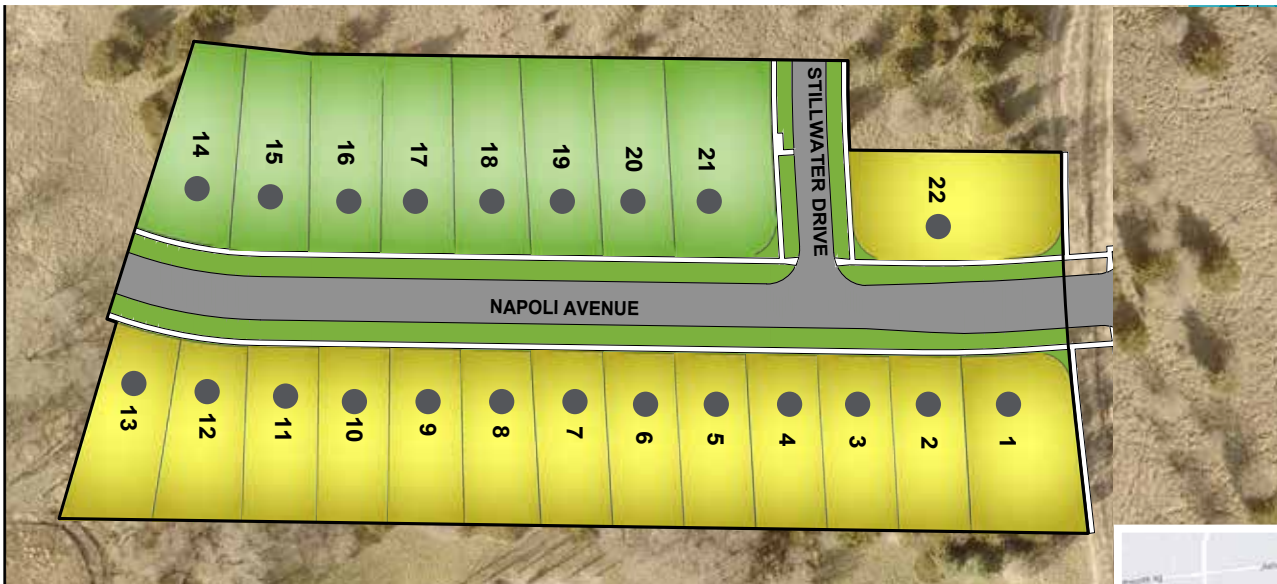


PAVILION PARK

AVAILABLE FALL 2024

PLAT 1
PAVILION PARK / WEST DES MOINES



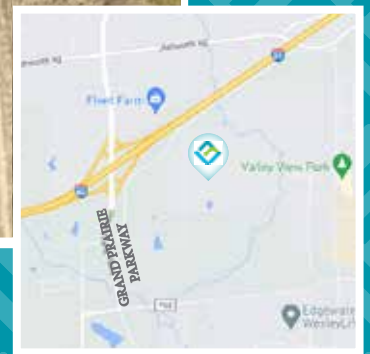
LEGEND

- WALKOUT
- STANDARD
- DAYLIGHT



PAVILION
PARK

See grading plan to ensure grade will work with your house-plan. Interested parties are advised to independently verify this information through personal inspection or with the appropriate professionals prior to signing a purchase agreement and closing on lots. There will be no seller or developer warranty.



Pavilion Park is adjacent to EP True Parkway in West Des Moines. The neighborhood has a variety of lot types to choose from including cul-de-sac lots. With standard and walkout lots from .15 acre up to .27 acres, there are homesites to fit many buyer's needs. Quick access to I80 at Grand Prairie Parkway, restaurant, grocery, and shopping are a short drive. Call today to schedule a tour of Pavilion Park!

SCHOOLS (2024 - 2025)*

Woodland Hills Elementary (K-5)

Waukee South Middle School (6th-7th)

Timberline School (8th-9th)

Northwest High School (10th-12th)

*see Waukee School District website for boundary changes for 2025-2026

DISTANCE

I80 - 1.4 mi (mm 118)

Hy-Vee - 4.65 mi

Fleet Farm - 1.5mi

Jordan Creek Town Center - 1.5 mi

Kum N Go - 1.58 mi

West Mixmaster - 5.88 mi

DIRECTIONS:

From I80, take the Grand Prairie Parkway exit, mm 118. Turn south on Grand Prairie Parkway, then take a left on Wendover Road. Drive 1.4 miles. Pavilion Park is on the south side of Wendover Road.



9550 Hickman Rd., Suite 100
Clive, Iowa 50325

Ph: 515.986.5994
LMCompanies-inc.com

INFORMATION SUBJECT TO CHANGE WITHOUT NOTICE

HOMESITES: \$77,900 to \$92,900

PAVILION PARK

FALL 2024

PLAT 1 PRICING PAVILION PARK / WEST DES MOINES

LOT #	ADDRESS	PRICE	TYPE
1	NAPOLI AVENUE	PENDING	STD
2	NAPOLI AVENUE	PENDING	STD
3	NAPOLI AVENUE	PENDING	STD
4	NAPOLI AVENUE	PENDING	STD
5	NAPOLI AVENUE	PENDING	STD
6	NAPOLI AVENUE	PENDING	STD
7	NAPOLI AVENUE	PENDING	STD
8	NAPOLI AVENUE	PENDING	STD
9	NAPOLI AVENUE	PENDING	STD
10	NAPOLI AVENUE	PENDING	STD
11	NAPOLI AVENUE	PENDING	STD
12	NAPOLI AVENUE	PENDING	STD
13	NAPOLI AVENUE	PENDING	STD
14	NAPOLI AVENUE	PENDING	DL/WO
15	NAPOLI AVENUE	PENDING	WO
16	NAPOLI AVENUE	PENDING	WO
17	NAPOLI AVENUE	PENDING	WO
18	NAPOLI AVENUE	PENDING	WO
19	NAPOLI AVENUE	PENDING	WO
20	NAPOLI AVENUE	PENDING	WO
21	NAPOLI AVENUE / STILLWATER DRIVE	PENDING	WO
22	NAPOLI AVENUE / STILLWATER DRIVE	PENDING	STD

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PAVILION PARK

FALL 2024

PLAT 1 LOT DETAILS PAVILION PARK / WEST DES MOINES

LOT NO.	ADDRESS	LOT (SF)	LOT WIDTH	BUILDABLE WIDTH *	FRONT SETBACK	SIDE SETBACK **	REAR SETBACK	BASEMENT	MPE
1	NAPOLI AVENUE	10,872	83'	47'	30'	7'	35'	STD	--
2	NAPOLI AVENUE	6,900	55'	41'	30'	7'	35'	STD	--
3	NAPOLI AVENUE	6,896	55'	41'	30'	7'	35'	STD	--
4	NAPOLI AVENUE	6,896	55'	41'	30'	7'	35'	STD	--
5	NAPOLI AVENUE	6,896	55'	41'	30'	7'	35'	STD	--
6	NAPOLI AVENUE	6,896	55'	41'	30'	7'	35'	STD	--
7	NAPOLI AVENUE	6,896	55'	41'	30'	7'	35'	STD	--
8	NAPOLI AVENUE	7,094	55'	41'	30'	7'	35'	STD	--
9	NAPOLI AVENUE	7,044	55'	41'	30'	7'	35'	STD	--
10	NAPOLI AVENUE	6,875	55'	41'	30'	7'	35'	STD	--
11	NAPOLI AVENUE	6,983	55'	41'	30'	7'	35'	STD	--
12	NAPOLI AVENUE	7,679	55'	41'	30'	7'	35'	STD	--
13	NAPOLI AVENUE	8,450	55'	41'	30'	7'	35'	STD	--
14	NAPOLI AVENUE	8,170	66'	52'	30'	7'	35'	DL/WO	177.00
15	NAPOLI AVENUE	7,951	58'	44'	30'	7'	35'	WO	177.00
16	NAPOLI AVENUE	7,742	55'	41'	30'	7'	35'	WO	177.00
17	NAPOLI AVENUE	7,792	56'	42'	30'	7'	35'	WO	177.00
18	NAPOLI AVENUE	7,836	57'	43'	30'	7'	35'	WO	--
19	NAPOLI AVENUE	7,779	55'	41'	30'	7'	35'	WO	--
20	NAPOLI AVENUE	7,784	55'	41'	30'	7'	35'	WO	--
21	NAPOLI AVENUE/ STILLWATER DRIVE	11,119	79'	42'	30' ①	7'	35'	WO	--
22	NAPOLI AVENUE/ STILLWATER DRIVE	12,038	77'	40'	30' ①	7'	35'	STD	--
NOTE: ① FRONT YARD SETBACK APPLIES TO EACH SIDE OF CORNER LOT							STD	STANDARD LOT	
* BUILDABLE WIDTH IS MEASURED FROM THE FRONT OF THE SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT							WO	WALKOUT LOT	
							DL	DAYLIGHT LOT	
** SIDE SETBACK APPLIES TO EACH SIDE OF THE LOT. 14' TOTAL FOR RS-5 ZONING (MIN. 7' ON ONE SIDE)							MPE	MIN. PROTECTION ELEV.	

