

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

Meeting Date: November 22, 2021

ITEM: Pavilion Park Phase 1 Preliminary Plat, West of 9075 & 9076 Lindas Lane – Approve a Preliminary Plat to create 62 lots for Single Family Residential development – Pavilion Park, L.C. & Della Vita, LLC – PP-005096-2021

Resolution: Approval of Preliminary Plat

Background: Erin Ollendike with Civil Design Advantage, on behalf of the applicant, Land Development Services, Inc., and property owners, Pavilion Park, L.C. & Della Vita, LLC, request approval of a Preliminary Plat for the approximately 23-acre property generally located west of 9075 & 9076 Lindas Lane. The applicant proposes to subdivide the property into 62 lots for single family residential development, 2 outlots for storm water detention, 2 outlots for greenway dedication, and 3 street lots to be dedicated to the city.

Staff Review & Comment:

- **Financial Impact:** There is no City funding of this project; however, there is staff time for processing of development application and inspections during construction.
- **History:** In September 2021, the City Council approved a Comprehensive Plan Amendment and amendment to the Pavilion Park PUD to allow for single family development on this site. This site was originally designated for medium density residential development.
- **Key Development Aspects:**
 - **Northwest Corner of Site:** The northwest corner of this site is currently owned by Della Vita, LLC (Hubbell Homes), which is the developer of the property to the north. The proposed future alignment of EP True Parkway in this location will shift northward into the Della Vita site. The applicant has a development agreement with Hubbell to acquire this property for development of this single-family subdivision. Hubbell has provided a written consent to this platting request since a portion of the proposed preliminary plat is located on their property.
 - **EP True Parkway:** Access to this subdivision will be via the extension of EP True Parkway from 88th Street to the western boundary of Della Vita Plat 4. This construction is being completed by the developer to the north, Della Vita, LLC, and is substantially complete. Additionally, the City is requiring a temporary gravel connection to Wendover Lane, which will provide a secondary access to this site. The temporary gravel connection will be installed by the Pavilion Park developer. Staff recommends conditions of approval that requires the temporary gravel road to withstand 75,000 pounds of gross vehicle weight and be maintained at all times, including snow removal. Also, no further building permits beyond the lots contained within this plat will be allowed within Pavilion Park without the applicant continuing the paving of EP True Parkway to Wendover Lane to eliminate the gravel roadway.

- Public Utility Easements (PUE's): To reduce the visual clutter of utility boxes and pedestals along roadways, City Code Title 10: Subdivision Regulations, Chapter 3: Design Standards and Required Improvements, Section 2: Improvements, Subsection C1 states: *"Residential Subdivisions: Utility cables shall, as a general rule, be placed at the rear or side of respective lots within an area of perpetual easements reserved for this purpose. Where, in the determination of the council, certain conditions of soil, topography, or other circumstances exist to make the aforementioned easement locations unreasonable or impractical, utility cables may be installed at the front of the lot in an area dedicated for perpetual easement or in the public right of way, provided said installation does not interfere with any other existing or proposed utilities."*

Subsection C3 provides *"Where it is determined that this provision requiring the installation of underground utilities would not be practical because of unusual conditions and/or the installation would cause unnecessary hardship upon a developer and/or individual property owners, the council may, after receiving a recommendation from staff, waive this provision."* Due to the existing topography of the Pavilion Park Phase 1 Preliminary Plat property and the desire to preserve as much of the existing tree canopy in the creek area as possible, the applicant is requesting an allowance to place public utility easements (PUEs) in the front yard of lots 48-58 within the plat. The PUE's will be located in the rear or side yard of the remaining lots in the subdivision. The proposed PUEs will be ten feet (10') in width and will be located within the private portion of the lots immediately adjacent to the Stillwater Drive and Stillwater Court right-of-way lines. Staff believes there is sufficient justification and is in agreement with the request for lots 48-58. Staff recommends a condition of approval of the preliminary plat allowing this waiver.

