



Date August 8, 2022

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING REQUEST FROM PPDSM, LLC FOR REVIEW AND APPROVAL OF A PRELIMINARY PLAT "WEST EDGE ROWHOMES PLAT 1" FOR SUBDIVISION OF 2.12 ACRES OF PROPERTY IN THE VICINITY OF 6501 HICKMAN ROAD AND 2404 WESTOVER BOULEVARD INTO 32 LOTS AND ONE OUTLOT FOR A TOWNHOME DEVELOPMENT

WHEREAS, on July 21, 2022, the City of Des Moines Plan and Zoning Commission voted 13-0 for APPROVAL of a Preliminary Plat "West Edge Rowhomes Plat 1", submitted by PPDSM, LLC (owner), represented by Jim Sinclair (officer), in form on file in the Development Services Department, for property located in the vicinity of 6501 Hickman Road and 2404 Westover Boulevard, to allow undeveloped property to be divided into 32 lots and one outlot for a Townhome Development, subject to the following conditions:

- 1. Compliance with all administrative review comments.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communication from the City Plan and Zoning Commission is hereby received and filed.

Moved by _____ to adopt. Second by _____

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr.
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, MANDELBAUM, SHEUMAKER, VOSS, WESTERGAARD, and TOTAL.

CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

Mayor

City Clerk

August 2, 2022

Communication from the City Plan and Zoning Commission advising that at their July 21, 2022 meeting, the following action was taken regarding a request from PPDSM, LLC (owner), represented by Adam Sieren (officer), and BOS Investments, LLC (owner), represented by Jim Sinclair (officer) for review and approval of a Preliminary Plat "West Edge Rowhomes Plat 1," located in the vicinity of 6501 Hickman Road and 2404 Westover Boulevard for subdivision of the property into 32 lots and one (1) outlot for a townhome development.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-0 as follows

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
Francis Boggus	X			
Dan Drendel	X			
Leah Rudolphi	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Todd Garner	X			
Johnny Alcivar	X			
Justyn Lewis	X			
Carolyn Jenison				X
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			

APPROVAL of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. Purpose of Request:

- A) The applicant is proposing a Preliminary Plat to subdivide the subject property to create 32 lots and one (1) outlot for a townhome development. The 32 lots are for individual townhome units within five buildings on the site.
- B) The applicant is requesting a Type 2 Design Alternative to allow a Row Building with 8 units at a total building width of 176 feet, when the maximum allowed building width in this zoning district is six units and 120 feet in width.

Design alternative review criteria can be found in Section I, subparagraph 10 of this report. Staff analysis of the proposal can be found in Section II of the report.

2. **Size of Site:** 92,347 square feet (2.12 acres).

3. **Existing Zoning (site):** "RX1" Mixed Use District.

4. **Existing Land Use (site):** The site is currently made up of one vacant lot and one lot with a single-family home and garage.

5. **Adjacent Land Use and Zoning:**

North – "N3b", Use is residential.

South – "CC" – Community Commercial District (Windsor Heights), Use is commercial.

East – "RX1" and "N3a", Use is commercial.

West – "RX1" and "PUD (Urbandale)", Uses are residential and commercial.

6. **General Neighborhood/Area Land Uses:** The area consists of a mix of one-household dwellings and commercial uses.

7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Merle Hay Neighborhood. The neighborhood association was notified of the Commission meeting by mailing of the Preliminary Agenda on July 1, 2022, and mailing of the Final Agenda on July 15, 2022. Notifications of the hearing for this specific item were mailed on July 11, 2022 (10 days prior to the public hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Merle Hay Neighborhood notices were mailed to April Wyss at 2800 62nd Street, Des Moines, IA 50322.

8. **Relevant Zoning History:** City Council approved the Comprehensive Future Land Use Plan designation amendment for this site from Neighborhood Mixed Use to Community Mixed Use on June 27, 2022 under Roll Call Number 22-1057. City Council approved

the rezoning of 2404 Westover Boulevard from the "N3b" Neighborhood District to the "RX1" Mixed Use District on April 18, 2022, under Ordinance Number 16,123.

