

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Meeting Date: June 28, 2021

ITEM: King's Grove Plat 1, West and South of the Intersection of Stark Drive and S. 100th Street – Approve a Preliminary Plat to create 25 lots for Single Family Residential development and one outlot for common area – King's Grove LLC – PP-005016 -2021

Resolution: Approval of Preliminary Plat

Background: Jared Murray, Civil Design Advantage, on behalf of property owner and applicant, King's Grove, L.L.C., requests approval of a Preliminary Plat for the approximately 10.5 acre property generally located west and south of the intersection of Stark Drive and S. 100th Street. The applicant proposes to subdivide the property into 25 lots for detached single-family residential development and one outlot for common area.

Staff Review & Comment:

- **History:** In 2017, the City Council approved a request to zone the subject property from Unzoned to Residential Medium Density (RM-12) (ZC-003527-2017) for an intended 90 unit townhome development. In 2018, City Council approved a Preliminary Plat and Site Plan for the construction of the northern six buildings of attached townhomes (30 dwellings) that exist today within the PUD subject property (PP-003926-2018/SP-003927-2018/FP-004109-2018). The first reading of a PUD amendment to accommodate the change to single family residential units for the remainder of the development (ZC-005032-2021) was approved by the City Council at the June 21, 2021 City Council meeting.
- **Key Development Aspects:**
 - **Updated Development Concept:** As noted in the history section, the subject area was originally proposed to be constructed similar to the existing development to the north, as attached townhomes. However, the applicant's development concept changed to the proposed detached single-family residential. Therefore, the proposed preliminary plat will establish not only buildable lots for said detached single-family homes but will also incorporate a common area (Outlot Z) that covers both the proposed single-family homes and the existing attached townhomes.
- **Addressing:** The original intent of this development was 16 buildings of attached townhomes. A site address with unit numbers was assigned for the attached dwelling units. Now that the detached single-family product is to be developed the addressing scheme changes. The Addressing Administrator and representatives from each of the emergency response departments determined that each of the multi-family units would need to be readdressed and would be assigned a unique address off of either Stark Drive or S King's Grove Avenue based on which roadway they accessed their individual dwellings from. As part of the final plat process the addresses will be changed.

Condition of Approval:

1. Typically, preliminary plat applications are approved by the City after a subject property has proper zoning to allow the proposed development. It is important to note that the City Council will hold a second and third public reading to consider the rezoning aspect to facilitate this development, scheduled for the same agenda

as consideration of this preliminary plat. Therefore, staff recommends a condition of approval that the preliminary plat be valid after City Council approval of the King's Grove Planned Unit Development (ZC-005032-2021).

- **Plat Validity:** Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date: June 28, 2021

Vote:

Recommendation:

Recommendation: Approve the Preliminary Plat subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. City Council approving and adopting the King's Grove Planned Unit Development ordinance.

Lead Staff Member: Bryce C. Johnson

Approval Meeting Dates:

Plan and Zoning Commission	June 28, 2021
City Council	July 6, 2021

Staff Report Reviews:

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

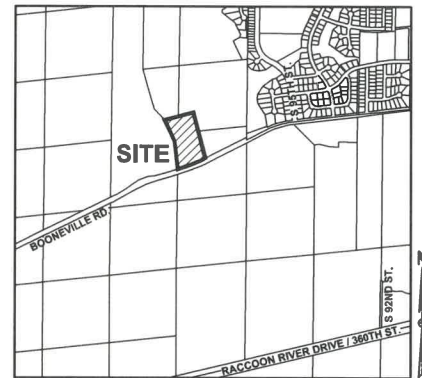
Subcommittee	Development & Planning
Date Reviewed	4/5/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



PRELIMINARY PLAT FOR: KING'S GROVE PLAT 1 WEST DES MOINES, IOWA

VICINITY MAP NOT TO SCALE



WEST DES MOINES, IOWA

OWNER / APPLICANT

KING'S GROVE, LLC
CONTACT: BRAD STANBROUGH
10888 HICKMAN ROAD, SUITE 3A
CLIVE, IOWA 50325
PH. (515) 202-3030

ENGINEER

CIVIL DESIGN ADVANTAGE
CONTACT: JARED MURRAY
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: CHARLIE MCGLOTHLEN
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

DATE OF SURVEY

DECEMBER 23, 2020

SUBMITTAL DATES

FIRST SUBMITTAL: 02/03/2021
SECOND SUBMITTAL: 03/30/2021
THIRD SUBMITTAL: 05/09/2021
FINAL SUBMITTAL: 06/01/2021

ZONING

EXISTING: RM-12 RESIDENTIAL MEDIUM DENSITY

PROPOSED: PUD

COMPREHENSIVE PLAN LAND USE

EXISTING: MEDIUM DENSITY RESIDENTIAL (MD)

PROPOSED: MEDIUM DENSITY RESIDENTIAL (MD)

DEVELOPMENT SUMMARY

AREA: 7.95 ACRES (458,090 SF)

SETBACKS:

FRONT YARD = 30'
REAR YARD = 35'
SIDE YARD = 7'
BUILDING SEPARATION = 14'
GARAGE SETBACK = 25' FROM CLOSEST POINT OF SIDEWALK OR 30' FROM BACK OF CURB FOR LOTS THAT DON'T HAVE SIDEWALK FRONTAGE

DENSITY:

25 LOTS/7.95 AC = 3.14 LOTS/AC

IMPERVIOUS SURFACE AREA:

PRIVATE STREET = 21,684 SF

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0	TYPICAL SECTIONS AND DETAILS
3.0	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
4.0	OVERALL LAYOUT AND HYDRANT COVERAGE PLAN
5.0	DIMENSION PLAN
6.0	GRADING PLAN
7.0-7.1	EROSION AND SEDIMENT CONTROL PLAN
8.0-8.4	PAVEMENT AND STORM SEWER PLAN AND PROFILE
9.0-9.1	LANDSCAPE PLAN

NOTES

- EROSION CONTROL MEASURES WILL BE INSTALLED AND MONITORED BY OTHERS.
- PRIVATE UTILITIES TO BE INSTALLED PER SUDAS SPECIFICATIONS.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND DSM METRO DESIGN STANDARDS.
- CONTACT WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- ALL SIDEWALK CROSS SLOPES SHALL NOT EXCEED 1.5%.
- CONSTRUCTION CANNOT BEGIN ON THE HOMES UNTIL A FINAL PLAT HAS BEEN REVIEWED AND APPROVED BY THE CITY COUNCIL.
- ALL LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5%.
- PRIVATE STREETS AND UTILITIES SHALL BE MAINTAINED BY THE OWNER, TO INCLUDE:
 - DETENTION POND AND APPURTENANCES
 - PRIVATE STORM SEWER
 - PRIVATE WATER MAIN AND SERVICES
 - ALL INTERNAL CIRCULATION ROADS
- PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
- 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 ENGINEERING SERVICES 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- SIGNS, OVER STORY TREES, CONIFEROUS TREES, PRIVATE STREETLIGHT ETC. ARE NOT ALLOWED IN THE PUBLIC EASEMENTS.
- WEST DES MOINES WATER WORKS RECOMMENDS AGAINST PLANTING TREES AND OTHER LANDSCAPING OVER PRIVATE WATER MAIN INFRASTRUCTURE.
- WALLS CONSTRUCTED AT FOUR FEET IN HEIGHT OR OVER REQUIRE ENGINEERED DRAWINGS AND A BUILDING PERMIT SEPARATE FROM THE RESIDENTIAL BUILDING PERMIT.
- THIS SITE IS SUBJECT TO AN EXECUTED STORM WATER MAINTENANCE AGREEMENT. REFER TO BOOK 2019, PAGE 14356 FOR ADDITIONAL INFORMATION.
- THIS SITE IS COVERED BY AN EXISTING SWPPP TITLED "KING'S GROVE TOWNHOMES" WITH COVERAGE PROVIDED UNTIL JUNE 1, 2024. THE NPDES PERMIT DISCHARGE AUTHORIZATION NUMBER IS 32998-32704.

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2021
ANTICIPATED FINISH DATE = SPRING 2022

BENCHMARKS

WDM BM #35 - NE CORNER OF INTERSECTION OF MILLS CIVIC PARKWAY & 88TH STREET, 206' EAST OF CENTERLINE OF SOUTH 88TH STREET, 49' NORTH OF THE CENTERLINE OF MILLS CIVIC PARKWAY.
ELEVATION=219.04

WDM BM #37 - SOUTH 88TH STREET, ±2640' SOUTH OF MILLS CIVIC PARKWAY, 32' EAST OF CENTERLINE OF SOUTH 88TH STREET, NEAR THE 1/4 SECTION LINE, 1' WEST OF THE NORTH/SOUTH FENCE LINE.
ELEVATION=194.80

BURY BOLT OF HYDRANT AT NORTHWEST CORNER OF 100TH ST AND BOONEVILLE RD ON THE WEST SIDE OF S. 100TH ST.
ELEVATION = 84.99

MAG NAIL SET ON TOP OF CURB ALONG SOUTH SIDE OF THORNE DR. @ WEST END OF ROAD.
ELEVATION = 120.70

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

LEGAL DESCRIPTION

OUTLOT 'Z', KING'S GROVE TOWNHOMES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 10.52 ACRES (458,090 S.F.).

GENERAL LEGEND

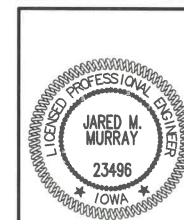
PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

THIS PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WEST DES MOINES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, THE 1993 DES MOINES METRO DESIGN STANDARDS WITH THE WEST DES MOINES ADDENDA, AND THE WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS FOR WATER INFRASTRUCTURE SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.



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.