- Traffic Impact Study Findings: A traffic impact study for this development was completed on June 14, 2021. Key findings are summarized below.
 1. The proposed development is expected to generate less traffic than what was analyzed in previous traffic studies for the area. Recommendations for full-build street geometry and traffic control, as well as triggers for possible future improvements, are detailed within the study.
 2. Comments regarding future road extensions, emergency vehicle maneuverability, driveway locations, and cluster mailbox locations have been given to the applicant and incorporated into the preliminary plat.
- 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:

Vote:

Recommendation:

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

1. The City Council approving the waiver request to allow the placement of public utility easements in the front yard of Lots 48-58, Pavilion Park Phase 1 Preliminary Plat.
2. The applicant acknowledging that appropriate secondary access to Venice Avenue from EP True Parkway and Wendover Lane, acceptable to the Fire Marshal, shall be in place prior to issuance of building permits, including footing and foundation permits for any lots within the development.
3. The applicant acknowledging that the gravel extension of EP True Parkway to Wendover Lane be constructed so that it supports 75,000 lbs. of gross vehicle weight and be maintained at all times, including snow removal.
4. The applicant acknowledging that no additional building permits beyond Pavilion Park Phase 1 Preliminary Plat will be allowed within the larger Pavilion Park development until EP True Parkway is fully paved from its existing terminus to Wendover Lane.
5. The applicant acknowledging that the Pavilion Park Phase 1 Final Plat shall be approved by the City Council prior to the issuance of any building permits, including footing and foundation permits for lots within the site.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Plan and Zoning Commission	November 22, 2021
City Council	

Staff Report Reviews:

Plan & Zoning Commission	<input type="checkbox"/> Development Coordinator (or) <input checked="" 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

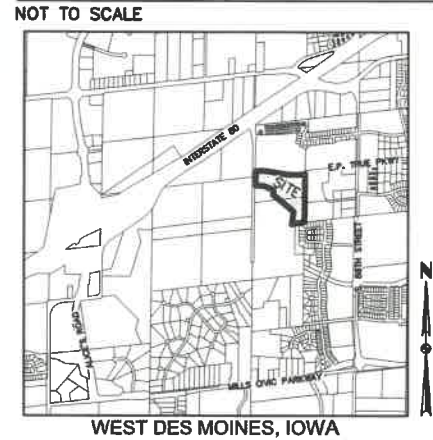
Location Map



PRELIMINARY PLAT FOR: PAVILION PARK - PHASE 1 WEST DES MOINES, IOWA

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY - APPROVED PLANS ON FILE WITH THE CITY

VICINITY MAP



OWNER / APPLICANT

PAVILION PARK, LC
CONTACT: BILL SPENCER
9550 HICKMAN ROAD, SUITE 100
CLIVE, IA 50325
PH: (515) 986-5994

ENGINEER / SURVEYOR

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

ZONING

PROPOSED: PAVILION PARK PUD: UNDERLYING ZONING - RS-5

BULK REGULATIONS

SINGLE FAMILY RESIDENTIAL DISTRICT RS-5

MIN. LOT WIDTH: 50'
FRONT SETBACK: 30'
SIDE SETBACK: 14' TOTAL (7' MIN.)
REAR SETBACK: 35'

DATE OF SURVEY

JANUARY 7, 2020

BENCHMARKS

- WEST DES MOINES CITY BM #88, LOCATED 1.3 MILES WEST OF WENDOVER LANE & 88TH STREET, 3 FEET SOUTH OF NORTH FENCE AND 300 FEET SOUTH OF SOUTHEAST CORNER OF REST AREA BUILDING. ELEVATION=227.00
- WEST DES MOINES CITY BM #89, LOCATED AT THE INTERSECTION OF WENDOVER LANE AND WENDOVER LANE, 3 FEET SOUTHEAST OF NORTH FENCE ON CENTERLINE OF WENDOVER LANE EXTENDED. ELEVATION=229.39

PRELIMINARY PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF 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 WHISPER RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 83°12'43" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 113.51 FEET; THENCE NORTH 06°32'43" EAST, 311.02 FEET; THENCE NORTH 28°22'21" WEST, 93.32 FEET; THENCE NORTH 87°24'34" WEST, 29.60 FEET; THENCE NORTH 57°24'34" WEST, 258.91 FEET; THENCE NORTH 44°26'37" WEST, 352.49 FEET; THENCE NORTH 24°26'37" WEST, 180.75 FEET; THENCE NORTH 67°36'37" WEST, 139.43 FEET; THENCE NORTH 89°16'27" WEST, 202.71 FEET TO THE EAST RIGHT OF WAY LINE OF WENDOVER LANE; THENCE NORTH 00°44'16" EAST ALONG SAID EAST LINE, 208.68 FEET; THENCE NORTH 00°55'07" EAST CONTINUING ALONG SAID EAST LINE, 165.93 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1500.00 FEET, WHOSE ARC LENGTH IS 409.80 FEET AND WHOSE CHORD BEARS SOUTH 88°13'52" EAST, 408.53 FEET; THENCE SOUTH 80°24'17" EAST, 356.44 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1500.00 FEET, WHOSE ARC LENGTH IS 431.56 FEET AND WHOSE CHORD BEARS SOUTH 88°38'48" EAST, 430.07 FEET; THENCE NORTH 83°08'40" EAST, 81.80 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°46'05" WEST ALONG SAID EAST LINE, 1262.49 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 83°12'43" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID WHISPER RIDGE PLAT 2, A DISTANCE, 238.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.98 ACRES (1,001,098 SQUARE FEET).

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

NOTES

- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH THE 2020 EDITION OF WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- NO STRUCTURES, INCLUDING SHEDS, PLAY STRUCTURES, DECKS, GAZEBO, ETC. MAY BE LOCATED WITHIN A BUFFER PARK.
- 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.
- ALL WATER MAIN, SANITARY SEWER AND STORM SEWER ARE PUBLIC.
- ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
- THE STORMWATER DETENTION FACILITIES AND PRIVATE STORM SEWERS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 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. R.O.W. EXCAVATION PERMITS CAN BE OBTAINED AT THE PUBLIC SERVICES FACILITY (222-3480). IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH THE 2020 EDITION OF SUDAS STANDARD SPECIFICATIONS AND THE WEST DES MOINES WATER WORKS SUPPLEMENTAL SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- 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.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- PROPERTY OWNER/DEVELOPER(S) WILL BE RESPONSIBLE FOR THE INSTALLATION OF SIDEWALKS ADJACENT TO ALL PUBLIC STREETS BORDERING THE PROPERTY.

LEGEND

FEATURES

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN WITH SIZE

SURVEY

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #16980 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

EXISTING

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

FOUND

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #16980 (UNLESS OTHERWISE NOTED)
- ROW MARKER
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- PLATTED DISTANCE
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- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

SET

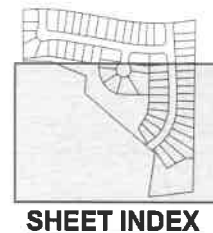
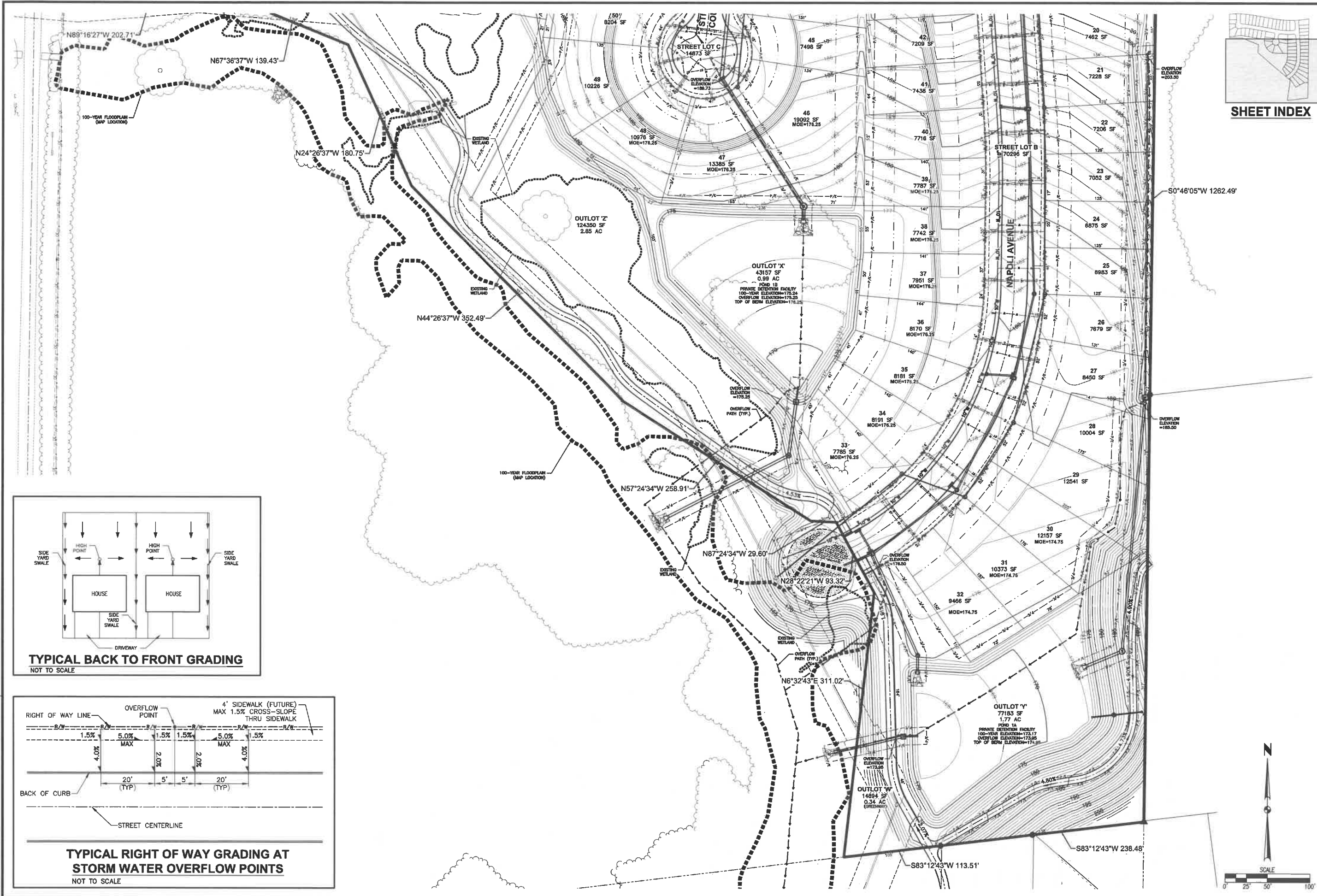
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- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
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- PLAT BOUNDARY

