CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: June 1, 2020

ITEM: Della Vita Townhomes – Plat 2, Northwest corner of EP True Parkway and 88th Street – Approval of a site plan to construct 36 townhome units – Della Vita, LLC - SP-004615-2020

Resolution: Approval of Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Della Vita, LLC, represented by Emily Harding of Civil Design Advantage, is requesting approval of a site plan for approximately 6 acres located near the northwest corner of EP True Parkway and 88th Street. The applicant proposes the construction of 7 duplex units, 14 detached townhomes and 2 four-plex buildings for a total of 36 dwelling units on the phase 2 site. Access will be from the existing stub of Milan Street that was constructed with phase 1 of the project. A temporary secondary access drive has been constructed to Wendover Lane on the west side of the property until such time that EP True Parkway is extended from 88th Street and connections are then made to it from the north. No construction of townhomes shown over the temporary drive will occur until a permanent secondary access is extended to EP True Parkway.

Plan and Zoning Commission Action:
Vote: 7-0 approval
Date: May 26, 2020
Motion: Adopt a resolution recommending the City Council approve the Site Plan

OUTSTANDING ISSUES: There are no outstanding issues.
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: *February 3, 2020*
- Staff Review and Comments
  - *Building Design*
  - *Site Access*
  - *Lot 36*
  - *Buffers*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- 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 Site Plan to construct 36 dwelling units, and associated site improvements, subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. The applicant acknowledging that as other phases of this development move forward, additional elevation versions for the multi-family building types will need to be implemented to maintain the variety and character of the development.

2. The applicant acknowledging that useable roadways necessary to access a dwelling building as determined by the Fire Marshal will need to be available prior to issuance of any occupancy permits, including temporary occupancy permits for dwellings within each building.

3. The applicant acknowledging that if future phases are not constructed, or not constructed in a timely fashion, the assigned building numbering may need to be adjusted. Said adjustments may affect buildings already occupied which will result in address changes for the residents.

4. The applicant acknowledging that the Della Vita Plat 2 Final Plat shall be approved by the City Council prior to the issuance of any building permits for this phase of construction.

5. The applicant acknowledging that the required 30' buffer along the east property line shall be installed prior to any certificate of occupancy being issued, including temporary occupancy, for those townhome units located directly adjacent to the buffer area. Specifically, no certificate of occupancy will be issued for lots 15 – 19 until the buffer is completely installed, inspected and accepted by the City.

6. The applicant acknowledging that townhomes on lots 33, 34, 35 & 36 shall not be constructed until such time that a permanent access is constructed to EP True Parkway.

7. The applicant acknowledging that only a patio is permitted as an outdoor space for a townhome constructed on Lot 36.

Lead Staff Member: Brian Portz, AICP

Staff Reviews:

Department Director	VS
Appropriations/Finance	
Legal	*JDS*
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	not requried	
Date(s) Published	NA	
Letter sent to surrounding property owners		NA

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	February 3, 2020		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Commission Resolution
  - Exhibit A Conditions of Approval
- Attachment B - Location Map
- Attachment C - Building Elevations**
- Attachment D - Site Plans**

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

**Site Plans and Building Elevation included in staff report are for illustrative purposes only – Approved plans on file with the City.

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: May 26, 2020

Item: Della Vita Townhomes Phase 2 Revised, Northwest corner of EP True Parkway and 88th Street – Approval of a site plan to construct 36 townhome units – Della Vita, LLC - SP-004615-2020

Requested Action: Recommend Approval of Site Plan

Case Advisor: Brian S. Portz, AICP BP

Applicant's Request: The applicant, Della Vita, LLC, represented by Emily Harding of Civil Design Advantage, is requesting approval of a site plan for approximately 6 acres located near the northwest corner of EP True Parkway and 88th Street. The applicant proposes the construction of 7 duplex units, 14 detached townhomes and 2 four-plex buildings for a total of 36 dwelling units on the phase 2 site. Access will be from the existing stub of Milan Street that was constructed with phase 1 of the project. A temporary secondary access drive has been constructed to Wendover Lane on the west side of the property until such time that EP True Parkway is extended from 88th Street and connections are then made to it from the north. No construction of townhomes shown over the temporary drive will occur until a permanent secondary access is extended to EP True Parkway.

History: The property was annexed into the City as a part of the 88th Street Annexation in June of 2000. 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). In February of 2017, the City Council approved a preliminary plat for the development. In May of 2017, Phase 1 of the project was approved, which included 54 townhomes. And in November of 2017, the final plat for Della Vita Plat 1 was approved allowing for construction of the Phase 1 townhome units and 33 single family detached units. In April of 2018, the applicant submitted a site plan for Phase 2 of the townhome units, but withdrew the request at that time.

City Council Subcommittee: This project was presented to Development and Planning Subcommittee as an informational item at its February 3, 2020 meeting. There was no discussion.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. Staff would summarize the following key points of interest:

- *Building Design:* The applicant is proposing 3 building models for the detached townhomes, 1 building model for the bi-attached units, and 1 building model for the attached townhome buildings (4 unit buildings) with multiple color packages. The applicant intends to achieve visual interest and implement variety to minimize repetition and monotony as specified in the PUD for this phase by using the different plans, multiple elevations for each plan and 6 different color packages on these elevations. Staff feels that the proposed mix of units and colors is acceptable to meet the intent of the PUD with this phase of the project, however, the next phase of medium density residential development will need to include additional elevation versions to maintain the variety and character of the development as required by the PUD Ordinance.-.
- *Site Access:* To provide secondary access on the west side of the first phase, a temporary paved drive was 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. The temporary connection has been constructed and is maintained at all times, including snow removal. The site plan for Phase 2 indicates a 4 plex located over the top of the existing temporary drive to Wendover lane. There is a note on the site plans that indicates

that 4 plex will not be constructed until there is a permanent access to EP True Parkway. Staff also recommends a condition of approval that this 4 plex not be constructed until the secondary access to EP True Parkway is constructed.

- *Lot 36:* The building footprint shown for the townhome on Lot 36 will meet the setback requirements for a footprint lot, but the site plan shows an outdoor space on that end elevation that won't meet the setback requirements unless it is a patio and not a deck. The applicant has agreed to only construct a patio for this unit. Staff recommends a condition of approval requiring only a patio be constructed on this lot.

- *Buffers:* As a part of this phase of development, a 30' buffer will be installed along the east property line adjacent to the single family lots.

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 Site Plan to construct 36 dwelling units, and associated site improvements, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that as other phases of this development move forward, additional elevation versions for the multi-family building types will need to be implemented to maintain the variety and character of the development.

2. The applicant acknowledging that useable roadways necessary to access a dwelling building as determined by the Fire Marshal will need to be available prior to issuance of any occupancy permits, including temporary occupancy permits for dwellings within each building.

3. The applicant acknowledging that if future phases are not constructed, or not constructed in a timely fashion, the assigned building numbering may need to be adjusted. Said adjustments may affect buildings already occupied which will result in address changes for the residents.

4. The applicant acknowledging that the Della Vita Plat 2 Final Plat shall be approved by the City Council prior to the issuance of any building permits for this phase of construction.

5. The applicant acknowledging that the required 30' buffer along the east property line shall be installed prior to any certificate of occupancy being issued, including temporary occupancy, for those townhome units located directly adjacent to the buffer area. Specifically, no certificate of occupancy will be issued for lots 15 – 19 until the buffer is completely installed, inspected and accepted by the City.

6. The applicant acknowledging that townhomes on lots 33, 34, 35 & 36 shall not be constructed until such time that a permanent access is constructed to EP True Parkway.

7. The applicant acknowledging that only a patio is permitted as an outdoor space for a townhome constructed on Lot 36.

Property Owner/Applicant: Della Vita, LLC
6900 Westown Parkway
West Des Moines, IA 50311
515-280-2059
eric.bohnenkamp@hubbellrealty.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 - Commission Resolution
Exhibit A - Conditions of Approval
Attachment B - Location Map
Attachment C - Building Elevation Plans
Attachment D - Site Plans

ATTACHMENT A

RESOLUTION NO. PZC-20-024

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A SITE PLAN FOR MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Della Vita, LLC, has requested approval for a Site Plan (SP-004615-2020) to allow the construction of 36 townhome units and associated site improvements on an approximately 6 acre site located near 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 May 26, 2020, this Commission held a duly-noticed public meeting to consider the application for a Site Plan;

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 dated May 26, 2020 or as amended orally at the Plan and Zoning Commission meeting held on May 26, 2020 are adopted.

SECTION 2. The Site Plan (SP-004615-2020) to construct 36 townhome units, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the meeting, 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 May 26, 2020.

Erica Andersen

Erica Andersen, Chairperson
Plan and Zoning Commission

ATTEST:

Jennifer Canaday

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 May 26, 2020, by the following vote:

AYES: Andersen, Conlin, Costa, Crowley, Drake, Hatfield, Southworth
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

Jennifer Canaday

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. The applicant acknowledging that as other phases of this development move forward, additional elevation versions for the multi-family building types will need to be implemented to maintain the variety and character of the development.

2. The applicant acknowledging that useable roadways necessary to access a dwelling building as determined by the Fire Marshal will need to be available prior to issuance of any occupancy permits, including temporary occupancy permits for dwellings within each building.

3. The applicant acknowledging that if future phases are not constructed, or not constructed in a timely fashion, the assigned building numbering may need to be adjusted. Said adjustments may affect buildings already occupied which will result in address changes for the residents.

4. The applicant acknowledging that the Della Vita Plat 2 Final Plat shall be approved by the City Council prior to the issuance of any building permits for this phase of construction.

5. The applicant acknowledging that the required 30' buffer along the east property line shall be installed prior to any certificate of occupancy being issued, including temporary occupancy, for those townhome units located directly adjacent to the buffer area. Specifically, no certificate of occupancy will be issued for lots 15 – 19 until the buffer is completely installed, inspected and accepted by the City.

6. The applicant acknowledging that townhomes on lots 33, 34, 35 & 36 shall not be constructed until such time that a permanent access is constructed to EP True Parkway.

7. The applicant acknowledging that only a patio is permitted as an outdoor space for a townhome constructed on Lot 36.

Della Vita Townhomes Phase 2

Legend

- Corporate Limits
- Parcels

1,177.9 0 588.97 1,177.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

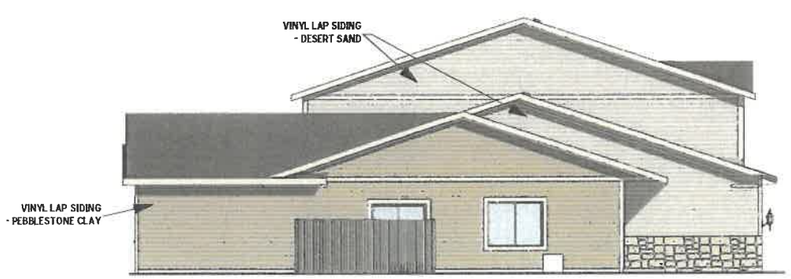
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

ATTACHMENT C

1 Front Elevation
1/8" = 1'-0"

2 Rear Elevation
1/8" = 1'-0"



3 Left Elevation
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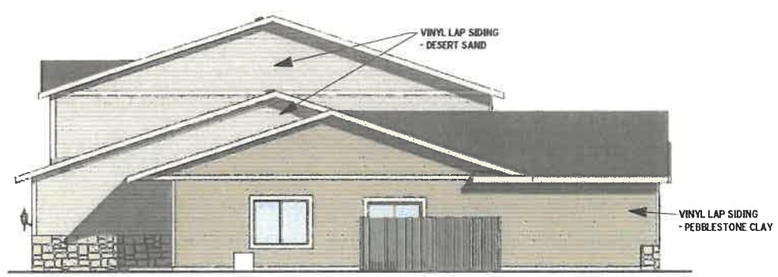

4 Right Elevation
1/16" = 1'-0"

2' - 0"

Client: _____ Date: _____

Issue Date: 5/16/2017 2:44:16 PM

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DELLA VITA - BRADFORD - RADCLIFFE ELEVATION