Jared Murray
JARED M. MURRAY, P.E.
DATE: 06/01/2021

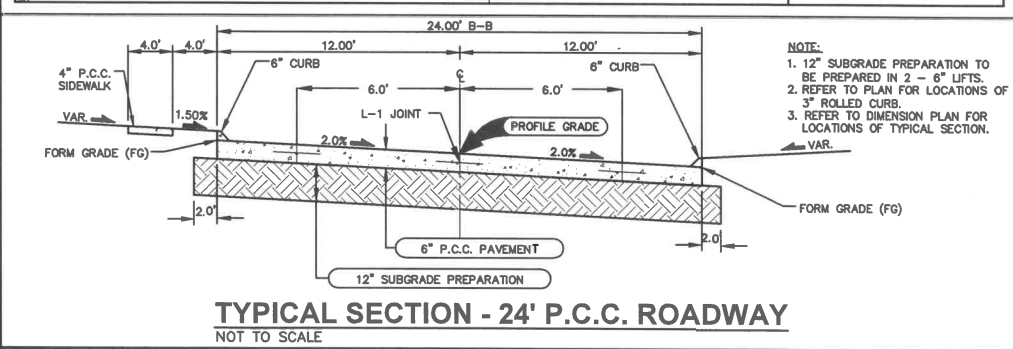
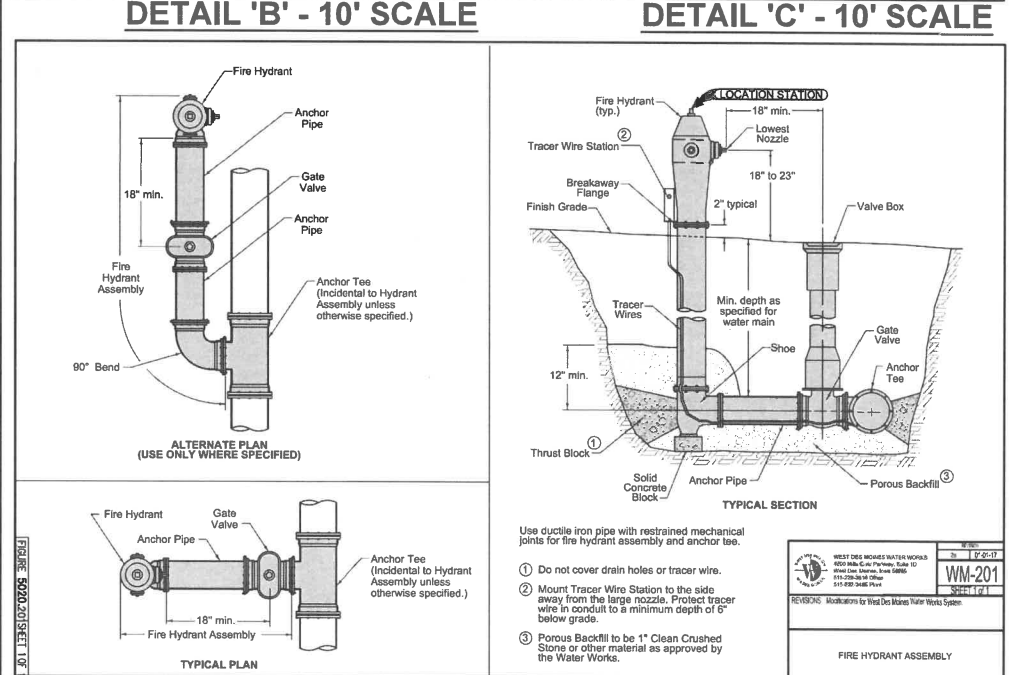
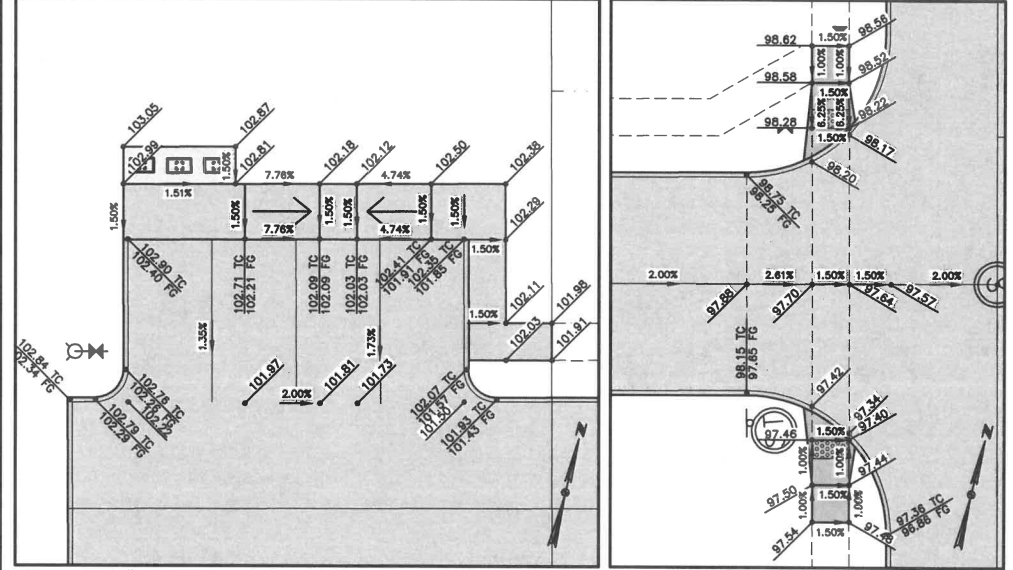
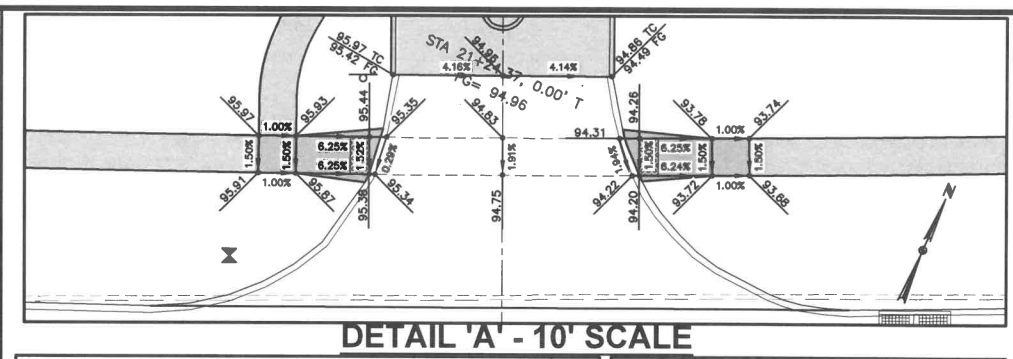
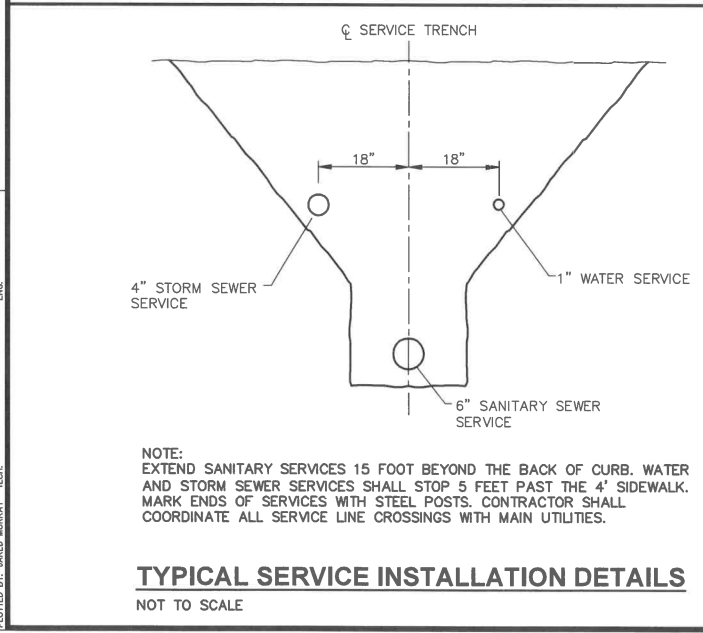
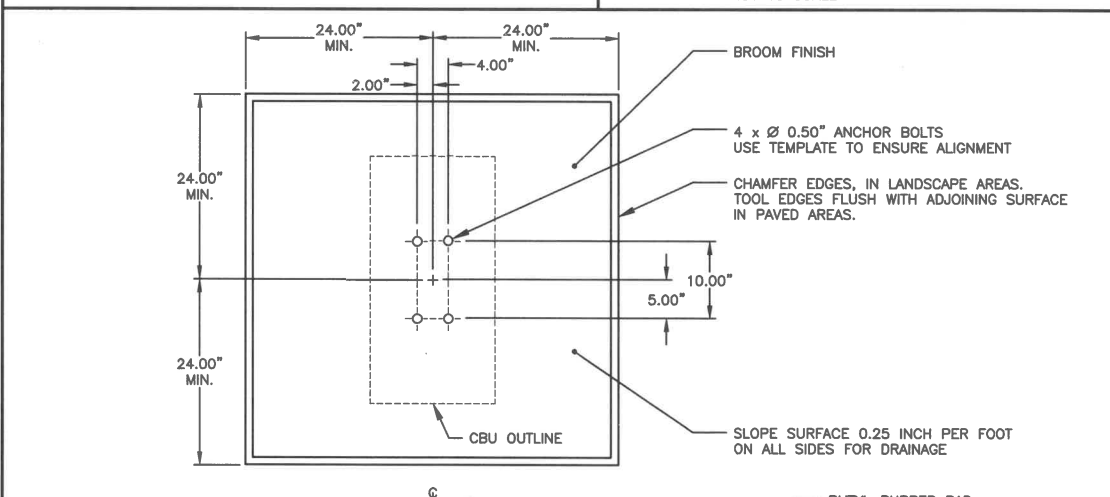
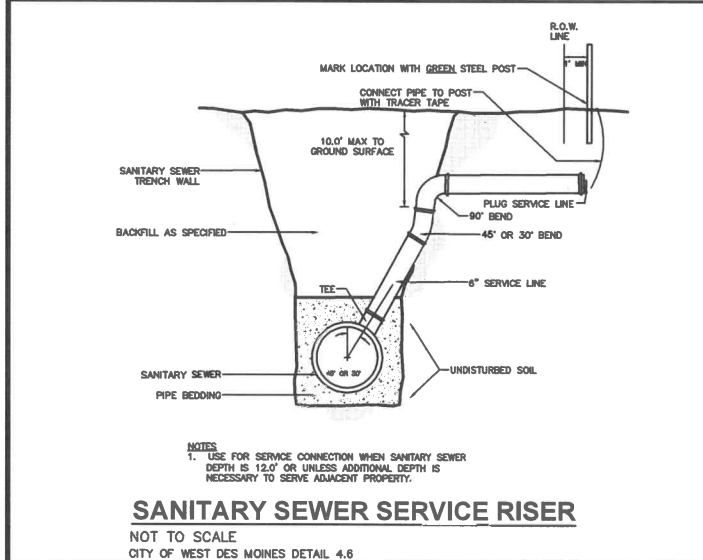
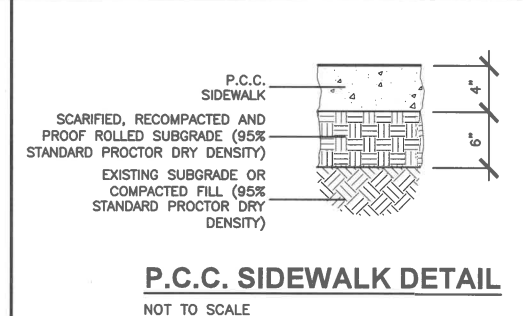
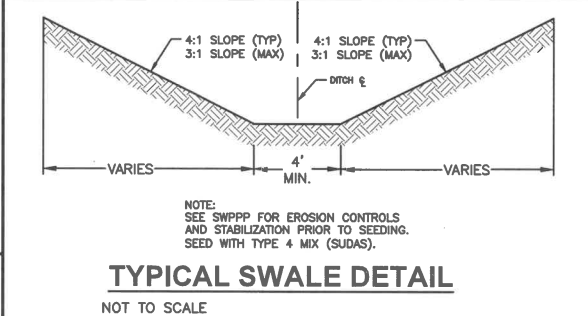
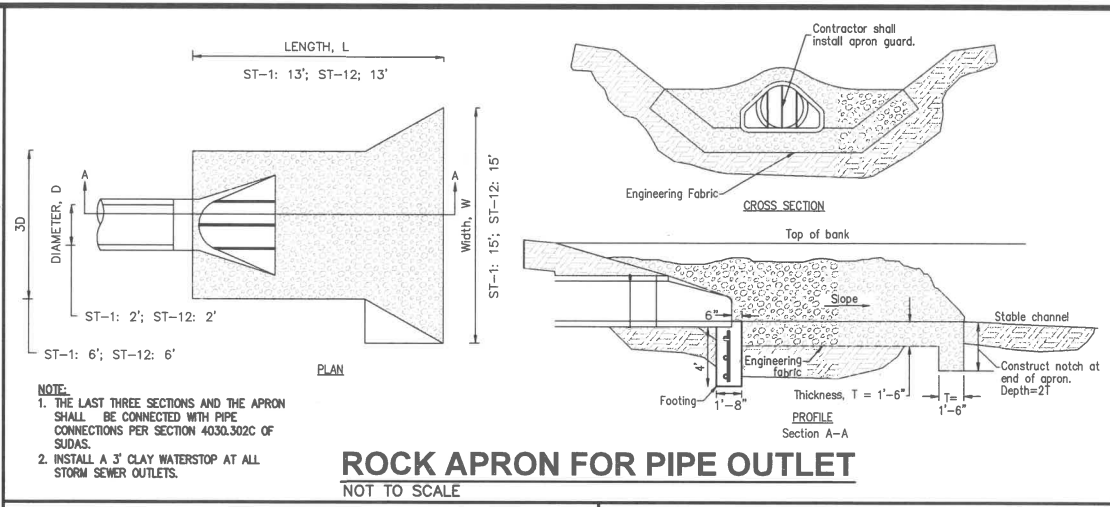
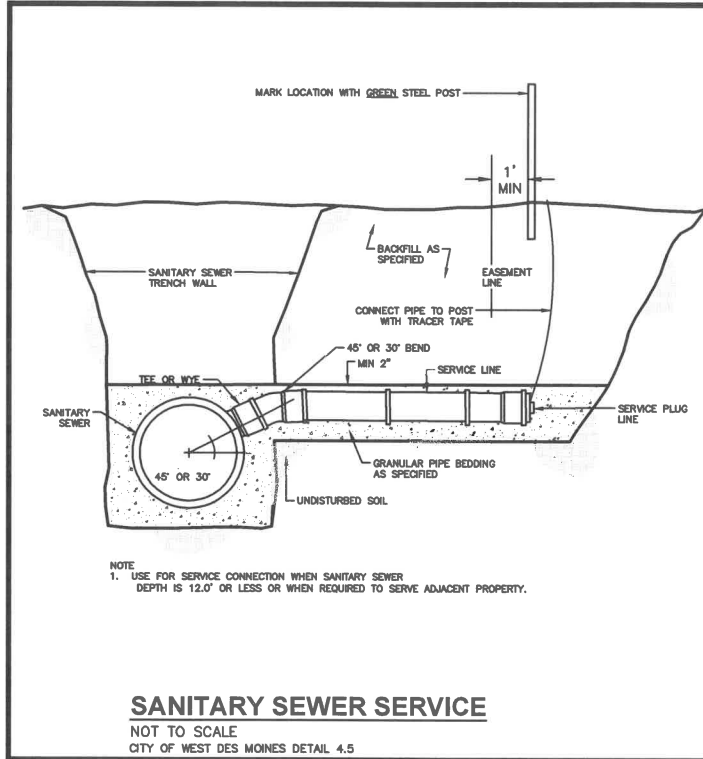
LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1.0-8.4

Plans included are for illustrative purposes only.

Approve plans on file with the City.



CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2012.695
WEST DES MOINES PROJECT NO. PP-005016-2021



DATE	REVISIONS
06/01/2021 <td>FINAL SUBMITTAL</td>	FINAL SUBMITTAL
05/09/2021 <td>3RD SUBMITTAL</td>	3RD SUBMITTAL
03/30/2021 <td>2ND SUBMITTAL</td>	2ND SUBMITTAL
02/03/2021 <td>1ST SUBMITTAL</td>	1ST SUBMITTAL

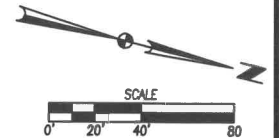
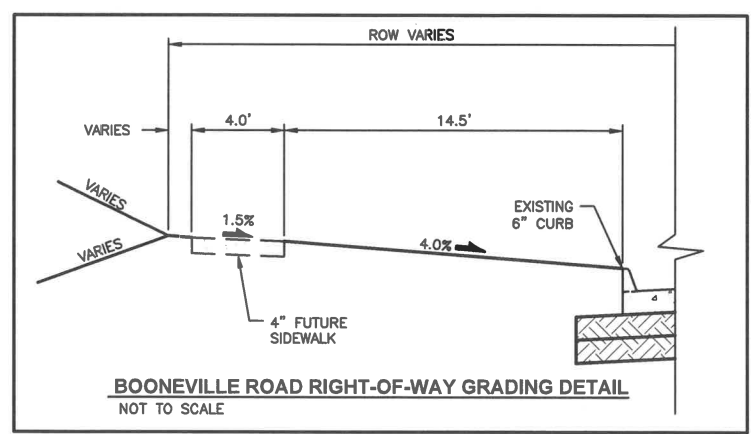
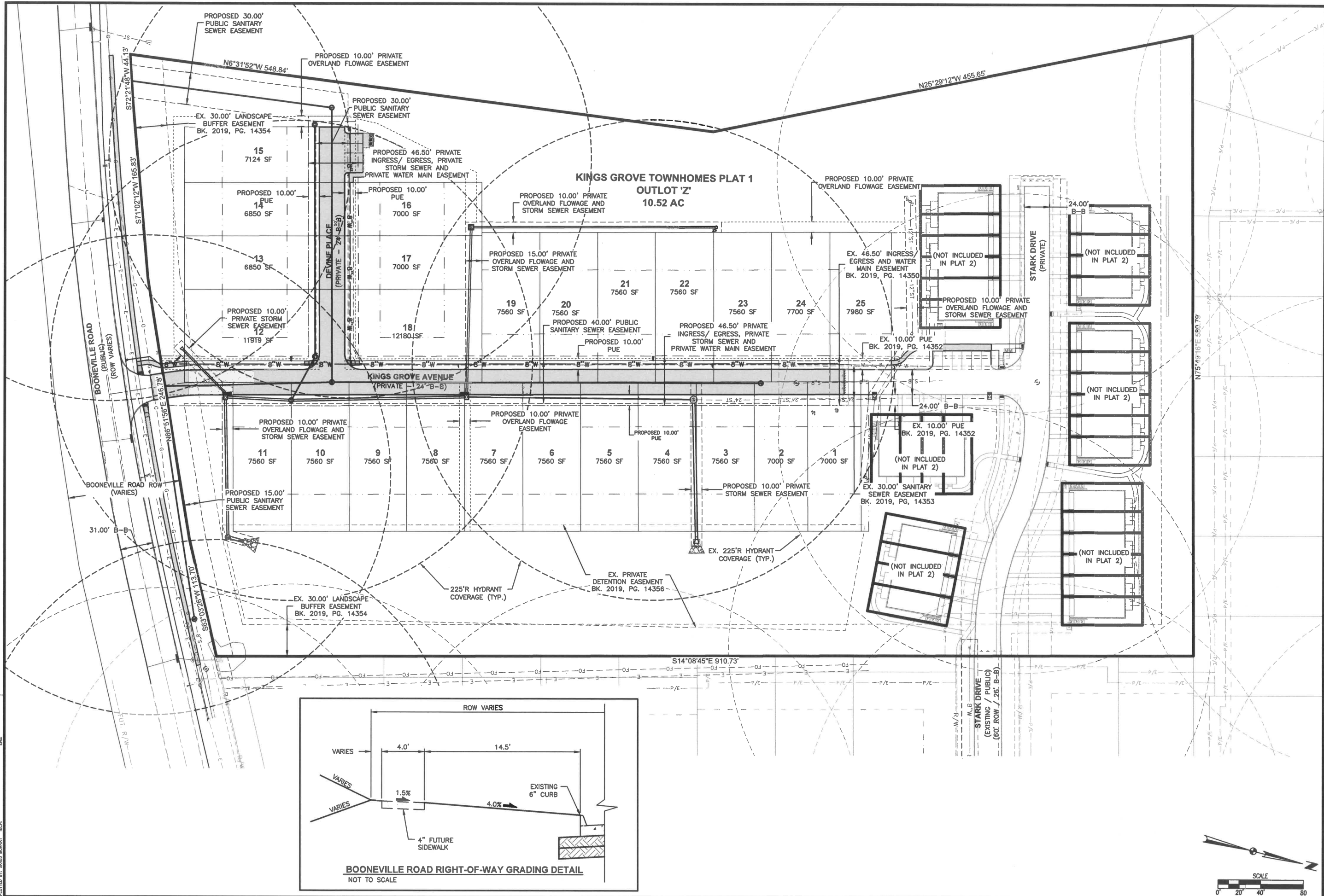
3405 S.E. CROSSROADS DRIVE, SUITE G
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: CWO
ENGINEER: JMM



CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

KING'S GROVE PLAT 1
TYPICAL SECTIONS AND DETAILS

FILE: H:\2021\20210605\DWG\20210605-STEELING
 PLOTTED BY: JARED MURRAY DATE: 6/7/2021 10:21 AM
 DWG: ENR



DATE	06/01/2021
REVISIONS	05/09/2021
	03/30/2021
	02/03/2021

FINAL SUBMITTAL
 3RD SUBMITTAL
 2ND SUBMITTAL
 1ST SUBMITTAL

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

TECH: CWO

ENGINEER: JMM

CIVIL DESIGN ADVANTAGE

KING'S GROVE PLAT 1

OVERALL LAYOUT AND HYDRANT COVERAGE PLAN

WEST DES MOINES, IOWA

4.0

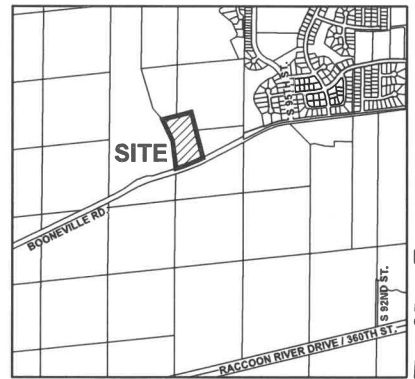
2012.695

KING'S GROVE PLAT 1

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,014
2	SEEDING, FERTILIZING, AND MULCHING	AC	5.77
3	INLET PROTECTION DEVICES	EA	2
4	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

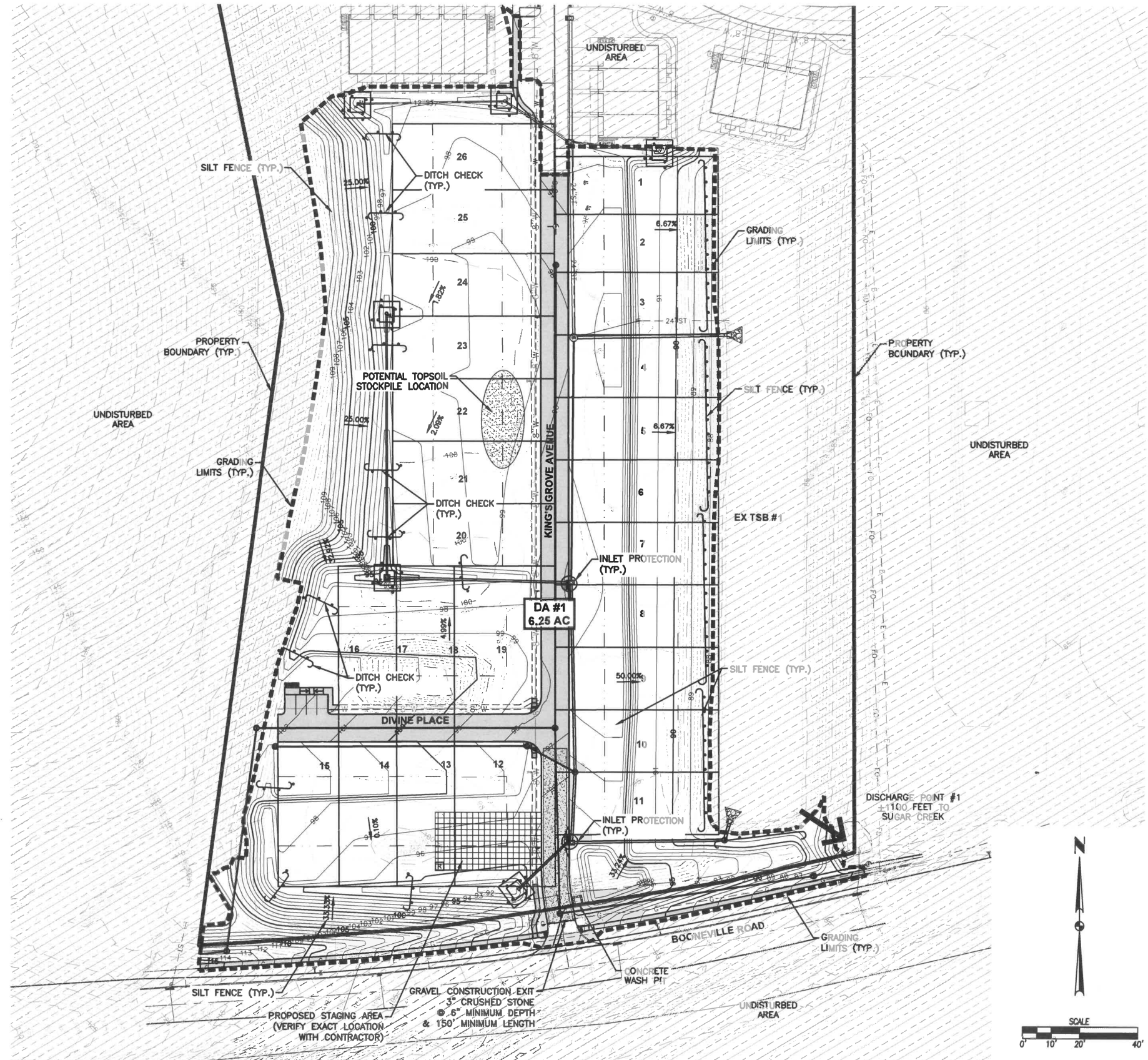
DISCHARGE POINT #1 TO SUGAR CREEK ±1100 FT	6.25 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	22,500 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (711 LF @ 4.5 CU FT/LF OF FENCE)	3,200 CU FT
VOLUME PROVIDED IN DITCH CHECK (1303 LF @ 10 CU FT/LF OF FENCE)	13,030 CU FT
VOLUME PROVIDED IN EXISTING TSB #1	174,024 CU FT
TOTAL VOLUME PROVIDED	190,254 CU FT

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED PRIOR TO THE SITE SHUTTING DOWN FOR WINTER CONDITIONS.
- PREPARATION OF SEED-BED:
 - AREAS ACCESSIBLE TO MACHINERY: AREAS ACCESSIBLE TO FIELD MACHINERY SHALL BE THOROUGHLY WORKED TO A DEPTH OF NOT LESS THAN THREE INCHES. THE SOIL SHALL BE BROUGHT TO A LOOSE, FRIABLE CONDITION, AND SHALL BE PICKED FREE OF ROCKS AND CONCRETE CHUNKS IN EXCESS OF ONE INCH DIAMETER WHERE WEED GROWTH HAS DEVELOPED EXTENSIVELY, THE USE OF A DISK WILL BE ALLOWED TO DISK THESE WEEDS INTO THE GROUND IF WEEDS CAN BE COMPLETELY COVERED BY THIS METHOD.
 - AREAS INACCESSIBLE TO MACHINERY: AREAS INACCESSIBLE TO FIELD MACHINERY SHALL BE PREPARED BY HAND TO A DEPTH OF NOT LESS THAN ONE AND ONE-HALF INCHES. THE SOIL SHALL BE BROUGHT TO A LOOSE FRIABLE CONDITION.
 - THE SEED-BED SHALL BE INSPECTED AND APPROVED BY THE CITY ENGINEER PRIOR TO SEEDING.
- EROSIONS SOLUTIONS WILL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES.
 MIKE KOSLOSKE
 9118 LIBERTY COURT
 WEST DES MOINES, IA 50266
 PH: 515-681-2890
- A STABILIZED ROCK CONSTRUCTION ENTRANCE IS PROVIDED TO HELP KEEP MUD AND DEBRIS FROM ENTERING THE PUBLIC R.O.W.
- STORM SEWER AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- BELOW IS THE CONTACT INFORMATION FOR THE INDIVIDUAL RESPONSIBLE FOR EROSION CONTROL ISSUES.
 BRAD STANBROUGH
 PH: 515-202-3030

SWPPP LEGEND

DRAINAGE ARROW		x.xx %	AREA TO BE SEEDED	
GRADING LIMITS			STRAW MAT	
FILTER SOCK			UNDISTURBED AREA	
SILT FENCE			RIP-RAP	
DITCH CHECK			GRAVEL ENTRANCE	
INLET PROTECTION			STAGING AREA	
PORTABLE RESTROOM			TEMPORARY SEDIMENT BASIN	
TEMPORARY STANDPIPE				
CONCRETE WASHOUT PIT				



REVISIONS	DATE
FINAL SUBMITTAL	06/07/2021
3RD SUBMITTAL	05/09/2021
2ND SUBMITTAL	03/30/2021
1ST SUBMITTAL	02/03/2021

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 ENGINEER: JMM TECH: CWO



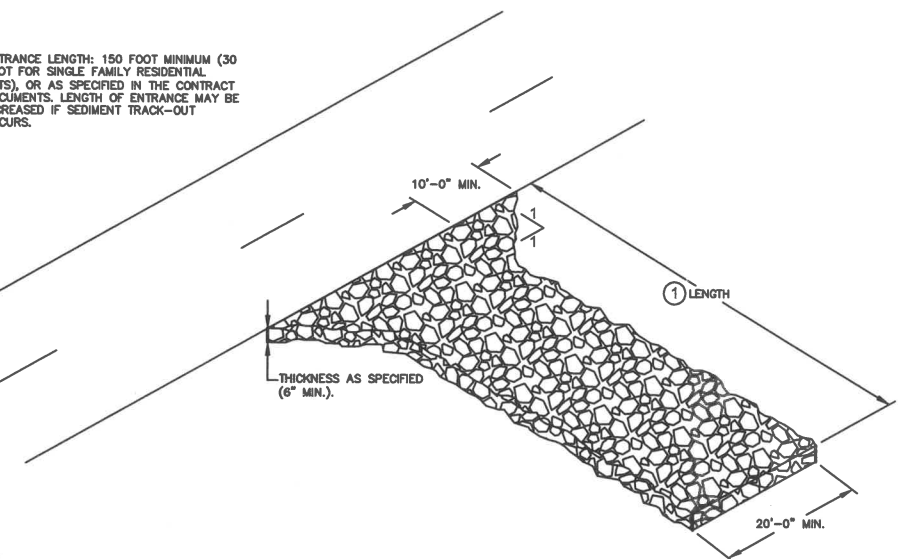
KING'S GROVE PLAT 1
 WEST DES MOINES, IOWA