9. PlanDSM Future Land Use Plan Designation: Community Mixed Use.

10. Applicable Regulations: Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such Plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the Preliminary Plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the Final Plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the Final Plat to the City Permit and Development Center.

Pursuant to Section 135-9.1.1.B of the Planning and Design Ordinance, the site plan review requirements of Chapter 135 are designed to ensure the orderly and harmonious development of property in a manner that shall:

- Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;
- Permit present development of property commensurate with fair and orderly planning for future development of other properties in the various areas of the city with respect to the availability and capacity, present and foreseeable, of public facilities and services. The factors to be considered in arriving at a conclusion concerning proposed present development of property shall include the following:
 - The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded or capacity so substantially decreased that site use will inhibit or preclude planned future development;
 - Zoning restrictions at the time of the proposal;
 - The city's comprehensive plan;
 - The city's plans for future construction and provision for public facilities and services; and
 - The facilities and services already available to the area which will be affected by the proposed site use;
 - Encourage adequate provision for surface and subsurface drainage, in order to ensure that future development and other properties in various areas of the city will not be adversely affected;
 - Provide suitable screening of parking, truck loading, refuse and recycling disposal, and outdoor storage areas from adjacent residential districts;

- Encourage the preservation of canopied areas and mature trees and require mitigation for the removal of trees; and
- Consider the smart planning principles set forth in Iowa Code Chapter 18B. Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

- The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and greater consistency with the comprehensive plan.
- Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:
 - An evaluation of the character of the surrounding neighborhood, such as:
 - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
 - Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);
 - For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested;
 - The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;
 - Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;
 - Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent property, the character of the surrounding area or the public health, safety and general welfare;



- Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and
- Other factors determined relevant by the community development director, plan and zoning commission, or city council as applicable.

II. ADDITIONAL APPLICABLE INFORMATION

A) Preliminary Plat: The townhomes will be platted into separate lots for each unit. Stormwater will be managed in compliance with the City's stormwater management requirements. The public water main will be extended to serve the units. Public sanitary will be extended from Westover Boulevard. The site will be accessed by a drive from Hickman Road for the three western buildings and by a drive from Westover Boulevard for the two eastern buildings.

Staff recommends approval of the Preliminary Plat.

B) Site Plan: Section 135-2.12.3.8 of the Planning and Design Ordinance states that Row Building types are allowed a maximum total building width of six units comprised of 120 feet within the RX1 zoning district. There are a total of 5 Row Buildings proposed on this property: two of the buildings are 5 units in width, two are 7 units in width, and one is 8 units in width. The two buildings with 7 units were approved administratively as a Type 1 Design Alternative. The use of a variety of building materials on the street-facing façade (fronting Hickman Road) serve to add visual interest to this building, preventing a monolithic façade. A buffer of shade trees and shrubs are also being provided between this building and the public sidewalk. The constraints of the width of the site and the area for stormwater detention prevent the 8-unit building from being broken up into separate 4-unit buildings, and a 7-unit building would not provide the same economic feasibility for the project. The width of the building also serves to screen the garages and headlight spillover to Hickman Road. The applicant believes this separation for sound and activity from the road will allow the rear buildings to have a more residential feel.

Staff recommends approval of the Type 2 Design Alternative to allow for a building of 8 units (a width of 176 feet).