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.

DATE: _____
 LICENSE NUMBER: 16926
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1-10

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS: SEVENTH SUBMITTA, SIXTH SUBMITTA, FIFTH SUBMITTA, FOURTH SUBMITTA, THIRD SUBMITTA, SECOND SUBMITTA
 3405 S.E. CROSSROADS DRIVE, SUITE G, GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO
 EI: GH / JWM
CIVIL DESIGN ADVANTAGE
 WEST DES MOINES, IOWA
PAVILION PARK - PHASE 1
PRELIMINARY PLAT
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SHEET INDEX

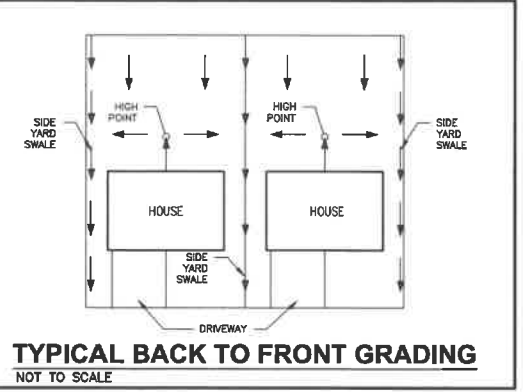
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11/08/2021	SEVENTH SUBMITTAL
10/25/2021	SIXTH SUBMITTAL
09/29/2021	FIFTH SUBMITTAL
08/03/2021	FOURTH SUBMITTAL
06/18/2021	THIRD SUBMITTAL
05/14/2021	SECOND SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
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 EI: GH / JWM

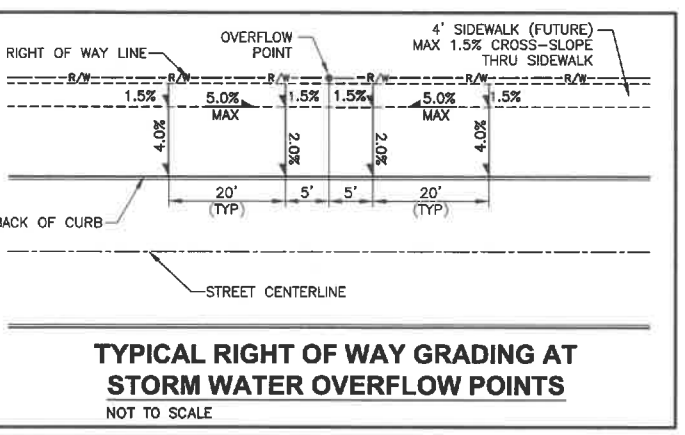


PAVILION PARK - PHASE 1
PRELIMINARY PLAT

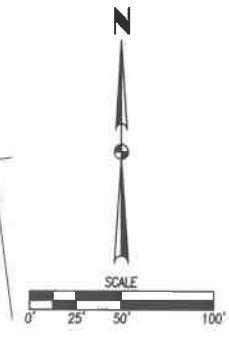
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TYPICAL BACK TO FRONT GRADING
 NOT TO SCALE