WEST DES MOINES, IOWA - HAWTHORN COLOR PACKAGE

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1 Front Elevation
1/8" = 1'-0"

2 Rear Elevation
1/8" = 1'-0"

4 Right Elevation
1/16" = 1'-0"

3 Left Elevation
1/16" = 1'-0"

2' - 0"

Client: _____ Date: _____

Issue Date: 5/18/2017 10:25:16 AM

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DELLA VITA - BRADFORD - RADCLIFFE ELEVATION

WEST DES MOINES, IOWA - BASSWOOD COLOR PACKAGE

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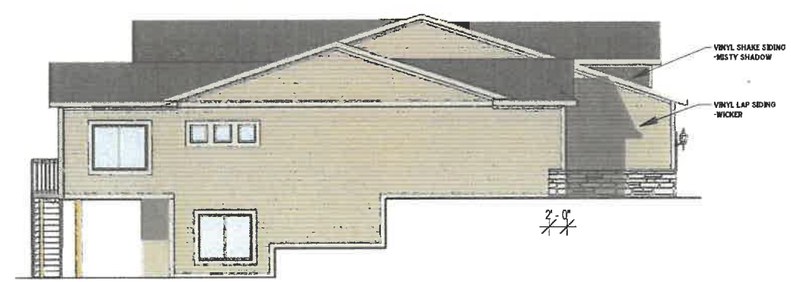
3 Rear Elevation
1/8" = 1'-0"

4 Right Elevation
1/16" = 1'-0"



5 Left Elevation
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DELLA VITA - FORRESTER DUPLEX ELEVATION

WEST DES MOINES, IOWA - ASPEN COLOR PACKAGE

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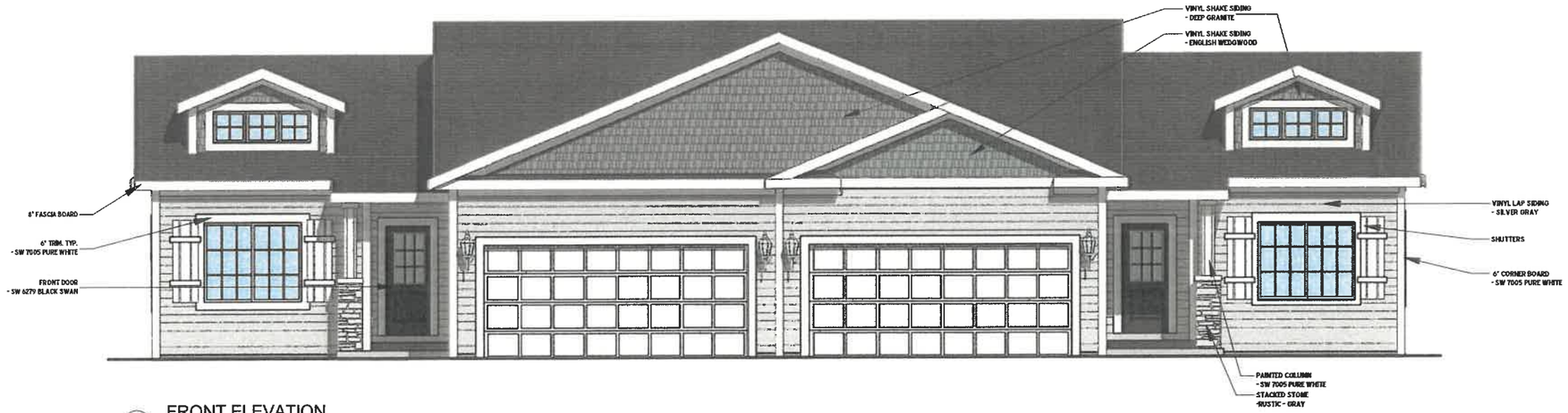
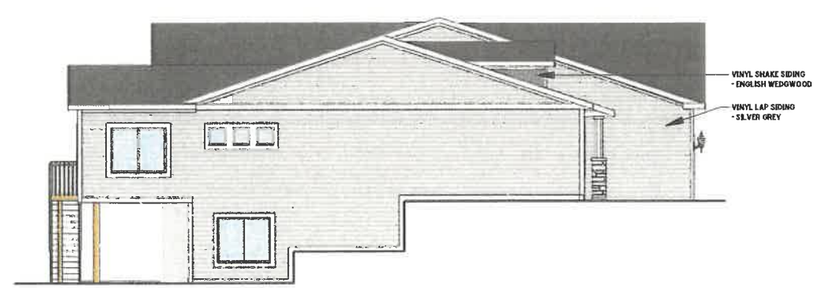


1 FRONT ELEVATION
1/8" = 1'-0"

5 Rear Elevation
1/8" = 1'-0"

4 RIGHT ELEVATION - STREET VIEW
1/16" = 1'-0"



3 LEFT ELEVATION - STANDARD VIEW
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DELLA VITA - FORRESTER DUPLEX ELEVATION

WEST DES MOINES, IOWA - JUNIPER COLOR PACKAGE

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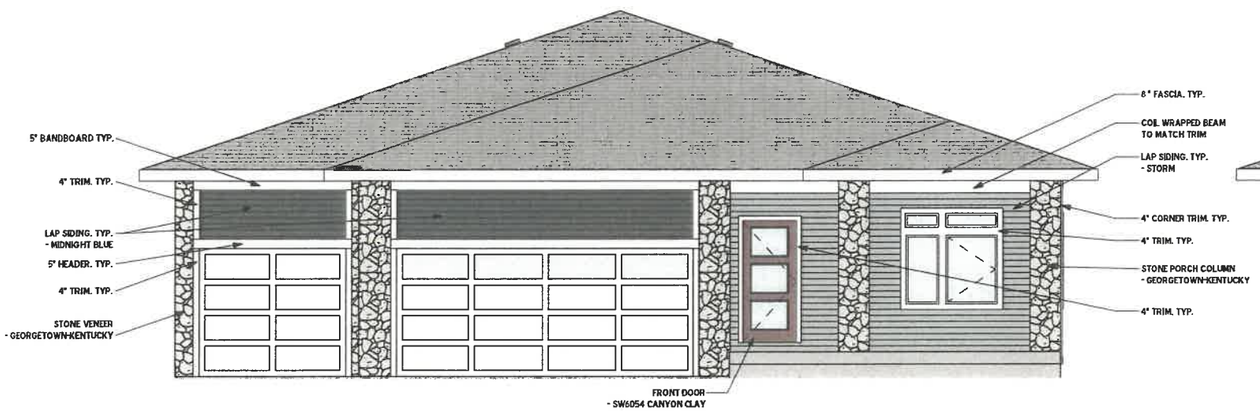

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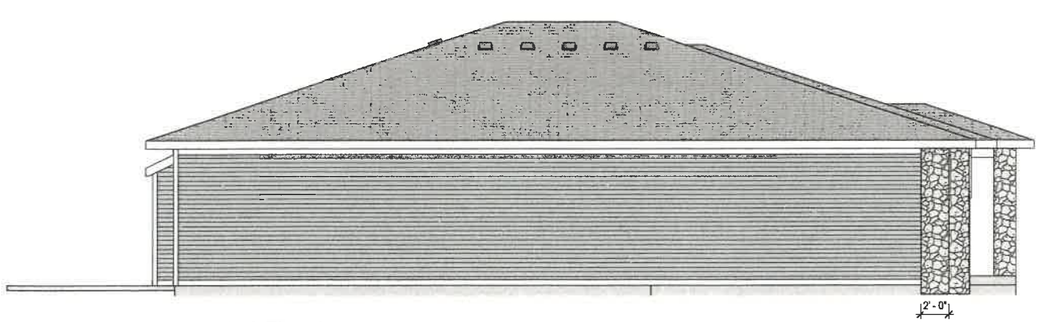
2 Rear Elevation
1/8" = 1'-0"



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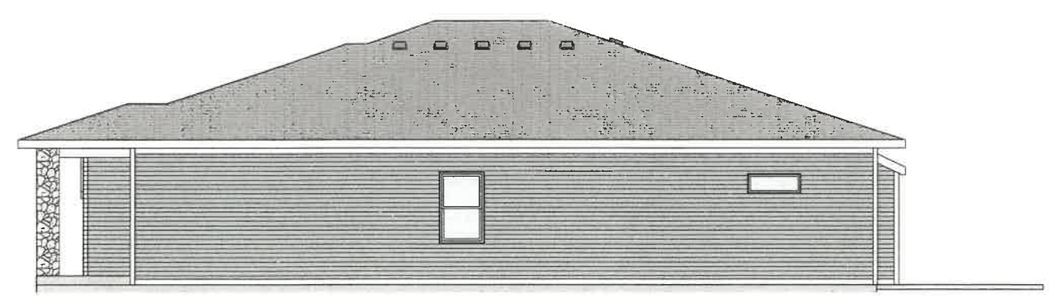

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Della Vita - Fostoria Elevation

West Des Moines, IA - Keystone Color Package

R2.0

Elevation B

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1 Front Elevation - A - Colored Elevation
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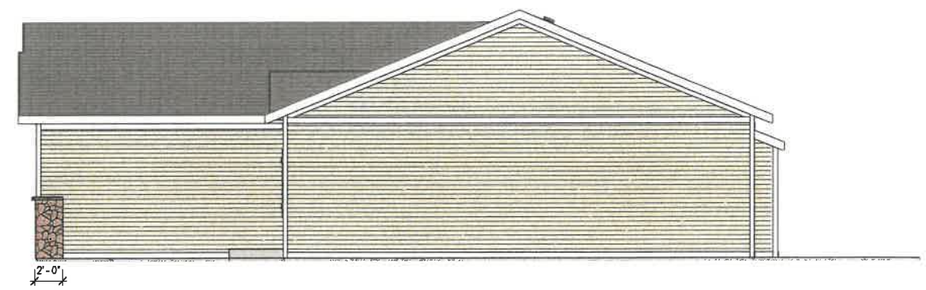
2 Rear Elevation - Elevation A - Colored Elevation - Standard Side Elevation
1/8" = 1'-0"

3 Rear Elevation - Elevation A - Colored Elevation - Public Site Elevation
1/8" = 1'-0"

4 Left Elevation - Elevation A - Colored Elevation - Standard
3/32" = 1'-0"



5 Right Elevation - Elevation A - Colored Elevation - Standard
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6 Right Elevation - Elevation A - Colored Elevation - Public
3/32" = 1'-0"

Client: _____ Date: _____

Issue Date: 5/8/2020 3:54:57 PM

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Della Vita - Fraser Plus Elevation

West Des Moines, IA - Provance Color Package

R1.0

Elevation A

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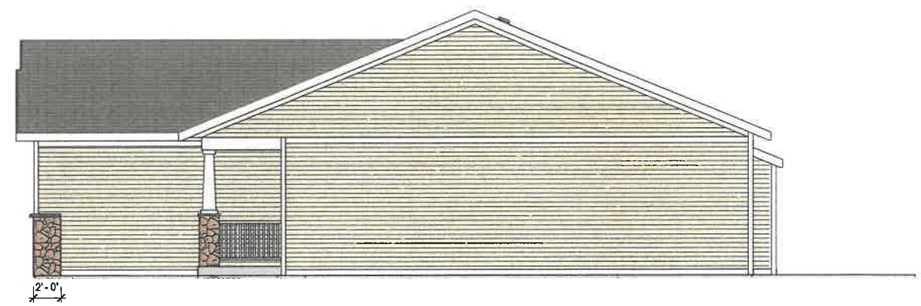
1 Front Elevation - B - Colored Elevation
1/8" = 1'-0"

2 Rear Elevation - Elevation B - Colored Elevation - Standard Side Elevation
1/8" = 1'-0"

5 Rear Elevation - Elevation B - Colored Elevation - Public Side Elevation
1/8" = 1'-0"

3 Left Elevation - Elevation B - Colored Elevation - Standard
3/32" = 1'-0"



6 Right Elevation - Elevation B - Colored Elevation - Standard
3/32" = 1'-0"

4 Right Elevation - Elevation B - Colored Elevation - Public
3/32" = 1'-0"

Client: _____ Date: _____

Issue Date: 5/8/2020 3:54:37 PM

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Della Vita - Fraser Plus Elevation