SUMMARY OF DISCUSSION

Emily Webb asked if any member of the public or commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

Francis Boggus made a motion for approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

Motion passed: 13-0

Respectfully submitted,

Bert Drost

Bert Drost, AICP
Deputy Planning & Urban Design Administrator

BAD:tjh





Updated on: 6/30/2022

1 inch = 115 feet

WEST EDGE ROWHOMES PLAT 1 PRELIMINARY PLAT

SHEET INDEX:

- 1 OF 4 COVER SHEET
- 2 OF 4 SITE SURVEY/DEMO SHEET
- 3 OF 4 LAYOUT PLAN
- 4 OF 4 GRADING PLAN

GENERAL NOTES:

1. SEE PAVEMENT CROSS SECTION DETAIL FOR PAVEMENT THICKNESS REQUIREMENTS.
2. PAVEMENT THICKNESS AND CROSS SECTION DESIGN IS DICTATED BY CITY REQUIREMENTS.
3. ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS.
4. ALL EASEMENTS ARE PUBLIC UNLESS NOTED OTHERWISE.
5. ALL NEW LOTS WILL BE DEVELOPED IN COMPLIANCE WITH THE BUILDING TYPE REGULATIONS FOR ROW BUILDINGS.

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 18973, PAGE 666)
THE SOUTH 1/2 FEET OF THE EAST 1/2 FEET OF LOT 11 AND THE NORTH 1/2 FEET OF THE EAST 1/2 FEET OF LOT 12 IN WESTOVER, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED RECORDED IN BOOK 1379, PAGE 29.

AND

(WARRANTY DEED BOOK 11605, PAGE 478)
THE EAST 25 1/2 FEET OF THE WEST 82.25 FEET OF LOT 12 AND THE EAST 25 1/2 FEET OF THE WEST 82.25 FEET OF THE SOUTH 1/2 FEET OF LOT 11 IN WESTOVER, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED IN BOOK 4146 PAGE 139

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

OWNER:

PFSM LLC
ATTN: ADAM SHERN
2007 SOUTH MAIN DR
DES MOINES, IOWA 50315
PH: 515-468-6805

BOS INVESTMENTS LLC
ATTN: JIM SINGULAR
4840 PLEASANT ST
WEST DES MOINES, IOWA 50266
PH: 515-284-1111

PREPARED FOR:
WEST EDGE ROWHOMES LLC
ADAM SHERN
319 WALDO COURT
DES MOINES, IA 50321

PREPARED BY:
BISHOP ENGINEERING
301 18TH ST
URBANDALE, IA 50322
ENGINEER: XXXXXX
SURVEYOR: XXXXXX

ZONING:

ZONED: RX1

BUILDING TYPE:

ROW BUILDING

BENCHMARK:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = CITY OF DES MOINES DATUM
BM NO. CUT "X"
NORTHING = 58427.05
EASTING = 152259.88
ELEVATION = 564.33
DESCRIPTION: LOCATED ON THE SE TRAFFIC POLE IN THE DIVIDE BETWEEN HICKMAN AND FRONTAGE ROAD

UTILITY MAPS PROVIDED BY:

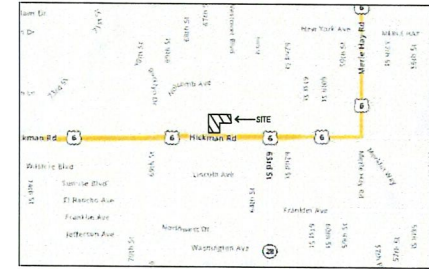
1. ELECTRIC (IOWA/AMERICAN / 15-252-6532)
2. STORM AND SANITARY (CITY OF DES MOINES / 515-237-1359)
3. FIBER OPTIC (MEDIA/COM / 515-248-4669)
4. GAS (IOWA/AMERICAN / 515-253-6832)
5. WATER (CITY OF DES MOINES WATER WORKS / 515-232-4244)



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY. EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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VICINITY MAP
SCALE: 1" = 100'

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BR BOOK
- CONC CONCRETE
- D MEASURED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- CPC PLATTED DISTANCE
- P PRICE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS PUBLIC UTILITY EASEMENT
- RUE RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TEL — TELEPHONE LINE
- FC — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SAUNTRY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC VAULT
- CABLE TV RISER
- SIGN
- DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- SECTION CORNER - FOUND AS NOTED
- ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS

PRELIMINARY PLAT APPROVAL:

APPROVED APPROVED WITH CONDITIONS

SEE EXHIBIT "A"

PLAT #:

P & Z APPROVAL DATE:

City of Des Moines, Iowa

PLAT NO. XXXX

	<p>I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.</p> <p>SIGNED: LARRY D. HYLER, P.E. 14775 DATE: _____</p> <p>LICENSE RENEWAL DATE: DEC. 31, 2022</p> <p>PAGES OR SHEETS COVERED BY THIS SEAL: 1 & 2</p>
	<p>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.</p> <p>SIGNED: JOEL E. JACKSON, P.E. 18397 DATE: _____</p> <p>LICENSE RENEWAL DATE: DEC. 31, 2022</p> <p>PAGES OR SHEETS COVERED BY THIS SEAL: 3</p>

REFERENCE NUMBER: _____

DRAWN BY: DS

CHECKED BY: _____

ISSUED DATE: 6-22-22

PROJECT NUMBER: 220159

SHEET NUMBER: 1 OF 4

Bishop Engineering
"Planning Your Successful Development"

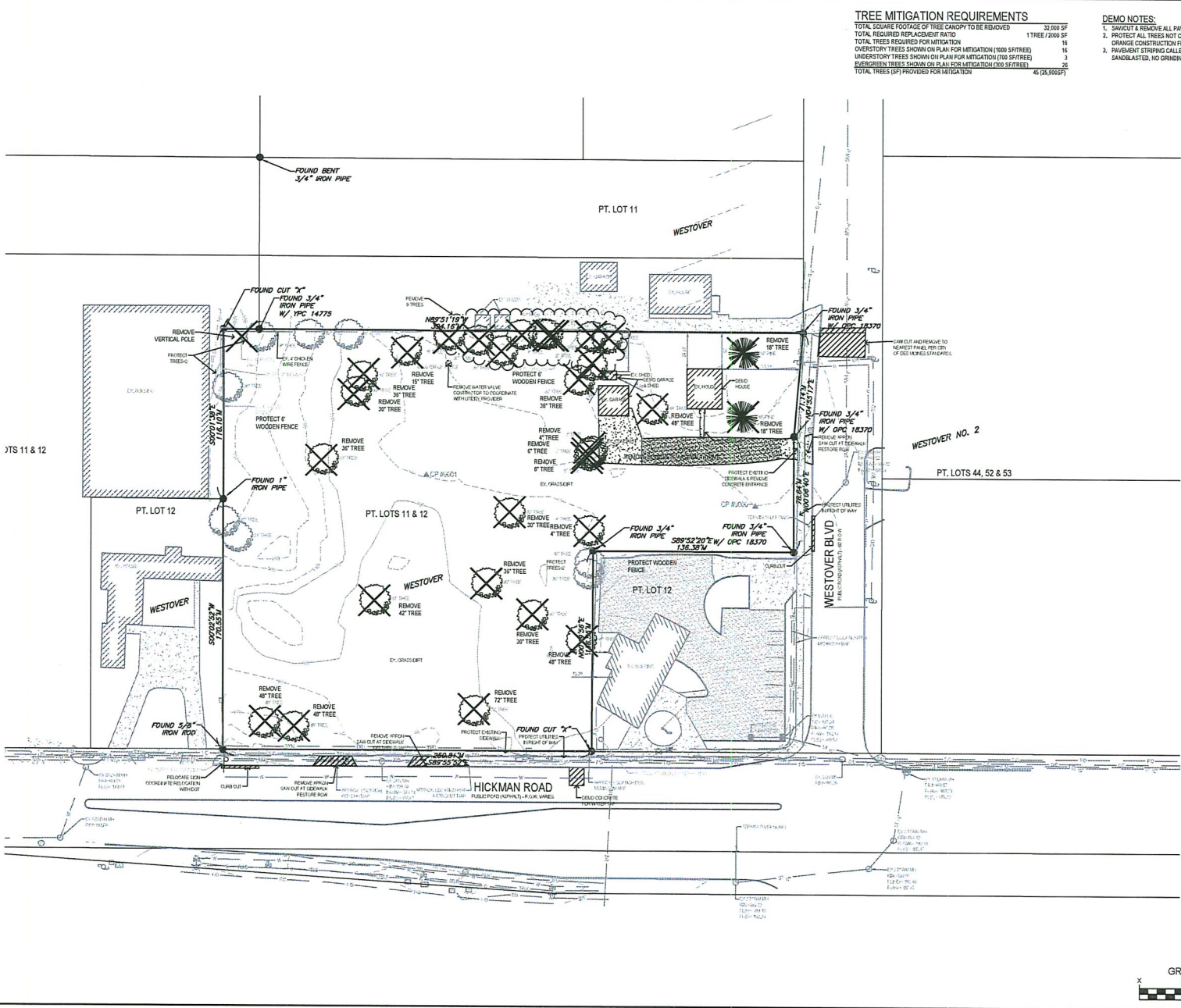
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-4647 Fax: (515) 276-0217
Civil Engineering & Land Surveying
Established 1959