TYPICAL RIGHT OF WAY GRADING AT STORM WATER OVERFLOW POINTS
 NOT TO SCALE



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 COUNTY: DES MOINES
 PLOTTED BY: JONATHAN MCDONALD

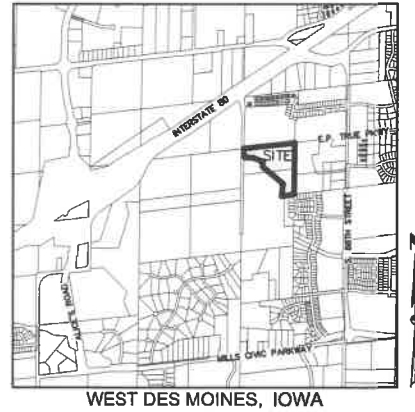
PAVILION PARK - PHASE 1

EROSION AND SEDIMENT CONTROL PLAN



VICINITY MAP

NOT TO SCALE



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	5,803
2	SEEDING, FERTILIZING, AND MULCHING	AC	19.84
3	INLET PROTECTION DEVICES	EA	18
4	CONCRETE WASHOUT PIT	EA	1
5	10" CMP OR HDPE TEMPORARY STANDPIPE	EA	2

DISCHARGE POINT SUMMARY

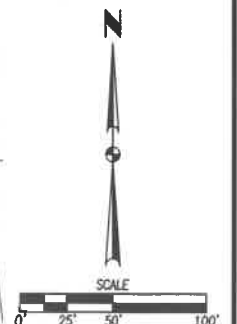
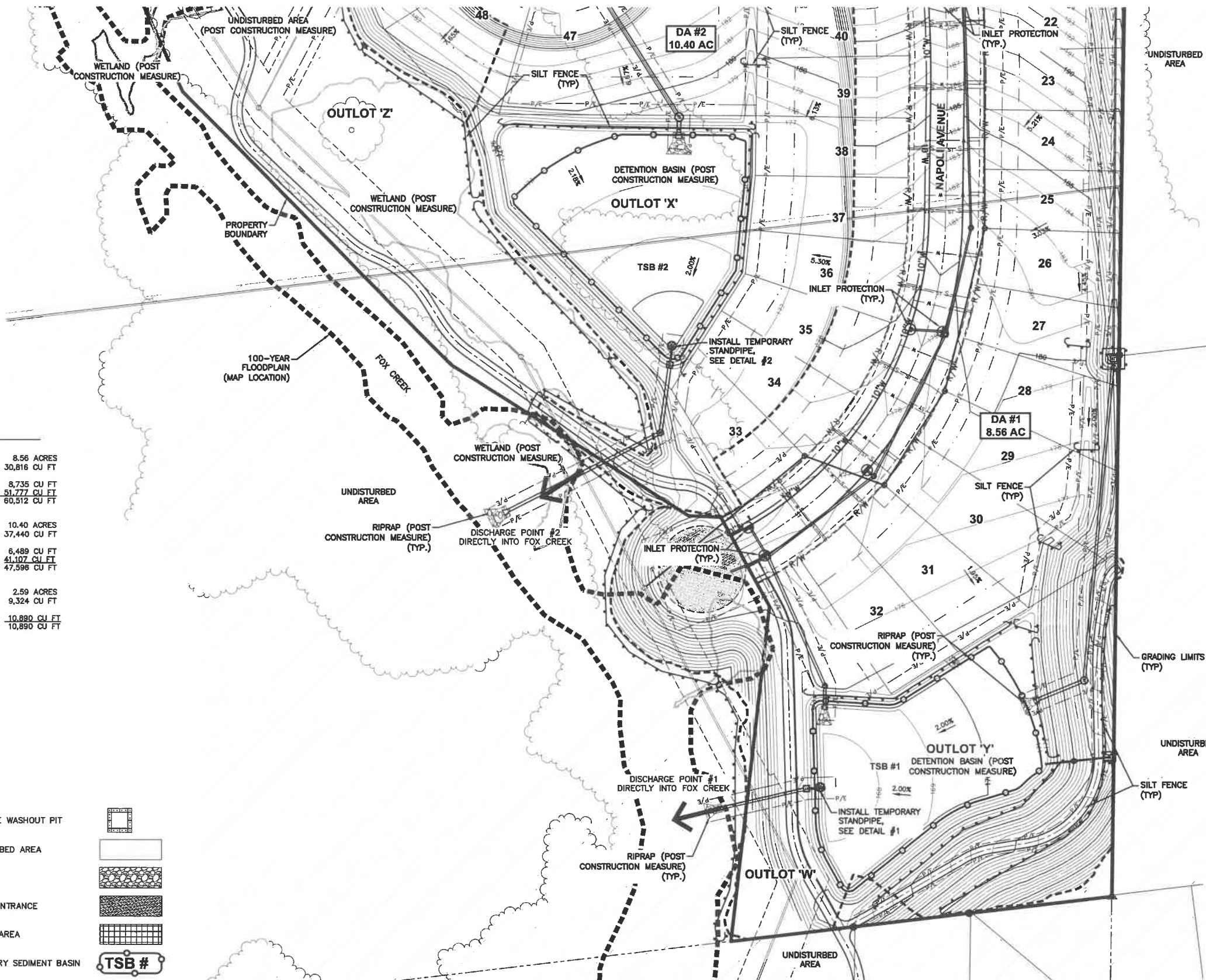
DISCHARGE POINT #1 DIRECTLY INTO FOX CREEK	
TOTAL AREA DISTURBED TO DISCHARGE POINT	8.56 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	30,816 CU FT
VOLUME PROVIDED IN SILT FENCE (1,941 LF @ 4.5 CU FT/LF OF FENCE)	8,735 CU FT
VOLUME PROVIDED IN TSB #1	51,777 CU FT
TOTAL VOLUME PROVIDED	60,512 CU FT
DISCHARGE POINT #2 DIRECTLY INTO FOX CREEK	
TOTAL AREA DISTURBED TO DISCHARGE POINT	10.40 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	37,440 CU FT
