

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

**Meeting Date:** June 13, 2022

**ITEM:** Della Vita Townhomes - Plat 5, Northeast corner of EP True Parkway and Wendover Lane – Approve Site Plan to allow the construction of attached and detached townhomes – Della Vita, LLC – SP-005579-2022

**Resolution: Approval of Site Plan**

**Background:** Emily Harding with Civil Design Advantage, on behalf of the applicant and property owner, Della Vita, LLC, requests approval of a Site Plan for the approximately 13.67-acre property generally located at the northeast corner of EP True Parkway and Wendover Lane. The applicant proposes to construct three 4-plex attached townhome buildings and 40 detached townhome units within the Della Vita development.

**Staff Review & Comment:**

- **Financial Impact:** No City funding of the project. Staff time for processing of development application and inspections during construction.
- **History:** The associated Preliminary Plat for this portion of the Della Vita property was approved by the Plan and Zoning Commission on February 13, 2017, and the City Council on February 21, 2017. The City's typical practice has been that if at least one Final Plat for ground that was contained within the area included on the associated Preliminary Plat has been approved, then the Preliminary Plat is vested. Della Vita Final Plat 1 was approved on November 13, 2017 and Della Vita Final Plat 2 was approved on September 8, 2020, thus vesting the Preliminary Plat.
- **Key Development Aspects:**
  - **Building Design:** The applicant is proposing four building models with architectural variations within each model for the detached townhomes, and one building model with architectural variations within the model for the 4-plex attached townhome 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 of the project by using the different plans, multiple elevations for each plan and seven different color packages for each of the models. Staff feels that the proposed mix of units with the color packages is acceptable to meet the intent of the PUD with this phase of the project.
  - **Site Access:** To provide secondary access on the west side of phase 1 of the Della Vita Townhomes, a temporary paved drive was constructed from Primo Lane to existing Wendover Lane. This drive is to 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 construction of the streets proposed in this site plan will provide a permanent connection to EP True Parkway and therefore the temporary drive to Wendover Lane can be removed.
  - **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 and along EP True Parkway to the south.
- **Traffic Impact Study Findings:** No traffic study was conducted for this request since a study was completed for the original preliminary plat for this site and the development remains the same as originally studied. Recommendations of the traffic study completed at the time of Preliminary Plat have been included with the design of streets within this site plan.

- **Vesting of Entitlement:** Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

**Outstanding Issues:** There are no outstanding issues.

**Plan and Zoning Commission Action:**

Date:

Vote:

Recommendation:

**Recommendation:** Approve the Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. 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 individual dwellings.
2. The applicant acknowledging that the Della Vita Townhomes - Plat 5 Final Plat shall be approved by the City Council prior to the issuance of any building permits for this phase of the development.
3. 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 10 – 15 and 33 – 40 until the buffers are completely installed, inspected and accepted by the City.

**Lead Staff Member: Brian Portz**

**Approval Meeting Dates:**

Plan and Zoning Commission	June 13, 2022
City Council: First Reading	

**Staff Report Reviews:**

Plan & Zoning Commission	<input checked="" 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	4/18/22
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

## Location Map

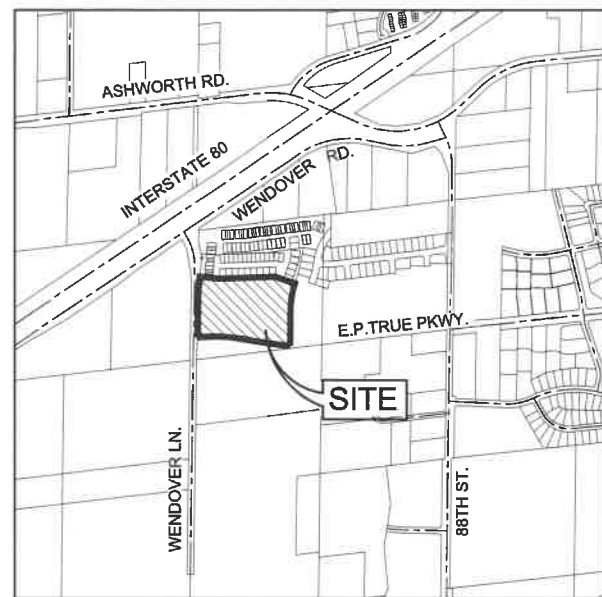


# SITE PLAN FOR: DELLA VITA TOWNHOMES - PLAT 5

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

WEST DES MOINES, IOWA  
CITY CASE NUMBER : SP-005579-2022

## VICINITY MAP



WEST DES MOINES, IOWA

## INDEX OF SHEETS

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

## 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 SOUTHWEST CORNER OF DELLA VITA PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF WEST DES MOINES; THENCE SOUTH 85°01'59" EAST ALONG THE SOUTHERLY LINE OF SAID DELLA VITA PLAT 2, A DISTANCE OF 134.51 FEET; THENCE SOUTH 79°21'34" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 44.66 FEET; THENCE NORTH 87°56'43" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 582.52 FEET; THENCE SOUTH 71°42'40" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 217.05 FEET TO THE WESTERLY LINE OF DELLA VITA PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF WEST DES MOINES; THENCE SOUTH 18°17'20" WEST ALONG SAID WESTERLY LINE, 52.08 FEET; THENCE SOUTH 12°31'37" WEST CONTINUING ALONG SAID WESTERLY LINE, 86.31 FEET; THENCE SOUTH 06°57'46" WEST CONTINUING ALONG SAID WESTERLY LINE, 86.33 FEET; THENCE SOUTH 00°33'07" WEST CONTINUING ALONG SAID WESTERLY LINE, 355.67 FEET; THENCE SOUTH 02°52'54" WEST CONTINUING ALONG SAID WESTERLY LINE, 60.00 FEET TO THE NORTHEAST CORNER OF PARCEL '22-9' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL '22-9' AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1440.00 FEET, WHOSE ARC LENGTH IS 160.67 FEET AND WHOSE CHORD BEARS NORTH 83°55'18" WEST, 160.59 FEET; THENCE NORTH 80°43'31" WEST CONTINUING ALONG SAID NORTHERLY LINE, 356.44 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1580.00 FEET, WHOSE ARC LENGTH IS 425.93 FEET AND WHOSE CHORD BEARS NORTH 88°32'49" WEST, 424.61 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WENDOVER LANE; THENCE NORTH 00°35'58" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 504.33 FEET; THENCE SOUTH 89°38'41" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 5.00 FEET; THENCE NORTH 05°50'13" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 113.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.67 ACRES (595,628 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

## WDM CITY NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
- ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE OR LESS.
- 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.
- 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.
- IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.
- COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
- LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
- ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.

## NOTES

- NO STRUCTURES, INCLUDING SHEDS, PLAY STRUCTURES, DECKS, GAZEBOS, ETC. MAY BE LOCATED WITHIN A BUFFER PARK.
- THE STORMWATER DETENTION FACILITY AND PRIVATE STORM SEWERS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 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.
- ALL OUTLOTS ARE UNBUILDABLE.

## LEGEND

### PROPOSED

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

### SURVEY

SECTION CORNER	
1/2" REBAR, YELLOW CAP #18660 (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	

## OWNER/APPLICANT

DELLA VITA, LLC  
CONTACT: STEVE MOSELEY  
6800 WESTTOWN PARKWAY  
WEST DES MOINES, IA 50266  
PH. (515) 283-5190

## ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
CONTACT: EMILY N. HARDING  
EMAIL: EMILY.N.HARDING@CDA-ENG.COM  
4121 NW URBAN DALE DRIVE  
URBAN DALE, IOWA 50322  
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 #33 700 BLOCK OF 88TH STREET, 1100 + FEET SOUTH OF ASHWORTH ROAD, 32 FEET WEST OF THE CENTERLINE OF 88TH STREET, 10 FEET SOUTH OF THE FENCE LINE (1/4 SECTION LINE)  
ELEVATION=227.49

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: 04/08/2022  
SECOND SUBMITTAL: 05/03/2022  
THIRD SUBMITTAL: 05/24/2022

## DEVELOPMENT SUMMARY

**LOT AREA:** 12.37 ACRES (538,975 SF)  
**ZONING:** DELLA VITA PUD WITH AN UNDERLYING ZONING OF RESIDENTIAL MEDIUM DENSITY (RM)

**SETBACKS:**  
PERIMETER: 35'  
BUILDING SEPARATION: 14'

**BUFFERS:**  
30' BUFFER ALONG E.P. TRUE PARKWAY R/W  
30' BUFFER ALONG EAST PROPERTY LINE

**MAXIMUM UNITS:** 148  
12 UNITS PER ACRE  
(AREA = 12.37 AC)  
**PROPOSED UNITS:** 52 TOWNHOMES

**OPEN SPACE REQUIREMENTS**  
OPEN SPACE REQUIRED: 134,744 SF (25%)  
OPEN SPACE PROVIDED: 310,959 SF (57.7%)

**IMPERVIOUS AREA = 228,016 SF (42.3%)**  
(STREETS: 52,444 SF)  
(DRIVEWAYS: 21,246 SF)  
(BUILDINGS: 143,360 SF)  
(SIDEWALK: 10,966 SF)

**TOTAL SQUARE FEET OF ALL BUILDING FLOORS (ALL PROPOSED)**  
FRASER: ML = 1,411 SF  
MELROSE: ML = 1,661 SF  
FORRESTER: ML = 1,595 SF  
FOSTORIA: ML = 1,957 SF (2,101 SF WITH SUNROOM)  
CHARLESTON-REILLY 4-PLEX:  
CHARLESTON: ML = 1,342 SF  
REILLY: ML = 638 SF  
UL = 1,111 SF  
TOTAL = 1,749 SF

## PARKING CALCULATIONS

**PARKING:**  
TOWNHOMES:  
2 SPACES PER UNIT (52 UNITS) REQUIRED = 104 SPACES  
SPACES PROVIDED = 114 SPACES

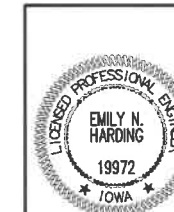


CIVIL DESIGN ADVANTAGE  
4121 NW URBAN DALE DRIVE, URBAN DALE, IOWA 50322  
PH: (515) 369-4400 Fax: (515) 369-4410  
PROJECT NO. 2204.243



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.



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, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 - 7

DELLA VITA TOWNHOMES PLAT 5  
COVER SHEET

1.0  
2204.243

REVISIONS

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

TECH:  
ENGINEER:

CIVIL DESIGN ADVANTAGE

WEST DES MOINES, IOWA

DELLA VITA TOWNHOMES PLAT 5  
COVER SHEET

1.0  
2204.243



DATE	05/24/2022
REVISIONS	
THIRD SUBMITTAL	05/03/2022
SECOND SUBMITTAL	04/08/2022
FIRST SUBMITTAL	

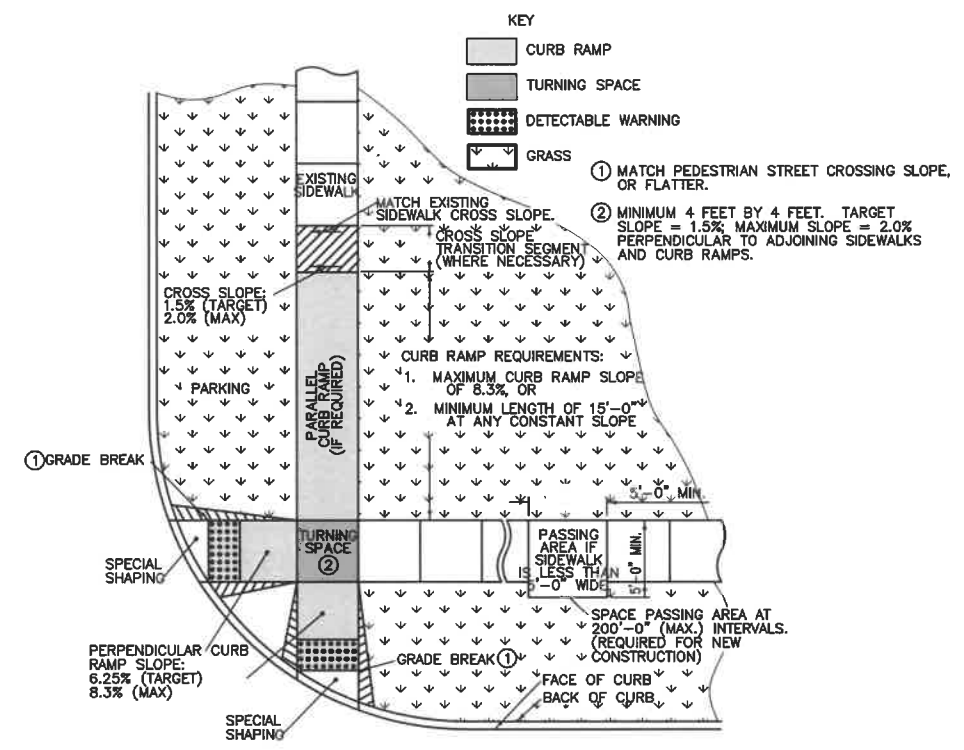
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CIVIL DESIGN ADVANTAGE  
 ENGINEER:

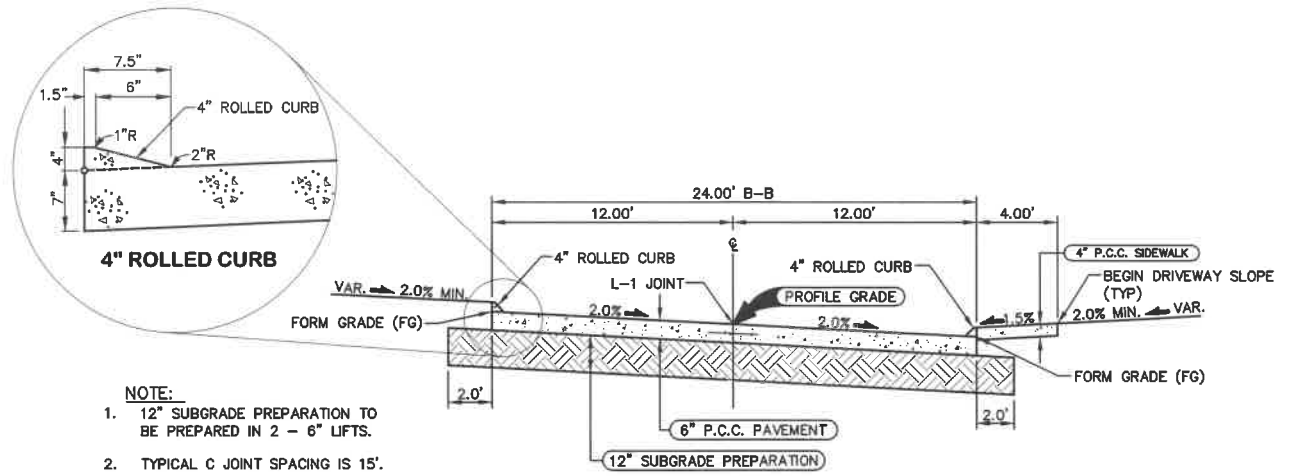
WEST DES MOINES, IOWA

**DELLA VITA THOWNHOMES PLAT 5**  
 DETAILS

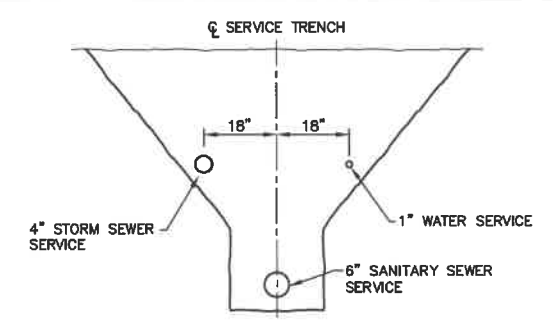
**2.0**  
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**GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK**  
 NOT TO SCALE