2404 WESTOVER BOULEVARD
DES MOINES, IOWA 50322

COVER SHEET

PRELIMINARY- NOT FOR CONSTRUCTION

02/20/2023 10:15:19 AM L:\LAND PROJECTS\202201019 2404 WESTOVER\DWG1 DEMO.DWG



TREE MITIGATION REQUIREMENTS

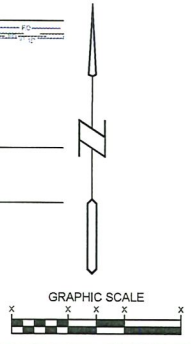
TOTAL SQUARE FOOTAGE OF TREE CANOPY TO BE REMOVED	32,000 SF
TOTAL REQUIRED REPLACEMENT RATIO	1 TREE / 2000 SF
TOTAL TREES REQUIRED FOR MITIGATION	16
OVERSTORY TREES SHOWN ON PLAN FOR MITIGATION (1000 SF/TREE)	16
UNDERSTORY TREES SHOWN ON PLAN FOR MITIGATION (100 SF/TREE)	3
EVERGREEN TREES SHOWN ON PLAN FOR MITIGATION (700 SF/TREE)	78
TOTAL TREES (SF) PROVIDED FOR MITIGATION	41 (28,000SF)

- DEMO NOTES:**
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
 2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE BUMP LINE.
 3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.

Bishop Engineering
 Planning Your Successful Development™
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515) 276-4647 Fax: (515) 276-0137
 Civil Engineering & Land Surveying
 Established 1959

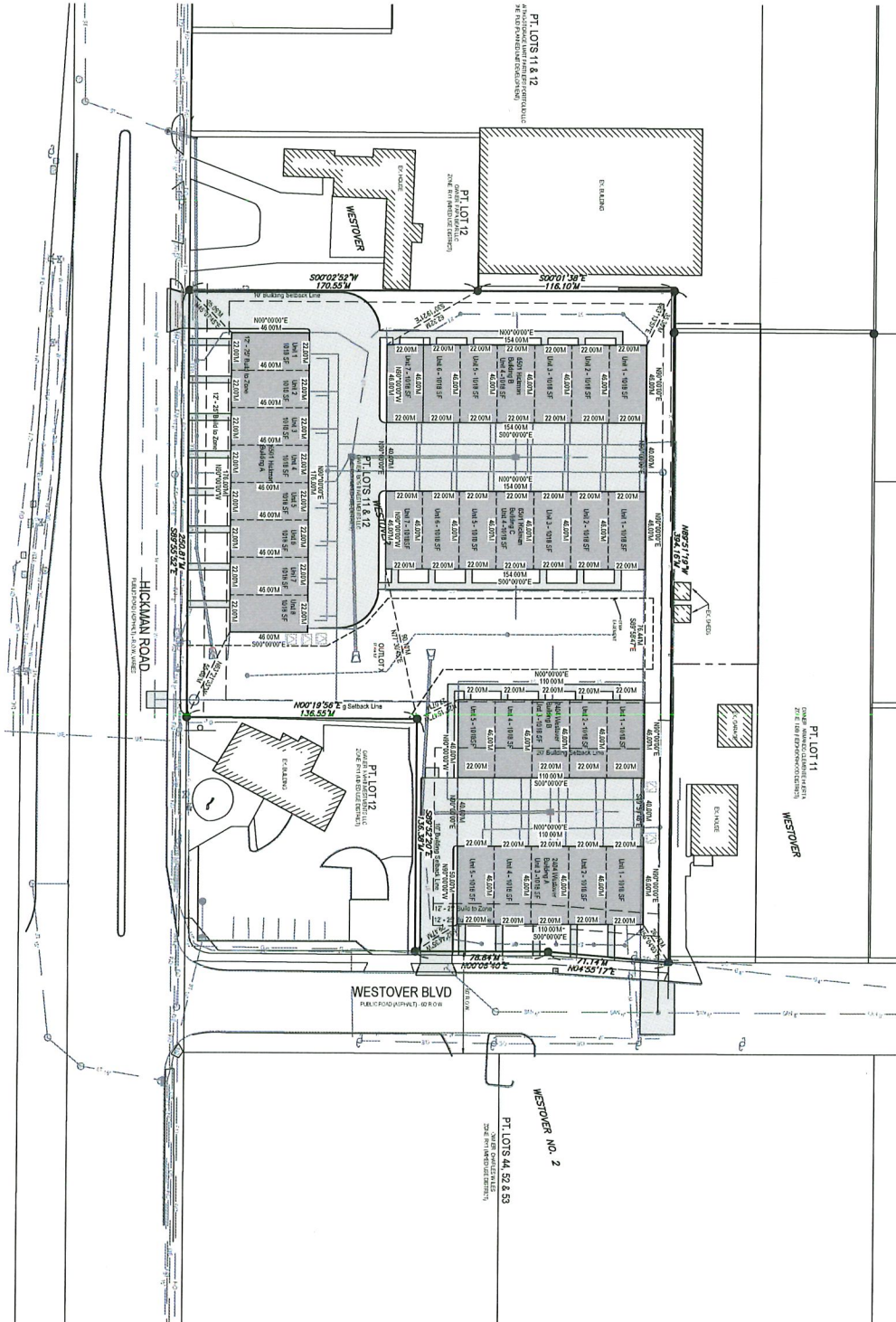
2404 WESTOVER BOULEVARD
DES MOINES, IOWA 50322
DEMO PLAN