VOLUME PROVIDED IN SILT FENCE (1,442 LF @ 4.5 CU FT/LF OF FENCE)	6,489 CU FT
VOLUME PROVIDED IN TSB #2	41,107 CU FT
TOTAL VOLUME PROVIDED	47,596 CU FT
DISCHARGE POINT #3 DIRECTLY INTO FOX CREEK	
TOTAL AREA DISTURBED TO DISCHARGE POINT	2.59 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	9,324 CU FT
VOLUME PROVIDED IN SILT FENCE (2,420 LF @ 4.5 CU FT/LF OF FENCE)	10,890 CU FT
TOTAL VOLUME PROVIDED	10,890 CU FT

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- SWPPP MANAGER: CASCADE EROSION SOLUTIONS
CONTACT: JEFF PEZZETTI

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	CONCRETE WASHOUT PIT	
GRADING LIMITS	---	UNDISTURBED AREA	
FILTER SOCK		RIP-RAP	
SILT FENCE	---	GRAVEL ENTRANCE	
DITCH CHECK	---	STAGING AREA	
INLET PROTECTION		TEMPORARY SEDIMENT BASIN	
PORTABLE RESTROOM			
TEMPORARY STANDPIPE			



DATE: 11/08/2021
 SEVENTH SUBMITTAL: 10/25/2021
 SIXTH SUBMITTAL: 09/28/2021
 FIFTH SUBMITTAL: 08/03/2021
 FOURTH SUBMITTAL: 06/16/2021
 THIRD SUBMITTAL: 06/16/2021
 SECOND SUBMITTAL: 05/14/2021

