CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: February 21, 2017

ITEM: Della Vita, Northwest corner of EP True Parkway and 88th Street – Subdivide property into 94 lots for single family development, 141 lots for medium density development, 7 street lots, and 4 outlots – Della Vita, LLC – PP-003279-2016

RESOLUTION: Approval of Preliminary Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Della Vita, LLC, represented by Hubbell Realty Company, is requesting approval of a Preliminary Plat for approximately 65 acres located at the northwest corner of EP True Parkway and 88th Street. The applicant proposes to subdivide the property into 94 lots for single family development, 141 lots for medium density development, 7 street lots, and 4 outlots for detention, common areas and private streets.

Plan and Zoning Commission Action:
Vote: 6-0 approval, with Commissioner Andersen absent.
Date: February 13, 2017
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat Request

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions. The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee - *Development & Planning: November 28, 2016*
- Staff Review and Comment
  - *Phasing*
  - *Site Access*
  - *Street Alignment*
  - *Buffers*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Property Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the Preliminary Plat to subdivide the property into 94 lots for single family development, 141 lots for medium density development, 7 lots for public streets, and 4 outlots for detention, common areas and private streets, subject to the applicant meeting all City Code requirements and the following:

1. The City Council allowing the temporary access drive to Wendover Lane to be gravel for a maximum of a 6 month period of time, constructed so that it supports 75,000lb GVW and be maintained at all times, including snow removal. Should the temporary drive be required longer than 6 months, the applicant shall pave that portion of the drive within their development and connecting to existing Wendover Lane. Existing Wendover Lane does not need to be paved. Prior to paving, the applicant shall provide appropriate construction documents for review and approval by the City Engineer which demonstrate how the paving will tie into the existing gravel of Wendover Lane.

2. No combustible construction or storage of combustible materials shall occur on the Della Vita property until the necessary streets and water mains are installed to provide access and water for use by emergency services.

3. The applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any lot within the plat.

4. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.

Lead Staff Member: Brian Portz, AICP BP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	NA	
Date(s) Published		
Letter sent to surrounding property owners		

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	11/28/2016		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution
  - Exhibit A Conditions of Approval
- Attachment B - Location Map
- Attachment C - Preliminary Plat

Exhibit II - City Council Resolution
- Exhibit A Conditions of Approval

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: February 13, 2017

Item: Della Vita, Northwest corner of EP True Parkway and 88th Street – Subdivide property into 94 lots for single family development, 141 lots for medium density development, 7 street lots, and 4 outlots – Della Vita, LLC – PP-003279-2016

Requested Action: Approval of Preliminary Plat

Case Advisor: Brian Portz, AICP BP

Applicant's Request: The applicant, Della Vita, LLC, represented by Hubbell Realty Company, is requesting approval of a Preliminary Plat for approximately 65 acres located at the northwest corner of EP True Parkway and 88th Street. The applicant proposes to subdivide the property into 94 lots for single family development, 141 lots for medium density development, 7 street lots, and 4 outlots for detention, common areas and private streets.

History: The property was annexed into the City as a part of the 88th Street Annexation in June of 2000. The property is undeveloped and has not been previously platted. In October of 2016, the City Council approved a Comprehensive Plan Amendment and Rezoning to change approximately 36 acres from High Density Residential (HD) to Single Family Residential (SF) and approximately 29 acres from Office (OF) to Medium Density Residential (MD) and designate the entire 65 acres as Della Vita Planned Unit Development (PUD).

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on November 28, 2016 as an informational item; the Subcommittee was supportive of the development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff would summarize the following:

- *Phasing:* The project is proposed to be completed in two phases. The first phase will consist of the construction of Cody Drive and 30 single family lots. Also, included in the first phase, is the development of 54 medium density lots. Subsequent phases will be implanted to construct the remainder of the project.
- *Site Access:* To provide secondary access on the west side of the first phase, a temporary gravel drive will be constructed from the private street on the north side of the medium density portion of the property to existing Wendover Lane. This drive will be removed when completion of future phases of the project provide permanent access to the future extension of EP True Parkway on the southern portion of the site. Staff is comfortable with the proposal, but recommends a condition of approval that the temporary gravel connection be for only a 6 month period of time, constructed so that it support 75,000lb GVW and be maintained at all times, including snow removal. If the temporary connection is needed longer than 6 months, it is recommended that the drive be paved.
- *Street Alignment:* EP True Parkway will be extended along the southern portion of the applicant's property to provide access to the medium density portion of the site and to also allow continuation of EP True Parkway to connect to properties to the west. Cody Drive will be extended on the north side of the applicant's property to align with the extension of Cody Drive on the east side of 88th Street. The future extension of Aspen Drive (which currently terminates at 84th Street to the east) will traverse through the applicant's property.
- *Buffers:* 30' buffers will be provided along 88th Street and the future extension of EP True Parkway. A 30' buffer will also be located along the north property line adjacent to the existing single family homes on the northwest corner of the site. In addition, there will be a 30' buffer between the proposed easternmost single family units and the medium density units on the west side. Because this is a medium density development with no detached accessory structures, the applicant is proposing to overlap the 30' buffer park and the

required 35' perimeter setback. Staff is comfortable with this and allowance for it was specifically written into the PUD Ordinance for the property.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create 94 lots for single family development, 141 lots for medium density development, 7 lots for public streets, and 4 outlots for detention, common areas and private streets, subject to the applicant meeting all City Code requirements and the following:

1. The City Council allowing the temporary access drive to Wendover Lane be allowed to be gravel for a maximum of a 6 month period of time, constructed so that it supports 75,000lb GVW and be maintained at all times, including snow removal. Should the temporary drive be required longer than 6 months, the applicant shall pave that portion of the drive within their development and connecting to existing Wendover Lane. Existing Wendover Lane does not need to be paved. Prior to paving, the appplicant shall provide appropriate construction documents for review and approval by the City Engineer which demonstate how the paving will tie into the exising gravel of Wendover Lane.

2. No combustible construction or storage of combustible materials shall occur on the Della Vita property until the necessary streets and water mains are installed to provide access and water for use by emergency services.

3. The applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any lot within the plat.

4. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.

Property Owner/Applicant:

Della Vita, LLC
6900 Westown Parkway
West Des Moines, IA 50311
515-280-2059
scott@vistarei.com

Applicant's Representative:

Civil Design Advantage
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111
Attn: Emily Harding
emilyh@cda-eng.com

Attachments:

Attachment A - Plan and Zoning Commission Resolution
Exhibit A - Conditions of Approval
Attachment B - Location Map
Attachment C - Preliminary Plat

ATTACHMENT A

RESOLUTION NO. PZC-17-015

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO 94 LOTS FOR SINGLE FAMILY DEVELOPMENT, 140 LOTS FOR MEDIUM DENSITY DEVLEOPMENT, SEVEN PUBLIC STREET LOTS, AND 4 OUTLOTS

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Della Vita, LLC, has requested approval of a Preliminary Plat (PP-003279-2016) to create 94 single family residential lots, 141 medium density residential lots, seven public street lots, and four outlots for detention, common areas and private streets on a 65 acre site located on the northwest corner of EP True Parkway and 88th Street;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on February 13, 2017, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission hearing are adopted.

SECTION 2. The Preliminary Plat (PP-003279-2016) to subdivide the property into 94 single family residential lots, 141 medium density residential lots, seven public street lots, and four outlots, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on February 13, 2017.

Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on February 13, 2017, by the following vote:

AYES: Brown, Costa, Crowley, Erickson, Hatfield, Southworth
NAYS: -0-
ABSTENTIONS: -0-
ABSENT: Andersen

ATTEST:

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. The City Council allowing the temporary access drive to Wendover Lane be allowed to be gravel for a maximum of a 6 month period of time, constructed so that it supports 75,000lb GVW and be maintained at all times, including snow removal. Should the temporary drive be required longer than 6 months, the applicant shall pave that portion of the drive within their development and connecting to existing Wendover Lane. Existing Wendover Lane does not need to be paved. Prior to paving, the appplicant shall provide appropriate construction documents for review and approval by the City Engineer which demonstate how the paving will tie into the exising gravel of Wendover Lane.
2. No combustible construction or storage of combustible materials shall occur on the Della Vita property until the necessary streets and water mains are installed to provide access and water for use by emergency services.
3. The applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any lot within the plat.
4. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.

Della Vita

970.5 0 485.26 970.5 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

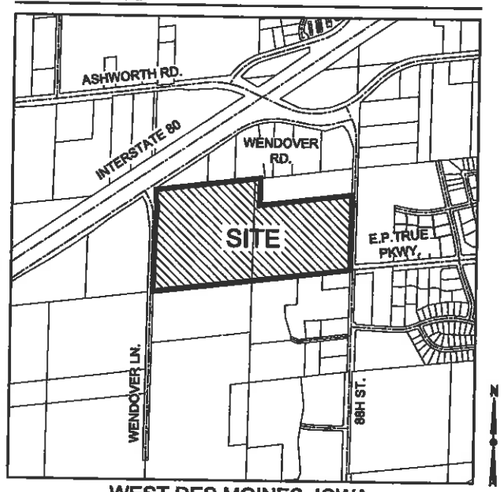
ATTACHMENT C

PRELIMINARY PLAT FOR:

DELLA VITA

WEST DES MOINES, IOWA

VICINITY MAP



WEST DES MOINES, IOWA

OWNER/APPLICANT

DELLA VITA, LLC
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH. (515) 280-2059

ENGINEER / SURVEYOR

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

COMPREHENSIVE LAND USE

MD - MEDIUM DENSITY RESIDENTIAL
SF - SINGLE FAMILY

ZONING

DELLA VITA PLANNED UNIT DEVELOPMENT (PUD)
UNDERLYING ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
MEDIUM DENSITY RESIDENTIAL (RM)

BENCHMARKS

WEST DES MOINES BM #35 NE CORNER OF MILLS CIVIC PARKWAY AND AND SOUTH 88TH STREET. 208 FEET EAST OF CENTERLINE OF SOUTH 88TH STREET, 49 FEET NORTH OF THE CENTERLINE OF MILLS CIVIC PARKWAY, 2 FEET SOUTH OF THE FENCE LINE.
ELEVATION=219.04

WEST DES MOINES BM #89 INTERSECTION OF WENDOVER ROAD AND WENDOVER LANE, 3 FEET SOUTHEAST OF NORTH FENCE, ON CENTERLINE OF WENDOVER LANE EXTENDED.
ELEVATION=229.39

SUBMITTAL DATES

FIRST SUBMITTAL:	11/08/2016
SECOND SUBMITTAL:	12/13/2016
THIRD SUBMITTAL:	01/16/2017
FOURTH SUBMITTAL:	01/25/2017

PRELIMINARY PLAT DESCRIPTION

BOOK 2002, PAGE 7528

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, EXCEPT BEGINNING AT THE NORTHEAST CORNER THEREOF, THENCE SOUTH 350 FEET, THENCE WEST 1245 FEET, THENCE NORTH 350 FEET, THENCE EAST 1245 FEET TO THE POINT OF BEGINNING AND EXCEPT THAT PORTION DEEDED TO THE STATE OF IOWA.

PROPERTY CONTAINS 67.2 +/- ACRES.

BULK REGULATIONS

SINGLE FAMILY RESIDENTIAL:

UNDERLYING ZONING:	SINGLE FAMILY RESIDENTIAL (R-1)
MIN. LOT WIDTH:	60'
FRONT SETBACK:	30'
SIDE SETBACK:	15' TOTAL (7' MIN.)
REAR SETBACK:	35'
MIN. LOT SIZE:	7,500 SF
LAND USE DENSITY:	1.1 TO 8.0 DU/ACRE

MEDIUM DENSITY RESIDENTIAL:

UNDERLYING ZONING:	MEDIUM DENSITY RESIDENTIAL (RM)
PERIMETER SETBACK:	35'
BUILDING SEPARATION:	14' MIN.
LAND USE DENSITY:	12 DU/ACRE MAX.

NOTES

1. NO STRUCTURES, INCLUDING SHEDS, PLAY STRUCTURES, DECKS, GAZEBOS, ETC. MAY BE LOCATED WITHIN A BUFFER PARK.
2. NO INDIVIDUAL RESIDENTIAL DRIVEWAY ACCESS TO E.P. TRUE PARKWAY AND 88TH STREET IS ALLOWED.
3. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
4. ALL UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.
5. ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
6. THE STORMWATER DETENTION FACILITY AND PRIVATE STORM SEWERS WILL BE MAINTAINED BY THE HOMEOWNWER'S ASSOCIATION.
7. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION 'CLINT CARPENTER' (222-3460) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
8. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
11. PRIOR TO CONSTRUCTION ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
12. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
13. CONTACT PERSON RESPONSIBLE FOR ENSURING MUD AND ROCK ARE CLEANED OFF THE STREETS AND FOR INSTALLATION, PERIODIC CHECKING, AND REINSTALLATION OF EROSION CONTROL MEASURES IS: NICK NEWBURY, SITE INSPECTIONS LLC. PHONE: (515) 608-3296.
14. ALL OUTLOTS ARE UNBUILDABLE.
15. 88TH STREET SHOWS FULL DEVELOPER RESPONSIBILITY FOR PROPOSED DEVELOPMENTS ON BOTH SIDES OF THE STREET.
16. E.P. TRUE PARKWAY SHOWS FULL DEVELOPER RESPONSIBILITY FOR THE WESTERN PORTION OF THE STREET SHARED BY DELLA VITA AND PAVILION PARK, LC. E.P. TRUE PARKWAY SHOWS SATISFACTION OF THE RESPONSIBILITY OF DELLA VITA FOR THE REMAINING EASTERN PORTION OF THE STREET. REFER TO SHEET 7 FOR MORE INFORMATION.
17. CONSTRUCTION PLANS APPROVED BY THE CITY ENGINEER ARE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS.
18. CONTACT PERSON RESPONSIBLE FOR ENSURING MUD AND ROCK ARE CLEANED OFF THE STREETS AND FOR INSTALLATION, PERIODIC CHECKING, AND REINSTALLATION OF EROSION CONTROL MEASURES IS: NICK NEWBURY, SITE INSPECTIONS LLC. PHONE: (515) 608-3296.
19. COORDINATE CONNECTION TO 88TH STREET WATER MAIN WITH WEST DES MOINES WATER WORKS PROJECT NO. 00800-170-17001.
20. COORDINATE CONNECTIONS TO E.P. TRUE PARKWAY WATER MAIN WITH WEST DES MOINES WATER WORKS PROJECT NO. 00800-170-17004.

LEGEND

FEATURES

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

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

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL	H	H
PLATTED DISTANCE	(P)	
MEASURED BEARING & DISTANCE	(M)	
RECORDED AS	(R)	
DEED DISTANCE	(D)	
CALCULATED DISTANCE	(C)	
CURVE ARC LENGTH	AL	
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	MPE	
CENTERLINE		
SECTION LINE		
1/4 SECTION LINE		
1/4 1/4 SECTION LINE		
EASEMENT LINE		
LOT LINE		
RIGHT OF WAY		
BUILDING SETBACK		
PLAT BOUNDARY		

REFER TO THIELE GEOTECH, INC. GEOTECHNICAL EXPLORATION REPORT NO. 02.15286.00 FOR GEOTECHNICAL REQUIREMENTS.

THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD CONSTRUCTION SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

LICENSED PROFESSIONAL ENGINEER 19972 IOWA

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.

PRELIMINARY NOT FOR CONSTRUCTION

EMILY HARDING DATE

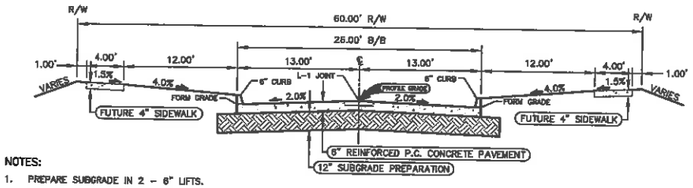
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-9

REVISIONS	DATE
FOURTH SUBMITTAL	01/25/17
THIRD SUBMITTAL	01/16/17
SECOND SUBMITTAL	12/13/16
FIRST SUBMITTAL	11/08/16

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: ENH TECH: MDM
CIVIL DESIGN ADVANTAGE

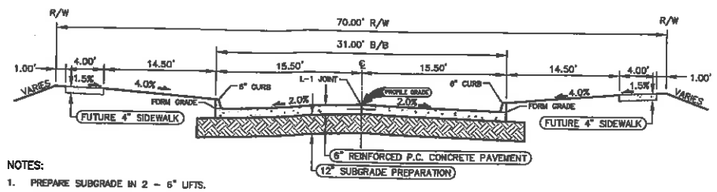
DELLA VITA
PRELIMINARY PLAT - COVER
WEST DES MOINES, IOWA

1407.352



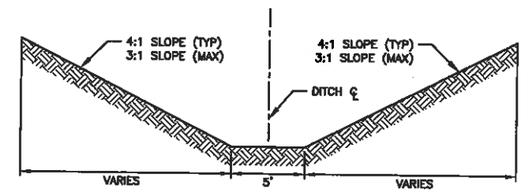
NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - 26' B/B P.C.C. ROADWAY