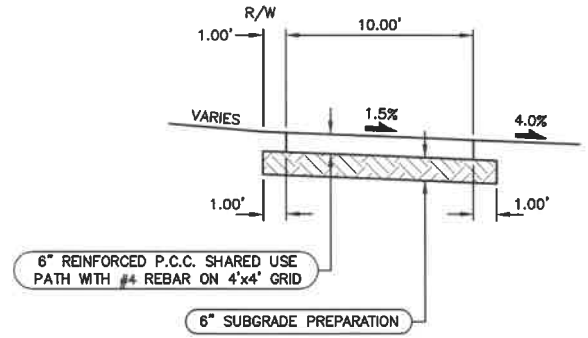


**TYPICAL SECTION - 24' P.C.C. PRIVATE ROADWAY**



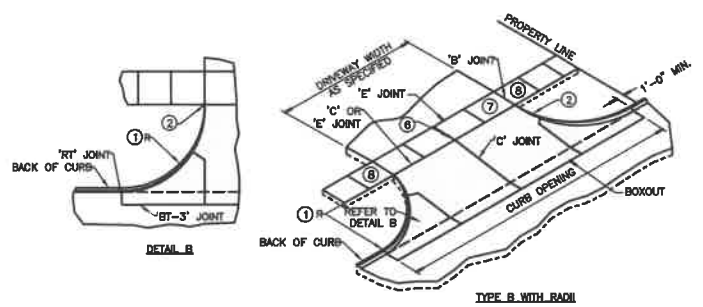
NOTE: EXTEND SANITARY AND WATER SERVICES TO THE INGRESS/EGRESS EASEMENT AND STORM SERVICES TO THE BEGINNING OF THE P.U.E. MARK ENDS OF SERVICES WITH STEEL POSTS. CONTRACTOR SHALL COORDINATE ALL SERVICE LINE CROSSINGS WITH MAIN UTILITIES.

**TYPICAL SERVICE INSTALLATION DETAILS**  
 NOT TO SCALE

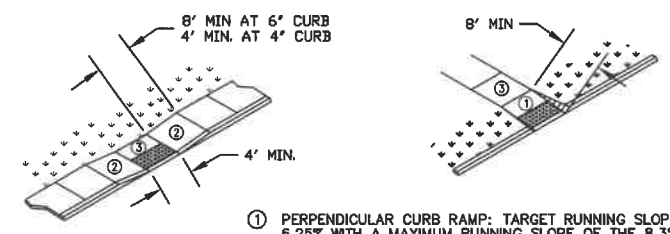


**TYPICAL SECTION - SHARED USE PATH**  
 NOT TO SCALE

- DRIVEWAY RADIUS (R), RESIDENTIAL: 10 FOOT MINIMUM, 18 FOOT MAXIMUM. COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB CROSS SIDEWALK.
- PAVEMENT THICKNESS, RESIDENTIAL: 8 INCHES MINIMUM, COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- IF LONGITUDINAL JOINT IS LOCATED 48 INCHES OR LESS FROM THE BACK OF CURB, EXTEND BOXOUT TO JOINT LINE. FULL DEPTH SAW CUT IS STILL REQUIRED.
- FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD THE CENTER OF THE ALLEY.
- TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF THE ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



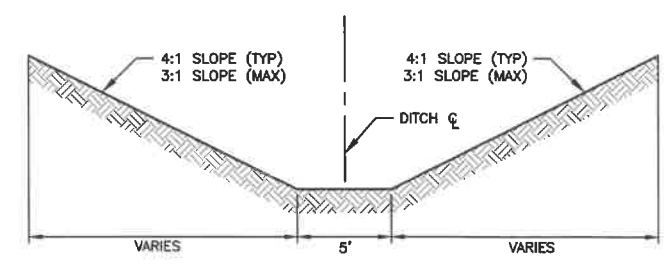
**CONCRETE DRIVEWAY TYPE B**  
 NOT TO SCALE



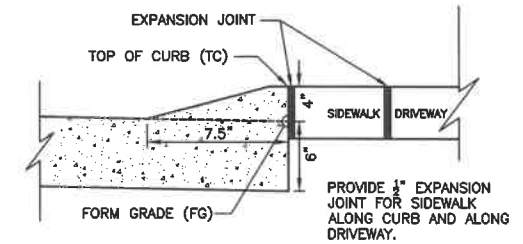
- PERPENDICULAR CURB RAMP: TARGET RUNNING SLOPE OF 6.25% WITH A MAXIMUM RUNNING SLOPE OF THE 8.3%. MATCH PEDESTRIAN STREET CROSSING SLOPE AT BACK OF CURB. AT MID-BLOCK CROSSINGS, CROSS SLOPE MAY EXCEED 2.0% TO MATCH ROADWAY GRADE.
- PARALLEL CURB RAMP: TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS 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.
- 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



**TYPICAL SWALE SECTION**  
 NOT TO SCALE

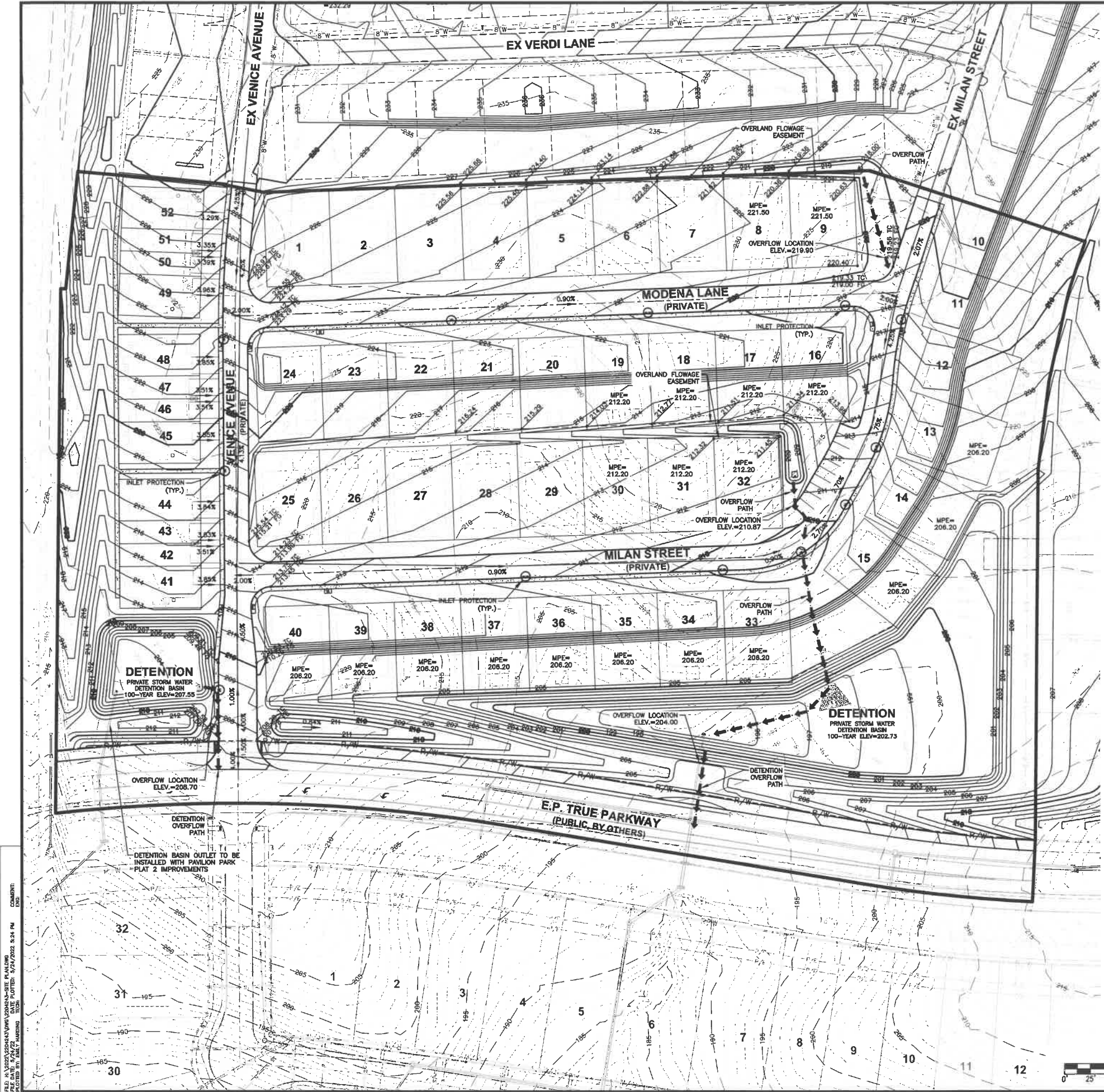


**INTEGRAL 4" ROLLED CURB DETAIL**  
 NOT TO SCALE

FILE: H:\2024\2024\04\04\2024-04-04-SITE PLAN.DWG COMMENT: ENG. DATE: 05/24/2022  
 PLOTTED BY: GUY HARDING TECH.





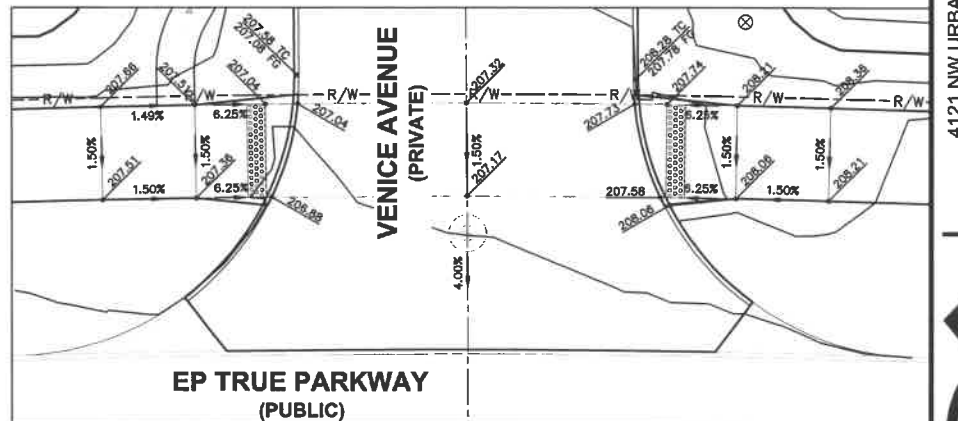


### GRADING NOTES

- 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, RYVANGENDREN@DM-IA.COM OR FAX 515-273-0602.
- 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.
- ELEVATIONS AND CONTOURS ARE CITY OF WEST DES MOINES DATUM.
- 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.
- IN ORDER TO ATTAIN FINAL CERTIFICATE OF OCCUPANCY APPROVAL, DOCUMENTATION WILL BE REQUIRED FROM 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 (DNR).
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP-OF-SLAB (TS) UNLESS OTHERWISE NOTED.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2.00% CONSTRUCTED.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- 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.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- SEE SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
- 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.
- SIDEWALKS:  
A. 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 1/3, TRANSVERSE 1/4.  
B. PRIVATE STORM SEWER  
C. ALL INTERNAL CIRCULATION ROADS
- 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.
- 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.

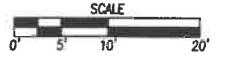
### LEGEND:

OVERFLOW ROUTE →→→→→

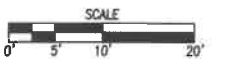


### RAMP DETAIL

CERTIFIED AS-BUILTS SHOWING CONFORMANCE WITH PROWAG MUST BE PROVIDED PRIOR TO FINAL OCCUPANCY.



### RAMP DETAILS



FILE: R:\VITA\2204\2204\DWG\2204-5-SITE PLAN.DWG DATE: 5/24/2022 2:24 PM  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS

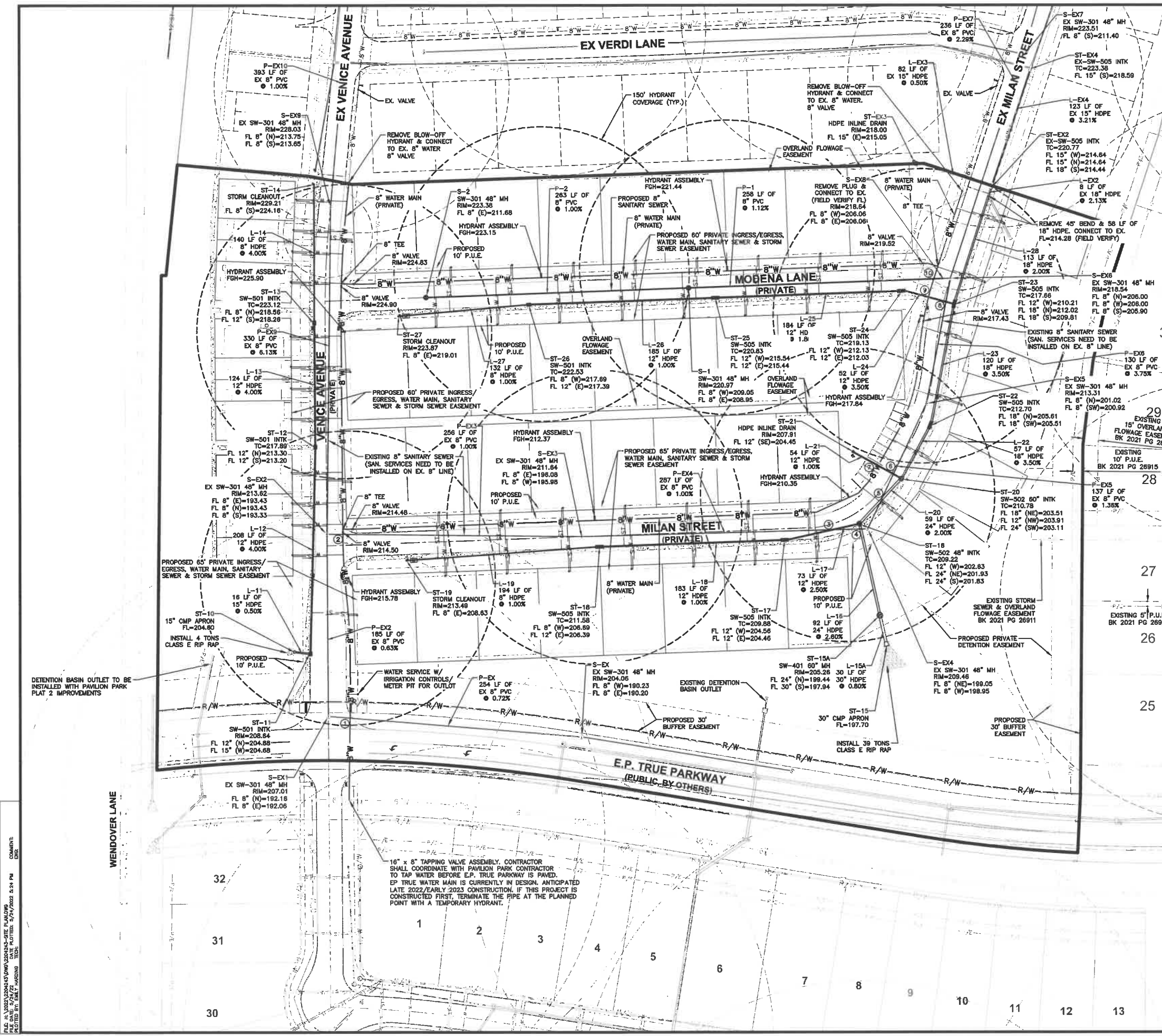
DATE	REVISIONS
05/24/2022	
05/03/2022	THIRD SUBMITTAL
04/08/2022	FIRST SUBMITTAL

