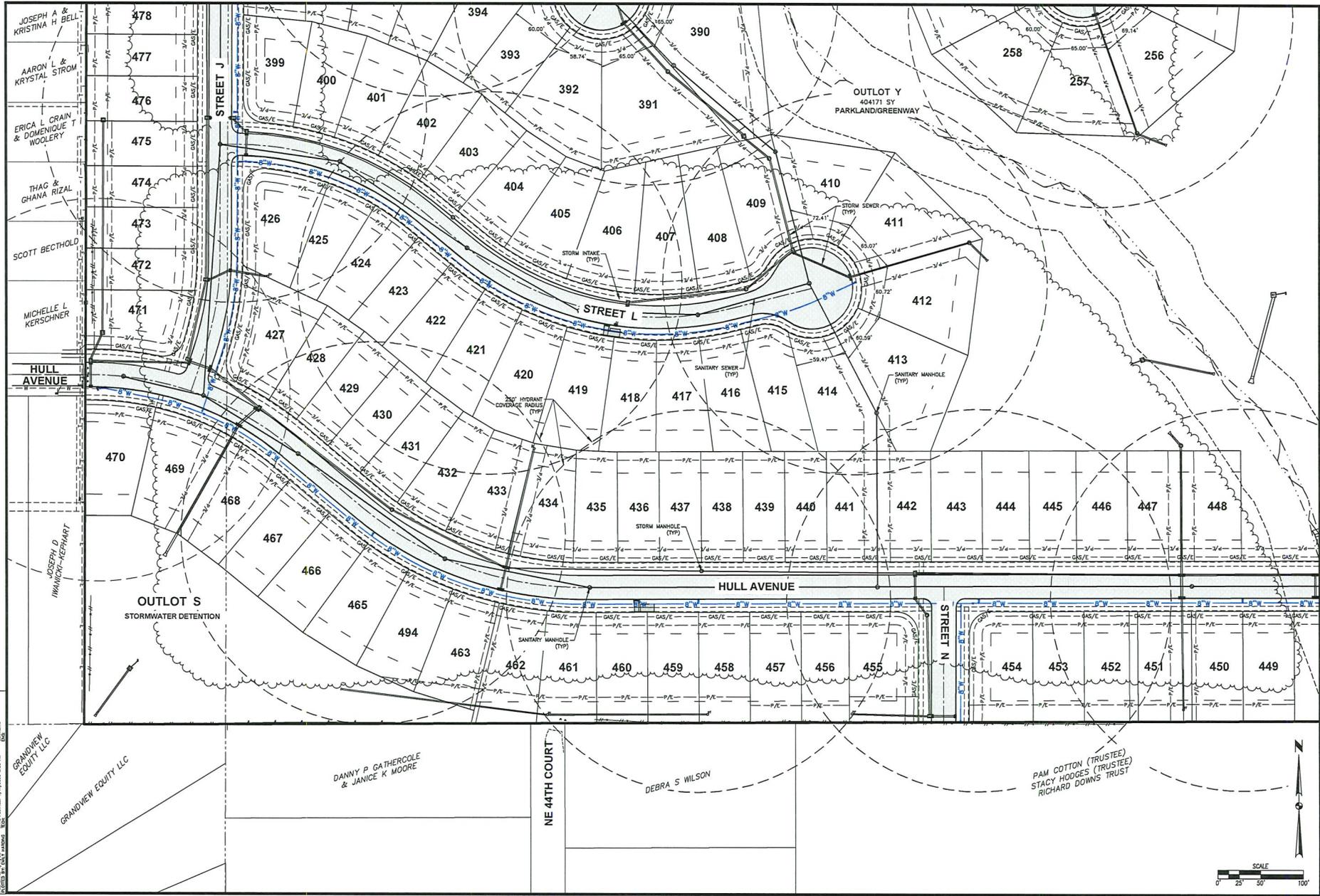
TECH: ENH
 ENGINEER: ENH

DES MOINES, IOWA

WOODMONT
 PRELIMINARY PLAN

13
 21
 2202.045

ROBERT D & PEGGY S BURGESS
 JACOB A & MORGAN G STAPP
 SCOTT & THERESA ROUSTIO
 JOHN J III & JESSICA BARTOLO
 AMY & ROBERT REYNOLDS
 E OVID AVENUE
 HANNAH & ANDREW BENNETT
 TANK BOUNDARY
 STEPHANIE L ANDERSON
 DENISE D STERLING
 LORENZO BLANCO NAVA
 CDM RENTALS LLC
 JESSICA M NAHNO-KERCHEF & BRANDEN R JACKSON
 ERIC J & AMY B BIEDERMAN
 SETH K MOORE
 SCALE
 0' 25' 50' 100'



REVISIONS	DATE
FIRST SUBMITTAL	04/20/2021
SECOND SUBMITTAL	10/05/2021
THIRD SUBMITTAL	12/06/2021
FOURTH SUBMITTAL	01/10/2022

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: ENH
 ENGINEER: ENH

DES MOINES, IOWA

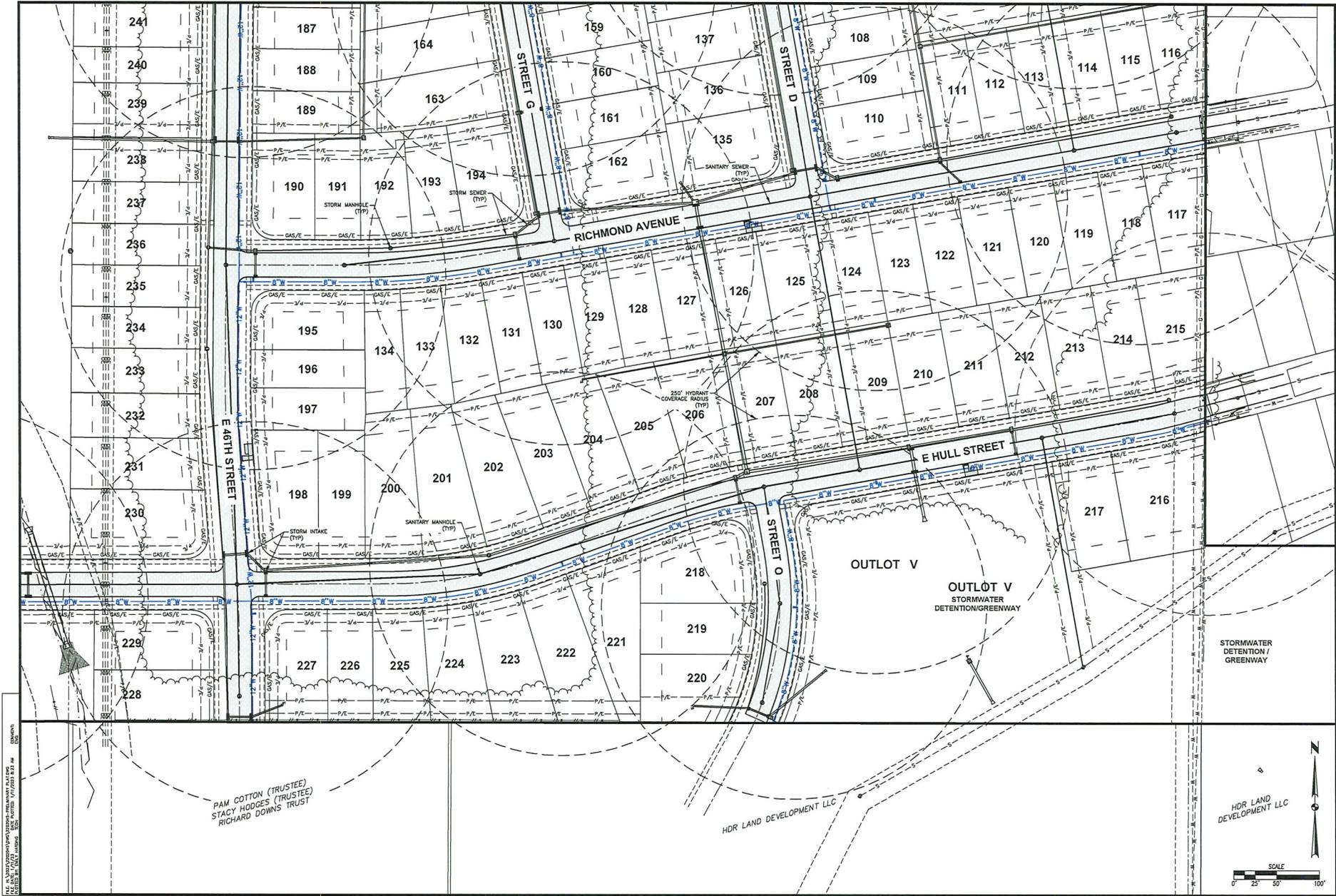
WOODMONT
PRELIMINARY PLAT

14/21
 2202.045

SCALE
 0 25 50 100



SEE A SURVEY MAP FOR THIS PROJECT IN THE PUBLIC RECORDS OFFICE OF DES MOINES, IOWA. THE SURVEY MAP IS FILED UNDER 151/2021 873.44



DATE: 12/15/2022
 REVISIONS: 01/10/2023
 FOURTH SUBMITTAL
 THIRD SUBMITTAL
 SECOND SUBMITTAL
 FIRST SUBMITTAL

REVISIONS	DATE
FIRST SUBMITTAL	01/10/2023
SECOND SUBMITTAL	02/06/2023
THIRD SUBMITTAL	02/06/2023
FOURTH SUBMITTAL	01/10/2023

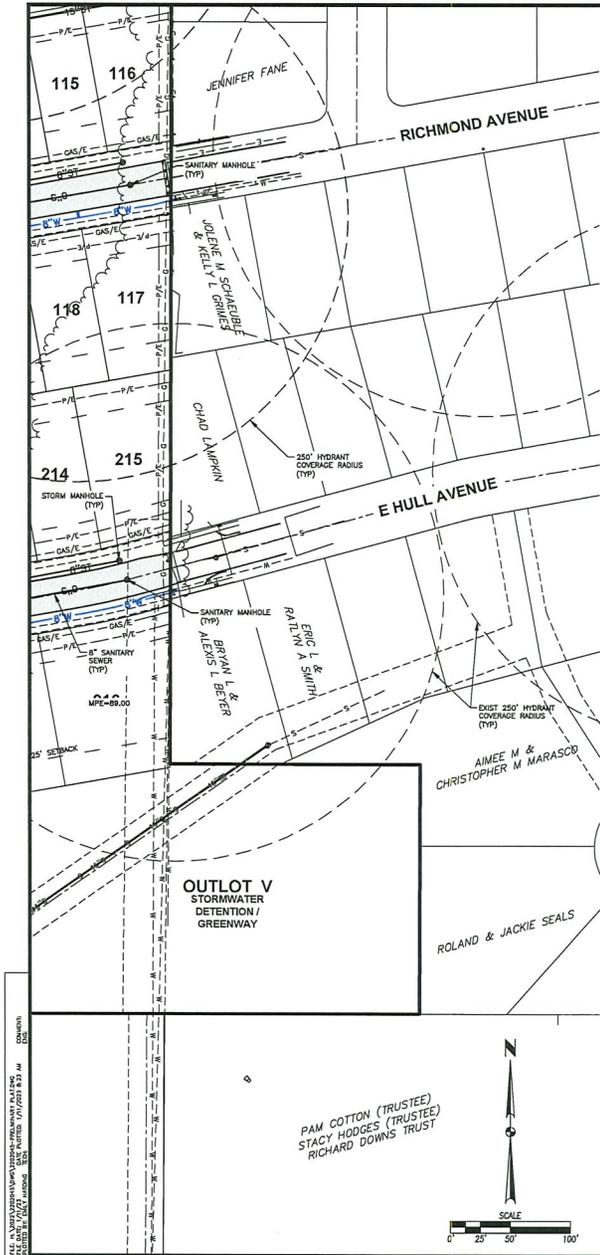
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 269-4400

TECH: ENH
 ENGINEER: ENH

DES MOINES, IOWA

WOODMONT
PRELIMINARY PLAT

15
 21
 2202.045



DATE: 12/10/2022
 TIME: 10:00 AM
 PROJECT: 2202.045
 DRAWING: 16/21
 SHEET: 16/21

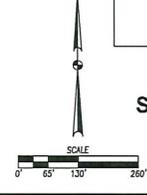
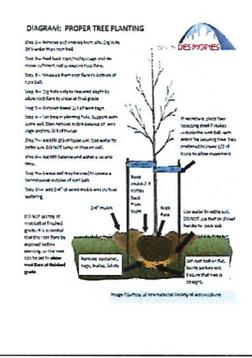
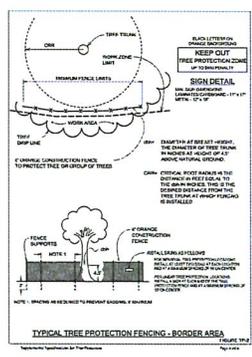
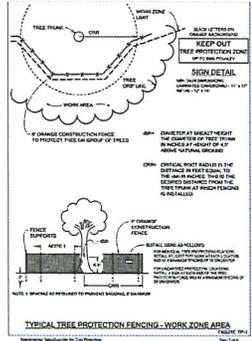
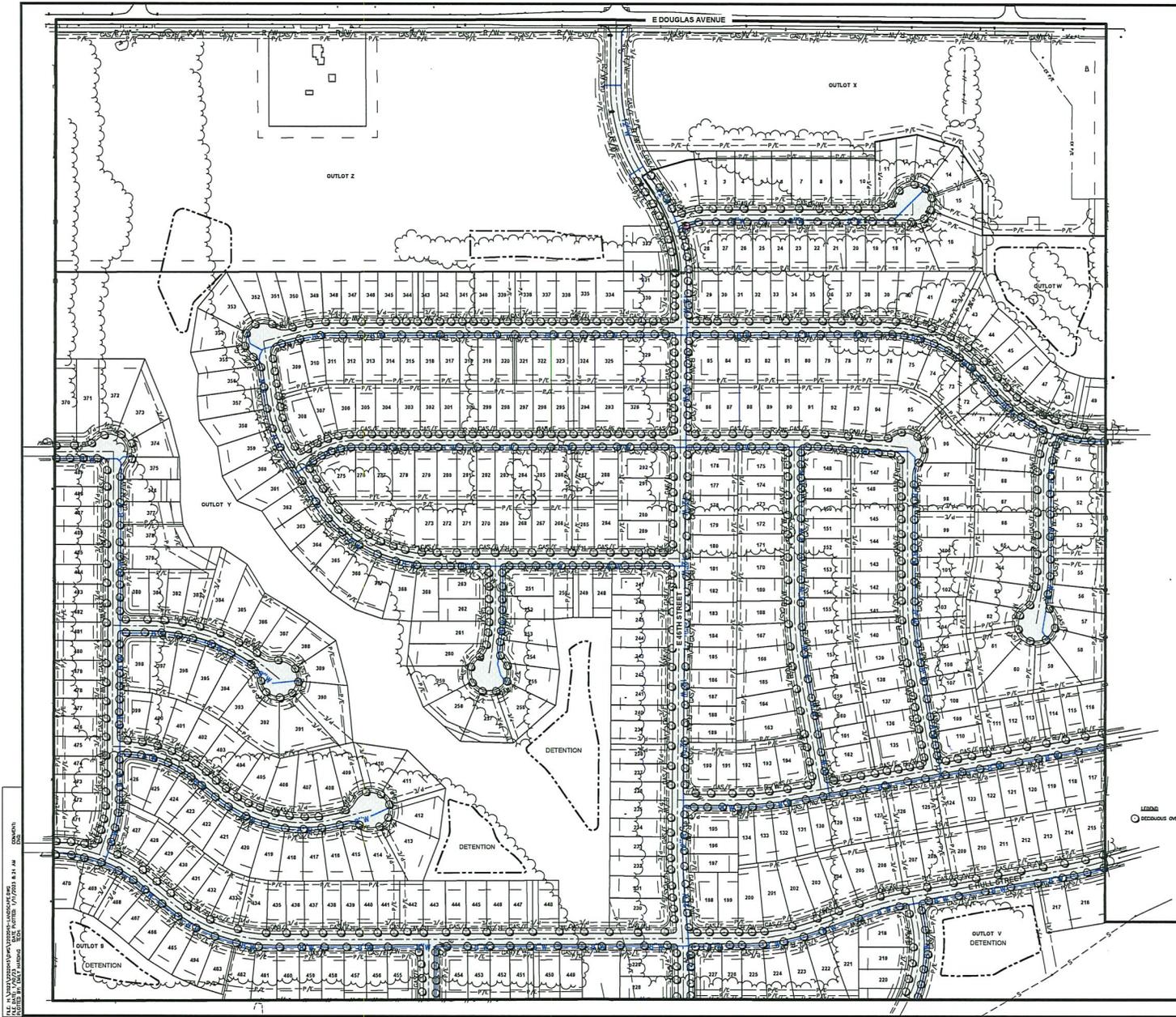
REVISIONS	DATE
FIRST SUBMITTAL	12/10/2022
SECOND SUBMITTAL	12/10/2022
THIRD SUBMITTAL	12/10/2022
FOURTH SUBMITTAL	12/10/2022

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 ENGINEER: ENH
 TECH:



DES MOINES, IOWA

WOODMONT
PRELIMINARY PLAT



STREET TREE PLAN

DATE: 11/15/2022
 DRAWN BY: J. WOODMONT
 CHECKED BY: J. WOODMONT
 PROJECT NO.: 2202.045

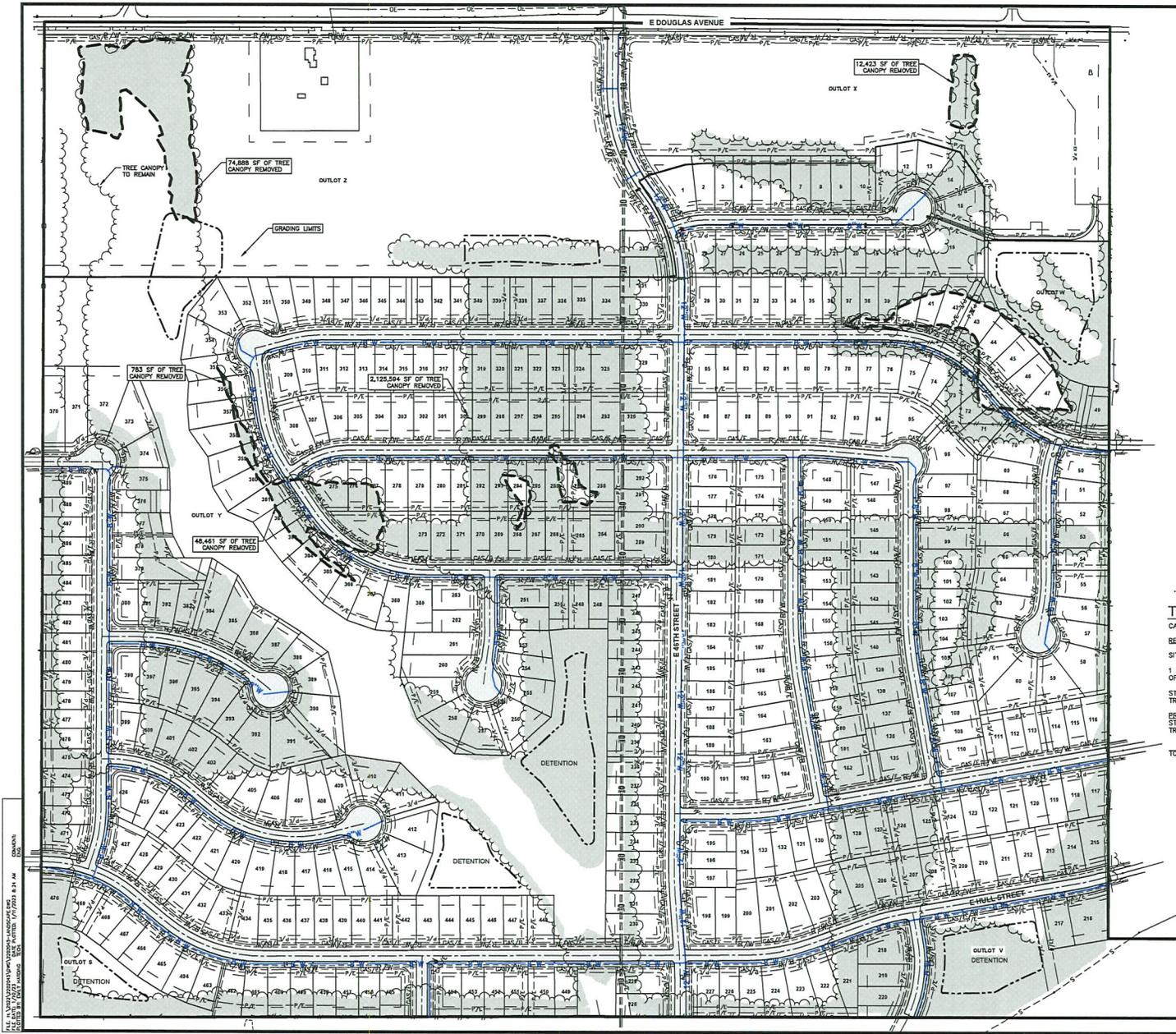
DATE	11/15/2022
REVISIONS	
FOURTH SUBMITTAL	11/15/2022
THIRD SUBMITTAL	10/10/2022
SECOND SUBMITTAL	10/10/2022
FIRST SUBMITTAL	10/10/2022

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 365-4400

WOODMONT
 PRELIMINARY PLAN
 DES MOINES, IOWA

TECH:
 ENGINEER:

20
21
 2202.045



TREE MITIGATION PLANTINGS
 CANOPY REMOVED: 2,226,149 SF (51.93 ACRES)
 (OPTION A)
REQUIRED:
 SITE TREES ARE REQUIRED WITH A MINIMUM 15% CANOPY COVERAGE TO BE PROVIDED PER EACH LOT.
 1 DECIDUOUS OVERSTORY TREE / 2,000 SF OF CANOPY REMOVAL: 1131 TREES
 STREET TREES WILL BE PROVIDED ALONG ALL PUBLIC STREETS AT 30' O.C. WITH A MINIMUM OF ONE TREE FOR EACH LOT.
PROVIDED:
 STREET TREES WITHIN RIGHT OF WAY: 805 DECIDUOUS OVERSTORY TREES
 TREES WITHIN LOTS: ADDITIONAL TREE CANOPY WILL BE PROVIDED BY THE MINIMUM 15% CANOPY COVERAGE PER LOT.
TOTAL PROVIDED: 1131 MINIMUM

TREE REMOVAL PLAN



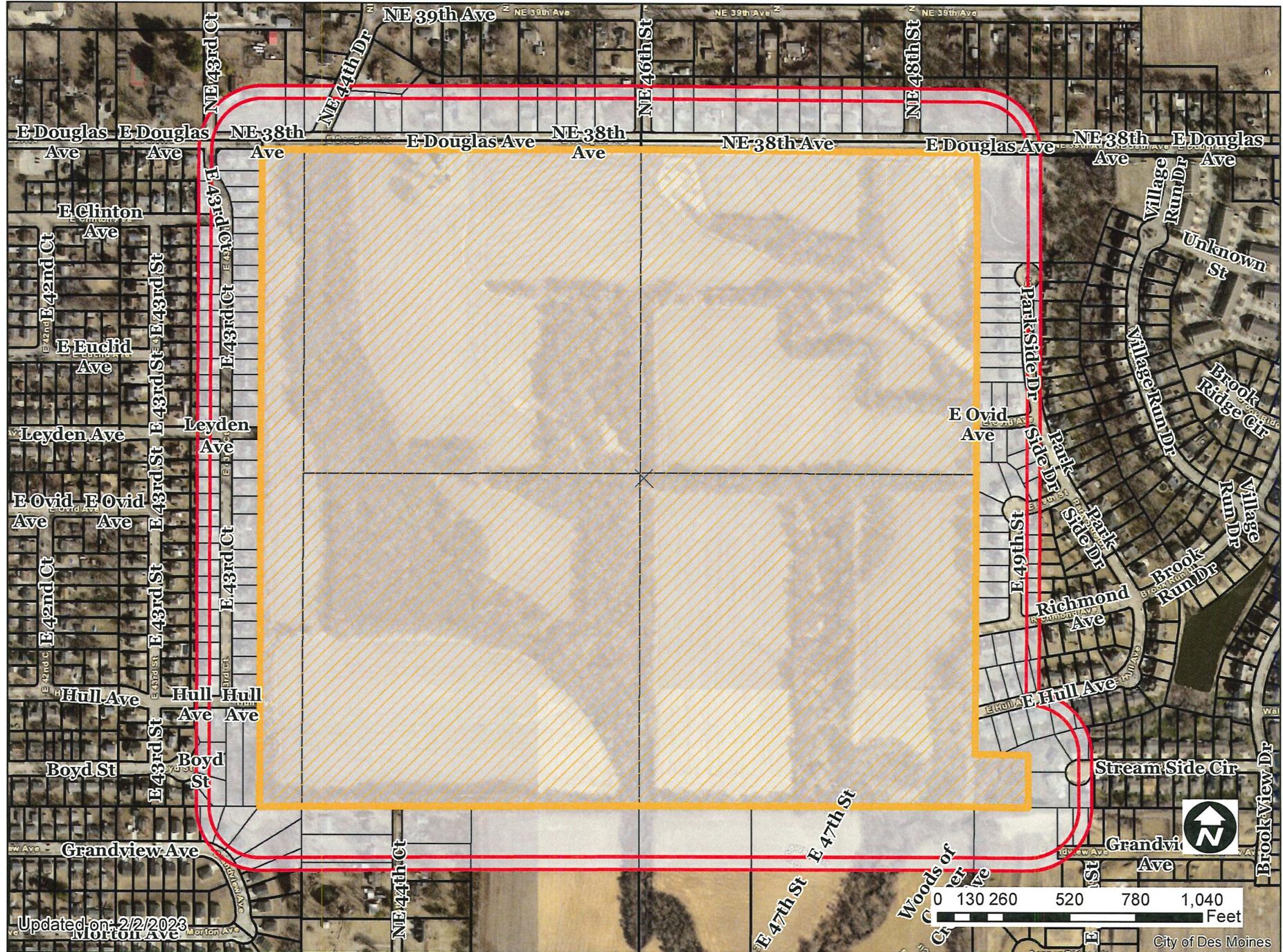
DATE: 01-10-2022
 REVISIONS:
 FOURTH SUBMITTAL
 THIRD SUBMITTAL
 SECOND SUBMITTAL
 FIRST SUBMITTAL
 11-24-2021
 10-20-2021
 09-29-2021

4121 NW URBANDALE DRIVE
 URBANDALE IA 50322
 PHONE: (515) 369-4400
 TECH: [Blank]
 ENGINEER: [Blank]

WOODMONT
PRELIMINARY PLAN

DES MOINES, IOWA
 CIVIL DESIGN ADVANTAGE

21
 21
 2202.045



1 inch = 501 feet