EROSION AND SEDIMENT CONTROL PLAN

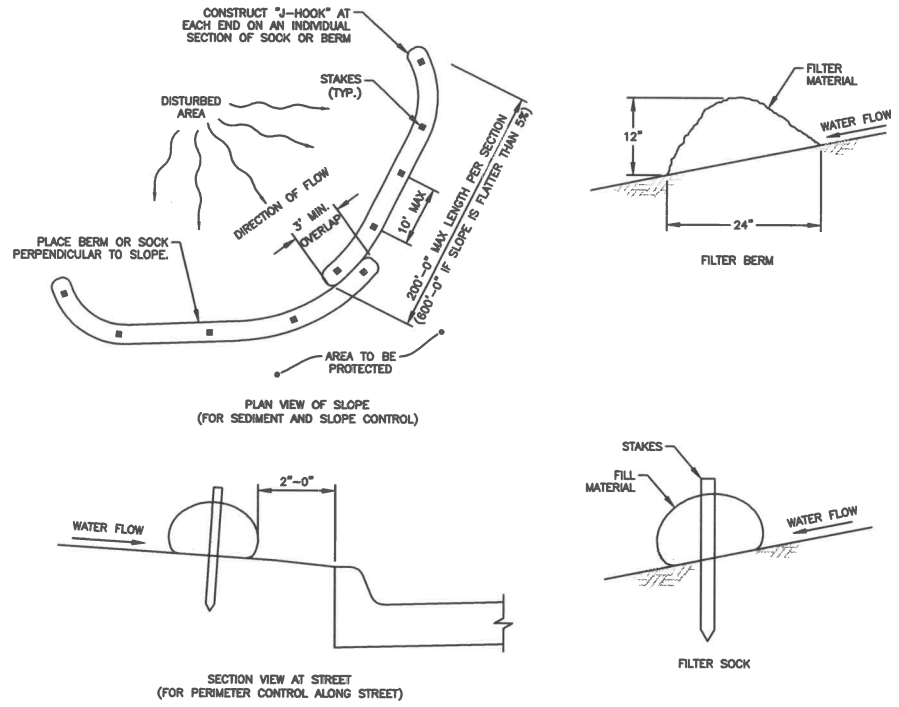
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FILE: N:\SWPPP\2021\KING'S GROVE PLAT 1\SWPPP.dwg
 FILE NAME: 04/21/21 DATE PLOTTED: 07/20/21 10:21 AM
 PLOTTED BY: JAMES MURRAY

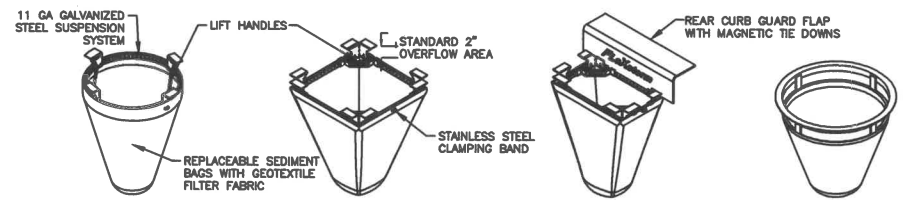
① ENTRANCE LENGTH: 150 FOOT MINIMUM (30 FOOT FOR SINGLE FAMILY RESIDENTIAL LOTS), OR AS SPECIFIED IN THE CONTRACT DOCUMENTS. LENGTH OF ENTRANCE MAY BE INCREASED IF SEDIMENT TRACK-OUT OCCURS.



STABILIZED CONSTRUCTION ENTRANCE



TYPICAL PLACEMENT OF FILTER BERM OF SOCK



TYPICAL ROUND INLET FILTER TYPICAL RECTANGULAR INLET FILTER COMBINATION INLET FILTER FOR CURB HOODS STAINLESS STEEL ROUND INLET FILTERS FOR NYLOPLAST CASTINGS

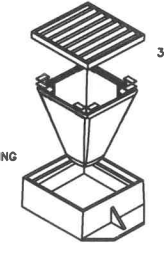
IDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 30" dia. grate) (A) (6 in)	625RD
	Med Round (30" - 36" dia. grate) (A) up to 30" dia. concrete (B)	626RD
	Large Round (36" - 48" dia. grate) (A) up to 30" dia. concrete (B)	627RD
	XL Round (48" - 60" dia. grate) (A) up to 30" dia. concrete (B)	628RD
RECT	Small Rect / Square (up to 24" x 24" (B) openings or 30" perimeter)	625RC
	Med Rect / Square (up to 30" x 30" (B) openings or 36" perimeter)	626RC
	Large Rect / Square (up to 36" x 36" (B) openings or 42" perimeter)	627RC
	XL Rect / Square (up to 48" x 48" (B) openings or 54" perimeter)	628RC
CONC	Small Rect / Square (up to 24" x 24" (B) openings or 30" perimeter)	625CB
	Med Rect / Square (up to 30" x 30" (B) openings or 36" perimeter)	626CB
	Large Rect / Square (up to 36" x 36" (B) openings or 42" perimeter)	627CB
	XL Rect / Square (up to 48" x 48" (B) openings or 54" perimeter)	628CB
INCL	12" diameter (4" top opening) (Standard Steel Framing standard)	622INV
	18" diameter (4" top opening) (Standard Steel Framing standard)	623INV
	24" diameter (4" top opening) (Standard Steel Framing standard)	624INV
	30" diameter (4" top opening) (Standard Steel Framing standard)	625INV

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

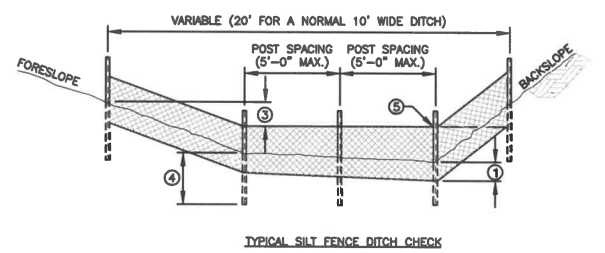
Nominal Bag Size	Solids Storage (cu ft)	Filtered Flow Rate at 30% Max (GPM)	Flow Velocity (ft/min)
Small	3.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	2.0
XL	4.2	3.6	2.6

- NOTES:
- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
 - UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
 - FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

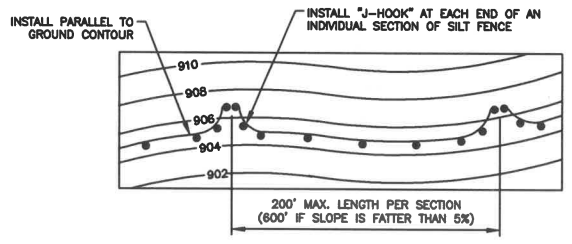


- INSTALLATION:
- REMOVE GRATE
 - DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
 - REPLACE GRATE

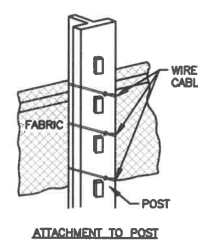
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF AIB, INC. WWW.INLETFILTERS.COM (866) 287-8655 PH (630) 355-3477 FX INFO@INLETFILTERS.COM



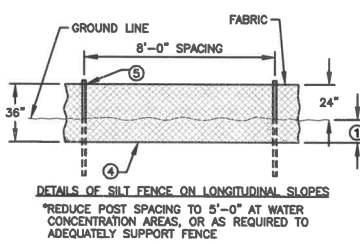
TYPICAL SILT FENCE DITCH CHECK



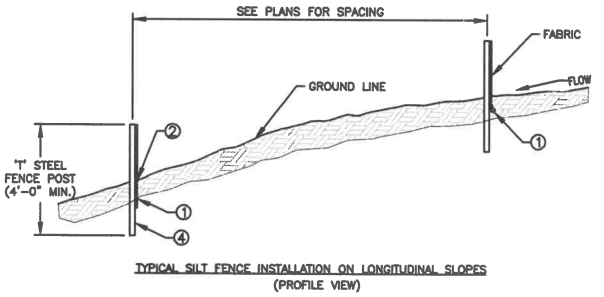
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (PLAN VIEW)



ATTACHMENT TO POST



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (PROFILE VIEW)

- GENERAL NOTES:
- INSTALL SILT FENCE ACCORDING TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS AND AT LOCATIONS SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE JURISDICTIONAL ENGINEER.
- INSERT 12 IN. OF FABRIC A MINIMUM OF 6 IN. DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE)
 - COMPACT GROUND BY DRIVING ALONG EACH SIDE OF THE SILT FENCE AS REQUIRED TO SUFFICIENTLY SECURE THE FABRIC IN THE TRENCH TO PREVENT PULLOUT AND FLOW UNDER THE FENCE.
 - IN DITCHES, EXTEND SILT FENCE UP SIDE SLOPE SO THE BOTTOM ELEVATION AT THE END OF THE FENCE IS A MINIMUM OF 2 IN. HIGHER THAN THE TOP OF THE FENCE IN THE LOW POINT OF THE DITCH.
 - STEEL POSTS TO BE EMBEDDED 20 IN. UNLESS OTHERWISE ALLOWED BY THE JURISDICTIONAL ENGINEER.
 - SECURE TOP OF ENGINEERING FABRIC TO STEEL POSTS USING WIRE OR PLASTIC TIES (50 LB. MIN.). SEE DETAILS OF "ATTACHMENT TO POSTS."

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING

FILE: H:\2020\2020\DESIGN\NOTES\2020-2021\2021\10-21 AM COMMENT: PLOTTED BY: JAMES MURRAY TECH: 02/2021

REVISIONS	DATE	DESCRIPTION
FINAL SUBMITTAL	06/01/2021	
3RD SUBMITTAL	05/09/2021	
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1ST SUBMITTAL	02/03/2021	

3405 S.E. CROSSROADS DRIVE, SUITE G
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PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: CWO
ENGINEER: JMM



CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

KING'S GROVE PLAT 1
EROSION AND SEDIMENT CONTROL PLAN

UTILITY NOTES

1. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
3. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
4. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
5. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN. SEWER PIPES OVER WATER PIPES NEED TO MEET IOWA DNR MATERIAL REQUIREMENTS.
6. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
7. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
9. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
10. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
13. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION. THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
14. ALL STORM SEWER APRONS SHALL HAVE FOOTINGS AND APRON GUARDS.

WEST DES MOINES WATER WORKS NOTES

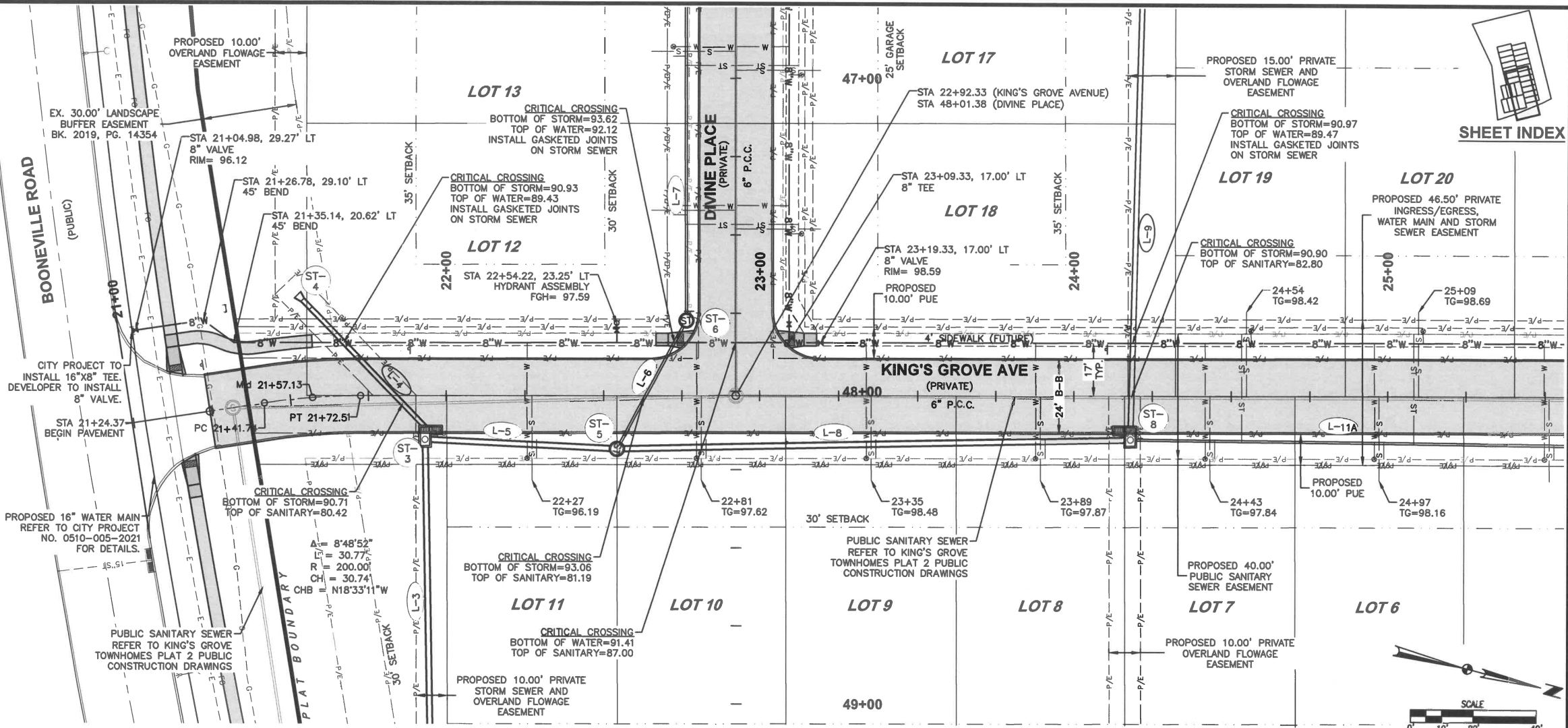
1. ALL WATER WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND THE CURRENT WEST DES MOINES WATER WORKS GENERAL SUPPLEMENTAL SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY'S CROSS-CONNECTION CONTROL/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(S) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1287, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515)-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. BUILDING FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE DESIGNED PER WEST DES MOINES FIRE CODE.
8. WATER SHALL BE PROVIDED TO PROPERTY VIA PRIVATE WATER MAIN. OWNER SHALL ALLOW WEST DES MOINES WATER WORKS ACCESS TO THE METERS AND VALVES AS NEEDED FOR EMERGENCY MAINTENANCE AND SHUT OFF IN THE EVENT OF NON-PAYMENT.
9. WEST DES MOINES WATER WORKS RECOMMENDS AGAINST PLANTING TREES AND OTHER LANDSCAPING OVER PRIVATE WATER INFRASTRUCTURE.

PRIVATE WATER MAIN QUANTITIES

HYDRANT ASSEMBLY	3 EA
8" VALVE	3 EA
8" WATER MAIN	87.1 LF
2" WATER SERVICE	25 EA

NOTE:

REFER TO THE APPROVED PUBLIC IMPROVEMENT PLANS FOR CONSTRUCTION OF THE PUBLIC SANITARY SEWER.



SHEET INDEX

DATE	REVISIONS
06/01/2021	FINAL SUBMITTAL
05/09/2021	3RD SUBMITTAL
03/30/2021	2ND SUBMITTAL
02/03/2021	1ST SUBMITTAL

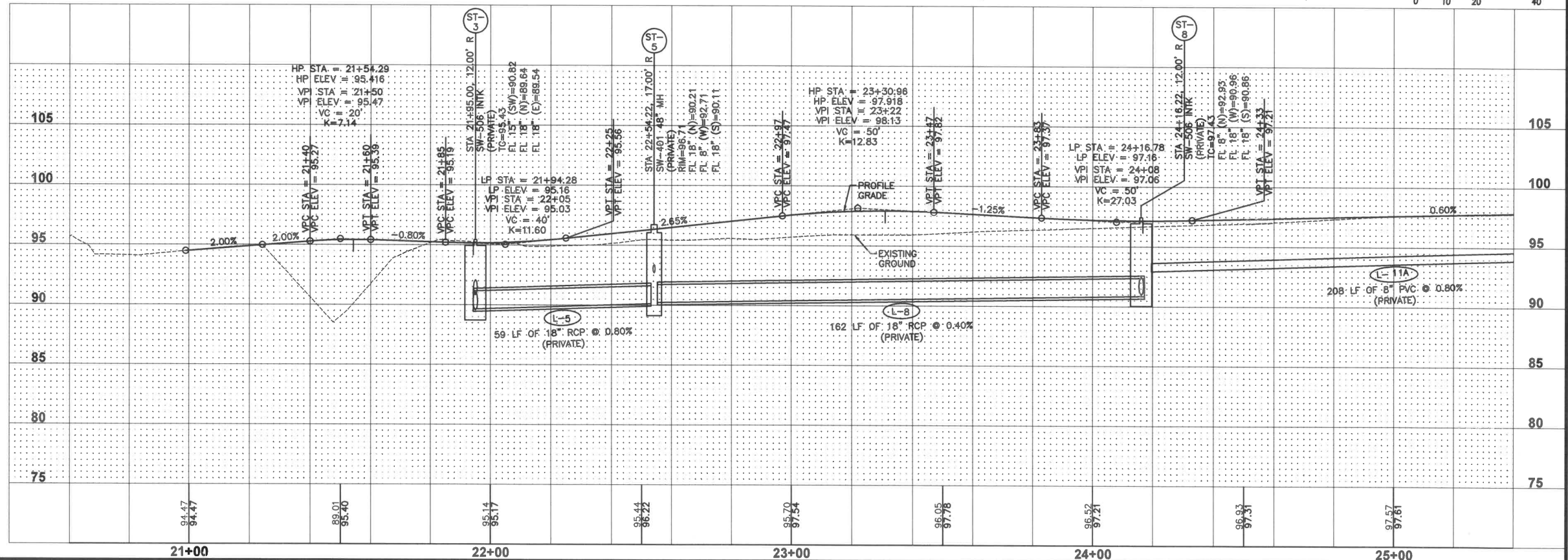
3405 S.E. CROSSROADS DRIVE, SUITE G
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 TECH: CWO



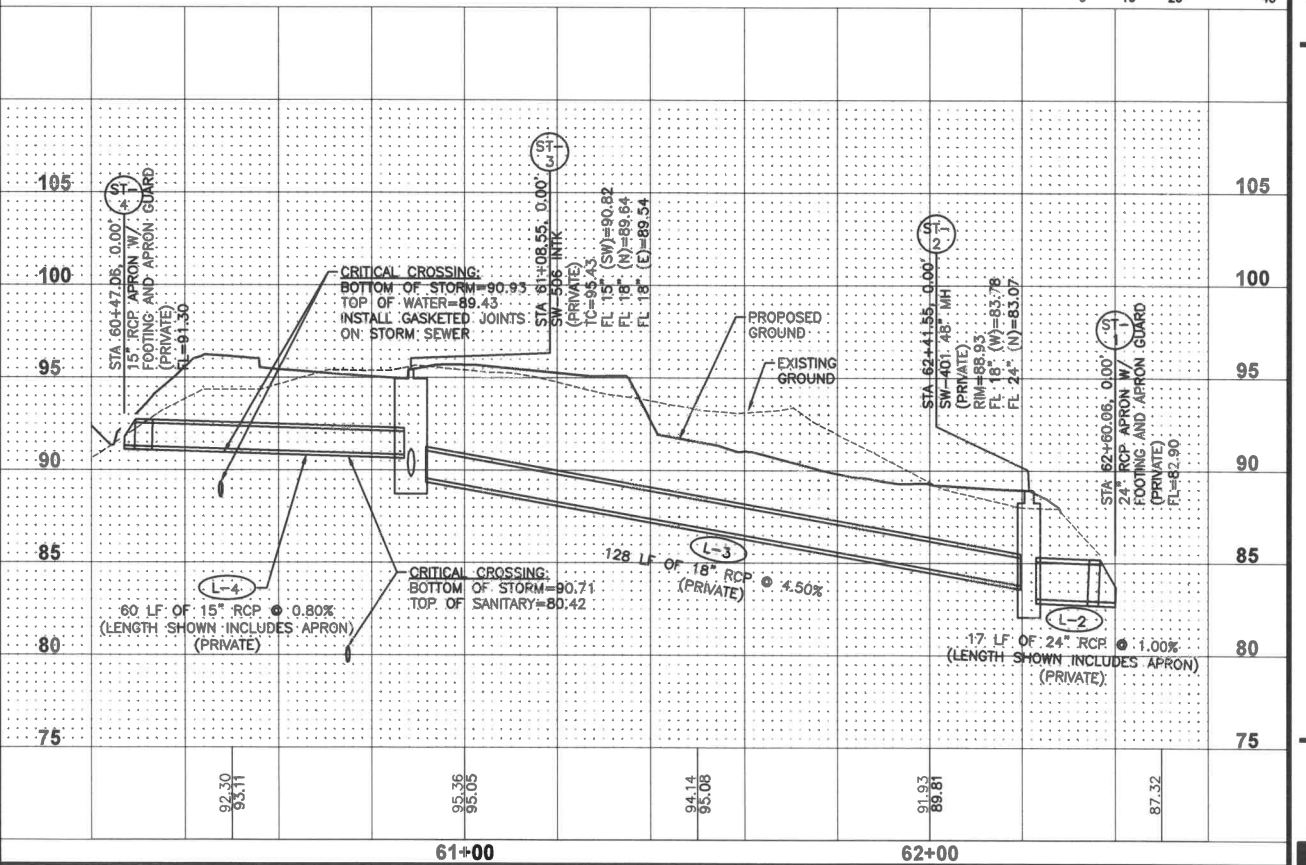
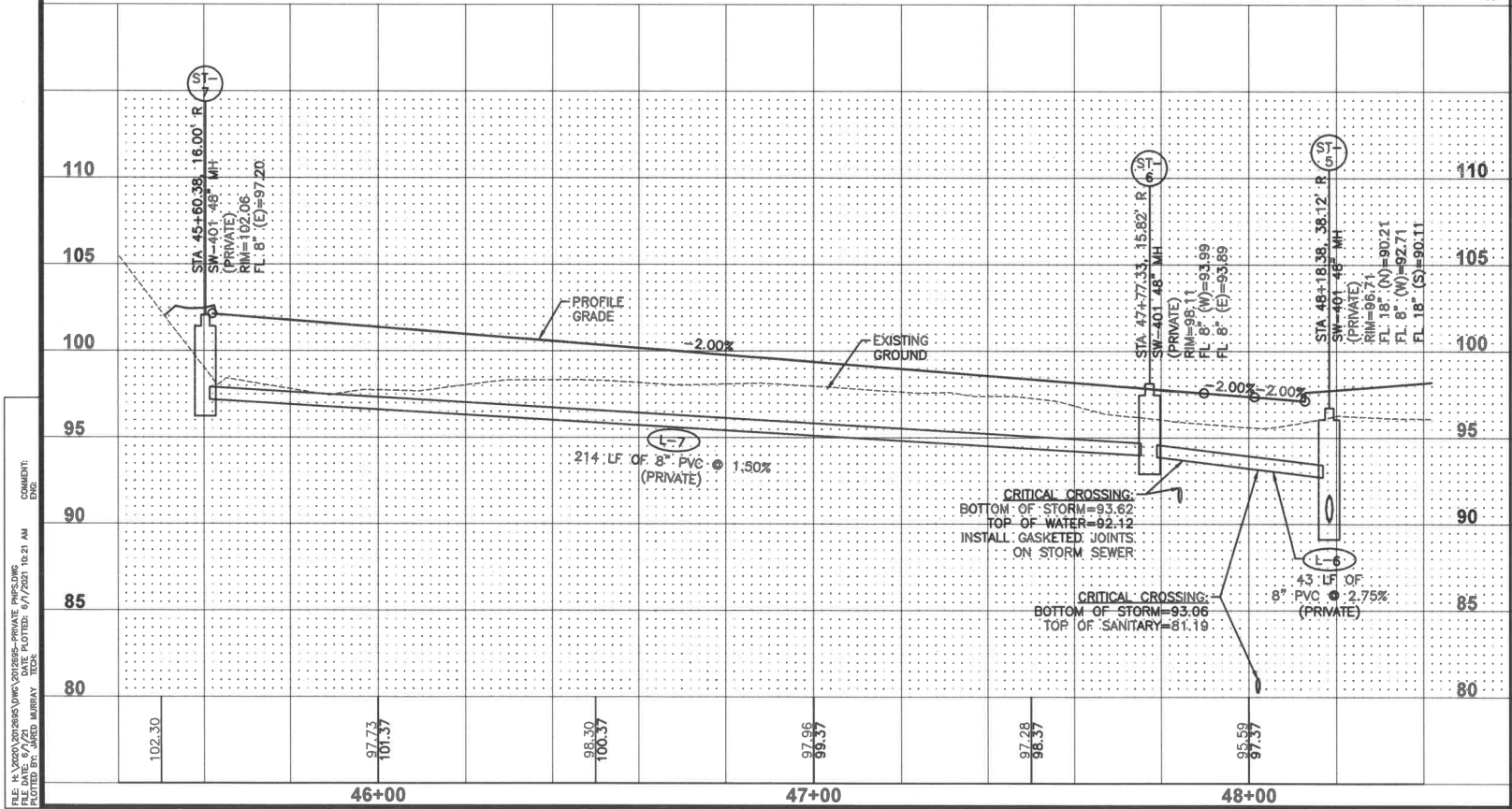
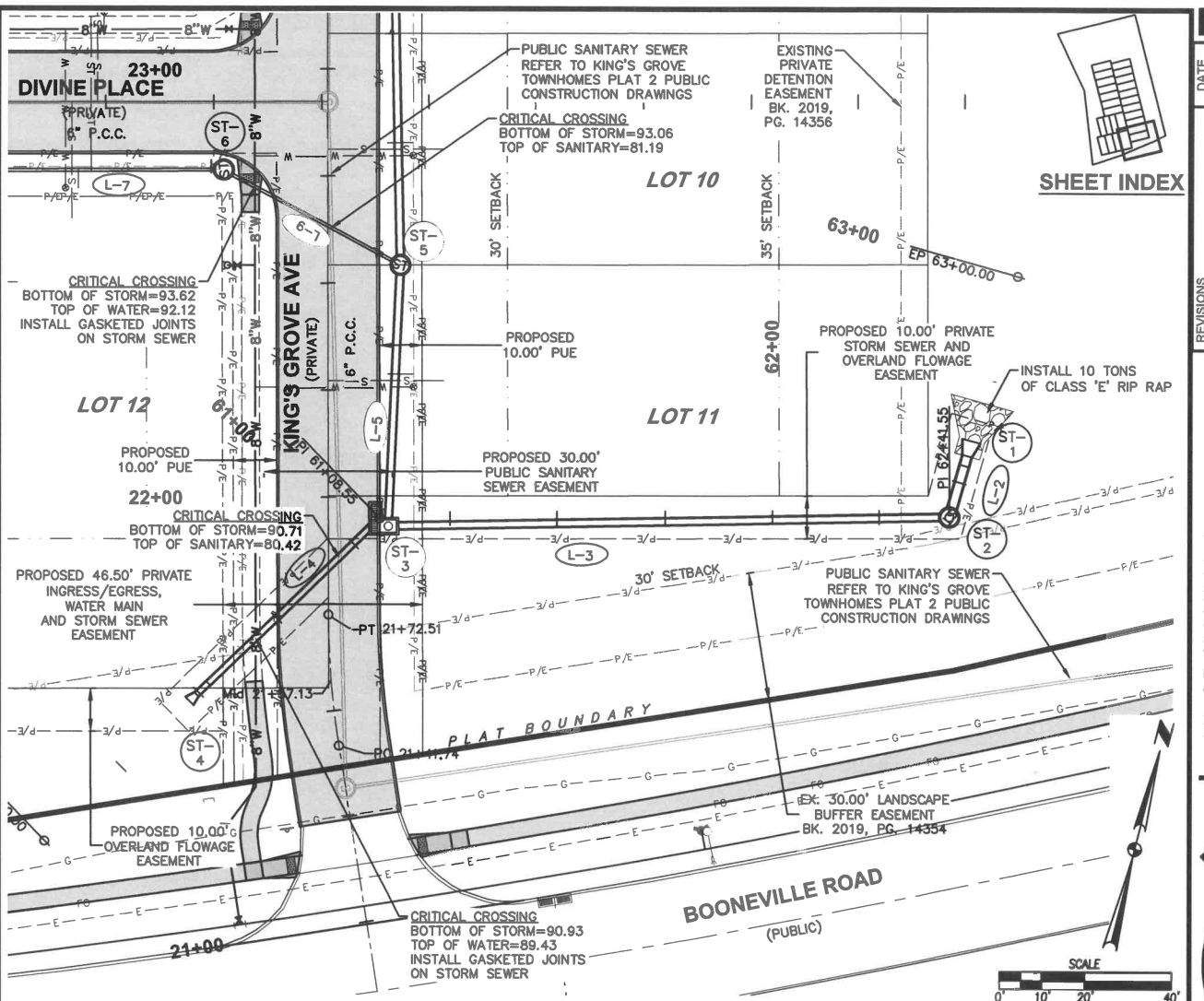
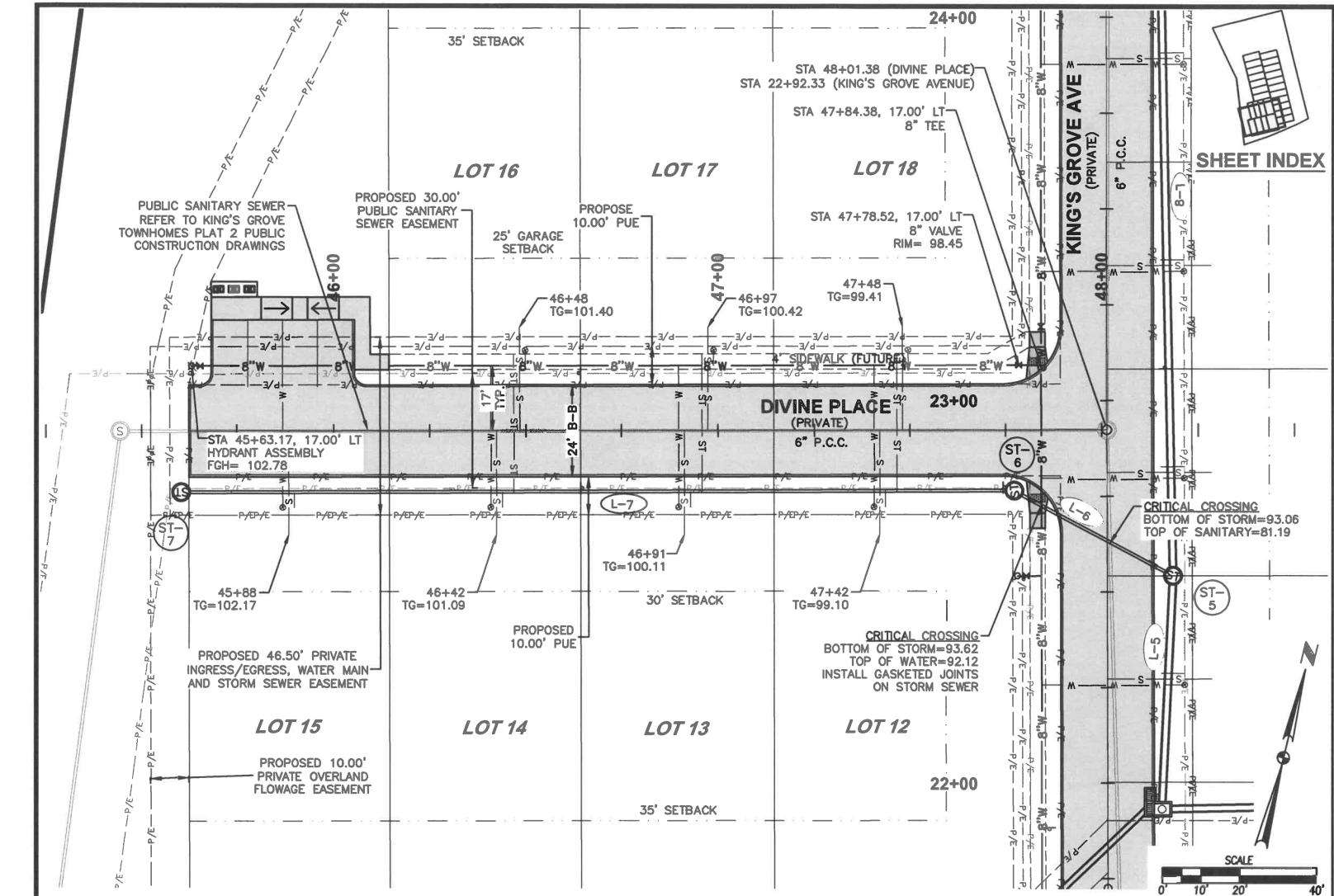
**KING'S GROVE PLAT 1
 PAVEMENT AND STORM SEWER PLAN AND PROFILE**

8.0

2012.695



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 PLOTTED BY: JARED MURRAY DATE: 6/7/2021 10:21 AM



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 DATE PLOTTED: 6/17/2021 10:21 AM
 PLOTTED BY: JMM

DATE	06/01/2021
REVISIONS	FINAL SUBMITTAL 05/09/2021
3RD SUBMITTAL	05/09/2021
2ND SUBMITTAL	03/02/2021
1ST SUBMITTAL	02/09/2021

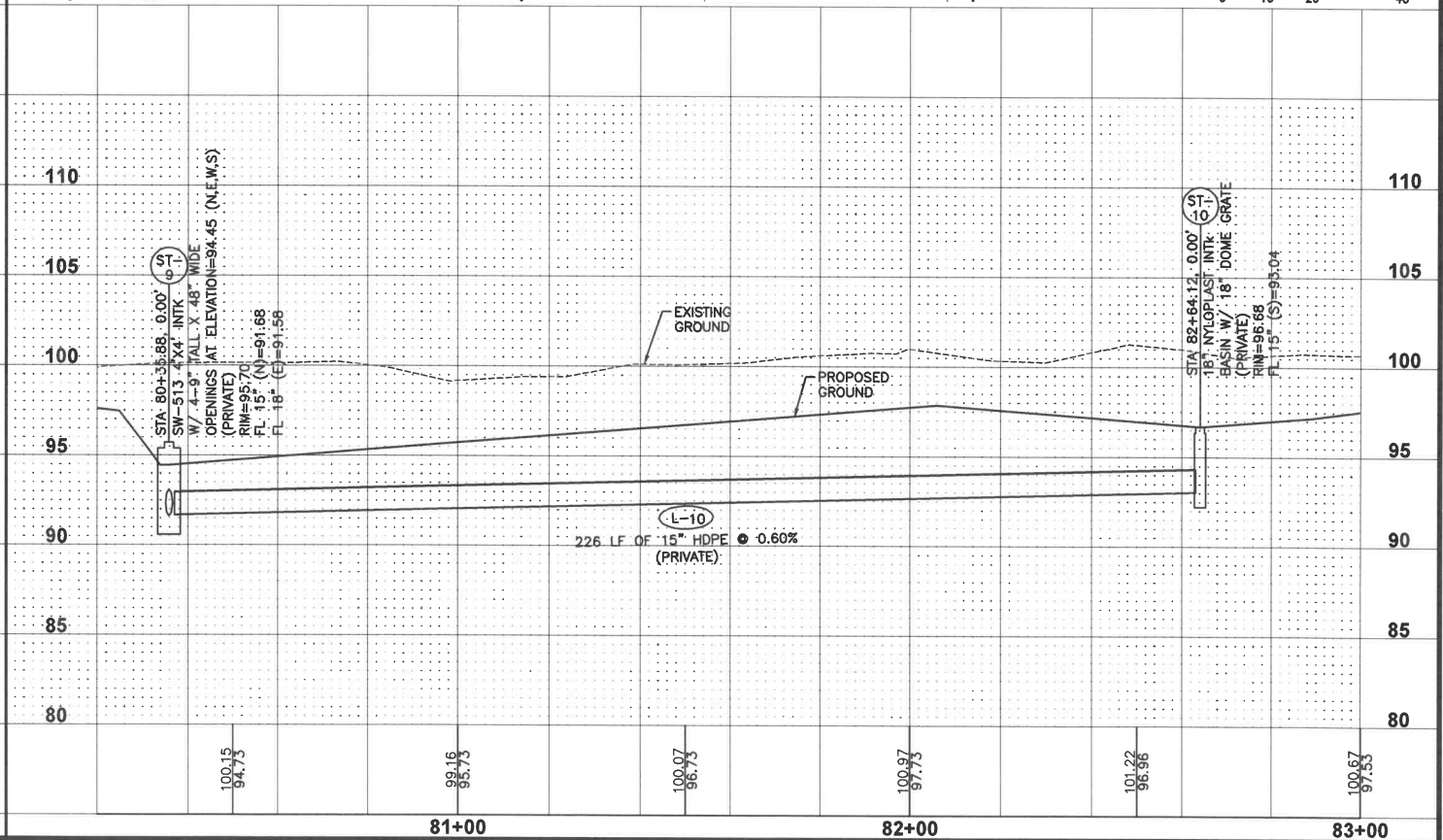
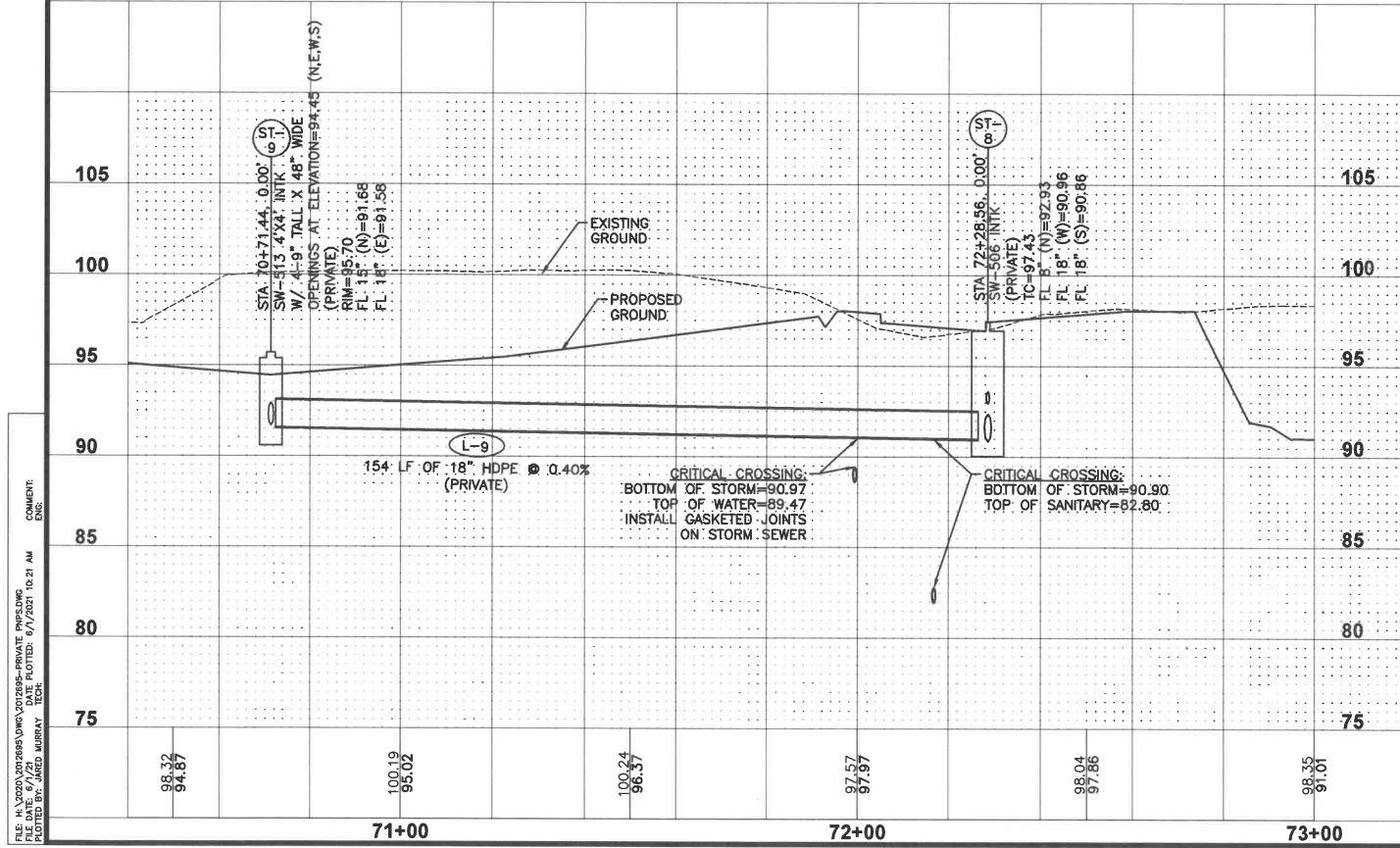
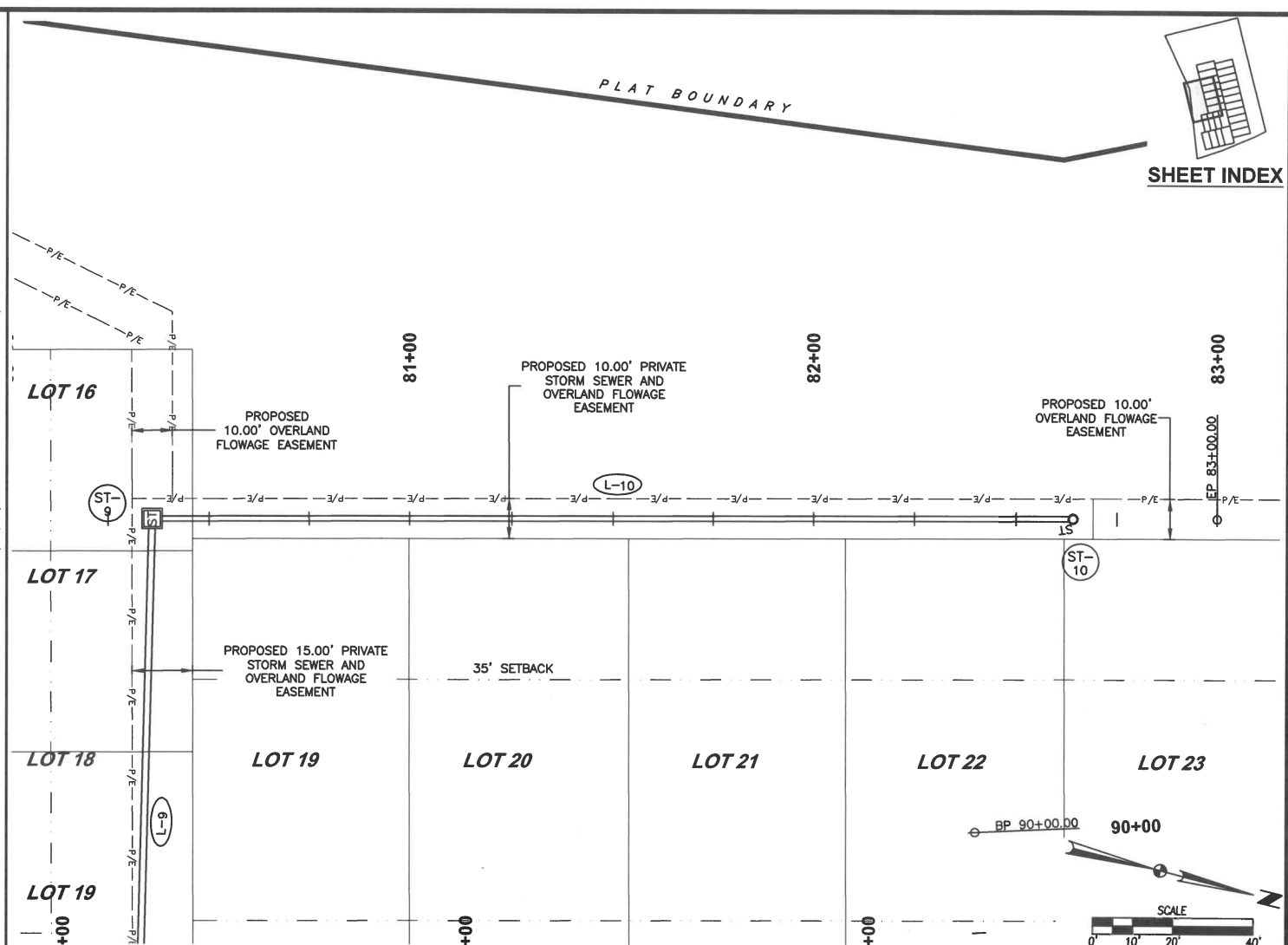
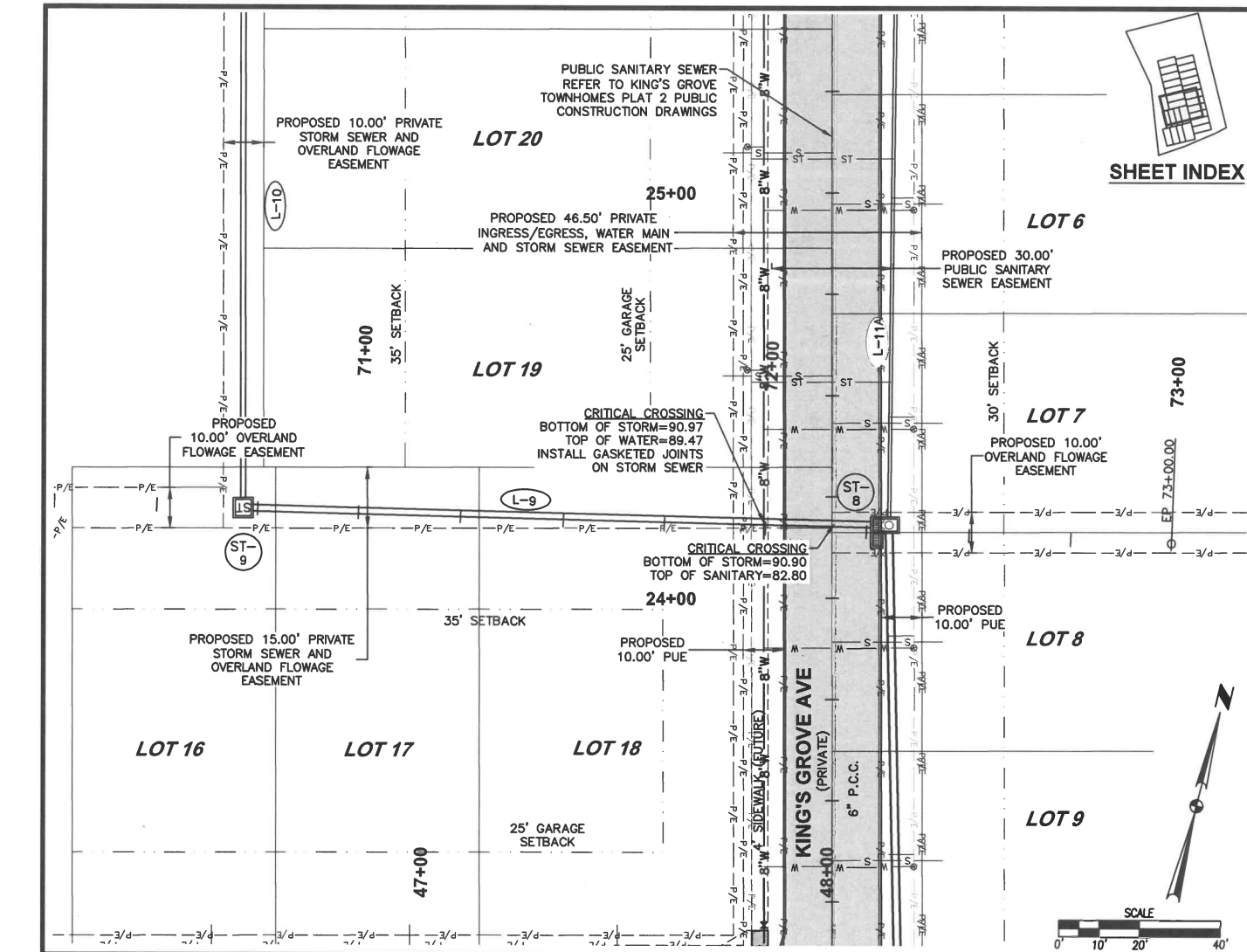
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 ENGINEER: JMM

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 WEST DES MOINES, IOWA

KING'S GROVE PLAT 1
 PAVEMENT AND STORM SEWER PLAN AND PROFILE

8.2
 2012.695



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 COMMENT: PLOTTED BY: JARED MURRAY
 DATE: 6/7/2021 10:21 AM
 ENG:

REVISIONS

NO.	DATE	DESCRIPTION
1	06/01/2021	FINAL SUBMITTAL
2	05/09/2021	3RD SUBMITTAL
3	03/30/2021	2ND SUBMITTAL
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CSA
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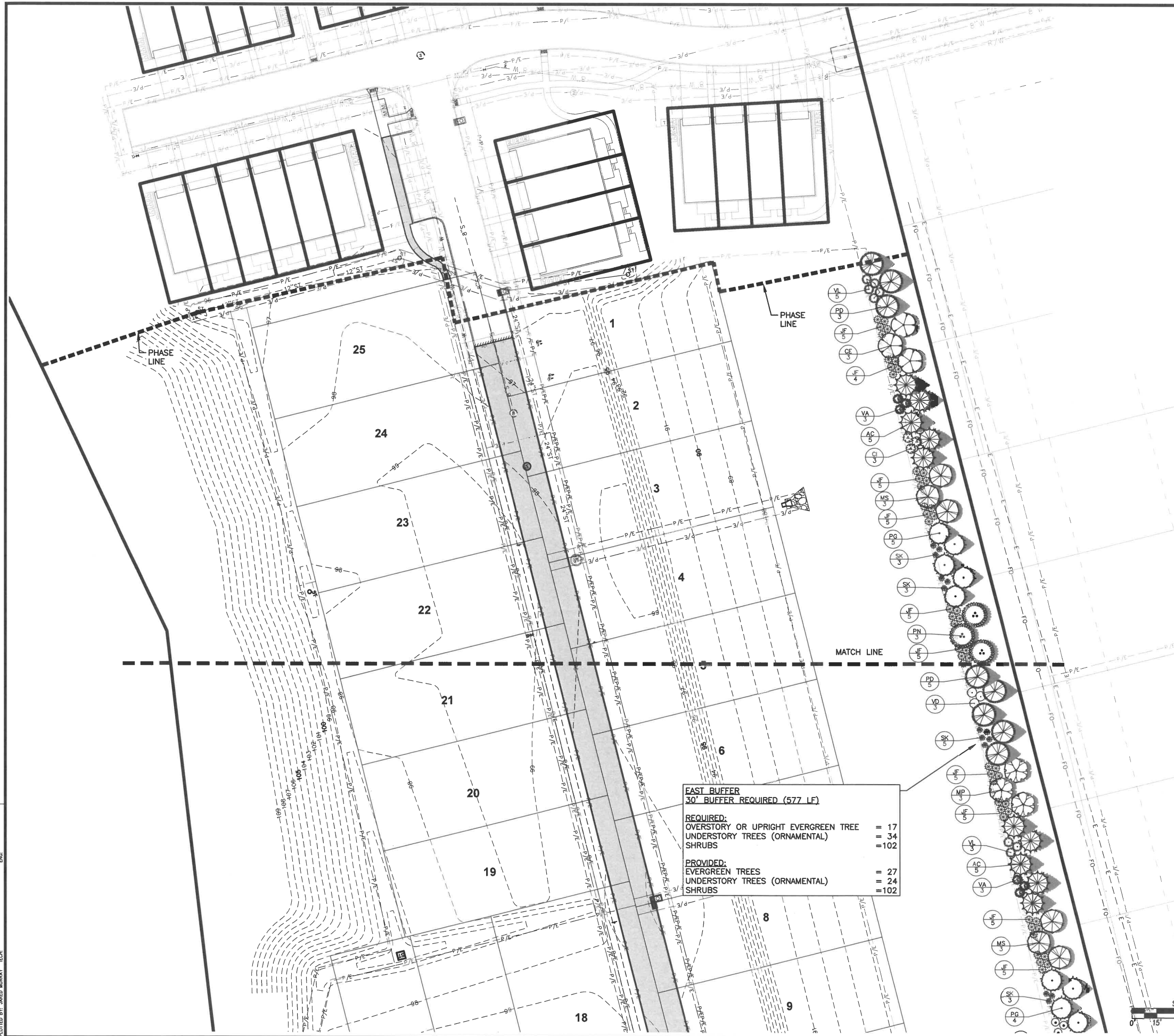
KING'S GROVE PLAT 1
 PAVEMENT AND STORM SEWER PLAN AND PROFILE

WEST DES MOINES, IOWA

8.3

2012.695

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 PLOTTED BY: AARON MURRAY, TECH
 COMMENT: 01/2021 10:22 AM



EAST BUFFER
30' BUFFER REQUIRED (577 LF)

REQUIRED:	
OVERSTORY OR UPRIGHT EVERGREEN TREE	= 17
UNDERSTORY TREES (ORNAMENTAL)	= 34
SHRUBS	= 102
PROVIDED:	
EVERGREEN TREES	= 27
UNDERSTORY TREES (ORNAMENTAL)	= 24
SHRUBS	= 102

LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBDIVISIONS.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- SOD ALL AREAS ADJACENT TO BUILDINGS, SEED (TYPE 1) OR SOD ALL OTHER DISTURBED AREAS AS DIRECTED BY OWNER.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER(PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED.
- ALL EDGING SHALL BE 3/16" STEEL EDGING.
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
- NO OVERSTORY TREES SHALL BE PLANTED IN ANY CITY OF WEST DES MOINES PUBLIC UTILITY EASEMENT.

MINIMUM PLANT SIZES

DECIDUOUS OVERSTORY TREES	= 2" CAL
DECIDUOUS OVERSTORY TREES (CLUMP)	= 1" CAL
EVERGREEN TREES	= 6" HEIGHT
ORNAMENTAL TREES	= 1.5" CAL
DECIDUOUS SHRUBS (5'+)	= 36" HEIGHT
DECIDUOUS SHRUBS (3'-5')	= 24" HEIGHT
DECIDUOUS SHRUBS (0-3')	= 15" HEIGHT

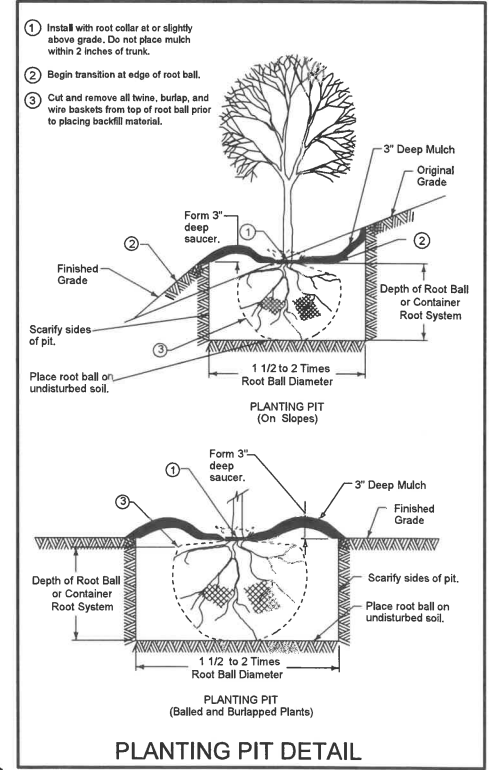
30' BUFFER REQUIREMENTS

- A LANDSCAPED AND BERMED AREA OF NOT LESS THAN THIRTY FEET (30') IN WIDTH COMPRISED OF LANDSCAPE PLANTINGS.
- THE EQUIVALENT OF ONE OVERSTORY TREE OR UPRIGHT EVERGREEN TREE, TWO (2) UNDERSTORY TREES AND SIX (6) SHRUBS SHALL BE PROVIDED PER THIRTY FIVE (35) LINEAR FEET OF THE BUFFER PARK.

LANDSCAPE ORDINANCE OF THE CITY OF WEST DES MOINES, IOWA. (Ord. 1839, 9-21-2009)

PLANT SUBSTITUTIONS

- (2) ORNAMENTAL TREES = (1) OVERSTORY TREE OR EVERGREEN
 - (10) SHRUBS = (1) UNDERSTORY TREE
 - NO MORE THAN 50% OF THE REQUIRED PLANT TYPE MAY BE SUBSTITUTED.
 - OF THE REQUIRED NUMBER OF TREES WITHIN A BUFFER, A MINIMUM OF FIFTY PERCENT (50%) SHALL BE EVERGREEN.
- | | |
|----------------------|------------|
| TOTAL TREES REQUIRED | = 99 |
| EVERGREENS REQUIRED | = 50 (50%) |
| EVERGREENS PROVIDED | = 52 |



DATE	06/01/2021
REVISIONS	05/09/2021
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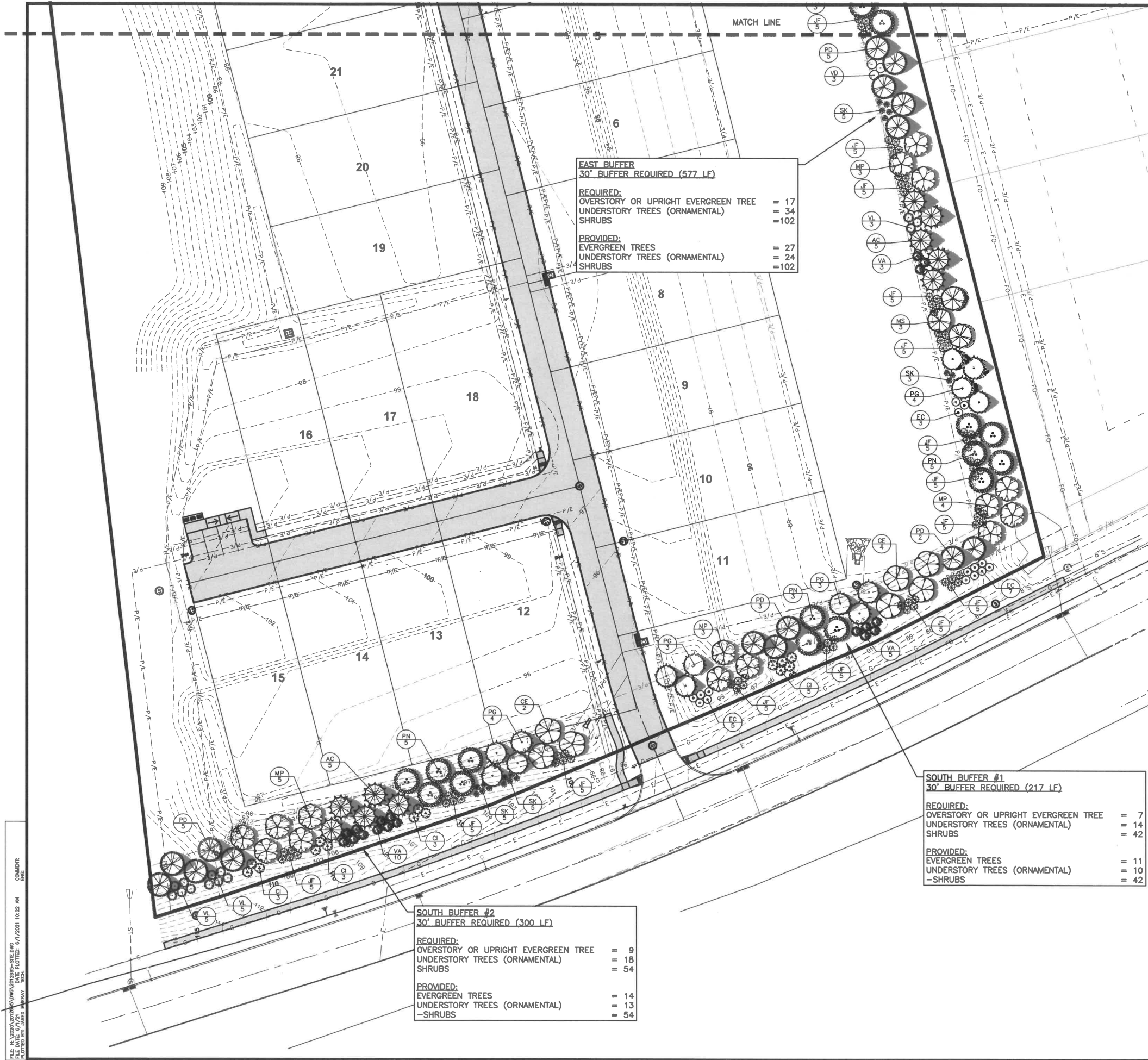
PSA
 CIVIL DESIGN ADVANTAGE
 ENGINEER: JMM

KING'S GROVE PLAT 1
LANDSCAPING PLAN

WEST DES MOINES, IOWA

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FILE: H:\2020\2020\KING'S GROVE\2020-2021\2021\10-22 AM
 DRAWING: LANDSCAPE ARCHITECTURE
 PLOTTED BY: J. W. MURRAY DATE: 6/1/2021 10:22 AM



EAST BUFFER
 30' BUFFER REQUIRED (577 LF)

REQUIRED:
 OVERSTORY OR UPRIGHT EVERGREEN TREE = 17
 UNDERSTORY TREES (ORNAMENTAL) = 34
 SHRUBS = 102

PROVIDED:
 EVERGREEN TREES = 27
 UNDERSTORY TREES (ORNAMENTAL) = 24
 SHRUBS = 102

SOUTH BUFFER #1
 30' BUFFER REQUIRED (217 LF)

REQUIRED:
 OVERSTORY OR UPRIGHT EVERGREEN TREE = 7
 UNDERSTORY TREES (ORNAMENTAL) = 14
 SHRUBS = 42

PROVIDED:
 EVERGREEN TREES = 11
 UNDERSTORY TREES (ORNAMENTAL) = 10
 -SHRUBS = 42

SOUTH BUFFER #2
 30' BUFFER REQUIRED (300 LF)

REQUIRED:
 OVERSTORY OR UPRIGHT EVERGREEN TREE = 9
 UNDERSTORY TREES (ORNAMENTAL) = 18
 SHRUBS = 54

PROVIDED:
 EVERGREEN TREES = 14
 UNDERSTORY TREES (ORNAMENTAL) = 13
 -SHRUBS = 54

PLANT SCHEDULE EAST BUFFER

EVERGREENTREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	10	White Fir	Abies concolor	B&B, 6' HEIGHT
PD	8	Douglas Fir	Pseudotsuga menziesii	B&B, 6' HEIGHT
PG	9	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	3	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 1.5" CALIPER
MP	7	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
MS	6	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
PN	8	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CI	3	Isanti Redosier Dogwood	Cornus sericea 'Isanti'	36" HT.
EC	3	Compact Burning Bush	Eunonymus alatus 'Compactus'	24" HT.
JF	65	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HT.
SK	14	Miss Kim Korean Lilac	Syringa pubescens 'Miss Kim'	24" HT.
VA	6	American Cranberrybush	Viburnum trilobum	36" HT.
VD	3	Arrowwood Viburnum	Viburnum dentatum 'Arrowwood'	36" HT.
VL	8	Nannyberry	Viburnum lentago	36" HT.

PLANT SCHEDULE SOUTH BUFFER #1

EVERGREENTREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PD	5	Douglas Fir	Pseudotsuga menziesii	B&B, 6' HEIGHT
PG	6	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	4	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 1.5" CALIPER
MP	3	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
PN	3	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER

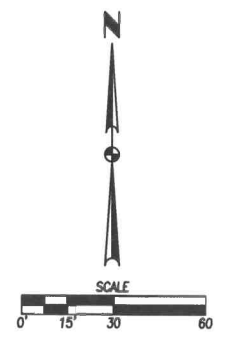
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CI	5	Isanti Redosier Dogwood	Cornus sericea 'Isanti'	36" HT.
EC	12	Compact Burning Bush	Eunonymus alatus 'Compactus'	24" HT.
JF	20	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HT.
VA	5	American Cranberrybush	Viburnum trilobum	36" HT.

PLANT SCHEDULE SOUTH BUFFER #2

EVERGREENTREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	5	White Fir	Abies concolor	B&B, 6' HEIGHT
PD	5	Douglas Fir	Pseudotsuga menziesii	B&B, 6' HEIGHT
PG	4	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	3	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 1.5" CALIPER
MP	5	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
PN	5	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CI	9	Isanti Redosier Dogwood	Cornus sericea 'Isanti'	36" HT.
JF	15	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HT.
SK	10	Miss Kim Korean Lilac	Syringa pubescens 'Miss Kim'	24" HT.
VA	10	American Cranberrybush	Viburnum trilobum	36" HT.
VL	10	Nannyberry	Viburnum lentago	36" HT.



KING'S GROVE PLAT 1
LANDSCAPING PLAN

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

WEST DES MOINES, IOWA
 CIVIL DESIGN ADVANTAGE

DATE: 06/01/2021
 FINAL SUBMITTAL: 05/09/2021
 3RD SUBMITTAL: 03/09/2021
 2ND SUBMITTAL: 02/09/2021
 1ST SUBMITTAL: 02/09/2021

REVISIONS: TECH: CWO
 ENGINEER: JMM

2012.695

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-044**

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant and property owner, King's Grove, LLC., request approval of the Preliminary Plat for the purpose of subdividing that approximately 10.5 acre property generally located at west and south of the intersection of Stark Drive and S. 100th Street as depicted on the location map included in the staff report. The applicant proposes the creation of into 25 lots for detached single-family residential development and one outlot for common area; and

WHEREAS, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code.

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Preliminary Plat (PP-005016 -2021) subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on June 28, 2021.

Erica Andersen, Chair
Plan and Zoning Commission

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 on June 28, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

Prepared by: Bryce Johnson, City of West Des Moines Development Services Dept., PO Box 65320,
West Des Moines, Iowa 50265-0320 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A PRELIMINARY PLAT TO CREATE 25 LOTS AND ONE OUTLOT

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicant and property owner, King's Grove, LLC., requests approval of the King's Grove Plat 1 Preliminary Plat for that property generally located west and south of the intersection of Stark Drive and S. 100th Street and legally described in attached Exhibit 'B' for the purpose of subdividing the approximately 10.5 acre property into 25 lots for detached single-family residential development one outlot for common property; 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, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the comprehensive plan and city code; and

WHEREAS, on June 28, 2021, the Plan and Zoning Commission recommended to the City Council, by a ~~X-X~~ vote, approval of the Preliminary Plat; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Preliminary Plat.

NOW, THEREFORE, The City Council does approve the King's Grove Plat 1 Preliminary Plat (PP-005016-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, 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 **TBD**.

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 **TBD**, by the following vote.

Exhibit A: Conditions of Approval

1. City Council approving and adopting the King's Grove Planned Unit Development ordinance.

Exhibit B: Legal Description

OUTLOT 'Z', KING'S GROVE TOWNHOMES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 10.52 ACRES (458,090 S.F.).

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