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



DELLA VITA THOWNHOMES PLAT 5  
GRADING PLAN

4.0  
2204.243



- ### UTILITY NOTES
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
  - FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
  - PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
  - ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
  - ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
  - ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
  - VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES, 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN, 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND WATER MAIN AND CONSTRUCT SEWER WITH GASKETED JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.
  - MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
  - 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 OTHER UTILITIES 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 THERETO. 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 800-282-8889 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
  - 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.
  - OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
  - 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 INTAKES.
  - ALL SANITARY SEWER SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE WDM STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
  - ALL SANITARY SEWER MH'S WITHIN PAVING SHALL HAVE A 3 PIECE CASTING. IF AN EXISTING PUBLIC SANITARY SEWER MH IS REPLACED WITH A 3 PIECE CASTING PUBLIC WORKS WILL NEED TO BE CONTACTED TO PICK UP THE OLD CASTING. CONTACT JASON SCHLICKEBERG ENGINEERING SERVICES 222-3620.
  - COORDINATE IRRIGATION METER AND BACKFLOW PREVENTION DEVICE LOCATIONS WITH WDM AND CITY OF WDM PLANNING DEPARTMENT BEFORE INSTALLATION IF IRRIGATION IS DESIRED. THE FIT AND/OR BACKFLOW PREVENTION DEVICE MAY REQUIRE SCREENING.

- ### WEST DES MOINES WATER WORKS NOTES
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
  - CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
  - ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAMINATION PROVISIONS.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAMINATION IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTIERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION. FOR QUESTIONS REGARDING THE SPECIFICATIONS, PLEASE CONTACT THE ENGINEERING PROJECT MANAGER AT (515) 222-3510.

### NOTE

CONTRACTOR SHALL COORDINATE ALL TRANSFORMER PAD LOCATIONS, INCLUDING BUILDING SEPARATION, WITH MID AMERICAN ENERGY PRIOR TO TRANSFORMER PAD CONSTRUCTION.

### LIGHTING NOTES

REFER TO SEE LIGHTING PLAN (PHOTOMETRIC PLAN) FOR MORE INFORMATION.

ALL LIGHTING MUST BE DOWN-CAST, CUT-OFF TYPE FIXTURES. WALL PACK LIGHT WITHOUT SHIELDS TO DIRECT LIGHT DOWN TO ITS INTENDED TARGET ARE PROHIBITED.

### PRIVATE WATER MAIN QUANTITIES

HYDRANT ASSEMBLY	7 EA
REMOVE BLOW-OFF HYDRANT	2 EA
8" VALVE	4 EA
8" WATER MAIN	2,098 LF
1" WATER SERVICE	1,897 LF

ALL SITE UTILITIES (WATER, STORM, SANITARY) ARE PRIVATE

### CRITICAL CROSSINGS

1	TOP OF SANITARY=192.58 BOTTOM OF WATER=201.18
2	TOP OF SANITARY=194.24 BOTTOM OF WATER=208.22
3	TOP OF SANITARY=199.28 BOTTOM OF STORM=203.20
4	TOP OF SANITARY=199.57 BOTTOM OF STORM=201.55
5	TOP OF SANITARY=200.14 BOTTOM OF STORM=202.40
6	TOP OF SANITARY=200.53 BOTTOM OF STORM=203.88
7	BOTTOM OF STORM=204.06 TOP OF WATER=202.56 (LOWER WATER FOR MIN. 18" SEPARATION)
8	TOP OF SANITARY=205.58 BOTTOM OF STORM=210.37
9	BOTTOM OF STORM=211.02 TOP OF WATER=209.52 (LOWER WATER FOR MIN. 18" SEPARATION)
10	TOP OF SANITARY=206.84 BOTTOM OF WATER=212.55



DATE

06/24/2022

05/03/2022

04/08/2022

REVISIONS

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

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URBANDALE, IA 50322

PHONE: (515) 369-4400

TECH:

ENGINEER:

DELLA VITA THOWNHOMES PLAT 5

UTILITY PLAN

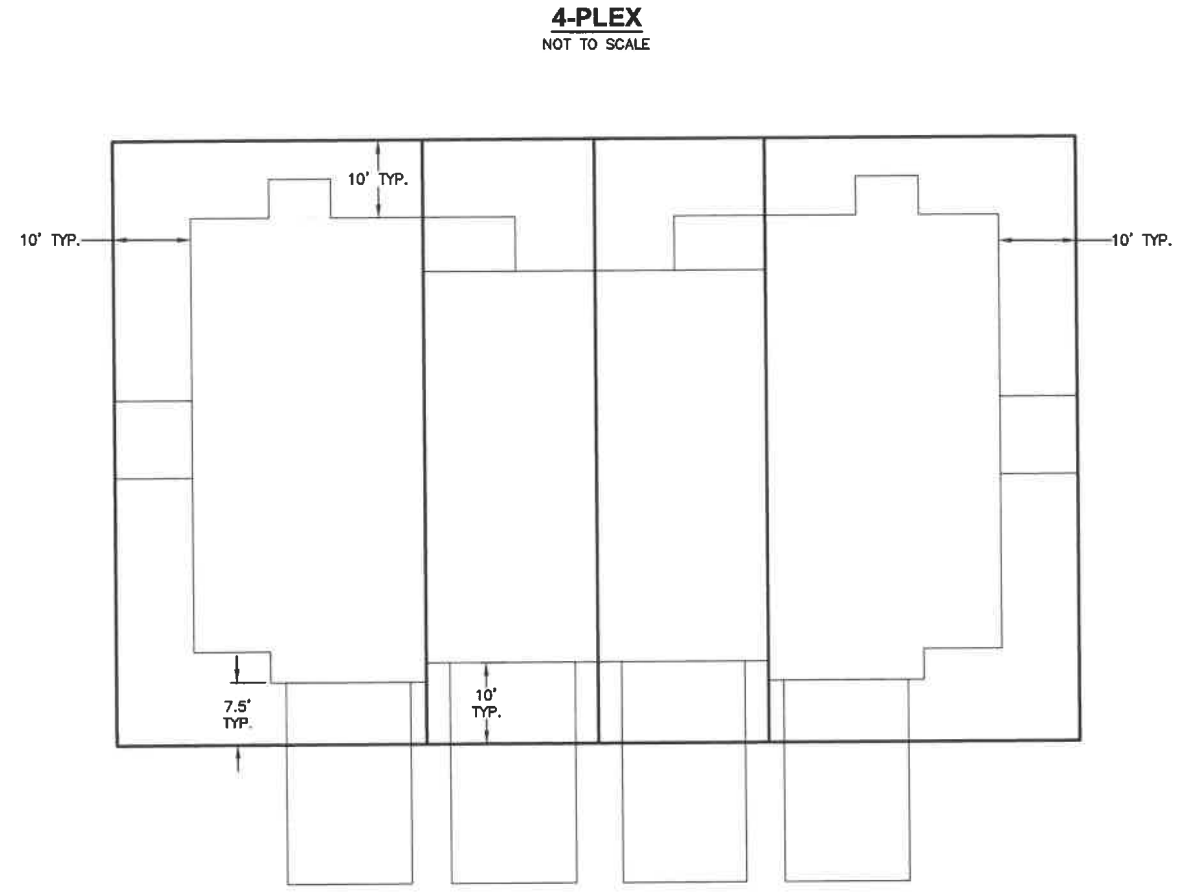
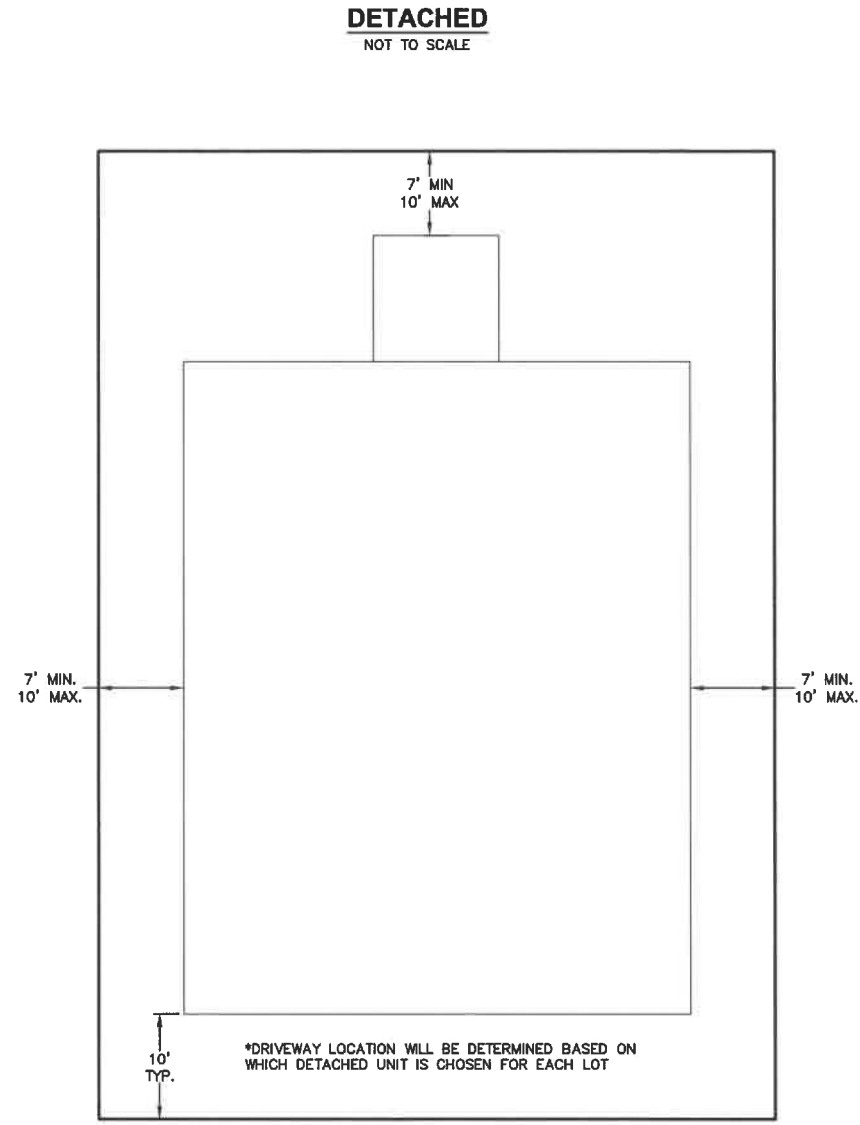
CIVIL DESIGN ADVANTAGE

WEST DES MOINES, IOWA

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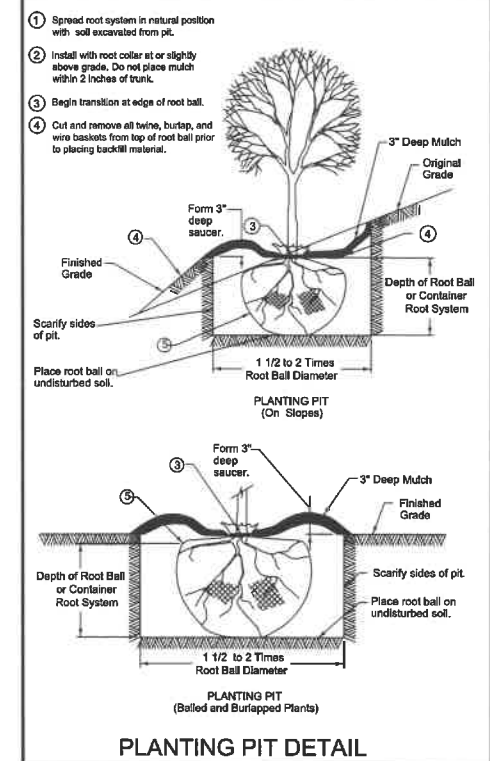
REVISIONS	DATE
THIRD SUBMITTAL	05/24/2022
SECOND SUBMITTAL	05/09/2022
FIRST SUBMITTAL	04/08/2022

ENGINEER: \_\_\_\_\_  
TECH: \_\_\_\_\_

PLANT SCHEDULE OPEN SPACE			
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME
PB	6	Black Hills Spruce	<i>Picea glauca densata</i>
PG	8	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>
PS	20	White Pine	<i>Pinus strobus</i>
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME
AA	5	Autumn Blaze Red Maple	<i>Acer rubrum 'Autumn Blaze'</i>
GS	12	Skyline Honey Locust	<i>Gleditsia triacanthos 'Skyline'</i>
OB	8	Swamp White Oak	<i>Quercus bicolor</i>
OR	20	Red Oak	<i>Quercus rubra</i>
TG	11	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME
BA	46	Japanese Barberry	<i>Berberis thunbergii 'Aurea'</i>
BW	64	Wintergreen Boxwood	<i>Buxus microphylla 'Wintergreen'</i>
JF	17	Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>
RR	9	Fine Line Buckthorn	<i>Rhamnus frangula 'Fine Line'</i>

PLANT SCHEDULE SOUTH BUFFER			
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME
PB	11	Black Hills Spruce	<i>Picea glauca densata</i>
PG	5	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>
PS	10	White Pine	<i>Pinus strobus</i>
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME
CE	9	Eastern Redbud Multi-trunk	<i>Cercia canadensis</i>
MP	15	Prairifire Crab Apple	<i>Malus x 'Prairifire'</i>
MS	15	Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>
PN	15	Newport Flowering Plum	<i>Prunus cerasifera 'Newport'</i>
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME
BA	60	Japanese Barberry	<i>Berberis thunbergii 'Aurea'</i>
EC	14	Compact Burning Bush	<i>Euonymus alatus 'Compactus'</i>
JF	64	Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>

PLANT SCHEDULE EAST BUFFER			
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME
PB	7	Black Hills Spruce	<i>Picea glauca densata</i>
PG	3	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>
PS	6	White Pine	<i>Pinus strobus</i>
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME
CE	5	Eastern Redbud Multi-trunk	<i>Cercia canadensis</i>
MP	5	Prairifire Crab Apple	<i>Malus x 'Prairifire'</i>
MS	12	Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>
PN	10	Newport Flowering Plum	<i>Prunus cerasifera 'Newport'</i>
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME
BA	11	Japanese Barberry	<i>Berberis thunbergii 'Aurea'</i>
JF	27	Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>
SK	30	Spartan Juniper	<i>Juniperus chinensis 'Spartan'</i>
SK	28	Miss Kim Korean Lilac	<i>Syringa pubescens 'Miss Kim'</i>



**EAST 30' BUFFER (550 LF)**

OVERSTORY/ EVERGREEN TREES REQUIRED: = 16  
 ORNAMENTAL TREES REQUIRED: = 32  
 SHRUBS REQUIRED: = 96

EVERGREEN TREES PROVIDED: = 16  
 ORNAMENTAL TREES PROVIDED: = 32  
 SHRUBS PROVIDED: = 96

**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 ANDS 260.1
- 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.
- AVOID PLANTING TREES AND SHRUBS OVER WATER MAIN.