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PAVILION PARK - PHASE 1
PRELIMINARY PLAT
 WEST DES MOINES, IOWA

8/10
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REVISIONS	DATE
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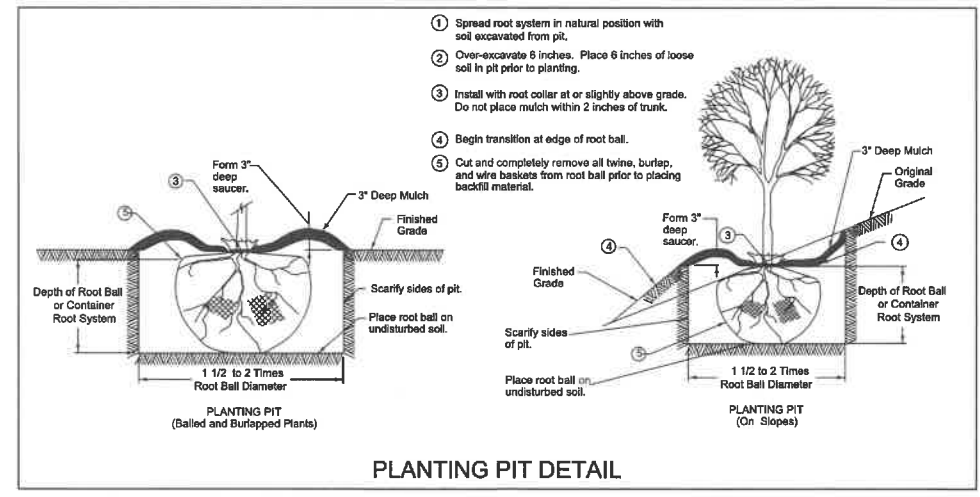
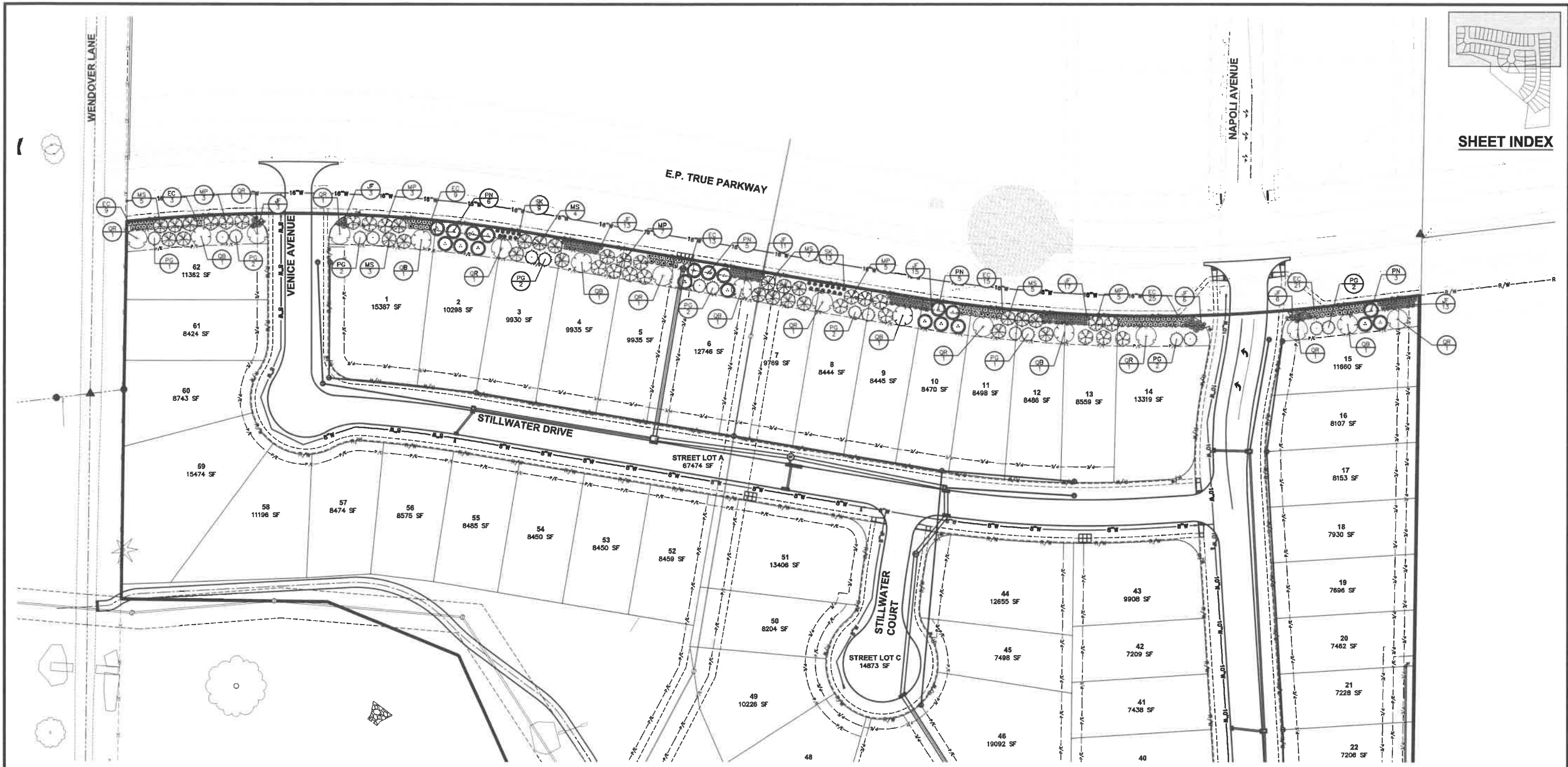
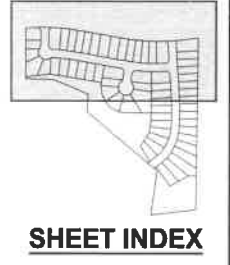
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PAVILION PARK - PHASE 1
 PRELIMINARY PLAT - LANDSCAPE PLAN
 WEST DES MOINES, IOWA

PAVILION PARK - PHASE 1
 PRELIMINARY PLAT - LANDSCAPE PLAN
 WEST DES MOINES, IOWA

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- Spread root system in natural position with soil excavated from pit.
- Over-excavate 6 inches. Place 6 inches of loose soil in pit prior to planting.
- Install with root collar at or slightly above grade. Do not place mulch within 2 inches of trunk.
- Begin transition at edge of root ball.
- Cut and completely remove all twine, burlap, and wire baskets from root ball prior to placing backfill material.

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.

OF THE REQUIRED NUMBER OF TREES WITHIN A BUFFER, A MINIMUM OF FIFTY PERCENT (50%) SHALL BE EVERGREEN.
 (SEE PLAN FOR CALCULATIONS)

MINIMUM PLANT SIZES

- DECIDUOUS OVERSTORY TREES = 2" CAL
- DECIDUOUS OVERSTORY TREES (CLUMP) = 1" CAL
- EVERGREEN TREES = 8" 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 CALCULATIONS

1,159 LINEAR FEET OF BUFFER PARK

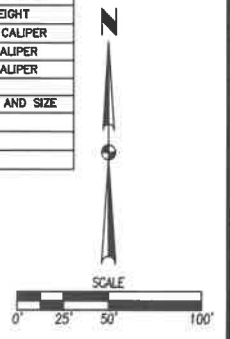
REQUIRED:
 OVERSTORY/ EVERGREEN TREES = 34
 UNDERSTORY TREES = 68
 SHRUBS = 204

PROVIDED:
 OVERSTORY/ EVERGREEN TREES = 34
 UNDERSTORY TREES = 68
 SHRUBS = ---

REQUIRED EVERGREENS = 17
 PROVIDED EVERGREENS = 17

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	23	Prolifere Crab Apple	Malus x 'Prolifera'	B&B, 1.5" CALIPER
MS	25	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
PG	17	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 0' HEIGHT
PN	20	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER
QB	7	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
QR	10	Red Oak	Quercus rubra	B&B, 2" CALIPER

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EC	95	Compact Burning Bush	Euonymus alatus 'Compactus'	24" HT.
JF	87	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HT.
SK	22	Miss Kim Korean Lilac	Syringa pubescens 'Miss Kim'	24" HT.



FILE IN: V:\WORK\PROJECTS\PAVILION PARK - PRELIMINARY PHASE 1.LDW
 PLOTTED BY: JAWAHLAN MCDONALD
 COUNTY: DES MOINES
 DATE: 11/23/2021 3:44 PM

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-092**

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant, Land Development Services, Inc., and property owners, Pavilion Park, L.C. & Della Vita, LLC, request approval of the Preliminary Plat for the purpose of subdividing that approximately 23-acre property generally located west of 9075 & 9076 Lindas Lane as depicted on the location map included in the staff report. The applicant proposes the creation of 62 lots for single family residential development, 2 outlots for storm water detention, 2 outlots for greenway dedication, and 3 street lots to be dedicated to the city; 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-005096 -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 November 22, 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 November 22, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary