



Date August 22, 2022

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "BROADWAY MEADOWS" ON PROPERTY LOCATED IN THE VICINITY OF 4393 EAST BROADWAY AVENUE

WHEREAS, on August 4, 2022, the City of Des Moines Plan and Zoning Commission voted 11-0 to APPROVE a request from David and Mindi Gascho (owners) for Preliminary Plat "Broadway Meadows" on property located in the vicinity of 4393 Broadway Avenue, to allow subdivision and development of approximately 5.08 acres with three (3) lots for one-household residential uses, subject to all administrative review comments.

WHEREAS, the final subdivision plat will be submitted for City Council approval when completed.

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 receive and file.

Second by \_\_\_\_\_.

FORM APPROVED:

/s/ Lisa A. Wieland
Lisa A. Wieland
Assistant City Attorney

(PLAT-2022-000027)

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

Date 8/22/22

Agenda Item 20

Roll Call # \_\_\_\_\_

August 16, 2022

Communication from the City Plan and Zoning Commission advising that at their August 4, 2022 meeting, the following action was taken regarding a request from David and Mindi Gascho (owners) for review and approval of a Preliminary Plat "Broadway Meadows" on 5.08 acres of property in the vicinity of 4393 East Broadway Avenue, for development of three (3) lots for one-household residential uses.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 11-0 as follows

Commission Action:	Yes	Nays	Pass	Absent
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 submitted Broadway Meadows Preliminary Plat subject to compliance with all administrative review comments.

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends approval of the submitted Broadway Meadows Preliminary Plat subject to compliance with all administrative review comments.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to subdivide the subject property to create 3 one-household lots, each with frontage along East Broadway Avenue. The proposed preliminary plat also includes extension of public sanitary sewer within the East Broadway Avenue right-of-way to the western extent of the property.
2. **Size of Site:** 5.08 acres.
3. **Existing Zoning (site):** "N2a" Neighborhood District
4. **Existing Land Use (site):** Undeveloped agricultural and timber land
5. **Adjacent Land Use and Zoning:**
  - North** – "N2a", Uses are one-household dwellings, agricultural, and small commercial retail.
  - South** – Baker "PUD", Uses approved for development by the Baker PUD Conceptual Plan include one-household dwellings and multi-household apartment buildings. Properties are currently partially developed with additional undeveloped land.
  - East** – "N2a"; Uses are one-household dwellings and agricultural and timber land.
  - West** – "N2a"; Uses are one-household dwellings and agricultural and timber and.
6. **General Neighborhood/Area Land Uses:** The surrounding property is generally agricultural or low to medium-density residential use.
7. **Applicable Recognized Neighborhood(s):** The subject property is not in a recognized neighborhood.
8. **Relevant Zoning History:** None
9. **Plan DSM Creating Our Tomorrow:** Low Density Residential.
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.



## II. ADDITIONAL APPLICABLE INFORMATION

- 1. Natural Site Features:** Four Mile Creek is located just to the south of this property with a tributary creek running along the eastern property line. Much of the site is currently agricultural crop land with a forested area at the southern extent bordering the creek. With the most recent design the existing forested area is proposed to remain, so tree removal and mitigation is not necessary.
- 2. Drainage/Grading:** Most of the existing site drains to the southeast corner and stormwater basins are proposed that will generally maintain that drainage route after development. Detention basins would be provided on each individual lot at the time each lot develops. Lot 1 will be developed first. The basins will be connected with outlet pipes, routing stormwater from the basins in Lots 2 & 3 through the basin in Lot 1. Since they system is connected across the 3 proposed lots, a Stormwater Facility Maintenance Agreement will be put in place covering all three lots. A berm and swale will be constructed along the east side of Lot 1 to convey any offsite runoff from Broadway Avenue improvements to the regional basin in the property to the east.
- 3. Utilities:** The preliminary plat includes a proposed extension of the sanitary sewer main that runs east-west in East Broadway Avenue to serve lots 2 & 3 as well as future adjoining development. There is also an existing sanitary sewer main running north-south at the western edge of the property to the east which will provide service to Lot 1. The existing water main within East Broadway Avenue will provide water service to each of the lots.
- 4. Landscaping & Buffering:** The applicant is proposing street trees along East Broadway Avenue as well as additional site trees on lots 2 & 3 to meet the canopy coverage requirements. Existing tree canopy on lot 1 will meet the canopy coverage requirement for that lot.
- 5. Traffic/Street System:** Each lot will have direct driveway access onto East Broadway Avenue. Public sidewalk is proposed to be added along East Broadway Avenue.
- 6. Buildings:** Future houses will be developed in accordance with House A building type regulations as allowed in the N2a zoning district.

## SUMMARY OF DISCUSSION

Jillian Sommer presented staff report and recommendation.

Will Page asked for the results of response cards sent to surrounding neighbors.

Jason Van Essen stated a notice letter was sent to neighbors, but prepaid postage response cards are only sent out for rezonings.

Jillian Sommer clarified there were no formal written comments received.

Justin Strom, Snyder and Associates, 2727 SW Snyder Blvd stated the project will have 3 single family homes on 5.1 acers. The 3 lots immediately to the east are on 4.7 acers so the density between the two are similar.



### **CHAIRPERSON OPENED THE PUBLIC HEARING**

Sherly Brown, 4584 East 46<sup>th</sup> street stated she would like to see 1 single family home instead of 3.

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

Francis Boggus stated we are trying to increase density and the number of residents within the City of Des Moines, therefore he moves the staff recommendation.

### **COMMISSION ACTION:**

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

Motion passed: 11-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen".

Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh





Updated on: 7/15/2022

City of Des Moines

1 inch = 183 feet



PLAN AND ZONING COMMISSION MEETING DATE: AUGUST 4, 2022

COMMISSION ACTION: COMMISSION MADE A MOTION FOR OF THE SUBMITTED PRELIMINARY PLAT "BROADWAY MEADOWS" SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. TBD
2. TBD

THE VOTE: TBD

BROADWAY MEADOWS

PRELIMINARY PLAT - 2022

CITY OF DES MOINES, POLK COUNTY, IOWA

SHEET INDEX

Table with 2 columns: SHEET NUMBER, SHEET NAME. Includes C100, C200, C300, C400, C500.

PROPERTY AREA

5.08 ACRES (221,642 SF)

ZONING

INCLUDES: N2a

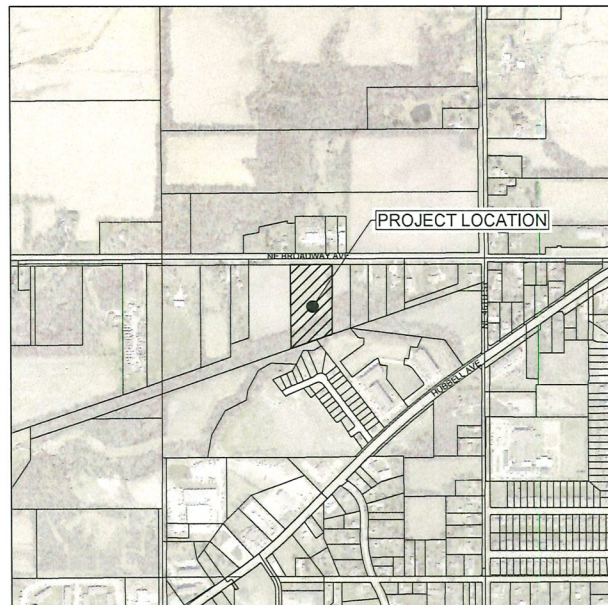
BULK REGULATIONS

- FRONT YARD SETBACK =25'
LOT 5+37.5 (AVE 25' AND 50' FOR LOT 4)
SIDE YARD SETBACK =7', 15' FOR BOTH
REAR YARD SETBACK =30'
MINIMUM LOT WIDTH =75'
MINIMUM LOT AREA =9,000 SF
MAXIMUM HEIGHT =2.5 STORIES

- MAX BUILDING COVERAGE =35%
MAX IMPERVIOUS AREA =50%
ADDITIONAL SEMI-PERVIOUS AREA =15%

CONTROL POINTS

- IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES - DES MOINES)
CP1 N=7507962.65 E=1855066.65 Z=824.31
CP101 N=7507960.51 E=18551519.88 Z=800.62
CP102 N=7507961.81 E=18551864.22 Z=800.20
CP103 N=7507497.82 E=18551861.74 Z=888.97
CP104 N=7507384.03 E=18551040.71 Z=884.51
CP503 N=7508050.81 E=18549108.56 Z=879.87
CP600 N=7508070.48 E=18551915.72 Z=805.16



VICINITY MAP

PLAT DESCRIPTION
E 344.26F OF X BROWNSTONE ESTATES

OWNER / DEVELOPER

DAVID & MINDI GASCHO
3319 NW 72ND AVE
ANKENY, IA 50023-8838
319-360-9512

ENGINEER / SURVEYOR

SNYDER AND ASSOCIATES, INC.
2727 SW SNYDER BLVD.
ANKENY, IA 50023
JUSTIN F. STROM, P.E.
ERIN D GRIFFIN, P.L.S.

GENERAL NOTES

A. LOTS 1-3 SHALL COMPLY WITH HOUSING TYPE "A" DESIGN CRITERIA (135-2.13) OF THE ZONING CODE.

PRELIMINARY PLAT APPROVAL:
APPROVED / APPROVED WITH CONDITIONS
SEE EXHIBIT "A"
PLAT #:
P & Z APPROVAL DATE:
City of Des Moines, Iowa

Professional seal for Donald P. Mamer, P.L.A., License Number 314, State of Iowa.

Professional seal for Justin F. Strom, P.E., License Number P24140, State of Iowa.

Professional seal for Eric J. Miller, P.L.S., License Number 19515, State of Iowa.

Revision table with columns: NO., DATE, BY, REVISION. Includes entries for PER CITY COMMENTS and REVISION.

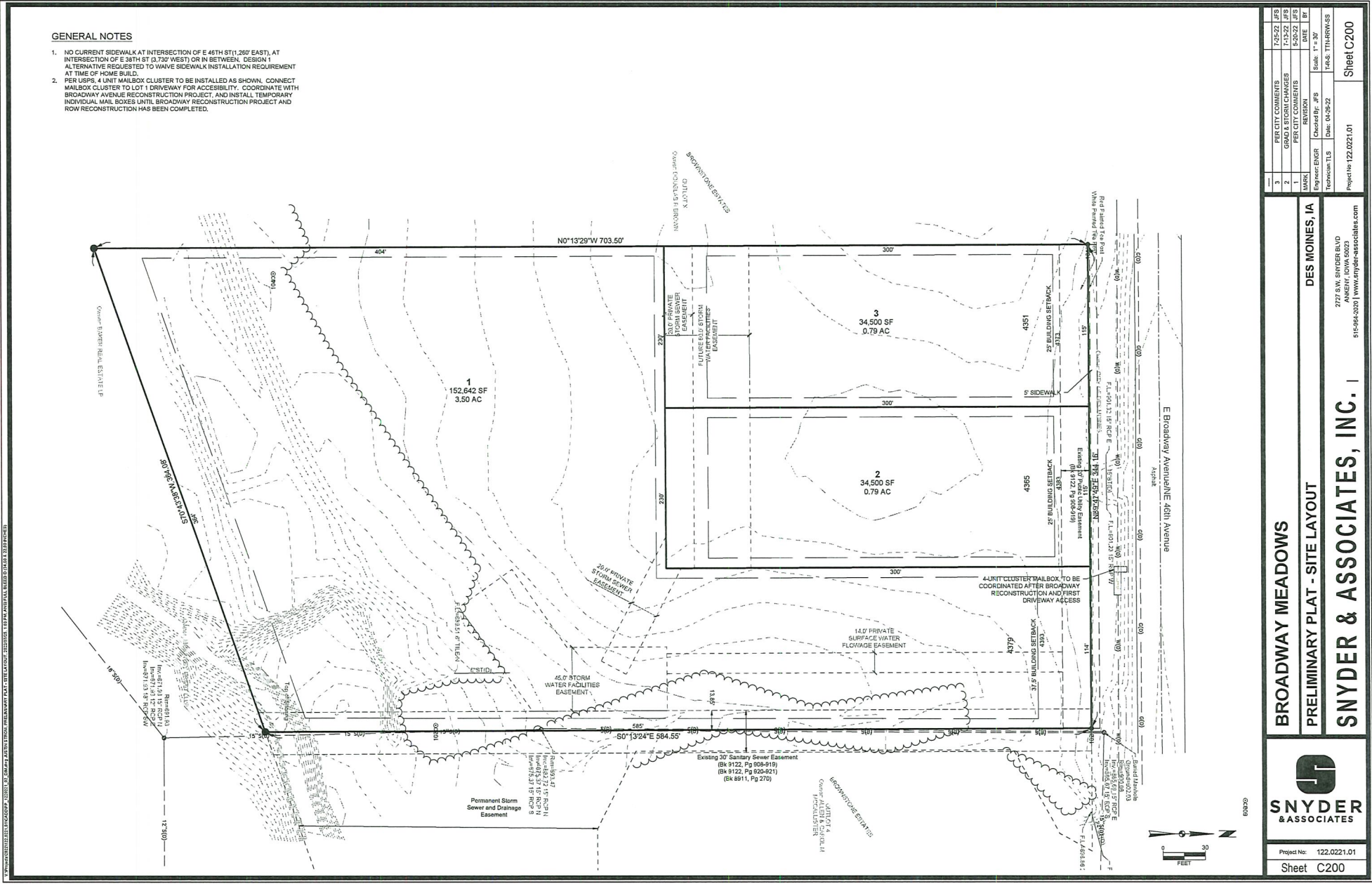
BROADWAY MEADOWS
PRELIMINARY PLAT - TITLE SHEET
SNYDER & ASSOCIATES, INC.
DES MOINES, IA
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-666-2020 | www.snyder-associates.com

Snyder & Associates logo and contact information.

Vertical text on the left edge: IOWA SURVEYING BOARD - REGISTRY # 1000 - 2022

**GENERAL NOTES**

1. NO CURRENT SIDEWALK AT INTERSECTION OF E 48TH ST(1.267' EAST), AT INTERSECTION OF E 38TH ST (3.732' WEST) OR IN BETWEEN. DESIGN 1 ALTERNATIVE REQUESTED TO WAIVE SIDEWALK INSTALLATION REQUIREMENT AT TIME OF HOME BUILD.
2. PER UGPS, 4 UNIT MAILBOX CLUSTER TO BE INSTALLED AS SHOWN. CONNECT MAILBOX CLUSTER TO LOT 1 DRIVEWAY FOR ACCESSIBILITY. COORDINATE WITH BROADWAY AVENUE RECONSTRUCTION PROJECT, AND INSTALL TEMPORARY INDIVIDUAL MAIL BOXES UNTIL BROADWAY RECONSTRUCTION PROJECT AND ROW RECONSTRUCTION HAS BEEN COMPLETED.



NO.	DATE	BY	REVISION
1	7-25-21	JFS	PER CITY COMMENTS
2	7-25-21	JFS	PER CITY COMMENTS
3	7-25-21	JFS	PER CITY COMMENTS
4	5-26-22	JFS	PER CITY COMMENTS
5	5-26-22	JFS	PER CITY COMMENTS

MARK	DATE	BY	REVISION
1	04-26-22	JFS	Engineer ENGR
2	04-26-22	JFS	Checked By: JFS
3	04-26-22	JFS	Engineer T.L.S.
4	04-26-22	JFS	Checked By: JFS
5	04-26-22	JFS	Engineer T.L.S.

Scale: 1" = 30'
Drawn: TTH/RW/SS
Project No: 122.0221.01
Sheet C200

**BROADWAY MEADOWS**  
**PRELIMINARY PLAT - SITE LAYOUT**  
**SNYDER & ASSOCIATES, INC. I**

DES MOINES, IA  
 2727 S.W. SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-964-2020 | www.snyder-associates.com

**SNYDER & ASSOCIATES**

Project No: 122.0221.01  
 Sheet C200









**PLANTING PLAN GENERAL NOTES**

- A. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
- B. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- C. PROVIDE 3" DEPTH SHREDED HARDWOOD MULCH AROUND ALL PLANTINGS TO A MINIMUM 3-FOOT PERIMETER.
- D. EACH SINGLE-FAMILY HOME AND SINGLE-FAMILY BI-ATTACHED HOME WILL HAVE FOUNDATION PLANTINGS.
- E. A LANDSCAPE PLAN SHALL BE PROVIDED WITH THE DEVELOPMENT PLAN.

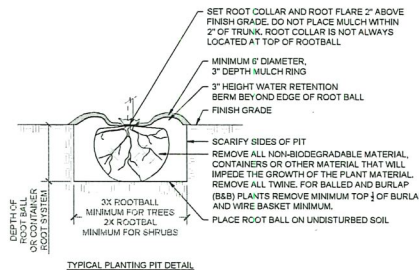
**PLANTING PLAN CALCULATIONS**

- A. 5 OR MORE OVERSTORY TREES WILL BE REQUIRED FOR LOTS 2 & 3 TO MEET 15% CANOPY COVERAGE PER LOT.
  - AVERAGE LOT SIZE: 34,500 SF.
  - 1,000 SF PER TREE X 5 TREES = 5,000 SF.
  - 5,000 SF / 34,500 SF = 14.5% MATURE TREE CANOPY COVERAGE.
  - TYPICAL PLACEMENT OF TREES: TWO IN FRONT YARD, THREE IN BACKYARD (TOTAL TREES = 10)
- B. NO ADDITIONAL TREES SHALL BE REQUIRED FOR LOT 1 TO MEET 15% CANOPY COVERAGE.
  - LOT SIZE: 152,642 SF
  - 64,000 SF / 152,642 SF = 41.9% MATURE TREE CANOPY COVERAGE.
- C. STREET TREES SHALL BE PLANTED A MINIMUM 30 LINEAL FEET APART THROUGHOUT THE DEVELOPMENT ALONG EACH STREET FRONTAGE. 3/4" / 30" = 12 TOTAL STREET TREES OR 4 STREET TREES PER LOT. TREES SHALL BE INSTALLED BETWEEN WATERMAIN AND SANITARY SEWER OR WITHIN THE FRONTAGE OF LOTS TO AVOID CONFLICTS WITH UTILITIES. STREET TREES TO BE INSTALLED BY HOME BUILDERS AFTER DRIVES AND SERVICES INSTALLED, SHOWN CONCEPTUALLY FOR REFERENCE.
- D. SUMMARY  
10 SITE TREES ADDED, 12 STREET TREES FOR A TOTAL OF 22 NEW TREES.

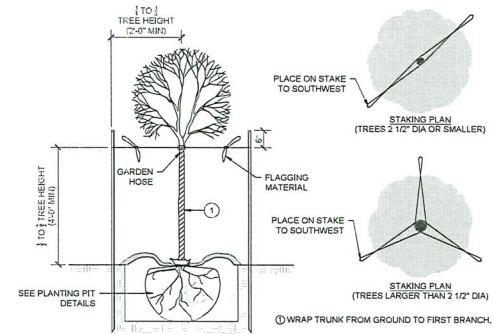
**RECOMMENDED LOT/STREET TREES**

TREES OVERSTORY	KEY BOTANICAL NAME	COMMON NAME	SIZE
GT	<i>Gleditsia tricanthos f. inermis</i> 'Shademaster'	SHADEMASTER HONEYLOCUST	1/2" CAL. BB
GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	PRINCETON SENTRY GINKGO	1/2" CAL. BB. W/LE
CO	<i>Celtis occidentalis</i> 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	1/2" CAL. BB
PA	<i>Platanus x acerifolia</i>	EL COCCOCCO LONDON PLANETREE	1/2" CAL. BB
OB	<i>Quercus borealis</i>	SWAMP WHITE OAK	1/2" CAL. BB
OR	<i>Quercus rubra</i>	NORTHERN RED OAK	1/2" CAL. BB
OP	<i>Quercus macrocarpa</i> 'JFS-KW3' PP22815	URBAN PINNACLE OAK	1/2" CAL. BB
UC	<i>Ulmus sarracenioides s. pendula</i> 'Frontier'	FRONTIER ELM	1/2" CAL. BB

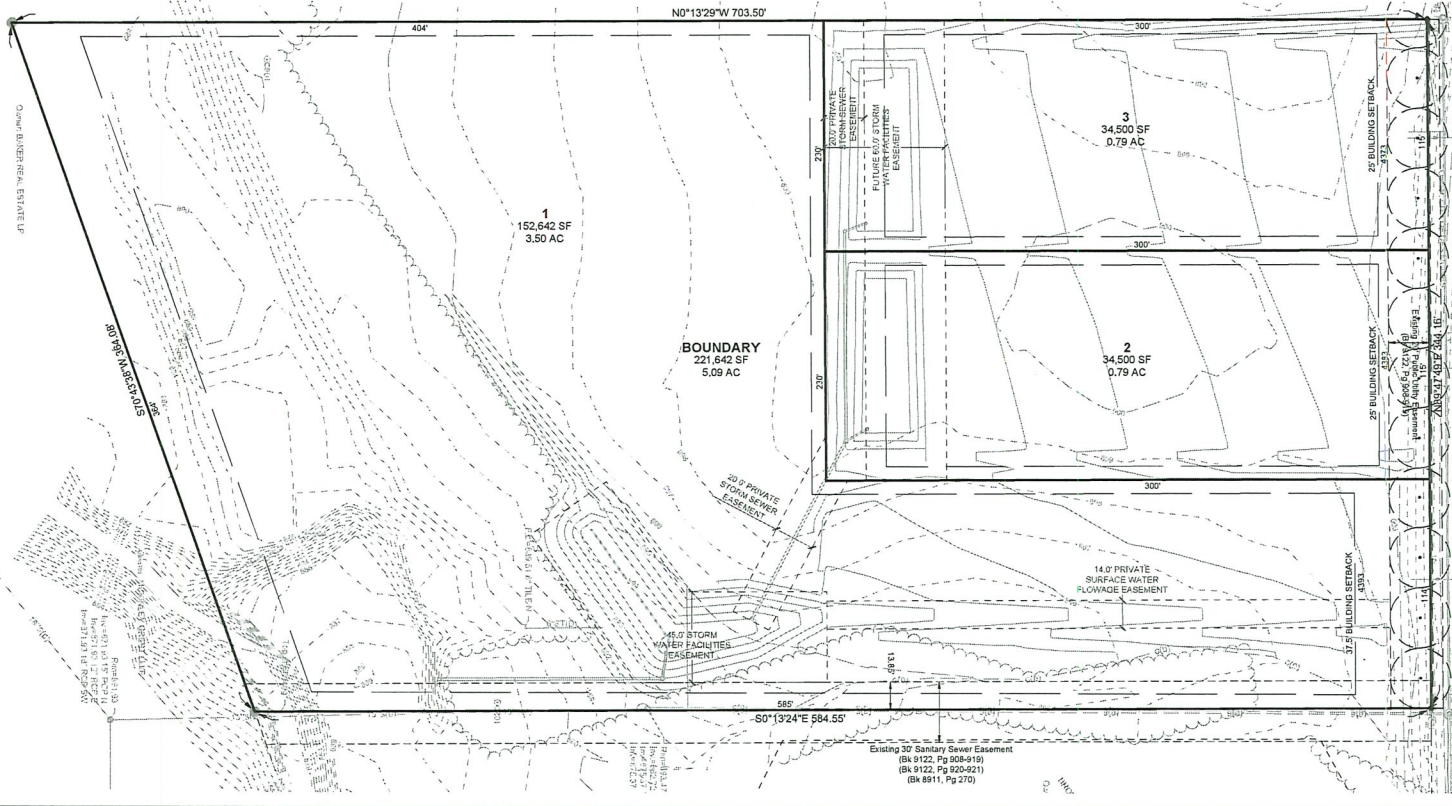
Note: Maples should be avoided as specified by the City of Des Moines.



1 PLANTING PIT DETAIL  
NO SCALE



2 DECIDUOUS TREES STAKING DETAIL  
NO SCALE



**TREE MITIGATION PLAN CONSTRUCTION NOTES**

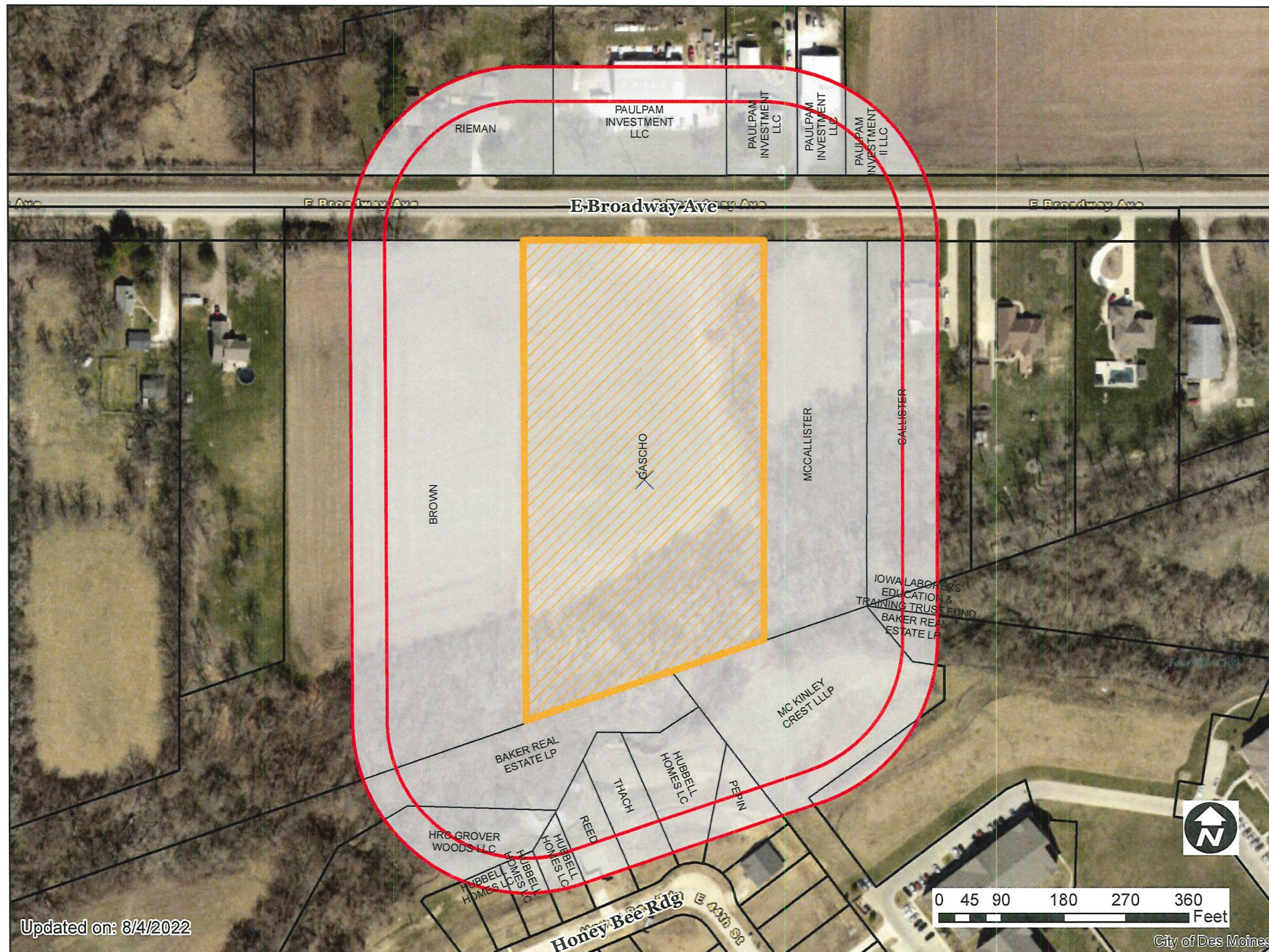
1. NO TREE REMOVALS SHOWN. MINIMAL GRADING BELOW TREE CANOPY SHOWN. PROTECT EXISTING TREES WHERE POSSIBLE. ANY REMOVE OF INDIVIDUAL TREE OR VEGETATIVE IN GOOD CONDITION SHALL USE THE FOLLOWING MITIGATION METHOD CALCULATIONS:
  - A. CANOPY METHOD:
    - INSTALL 1 TREE PER 2,000 SF OF REMOVED CANOPY
2. TREES OUTSIDE OF THE SITE BOUNDARY LIMITS SHALL BE PROTECTED. REMOVE TREE, DO NOT REPLACE.
3. SUMMARY:
  - 0 REQUIRED TREES TO BE MITIGATED.
  - 22 TREES TO BE INSTALLED WITH STREET TREES AND LOT 2 & 3 TREES.

1	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
2	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
3	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
4	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
5	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
6	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
7	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
8	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
9	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
10	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
11	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
12	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
13	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
14	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
15	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
16	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
17	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
18	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
19	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
20	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
21	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
22	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
23	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
24	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
25	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
26	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
27	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
28	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
29	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
30	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
31	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
32	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
33	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
34	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
35	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
36	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
37	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
38	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
39	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
40	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
41	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
42	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
43	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
44	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
45	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
46	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
47	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
48	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
49	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
50	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
51	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
52	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
53	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
54	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
55	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
56	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
57	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
58	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
59	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
60	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
61	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
62	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
63	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
64	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
65	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
66	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
67	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
68	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
69	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
70	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
71	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
72	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
73	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
74	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
75	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
76	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
77	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
78	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
79	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
80	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
81	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
82	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
83	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
84	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
85	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
86	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
87	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
88	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
89	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
90	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
91	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
92	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
93	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
94	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
95	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
96	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
97	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
98	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
99	PER CITY COMMENTS	JFS	7-25-22	DATE	BT
100	PER CITY COMMENTS	JFS	7-25-22	DATE	BT

**BROADWAY MEADOWS**  
**PRELIMINARY PLAT - TREE MITIGATION AND PLANTING PLAN**  
**DES MOINES, IA**  
**SNYDER & ASSOCIATES, INC.**  
 277 S.W. SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-666-2020 | www.snyder-associates.com

Project No: 122.0221.01  
 Sheet C500





1 inch = 183 feet