West Des Moines, IA - Provance Color Package

R2.0

Elevation B

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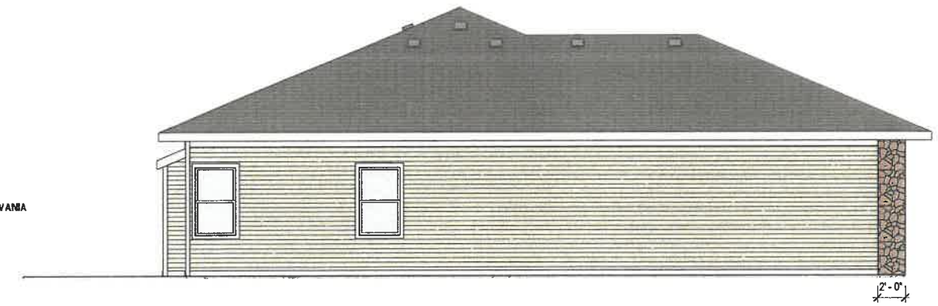
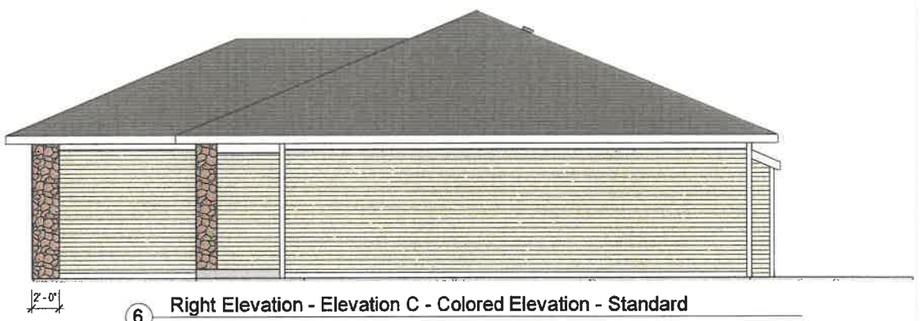
1 Front Elevation - C - Colored Elevation
1/8" = 1'-0"



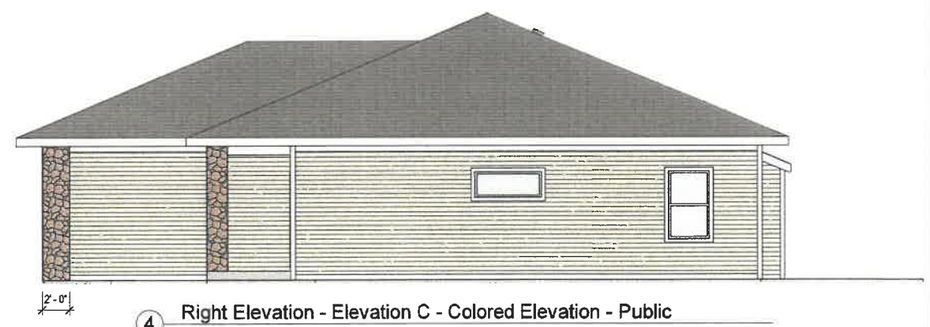
3 Left Elevation - Elevation C - Colored Elevation - Standard
3/32" = 1'-0"

5 Rear Elevation - Elevation C - Colored Elevation - Standard Side Elevation
1/8" = 1'-0"



6 Right Elevation - Elevation C - Colored Elevation - Standard
3/32" = 1'-0"

2 Rear Elevation - Elevation C - Colored Elevation - Public Side Elevation
1/8" = 1'-0"



4 Right Elevation - Elevation C - Colored Elevation - Public
3/32" = 1'-0"

Client: Date:

Issue Date: 5/8/2020 3:55:21 PM

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Della Vita - Fraser Plus Elevation

West Des Moines, IA - Provance Color Package

R3.0

Elevation C

F:\HH\Design\BASE PLANS\Fraser Plus\Bevil\Mill Ridge-Della Vita - Colored Elevations\Fraser Plus Master_West Des Moines_Colored Elevations_ Provence CP.rvt

1 Front Elevation - A - Colored Elevation
1/8" = 1'-0"

2 Rear Elevation - A - Colored Elevation - Standard Side Elevation
1/8" = 1'-0"

3 Left Elevation - A - Colored Elevation - Standard
3/32" = 1'-0"

4 Rear Elevation - A - Colored Elevation - Public Side Elevation
1/8" = 1'-0"

2'-0"

5 Right Elevation - A - Colored Elevation - Standard
3/32" = 1'-0"

2'-0"

6 Right Elevation - A - Colored Elevation - Public
3/32" = 1'-0"

Client: Date:

Issue Date: 5/8/2020 3:41:27 PM

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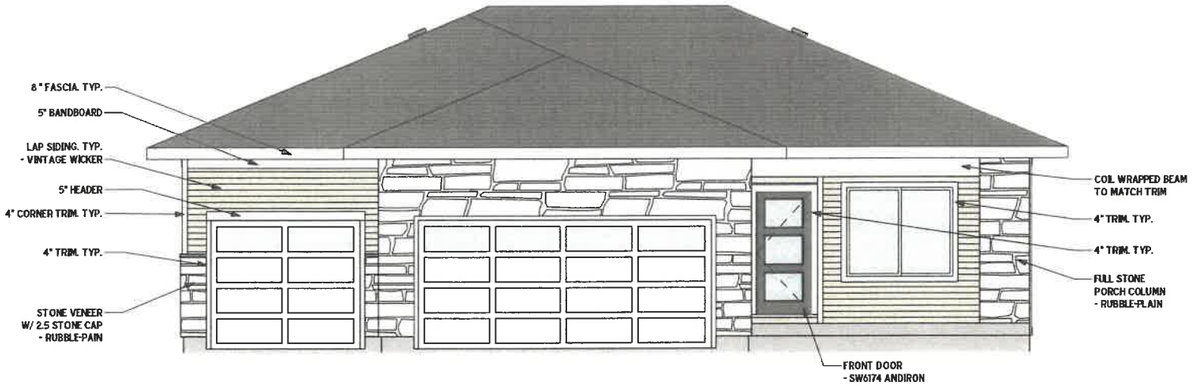
Della Vita - Melrose Elevation

West Des Moines, IA - Carmel Color Package

R1.0

Elevation A

F:\HH\Design\BASE PLANS\Melrose\Revit\Mill Ridge-Della Vita - Colored Elevations\Melrose Base Plan_West Des Moines_Colored Elevations_ Carmel CP.rvt



1 Front Elevation - B - Colored Elevation
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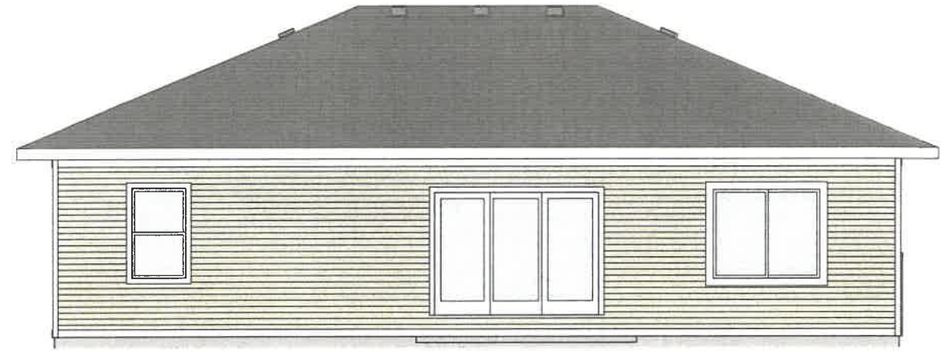
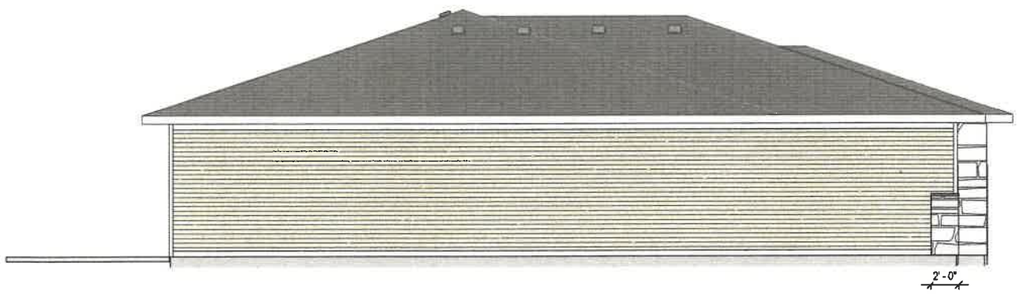
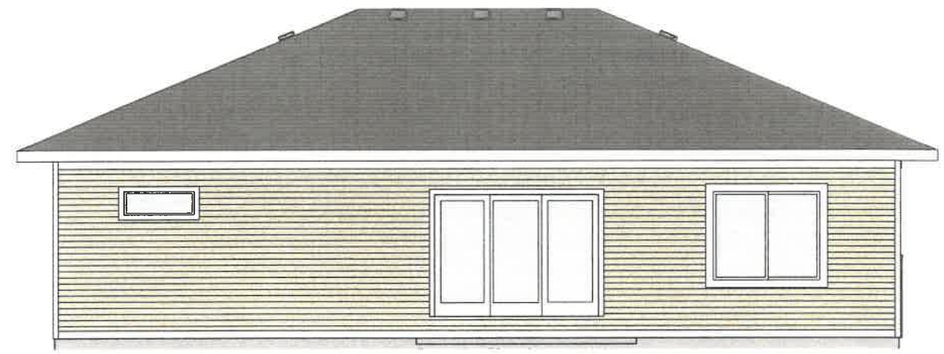


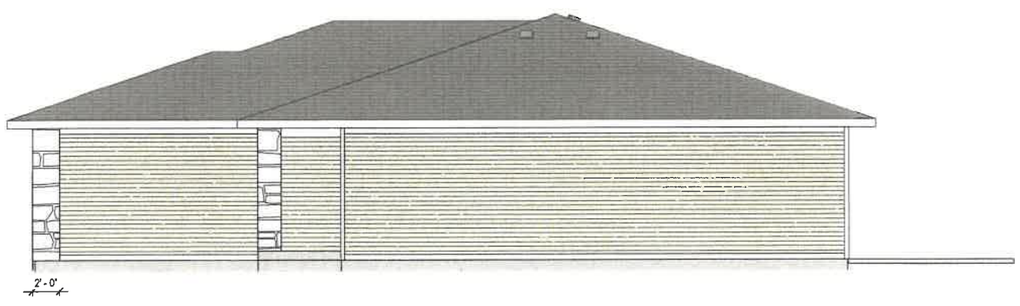
2 Rear Elevation - B - Colored Elevation - Standard Side Elevation
1/8" = 1'-0"



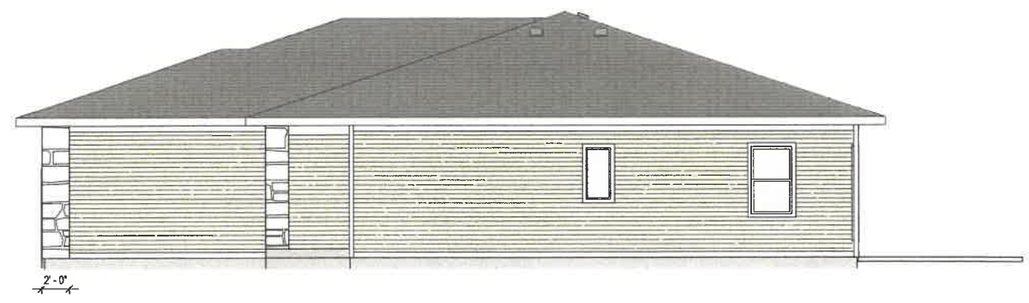
3 Left Elevation - B - Colored Elevation - Standard
3/32" = 1'-0"