REFERENCE NUMBER:	
DRAWN BY:	DS
CHECKED BY:	
REVISION DATE:	6-22-22
PROJECT NUMBER:	220159
SHEET NUMBER:	C1.1



PRELIMINARY- NOT FOR CONSTRUCTION

6/22/2022 10:15:30 AM L:LAND PROJECTS 202202159 2404 WESTOVER.DWG.PPR PLAT.DWG



PROJECT NUMBER	220159
SHEET NUMBER	3 OF 4
DATE	6/23/22
DESIGNED BY	DES
DRAWN BY	DES
CHECKED BY	
APPROVED BY	
DATE	

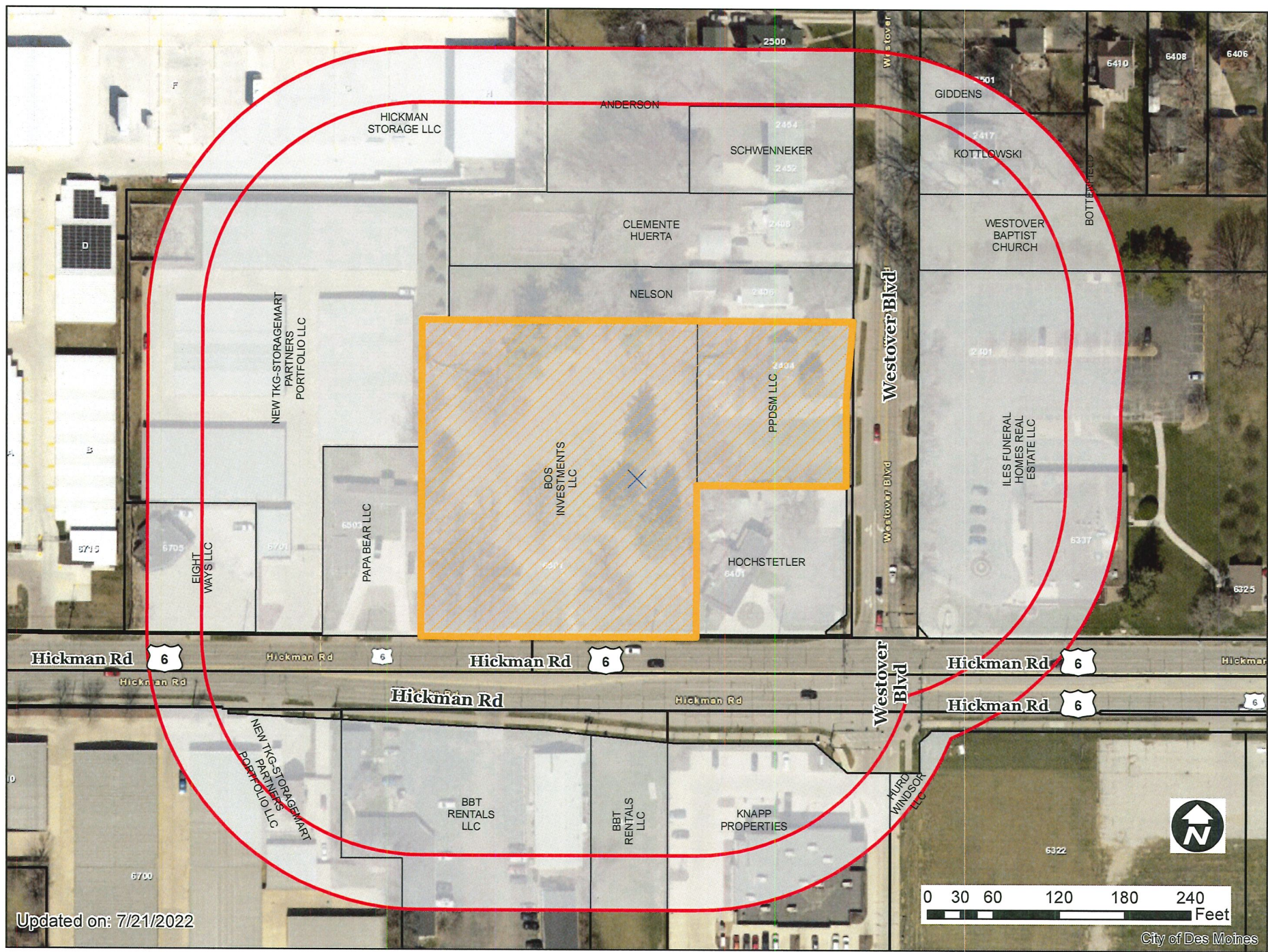
2404 WESTOVER BOULEVARD
DES MOINES, IOWA 50322

LAYOUT PLAN

Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515)276-0467 Fax: (515)276-0217
 Civil Engineering & Land Surveying Established 1959

PPDSM LLC, In Vicinity of 6501 Hickman Road & 2404 Westover Boulevard

PLAT-2022-000032



Updated on: 7/21/2022

1 inch = 115 feet