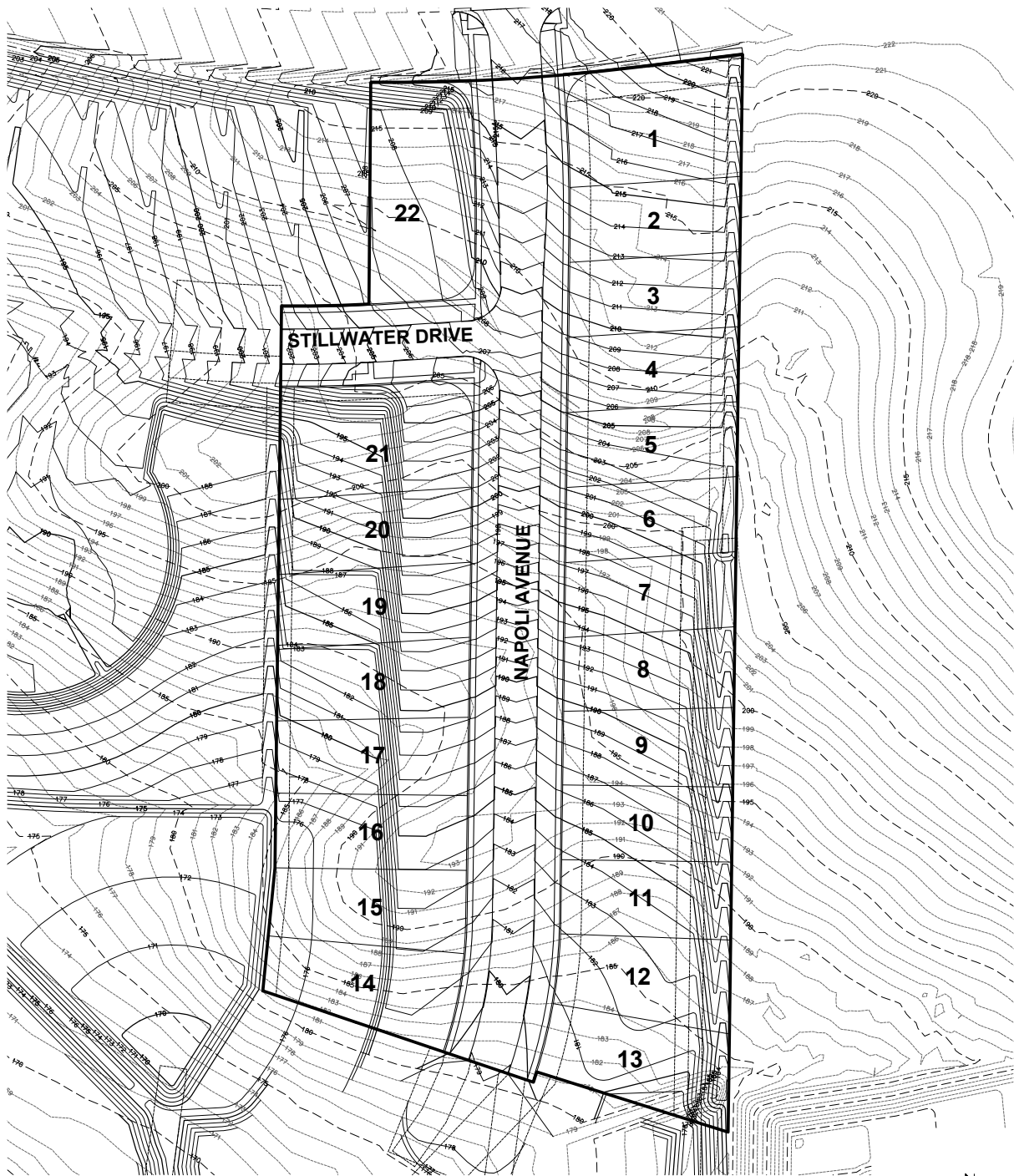
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PAVILION PARK

FALL 2024

PLAT 1 GRADING PAVILION PARK / WEST DES MOINES



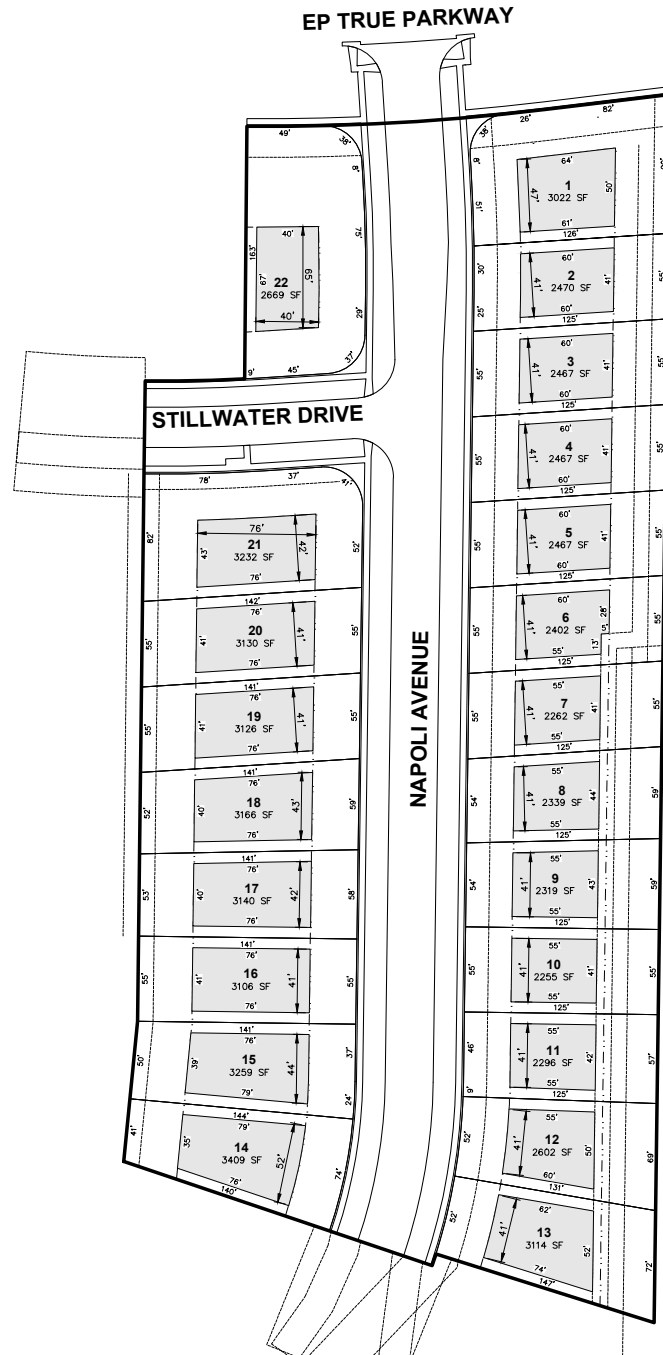
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PAVILION PARK

FALL 2024

PLAT 1 BUILDABLE BOX PAVILION PARK / WEST DES MOINES



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Summary of Most Asked Building Questions

LOT NUMBERS	MIN. 2-STORY	MIN. RANCH	SIDING	BRICK/ STONE	GARAGE	FENCE
1 - 22	1,400 SF	1,100 SF	VINYL* / LP/ Hardie	15%	2 car	wood/black vinyl/pvc

YEARS BEFORE BUILDING	COMPLETION ONCE COMMENCED
2 YEARS	12 MONTHS

STORMWATER AND MAINTENANCE ANNUAL FEE
YES

*Vinyl requirement: Royal Crest Double 4-inch or acceptable equivalent