4 Rear Elevation - B - Colored Elevation - Public Side Elevation
1/8" = 1'-0"



5 Right Elevation - B - Colored Elevation - Standard
3/32" = 1'-0"



6 Right Elevation - B - Colored Elevation - Public
3/32" = 1'-0"

Client: Date:

Issue Date: 5/8/2020 3:42:10 PM

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Della Vita - Melrose Elevation

West Des Moines, IA - Carmel Color Package

R2.0

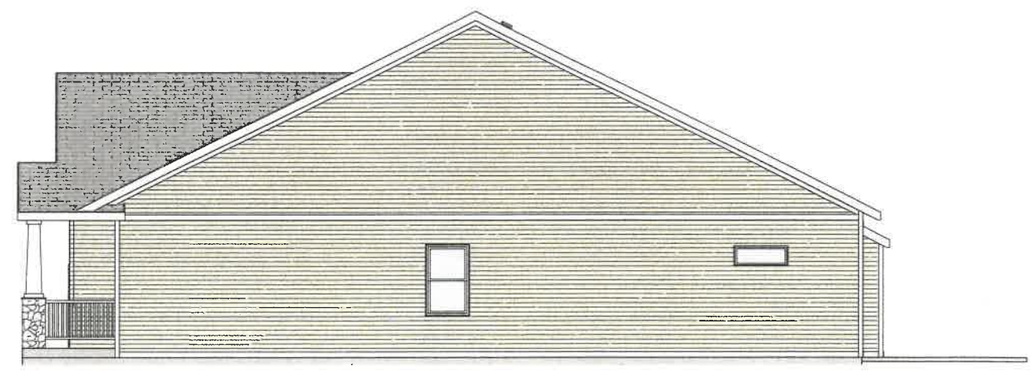
Elevation B

F:\HH\Design\BASE PLANS\Melrose\Revit\Mill Ridge-Della Vita - Colored Elevations\Melrose Base Plan_West Des Moines_Colored Elevations_ Carmel CP.rvt

1 Front Elevation - A - Colored Elevation
1/8" = 1'-0"

2 Rear Elevation
1/8" = 1'-0"

3 Left Elevation
3/32" = 1'-0"



4 Right Elevation
3/32" = 1'-0"

Client: _____ Date: _____

Issue Date: 4/13/2020 2:55:55 PM

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Della Vita - Fostoria Elevation

West Des Moines, IA - Carmel Color Package

R1.0

Elevation A

F:\HH\Design\BASE PLANS\Fostoria\Revit\Mill Ridge-Della Vita - Colored Elevations\Fostoria Base Plan_West Des Moines_Colored Elevations_ Carmel CP.rvt

FORRESTER

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TOTAL: 1,596 SF
HOME DIMENSIONS: 38' x 48' x 67'

3 | 3 | 2-3

ELEVATION A

ELEVATION B

ELEVATION C

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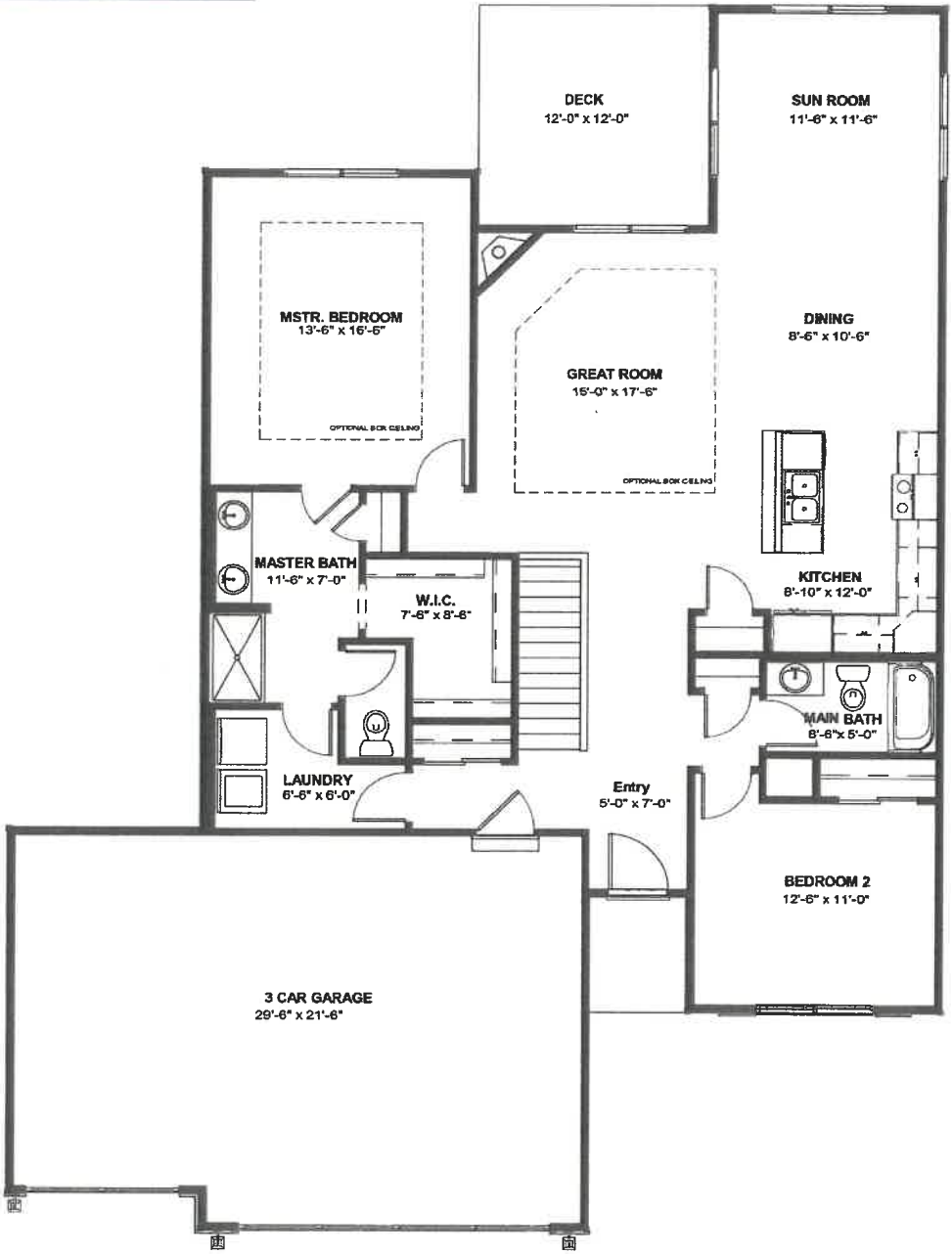
TOTAL: 1,596 SF
HOME DIMENSIONS: 38' x 48' x 67'

3 | 3 | 2-3

MAIN LEVEL



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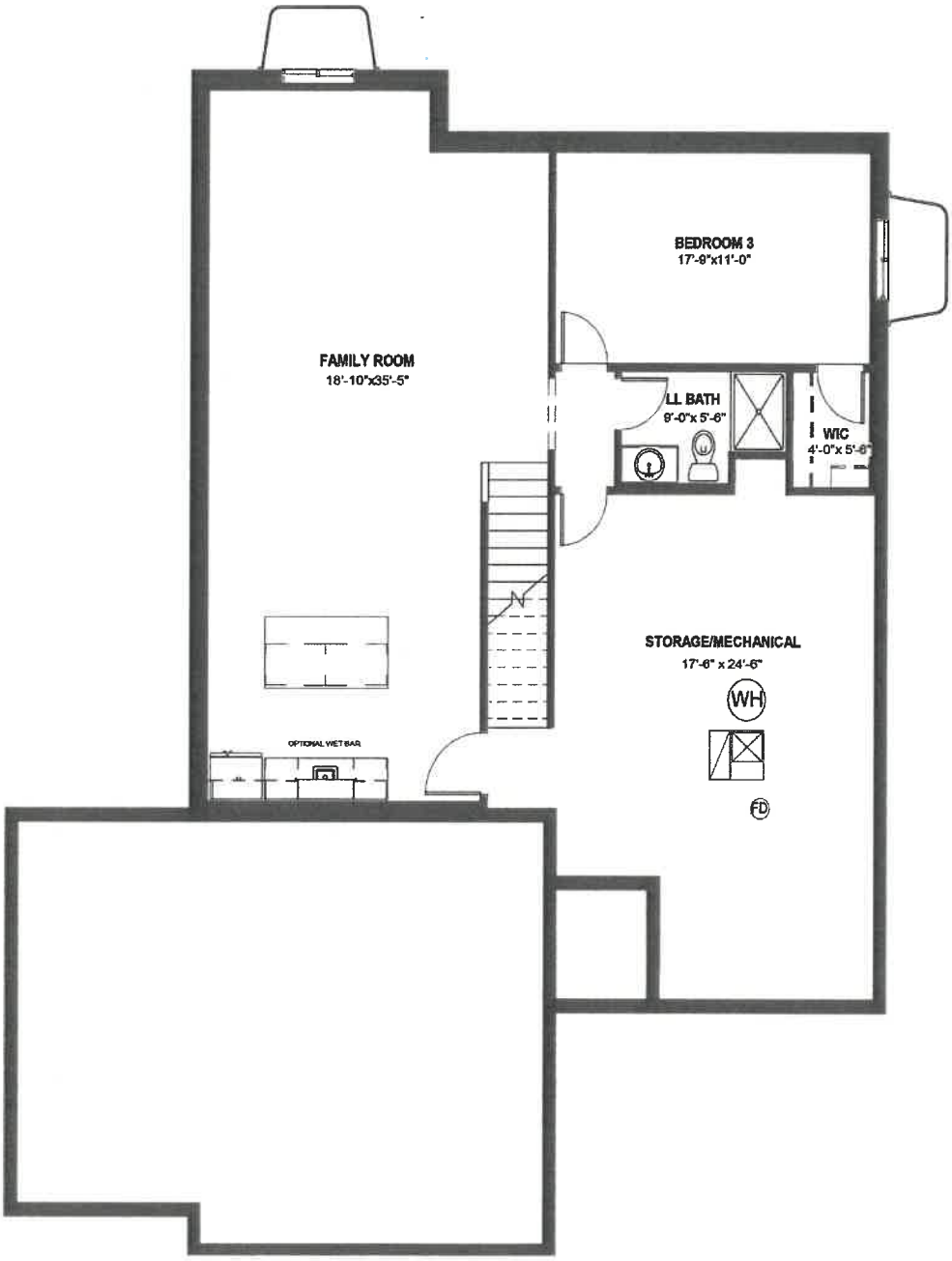
TOTAL: 1,596 SF
HOME DIMENSIONS: 38' x 48' x 67'

3 | 3 | 2-3

OPTIONAL LOWER LEVEL FINISH



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WDM Townhomes - Carmel Package

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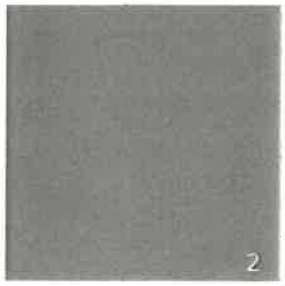
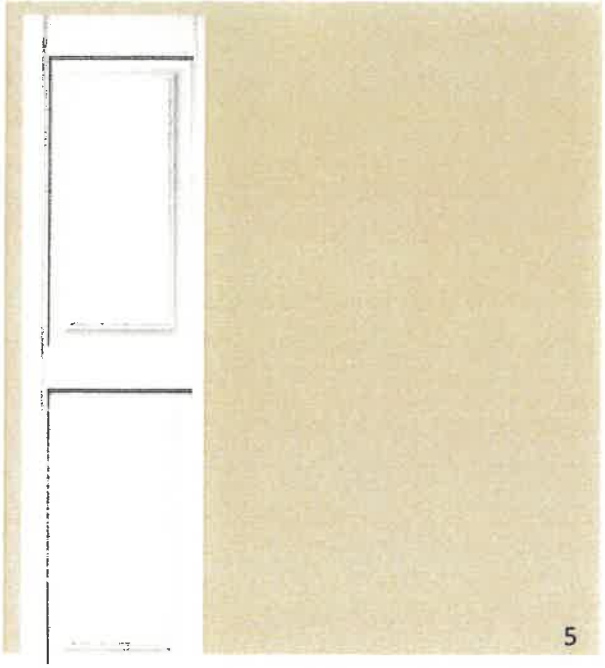