**SCREENING**

ALL MECHANICAL UNITS VISIBLE FROM A PUBLIC STREET SHALL BE SCREENED FROM PUBLIC VIEW.

VIEWS OF OFF STREET PARKING AREAS FROM PUBLIC RIGHTS OF WAY SHALL BE SCREENED TO A HEIGHT OF AT LEAST THREE FEET

PROVIDED: A 30' LANDSCAPE BUFFER FROM ALL PUBLIC VIEWS.

**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.

**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.
- AT LEAST 35% OF TREES REQUIRED ON SITE (SUM OF OPEN SPACE, BUFFER AND PARKING LOT TREES) SHALL BE EVERGREEN.
- |                          |            |
|--------------------------|------------|
| TOTAL TREES REQ. ON SITE | = 216      |
| EVERGREENS REQUIRED      | = 76 (35%) |
| EVERGREENS PROVIDED      | = 76 (35%) |

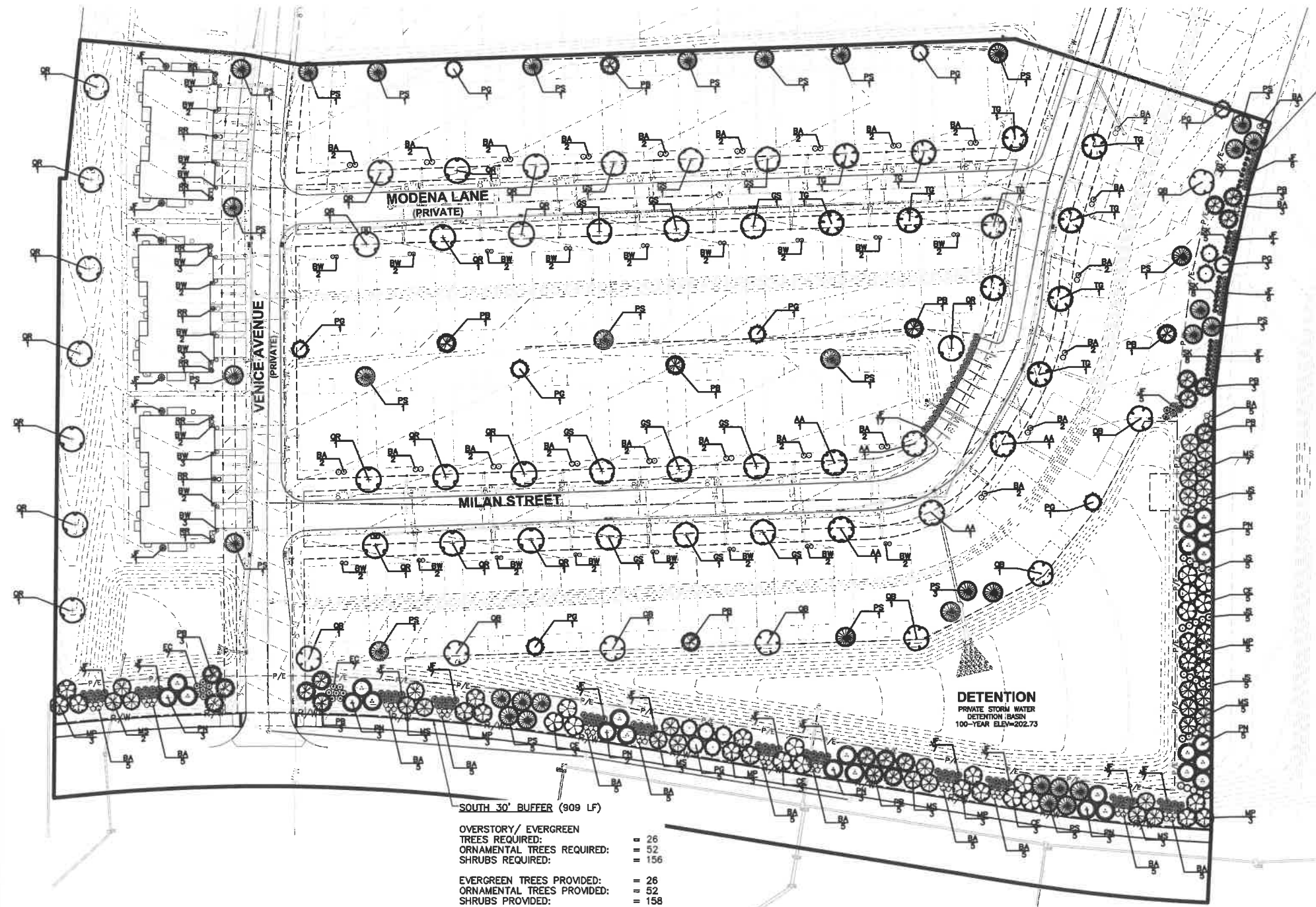
**OPEN SPACE LANDSCAPE REQUIREMENTS**

(2) TREES PER 3000 SF OF REQUIRED OPEN SPACE

(3) SHRUBS PER 3000 SF OF REQUIRED OPEN SPACE

SITE AREA	= 538,975 SF
OPEN SPACE REQUIRED	= 134,744 SF (25%)

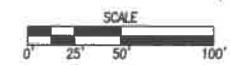
TREES REQUIRED	= 90
TREES PROVIDED	= 90
SHRUBS REQUIRED	= 135
SHRUBS PROVIDED	= 142



**SOUTH 30' BUFFER (909 LF)**

OVERSTORY/ EVERGREEN TREES REQUIRED: = 26  
 ORNAMENTAL TREES REQUIRED: = 52  
 SHRUBS REQUIRED: = 156

EVERGREEN TREES PROVIDED: = 26  
 ORNAMENTAL TREES PROVIDED: = 52  
 SHRUBS PROVIDED: = 158



DATE	05/24/2022
REVISIONS	05/03/2022
THIRD SUBMITTAL	04/08/2022
SECOND SUBMITTAL	
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 PHONE: (515) 369-4400

TECH: ENGINEER:

**DELLA VITA THOWNHOMES PLAT 5**  
**LANDSCAPE PLAN**

CIVIL DESIGN ADVANTAGE  
 WEST DES MOINES, IOWA

**7.0**  
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 PLOTTER: HP DesignJet T1100PS



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1 Front Elevation - Della Vita A  
1/8" = 1'-0"



2 Rear Elevation - Della Vita A  
1/8" = 1'-0"



3 Left Elevation - Della Vita A - Private  
1/16" = 1'-0"



4 Right Elevation - Della Vita A - Public  
1/16" = 1'-0"

**DELLA VITA - CHARLESTON-REILLY ELEVATION A**  
**WEST DES MOINES, IOWA - CANYON CLAY 3**

**R1.0**

Charleston-Reilly  
- Della Vita  
Elevation A

Client: \_\_\_\_\_ Date: \_\_\_\_\_  
Issue Date: 6/2/2022 12:32:19 PM

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1 Front Elevation - Della Vita B  
1/8" = 1'-0"



2 Rear Elevation - Della Vita B  
1/8" = 1'-0"



3 Left Elevation - Private - Della Vita B  
1/16" = 1'-0"



4 Right Elevation - Public - Della Vita B  
1/16" = 1'-0"

**DELLA VITA - CHARLESTON-REILLY ELEVATION B**  
**WEST DES MOINES, IOWA - PLATINUM GRAY 1**

**R1.1**

Charleston-Reilly  
- Della Vita  
Elevation B

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**DELLA VITA - CHARLESTON-REILLY ELEVATION C**  
WEST DES MOINES, IOWA - PLATINUM GRAY 2

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



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



4 Left Elevation - Public  
1/16" = 1'-0"



3 Right Elevation - Private  
1/16" = 1'-0"

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Issue Date: 6/2/2022 1:52:00 PM

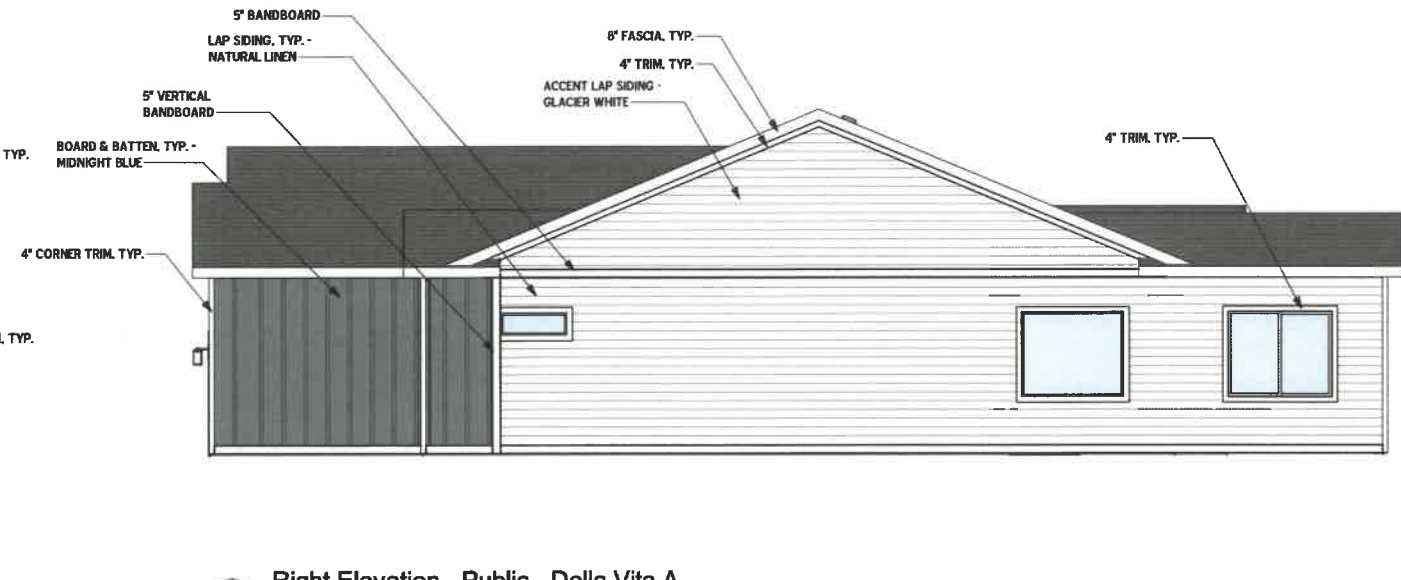
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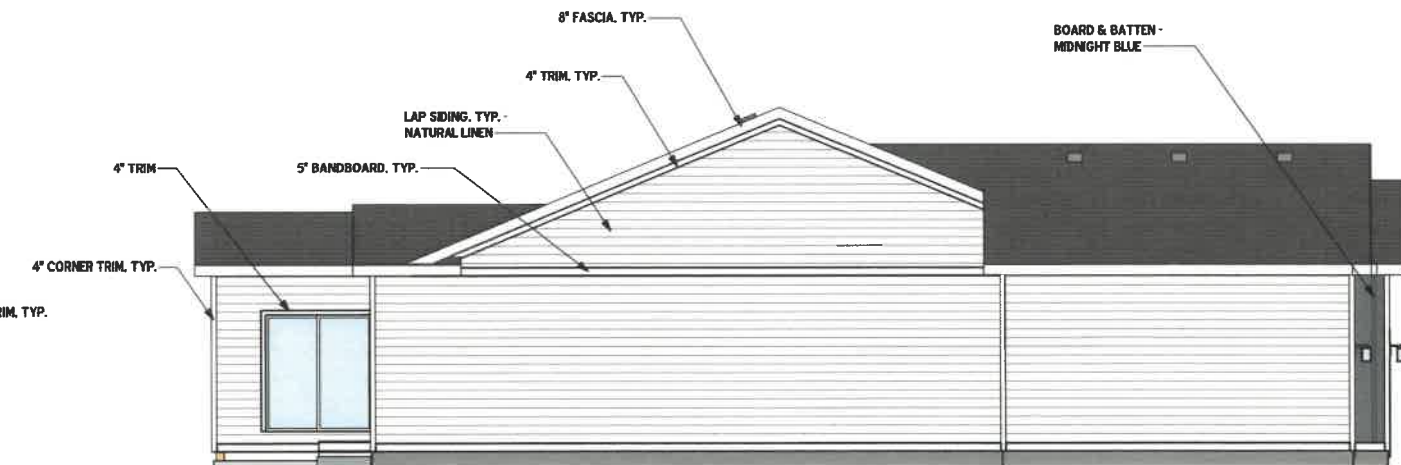
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1/8" = 1'-0"



2 Right Elevation - Public - Della Vita A  
3/32" = 1'-0"



3 Rear Elevation - Della Vita A  
1/8" = 1'-0"



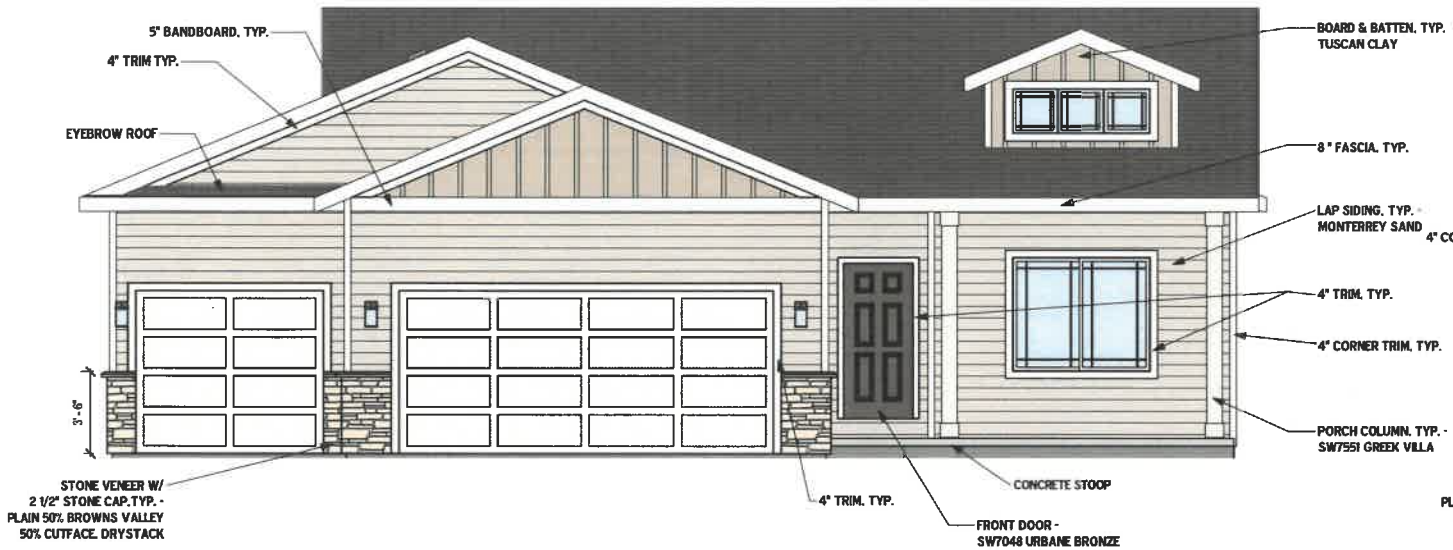
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3/32" = 1'-0"

**DELLA VITA - FORRESTER ELEVATION A**  
**WEST DES MOINES, IOWA - NATURAL LINEN 3**

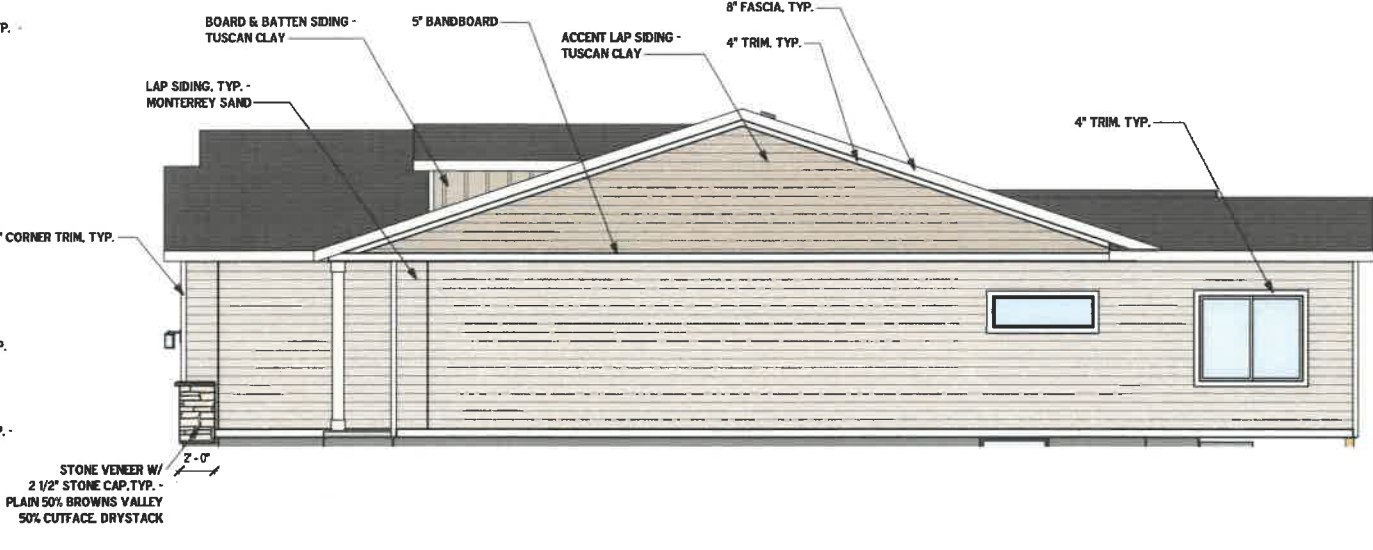
**R1.0**

Forrester - Della Vita Elevation A

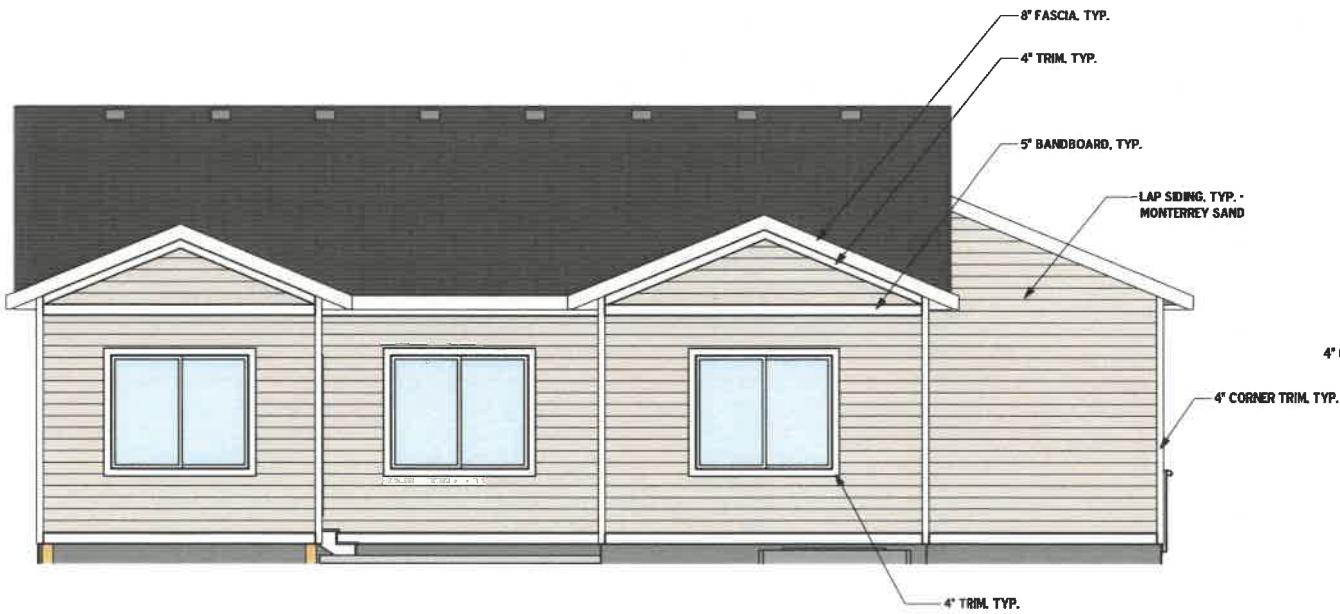




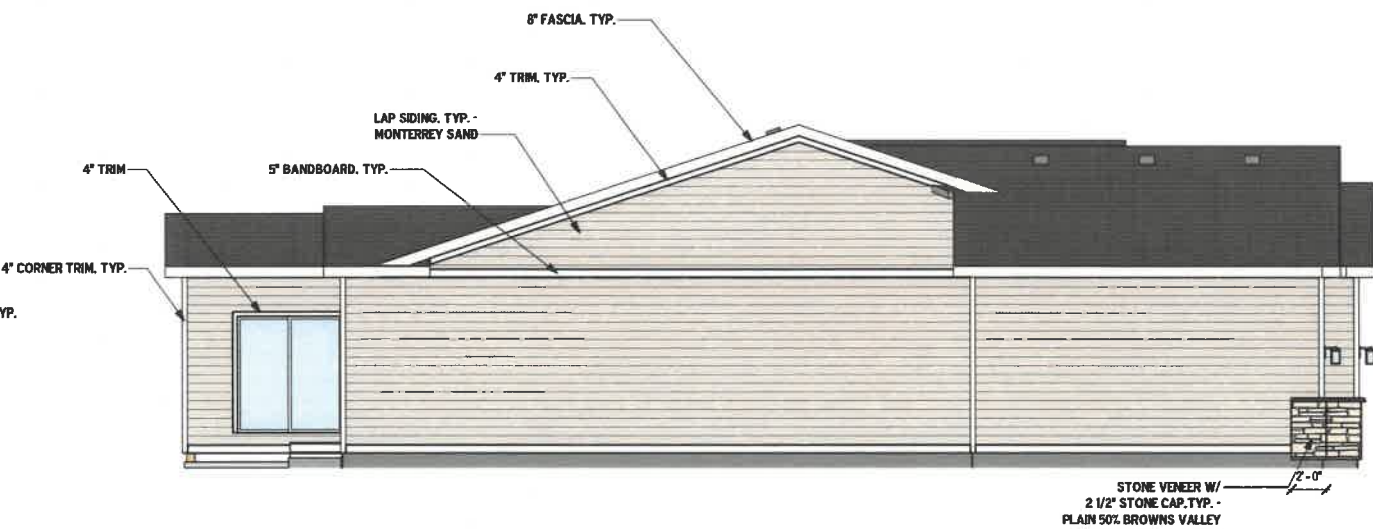
1 Front Elevation - Della Vita B  
1/8" = 1'-0"