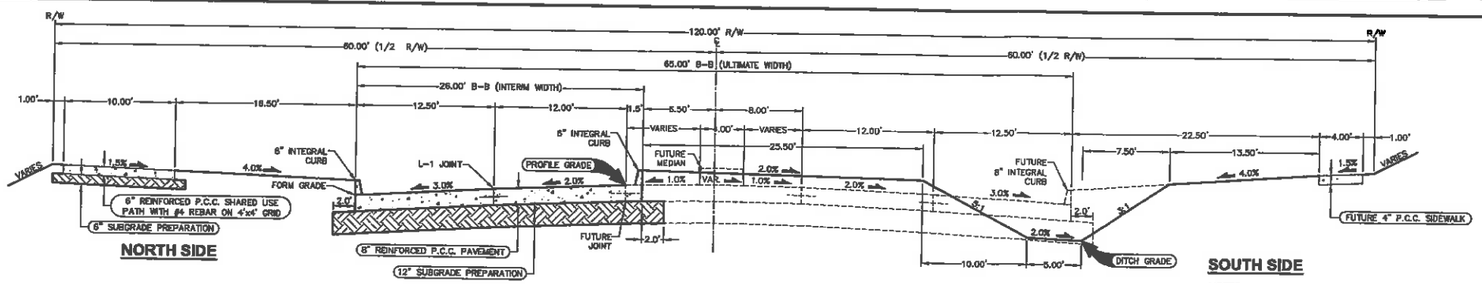


NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - 31' B/B P.C.C. ROADWAY

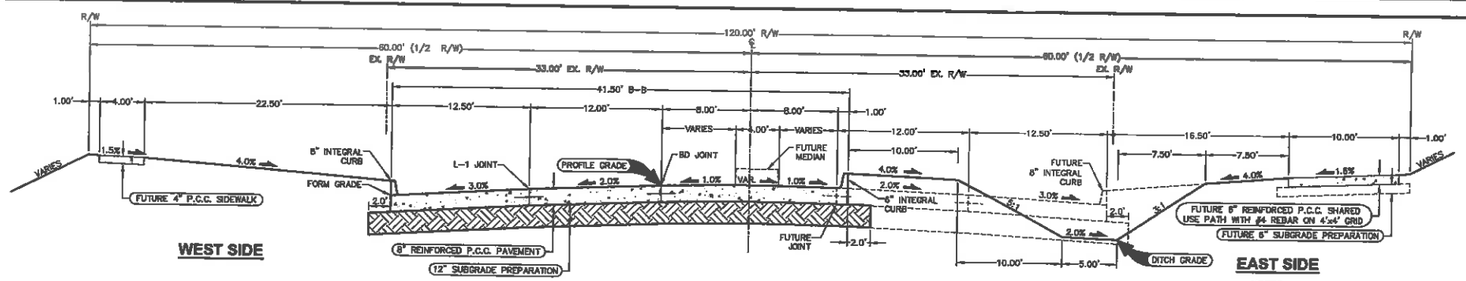


TYPICAL SWALE SECTION



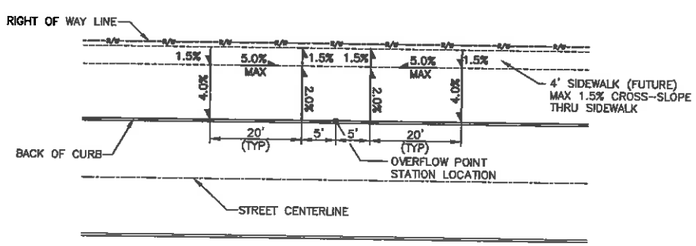
NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS.
2. TYPICAL CD JOINT SPACING IS 15'.

TYPICAL SECTION - 65' B/B P.C.C. ROADWAY W/120' RIGHT-OF-WAY
E. P. TRUE PARKWAY

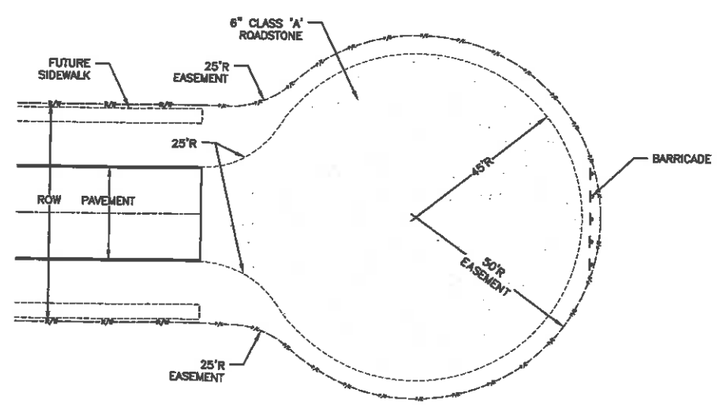


NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS.
2. TYPICAL CD JOINT SPACING IS 15'.

TYPICAL SECTION - 41.50' B/B P.C.C. ROADWAY W/120' RIGHT-OF-WAY
88TH STREET



TYPICAL RIGHT OF WAY GRADING
AT STORM WATER OVERFLOW POINTS



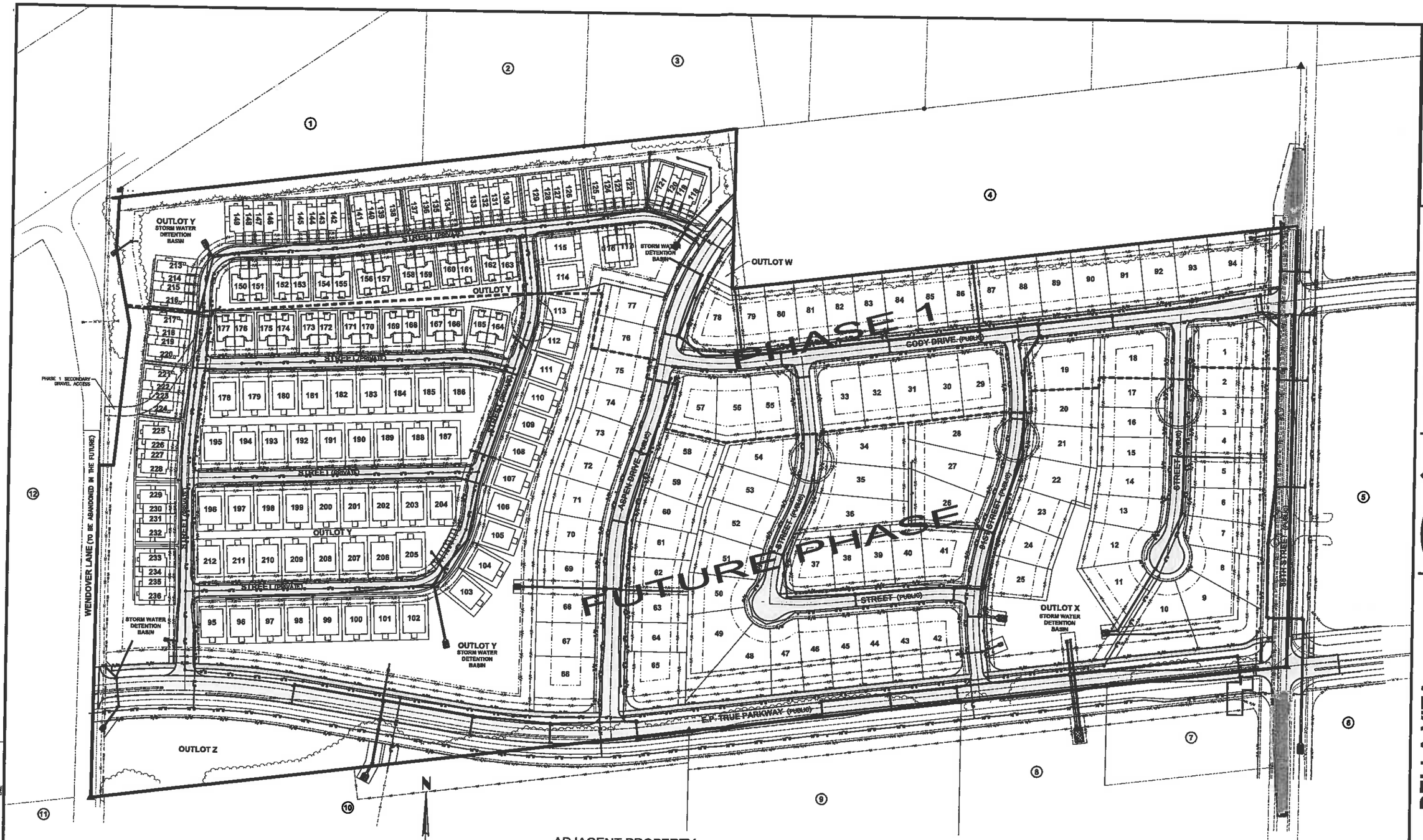
TEMPORARY TURNAROUND DETAIL

REVISIONS	DATE
FOURTH SUBMITTAL	01/25/17
THIRD SUBMITTAL	01/16/17
SECOND SUBMITTAL	12/13/16
FIRST SUBMITTAL	11/09/16

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: ENH TECH: MDM
CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

DELLA VITA
PRELIMINARY PLAT - DETAILS

1407.352



ADJACENT PROPERTY

1. STOTTLEMYER, JAMES F & BONNIE L JTRS
   ZONING: UNZONED
   COMP PLAN: OFFICE
2. STOTTLEMYER, JAMES F & BONNIE L JTRS
   ZONING: UNZONED
   COMP PLAN: OFFICE
3. WILLIAMS, JARED B & JOLEE A JTRS
   ZONING: UNZONED
   COMP PLAN: OFFICE
4. CAYLER, RONALD & NANCY JTRS
   ZONING: UNZONED
   COMP PLAN: HIGH DENSITY RESIDENTIAL
5. F & S ASSOCIATES, INC
   ZONING: R-18
   COMP PLAN: HIGH DENSITY RESIDENTIAL
6. BO-CON LLC
   ZONING: PUD-BUSINESS & COMMERCIAL
   COMP PLAN: NEIGHBORHOOD COMMERCIAL
7. EASTVOLD, JEFFREY J
   ZONING: UNZONED
   COMP PLAN: MEDIUM DENSITY RESIDENTIAL
8. HOLMES, DORRELL GENE &
   ZONING: UNZONED
   COMP PLAN: MEDIUM DENSITY RESIDENTIAL
9. ROBEL, LINDA M 2010 TRUST U/A/D MAY13, 2010
   ROBEL, LINDA M, ASOA, AS TRUSTEE
   ZONING: UNZONED
   COMP PLAN: MEDIUM & HIGH DENSITY RESIDENTIAL
10. PAVILION PARK LC
    ZONING: UNZONED
    COMP PLAN: OFFICE & HIGH DENSITY RESIDENTIAL
11. PAVILION PARK LC
    ZONING: UNZONED
    COMP PLAN: OFFICE & HIGH DENSITY RESIDENTIAL
12. PAVILION PARK LC
    ZONING: UNZONED
    COMP PLAN: OFFICE

REVISIONS	DATE
FOURTH SUBMITTAL	01/26/17
THIRD SUBMITTAL	01/16/17
SECOND SUBMITTAL	12/13/16
FIRST SUBMITTAL	11/02/16

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CIVIL DESIGN ADVANTAGE

DELLA VITA
PRELIMINARY PLAT - OVERALL
WEST DES MOINES, IOWA

1407.352

REVISIONS	DATE
FOURTH SUBMITTAL	07/25/17
THIRD SUBMITTAL	01/16/17
SECOND SUBMITTAL	12/13/16
FIRST SUBMITTAL	11/09/16

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CIVIL DESIGN ADVANTAGE

DELLA VITA
PRELIMINARY PLAT
WEST DES MOINES, IOWA

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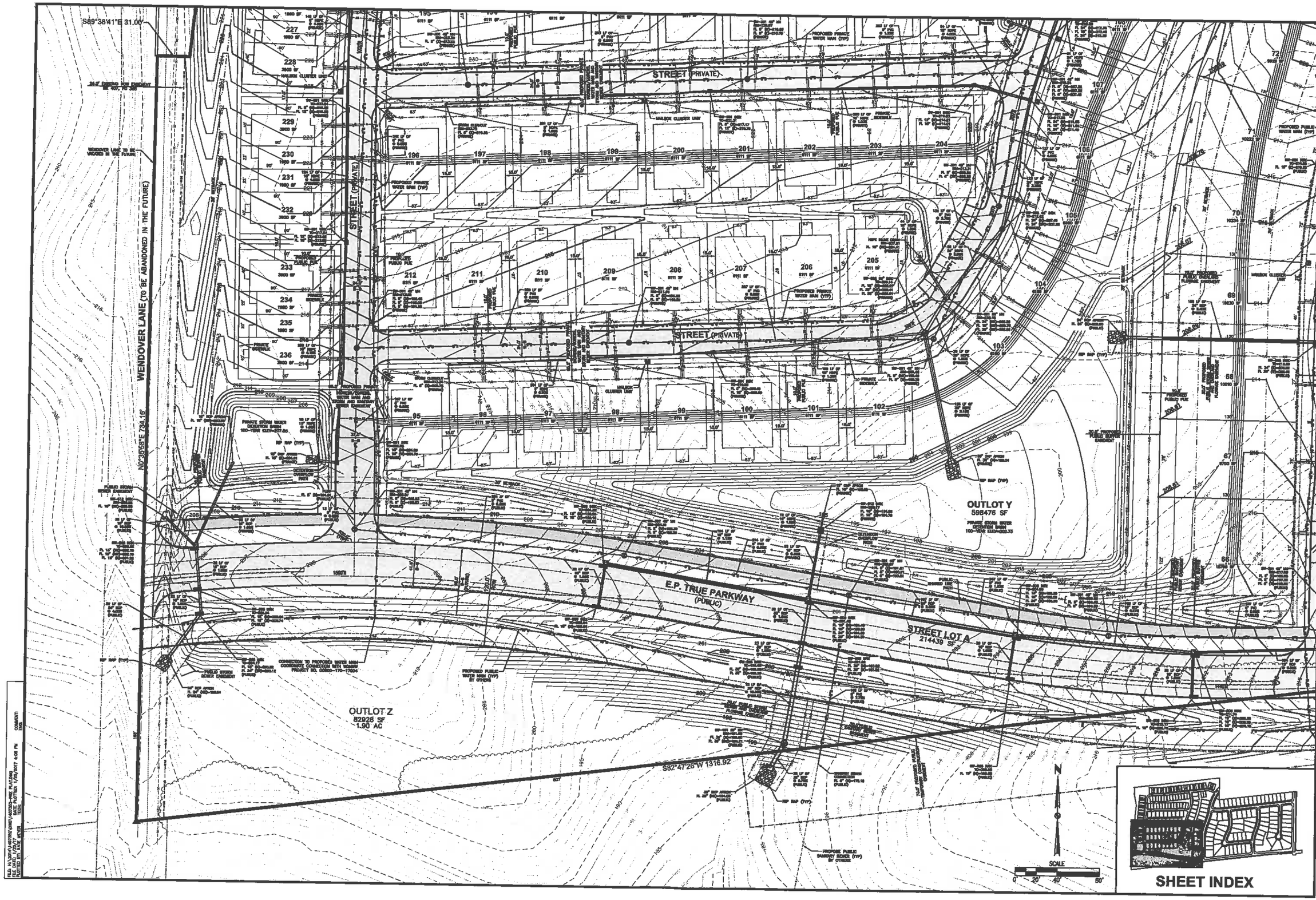

REVISIONS	DATE
FOURTH SUBMITTAL	01/26/17
THIRD SUBMITTAL	01/16/17
SECOND SUBMITTAL	12/13/16
FIRST SUBMITTAL	11/08/16

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CIVIL DESIGN ADVANTAGE

DELLA VITA
PRELIMINARY PLAT
WEST DES MOINES, IOWA

5/10

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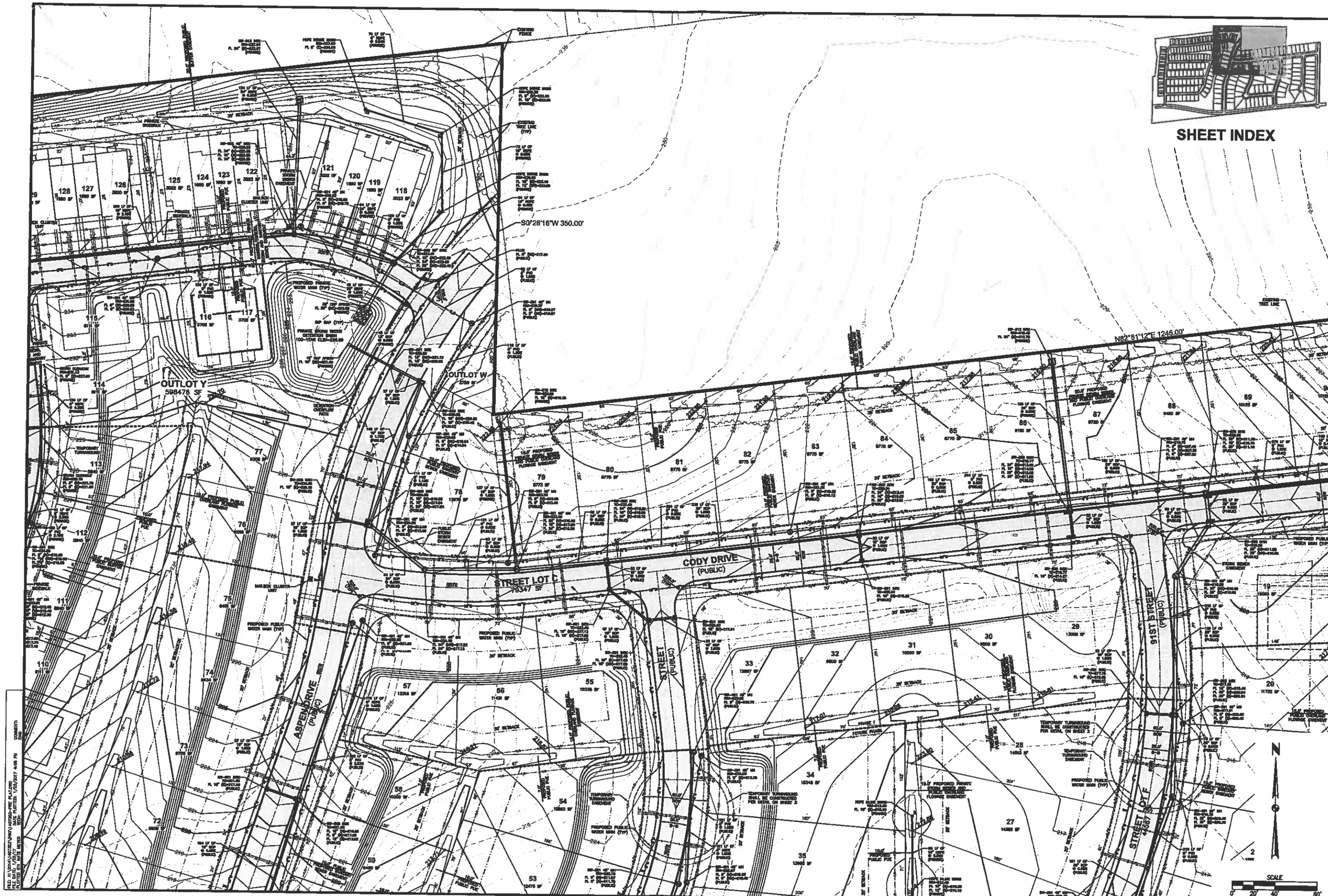

REVISIONS	DATE
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THIRD SUBMITTAL	01/16/17
SECOND SUBMITTAL	12/13/16
FIRST SUBMITTAL	11/03/16

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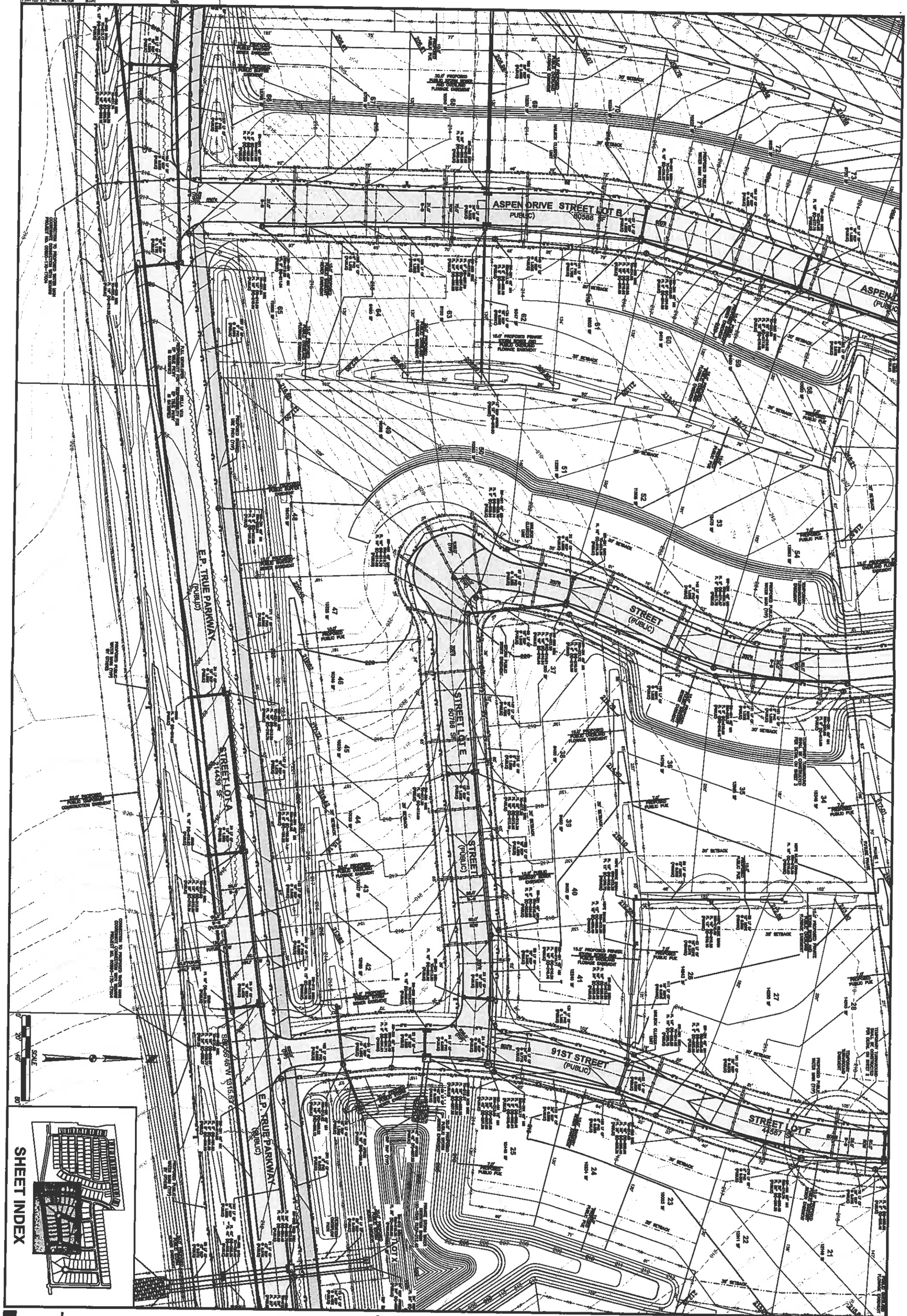
CIVIL DESIGN ADVANTAGE

DELLA VITA
PRELIMINARY PLAT
WEST DES MOINES, IOWA

1407.352

FILE: H:\2014\1407352\PREP\1407352-PRE PLAT.DWG
FILE DATE: 1/23/17 DATE PLOTTED: 1/23/2017 4:06 PM COMMENT:
PLOTTED BY: KATE MEYER SCALE: DWG



SHEET INDEX

7/10

1407.352

DELLA VITA

PRELIMINARY PLAT

WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
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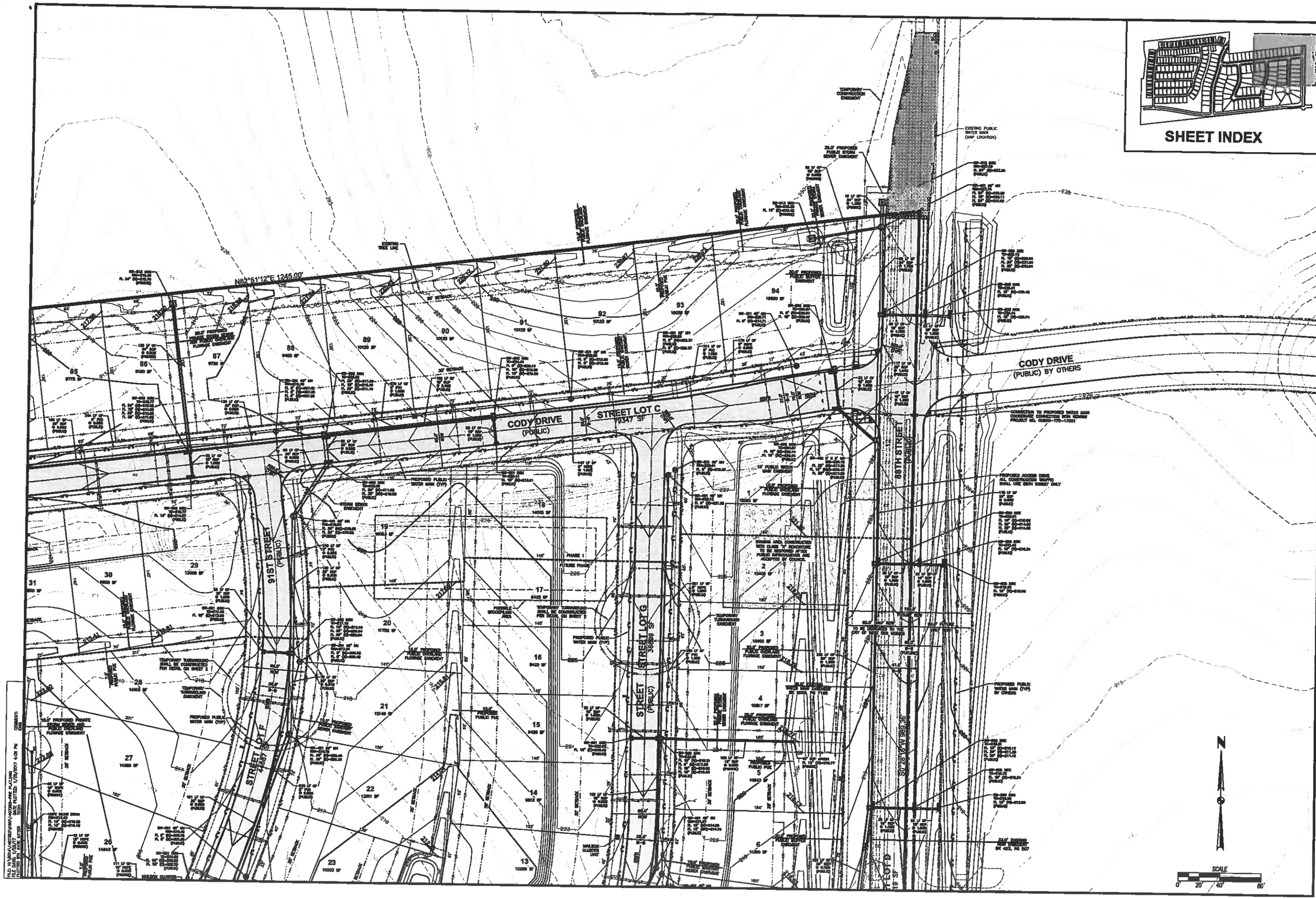

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WEST DES MOINES, IOWA

DELLA VITA
PRELIMINARY PLAT

1407.352

EXHIBIT II

Prepared by: B. Portz, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620; When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE PRELIMINARY PLAT (PP-003279-2016) TO SUBDIVIDE THE PROPERTY INTO 94 LOTS FOR SINGLE FAMILY DEVELOPMENT, 141 LOTS FOR MEDIUM DENSITY DEVLEOPMENT, SEVEN PUBLIC STREET LOTS, AND 4 OUTLOTS

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations, and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Della Vita, LLC, has requested approval of a Preliminary Plat (PP-003279-2016) to create 94 single family residential lots, 141 medium density residential lots, seven public street lots, and four outlots for detention, common areas and private streets on a 65 acre site located on the northwest corner of EP True Parkway and 88th Street and legally described as;

Legal Description of Property

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, EXCEPT BEGINNING AT THE NORTHEAST CORNER THEREOF, THENCE SOUTH 350 FEET, THENCE WEST 1245 FEET, THENCE NORTH 350 FEET, THENCE EAST 1245 FEET TO THE POINT OF BEGINNING AND EXCEPT THAT PORTION DEEDED TO THE STATE OF IOWA.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on February 13, 2017, the Plan and Zoning Commission did recommend to the City Council approval of the Preliminary Plat (PP-003279-2016);

WHEREAS, on, February 21, 2017, this City Council held a duly-noticed meeting to consider the application for Preliminary Plat (PP-003279-2016);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The finding of consistency with the Comprehensive Plan as stated in the staff report, dated February 21, 2017, or as amended orally at the City Council hearing of February 21, 2017, are adopted.

SECTION 2. Preliminary Plat (PP-003279-2016) to subdivide the property into 94 single family residential lots, 141 medium density residential lots, seven public street lots, and four outlots for detention, common areas and private streets is approved, subject to compliance with all the conditions in the staff report, dated February 21, 2017, including conditions

added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on February 21, 2017.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on February 21, 2017, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The City Council allowing the temporary access drive to Wendover Lane to be gravel for a maximum of a 6 month period of time, constructed so that it supports 75,000lb GVW and be maintained at all times, including snow removal. Should the temporary drive be required longer than 6 months, the applicant shall pave that portion of the drive within their development and connecting to existing Wendover Lane. Existing Wendover Lane does not need to be paved. Prior to paving, the applicant shall provide appropriate construction documents for review and approval by the City Engineer which demonstrate how the paving will tie into the existing gravel of Wendover Lane.

2. No combustible construction or storage of combustible materials shall occur on the Della Vita property until the necessary streets and water mains are installed to provide access and water for use by emergency services.

3. The applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any building permits, including footing and foundation permits, for any lot within the plat.

4. The applicant receiving City approval of Public Improvement Construction Plans for any public improvements prior to implementation. Additionally, the applicant acknowledging that public improvements must be constructed and accepted by the city prior to issuance of any occupancy permits, including temporary occupancy permits for any dwelling within the plat.