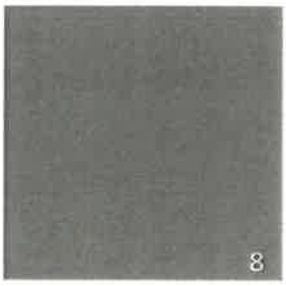


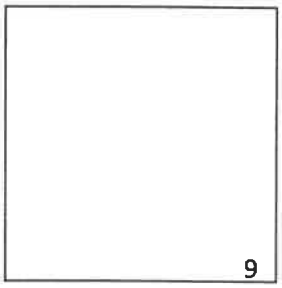
4

6

Roof: Weathered Wood	(1)
Roof Edge: Terratone	
Soffit and Fascia: Natural Linen*	(6)
Shakes:	
Option A – Charcoal Smoke	(2)
Option B – Canyon Drift	(3)
Board and Batten:	
Option A – Charcoal Smoke	(2)
Option B – Canyon Drift	(3)
Siding: Vintage Wicker	(5)
Corner Board: Natural Linen*	(6)
Exterior Trim: Natural Linen*	(6)
Vent Access: Bright White	(9)
Gutters: Linen	(9)
Shutter Style & Color: 11 White	(4)
Windows: White	(9)
Front Door: SW 6174 Andiron	(8)
Garage Door: White	(9)
Stone: Rubble - Plain	(7)
Columns: SW 7036 Accessible Beige ??? TBD	(6)

*All Two Story TH Buildings are to have Glacial White Trim (formerly Aspen Package)





WDM Townhomes - Keystone Package

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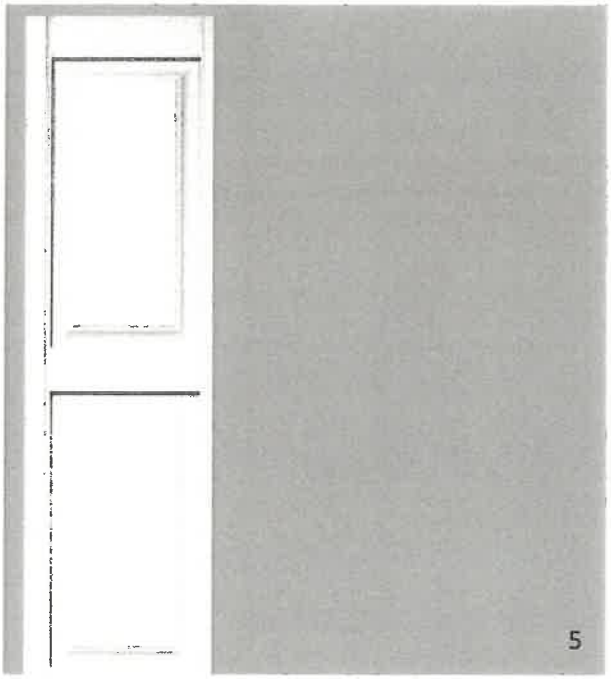
3



4

6

Roof: Driftwood	(1)
Roof Edge: Terratone	
Soffit and Fascia: Glacier White	(6)
Shakes:	
Option A – Midnight Blue	(2)
Option B – Platinum Gray	(3)
Board and Batten:	
Option A – Midnight Blue	(2)
Option B – Platinum Gray	(3)
Siding: Storm	(5)
Corner Board: Glacier White	(6)
Exterior Trim: Glacier White	(6)
Vent Access: 04 White	(9)
Gutters: Lo Gloss White	(9)
Shutter Style & Color: Bright White	(4)
Windows: White	(9)
Front Door: SW 6054 Canyon Clay	(8)
Garage Door: White	(9)
Stone: Georgetown – Kentucky	(7)
Columns: SW 7006 Extra White	(6)

(formerly Basswood Package)

9

WDM Townhomes - Teak Package

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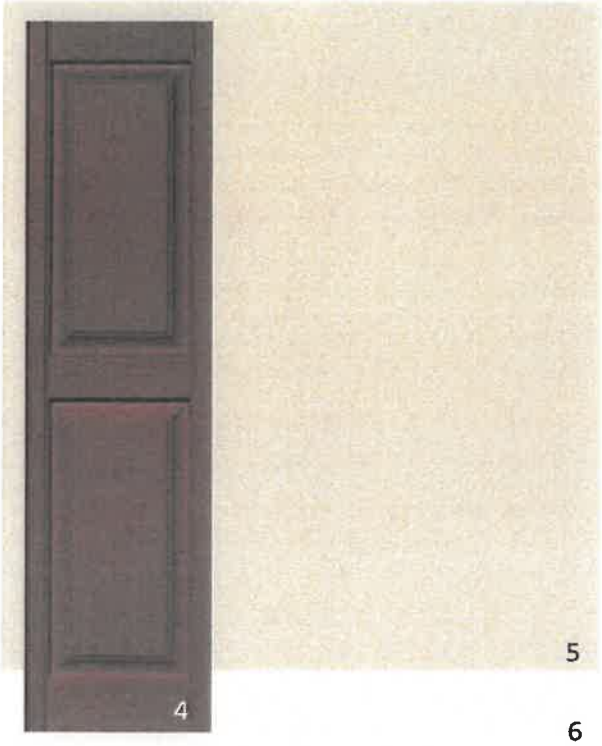

6

Roof: Driftwood	(1)
Roof Edge: Terratone	
Soffit and Fascia: Neutral Linen*	(6)
Shakes:	
Option A – Tuscan Clay	(2)
Option B – Canyon Drift	(3)
Board and Batten:	
Option A – Tuscan Clay	(2)
Option B – Canyon Drift	(3)
Siding: Monterey Sand	(5)
Corner Board: Natural Linen*	(6)
Exterior Trim: Natural Linen*	(6)
Vent Access: 04 White	(9)
Gutters: Linen	(9)
Shutter Style & Color: Burgundy Red	(4)
Windows: White	(9)
Front Door: SW 7593 Rustic Red	(8)
Garage Door: White	(9)
Stone: Rubble – Plain	(7)
Columns: SW 7013 Ivory Lace??? TBD	(6)

*All Two Story TH Buildings are to have Glacial White Trim (formerly Hawthorn Package)

WDM Townhomes - Platinum Package

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5

6

9

Roof: Driftwood	(1)
Roof Edge: Terratone	
Soffit and Fascia: SW 7636 Origami White	(6)
Shakes:	
Option A – Midnight Blue	(2)
Option B – Monterey Sand	(3)
Board and Batten:	
Option A – Midnight Blue	(2)
Option B – Monterey Sand	(3)
Siding: Platinum Gray	(5)
Corner Board: Glacier White	(6)
Exterior Trim: Glacier White	(6)
Vent Access: 04 White	(9)
Gutters: Lo Gloss White	(9)
Shutter Style & Color: Musket Brown	(4)
Windows: White	(9)
Front Door: SW 6235 Foggy Day	(8)
Garage Door: White	(9)
Stone: Hackett - Tulsa	(7)
Columns: SW 7006 Extra White	(6)

(formerly Ironwood Package)

WDM Townhomes - Seagram Package

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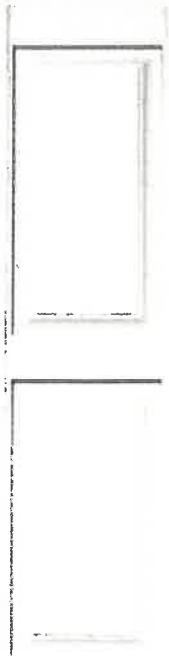
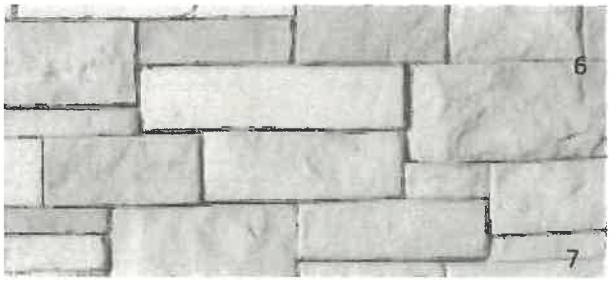


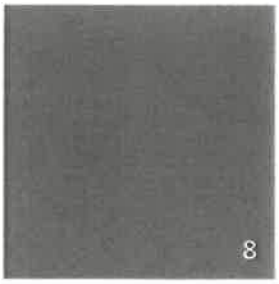
4

5

Roof: Driftwood	(1)
Roof Edge: Terratone	
Soffit and Fascia: Glacier White	(6)
Shakes:	
Option A – Harbor Blue	(2)
Option B – Storm	(3)
Board and Batten:	
Option A – Harbor Blue	(2)
Option B – Storm	(3)
Siding: Platinum Gray	(5)
Corner Board: Glacier White	(6)
Exterior Trim: Glacier White	(6)
Vent Access: 04 White	(9)
Gutters: Lo Gloss White	(9)
Shutter Style & Color: Bright White	(4)
Windows: White	(9)
Front Door: SW 6279 Black Swan	(8)
Garage Door: White	(9)
Stone: Rustic – Grey	(7)
Columns: SW 7005 Pure White	(6)

(formerly Juniper Package)





9

WDM Townhomes - Provence Package

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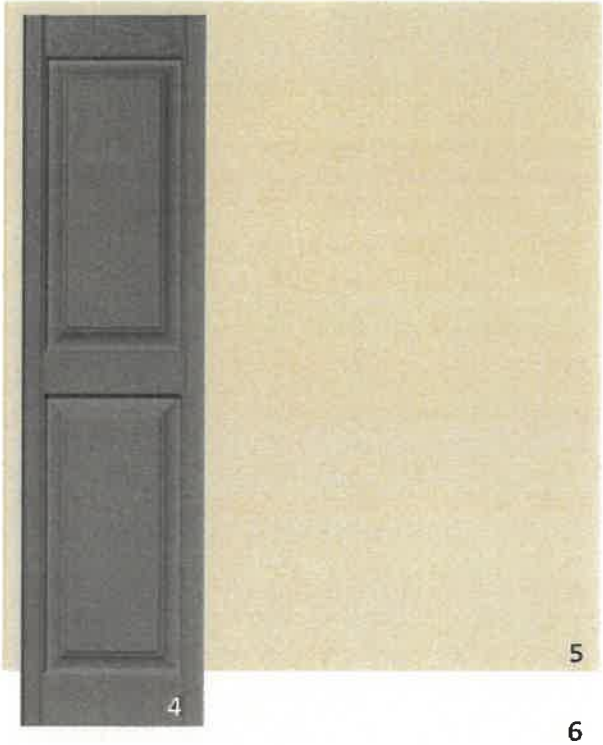


6

Roof: Weathered Wood	(1)
Roof Edge: Terratone	
Soffit and Fascia: Natural Linen*	(6)
Shakes:	
Option A – Canyon Drift	(2)
Option B – Autumn Red	(3)
Board and Batten:	
Option A – Canyon Drift	(2)
Option B – Autumn Red	(3)
Siding: Vintage Wicker	(5)
Corner Board: Natural Linen*	(6)
Exterior Trim: Natural Linen*	(6)
Vent Access: 04 White	(9)
Gutters: Linen	(9)
Shutter Style & Color: Musket Brown	(4)
Windows: White	(9)
Front Door: SW 7593 Rustic Red	(8)
Garage Door: White	(9)
Stone: Ledgestone - Pennsylvania	(7)
Columns: SW #### TBD???	(6)

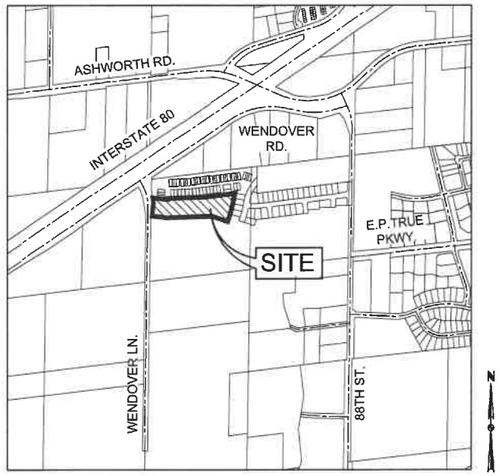
*All Two Story TH Buildings are to have Glacial White Trim (formerly Nutmeg Package)

9

ATTACHMENT D

SITE PLAN FOR:
DELLA VITA TOWNHOMES - PLAT 2
WEST DES MOINES, IOWA

VICINITY MAP



WEST DES MOINES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER
2	DETAILS
3	DIMENSION PLAN
4	BOUNDARY PLAN
5	GRADING PLAN
6–7	UTILITY PLAN
8	LANDSCAPE PLAN
9	TYPICAL LOT LAYOUTS

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, DELLA VITA PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 10°17'16" WEST ALONG THE WESTERLY LINE OF LOTS 16 AND 15, SAID DELLA VITA PLAT 1, A DISTANCE OF 144.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 13°33'02" WEST ALONG THE WESTERLY LINE OF LOTS 14 AND 13, SAID DELLA VITA PLAT 1, A DISTANCE OF 134.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 18°17'20" WEST, 101.72 FEET; THENCE NORTH 71°42'40" WEST, 217.05 FEET; THENCE SOUTH 87°56'43" WEST, 582.52 FEET; THENCE NORTH 79°21'34" WEST, 44.66 FEET; THENCE NORTH 85°01'59" WEST, 134.51 FEET; THENCE NORTH 05°50'13" EAST, 194.51 FEET; THENCE NORTH 10°57'47" WEST, 42.65 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'Y', SAID DELLA VITA PLAT 1; THENCE SOUTH 85°01'59" EAST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'Y', 190.13 FEET; THENCE NORTH 04°58'01" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 11.26 FEET; THENCE NORTH 87°56'43" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 472.30 FEET; THENCE NORTH 82°47'37" EAST CONTINUING ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF LOT 84, SAID DELLA VITA PLAT 1, A DISTANCE OF 344.54 FEET TO THE SOUTHEAST CORNER OF SAID LOT 84; THENCE NORTH 72°29'41" EAST ALONG SAID SOUTHERLY LINE OF OUTLOT 'Y', 41.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.08 ACRES (265,017 SQUARE FEET).

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

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 SINGLE INTAKE
TYPE SW-301 SANITARY MANHOLE	STORM SEWER DOUBLE INTAKE
STORM/SANITARY CLEANOUT	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
SIGN	DECIDUOUS SHRUB
DETECTABLE WARNING PANEL	CONIFEROUS SHRUB
SANITARY SEWER WITH SIZE	ELECTRIC POWER POLE
STORM SEWER	GUY ANCHOR
WATERMAIN WITH SIZE	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		
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

OWNER/APPLICANT

DELLA VITA, LLC
CONTACT: ERIC BOHNENKAMP
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH. (515) 727-8928

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

ZONING

PLANNED UNIT DEVELOPMENT (PUD)

BENCHMARKS

WEST DES MOINES BM #35 NE CORNER OF MILLS CIVIC PARKWAY AND AND SOUTH 88TH STREET. 206 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: 1/22/2020
SECOND SUBMITTAL: 2/25/2020
THIRD SUBMITTAL: 4/17/20

DEVELOPMENT SUMMARY

LOT AREA: 6.08 ACRES (265,017 SF)

ZONING: DELLA VITA PUD WITH AN UNDERLYING ZONING OF RESIDENTIAL MEDIUM DENSITY (RM)

SETBACKS:
PERIMETER: 35'
BUILDING SEPARATION: 14'

MAXIMUM UNITS: 73
12 UNITS PER ACRE (GROSS AREA = 6.08 AC)
PROPOSED UNITS: 36 TOWNHOMES

OPEN SPACE REQUIREMENTS
OPEN SPACE REQUIRED: 66,255 SF (25%)
OPEN SPACE PROVIDED: 170,433 SF (64.31%)

IMPERVIOUS AREA = 94,584 SF (35.69%)
(STREETS: 29,451 SF)
(DRIVEWAYS: 15,004 SF)
(BUILDINGS: 43,680 SF)
(SIDEWALK: 6,449 SF)

PARKING CALCULATIONS

PARKING:
TOWNHOMES:

2 SPACES PER UNIT (36 UNITS)
REQUIRED = 72 SPACES

SPACES PROVIDED = 72 SPACES

NOTES

1. NO STRUCTURES, INCLUDING SHEDS, PLAY STRUCTURES, DECKS, GAZEBOS, ETC. MAY BE LOCATED WITHIN A BUFFER PARK.
2. 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.
3. ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
4. THE STORMWATER DETENTION FACILITY AND PRIVATE STORM SEWERS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. 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' (222-3480) 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.
6. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
7. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
9. 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.
10. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
11. 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.
12. ALL OUTLOTS ARE UNBUILDABLE.

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
EMILY N. HARDING
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.

EMILY N. HARDING, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 – 7

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1803.149

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
Know what's below. Call before you dig.

REVISIONS	DATE
THIRD SUBMITTAL	4/17/20
SECOND SUBMITTAL	2/25/20
FIRST SUBMITTAL	1/22/20

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

DELLA VITA TOWNHOMES - PLAT 2
COVER
WEST DES MOINES, IOWA

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PLOTTED BY: EMILY HARDING DATE PLOTTED: 5/28/2020 2:42 PM
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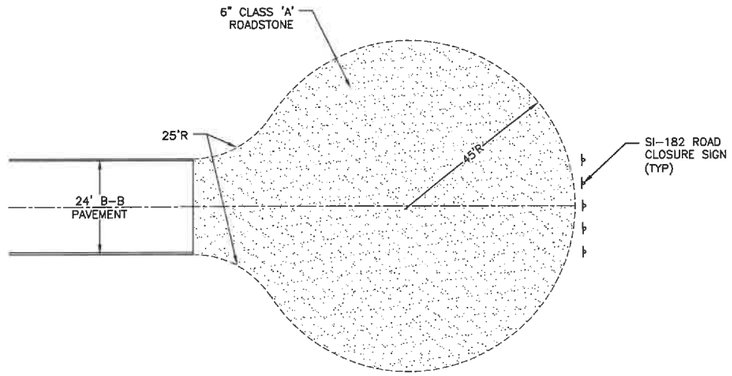
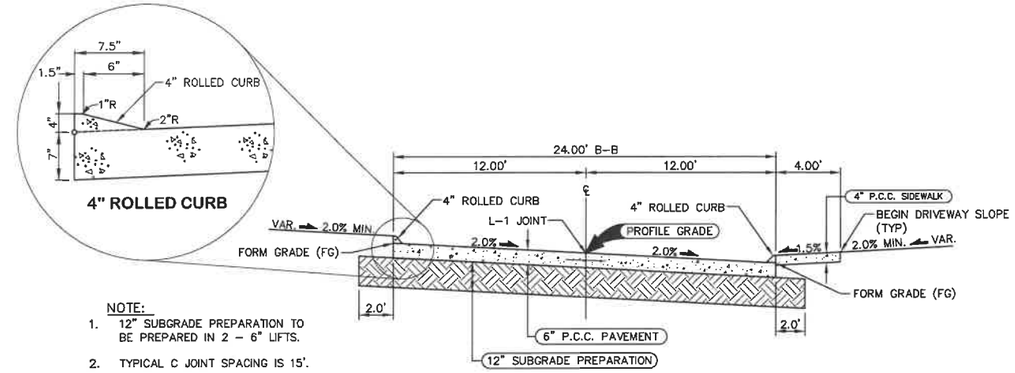


TEMPORARY TURNAROUND DETAIL

NOT TO SCALE

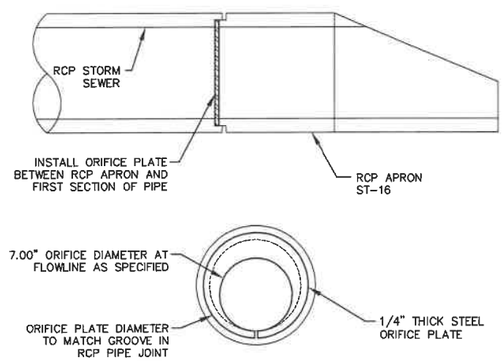


NOTE:

1. 12" SUBGRADE PREPARATION TO BE PREPARED IN 2 – 6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

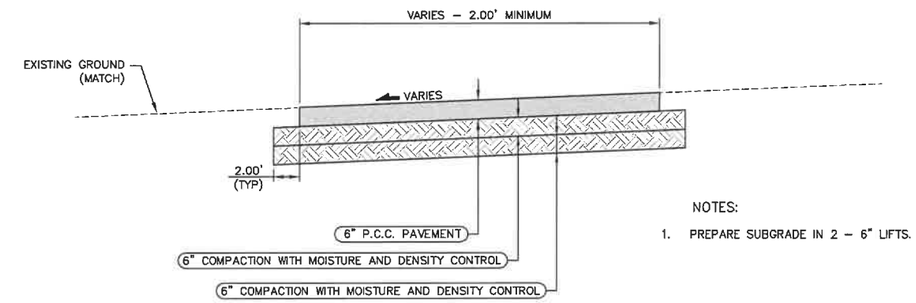
TYPICAL SECTION - 24' P.C.C.

PRIVATE ROADWAY



ORIFICE PLATE DETAIL, ST-16

NOT TO SCALE

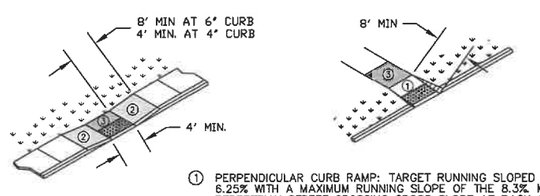


NOTES:

1. PREPARE SUBGRADE IN 2 – 6" LIFTS.

TYPICAL SECTION - TEMPORARY P.C.C. PAVING

TEMPORARY SECONDARY ACCESS



Key

- = CURB RAMP
- = TURNING SPACE
- = DETECTABLE WARNING

① PERPENDICULAR CURB RAMP: TARGET RUNNING SLOPED OF 6.25% WITH A MAXIMUM RUNNING SLOPE OF THE 8.3% MATCH PEDESTRIAN STREET CROSSING CROSS SLOPE AT BACK OF CURB. AT MID-BLOCK CROSSINGS, CROSS SLOPE MAY EXCEED 2.0% TO MATCH ROADWAY GRADE.

② PARALLEL CURB RAMP: TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. THE LENGTH OF THE PARALLEL RAMP IS NOT TO EXCEED 15 FEET, REGARDLESS OF RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.

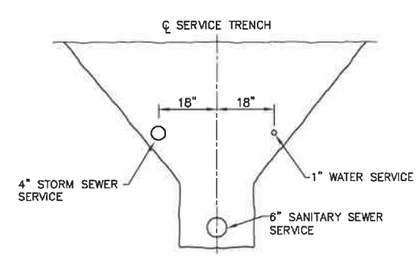
③ TURNING SPACE: TARGET SLOPE OF 1.5% WITH A MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0%. AT MID-BLOCK CROSSINGS, CROSS SLOPE OF LANDING MAY EXCEED 2.0% TO MATCH THE ROADWAY GRADE. MINIMUM 4 FEET BY 4 FEET.

NOTE

THE CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.

CURB RAMPS

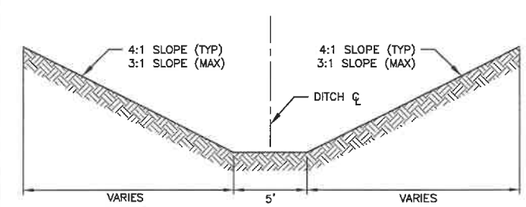
NOT TO SCALE



NOTE: EXTEND SANITARY AND WATER SERVICES TO THE INGRESS/EGRESS EASEMENT AND STORM SERVICES TO THE BEGINNING OF THE PUE. MARK ENDS OF SERVICES WITH STEEL POSTS. CONTRACTOR SHALL COORDINATE ALL SERVICE LINE CROSSINGS WITH MAIN UTILITIES.

TYPICAL SERVICE INSTALLATION DETAILS

NOT TO SCALE



TYPICAL SWALE SECTION

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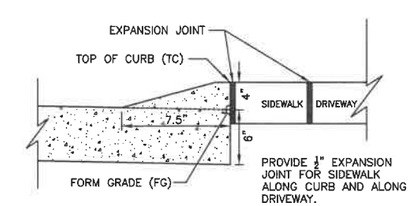

INTEGRAL 4" ROLLED CURB DETAIL

NOT TO SCALE

REVISIONS	DATE
THIRD SUBMITTAL	4/17/20
SECOND SUBMITTAL	2/25/20
FIRST SUBMITTAL	1/22/20

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

DELLA VITA TOWNHOMES - PLAT 2

DETAILS

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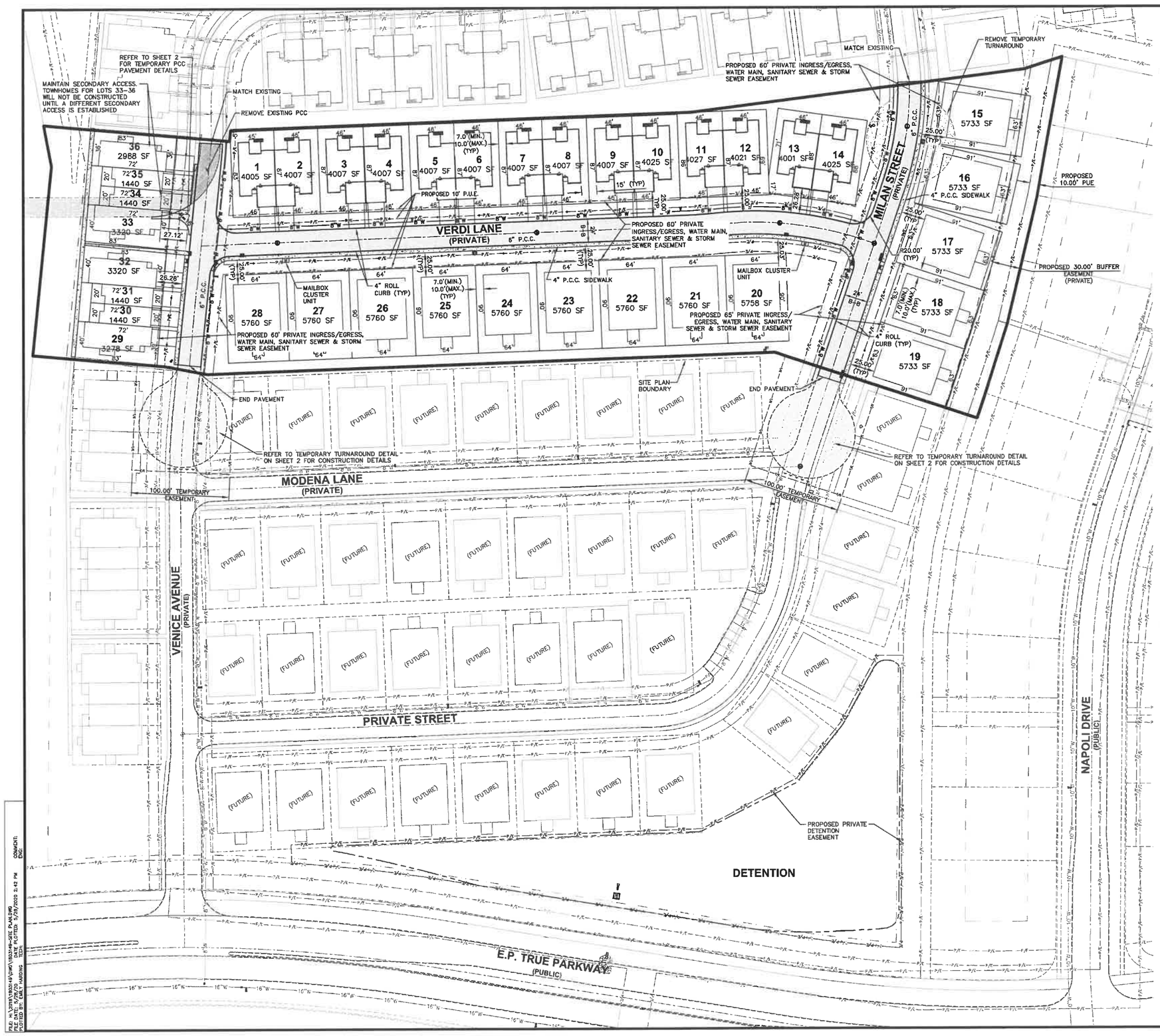

GENERAL NOTES

1. THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS AND THE WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. 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' (222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
6. 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.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. NO OUTDOOR DUMPSTERS ARE PROPOSED AT THIS TIME.
20. TEMPORARY TURNAROUNDS SHALL BE ABLE TO HANDLE A MINIMUM VEHICLE OF 75,000 POUNDS.
21. SIDEWALK DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PUBLIC ROW ACCESSIBILITY GUIDELINES (PROWAG). CHAPTER 12 OF THE 2013 EDITION OF THE STATEWIDE URBAN DESIGN STANDARDS (SUDAS) IS THE MOST CURRENT DESIGN REFERENCE MATERIAL AVAILABLE FOR CONSTRUCTION OF PUBLIC SIDEWALKS IN IOWA.
22. ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK/ PATH CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING SHALL COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

PAVEMENT THICKNESS (NON-REINFORCED)

1. SIDEWALKS	4" P.C.C.
2. SIDEWALKS IN DRIVEWAYS	6" P.C.C.
3. PRIVATE STREETS	6" P.C.C.
4. DRIVEWAYS	6" P.C.C.

REVISIONS	DATE
THIRD SUBMITTAL	4/17/20
SECOND SUBMITTAL	2/25/20
FIRST SUBMITTAL	1/22/20

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

DELLA VITA TOWNHOMES - PLAT 2
DIMENSION PLAN

WEST DES MOINES, IOWA

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PLT DATE: 5/28/20
PLOTTED BY: Eric Hardwig
COMMENT:
DATE PLOTTED: 5/28/2020 2:42 PM

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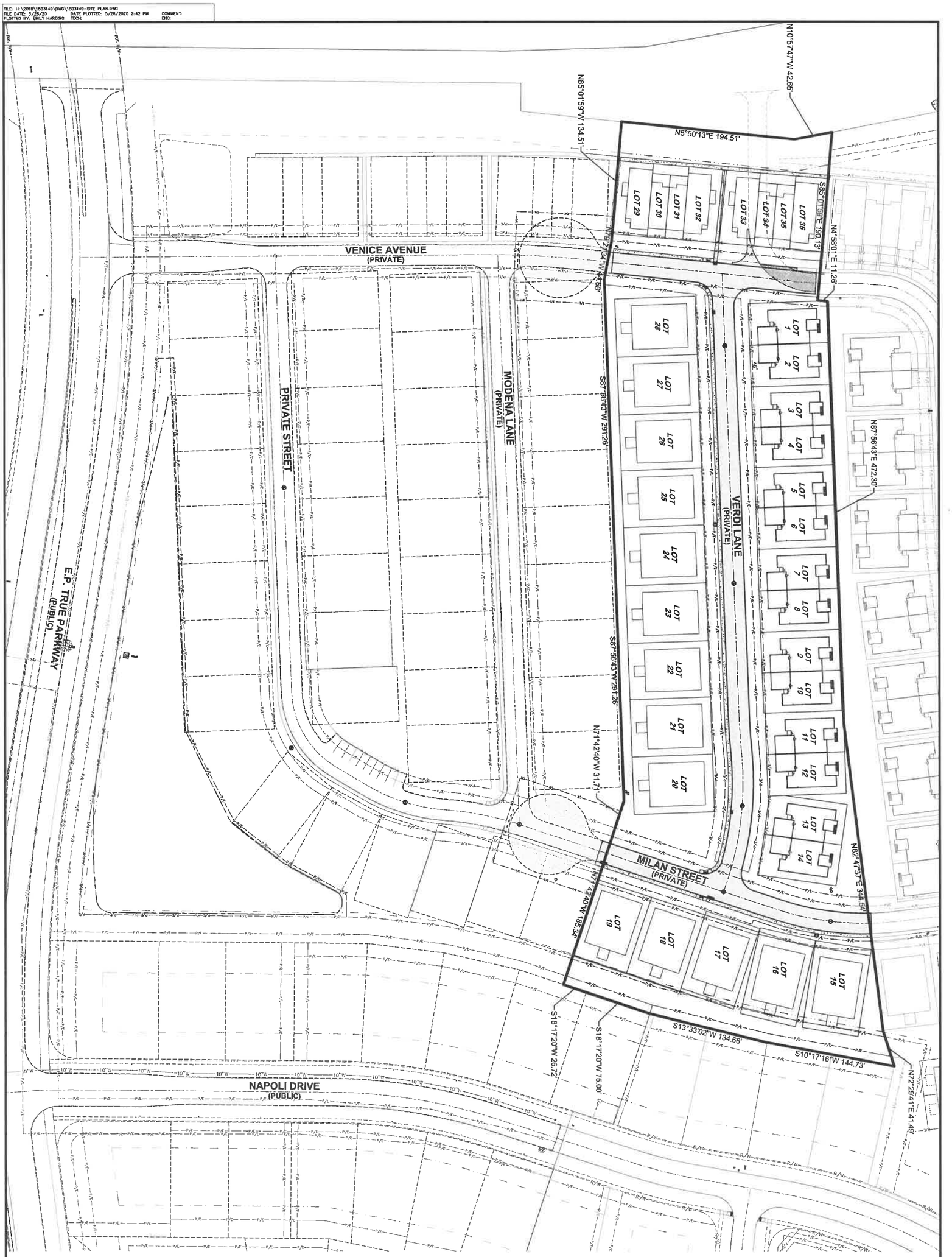

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1803.149

DELLA VITA TOWNHOMES - PLAT 2
BOUNDARY PLAN

WEST DES MOINES, IOWA

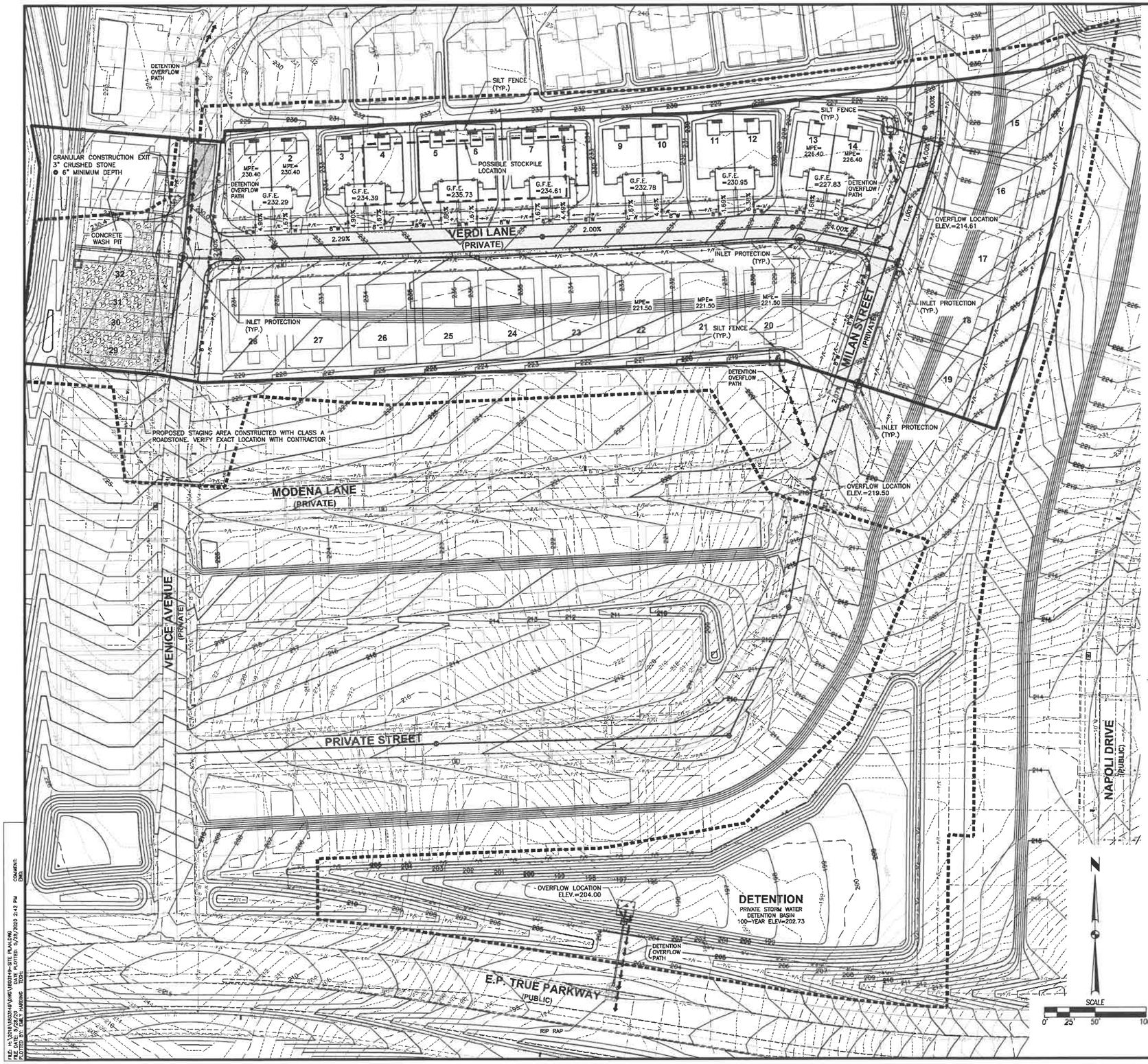
CIVIL DESIGN ADVANTAGE

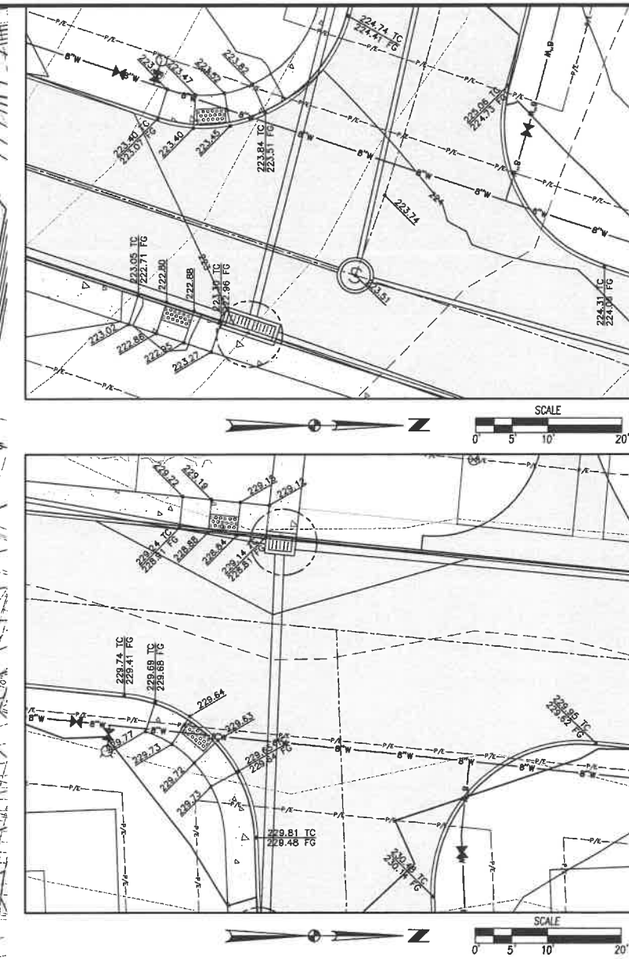
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: ENH

TECH:

REVISIONS	DATE
THIRD SUBMITTAL	4/17/20
SECOND SUBMITTAL	2/26/20
FIRST SUBMITTAL	1/22/20





GRADING NOTES

1. PRIOR TO ANY GRADING ON SITE TAKES PLACE, A COPY OF THE NPDES PERMIT, AUTHORIZED BY THE IOWA DNR, SHALL BE PROVIDED TO THE CITY CHIEF BUILDING INSPECTOR. RVANGENDEREN@WDM-IA.COM OR FAX 515-273-0602.
2. 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.
3. ELEVATIONS AND CONTOURS ARE CITY OF WEST DES MOINES DATUM.
4. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
5. IN ORDER TO ATTAIN FINAL CERTIFICATE OF OCCUPANCY APPROVAL, DOCUMENTATION WILL BE REQUIRED FORM THE GENERAL CONTRACTOR VIA THE GRADING CONTRACTOR/SOIL EROSION CONTROL CONTRACTOR/OR THE PROJECT CIVIL ENGINEER THAT THE PROJECT MEETS THE CURRENT TOPSOIL PRESERVATION REQUIREMENTS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR).
6. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
7. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP-OF-SLAB (TS) UNLESS OTHERWISE NOTED.
8. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
9. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2.00% CONSTRUCTED.
10. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
11. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
13. SEE SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
14. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
15. SIDEWALKS:
    MAINTAIN A 4.75% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 1.5% TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
16. PRIVATE STREETS AND UTILITIES SHALL BE MAINTAINED BY THE OWNER. TO INCLUDE:
    A. DETENTION POND AND APPURTENANCES
    B. PRIVATE STORM SEWER
    C. ALL INTERNAL CIRCULATION ROADS
17. ANY PIPING AND GRADING INTO/ADJACENT TO THE GREENWAY WILL NEED TO BE FULLY STABILIZED PRIOR TO COMPLETION OF THIS PROJECT. THESE SLOPES WILL NEED TO BE IN A CONDITION AS TO NOT CREATE ANY FUTURE MAINTENANCE ISSUES FOR THE RESIDENTS OF THESE DEVELOPMENTS, OR FOR THE CITY WITHIN THE ADJACENT GREENWAYS.
18. THE PROPOSED SLOPE ON THE DOWNSIDE OF THE DETENTION BASIN AND ITS ADJACENT STREAMBANK SHALL BE CONSIDERED PART OF THE DETENTION FACILITY, AND AS SUCH SHALL BE MAINTAINED BY THE DEVELOPER AND OR/ITS ASSIGNEES.

G.F.E. = GARAGE FLOOR ELEVATION AT THE OUTSIDE FACE OF GARAGE DOOR.

LEGEND:

OVERFLOW ROUTE

PHASE 2 GRADING LIMITS

REVISIONS	DATE
THIRD SUBMITTAL	4/17/20
SECOND SUBMITTAL	2/25/20
FIRST SUBMITTAL	1/22/20

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

ENGINEER: ENH TECH:

CIVIL DESIGN ADVANTAGE

DELLA VITA TOWNHOMES - PLAT 2
GRADING PLAN

WEST DES MOINES, IOWA

1803.149

PCL XL error
Error: IllegalOperatorSequence
Operator: LineRelPath
Position: 2194005

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 DELLA VITA TOWNHOMES - PLAT 2 SITE PLAN (SP-004615-2020) TO ALLOW CONSTRUCTION OF 36 TOWNHOME UNITS.

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Della Vita, LLC, has requested approval for the Della Vita Townhomes - Plat 2 site plan (SP-004615-2020) for that property located at the northwest corner of EP True Parkway and 88th Street and legally described below for the purpose of constructing 36 townhome units;

Legal Description of Property

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, DELLA VITA PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 10°17'16" WEST ALONG THE WESTERLY LINE OF LOTS 16 AND 15, SAID DELLA VITA PLAT 1, A DISTANCE OF 144.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 13°33'02" WEST ALONG THE WESTERLY LINE OF LOTS 14 AND 13, SAID DELLA VITA PLAT 1, A DISTANCE OF 134.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 18°17'20" WEST, 101.72 FEET; THENCE NORTH 71°42'40" WEST, 217.05 FEET; THENCE SOUTH 87°56'43" WEST, 582.52 FEET; THENCE NORTH 79°21'34" WEST, 44.66 FEET; THENCE NORTH 85°01'59" WEST, 134.51 FEET; THENCE NORTH 05°50'13" EAST, 194.51 FEET; THENCE NORTH 10°57'47" WEST, 42.65 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'Y', SAID DELLA VITA PLAT 1; THENCE SOUTH 85°01'59" EAST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'Y', 190.13 FEET; THENCE NORTH 04°58'01" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 11.26 FEET; THENCE NORTH 87°56'43" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 472.30 FEET; THENCE NORTH 82°47'37" EAST CONTINUING ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF LOT 84, SAID DELLA VITA PLAT 1, A DISTANCE OF 344.54 FEET TO THE SOUTHEAST CORNER OF SAID LOT 84; THENCE NORTH 72°29'41" EAST ALONG SAID SOUTHERLY LINE OF OUTLOT 'Y', 41.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.08 ACRES (265,017 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

And

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; and

WHEREAS, on May 26, 2020, the Plan and Zoning Commission did recommend to the City Council approval of the Della Vita Townhomes – Plat 2 Site Plan (SP-004615-2020); and

WHEREAS, on, June 1, 2020, this City Council held a duly-noticed Meeting to consider the application for Della Vita Townhomes – Plat 2 Site Plan (SP-004615-2020).

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

SECTION 1. The findings, for approval, stated in the staff report, dated June 1, 2020, or as amended orally at the City Council meeting of June 1, 2020, are adopted.

SECTION 2. Site Plan (SP-004615-2020) to allow construction of 36 townhome units is approved, subject to compliance with all the conditions in the staff report, dated June 1, 2020, 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 June 1, 2020.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan 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 June 1, 2020, by the following vote:

ATTEST:

_____
Ryan Jacobson
City Clerk

Exhibit A
Conditions of Approval

1. The applicant acknowledging that as other phases of this development move forward, additional elevation versions for the multi-family building types will need to be implemented to maintain the variety and character of the development.

2. The applicant acknowledging that useable roadways necessary to access a dwelling building as determined by the Fire Marshal will need to be available prior to issuance of any occupancy permits, including temporary occupancy permits for dwellings within each building.

3. The applicant acknowledging that if future phases are not constructed, or not constructed in a timely fashion, the assigned building numbering may need to be adjusted. Said adjustments may affect buildings already occupied which will result in address changes for the residents.

4. The applicant acknowledging that the Della Vita Plat 2 Final Plat shall be approved by the City Council prior to the issuance of any building permits for this phase of construction.

5. The applicant acknowledging that the required 30' buffer along the east property line shall be installed prior to any certificate of occupancy being issued, including temporary occupancy, for those townhome units located directly adjacent to the buffer area. Specifically, no certificate of occupancy will be issued for lots 15 – 19 until the buffer is completely installed, inspected and accepted by the City.

6. The applicant acknowledging that townhomes on lots 33, 34, 35 & 36 shall not be constructed until such time that a permanent access is constructed to EP True Parkway.

7. The applicant acknowledging that only a patio is permitted as an outdoor space for a townhome constructed on Lot 36.