2 Right Elevation - Public - Della Vita B  
3/32" = 1'-0"



3 Rear Elevation - Della Vita B  
1/8" = 1'-0"

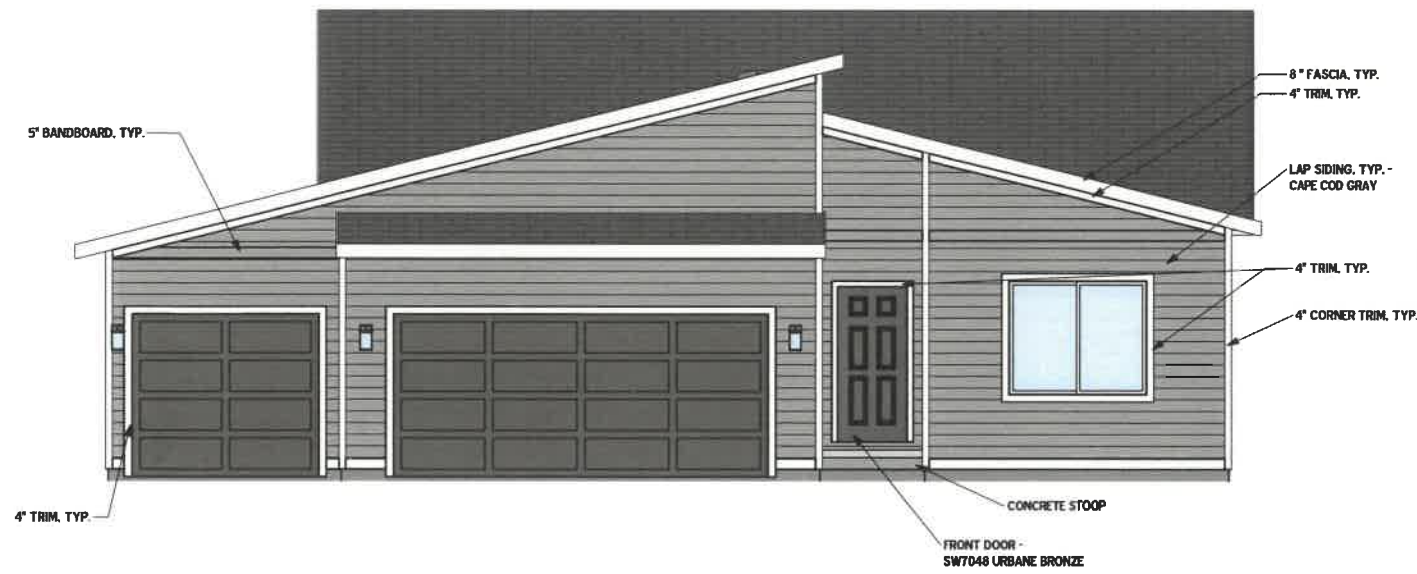


4 Left Elevation - Private - Della Vita B  
3/32" = 1'-0"

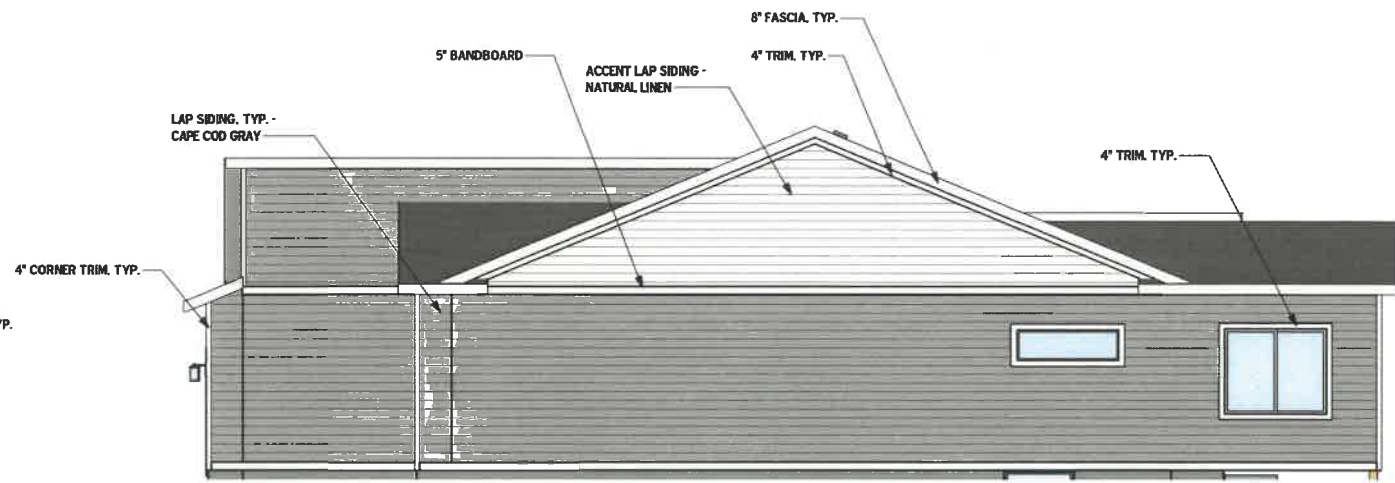
DELLA VITA - FORRESTER ELEVATION B  
WEST DES MOINES, IOWA - MONTERREY SAND 2

R1.1

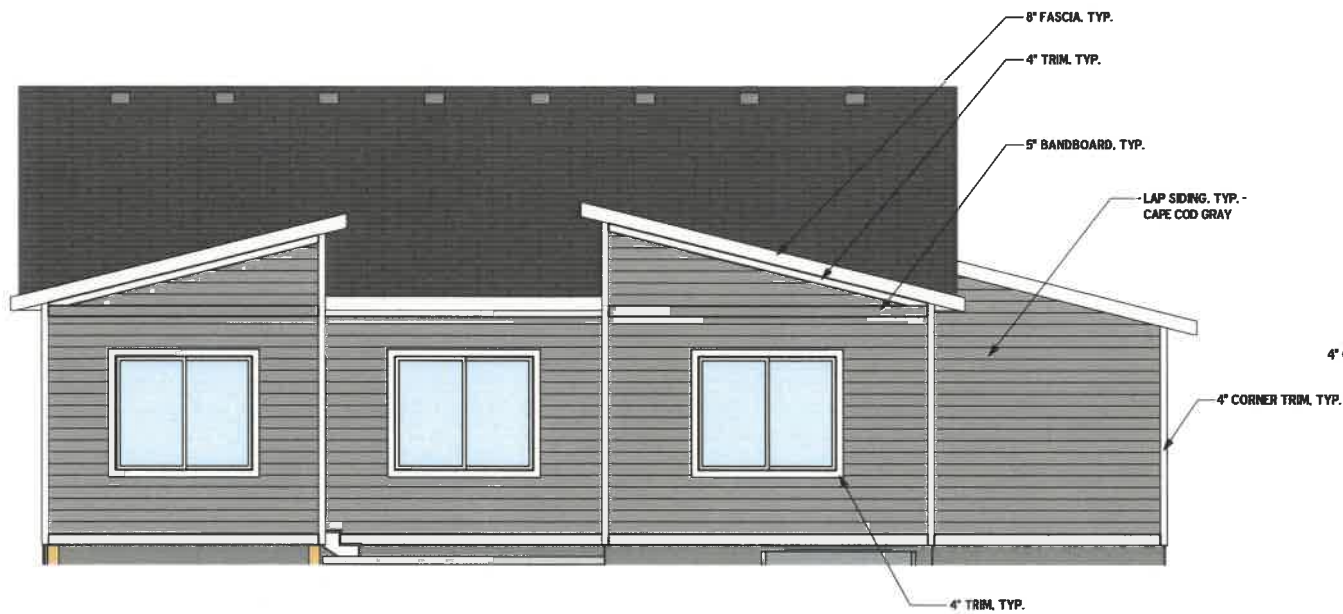
Forrester - Della Vita Elevation B



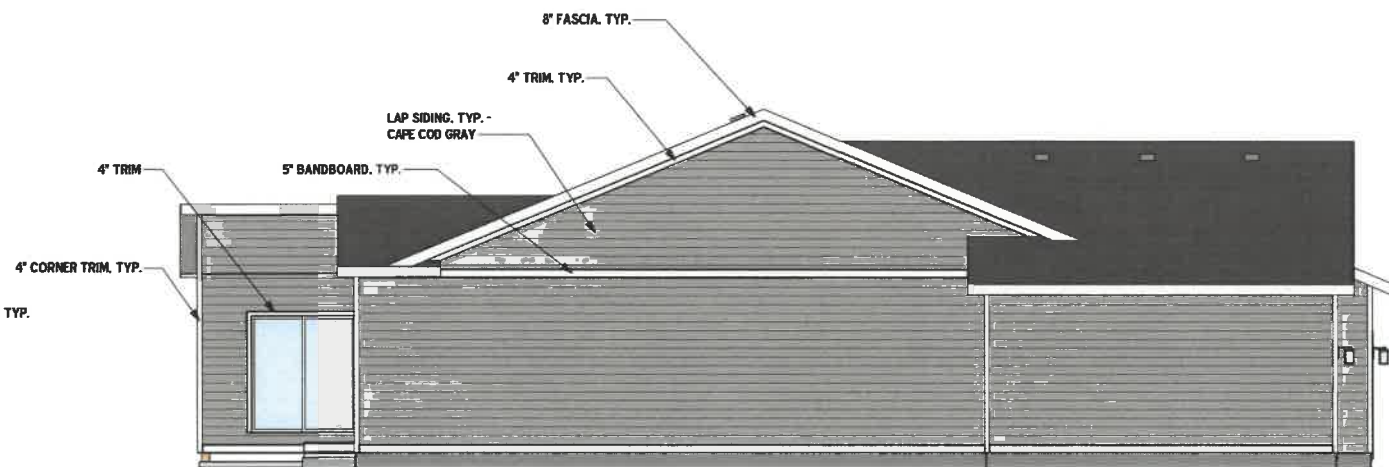
1 Front Elevation - Della Vita C  
1/8" = 1'-0"



2 Right Elevation - Public - Della Vita C  
3/32" = 1'-0"



3 Rear Elevation - Della Vita C  
1/8" = 1'-0"



4 Left Elevation - Private - Della Vita C  
3/32" = 1'-0"

DELLA VITA - FORRESTER ELEVATION C  
WEST DES MOINES, IOWA - CAPE COD GRAY 2

R1.2

Forrester - Della Vita Elevation C



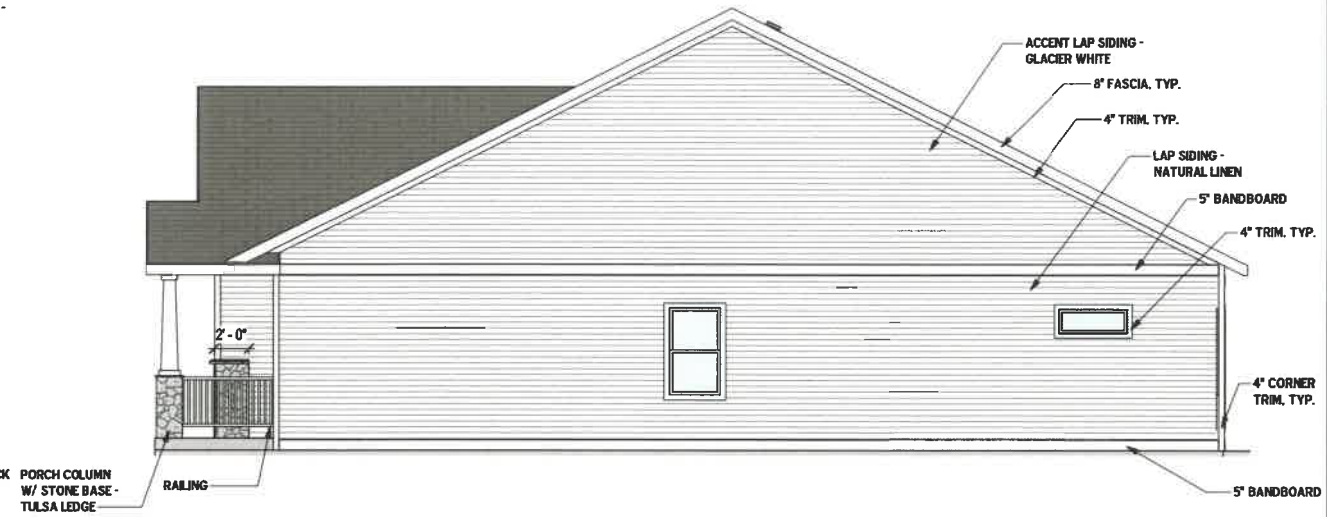
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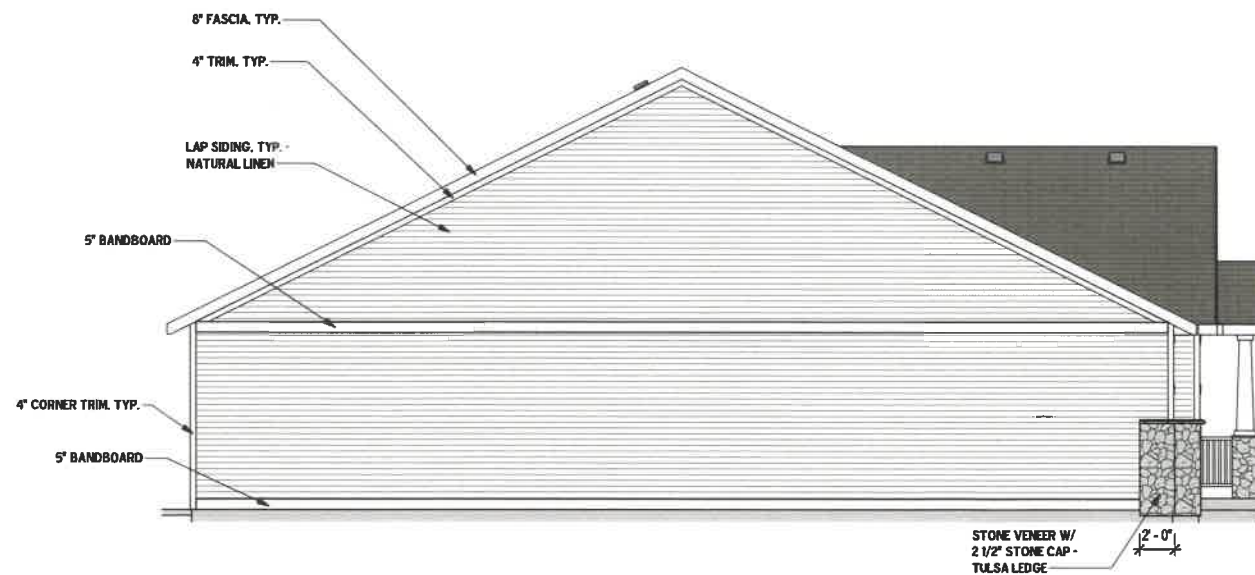
1 Front Elevation - Della Vita A  
1/8" = 1'-0"



2 Right Elevation - Public - Della Vita A  
3/32" = 1'-0"



3 Rear Elevation - Della Vita A  
1/8" = 1'-0"



4 Left Elevation - Private - Della Vita A  
3/32" = 1'-0"

DELLA VITA - FOSTORIA ELEVATION A  
WEST DES MOINES, IOWA - NATURAL LINEN 3

R1.0

Fostoria - Della Vita Elevation A

Client: \_\_\_\_\_ Date: \_\_\_\_\_

Issue Date: 5/10/2022 2:30:31 PM



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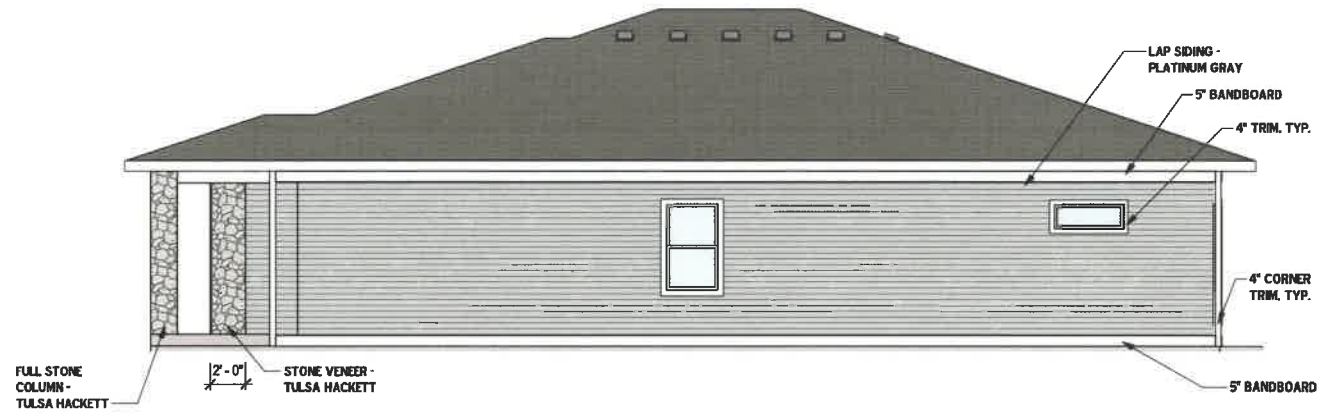
**DELLA VITA - FOSTORIA ELEVATION B**  
**WEST DES MOINES, IOWA - PLATINUM GRAY 2**

**R1.1**

Fostoria - Della Vita Elevation B



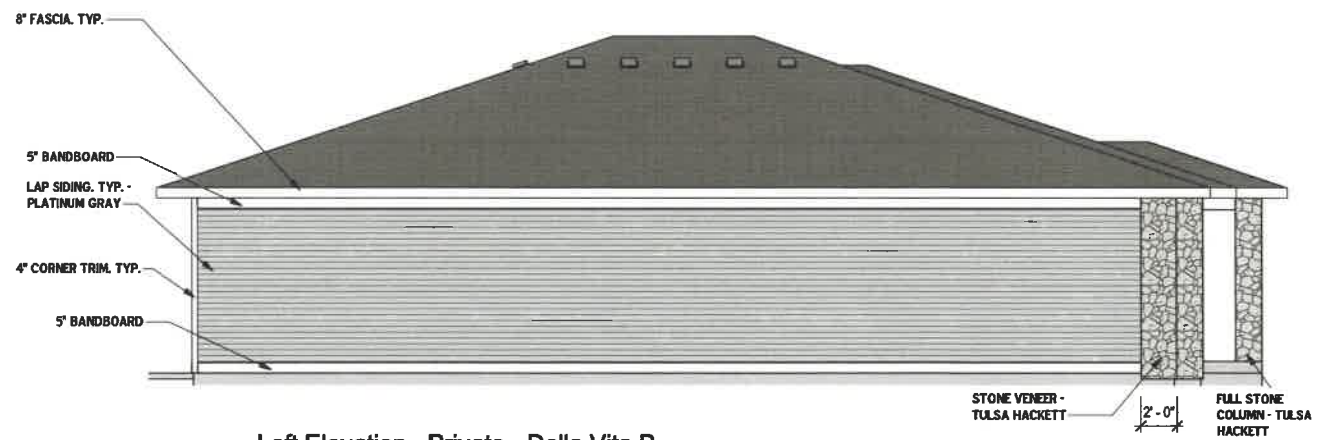
1 Front Elevation - Della Vita B  
1/8" = 1'-0"



2 Right Elevation - Public - Della Vita B  
3/32" = 1'-0"



3 Rear Elevation - Della Vita B  
1/8" = 1'-0"

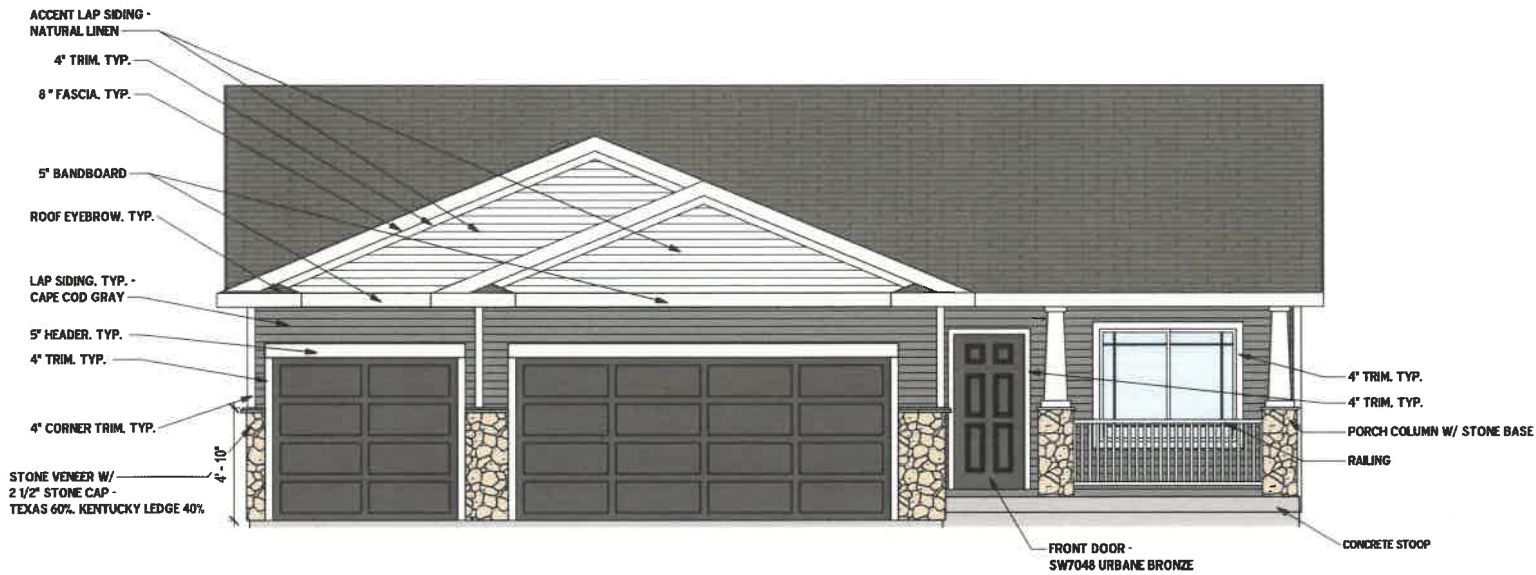


4 Left Elevation - Private - Della Vita B  
3/32" = 1'-0"

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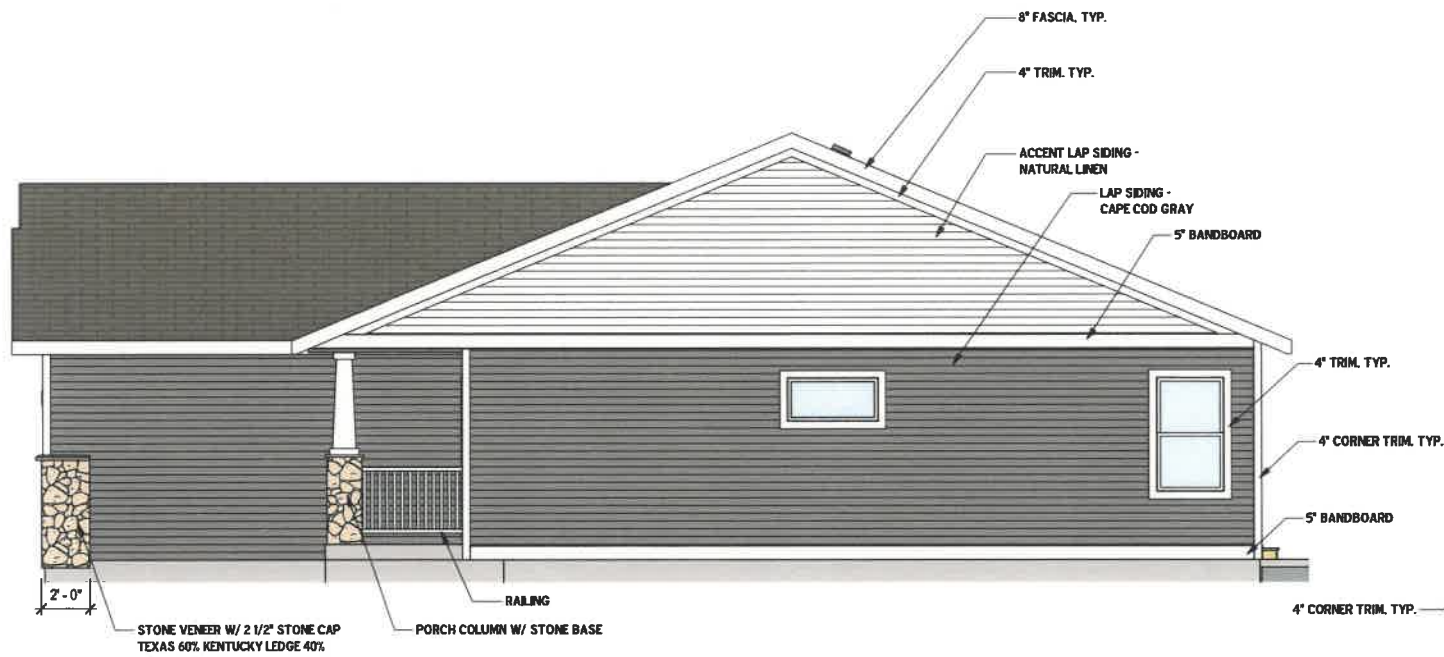
© 2008 HUBBELL HOMES



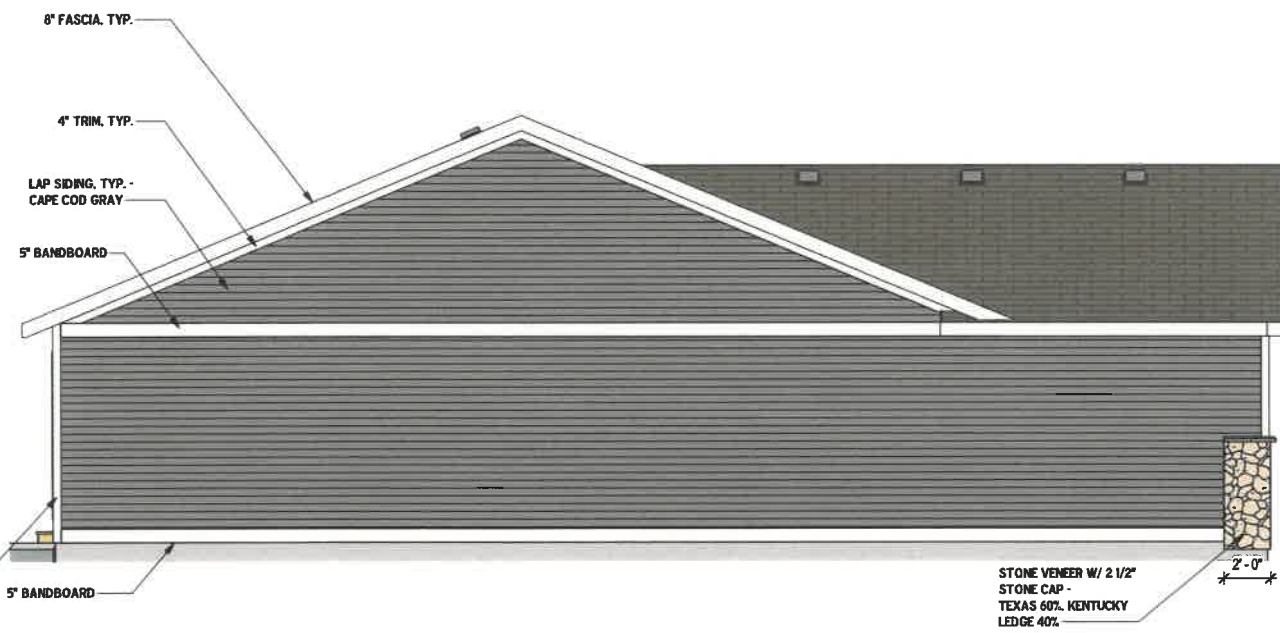
1 Front Elevation - Della Vita B  
1/8" = 1'-0"



2 Rear Elevation - Della Vita B  
1/8" = 1'-0"



3 Right Elevation - Public - Della Vita B  
1/8" = 1'-0"



4 Left Elevation - Private - Della Vita B  
1/8" = 1'-0"

DELLA VITA - FRASER ELEVATION B  
WEST DES MOINES, IOWA - CAPE COD GRAY 2

R1.1

Fraser - Della Vita Elevation B



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1 Front Elevation - Della Vita C  
1/8" = 1'-0"



2 Rear Elevation - Della Vita C  
1/8" = 1'-0"



3 Right Elevation - Public - Della Vita C  
1/8" = 1'-0"



4 Left Elevation - Private - Della Vita C  
1/8" = 1'-0"

**DELLA VITA - FRASER ELEVATION C**  
**WEST DES MOINES, IOWA - PLATINUM GRAY 1**

**R1.2**

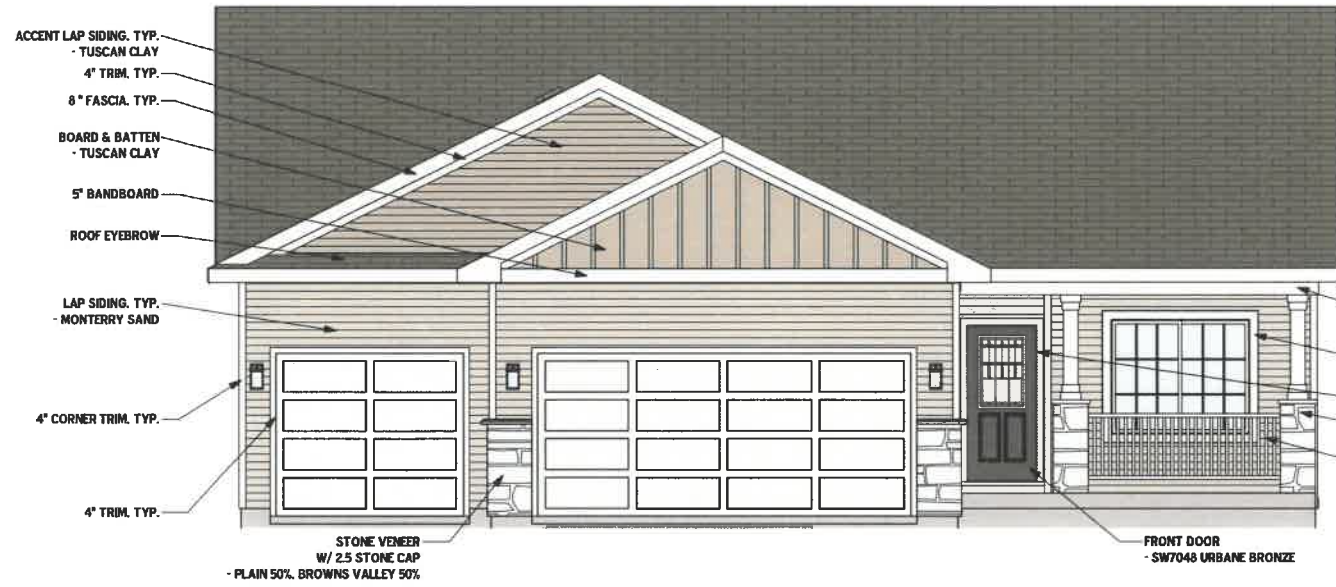
Fraser - Della Vita Elevation C



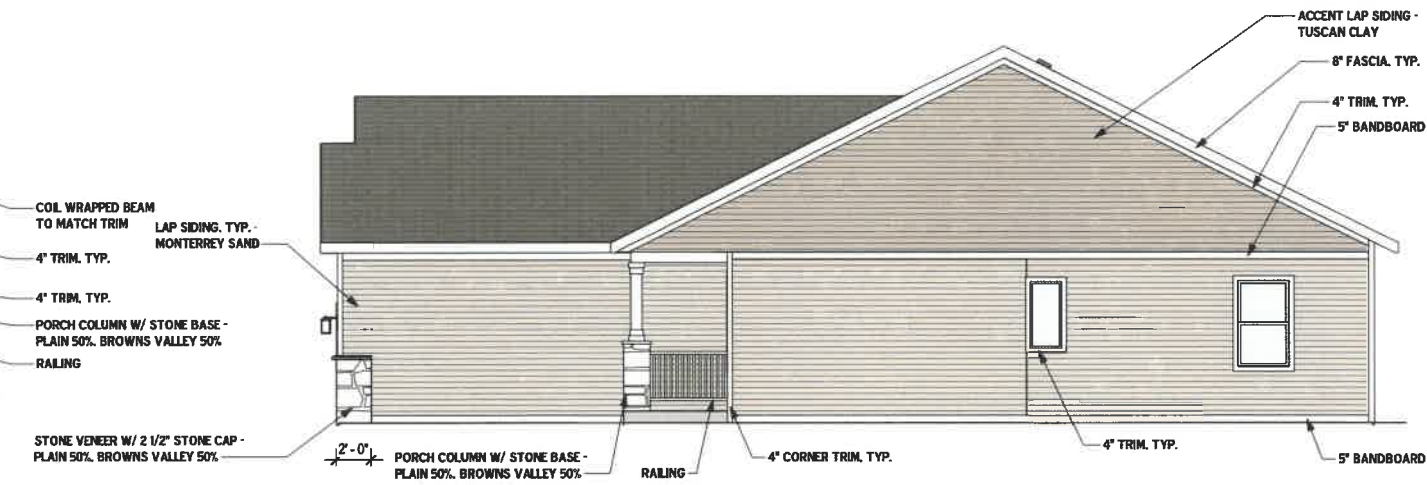
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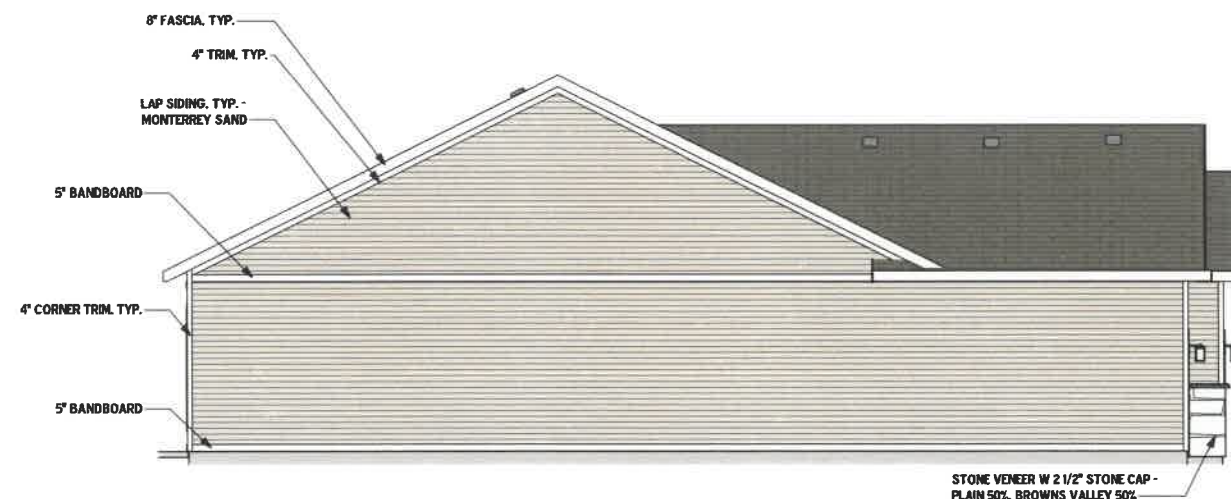
1 Front Elevation - Della Vita A  
1/8" = 1'-0"



2 Right Elevation - Public - Della Vita A  
3/32" = 1'-0"



3 Rear Elevation - Della Vita A  
1/8" = 1'-0"



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

DELLA VITA - MELROSE ELEVATION A  
WEST DES MOINES, IOWA - MONTERREY SAND 2

R1.0

Melrose - Della Vita Elevation A

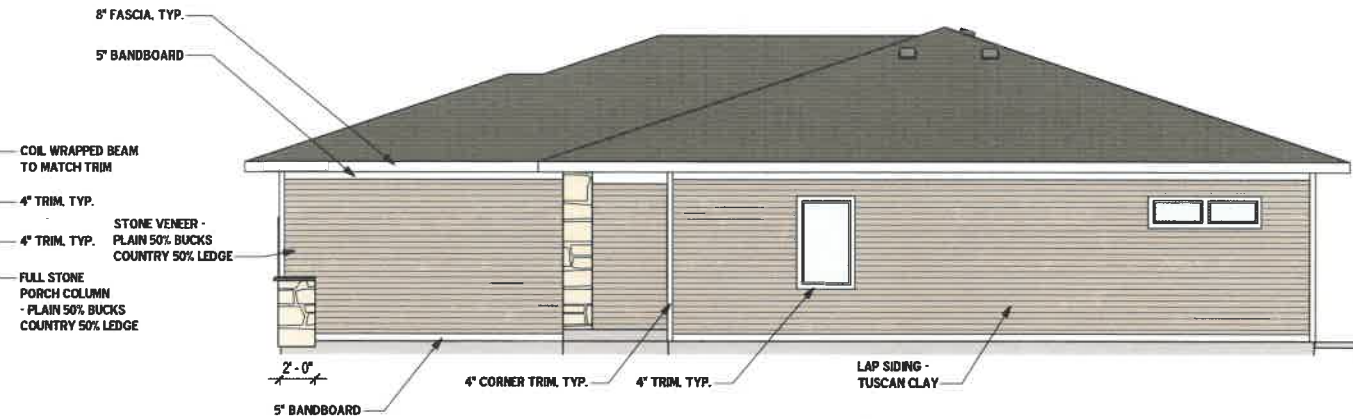
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1 Front Elevation - Della Vita B  
1/8" = 1'-0"



2 Right Elevation - Public - Della Vita B  
3/32" = 1'-0"



3 Rear Elevation - Della Vita B  
1/8" = 1'-0"



4 Left Elevation - Private - Della Vita B  
3/32" = 1'-0"

**DELLA VITA - MELROSE ELEVATION B**  
**WEST DES MOINES, IOWA - TUSCAN CLAY 1**

**R1.1**

Melrose - Della Vita Elevation B

Client: \_\_\_\_\_ Date: \_\_\_\_\_

Issue Date: 6/1/2022 3:25:08 PM



# CANYON CLAY 3

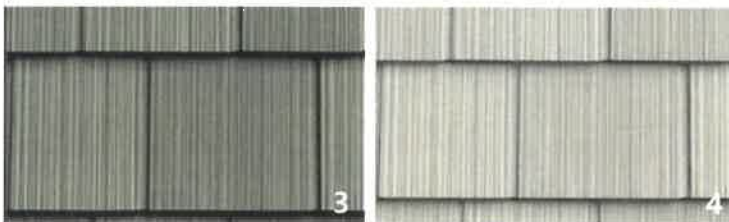
*\*Not all items featured on this sheet are included with the home. Please reference selection option sheet and elevation renderings*



1



2



3

4



5



7

6



8



9

**ROOF:** Weathered Wood (1)

**ROOF EDGE:** White

**GUTTERS/DOWNSPOUT:** Lo Gloss White (2)

**SHAKE:** Deep Moss (3) OR Storm (4)

**BOARD AND BATTEN:** Deep Moss OR Storm

**SIDING:** Canyon Clay (5)

**ACCENT SIDING:** Glacier White (6)

**CORNER BOARD:** Glacier White (6)

**EXTERIOR TRIM:** Glacier White (6)

**SOFFIT/FASCIA:** Glacier White (6)

**VENT ACCENT:** Glacier White (6)

**SHUTTERS:** 117 Bright White (7)

**WINDOWS:** White

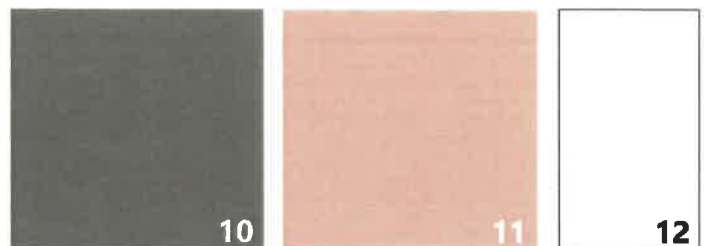
**GARAGE DOOR:** White (8)

**STONE:** Plain 50% Bucks County 50% Ledge, Drystack (9)

**FRONT DOOR:** SW7048 Urbane Bronze (10)  
OR SW0003 Cabbage Rose (11)

**COLUMNS:** SW7006 Extra White (12)

**PORCH RAIL:** Standard Wood OR Westbury C10



10

11

12



# CAPE COD GRAY 2

*\*Not all items featured on this sheet are included with the home. Please reference selection option sheet and elevation renderings*



**ROOF:** GEORGETOWN GRAY  
**ROOF EDGE:** TERRA - BRONZE  
**SOFFIT AND FASCIA:** NATURAL LINEN  
**SHAKES:** STORM  
**BOARD AND BATTEN:** STORM  
**VINYL SIDING:** CAPE COD GRAY  
**ACCENT SIDING:** NATURAL LINEN  
**CORNER BOARD:** NATURAL LINEN  
**EXTERIOR TRIM:** NATURAL LINEN



**VENT ACCENT:** NATURAL LINEN  
**GUTTERS:** LINEN  
**SHUTTERS:** LOUVER, MUSKET BROWN  
**WINDOWS:** WHITE



**FRONT DOOR:** SW 7048 URBANE BRONZE  
**GARAGE DOOR:** BRONZE  
**STONE:** TEXAS 60%, KENTUCKY LEDGE 40%  
**COLUMNS:** STANDARD WOOD  
**PORCH RAIL:** STANDARD WOOD OR  
WESTBURY C10

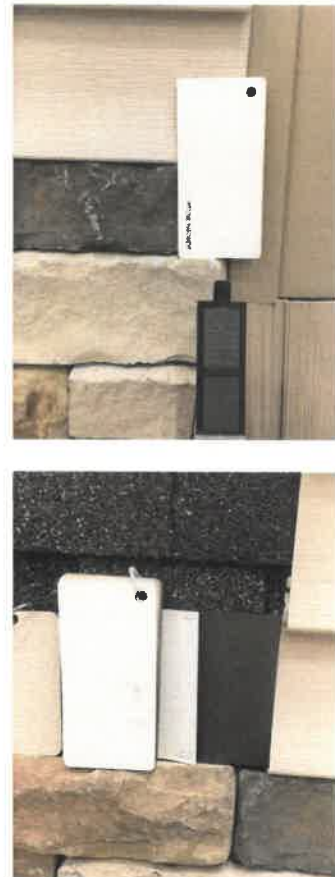


## VINYL SIDING

*Objects may not accurately show look or texture. Selections vary based upon material availability and vendor selection. Updated: 5/27/2021*

# MONTEREY SAND 2

*\*Not all items featured on this sheet are included with the home. Please reference selection option sheet and elevation renderings.*



**ROOF:** DRIFTWOOD  
**ROOF EDGE:** TERRA-BRONZE  
**SOFFIT AND FASCIA:** NATURAL LINEN  
**SHAKES:** TUSCAN CLAY  
**BOARD & BATTEN:** TUSCAN CLAY  
**VINYL SIDING:** MONTEREY SAND  
**ACCENT SIDING:** TUSCAN CLAY  
**CORNER BOARD:** NATURAL LINEN  
**EXTERIOR TRIM:** NATURAL LINEN

**VENT ACCENT:** NATURAL LINEN  
**GUTTERS:** LINEN  
**SHUTTERS:** LOUVERED, MUSKET BROWN  
**WINDOWS:** WHITE  
**FRONT DOOR:** SW7048 URBANE BRONZE  
**GARAGE DOOR:** ALMOND  
**STONE:** PLAIN 50%/BROWNS VALLEY 50%  
CUTFACE, DRYSTACK  
**COLUMNS:** SW7551 GREEK VILLA  
**PORCH RAIL:** STANDARD WOOD OR  
WESTBURY C10



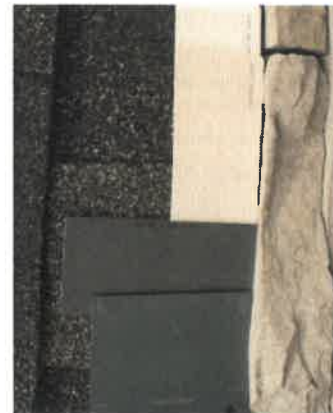
## VINYL SIDING

*Objects may not accurately show look or texture. Selections vary based upon material availability and vendor selection. Updated: 11/16/2021*



# NATURAL LINEN 3

*\*Not all items featured on this sheet are included with the home. Please reference selection option sheet and elevation renderings.*



**ROOF:** DRIFTWOOD

**ROOF EDGE:** WHITE

**SOFFIT AND FASCIA:** GLACIER WHITE

**SHAKES:** MIDNIGHT BLUE

**BOARD AND BATTEN:** MIDNIGHT BLUE

**VINYL SIDING:** NATURAL LINEN

**ACCENT SIDING:** GLACIER WHITE

**CORNER BOARD:** GLACIER WHITE

**EXTERIOR TRIM:** GLACIER WHITE

**VENT ACCENT:** GLACIER WHITE

**GUTTERS:** LO GLOSS WHITE

**SHUTTERS:** PANEL & BRIGHT WHITE

**WINDOWS:** WHITE

**FRONT DOOR:** SW6223 STILL WATER

**GARAGE DOOR:** WHITE

**STONE:** TULSA LEDGE, DRYSTACK

**COLUMNS:** SW7006 EXTRA WHITE

**PORCH RAIL:** STANDARD WOOD OR

WESTBURY C10



## VINYL SIDING

*Objects may not accurately show look or texture. Selections vary based upon material availability and vendor selection. Updated: 5/27/2021*

# PLATINUM GREY 1

*\*Not all items featured on this sheet are included with the home. Please reference selection option sheet and elevation renderings.*



**ROOF: MOIRE BLACK**

**ROOF EDGE: BLACK**

**SOFFIT AND FASCIA: GLACIER WHITE**

**SHAKES: STORM**

**BOARD & BATTEN: STORM**

**VINYL SIDING: PLATINUM GREY**

**ACCENT SIDING: GLACIER WHITE**

**CORNER BOARD: GLACIER WHITE**

**EXTERIOR TRIM: GLACIER WHITE**



**VENT ACCENT: GLACIER WHITE**

**GUTTERS: LO GLOSS WHITE**

**SHUTTERS: PANEL, BLACK**

**WINDOWS: WHITE**

**FRONT DOOR: SW6314 LUXURIOUS RED**

**GARAGE DOOR: WHITE**

**STONE: TULSA HACKETT, DRYSTACK**

**COLUMNS: SW7006 EXTRA WHITE**

**PORCH RAIL: STANDARD WOOD OR**

**WESTBURY C10**



## VINYL SIDING

*Objects may not accurately show look or texture. Selections vary based upon material availability and vendor selection. Updated: 5/27/2021*



# PLATINUM GREY 2

*\*Not all items featured on this sheet are included with the home. Please reference selection option sheet and elevation renderings.*



**ROOF: MOIRE BLACK**

**ROOF EDGE: BLACK**

**SOFFIT AND FASCIA: GLACIER WHITE**

**SHAKES: GLACIER WHITE**

**BOARD & BATTEN: GLACIER WHITE**

**VINYL SIDING: PLATINUM GREY**

**ACCENT SIDING: GLACIER WHITE**

**CORNER BOARD: GLACIER WHITE**

**EXTERIOR TRIM: GLACIER WHITE**



**VENT ACCENT: GLACIER WHITE**

**GUTTERS: LO GLOSS WHITE**

**SHUTTERS: PANEL, BLACK**

**WINDOWS: WHITE**

**FRONT DOOR: SW6991 BLACK MAGIC**

**GARAGE DOOR: WHITE**

**STONE: TULSA HACKETT, DRYSTACK**

**COLUMNS: SW7006 EXTRA WHITE**

**PORCH RAIL: STANDARD WOOD OR**

**WESTBURY C10**



## VINYL SIDING

*Objects may not accurately show look or texture. Selections vary based upon material availability and vendor selection. Updated: 5/27/2021*

# TUSCAN CLAY 1

*\*Not all items featured on this sheet are included with the home. Please reference selection option sheet and elevation renderings*



**ROOF: DRIFTWOOD**

**ROOF EDGE: TERRA BRONZE**

**SOFFIT AND FASCIA: GLACIER WHITE**

**SHAKES: CANYON DRIFT**

**BOARD & BATTEN: CANYON DRIFT**

**VINYL SIDING: TUSCAN CLAY**

**ACCENT SIDING: GLACIER WHITE**

**CORNER BOARD: TUSCAN CLAY**

**EXTERIOR TRIM: GLACIER WHITE**

**VENT ACCENT: GLACIER WHITE**

**GUTTERS: LO GLOSS WHITE**

**SHUTTERS: LOUVERED & BRIGHT WHITE**

**WINDOWS: WHITE**

**FRONT DOOR: SW6214 UNDERSEAS**

**GARAGE DOOR: DESERT TAN**

**STONE: PLAIN 50% BUCKS COUNTRY 50% LEDGE,  
DRystack**

**COLUMNS: SW7006 EXTRA WHITE**

**PORCH RAIL: STANDARD WOOD OR**

**WESTBURY C10**



## VINYL SIDING

*Objects may not accurately show look or texture. Selections vary based upon material availability and vendor selection. Updated: 5/27/2021*



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION  
NO. PZC-22-039**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, Della Vita, LLC, requests approval of the Site Plan for the approximately 13.67-acre property generally located at the northeast corner of EP True Parkway and Wendover Lane as depicted on the location map included in the staff report. The applicant requests approval to construct three (3) four plex attached townhome buildings and forty (40) detached townhome units, and associated site improvements; and

**WHEREAS**, the Site Plan request complies with the findings stated in the applicable provisions of Title 9, 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 Site Plan (SP-005579-2022), 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 13, 2022.

\_\_\_\_\_  
Jennifer Drake, 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 13, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary